

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

Park Advisory Board

Meeting Agenda

Wednesday, April 17, 2019 – 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	Chair	
5.	Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6.	Development Applications		
	A. Lorson Ranch East Filing No. 3 - Final Plat	Jason Meyer	Endorsement
	B. Sterling Ranch Phase II Preliminary Plan	Ross Williams	Endorsement
	C. Copper Chase at Sterling Ranch PUD / Preliminary Plan	Ross Williams	Endorsement
	D. Homestead at Sterling Ranch Filing No. 2 Final Plat	Ross Williams	Endorsement

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
E. The Gardens at North Carefree Filing No.1 Final Plat	Ross Williams	Endorsement
F. Sanctuary of Peace Co-Housing Community at Benet Hill PUD / Preliminary Plan	Paul Whalen	Endorsement
G. Windermere Preliminary Plan Amendment	Paul Whalen	Endorsement
7. Information / Action Items		
A. 2019 Park Board Tour	Brian Bobeck	Information
B. E-Collar Update	Tim Wolken/ Brian Bobeck	Information
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the February 13, 2019
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair
Julia Sands de Melendez, Secretary
Alan Rainville
Ed Hartl
Kathi Schwan
Anne Schofield

Staff Present:

Tim Wolken, Community Services Director
Brian Bobeck, Park Operations Division Manager
Sabine Carter, Admin Services Coordinator
Ross Williams, Park Planner
Todd Marts, Recreation / Cultural Services Manager
Paul Whalen, Landscape Architect
Dana Nordstrom, Community Outreach Coordinator

Absent: Jane Dillon, Terri Hayes

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: Ed Hartl made a motion to approve the meeting agenda. Alan Rainville seconded the motion. The motion carried 6 - 0.
3. Approval of Minutes: Alan Rainville made a motion to approve the December 12, 2018 meeting minutes. Ed Hartl seconded the motion. The motion carried 5 – 0 – 1 with Julia Sands de Melendez abstaining due to not being present at the December meeting.
4. Introductions and Presentations:
Dana Nordstrom presented Partners in the Park Awards to the following recipients:
 - Robert & Ellen Hostetler for Fox Run Regional Park
 - GE Johnson Construction (Stella Hodgkins) for Bear Creek Regional Park
 - Heuberger Motors (Alex Gauthier) for Bear Creek and Fox Run Dog Parks
 - Gold Hill Mesa (Stephanie Edwards) for Bear Creek Nature Center
 - FedEx (Kim Eyre) for Black Forest Regional Park
 - Olson Plumbing & Heating (Mike Bukowski) for Fountain Creek Nature Center

Staff outlined a list of completed projects that were made possible through the Partners in the Park donations. The Park Advisory Board thanked the donors for their generous support of the park system.

5. Citizen Comments

None

(Chair Bob Falcone moved the agenda item 7 A up on the agenda order to accommodate citizen input)

7. Information / Action Items:

A. **County Parks Rules and Regulations Amendments**

Tim Wolken and Brian Bobeck provided the following overviews of the proposed 2019 rule changes:

Section 2 – Regional Park Operational Hours:

The current operational hours for regional parks are 5 a.m. to 11 p.m. It was proposed to consider modifying the operational hours to one hour before sunrise to closing one hour after sunset.

Section 8.7 – Dogs, Domestic Animals:

Several years ago, the County elected to change the requirement from dogs must be on leash outside of a dog park to dogs must be under control. It was proposed to consider returning to dogs must be on leash outside of a dog park.

Public comments followed which included citizen and board member input regarding the proposed rule changes.

Ed Hartl move to endorse the following amendments to the County Parks Rules and Regulations:

- **Modify regional park operational hours to 5:00 a.m. – 9:00 p.m.**
- **Require dogs and domestic animals to be on leash or tether outside of a dog park.**
- **Request that staff research whether an e-collar is an acceptable alternative to a leash.**

Kathy Schwan seconded the motion. The motion passed 6 – 0.

(Chair called for a five minute recess – the meeting resumed at 3:15 p.m.)

6. Development Applications:

A. **Flying Horse North Filing No. 1A Final Plat (Lot 35 Vacation and Replat)**

Ross Williams provided an overview of the Flying Horse North Filing No. 1A Final Plat (Lot 35 Vacation and Replat).

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that approval of the Flying Horse North Filing No. 1A Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$430. Ed Hartl seconded the motion. The motion passed 6 – 0.

B. Riverbend Crossing Filings No. 1 & No. 2 Preliminary Plan, Filing No. 1 & No. 2 Final Plats

Ross Williams provided an overview of the Riverbend Crossing Filings No. 1 & No. 2 Preliminary Plan, Filing No. 1 & No. 2 Final Plats and addressed questions by the Board.

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that approval of Riverbend Crossing Filing No. 1 and No. 2 Preliminary Plan include the following conditions; (1) fees in lieu of land dedication for regional park purposes in the amount of \$96,750 and urban park fees in the amount of \$61,200 will be required at time of the recording of the Final Plats; (2) Parks staff encourages the applicant to provide a pocket park or other recreational amenity within the subdivision. Alan Rainville seconded the motion. The motion passed 6 – 0.

Bob Falcone recommended to the Planning Commission and Board of County Commissioners that approval of Riverbend Crossing Filing No. 1 Final Plat include the following conditions; (1) require fees in lieu of land dedication for regional park purposes in the amount of \$58,480 and urban park fees in the amount of \$36,992; (2) Parks staff encourages the applicant to provide a pocket park or other recreation amenity within the subdivision. Ed Hartl seconded the motion. The motion passed 6 – 0.

Kathy Schwan recommended to the Planning Commission and Board of County Commissioners that approval of Riverbend Crossing Filing No. 2 Final Plat include the following conditions; (1) require fees in lieu of land dedication for regional park purposes in the amount of \$38,270 and urban park fees in the amount of \$24,208; (2) Parks staff encourages the applicant to provide a pocket park or other recreation amenity within the subdivision. Alan Rainville seconded the motion. The motion passed 6 – 0.

C. Lorson Ranch Sketch Plan Amendment No. 2

Ross Williams provided an overview of the Lorson Ranch Sketch Plan Amendment No. 2 and addressed questions by the Board.

Ed Hartl recommended to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch Sketch Plan Amendment No. 2 include the following conditions: (1) show proposed trail corridors, future community and neighborhood parks, and open space areas on the sketch plan drawings, to include approximate acreages, as required by the Land Development Code; (2) remove 25-acre school site from open space calculations; (3) required fees 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. Alan Rainville seconded the motion. The motion passed 6 – 0.

D. Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment

Ross Williams provided an overview of the Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment. Williams indicated that the applicant originally proposed to utilize the Forest Lakes Secondary Regional Trail as a combined trail and emergency access route. Staff met with the applicant and the applicant agreed to locate the regional trail immediately adjacent the emergency access road.

Anne Schofield recommended to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Phase II PUD Development Plan and Preliminary Plan Amendment include the following conditions: (1) County Parks acknowledges the waiver of \$77,400 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements; (2) Designate and provide to El Paso County a 25-foot trail easement along the proposed trail corridor, from the current trail easement in Waterfront Park to the western boundary of Phase II, which allows for public access of the Forest Lakes Secondary Regional Trail; (3) The regional trail shall be constructed by the developer along the planned corridor from Waterfront Park to the western boundary of Phase II, bordering U.S. Forest Service lands, within two years of the recording of the forthcoming final plat(s); (4) Trail plans shall be submitted to and approved by County Parks prior to construction; (5) The trail shall be constructed to Tier 1 standards for a primary regional trail; (6) The trail shall be maintained by the Forest Lakes Metropolitan District when contained within the developer-owned tracts, while El Paso County agrees to maintain the trail contained within the right-of-way of Forest Lakes Drive and the designated school property easement; (7) Encourage the developer to explore the development of an informal crusher fines trail in Tract C to connect the terminus of the Forest Lake Secondary Regional Trail southward to sidewalks and other proposed trails along Mesa Top Drive. Ed Hartl seconded the motion. The motion passed 6 – 0.

E. Hunsinger Subdivision Final Plat Amendment (VR-18-014)

Paul Whalen provided an overview of the Hunsinger Subdivision Final Plat Amendment and addressed questions by the Board.

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that the approval of the Hunsinger Subdivision Final Plat (VR-18-014) include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$2,150. Alan Rainville seconded the motion. The motion passed 6 – 0.

F. The Ranch Sketch Plan Review

Paul Whalen provided an overview of The Ranch Sketch Plan Review.

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that the approval of The Ranch Sketch Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot easement for the Woodmen Hills Secondary Regional Trail as shown on the Sketch Plan drawings, that allows for public access, as well as construction and maintenance by El Paso County; (2) show the easement on all forthcoming preliminary plans and final plats, and dedicate the aforementioned easement to El Paso County on the forthcoming final plat(s); (3) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats. Alan Rainville seconded the motion. The motion passed 6 – 0.

7. Information / Action Items:

B. Annual City / County Park Advisory Board Meeting

Tim Wolken informed the Board that the annual City / County Park Advisory Board meeting is scheduled for Wednesday, March 6, 2019 at 11:30 a.m. at the Hillside Community Center.

C. Park Advisory Board Membership

Tim Wolken announced Alan Rainville has been re-appointed by the Board of County Commissioners for a second term. Terri Hayes's second and final term will end in May 2019. Wolken stated that Jane Dillon has resigned her position due to health reasons.

D. 2019 Sunshine Act Memorandum

Tim Wolken indicated that the Park Advisory Board annually endorses the Sunshine Act Memorandum which addresses the posting place for public meeting notices to include the location of meetings, the official custodian of board minutes and the location of where the minutes will be filed.

Ed Hartl moved to endorse the 2019 Sunshine Act Memorandum. Alan Rainville seconded the motion. The motion passed 6 – 0.

E. Memorandum of Understanding – CONO Neighbor Up! Month

Tim Wolken presented the Memorandum of Understanding with the Council of Neighbors and Organizations for the 2019 Neighbor UP! Month which will be conducted in September.

Julia Sands de Melendez moved to endorse the Memorandum of Understanding with the Council of Neighbors and Organizations for 2019 Neighbor UP! Month. Ed Hartl seconded the motion. The motion passed 6 – 0.

RECORD OF PROCEEDINGS

8. Monthly Reports:

Todd Marts announced that the Bear Creek Nature Center live streamed a photography workshop with 50 participants in attendance and 30 participants online.

9. Board/Staff Comments:

Bob Falcone thanked staff for coordinating the public input process on the park rule changes.

10. Adjournment: **The meeting adjourned at 4:09 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Lorson Ranch East Filing No. 3 - Final Plat

Agenda Date: April 10, 2019

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of Lorson Ranch East Filing No. 3. The development is zoned PUD and is located east of Marksheffel Road and north of Fontaine Boulevard. The proposed development totals 19.50 acres and includes 81 single-family lots.

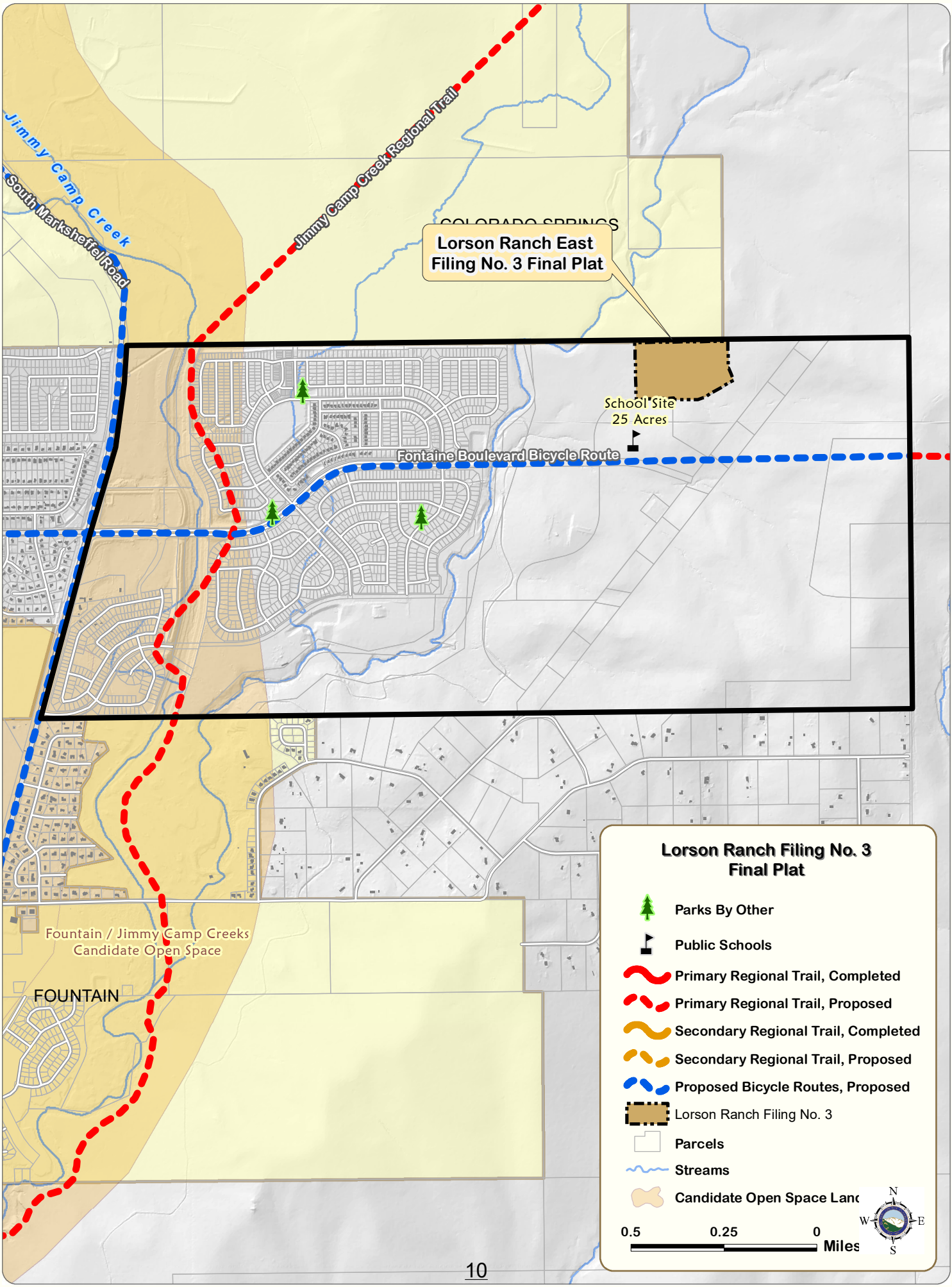
Consistent with the approved Lorson Ranch East PUD and Preliminary Plan, the applicant is proposing to provide 0.96 acres, or 5% of the site, as open space. The open space is identified as Tract A and runs along the northern site boundary. This does not meet the 10% minimum for PUD zoning, however the configuration of the lots and tracts are consistent with the previously approved PUD and Preliminary Plan.

The County Parks Master Plan shows the Fontaine Boulevard Bicycle Route south of the Filing No. 3 project area along Fontaine Boulevard. This bicycle route will be accommodated within County right-of-way and installed as part of future road improvements. There are no County regional trails within Filing No. 3; however non-County trails were shown on the previously approved PUD and Preliminary Plan drawings which Filing No. 3 is contained within. The Filing No. 3 final plat drawings are missing previously included non-County trails shown on the approved PUD and Preliminary Plan drawings. This includes a non-County trail along the northern boundary within Tract A. Please show the non-County trails on the final plat drawings.

Parks staff recommends fees in lieu of land for regional purposes in the amount of \$36,936 and urban fees in the amount of \$23,328. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East Filing No. 3 Final Plat includes the following conditions; (1) Require fees in lieu of land for regional park purposes in the amount of \$36,936 and urban fees in the amount of \$23,328. 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; (2) Show non-County trails within Tract A on the final plat drawings consistent with the previously approved PUD Development and Preliminary Plan.



**Lorson Ranch Filing No. 3
Final Plat**

-  Parks By Other
 -  Public Schools
 -  Primary Regional Trail, Completed
 -  Primary Regional Trail, Proposed
 -  Secondary Regional Trail, Completed
 -  Secondary Regional Trail, Proposed
 -  Proposed Bicycle Routes, Proposed
 -  Lorson Ranch Filing No. 3
 -  Parcels
 -  Streams
 -  Candidate Open Space Land
- 0.5 0.25 0 Miles
- 

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

February 13, 2019

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Lorson Ranch East Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-193	Total Acreage:	19.50
		Total # of Dwelling Units:	81
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	10.39
Lorson, LLC	Lorson, LLC	Regional Park Area:	4
Jeff Mark	Jeff Mark	Urban Park Area:	4
212 N. Wahsatch Avenue, Suite 301	212 N. Wahsatch Avenue, Suite 301	Existing Zoning Code:	PUD
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
--	--

LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 81 Dwelling Units = 1.571		Neighborhood:	0.00375 Acres x 81 Dwelling Units =	0.30
Total Regional Park Acres: 1.571		Community:	0.00625 Acres x 81 Dwelling Units =	0.51
		Total Urban Park Acres:		0.81
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$113 / Unit Acres x 81 Dwelling Units =	\$9,153
\$456 / Dwelling Unit x 81 Dwelling Units = \$36,936		Community:	\$175 / Unit Acres x 81 Dwelling Units =	\$14,175
Total Regional Park Fees: \$36,936		Total Urban Park Fees:		\$23,328

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East Filing No. 3 Final Plat include the following conditions: (1) Show non-County trails within Tract A on the final plat drawings consistent with the previously approved PUD Development and Preliminary plan (2) require fees in lieu of land for regional purposes in the amount of \$36,936 and urban fees in the amount of \$23,328. 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.

Park Advisory Board Recommendation:

LETTER OF INTENT

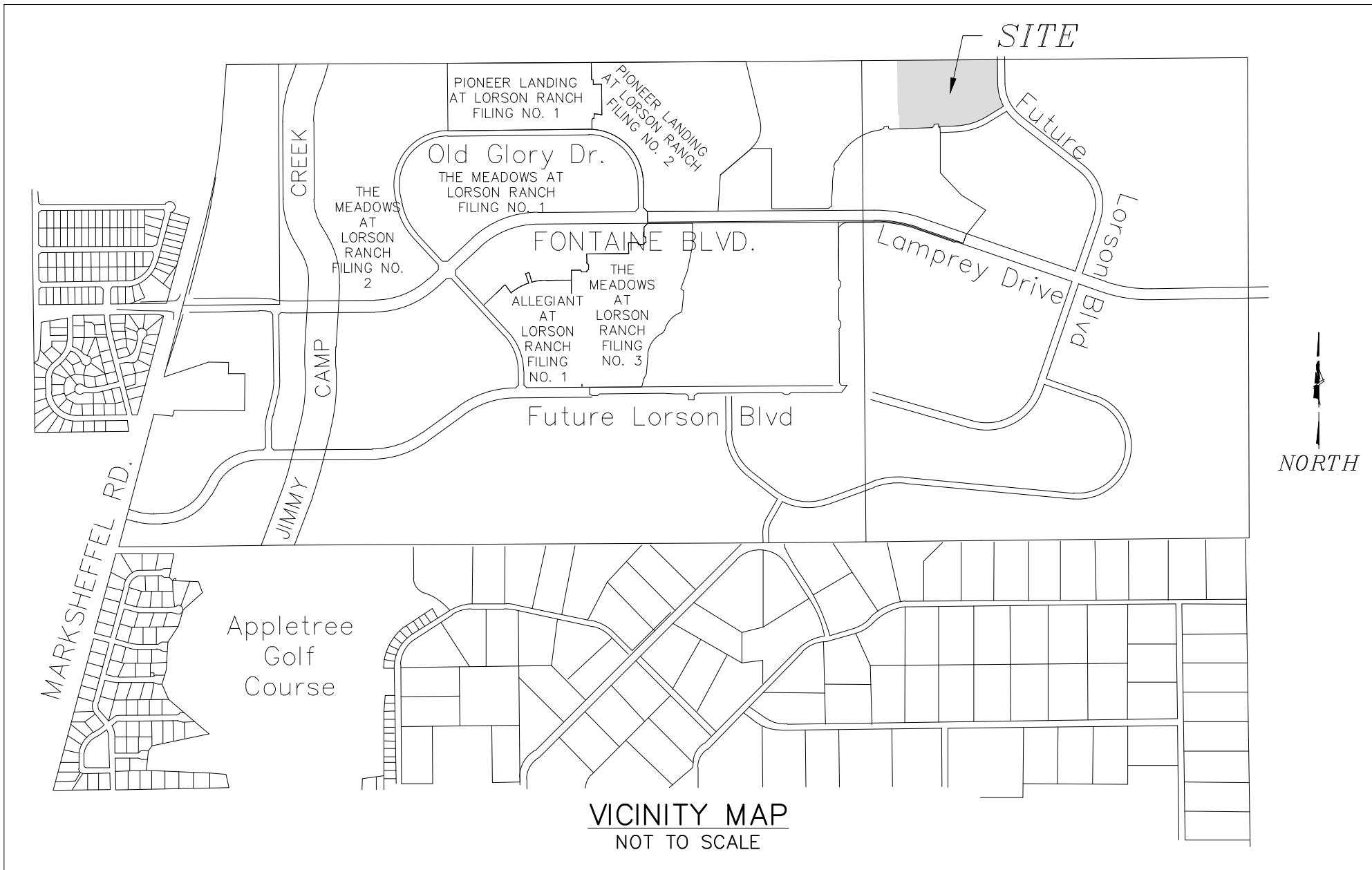
- ❑ **SUBDIVISION NAME:** Lorson Ranch East Filing No. 3 Final Plat is situated to the east of Marksheffel Road, north of Fontaine Boulevard, and east of the East Tributary of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 19.497 acres. This final plat incorporates a portion of the Lorson Ranch East Preliminary Plan area and will include 81 lots and one tracts for landscape/utility/buffer/open space purposes. The landscape/utility/buffer/open space tract will be owned/maintained by the Lorson Ranch Metro District. El Paso County Project Number **SF 19-0xx** has been assigned to this project.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Lorson LLC & Eagle Development Corp; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)
Engineering Consultant = Core Engineering Group, 15004 1st Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Lorson Ranch East Filing No. 3 Final Plat is based on the previously submitted and approved Lorson Ranch East PUD/ Preliminary Plan PUDSP-16-003. The entire Lorson Ranch East development site is 274.59 acres located within the eastern portion of Lorson Ranch, east of the Jimmy Camp Creek East Tributary. Lorson Ranch East will be a continuation of the Lorson Ranch development and will open the eastern portions of Lorson Ranch to development as new roadways will be designed and constructed bridging East & West. There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. There are existing drainage and channel improvement features that were installed in portions of the Jimmy Camp Creek East Tributary that the Lorson Ranch Metropolitan District currently owns and maintains. The existing SDS (Southern Delivery System) easement and waterline crosses the property from north to south which shall remain in place. The proposed LR East Filing 3 Plat includes 81 single family detached lots on approximately 19.497 acres for a density of 4.15 DU/ Acre. The school site and adjacent streets (Fontaine Blvd & Lamprey Dr) have been previously platted. This density is in line with existing approvals on file including the Sketch Plan, PUD/ Preliminary Plan and the Overall Development & Phasing Plan. The site layout for Lorson Ranch East includes two lot types: 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Both Fontaine Blvd. and Lorson Blvd. bridges will be constructed across the Jimmy Camp Creek East Tributary offering two access points as part of Phase 1.
 1. ***Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.***
– Lorson Ranch East Filing 3 is in compliance with the approved sketch plan amendment and the recently approved Lorson Ranch East PUD/ Preliminary Plan approved on January 23, 2018 (PUDSP-16-003). The Lorson Ranch East Filing 3 is east of the Lorson Ranch East Filing No. 2 and located northeast of the Lorson Ranch East Filing 1 development across the street along Fontaine Blvd. The proposed Filing 3 is compatible and similar in nature to these previously approved developments. There are no adjacent developments to the north as this land is vacant.
 2. ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*** The LR East Filing 3 is within the overall Lorson Ranch development and is a continuation of the community eastward. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services are capable of supporting the proposed housing units as these services were planned with this type of density. In addition, the continuation of the utilities eastward could also serve the communities to the south shall a need arise to extend public facilities southward.

3. **Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.** – Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space and transitions to the north. To the west is Lorson Ranch East Filing No. 2 which is a similar development.
 4. **Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.** – Lorson Ranch East is in response to the market demand for single family residential lots
- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer and watermain in Lamprey Drive and Mumford Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The detention/WQ pond (Pond C5) to serve this site was constructed in Lorson Ranch East Filing No. 1. The East Tributary of Jimmy Camp Creek is located on the west side of this plat and is required to be stabilized from Fontaine Boulevard north to the northern plat limits. The East Tributary has been constructed and stabilized per the approved CLOMR and construction drawings prepared by Kiowa Engineering for this section of creek. The only remaining item is to prepare a LOMR of the creek which will modify the FEMA 100-year floodplain boundaries to match the as-constructed conditions. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.
 - ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** there are no waivers requested
 - ❑ **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the PUD zone approved for this site.
 - ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Lorson Ranch East Filing No. 3 final plat comprises of 19.497 acres. The final plat has 5.58 acres of ROW and ROW reservation, 0.962 acres of open space, and 12.955 acres of residential lots.
 - ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 81 Single Family Residential Dwelling Units on 19.497 acres (4.15 Du/ Acre).
 - ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
 - ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
 - ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
 - ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 5500 sq. ft. (50' x 110' min.), and 60' x 110' (6,600' SF).
 - ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** This Final Plat has a total area of 19.497 acres. The final plat has 5.580 acres of ROW/ROW reservation, and 0.962 acres of open space. Open Space = 0.962 acres (4.93% of 19.497 acres). This includes a tract for a buffer as open space.
 - ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District 4.
 - ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Lorson Ranch East Filing No. 3

- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District. A passive underdrain system is proposed and will be owned/maintained by the Lorson Ranch Metro District.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**
The proposed Lorson Ranch East Final Plat Filing 3 does not include landscaping. There are no proposed streetscape plantings along Lamprey Drive or within the proposed open space.
- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Mumford Drive and Lamprey Drive.
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID No. 2 and will pay the associated fee.
- ❑ **MAILBOX LOCATION:** Lorson Ranch East Filing No. 3 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings. The mailbox clusters will be located within the street ROW.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which will satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. In recent months, Widefield School District 3 has completed an updated school site plan and modified the school site boundary slightly to fit the new site plan. Lorson Ranch East Filing No. 1 plat adjusted the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek. The modified school site size is over the 25-acre minimum size.

File: C:\43727A-Lorson-Fil 3\464\Survey\Plot\43-127 Final Plat Lorson Ranch Filing 3.dwg Plotstamp: 1/16/2019 5:17 PM

LORSON RANCH EAST FILING NO. 3
A PORTION OF THE S 1/2 SECTION 13,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 02, 2017 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2019.

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

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

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	0.962	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
B	0.681	LRMD/LRMD	FUTURE LORSON BOULEVARD RIGHT-OF-WAY
TOTAL	1.643		
LRMD = LORSON RANCH METRO DISTRICT			

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "LORSON RANCH EAST FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2019, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "LORSON RANCH EAST FILING NO. 3" ON THIS ____ DAY OF _____, 2019, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR _____

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2019, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____
DEPUTY

FINAL PLAT
LORSON RANCH EAST
FILING NO. 3
JOB NO. 43-127
DATE PREPARED: 01/08/2019
DATE REVISED:

PCD FILE NUMBER ____SF--XX--XXX____



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

SHEET 1 OF 3

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF (S 1/2) SECTION 13, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14 WITH A 3" GALVANIZED H20 SCREW ON CAP AND AT THE CENTER QUARTER CORNER OF SECTION 13 WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS23044". SAID LINE IS ASSUMED TO BEAR N89°32'23"E A DISTANCE OF 2654.23 FEET.

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13;

THENCE, N89°31'43"E A DISTANCE OF 32.00 FEET TO THE EASTERLY LINE OF THAT CERTAIN EASEMENT DESCRIBED UNDER RECEPTION NUMBER 218025811 IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE EASTERLY LINES OF SAID EASEMENT THE FOLLOWING TWO (2) COURSES;

(1) THENCE S00°52'02"E A DISTANCE OF 267.05 FEET TO A POINT OF CURVE;
(2) THENCE 241.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 533.00 FEET, A CENTRAL ANGLE OF 25°57'39", (THE CHORD OF WHICH BEARS S13°50'51"E A DISTANCE OF 239.44 FEET);

THENCE, S65°49'40"W A DISTANCE OF 232.85 FEET;

THENCE, S87°51'09"W A DISTANCE OF 113.39 FEET;

THENCE, S63°33'19"W A DISTANCE OF 194.38 FEET TO A POINT OF CURVE;

THENCE 304.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 23°53'32", (THE CHORD OF WHICH CHORD BEARS S75°30'05"W A DISTANCE OF 302.21 FEET);

THENCE, S87°26'51"W A DISTANCE OF 11.92 FEET;

THENCE, N02°33'09"W A DISTANCE OF 60.00 FEET;

THENCE, S87°26'51"W A DISTANCE OF 15.33 FEET;

THENCE, N02°33'09"W A DISTANCE OF 34.59 FEET;

THENCE, S87°26'51"W A DISTANCE OF 50.00 FEET;

THENCE, S02°33'09"E A DISTANCE OF 14.59 FEET;

THENCE, S42°26'51"W A DISTANCE OF 28.28 FEET;

THENCE, S87°26'51"W A DISTANCE OF 355.00 FEET;

THENCE, N02°33'09"W A DISTANCE OF 160.00 FEET;

THENCE, S87°26'51"W A DISTANCE OF 9.30 FEET;

THENCE, N02°33'09"W A DISTANCE OF 136.79 FEET;

THENCE, N00°28'00"W A DISTANCE OF 454.28 FEET TO THE EAST-WEST CENTERLINE OF SECTION 13.;

THENCE N89°32'23"E ALONG SAID CENTERLINE 1171.44 FEET TO POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 849,292 S.F. (19.497 ACRES) MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "LORSON RANCH EAST FILING NO. 3". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HERON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

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

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY.

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, A.D. BY

JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

EASEMENTS:

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

FLOOD PLAIN CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. PANEL NO. 08041C0976C, DATED REVISED DECEMBER 7, 2018, AND LOMC _____. HAVE BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT .

APPROVAL IS GRANTED FOR THIS PLAT OF LORSON RANCH EAST FILING NO. 3.

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 4

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, A.D. BY JEFF MARK, DIRECTOR, LORSON, LLC

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

LORSON RANCH EAST FILING NO. 3

A PORTION OF THE S 1/2 SECTION 13,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14 WITH A 3" GALVANIZED H20 SCREW ON CAP AND AT THE NORTHEAST CORNER WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS23044". SAID LINE IS ASSUMED TO BEAR N89°32'23"E A DISTANCE OF 2654.23 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. PANEL NO. 08041C0976G, DATED REVISED DECEMBER 7, 2018.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 10, 2018 AT 7:30AM, FILE NO. 62132 UTC, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
 - a. (TC#10) RESERVATION BY THE LEAGUE LAND COMPANY, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, OF A RIGHT OF WAY ACROSS ALL OF THE LAND FOR SUCH LATERAL DITCHES AS MAYBE NECESSARY TO ENABLE THE COMPANY AND ITS SUCCESSORS AND ASSIGNS TO CONVEY AND SUPPLY WATER FROM ITS RESERVOIRS, CANALS AND MAIN LATERALS TO LANDS LYING BEYOND THE DESCRIBED TRACT, AS DESCRIBED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.
 - b. (TC#13) ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 683031.
 - c. (TC#17) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT OF WAY AND EASEMENT, RECORDED NOVEMBER 23, 1964 IN BOOK 2045 AT PAGE 552. (AS SHOWN)
 - d. (TC#20) ANY ASSESSMENT OR LIEN, BY REASON OF INCLUSION WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED IN BOOK 5258 AT PAGE 1049 AND RECORDED JULY 31, 2013 AT RECEPTION NO. 213098578.
 - e. (TC#21) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PERMANENT UTILITY EASEMENT TO THE CITY OF COLORADO SPRINGS, RECORDED MARCH 23, 1992 IN BOOK 5951 AT PAGE 291. (AS SHOWN)
 - f. (TC#25) TERMS, CONDITIONS, PROVISION, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NO. 205078708.
 - g. (TC#28) SUBJECT TO THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASE PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127.
 - h. (TC#33) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITATION SEWER EASEMENT AGREEMENT TO WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067533. (AS SHOWN)
 - i. (TC#34) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 208067660.
 - j. (TC#39) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-126, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, REGARDING SCHOOL SITE DEDICATION AGREEMENT RECORDED APRIL 13, 2012 AT RECEPTION NO. 212042170.
 - k. (TC#40) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SCHOOL SITE DEDICATION AGREEMENT RECORDED JULY 27, 2012 AT RECEPTION NO. 212047863.
 - l. (TC#45) MATTERS AS SHOWN ON THE LORSON RANCH EAST PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 218018251.
 - m. (TC#46) TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT AGREEMENT, RECORDED MARCH 6, 2018 AT RECEPTION NO. 218025811. (AS SHOWN)

GENERAL PLAT NOTES: (CONT.)

4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 4.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
7. ALL DEVELOPMENT WITHIN "LORSON RANCH EAST FILING NO. 3" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR LORSON RANCH EAST PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 218018251, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "LORSON RANCH EAST FILING NO. 3" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH LORSON RANCH EAST FILING NO. 1 PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED AT RECEPTION NO. 218018251.
17. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
 - A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
 - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, RE-RECORDED RECEPTION NO. 210036301.
 - C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
 - D. DEVELOPMENT AGREEMENT NO. 4 RESOLUTION NO. 12-196, RECEPTION NO. 212090407.
 - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
 - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
 - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. 12-382, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 212136575, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "LORSON RANCH EAST FILING NO. 3" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

FINAL PLAT
LORSON RANCH EAST
FILING NO. 3
JOB NO. 43-127
DATE PREPARED: 01/08/2019
DATE REVISED:



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

PCD FILE NUMBER SE-XX-XXX

SHEET 2 OF 3

LORSON RANCH EAST FILING NO. 3

A PORTION OF THE S 1/2 SECTION 13,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

LORSON RANCH EAST FILING NO. 3
TOTAL AREA = 849,292 S.F.
19.497 ACRES +/-

UNPLATTED
REC. NO. 216067718

FOUND #6 REBAR W/
3 1/4" ALUM. CAP
"PLS 23044" "2005"
C1/4 COR. SEC. 13
POINT OF COMMENCING/
POINT OF BEGINNING
N89°31'43"E
32.00'

LEGEND:

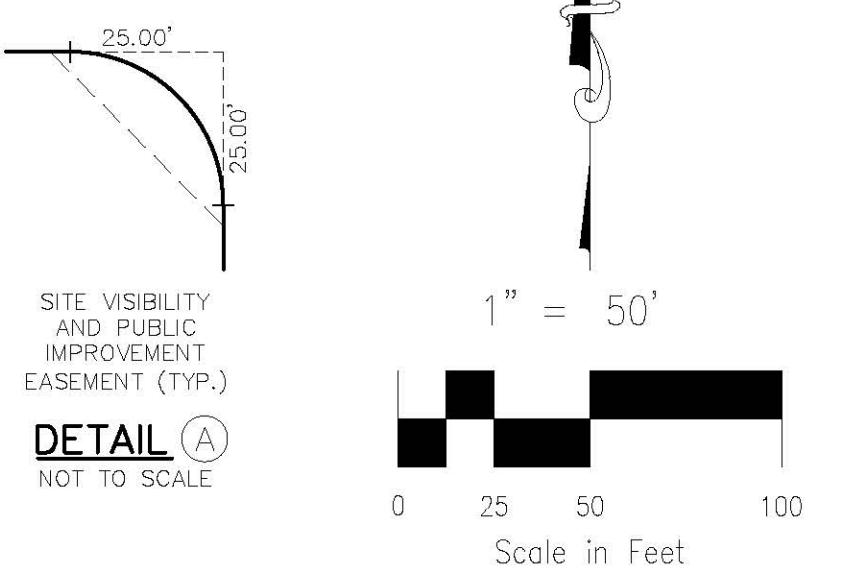
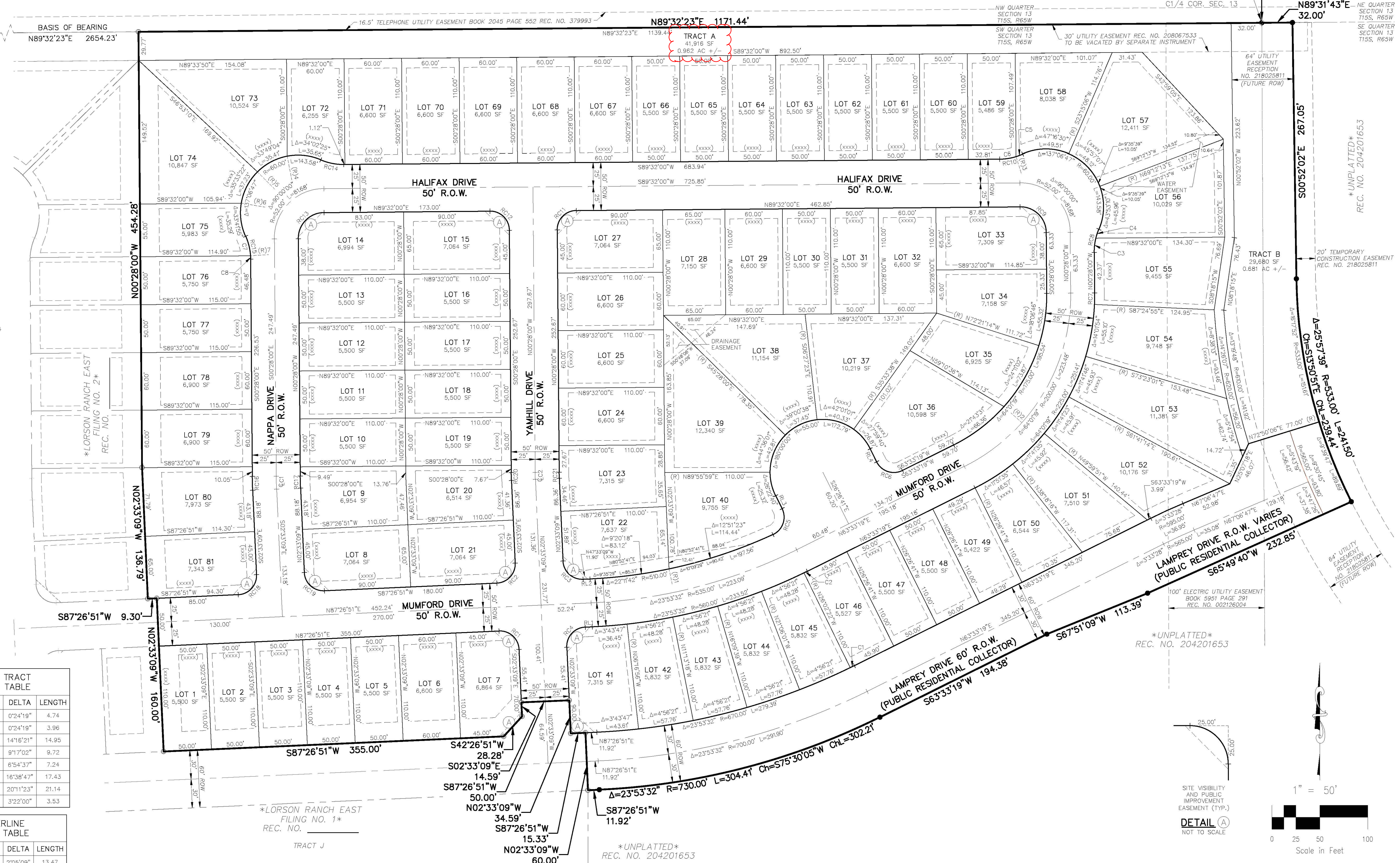
- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- ⊗ FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	20.00	90°00'00"	31.42
RC2	20.00	90°00'00"	31.42
RC3	20.00	90°00'00"	31.42
RC4	20.00	90°00'00"	31.42
RC5	20.00	91°41'51"	32.01
RC6	20.00	90°00'00"	31.42
RC7	225.00	3°03'06"	11.98
RC8	60.00	23°33'23"	24.67
RC9	27.00	90°00'00"	42.41
RC10	60.00	23°33'23"	24.67
RC11	20.00	90°00'00"	31.42
RC12	20.00	90°00'00"	31.42
RC13	27.00	90°00'00"	42.41
RC14	60.00	23°33'23"	24.67
RC15	60.00	23°33'23"	24.67
RC16	395.00	2°05'09"	14.38
RC17	345.00	2°05'09"	12.56
RC18	20.00	90°00'00"	31.42
RC19	20.00	90°00'00"	31.42
RC20	225.00	2°05'09"	8.19
RC21	175.00	2°05'09"	6.37

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	670.00	0°24'19"	4.74
C2	560.00	0°24'19"	3.96
C3	60.00	14°16'21"	14.95
C4	60.00	9°17'02"	9.72
C5	60.00	6°54'37"	7.24
C6	60.00	16°38'47"	17.43
C7	60.00	20°11'23"	21.14
C8	60.00	3°22'00"	3.53

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
CC1	370.00	2°05'09"	13.47
CC2	200.00	2°05'09"	7.28

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL1	7.24	N87°26'51"E
RL2	7.24	S87°26'51"W
RL3	14.99	S26°26'41"E
RL4	15.20	N26°26'41"W



FINAL PLAT
LORSON RANCH EAST
FILING NO. 3
JOB NO. 43-127
DATE PREPARED: 01/08/2019
DATE REVISED:



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

PCD FILE NUMBER SF-XX-XXX

SHEET 3 OF 3

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch Phase II Preliminary Plan

Agenda Date: April 10, 2019

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by N.E.S., Inc. on behalf of SR Land, LLC, for approval of the Sterling Ranch Phase II Preliminary Plan, which includes 212 single-family residential lots on 87.99 acres. The property is currently zoned RS-5000, and is located east of Vollmer Road and west of Sand Creek, near the intersection of the proposed Marksheffel Road extension and Sterling Ranch Road.

The 2013 El Paso County Parks Master Plan shows two branches of the Sand Creek Regional Trail impacted by this project. The proposed Sand Creek Regional Trail alignment bisects the eastern portion of the property, running north/south along Sand Creek, while a western branch of the Sand Creek Trail, located along a proposed extension of Marksheffel Road, will connect the primary alignment of the Sand Creek Trail to City of Colorado Springs trails located to the west of the project site.

The current application shows 21.72 acres of open space, dedicated to landscaping, stormwater retention, utilities, and an interconnected trail network that provides for residents access to the surrounding neighborhoods, a proposed 11.47 acre school site, a proposed 30-acre community park (as shown on the Sterling Ranch Sketch Plan), and the aforementioned Sand Creek Regional Trail. Sidewalks along Sterling Ranch Road will also provide a connection to the western branch of the Sand Creek Trail, along Marksheffel Road.

The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Phase I Preliminary Plan, endorsed by the Park Advisory Board in April 2015, added requirements for the dedication to El Paso County of a 25-foot wide regional trail corridor along Sand Creek for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail. This trail easement, Instrument #218054786, was dedicated to El Paso County in May 2018. This dedication, however, does not extend beyond the Phase I Preliminary Plan boundaries, so additional trail easement dedications will be required with forthcoming final plats.

Staff recommends that the developers designate and provide to El Paso County 25-foot trail easements along the Phase II section of Sand Creek that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail. Furthermore, staff recommends that the developers install a 5-foot wide gravel trail adjacent to the sidewalk on the proposed extension of Marksheffel Road on the street side to accommodate equestrians who may be accessing the Sand Creek Regional Trail from locations to the west, as well as dedicate to El Paso County a 25-foot wide trail easement for public access and maintenance of the trail.

Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes on all forthcoming final plats.

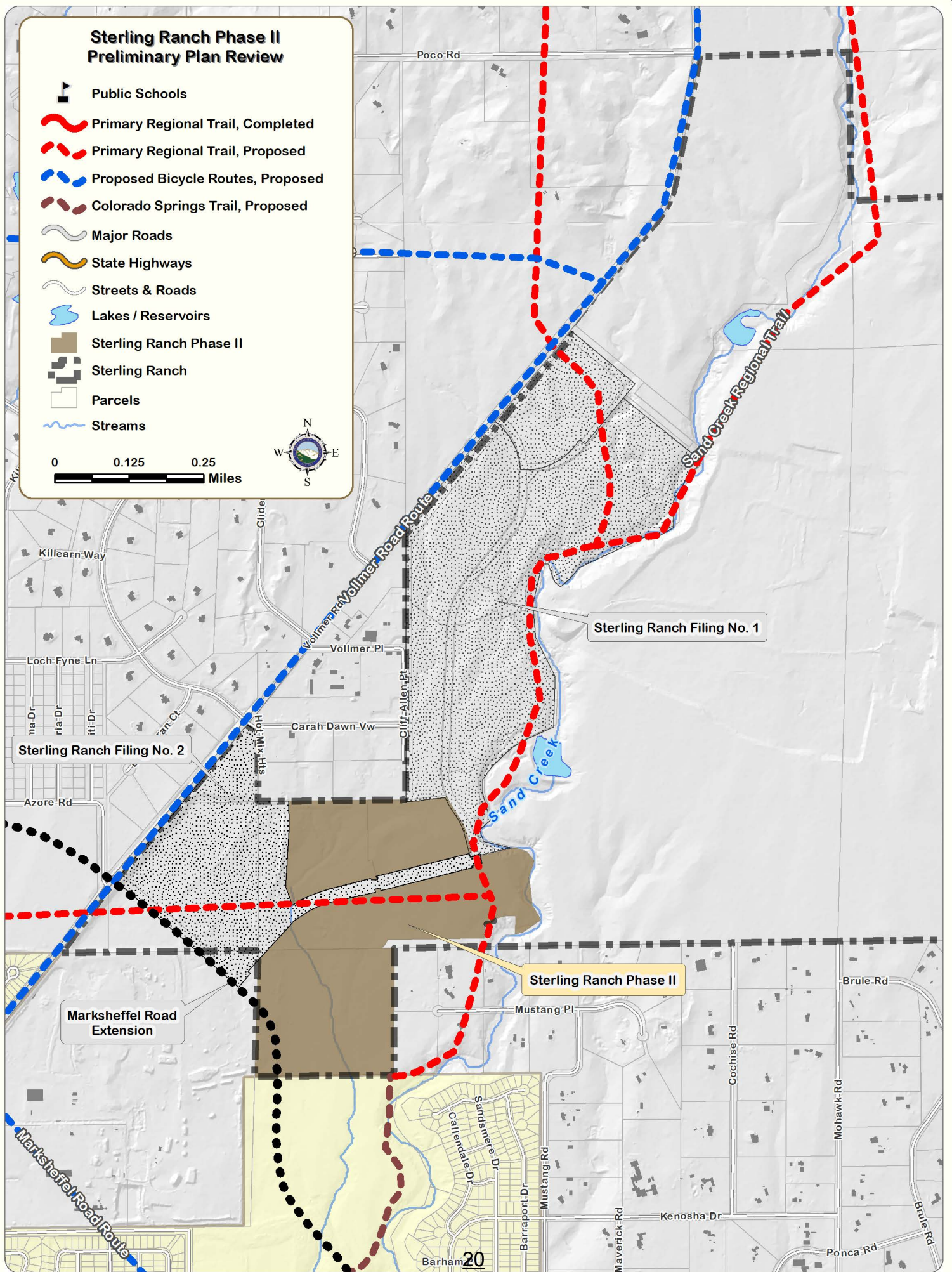
Recommended Motion:

Recommend to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Phase II Preliminary Plan includes the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Sand Creek that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail; (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the north side of Marksheffel Road that allows for public access, as well as maintenance by El Paso County of the western branch of the Sand Creek Primary Regional Trail; (3) recommend the developer install a 5-foot wide gravel trail adjacent the proposed sidewalk along Marksheffel Road; (4) fees in lieu of land dedication for regional park purposes in the total amount of \$96,672 and urban park fees in the total amount of \$61,056 will be required on all forthcoming Final Plat(s). 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.

Sterling Ranch Phase II Preliminary Plan Review

-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Lakes / Reservoirs
-  Sterling Ranch Phase II
-  Sterling Ranch
-  Parcels
-  Streams

0 0.125 0.25
Miles



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

March 13, 2019

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name: Sterling Ranch Phase II Preliminary Plan
PCD Reference #: SP-19-001

Application Type: Preliminary Plan

Total Acreage: 87.99

Total # of Dwelling Units: 212

Dwelling Units Per 2.5 Acres: 6.02

Applicant / Owner:

SR Land
20 Boulder Crescent Street
Suite 102
Colorado Springs, CO 80903

Owner's Representative:

NES, Inc.
619 North Cascade Avenue
Suite 200
Colorado Springs, CO 80903

Regional Park Area: 2

Urban Park Area: 2

Existing Zoning Code: RS-5000

Proposed Zoning Code: RS-5000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 212 Dwelling Units = 4.113

Total Regional Park Acres: 4.113

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 212 Dwelling Units = 0.80

Community: 0.00625 Acres x 212 Dwelling Units = 1.33

Total Urban Park Acres: 2.12

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 212 Dwelling Units = \$96,672

Total Regional Park Fees: \$96,672

Urban Park Area: 2

Neighborhood: \$113 / Dwelling Unit x 212 Dwelling Units = \$23,956

Community: \$175 / Dwelling Unit x 212 Dwelling Units = \$37,100

Total Urban Park Fees: \$61,056

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Phase II Preliminary Plan includes the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Sand Creek that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail; (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the north side of Marksheffel Road that allows for public access, as well as maintenance by El Paso County of the western branch of the Sand Creek Primary Regional Trail; (3) recommend the developer install a 5-foot wide gravel trail adjacent the proposed sidewalk along Marksheffel Road; (4) fees in lieu of land dedication for regional park purposes in the total amount of \$96,672 and urban park fees in the total amount of \$61,056 will be required on all forthcoming Final Plat(s). 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.

Park Advisory Board Recommendation:

STERLING RANCH PHASE 2 PRELIMINARY PLAN

LETTER OF INTENT

JANUARY, 2019

OWNER/APPLICANT:	OWNER	OWNER	CONSULTANT:
SR Land	Challenger Communities LLC.	Morley Bentley/ Trader Vics	N.E.S. Inc.
20 Boulder Crescent St.	8605 Explorer Dr.	PO Box 217	619 N. Cascade Ave.
Suite 102	Suite 250		Suite 200
Colorado Springs,	Colorado Springs,	Galena,	Colorado Springs,
CO. 80903	CO. 80920	KS. 66739	CO. 80903

REQUEST

SR Land, LLC. requests approval of the following applications:

1. A Preliminary Plan for Sterling Ranch Phase 2; a 212-unit single-family development, 10 tracts for landscaping, drainage and utilities, and 1 tract for a future school site on 11.02 acres.
2. A request for Early Grading and Metro District Improvements upon staff approval of Preliminary Plan. (LDC Chapter 6.2.6 Pre-Development Site Grading)

LOCATION

Sterling Ranch Phase 2 is located generally in the southwest portion of Sterling Ranch along Sterling Ranch Road and east of Marksheffel Road. Phase 2 consists of the properties located north and south of Sterling Ranch Road and west of Sand Creek.



PROJECT DESCRIPTION/CONTEXT

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. A rezone of 243.14 acres from RR-5 and I-3 to RS-5000 was approved March 24, 2015. A Preliminary Plan for Phase 1 on 182.26 acres of the RS-5000 zoned parcel was approved May 26, 2015. A Final Plat for Sterling Ranch Filing No. 1 for 134.38 acres was approved February 13, 2018.

Sterling Ranch Filing No. 2 on 49.64 acres plats the remaining area of the approved Preliminary Plan that lies south and west of Filing No. 1. This completes the connection of Sterling Ranch Phase 1 to Vollmer Road via newly constructed Marksheffel Road and Sterling Ranch Road. This plat is currently under review.

This request is for Sterling Ranch Phase 2, which is the remaining part of the 243 acres zoned RS-5000, contains 212 single-family lots, ten tracts for landscaping, drainage, and utilities, and one future school tract to be completed in multiple filings on 87.99 acres. The initial filing for Phase 2, Sterling Ranch Filing 3 (separate submittal to follow), is located east of School House Drive and south of Sterling Ranch Road and consists of 66 single-family lots and Tract H on approximately 19 acres. The remainder of the site will be future filings.

Schools: The Preliminary Plan includes a site for an elementary school which is consistent with the Sketch Plan. Recent discussions with school district 20 indicate that they still have a need for the school site and that the 11.53 acres identified and the proposed location northwest of Sterling Ranch Road and Dines Boulevard is acceptable.

Trails and Open Space: The Preliminary Plan includes an interconnected system of trails and open space. Including Open Space along Sand Creek providing a regional trail connection. This system of trails and open space is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Trails and Open Space will be maintained by the Sterling Ranch Metropolitan District.

Traffic: A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for Phase 2. Marksheffel Road will be extended north and west from its current terminus to connect with the future extension of Research Parkway at Black Forest Road. Sterling Ranch Road, is planned to run through the middle of the site on a southwest-to-northeast alignment between Marksheffel Road and Briargate Parkway and will provide much of the access for the project. Sterling Ranch Road is graded from Marksheffel Road to the Sand Creek Greenway. It is anticipated that Sterling Ranch Road up to Sand Creek Greenway and Marksheffel Road will be paved by the spring of 2019.

Drainage: The drainage improvements associated with Phase 2 are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

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

Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch
Metropolitan District No. 2.

Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas.

Roads: Road improvements for Sterling Ranch Road and Marksheffel Road are included in Sterling Ranch Filing 2. The Preliminary Plan interior roadways will be constructed as part of their respective filings.

Geologic Hazards: Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Geologic Hazard/Land Use Study and Preliminary Subsurface Soils Investigation prepared by Entech Engineering Inc., dated October 31, 2006, and the Geohazard Evaluation Report prepared by Entech Engineering Inc., dated January 20, 2009.

Floodplain: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0535F, dated March 17, 1997. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

Wetlands: The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sketch Plan and preserved as a natural feature. The corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail. A Wetlands Delineation analysis was prepared by Core Consultants for the Sterling Ranch Development and identified Sand Creek and abutting wetlands as Waters of the U.S. The creek and wetland area run along the eastern boundary of Phase 2. Appropriate preservation or mitigation is provided regarding the area. Further analysis can be reviewed in Wetland Delineation Report and the 404 Permit submitted with this application.

Wildlife: Wildlife that has been viewed on the site and surrounding areas include prairie dogs, coyotes, pronghorn antelope, western meadowlarks, sparrow and several species of hawks including red tail. Prairie voles, mice and prairie dogs are the typical rodent population in the area. As development occurs within Sterling Ranch, care will be taken to minimize human and wildlife conflicts within reasonable limits.

Wildfire: The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a low wildfire hazard potential and no specific fire mitigation plans or other actions are necessary.

Districts Serving the Property:

- Academy School District 20
- Mountain View Electric
- City of Colorado Springs Utilities – Gas
- Black Forest Fire Protection District

- Sterling Ranch Metropolitan District No. 2
- El Paso County Conservation District
- Pikes Peak Library District

PROJECT JUSTIFICATION

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

Sterling Ranch Phase 2 is consistent with the approved Sketch Plan and Zoning. As there have been no changes to the relevant County Plans since these approvals, the Preliminary Plan continues to be in compliance with the County Master Plan and the Black Forest Preservation Plan. Phase 2 continues to preserve the Sand Creek Greenway and has clustered development outside of the preservation area.

Black Forest Preservation Plan Goals & Policies

Goal 3.2 Give careful consideration to clustering alternatives in areas appropriate for subdivision as a means of preserving more open space, minimizing costs and environmental impacts and promoting aesthetic quality.

Goal 3.4 Utilize traditional (full) clustering alternatives to maximize useable and perceptual open space in higher density residential areas as designated in the Land use Scenario and Concept Plan if adequate guarantees for open space preservation can be provided.

Goal 8.2 Protect and maintain the area's drainage courses in their natural condition by promoting designs and densities which are sensitive to natural drainage patterns.

Preliminary Plan Review Criteria Chapter 7.2.1.D.2.e

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

Phase 2 lies within the Falcon-Peyton Small Area Plan identifying the area as proposed Urban Density Development and this is consistent. As stated previously, the Sketch Plan was thoroughly analyzed in its relationship to the County Plans and no changes have been made to these plans or the Phase 2 area.

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. Land use compatibility with this purpose is

determined through zoning. This subdivision is consistent with the RS-5000 zoning and the approved Sketch Plan.

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

The subdivision design standards are met and the subdivision is consistent with the approved Sterling Ranch Sketch Plan.

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;

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by Sterling Ranch Metropolitan District and the Amended Water Resources Report provided by JDS Hydro.

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;

Public sewage disposal is addressed in the Amended Wastewater Treatment Report provided by JDS Hydro.

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)];

Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. These matters are addressed in the previously approved 2006 Geology Hazard and Subsurface Soil Investigation Report provided by Entech Engineering.

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 Preliminary Drainage Report prepared by M & S Civil Consultants Inc.

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;

All lots will be accessible by new public streets that comply with the LDC and ECM. Street names have been approved by El Paso–Teller County 911 Authority.

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;**

The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sketch Plan and preserved as a natural feature. The corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail east of this Phase 2 area. A 404 Permit was issued in 2016 authorizing work and channel improvements within the main stem of the Sand Creek and the development impact on the jurisdictional wetlands. Exposed bedrock was identified initially and is preserved within the Sand Creek Greenway.

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

Appropriate provisions are made in this regard in accordance with the Sketch Plan and surrounding area. Sidewalks are incorporated along the roadways for pedestrian connectivity. A County Regional Trail connection is provided along the east portion of the site along Sand Creek and provides pedestrian and bicycle connections to trails within Sterling Ranch and future trails to the south. A trail connection is shown along the north side of Sterling Ranch Road to connect the regional trail and the overall Sterling Ranch development. Local streets are accessed from a network of arterial roads and provide access to the individual lots. Sterling Ranch Metro District provides cost effective delivery of water and wastewater services.

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

As necessary, appropriate landscaping setbacks and/or buffers are provided as required by the LDC. This plan incorporates a 50-foot Landscape Buffer and a 100-foot minimum building setback along the southern boundary as specified on the Sterling Ranch Sketch Plan.

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

A Wetlands Delineation analysis was prepared by Core Consultants for the Sterling Ranch Development and identified Sand Creek and abutting wetlands as Waters of the U.S. The creek and wetland area run along the eastern boundary of Phase 2. Appropriate preservation or mitigation is provided regarding the area. Further analysis can be reviewed in Wetland Delineation Report and the 404 Permit submitted with this application.

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;**

Traffic Analysis? The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on existing service 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;**

Water and sanitary sewer service is to be provided by Sterling Ranch Metropolitan District. Electric Service is provided by Mountain View Electric Association Inc. The site is entirely within Colorado Springs Utility territory for natural gas services. The required Will Serve letters are included with the submittal. Recreation opportunities are provided through trail connections and preserved open space along the Sand Creek Greenway.

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

The site lies within the Black Forest Fire Rescue Protection District. A Fire Protection Report and Fire Commitment Letter 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 these parts of the Code.

P:\Morley\Sterling Ranch Phase 2\Admin\Submittals\Initial Submittal\Letter of Intent_SR Phase 2 Preliminary Plan.docx

LEGAL DESCRIPTION

Sheet 1 of 5:	Cover Sheet
Sheet 2 of 5:	Tract Plan
Sheet 3 of 5:	Preliminary Plan
Sheet 4 of 5:	Preliminary Overall Grading Plan
Sheet 5 of 5:	Preliminary Overall Utility Plan

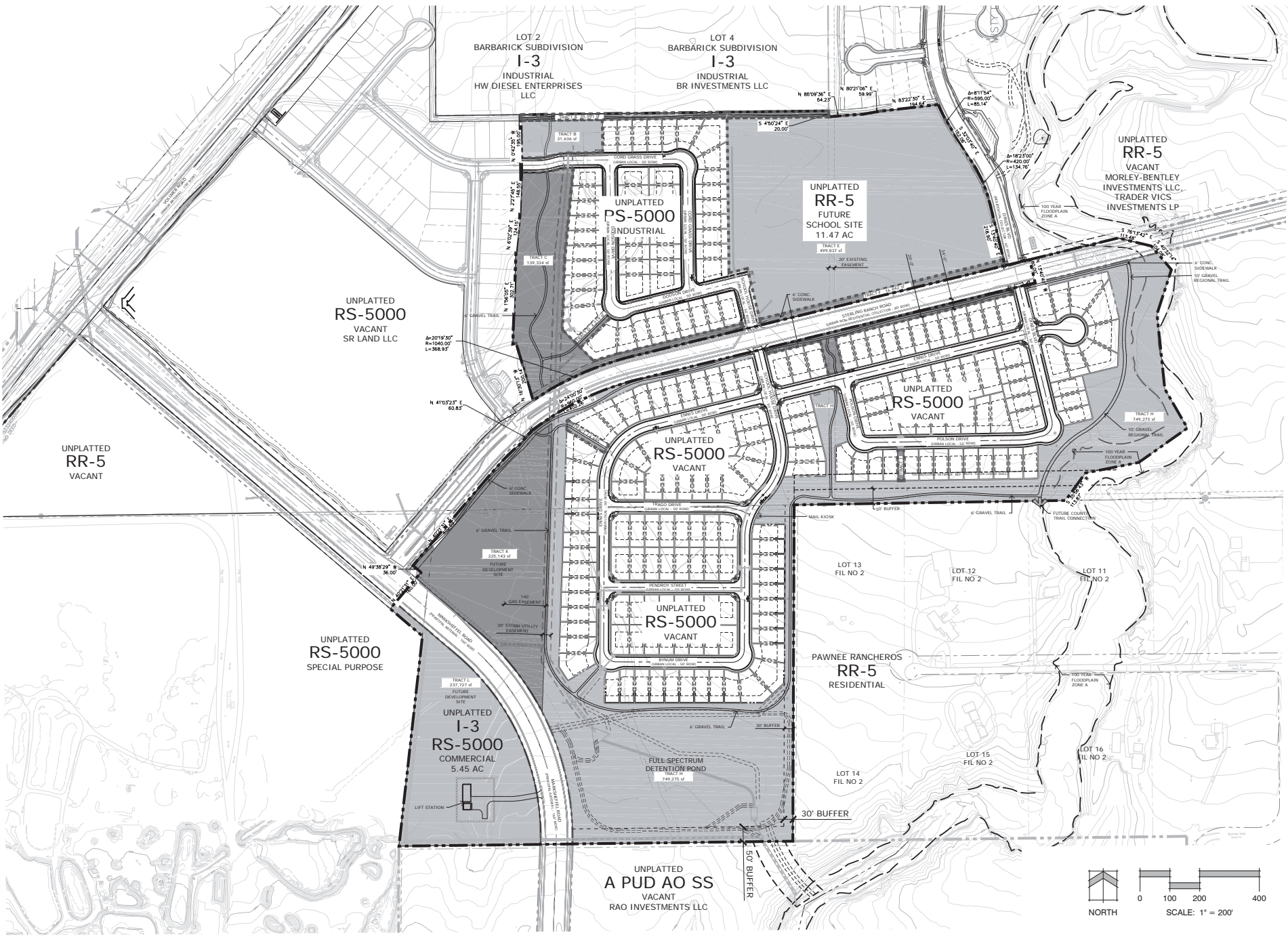
© 2012. All Rights Reserved.

COVER SHEET

1 OF 5

CPC #

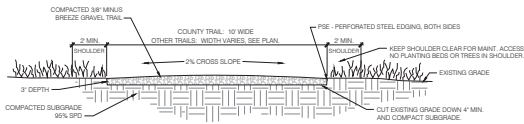
STERLING RANCH PHASE TWO
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO



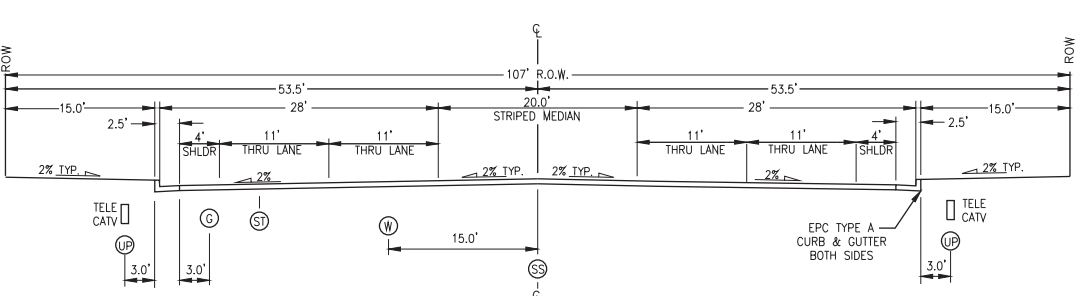
TRACT USE CHART:

TRACT	AREA	USE	OWNERSHIP / MAINTENANCE
A	20,591 SF	Landscape, Drainage, Trails	Sterling Ranch Metro District #2
B	31,636 SF	Landscape, Drainage, Mail Kiosk	Sterling Ranch Metro District #2
C	139,334 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
D	4,219 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
E	499,837 SF	School	School District 20
F	16,842 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
G	23,034 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
H	749,275 SF	Landscape, Drainage, Utilities, Trails, Mail Kiosk	Sterling Ranch Metro District #2
I	2,100 SF	Trails, Stormwater Detention	Sterling Ranch Metro District #2
J	4,685 SF	Trails, Stormwater Detention	Sterling Ranch Metro District #2
K	225,143 SF	Landscape, Drainage, Utilities, Trails	Sterling Ranch Metro District #2
L	237,727 SF	Drainage, Utilities	Sterling Ranch Metro District #2

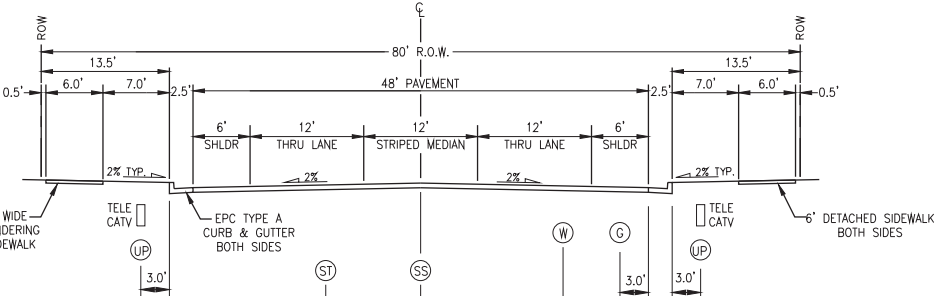
- NOTES:
1. ALL COUNTY TRAILS TO BE A 10' WIDE BREEZE GRAVEL PATH. WHERE COUNTY TRAIL MERGES WITH SIDEWALK WALK TO BE MIN. 10' WIDE CONCRETE WITH A 4' WIDE BREEZE GRAVEL BRIDLE PATH ADJACENT TO WALK FOR EQUESTRIAN ACCESS.
 2. SEE PLAN FOR WIDTH OF ALL OTHER TRAILS THAT ARE NOT SPECIFIED AS 10' COUNTY TRAILS.
 3. USE 2% CROSS SLOPE FOR PITCHED SLOPED AREAS.
 4. CROWN CENTER FOR ALL FLAT SIDE SLOPE AREAS.
 5. SWALE TO INTERCEPT DRAINAGE FROM SLOPES UPHILL OF TRAIL.



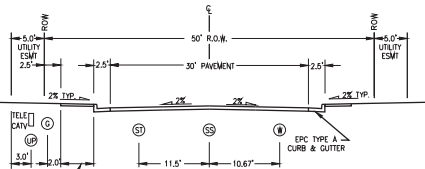
D GRAVEL TRAIL SCALE: 1/2" = 1'-0"



A ULTIMATE MARKSHEFFEL ROAD (MODIFIED) 4 LAND URBAN PRINCIPAL ARTERIAL CROSS SECTION SCALE: NTS



B STERLING RANCH ROAD URBAN NON-RESIDENTIAL COLLECTOR SCALE: NTS



C (MODIFIED) URBAN LOCAL CROSS SECTION SCALE: NTS

Land Planning
Landscape
Architecture
Urban Design



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
© 2012. All Rights Reserved.

STERLING RANCH

PRELIMINARY PLAN

El Paso County,
Colorado

DATE: 8.27.18
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

TRACT MAP

2
2 OF 5
CPC #



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

STERLING RANCH

PRELIMINARY PLAN

El Paso County,
Colorado

DATE: 8.27.18
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

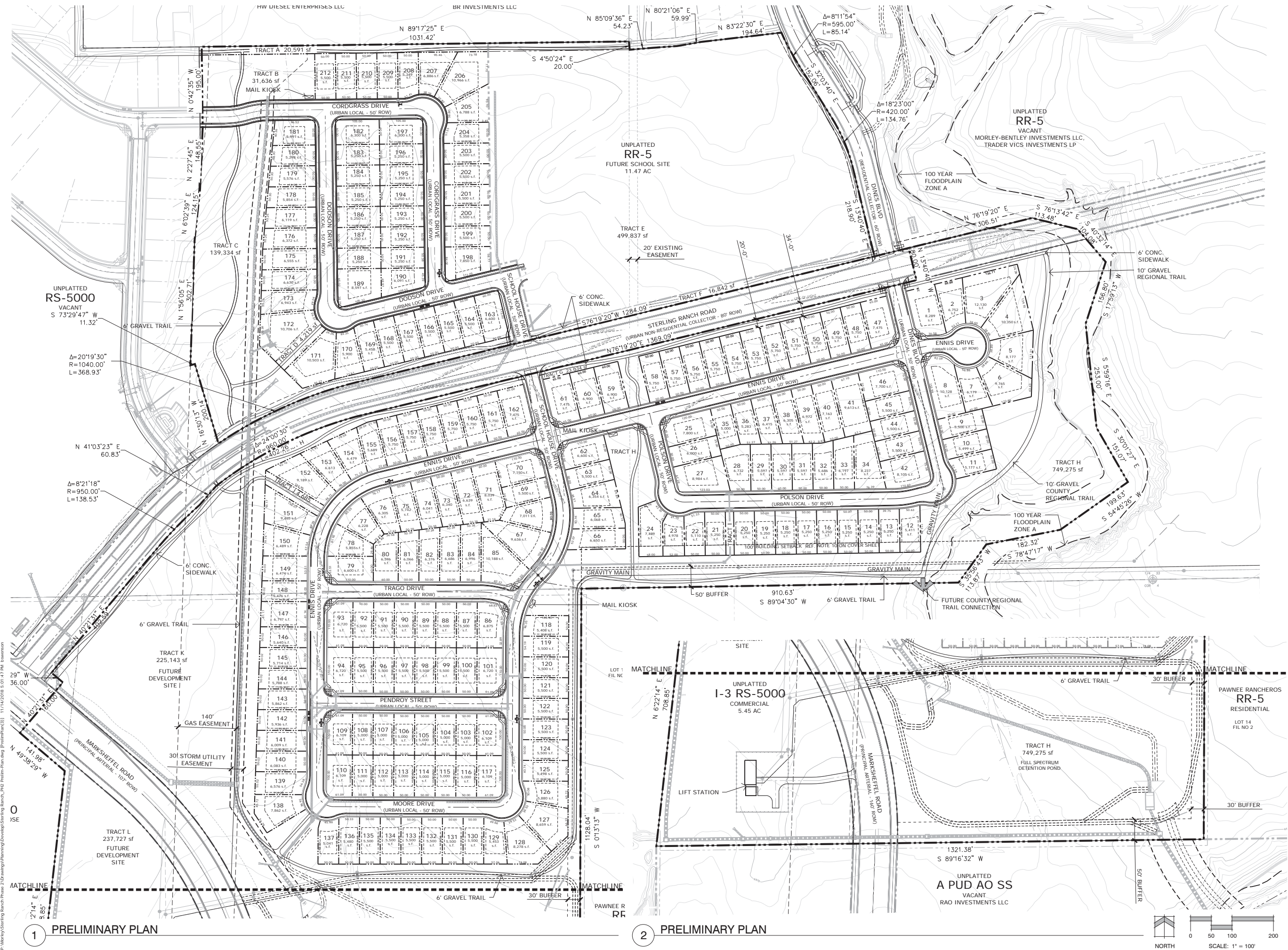
ENTITLEMENT

DATE: BY: DESCRIPTION:

PRELIMINARY PLAN

3
3 OF 5

CPC #



LAND USE LEGEND:

	44 AC. RESIDENTIAL: 0.2 DU/AC,	9 D.U.
	33 AC. RESIDENTIAL: 0.4 DU/AC,	13 D.U.
	35 AC. RESIDENTIAL: 1 DU/AC,	35 D.U.
	163 AC. RESIDENTIAL: 2 DU/AC,	326 D.U.
	551 AC. RESIDENTIAL: 3-5 DU/AC,	2,580 D.U.
	20 AC. RESIDENTIAL: 5-8 DU/AC,	100 D.U.
	257 AC. RESIDENTIAL: 5-8 DU/AC ACTIVE ADULT,	1,285 D.U.
	32 AC. RESIDENTIAL: 8-12 DU/AC,	302 D.U.
	41 AC. RESIDENTIAL: 12-20 DU/AC,	575 D.U.
	56 AC. COMMERCIAL	
	57 AC. ELEMENTARY / K-8 SCHOOL	
	18 AC. NEIGHBORHOOD PARK	
	30 AC. COMMUNITY PARK	
	57 AC. OPEN SPACE / PARK / GREENWAY	
	43 AC. OPEN SPACE / BUFFER	
	7 AC. UTILITY PARCEL	

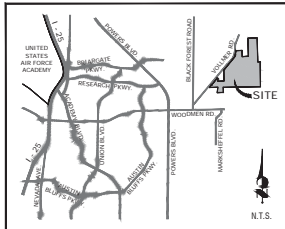
TOTAL: 1,444 AC.

TOTAL: 5,225 D.U. Max

SYMBOL LEGEND:

- ROAD
- FULL MOVEMENT ACCESS POINT
- 100-YEAR FLOODPLAIN
- TRAIL
- BUFFER / OS TRAIL CORRIDOR / EASEMENT
- NEIGHBORHOOD PARK
- ACCESS SPACING (FEET)

VICINITY MAP:



LEGAL DESCRIPTION:

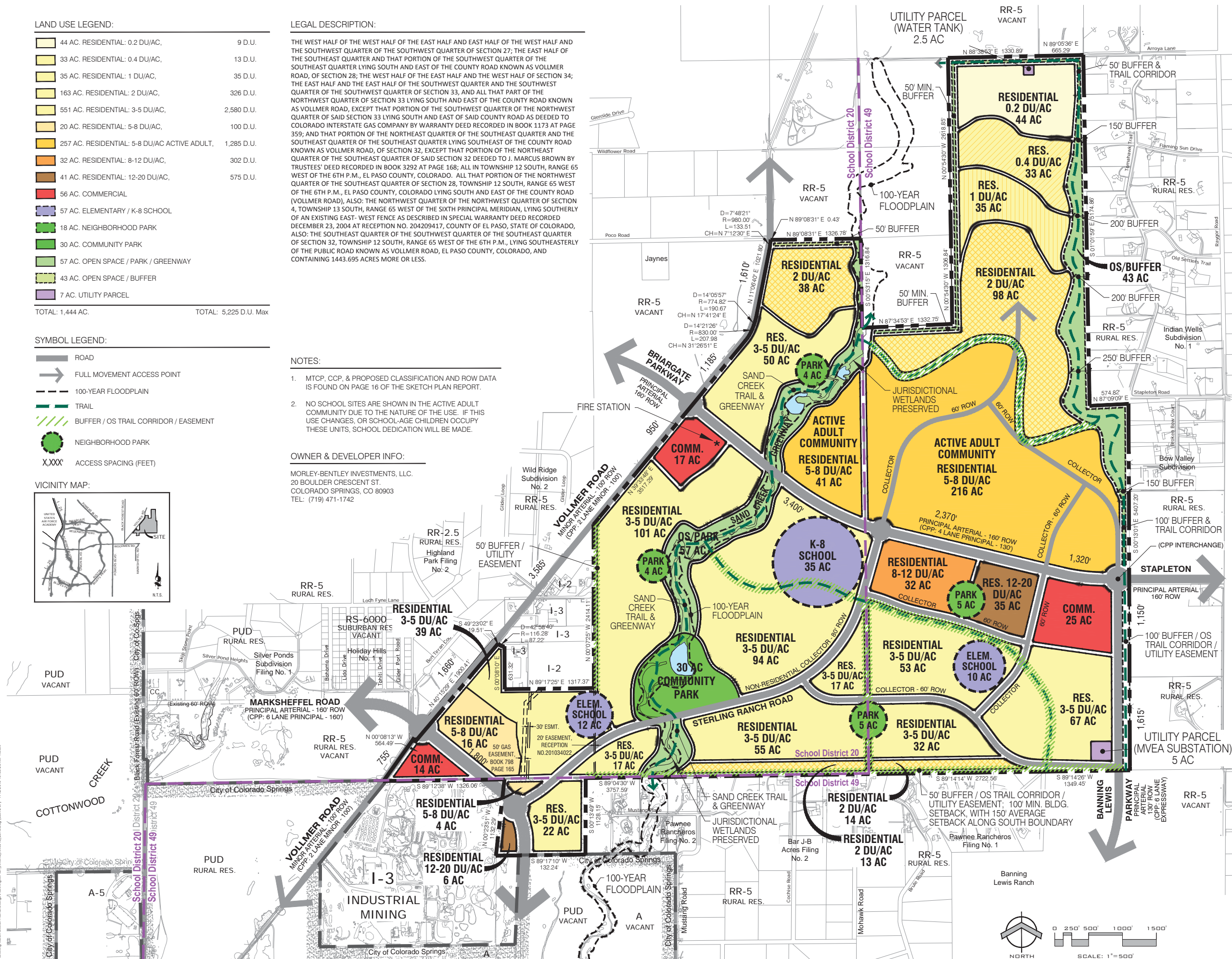
THE WEST HALF OF THE WEST HALF OF THE EAST HALF AND EAST HALF OF THE WEST HALF AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27; THE EAST HALF OF THE SOUTHEAST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 28; THE WEST HALF OF THE EAST HALF AND THE WEST HALF OF SECTION 34; THE EAST HALF AND THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 33 LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 LYING SOUTH AND EAST OF SAID COUNTY ROAD AS DEEDED TO COLORADO INTERSTATE GAS COMPANY BY WARRANTY DEED RECORDED IN BOOK 1173 AT PAGE 359; AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTHEAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 32, EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 DEEDED TO J. MARCUS BROWN BY TRUSTEES' DEED RECORDED IN BOOK 3292 AT PAGE 168; ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO. ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO LYING SOUTH AND EAST OF THE COUNTY ROAD (VOLLMER ROAD), ALSO: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING SOUTHERLY OF AN EXISTING EAST- WEST FENCE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 2004 AT RECEPTION NO. 204209417, COUNTY OF EL PASO, STATE OF COLORADO, ALSO: THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., LYING SOUTHEASTERLY OF THE PUBLIC ROAD KNOWN AS VOLLMER ROAD, EL PASO COUNTY, COLORADO, AND CONTAINING 1443.695 ACRES MORE OR LESS.

NOTES:

1. MTCP, CCP, & PROPOSED CLASSIFICATION AND ROW DATA IS FOUND ON PAGE 16 OF THE SKETCH PLAN REPORT.
2. NO SCHOOL SITES ARE SHOWN IN THE ACTIVE ADULT COMMUNITY DUE TO THE NATURE OF THE USE. IF THIS USE CHANGES, OR SCHOOL-AGE CHILDREN OCCUPY THESE UNITS, SCHOOL DEDICATION WILL BE MADE.

OWNER & DEVELOPER INFO:

MORLEY-BENTLEY INVESTMENTS, LLC.
20 BOULDER CRESCENT ST.
COLORADO SPRINGS, CO 80903
TEL: (719) 471-1742



Land Planning
Landscape
Architecture
Urban Design



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

STERLING RANCH

SKETCH PLAN

MORLEY-BENTLEY
INVESTMENTS, LLC.

DATE: OCTOBER 29, 2007
PROJECT MGR: J. MAYNARD / J. ROMERO
PREPARED BY: J. KARNIEL / N. SWIFT

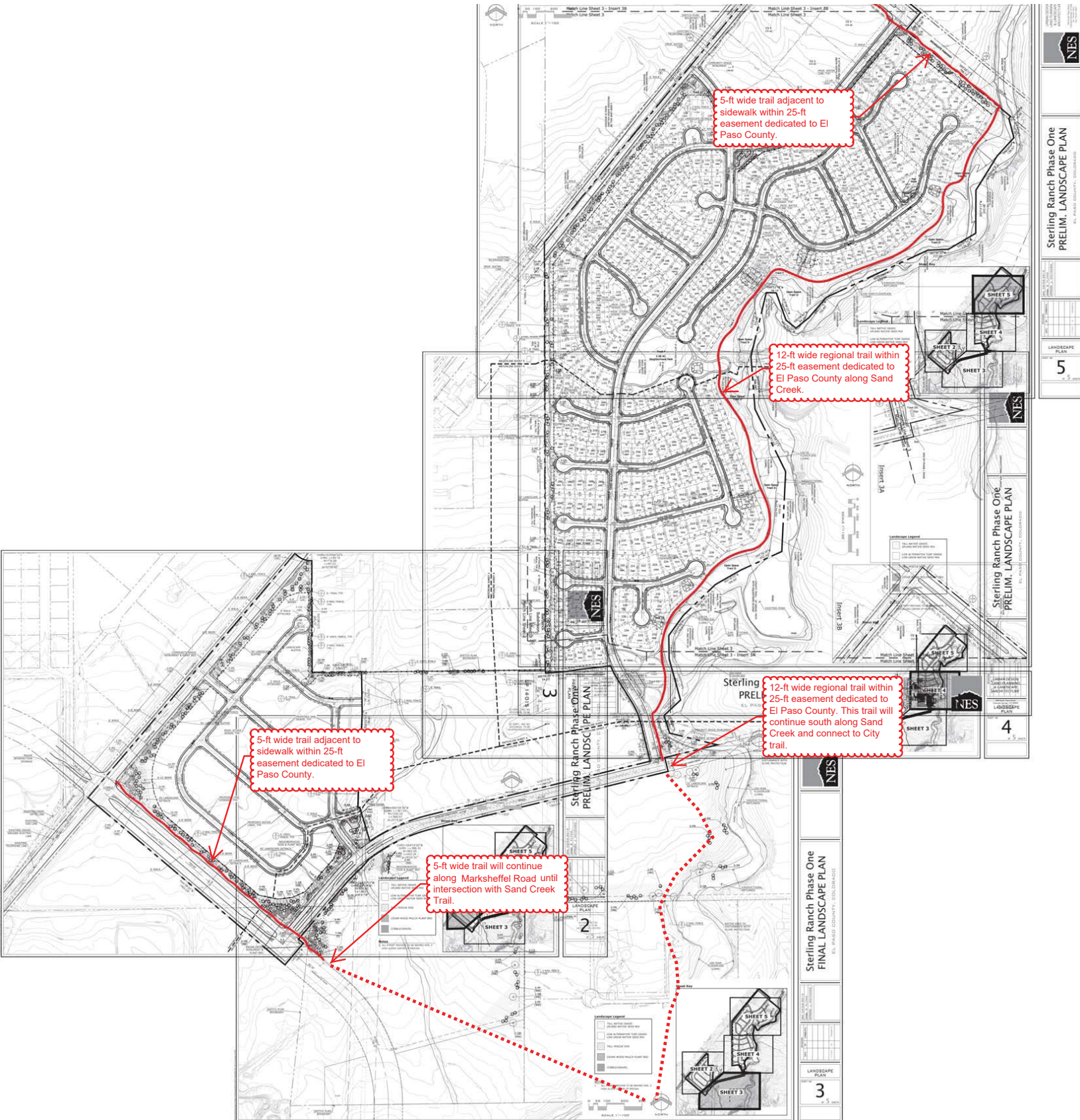
AMENDMENT

DATE	BY	DESCRIPTION
04-10-2008	JLK	COUNTY COMMENTS
04-30-2008	JLK	COUNTY COMMENTS
05-22-2008	JLK	COUNTY COMMENTS
10-13-2008	JLK	AMENDED SKETCH PLAN PER COUNTY COMMENTS
10-29-2008	JLK	AMENDED SKETCH PLAN PER COUNTY COMMENTS
05-22-2009	JLK	APPROVED SKETCH PLAN PER COUNTY - NOV. 2008
07-12-2018	MS	AMENDMENT

1

OF 1

SKP 07-007



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Copper Chase at Sterling Ranch PUD / Preliminary Plan

Agenda Date: April 10, 2019

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by N.E.S., Inc. on behalf of SR Land, LLC, for approval of Copper Chase at Sterling Ranch PUD Preliminary Plan, which includes 132 single-family residential townhome lots on 19.67 acres. The property was shown as Tract E and designated for future development as a part of Sterling Ranch Filing No. 2 Final Plat, and endorsed by the Park Advisory Board in August 2018. The property is currently zoned RR-5 and RS-5000 with a concurrent rezone to PUD, and is located along Vollmer Road, near the intersection of Vollmer Road and the future extension of Marksheffel Road.

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

The current application shows 3.9 acres (19.8%) of open space, dedicated to landscaping, utilities, and public open space, with an interconnected trail and sidewalk system that affords the residents easy access to the surrounding neighborhood, as well as to the western and main branches of the Sand Creek Regional Trail. The letter of intent states that, "The intention of the development is to encourage a community framework that strengthens the idea of safe access for the pedestrian typically seen in neighborhoods and the idea of community allowed from the support of the pedestrian component."

Staff recommends that the developer install a 5-foot wide gravel trail adjacent to the sidewalk on the proposed extension of Marksheffel Road on the street side to accommodate equestrians who may be accessing the Sand Creek Regional Trail from locations to the west, as well as dedicate to El Paso County a 25-foot wide trail easement for public access and maintenance of the trail. Furthermore, staff recommends that the applicant explore neighborhood pocket park or exercise zone amenities as a means to strengthen the recreational component of the proposed trail network. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion:

Recommend to the Planning Commission and the Board of County Commissioners that approval of Copper Chase at Sterling Ranch PUD Preliminary Plan includes the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the north side of Marksheffel Road that allows for public access, as well as maintenance by El Paso County of the western branch of the Sand Creek Primary Regional Trail; (2) recommend the developer install a 5-foot wide gravel trail adjacent the sidewalk along Marksheffel Road; (3) recommend the developer explore neighborhood pocket park or exercise zone amenities to strengthen recreational opportunities for residents; (4) fees in lieu of land dedication for regional park purposes in the amount of \$60,192 and urban park fees in the amount of \$38,016 will be required at time of the recording of the forthcoming final plat(s). 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.

Copper Chase at Sterling Ranch PUD / Preliminary Plan Review



Public Schools



Primary Regional Trail, Completed



Primary Regional Trail, Proposed



Proposed Bicycle Routes, Proposed



Colorado Springs Trail, Proposed



Major Roads



State Highways



Streets & Roads



Lakes / Reservoirs



Sterling Ranch



CopperChaseSterlingRanch



Parcels



Streams

0 0.125 0.25
Miles



Poco Rd

Sterling Ranch Filing No. 1

Sterling Ranch Filing No. 2

Copper Chase
at Sterling Ranch

Sterling Ranch Phase II

Marksheffel Road
Extension

Mustang Pl

Brule Rd

Barham 36

Marksheffel Road Route

Sand Creek Regional Trail

Sand Creek

Killearn Way

Loch Fyne Ln

na Dr

ria Dr

iti Dr

an Ct

Volmer Pl

Carah Dawn Vw

Cliff Allen Pl

Mustang Rd

Kenosha Dr

Ponca Rd

Brule Rd

Maverick Rd

Barham

Callender Dr

Sandsman Dr

Barraport Dr

Mustang Rd

Kenosha Dr

Ponca Rd

Brule Rd

Maverick Rd

Barham

Callender Dr

Sandsman Dr

Barraport Dr

Mustang Rd

Kenosha Dr

Ponca Rd

Brule Rd

Maverick Rd

Barham

Callender Dr

Sandsman Dr

Barraport Dr

Mustang Rd

Kenosha Dr

Ponca Rd

Brule Rd

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

March 13, 2019

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Copper Chase at Sterling Ranch PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-19-003	Total Acreage:	19.67
		Total # of Dwelling Units:	132
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	16.78
SR Land	NES, Inc.	Regional Park Area:	2
20 Boulder Crescent Street	619 North Cascade Avenue	Urban Park Area:	2
Suite 102	Suite 200	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	RS-5000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 132 Dwelling Units = 2.561
Total Regional Park Acres: 2.561

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 132 Dwelling Units = 0.50
 Community: 0.00625 Acres x 132 Dwelling Units = 0.83
Total Urban Park Acres: 1.32

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 132 Dwelling Units = \$60,192
Total Regional Park Fees: \$60,192

Urban Park Area: 2

Neighborhood: \$113 / Dwelling Unit x 132 Dwelling Units = \$14,916
 Community: \$175 / Dwelling Unit x 132 Dwelling Units = \$23,100
Total Urban Park Fees: \$38,016

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of Copper Chase at Sterling Ranch PUD Preliminary Plan includes the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the north side of Marksheffel Road that allows for public access, as well as maintenance by El Paso County of the western branch of the Sand Creek Primary Regional Trail; (2) recommend the developer install a 5-foot wide gravel trail adjacent the sidewalk along Marksheffel Road; (3) recommend the developer explore neighborhood pocket park or exercise zone amenities to strengthen recreational opportunities for residents; (4) fees in lieu of land dedication for regional park purposes in the amount of \$60,192 and urban park fees in the amount of \$38,016 will be required at time of the recording of the forthcoming final plat(s). 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.

Park Advisory Board Recommendation:

COPPER CHASE AT STERLING RANCH PUD PRELIMINARY PLAN

LETTER OF INTENT

FEBRUARY, 2019

APPLICANT:

Challenger Communities
8605 Explorer Dr. Suite 250
Colorado Springs, CO. 80920

OWNER:

SR Land/Morley Bentley
20 Boulder Crescent St. Suite 102
Colorado Springs, CO. 80903

CONSULTANT:

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

REQUEST

SR Land, LLC. requests approval of the following applications:

1. A rezone from RR-5 (Rural Residential) and RS-5000 (Residential Suburban) to PUD (Planned Unit Development)
2. A PUD Preliminary Plan for Sterling Ranch at Copper Chase; a 134 townhouse development.

LOCATION

Copper Chase at Sterling Ranch is approximately 19.674 acres located east of the intersection of Marksheffel Road and Vollmer Road. The property is currently vacant, undeveloped land comprising of 19.674 acres. The property is located southeast of the intersection of Vollmer and the proposed extension of Marksheffel Road.



PROJECT CONTEXT

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. A rezone of 243.14 acres from RR-5 and I-3 to RS-5000 was approved March 24, 2015. A Preliminary Plan for 182.26 acres of the RS-5000 zoned parcel was approved May 26, 2015. A Final Plat for Sterling Ranch Filing No. 1 for 134.38 acres was approved February 13, 2018.

An amendment to the Sterling Ranch Sketch Plan was approved on December 5th 2018. The amendment modified the densities within the overall Sketch Plan Area with no changes to the maximum amount of dwelling units previously approved. The higher residential density of 5-8 du/ac is reallocated to a smaller area of the northwest portion of the Sketch Plan. An area to the west of Sand Creek, previously 5-8 du/ac., is now the lower density residential of 3-5 du/ac. The Sketch Plan Amendment did not change the previously approved maximum dwelling units of 5,225 units.

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

Copper Chase at Sterling Ranch is consistent with the overall goals and objectives of the approved Sketch Plan and Zoning. As there have been no changes to the relevant County Plans since these approvals, the PUD Preliminary Plan continues to be in compliance with the County Master Plan.

PROJECT DESCRIPTION

The project proposes 132 single family attached units on 19.674 acres, for a gross density of 6.7 dwelling units per acre. The lots front and are entered from the three private streets, Blue Feather Point, Salt Fork Point, and Lost Trail Point. Typical lot layouts have been identified on the PUD to accommodate four types of building footprints.

A full-movement access is provided at the intersection of Alzada Drive and Lost Trail Point. A $\frac{3}{4}$ movement access is provided at the intersection of Bynum Drive and Salt Fork Point. Alzada Drive and Bynum Drive are both planned to be constructed as Urban Local streets as part of Sterling Ranch Filing No. 2.

The project proposes a 5-foot side, a 20-foot front, and 0' rear setbacks are provided on all lots. The minimum lot area is 3,100 square feet. The building height maximum is 35-feet. A 6-foot opaque fence is provided along the property boundary.

Street cross sections addressing a revised drainage intent and pedestrian connectivity between amenity use spaces both active and passive were studied to better facilitate and promote a walkable, pedestrian oriented neighborhood development.

Parks and Open Space: The Sterling Ranch Phase I Preliminary Plan included an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. This system of open spaces, trails and parks is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. Landscape trail buffers are provided along the Marksheffel and Vollmer right of ways, providing buffers of 30' at Marksheffel and 50' at Vollmer between the roadways and this development. Parks will be maintained by the Sterling Ranch Metropolitan District. Copper Chase provides connections to this parks, trails, and open space system.

Traffic: A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the entirety of the Phase One Preliminary Plan (*Sterling Ranch Phase One, Traffic Impact Analysis, February 2015*). An updated Traffic Memo has been prepared in support of Copper Chase, which incorporates subsequent analysis related to traffic estimates generated by buildout of Sterling Ranch Phase I and Phase II, and The Retreat at Timber Ridge. Sterling Ranch Filing No. 2 includes the construction of Marksheffel Road between Vollmer Road and Sterling Ranch Road, and Sterling Ranch Road will be constructed from Marksheffel Road to Dines Boulevard, thereby connecting it to the southern point of Filing No. 1.

Drainage: The drainage improvements associated with the Copper Chase are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

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

Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas. The utility commitment letters are submitted with this application.

Districts Serving the Property.

- Academy School District 20
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas
- Sterling Ranch Metro District
- Black Forest Fire Protection District

PROJECT JUSTIFICATION

PUD Zoning Criteria Chapter 4.2.6.D

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

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

El Paso County Master Plan

Policy 6.1.8: Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Goal 6.3 Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion.

Policy 6.2.7: Utilize the PUD (Planned Unit Development) zone district approach to allow for the accommodation of neighborhood-oriented design features

Falcon/Peyton Small Area Plan

The site is in the Falcon/Peyton Small Area Plan and is shown as Urban Density Development. The proposed density is consistent with the goals of the Urban Density designation.

3.1 Land Use

- 3.1.1 Provide a **balance of land uses** that respects existing and historical patterns while providing opportunities for future residents and businesses.
- 3.1.4 Provide a **variety of different densities** of development options.

3.3 Residential Areas and Densities

- 3.3.1 Encourage diversity and variety in housing types, sizes, locations, and prices to meet the needs of existing and new residents.
- 3.3.4 Meet the housing needs of as many existing and new residents of differing ages, incomes, and desired living accommodations.

Black Forest Preservation Plan

The site is located within Area Number 10, the Southern Transition Area of the Black Forest Preservation Plan.

1. Growth and Land Use Goals:

- 1 . 2 Allow nodes of higher density residential, commercial, and industrial development only in those areas specifically designated on the Concept Plan and described in the Land Use Scenario.
- 1 .4 Provide for a mix of compatible uses within designated urban density areas.

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

The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional housing choice in a developing area. The site provides a transition from the proposed commercial and intersection to the proposed lower density residential to the north and east.

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

The higher density residential at the corner of Vollmer and Marksheffel is appropriate for a location adjacent to an interchange of principal arterial streets and opposite future commercial. It will provide a transition from this intersection and commercial to the single-family within Sterling Ranch.

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

The development provides a transitional use of single-family attached (townhomes) that provides a buffer from the commercial to the lower density residential.

5. **The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;**

The units are limited to 35-feet, which is compatible with the surrounding existing and proposed development. The site has 20' setbacks and large ROW tract spaces along Marksheffel Road, Vollmer Road, and Sterling Ranch Road along with the Landscape Tracts provided as part of Sterling Ranch Filing 2.

6. **Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;**

There are no such features within this site.

7. **Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;**

Open Space and amenity areas are provided in Tracts B-K. Sidewalks are provided along the ROW and through Tract J in order to connect to the overall Sterling Ranch trail network.

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

All necessary utilities are available. Sterling Ranch Metro District #1 will provide Water and Wastewater services. Mountain View Electric will provide Electric Service and Colorado Springs Utilites will provide Natural Gas service. The site lies within the Black Forest Fire Protection District. The Traffic Report demonstrates that the development is within the capacity of the proposed road network.

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

The project proposes interconnected sidewalks throughout the project that connect the open space tracts and the open space tracts along Marksheffel and Vollmer. There are no environmental features within the site.

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

There are no mineral rights owners on this property.

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

A deviation request for a modified right-of-way section that includes a sidewalk on only one side of the roadway. Thoughtful planning addressing the connectivity between pedestrian use spaces both active and passive were studied to better facilitate and promote a walkable, pedestrian oriented neighborhood development.

- 12. The owner has authorized the application.**

The owner has signed the application.

PUD Preliminary Plan Review Criteria Chapter 4.2.6.E

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

El Paso County Master Plan

Policy 6.1.8: Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Goal 6.3 Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion.

Policy 6.2.7: Utilize the PUD (Planned Unit Development) zone district approach to allow for the accommodation of neighborhood-oriented design features

Falcon/Peyton Small Area Plan

The site is in the Falcon/Peyton Small Area Plan and is shown as Urban Density Development. The proposed density is consistent with the goals of the Urban Density designation.

3.1 Land Use

- 3.1.1 Provide a **balance of land uses** that respects existing and historical patterns while providing opportunities for future residents and businesses.
- 3.1.4 Provide a **variety of different densities** of development options.

3.3 Residential Areas and Densities

- 3.3.1 Encourage diversity and variety in housing types, sizes, locations, and prices to meet the needs of existing and new residents.
- 3.3.4 Meet the housing needs of as many existing and new residents of differing ages, incomes, and desired living accommodations.

Black Forest Preservation Plan

The site is located within Area Number 10, the Southern Transition Area of the Black Forest Preservation Plan.

2. Growth and Land Use Goals:

- 1 . 2 Allow nodes of higher density residential, commercial, and industrial development only in those areas specifically designated on the Concept Plan and described in the Land Use Scenario.
- 1 .4 Provide for a mix of compatible uses within designated urban density areas.

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

The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional housing choice in a developing area. The site provides a transition from the proposed commercial and intersection to the proposed lower density residential to the north and east.

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

The higher density residential at the corner of Vollmer and Marksheffel is appropriate for a location adjacent to an interchange of principal arterial streets and opposite future commercial. It will

provide a transition from this intersection and commercial to the single-family within Sterling Ranch. The proposed density is consistent with the Amended Sketch Plan approved in 2018.

- 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;**
A sufficient water supply is available as demonstrated by the water supply commitment letter provided by the Sterling Ranch Metropolitan District and Water resources report provided by JDS Hydro.
- 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.**
Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report provided by JDS Hydro.
- 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)];**
These matters are addressed in the Soils and Geology report provided for Sterling Ranch by Entech Engineering Inc.
- 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 prepared by M&S Civil.
- 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;**
All lots will be accessible by new public streets that comply with the LDC and ECM.
- 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;**
There are no natural physical features on the site. Sufficient open space is provided in Tracts B-K.
 - (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;**
Appropriate provision is made in this regard given the context of the site and surrounding area. Sidewalks are included throughout the project and connect to the surrounding Sterling Ranch trails and open space.

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

The site is surrounded by landscape tracts that are part of this project and Filing 2 as required by the IDC and the Sterling Ranch Sketch Plan.

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

There are no environmentally sensitive areas on the property.

- (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 Report by LSC Transportation Consultants Inc. demonstrates that the development will not materially impact existing levels of service on surrounding County Roads as identified through the Sketch Plan process and the Phase 1 Preliminary Plan. The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

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

Water and sanitary service is provided by the Sterling Ranch Metro District. Natural gas is provided by Colorado Springs Utilities. The required will serve letters are included with this submittal.

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

The site lies within the Falcon Fire Protection District. A service commitment letter from the District and a Fire Protection Report are included with the 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 these parts of the Code, subject to the requested PUD modification and deviation requests.

PUD Modification/Deviation Request

PUD Modification of ECM Chapter 2 Transportation Facilities Section 2.2.4 Figure 2-16: Typical Urban Local Cross-Section

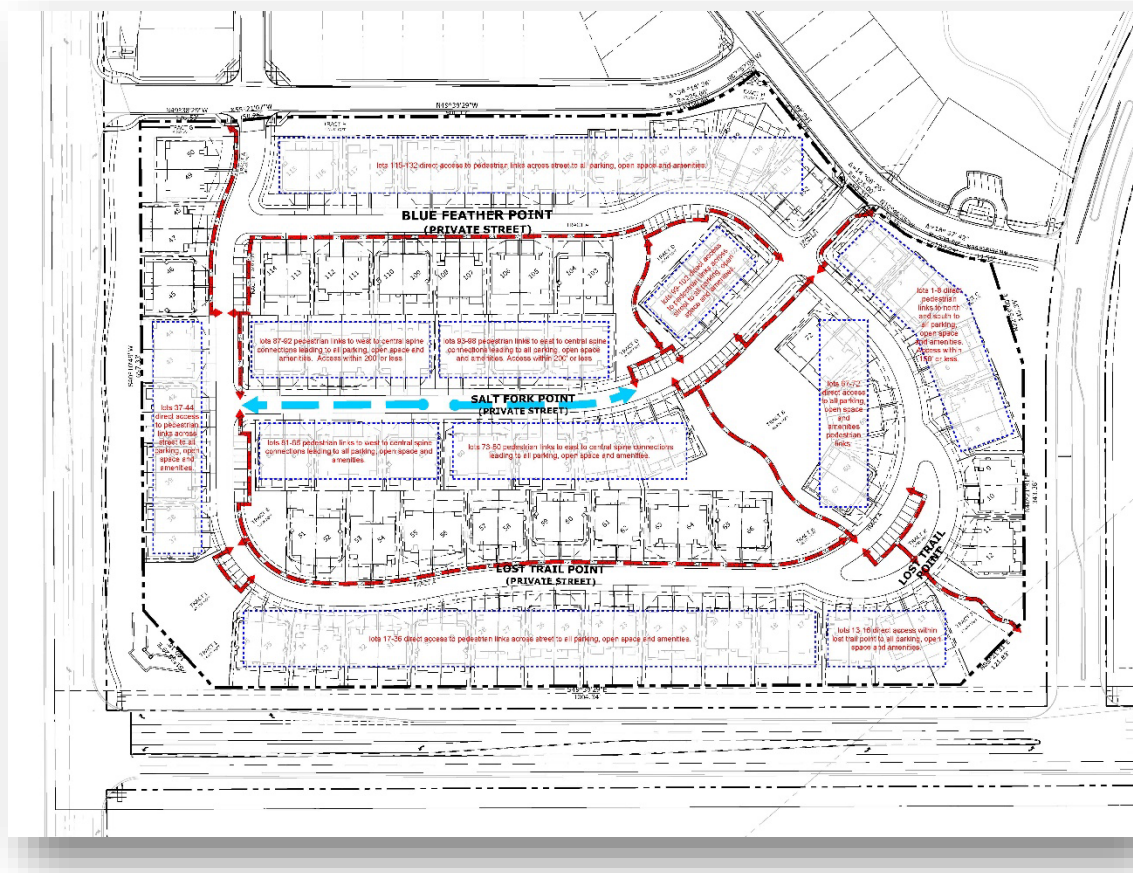
There is no ECM standard for Private Streets in townhome developments. The street section is a modified roadway design utilizing an inverted crown without curb and gutter. The section includes a 24-foot drive aisle a 3.5-foot buffer between the drive aisle and the 5-foot sidewalk. The sidewalk is proposed on only one side of the road.

Copper Chase is framed around the idea of a walkable community providing reduced private street speeds and access throughout the development to an interconnected pedestrian framework. This framework is intended to encourage and promote the idea of the walkable community and encourage the safe interaction with automobiles.

Access to the community is provided in two manners and largely supported from the proposed cross section. First creating a network of connections that allow the pedestrian to safely navigate the community within the private roadways to further the idea walkability through reduced speeds, zero height curbs, surface paving treatments and convenient connections to a central spine of walkways. Second, creating an accessible central spine of interconnected pedestrian links providing connections between the site amenities across the development and access to the larger Sterling Ranch Community.

The intention of the development is to encourage a community framework that strengthens the idea of safe access for the pedestrian typically seen in neighborhoods and the idea of community allowed from the support of the pedestrian component.

Figure 1. Sidewalk Connectivity



P:\MMS Civil\Challenger Files\Homes - Sterling Ranch\Drawings\Planning\Development\Sterling - ChallengerPUD.dwg [Cover] 2/20/2019 11:49:57 AM bham

GENERAL PROVISIONS:

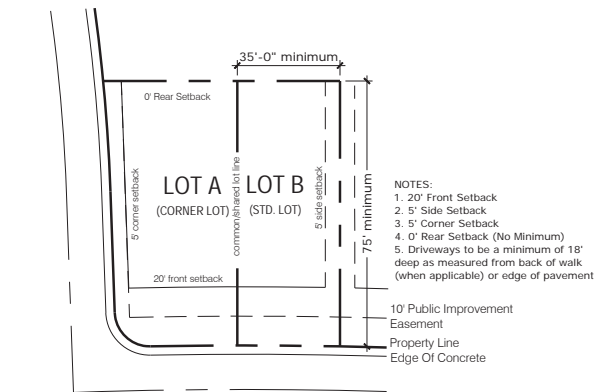
- A. **Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. **Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs,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

DEVELOPMENT GUIDELINES:

- A. **Project Description:** Copper Chase at Sterling Ranch is a planned residential community on 19.67 acres of land located East of Vollmer Rd. and Mark Sheffield Rd. The project is planned as a single family attached community.
- B. **Principal Uses:** Principal uses within Copper Chase at Sterling Ranch subdivision include single family attached dwelling units, open space, and trails. The use of any property within the subdivision as a Child Care Center, Family Care Home or Group Home shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended. Marijuana Clubs and Marijuana Grow Facilities are not permitted within this subdivision.
- C. **Temporary Uses:** Temporary uses are limited to model home/subdivision sales office, construction equipment storage and field office, yard sales, and seasonal produce sales, and are subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended.
- D. **Accessory Uses:** Accessory uses shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended. Accessory uses within this subdivision are limited to the following:
Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping)
Residential home occupation
- E. **Accessory Structures:**
- Accessory structures shall be defined as completely enclosed structure having a door(s) or window(s) are not permitted within Copper Chase at Sterling Ranch.
- Gazebos are defined as open structures that cannot be enclosed with either windows or doors are permitted within the lot or common open space owned and maintained by the Copper Chase at Sterling Ranch Home Owners Association.
- F. **Signs:** Signs shall be permitted to identify entryways to Copper Chase at Sterling Ranch community. The maximum size of the Community Entryway Sign shall be 100 square feet with a maximum height of (6) feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.
- G. **Development Standards:**
1. Maximum building height: thirty-five (35) feet.
2. Setback minimums:
Front: (20) feet minimum. Corner lot: Driveway access point will be at the Corner lot's front yard.
Side: (5) feet minimum.
Rear: (0) feet no minimum
Common Lot Line: No Setback
3. Minimum Lot Width: 35' .
4. Minimum Lot Size: 3,100 sf
5. Minimum Lot Depth: 75'
6. No projections into the tracts owned and maintained by the Copper Chase at Sterling Ranch Home Owners Association will be permitted.
- H. **Streets.** Streets within Copper Chase at Sterling Ranch subdivision provide general vehicular circulation throughout the development. All Streets shall be paved unless otherwise indicated on the Development Plan. Sidewalks will be provided as illustrated on this plan.

PUD MODIFICATIONS

PUD Modification of ECM Chapter 2 Transportation Facilities Section 2.2.4 Figure 2-16: Typical Urban Local Cross-Section
There is no ECM standard for Private Streets in townhome developments. The street section is a modified roadway design utilizing an inverted crown without curb and gutter. The section includes a 24-foot drive aisle a 3.5-foot buffer between the drive aisle and the 5-foot sidewalk. The sidewalk is proposed on only one side of the road.



A TYPICAL LOT DIAGRAM
1 SINGLE FAMILY ATTACHED

COPPER CHASE AT STERLING RANCH
EL PASO COUNTY, COLORADO
A PORTION OF THE NW 1/4 OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PM
PUD DEVELOPMENT / PRELIMINARY PLAN

LEGAL DESCRIPTION

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

LEGAL DESCRIPTION:

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

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N82°23'02" W, A DISTANCE OF 5,110.12 FEET TO THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF FUTURE ALZADA DRIVE WITH THE WESTERLY RIGHT-OF-WAY OF FUTURE BYNUM DRIVE, TO BE PLATTED WITH STERLING RANCH FILING NO. 2, BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE S02°02'55"W, A DISTANCE OF 166.44 FEET TO A POINT OF TANGENT;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 14°08'26" (THE CHORD OF WHICH BEARS S05°01'18"E A DISTANCE OF 80.01 FEET), AN ARC DISTANCE OF 80.21 FEET TO A NON-TANGENT LINE;
THENCE S10°46'35" E, A DISTANCE OF 50.25 FEET;
THENCE ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 18°37'42" (THE CHORD OF WHICH BEARS S30°09'45"E A DISTANCE OF 106.82 FEET), AN ARC DISTANCE OF 107.29 FEET TO A POINT OF TANGENT;
THENCE S39°28'36" E, A DISTANCE OF 14.59 FEET;
THENCE S22°59'00"W, A DISTANCE OF 145.35 FEET;
THENCE S40°21'31"W, A DISTANCE OF 343.38 FEET;
THENCE S85°21'31"W, A DISTANCE OF 121.83 FEET;
THENCE N49°38'29"W, A DISTANCE OF 1004.34 FEET;
THENCE N01°38'29"W, A DISTANCE OF 140.18 FEET;
THENCE N40°10'49" E, A DISTANCE OF 657.33 FEET;
THENCE S49°38'29" E, A DISTANCE OF 116.53 FEET;
THENCE S55°21'07" E, A DISTANCE OF 50.25 FEET;
THENCE S49°38'29" E, A DISTANCE OF 500.17 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVE A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 38°18'36" (THE CHORD OF WHICH BEARS S68°47'47"E A DISTANCE OF 147.66 FEET), AN ARC DISTANCE OF 150.44 FEET TO A POINT OF TANGENT;
THENCE S87°57'05" E, A DISTANCE OF 15.83 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 857,000 SQUARE FEET (19.674 ACRES) MORE OR LESS.

TRACT TABLE

TRACT	SIZE (SF)	USE	OWNERSHIP & MAINTENANCE
A	164266	Private Road Access	Copper Chase at Sterling Ranch Home Owners Association
B	43724	Open Space Utilities	Copper Chase at Sterling Ranch Home Owners Association
C	13794	Open Space	Copper Chase at Sterling Ranch Home Owners Association
D	51542	Open Space Utilities	Copper Chase at Sterling Ranch Home Owners Association
E	6238	Open Space	Copper Chase at Sterling Ranch Home Owners Association
F	3056	Open Space	Copper Chase at Sterling Ranch Home Owners Association
G	4639	Open Space	Copper Chase at Sterling Ranch Home Owners Association
H	17307	Open Space	Copper Chase at Sterling Ranch Home Owners Association
I	14739	Open Space	Copper Chase at Sterling Ranch Home Owners Association
J	11470	Open Space Utilities	Copper Chase at Sterling Ranch Home Owners Association
K	6655	Open Space Utilities	Copper Chase at Sterling Ranch Home Owners Association

County Certification

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

President, Board of County Commissioners date

Director, Planning & Community Development Department date

Clerk and Recorder Certification

State of Colorado) _____ ss.
El Paso County)

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

El Paso County Clerk and Recorder

SR Land, LLC
Name of Landowner

Landowner's Signature, notarized

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

Notarized signature

OR Name of Attorney and registration number

Morley-Bentley Investments, LLC
Name of Landowner

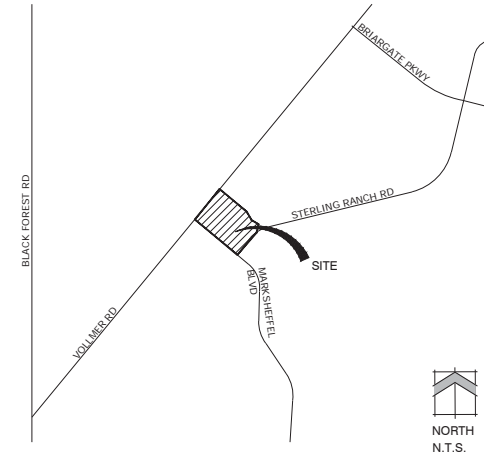
Landowner's Signature, notarized

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

Notarized signature

OR Name of Attorney and registration number

VICINITY MAP



SITE DATA

Consultant:	N.E.S. Inc. 619 N. Cascade Ave. Suite 200 Colorado Springs, CO 80903
Owners:	SR Land, LLC 20 Boulder Crescent Street, Suite 102 Colorado Springs, CO 80903
Applicant:	Morley-Bentley Investments, LLC PO Box 217 Galena, KS 66739
Tax ID Number:	5200000364; 5233000011; 5232400002; 5300000173
Site Acreage:	SKP 18-3 (Approved 2018)
Sketch Plan:	RR-5 & RS-5000
Current Zoning:	PUD
Proposed Zoning:	2019
Development Schedule:	
Land Use	
Lots:	12 ac - 132 Lots (61%)
Open Space (Tracts B-L):	3.9 ac (19.8%)
R.O.W.(Tract A):	3.77 ac (19.2%)
Total Area:	19.67 ac
Density:	6.7 du/ac (includes Tracts)
R.O.W. Setbacks:	
Markscheffel Blvd:	20'
Vollmer Rd:	20'
Sterling Ranch Rd:	20'
Landscape Setbacks:	
Markscheffel Blvd:	25'
Vollmer Rd:	20'
Sterling Ranch Rd:	10'

Open Space Required = (10% of 857,000 sf = 85,700 sf)
Open Space Provided = 173,164
25% min. usable open space required (25% of 85,700 sf) = 21,425 sf
Usable open space provided (Tracts B,C,D,E,F,I,J,K) = 151,218 sf (87%)

F.E.M.A. FLOODPLAIN STATEMENT

This Site, 8335 Vollmer Road is not within a designated F.E.M.A. Floodplain as determined by the Flood Insurance Rate Map, Community Panel Number 08041C0529G, effective December 07, 2018.

GEOLOGIC HAZARD STATEMENT

This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by Entech Engineering Inc. dated October 31, 2006. A copy of said report has been placed within the PUD Development/Preliminary Plan file SKP 07-007 of the El Paso County Planning and Community Development Department.

GENERAL NOTES

- Landscape entry features, open space tracts, parks and trails shall be owned (when appropriate) and maintained by the Copper Chase at Sterling Ranch Home Owners Association.
- All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
- Copper Chase at Sterling Ranch is Subject to the approved Sterling Ranch Sketch Plan (SKP 18-3) approved December 2018.

SHEET INDEX

Sheet 1 of 6	Cover
Sheet 2 of 6	Overall Site Plan & Adjacent Property Owners
Sheet 3 of 6	Development Plan - PUD
Sheet 4 of 6	Development Plan - PUD
Sheet 5 of 6	Development Plan - PUD
Sheet 6 of 6	Development Plan - PUD

Land Planning
Landscape
Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

CHALLENGER
HOMES

COPPER CHASE AT
STERLING RANCH

PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE: BY: DESCRIPTION:

COVER

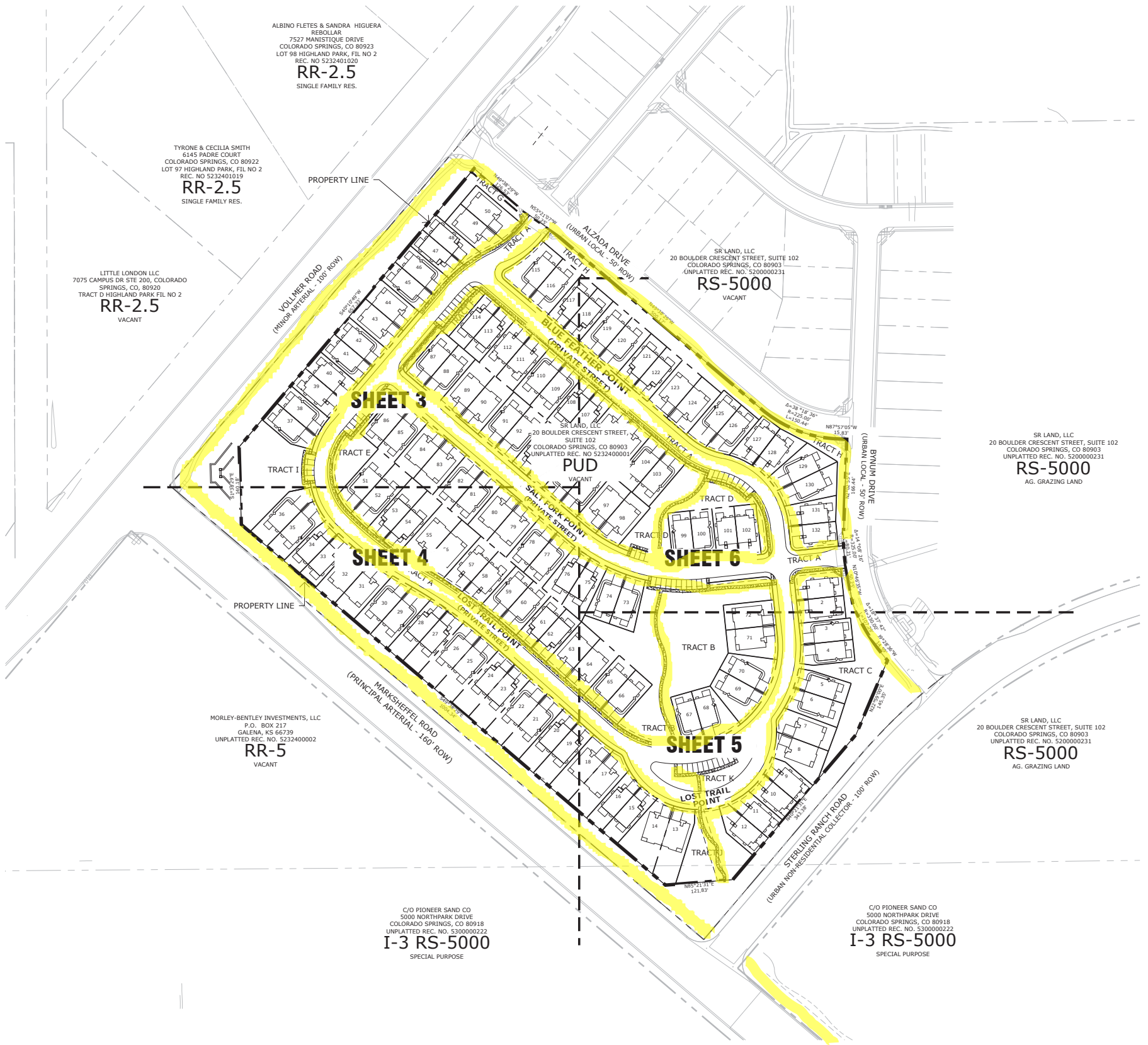
1

1 OF 6

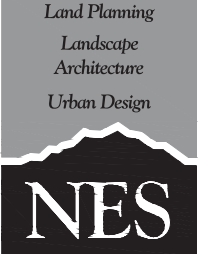
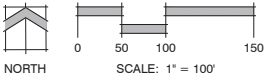
COPPER CHASE AT STERLING RANCH

EL PASO COUNTY, COLORADO

A PORTION OF THE NW $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PM
PUD DEVELOPMENT / PRELIMINARY PLAN



A
2 OVERALL SITE PLAN & ADJACENT PROPERTY OWNERS



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
© 2012. All Rights Reserved.



COPPER CHASE AT
STERLING RANCH

PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

OVERALL SITE PLAN

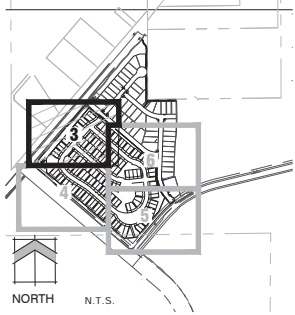
2

2 OF 6

LOT 97 HIGHLAND
PARK, FIL NO 2
REC. NO 5232401019
RR-2.5
OWNER: TYRONE & CECILIA SMITH
6145 PADRE COURT
COLORADO SPRINGS, CO 80922

LOT 97 HIGHLAND
PARK, FIL NO 2
REC. NO 5232401019
RR-2.5
OWNER: TYRONE & CECILIA SMITH
6145 PADRE COURT
COLORADO SPRINGS, CO 80922

SHEET KEY MAP



UNPLATTED
REC. NO 5200000231
RS-5000

OWNER: SR LAND, LLC
20 BOULDER CRESCENT STREET, SUITE 102
COLORADO SPRINGS, CO 80903

CHALLENGER
HOMES

COPPER CHASE AT
STERLING RANCH

PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

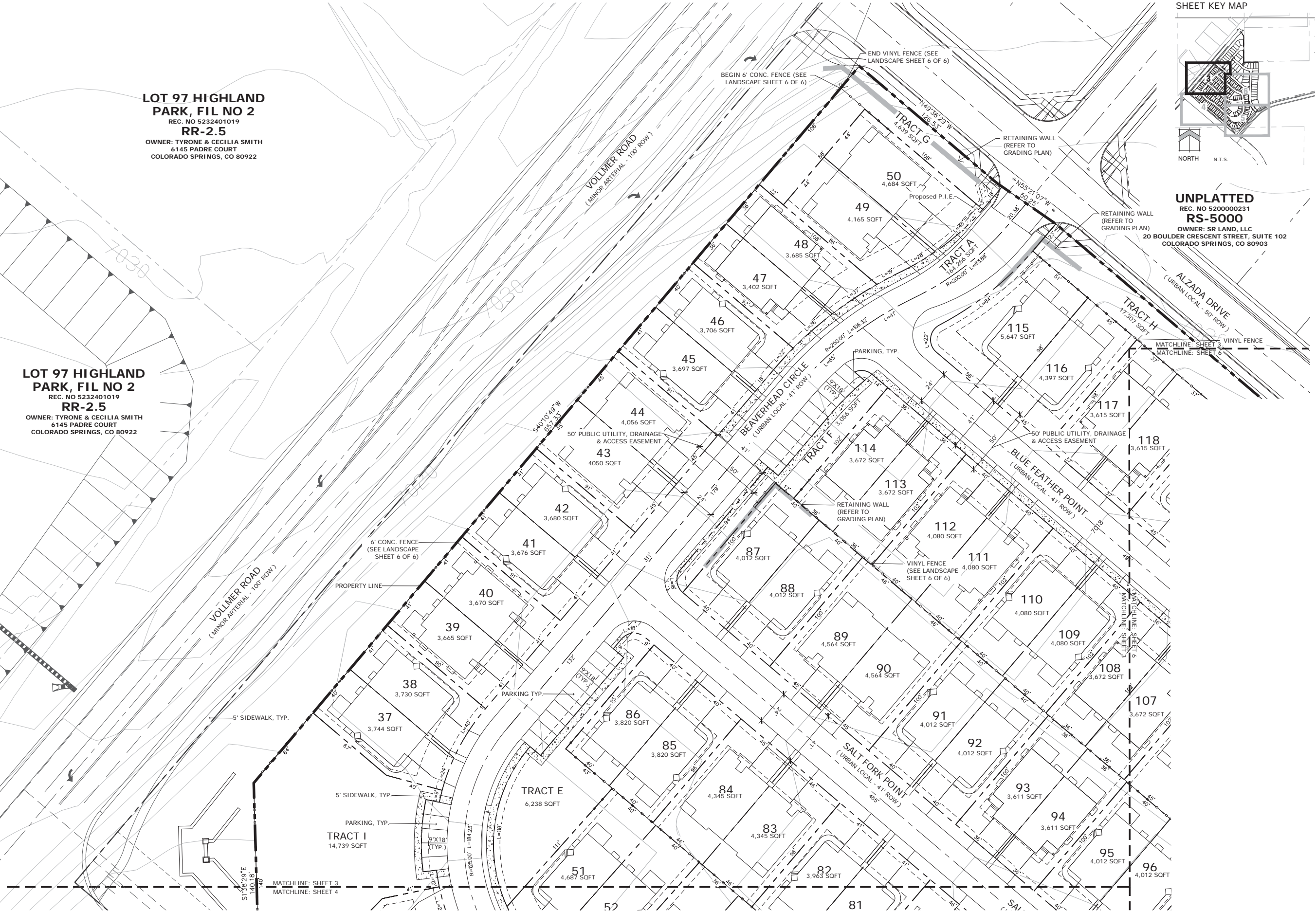
ENTITLEMENT

DATE: BY: DESCRIPTION:

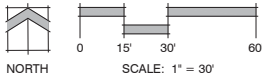
DEVELOPMENT PLAN - PUD

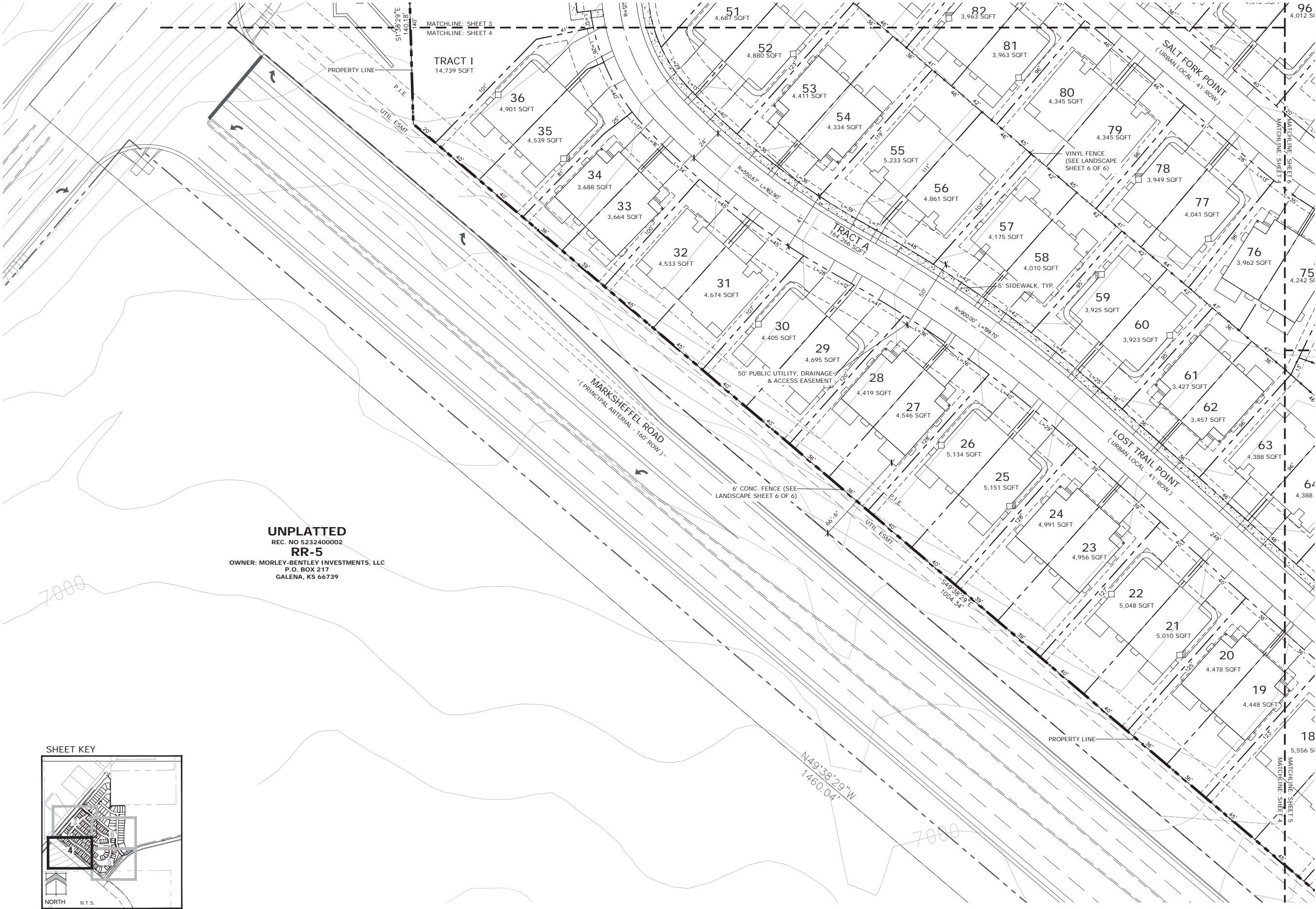
3

3 OF 6



A VOLLMER ROAD
3 PLAN





UNPLATTED
REC. NO 5232400002
RR-5
OWNER: MORLEY-BENTLEY INVESTMENTS, LLC
P.O. BOX 217
GALENA, KS 66739



Land Planning
Landscape
Architecture
Urban Design



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
© 2012. All Rights Reserved.



**COPPER CHASE AT
STERLING RANCH**

PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

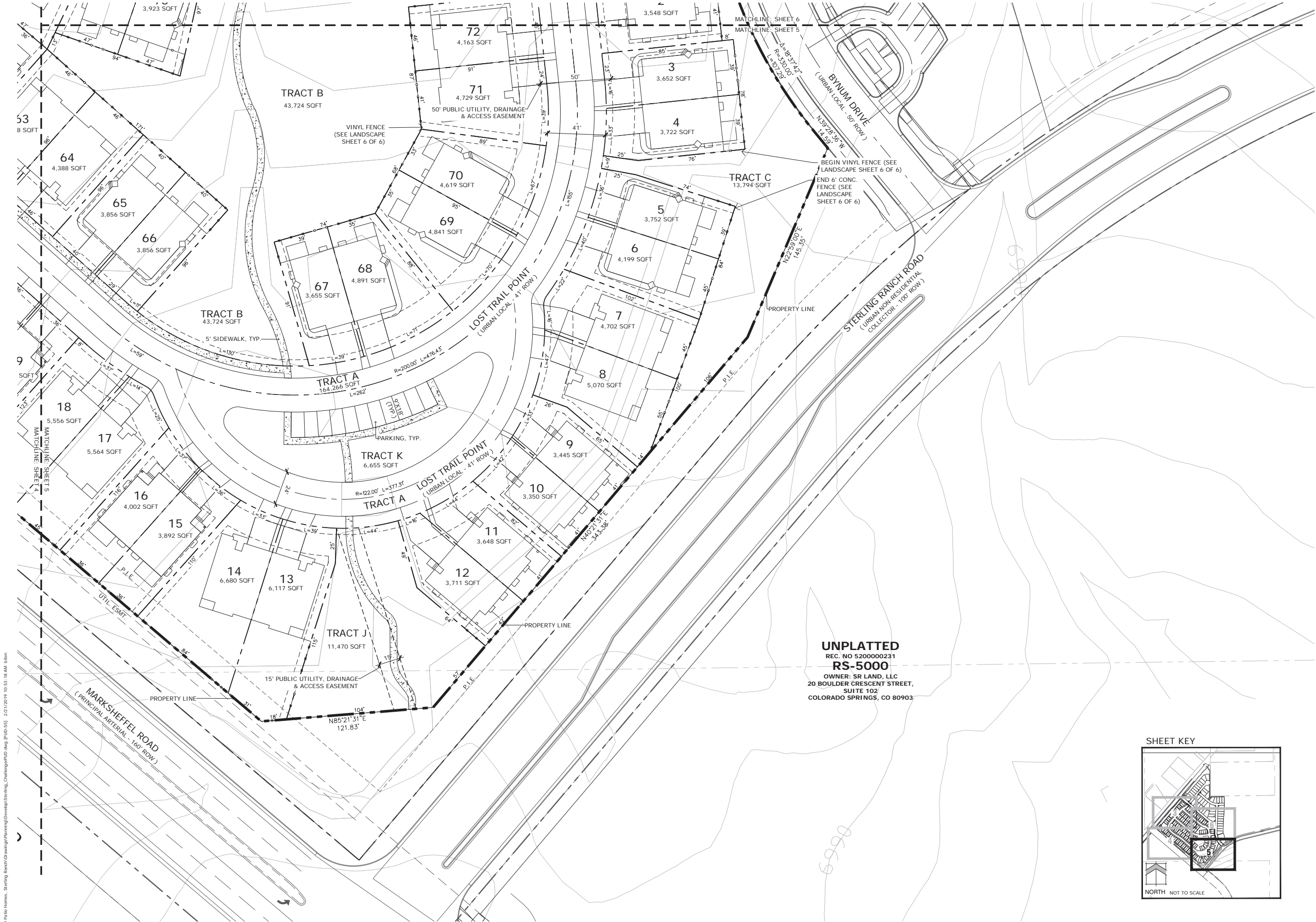
ENTITLEMENT

DATE: BY: DESCRIPTION:

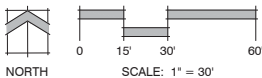
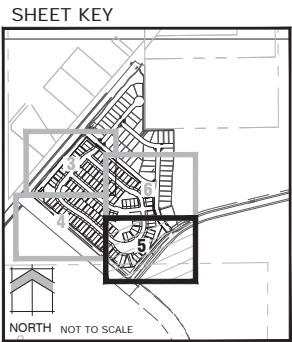
DEVELOPMENT PLAN - PUD

4

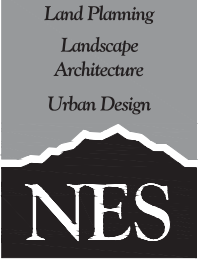
4 OF 6



UNPLATTED
REC. NO 5200000231
RS-5000
OWNER: SR LAND, LLC
20 BOULDER CRESCENT STREET,
SUITE 102
COLORADO SPRINGS, CO 80903



A MARKSHEFFEL ROAD AND STERLING RANCH ROAD
5 PLAN



**COPPER CHASE AT
STERLING RANCH**

PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

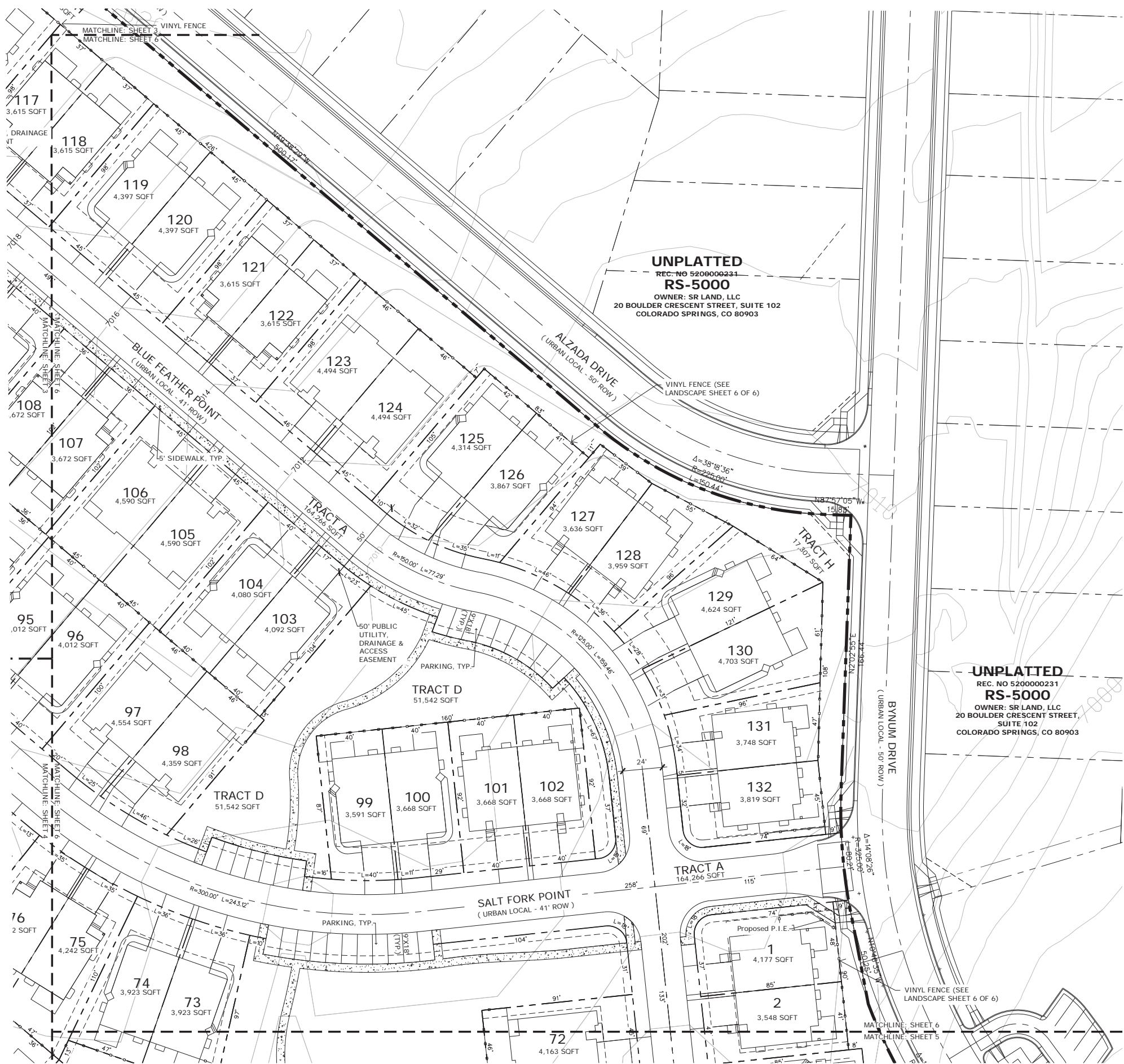
ENTITLEMENT

DATE: BY: DESCRIPTION:

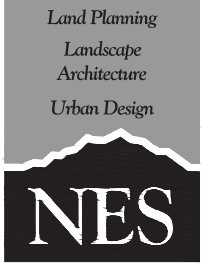
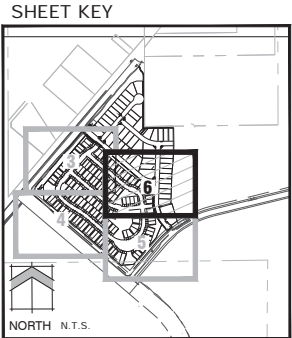
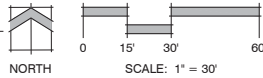
DEVELOPMENT PLAN - PUD

5

5 OF 6



A BYNUM DRIVE
6 PLAN



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
© 2012. All Rights Reserved.



COPPER CHASE AT
STERLING RANCH

PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

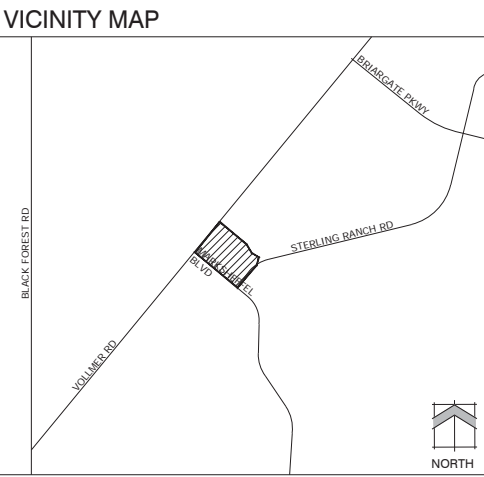
DATE: BY: DESCRIPTION:

DEVELOPMENT PLAN - PUD

6

6 OF 6

COPPER CHASE AT STERLING RANCH
DEVELOPMENT PLAN - FINAL LANDSCAPE PLAN
A PORTION OF THE NW 1/4 OF SECTION 9, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE 6TH PM
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
© 2012. All Rights Reserved.

COPPER CHASE AT
STERLING RANCH
PUD DEVELOPMENT/
PRELIMINARY PLAN
8335 VOLLER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN & M. SWIFT

ENTITLEMENT

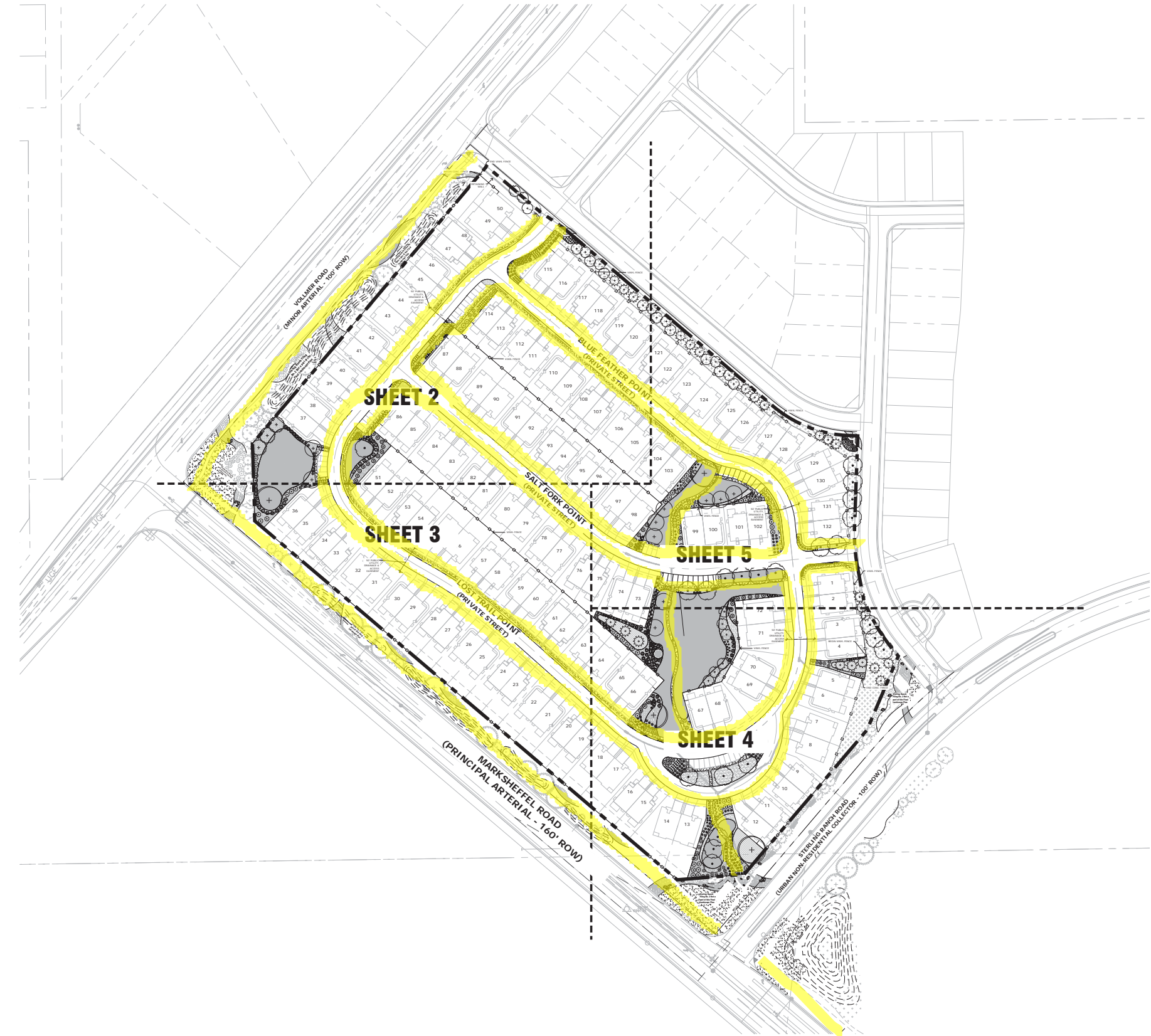
DATE:	BY:	DESCRIPTION:

COVER

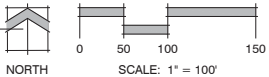
1
1 OF 6

SHEET INDEX

Cover	(Sheet 1 of 6):
Landscape Plan	(Sheet 2 of 6):
Landscape Plan	(Sheet 3 of 6):
Landscape Plan	(Sheet 4 of 6):
Landscape Plan	(Sheet 5 of 6):
Landscape Details & Notes	(Sheet 6 of 6):



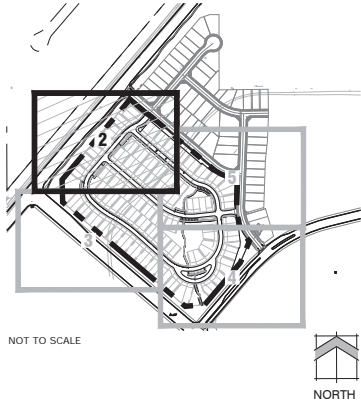
AA OVERALL SITE PLAN
21



GROUND COVER LEGEND

- NATIVE GRASS
Upland Native Seed Mix
- TALL FESCUE SOD
- ROCK MULCH
3/4" Cimarron Granite
- CEDAR WOOD MULCH
Planting Area
- COBBLE
2"-4" Cripple Creek Gold Ore

SHEET KEY



Land Planning
Landscape Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

**COPPER CHASE AT
STERLING RANCH**

PUD DEVELOPMENT/
PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE:	02.20.19
PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN & M. SWIFT

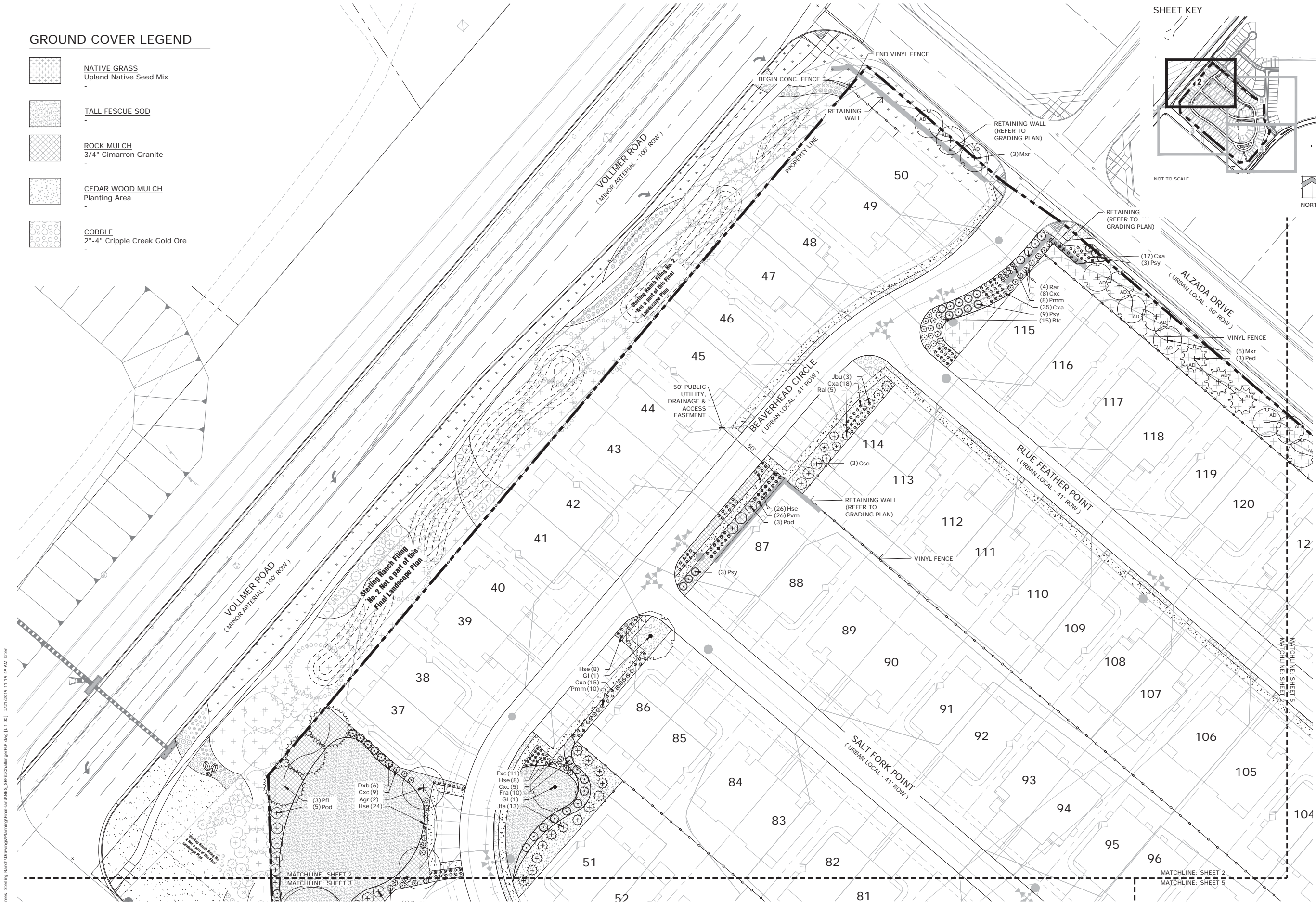
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

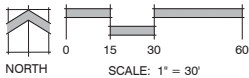
LANDSCAPE PLAN

2

2 OF 6



1 VOLLMER ROAD AND MARKSHEFFEL ROAD
2 PLAN

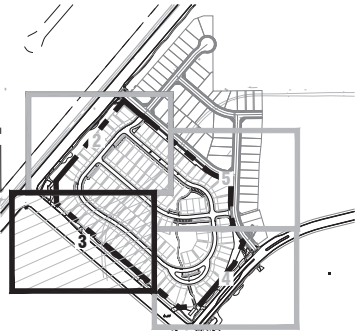




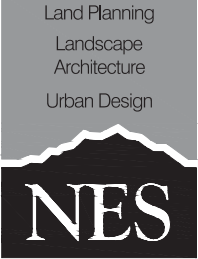
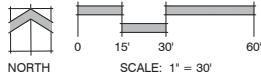
GROUND COVER LEGEND

- NATIVE GRASS
Upland Native Seed Mix
- TALL FESCUE SOD
- ROCK MULCH
3/4" Cimarron Granite
- CEDAR WOOD MULCH
Planting Area
- COBBLE
2"-4" Cripple Creek Gold Ore

SHEET KEY



1 MARKSHEFFEL ROAD
3 PLAN



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
© 2012. All Rights Reserved.

COPPER CHASE AT
STERLING RANCH

PUD DEVELOPMENT/
PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN & M. SWIFT

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

3

3 OF 6

PUD DEVELOPMENT/
PRELIMINARY PLAN

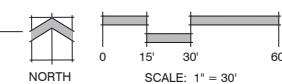
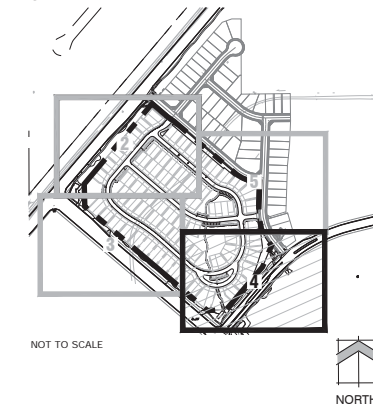
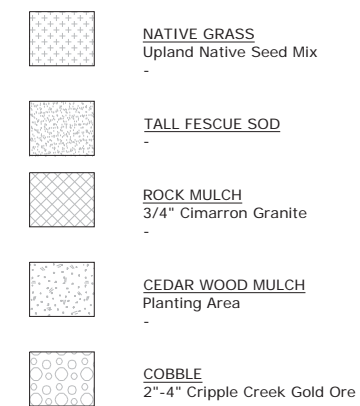
8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

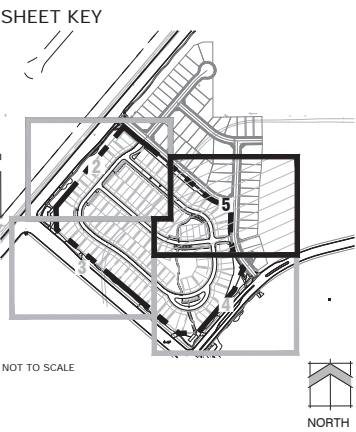
PROJECT INFO
DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN & M. SWIFT

[illegible]

4

4 OF 6





GROUND COVER LEGEND

- NATIVE GRASS**
Upland Native Seed Mix
- TALL FESCUE SOD**
- ROCK MULCH**
3/4" Cimarron Granite
- CEDAR WOOD MULCH**
Planting Area
- COBBLE**
2"-4" Cripple Creek Gold Ore



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
© 2012. All Rights Reserved.

COPPER CHASE AT
STERLING RANCH

PUD DEVELOPMENT/
PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN & M. SWIFT

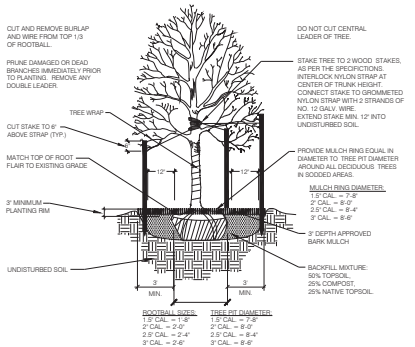
ENTITLEMENT

DATE: BY: DESCRIPTION:

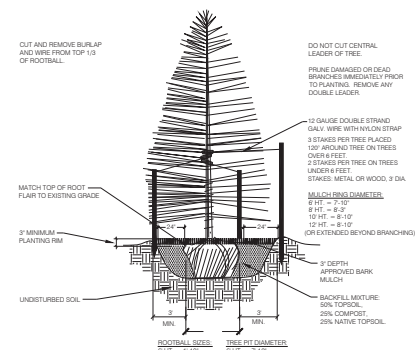
LANDSCAPE PLAN

5

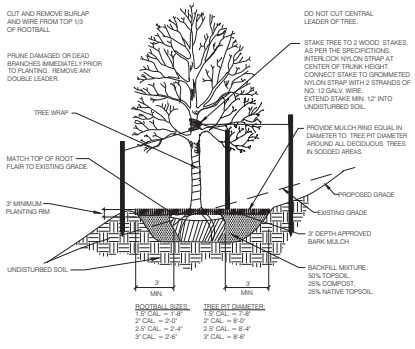
5 OF 6



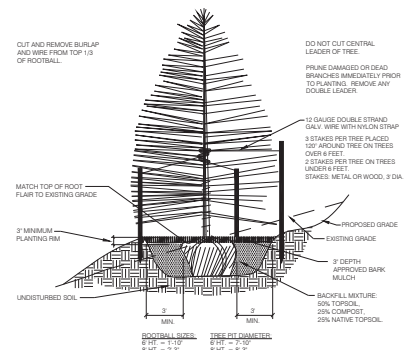
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



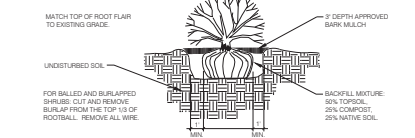
2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



3 DECIDUOUS TREE PLACEMENT ON SLOPE
SCALE: NOT TO SCALE



4 CONIFEROUS TREE PLACEMENT ON SLOPE
SCALE: NOT TO SCALE



5 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	10	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B
	Coc	4	Celtis occidentalis / Common Hackberry	60'	50'	2" Cal.	B&B
	GI	23	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	40'	35'	2" Cal.	B&B

EVERGREEN TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ped	24	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B
	PII	3	Pinus flexilis / Limber Pine	50'	30'	8" HT	B&B

FLOWERING TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Mxr	24	Malus x 'Radiant' / Radiant Crabapple	25'	20'	2" Cal.	B&B
	Btc	71	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	4'	4'	5 GAL	CONT

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxc	63	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	4'	4'	5 GAL	CONT
	Cse	44	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT

	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cap	25	Cotoneaster apiculatus / Coral Beauty Cotoneaster	1.5'	5'	5 GAL	CONT
	Dxb	27	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	6'	6'	5 GAL	CONT

	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Fra	20	Fendlera rupicola / Cliff Fendlerbush	6'	6'	5 GAL	CONT
	Jbu	13	Juniperus sabina 'Buffalo' / Buffalo Savin Juniper	1'	8'	5 GAL	CONT

	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Jta	39	Juniperus sabina 'Tamariscifolia' / Tamarix Savin Juniper	6'	8'	5 GAL	CONT
	Pod	24	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	8'	8'	5 GAL	CONT

	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pmm	60	Pinus mugo 'Mops' / Mops Mugo Pine	3'	3'	5 GAL	CONT
	Psy	33	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	2'	6'	5 GAL	CONT

	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Rar	19	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2' Ht.	6'	5 GAL	CONT
	Ral	14	Ribes alpinum / Alpine Currant	6'	6'	5 GAL	CONT

	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Rzk	16	Rosa x 'Knockout' TM / Rose	3'	3'	5 GAL	CONT

ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Exc	63	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	2' Ht.	2'	1 GAL	CONT

GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	168	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT

	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Hse	66	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT
	Msg	70	Miscanthus sinensis 'Gracillimus' / Maiden Grass	6'	4'	1 GAL	CONT

	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pvm	95	Panicum virgatum / Switch Grass	4'	2'	1 GAL	CONT
	Ssc	38	Schizachyrium scoparium / Little Bluestem Grass	4'	2.5'	1 GAL	CONT

	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Exc	63	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	2' Ht.	2'	1 GAL	CONT
	Cxa	168	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT

	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Hse	66	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT
	Msg	70	Miscanthus sinensis 'Gracillimus' / Maiden Grass	6'	4'	1 GAL	CONT

	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pvm	95	Panicum virgatum / Switch Grass	4'	2'	1 GAL	CONT
	Ssc	38	Schizachyrium scoparium / Little Bluestem Grass	4'	2.5'	1 GAL	CONT



6 SHRUB PLACEMENT ON SLOPES
SCALE: NOT TO SCALE



7 PERENNIAL / GROUNDCOVER PLANTING
SCALE: NOT TO SCALE

SITE DATA

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

Owners: SR Land, LLC
20 Boulder Crescent Street, Suite 102
Colorado Springs, CO 80903

Morley-Bentley Investments, LLC
PO Box 217
Galena, KS 66739

Applicant: Challenger Communities, LLC
8605 Explorer Drive, Suite 250
Colorado Springs, CO 80920

Tax ID Number: 5200000364; 5233000011; 5232400002;
5300000173

Site Acreage: SKP 18-3 (Approved 2018)
Sketch Plan: RR-5 & RS-5000
Current Zoning: PUD
Proposed Zoning: 2019
Development Schedule:

Land Use
Lots: 12 ac - 132 Lots (61%)
Open Space (Tracts B-L): 3.9 ac (19.8%)
R.O.W.(Tract A): 3.77 ac (19.2%)
Total Area: 19.67 ac
Density: 6.7 du/ac (includes Tracts)

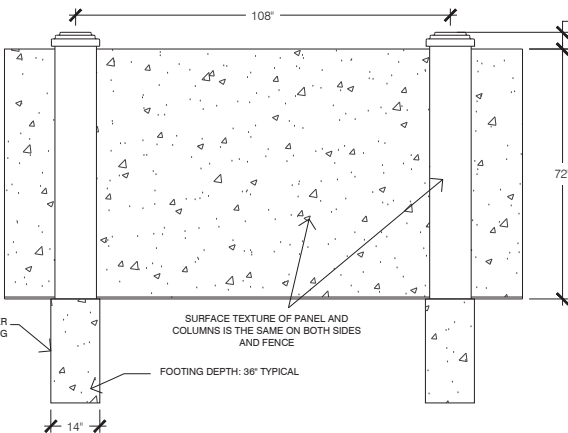
Landscape Setbacks:
Markshoeffel Blvd: 25'
Vollmer Rd: 20'
Sterling Ranch Rd: 10'

Landscape Setbacks

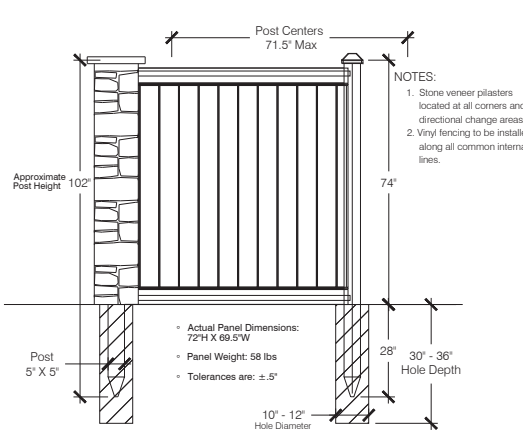
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.	Setback Abbr. Denoted on Plan
Bynum Drive	Urban Local	10' / 15'	417'	1 / 30'	14 / 14	BD
Alzada Drive	Urban Local	10' / 15'	884'	1 / 30'	30 / 30	AD

LANDSCAPE NOTES

 - SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF PREMIUM 3 ORGANIC COMPOST (TYPE II) ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 6" OF SOIL. AMENDMENTS ARE BASED ON SOIL ANALYSIS. THE BELOW LEVELS ARE REQUIRED FOR ANY ORGANIC MATTER USE. AMEND SOIL PER THE GUIDELINES LISTED BELOW TO ADDRESS DEFICIENCIES NOTED IN THE SOIL ANALYSIS:
 - SALT LEVEL EQUAL TO OR LESS THAN 6MMHOS/EM
 - pH LEVEL EQUAL TO OR LESS THAN 7
 - ORGANIC MATTER CONTENT EQUAL TO OR GREATER THAN 85%
 - NITROGEN: CARBON: BETWEEN 20:1 AND 30:1
 - PARTICLE SIZE: THE COURSER THE BETTER, NO SILT OR CLAY SIZED PARTICLES
 - SUBMIT FERTILIZER PRODUCT SHEET TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION. EXAMPLES FOR SUBMITTALS INCLUDE: TALL NATIVE SEED MIX FERTILIZER, ETC.
 - CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 6" OF SOIL.
 - A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL)
 - ALL TREES AND SHRUBS TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
 - ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8" USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
 - CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO SHRUB BEDS PER MANUFACTURER'S SPECIFICATIONS. SUBMIT MANUFACTURER'S SPEC. SHEET TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO APPLICATION OF HERBICIDE.
 - ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS ROCK MULCH IS PRESENT. MULCH RINGS TO BE SIZED PER PLANTING DETAILS. WOOD MULCH TO BE "GORILLA HAIR CEDAR MULCH" SUBMIT PRODUCT INFORMATION TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
 - PLANTS SHALL BE WARRANTED FOR THE DURATION OF ONE FULL YEAR AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
 - ALL SEED, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
 - SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (½" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES, USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS. SUBMIT PRODUCT INFORMATION TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
 - COBBLE: 2"-4" CRIPPLE CREEK GOLD ORE FROM C&C SAND AND STONE, CO. (719.577.9900), OR APPROVED EQUAL. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION.
 - ROCK MULCH: ¾" CIMARRON GRANITE FROM C&C SAND AND STONE, CO. (719.577.9900), OR APPROVED EQUAL. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING OR INSTALLATION.



7 6' CONCRETE FENCE
SCALE: NOT TO SCALE



8 VINYL FENCE
SCALE: NOT TO SCALE

COPPER CHASE AT STERLING RANCH

PUD DEVELOPMENT/
PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN & M. SWIFT

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE DETAILS & NOTES

El Paso County Park Advisory Board

Agenda Item Summary Form

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

Agenda Date: April 10, 2019

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by N.E.S., Inc. on behalf of SR Land, LLC, for approval of the Homestead at Sterling Ranch Filing No. 2 Final Plat, which includes 104 single-family residential lots on 29.66 acres. This Final Plat is a replat of Tract E of Sterling Ranch Master Plat Filing No. 1, which was endorsed by the Park Advisory Board in September 2016. The property is currently zoned RS-5000, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

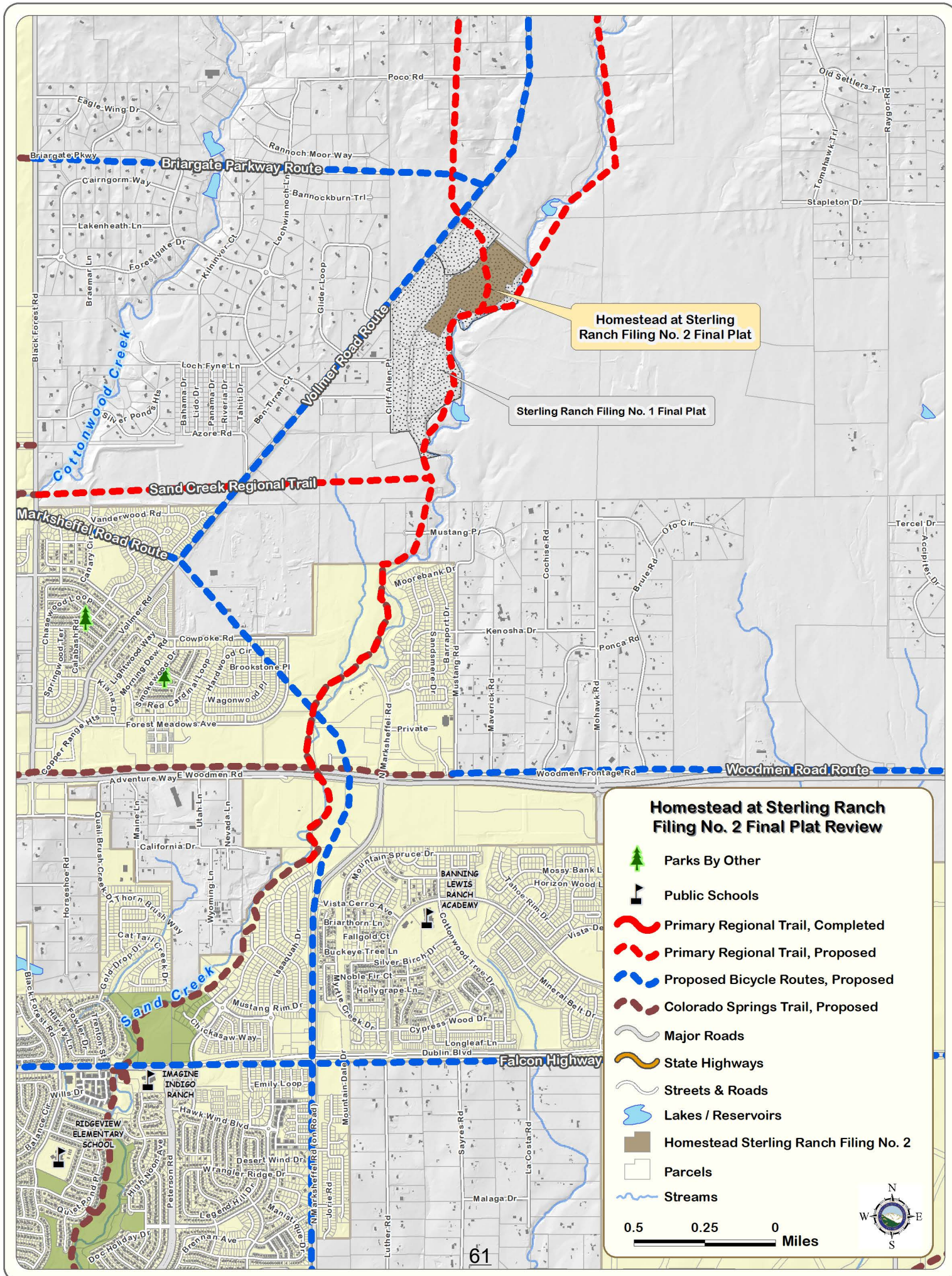
The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The proposed Sand Creek Regional Trail is located immediately east of the property, along Sand Creek, while a proposed extension of the Sand Creek Regional Trail is located immediately north of the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

Although the current application shows no dedicated open space, the original Sterling Ranch Phase I Preliminary Plan, endorsed by the Park Advisory Board in April 2015, included 35 acres of open space, constituting 19.5% of the total project acreage, which includes public open spaces, trail corridors, neighborhood parks, and community parks. The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Phase I Preliminary Plan added requirements for the dedication to El Paso County of 25-foot wide regional trail easements along Sand Creek and Briargate Parkway for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail and the Briargate Parkway extension. These trail easements, Instruments #218054786 and #218714151, were dedicated to El Paso County in May 2018 and are located immediately adjacent Filing No. 2.

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

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Homestead at Sterling Ranch Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$47,424 and urban park fees in the amount of \$29,952.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

April 10, 2019

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Homestead at Sterling Ranch Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-004	Total Acreage:	29.66
		Total # of Dwelling Units:	104
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.77
SR Land	NES, Inc.	Regional Park Area:	2
20 Boulder Crescent	619 North Cascade Avenue	Urban Park Area:	3
Suite 102	Suite 200	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	RS-5000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
--	--

LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 104 Dwelling Units = 2.018		Neighborhood:	0.00375 Acres x 104 Dwelling Units =	0.39
Total Regional Park Acres: 2.018		Community:	0.00625 Acres x 104 Dwelling Units =	0.65
		Total Urban Park Acres:		1.04
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood: \$113 / Dwelling Unit x 104 Dwelling Units =		\$11,752
\$456 / Dwelling Unit x 104 Dwelling Units = \$47,424		Community: \$175 / Dwelling Unit x 104 Dwelling Units =		\$18,200
Total Regional Park Fees: \$47,424		Total Urban Park Fees:		\$29,952

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Homestead at Sterling Ranch Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$47,424 and urban park fees in the amount of \$29,952.

Park Advisory Board Recommendation:

HOMESTEAD AT STERLING RANCH FILING 2 – FINAL PLAT

LETTER OF INTENT

FEBRUARY, 2019

OWNER/APPLICANT:

SR Land
20 Boulder Crescent St. Suite 102
Colorado Springs, CO. 80903

CONSULTANT:

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

REQUEST

SR Land request approval of the following application:

1. A Final Plat for Homestead at Sterling Ranch Filing No. 2, a replat of Tract E, Sterling Ranch Filing No. 1 Final Plat, as recorded at Reception No. 218714151. (TSN # 5233101003), into 104 single family lots and 3 tracts.

LOCATION

Homestead at Sterling Ranch Filing 2 is a replat of a Master Pad Site, Tract E, as contemplated in Sterling Ranch Filing No. 1. It is located west of Sand Creek, south of Briargate, and east of Vollmer Road.



PROJECT DESCRIPTION

The Homestead at Sterling Ranch Filing No. 2 Final Plat will create 104 single family dwelling units. The Final Plat contains approximately 29.658 acres and is wholly within and consistent with the 182.26 acre Sterling Ranch Preliminary Plan approved May 26, 2015 by the Board of County Commissioners. The zoning classification is RS-5000 and all proposed lots are greater than 5,000 square feet and meet all zoning standards.

The property is located within the boundaries of Sterling Ranch Metropolitan District No. 2. Water, wastewater, storm water and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2. The Final Plat contains lots (23.542 acres), streets (5.807 acres) and 3 tracts containing .309 acres for landscaping, public improvements, public utility and mail kiosk purposes. These tracts, as well as certain off-site open space, landscaping, and storm water tracts previously dedicated as part of Sterling Ranch Filing No. 1, will be owned and maintained by Sterling Ranch Metropolitan District No. 1. There are no new grading or SWMP plans for Homestead at Sterling Ranch Filing No. 2. Grading plans approved in 2015 continue to be utilized.

Drainage

The drainage improvements associated with the Final Plat are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. The drainage improvements have been designed based upon the most current El Paso County Engineering Criteria Manual, Sand Creek Drainage Basin Planning Study, City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. Details related to the design, construction and maintenance of the required drainage improvements are set forth in the proposed Subdivision Improvements Agreement for the Final Plat. In addition to the on-site drainage improvements, a detention pond and related improvements will be constructed on Tract F, Sterling Ranch Filing No. 1, to serve this particular replat as required in the Subdivision Improvements Agreement for Sterling Ranch Filing No. 1.

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

Roads

In addition to the on-site road improvements, two lanes will be added to the existing two lane cross section of Vollmer Road adjacent to Sterling Ranch per the Sterling Ranch Filing 1 agreements. Certain intersection and turn lane improvements to Vollmer Road and Briargate Parkway, as more particularly described in the approved Construction Drawings for Sterling Ranch Filing No. 1, are being constructed to serve Homestead Filing #2.

Other:

- It is understood and agreed that applicable traffic impact fees in accordance with the County Road Impact Fee Program Resolution (Resolution No. 12-382) will be paid at or prior to the time of building permit submittals. The applicant elects to include the property into the 10 mil El Paso County Public Improvement District. The recommended plat note will be added to the Final Plat and all sales documents.
- Pursuant to Section 8.4.4(D)(2) of the El Paso County Land Development Code, "The second access shall be either a public road or a road located within an easement specifically constructed for emergency access purposes.". Therefore, an easement has been created and dedicated to the Sterling Ranch Metropolitan District, and construction plans have been approved by EPC for the "Branding Iron at Sterling Ranch Emergency Access Road Plans". This emergency access road will also serve as a second point of access for Homestead Filing #2. Per the approved Sketch Plan and Preliminary Plan for this subdivision, ultimately it is contemplated that the completed roads will be dedicated to El Paso County for acceptance and maintenance upon the approval of Sterling Ranch Filing No. 2, now under review by the County. At such time the Easement Agreement will terminate.

Districts Serving the Property:

- Academy School District 20
- Mountain View Electric Association
- City of Colorado Springs Utilities Department - Gas
- Black Forest Fire Protection District
- Tracts containing open space, landscaping and trails will be maintained by Sterling Ranch Metropolitan District No. 1.
- Water, wastewater, stormwater and parks and recreation services to be provided by Sterling Ranch Metropolitan District No. 1

PROJECT JUSTIFICATION

Consistency with County Plans

The proposed plat is consistent with the goals and objectives set forth in the Black Forest Preservation Plan, the Falcon-Peyton Small Area Plan, the Sterling Ranch Sketch Plan, approved in November of 2008, and the Sterling Ranch Preliminary Plan, approved in 2015. A detailed analysis of the relationship between the Sterling Ranch development and the goals and objectives of the two applicable Small Area Plans was previously provided at the sketch plan, zoning and preliminary plan stages with findings of consistency having been made by the Planning Commission and Board of County Commissioners. These

included the provision of adequate buffering and transition from low density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of natural areas.

Consistency with Plat Approval Criteria. The Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations. All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions. Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code. All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated. The extraction of any known commercial mining deposit will not be impeded by this subdivision.

HOMESTEAD AT STERLING RANCH FILING NO. 2

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

BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", AS RECORDED UNDER RECEPTION NO. 218714151 IN THE EL PASO COUNTY RECORDS,

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

CONTAINING A CALCULATED AREA OF 1,291,899 SQUARE FEET (29.658 ACRES) MORE OR LESS

OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "HOMESTEAD AT STERLING RANCH FILING NO. 2". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN 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.

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

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
COUNTY OF EL PASO) SS

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

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT A IS FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

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

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS THIS _____ DAY OF _____, 2018, A.D. BY _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

PLAT NOTES:

- BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624". SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET. THE UNITS OF MEASUREMENT IS U.S. SURVEY FEET.
- FLOODPLAIN STATEMENT:
NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.

PLAT NOTES: (CONTINUED)

- TITLE COMMITMENT:
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC., TO DETERMINE THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OF LAND, OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, M&S CIVIL CONSULTANTS, INC., RELIED UPON TITLE COMMITMENT FILE NO. ABC55074750, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED JANUARY 31, 2019.
- WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1. (RESOLUTION RECORDED UNDER RECEPTION NO. 218134276 OF THE RECORDS OF EL PASO COUNTY.)
- SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1. (RESOLUTION RECORDED UNDER RECEPTION NO. 218134277 OF THE RECORDS OF EL PASO COUNTY.)
- ELECTRIC SERVICE SHAL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- NATURAL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/404 PERMIT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT SIDE YARD SHALL BE PLATTED AS A PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. EASEMENTS ARE HEREBY PLATTED IN THE LOCATIONS ON SHEET 3, 4, AND 5 OF THIS PLAT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- SIDE-LOT DRAINAGE SWALES SHALL BE CONSTRUCTED WHERE NECESSARY AT THE TIME OF HOME CONSTRUCTION.
- 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.
- THE ADDRESSES EXHIBED 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.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT 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.

NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.

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

ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2.

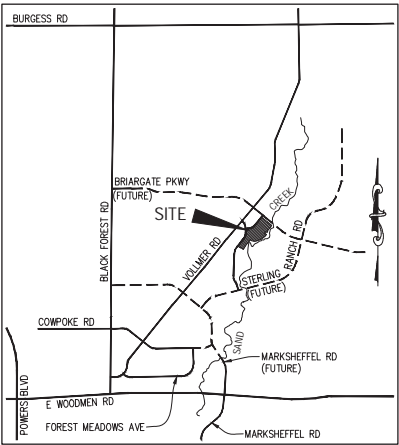
THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. 219003168 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

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

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

THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.



VICINITY MAP

N.T.S.

PLAT NOTES: (CONTINUED)

- 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 GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, INC, DATED JANUARY 2009, IN FILE SP-14-015 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS ARE IMPACTED: POTENTIALLY SEASONAL SHALLOW GROUNDWATER: LOTS 2-8 AND 13-16 POTENTIALLY UNSTABLE SLOPES: TRACT B, LOTS 21-35 AND 37-41 SEASONAL SHALLOW GROUNDWATER AND POTENTIALLY UNSTABLE SLOPES: LOTS 35-38, 47-49, 51-58, AND 62-67 UNSTABLE SLOPES: TRACT A, LOTS 15-21
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD OR WHEATLAND DRIVE.
- A PRIVATE DETENTION POND MAINTENANCE AGREEMENT FOR POND 4 IS RECORDED UNDER REC. NO. 218061180, OF THE RECORDS OF EL PASO COUNTY.
- A RIGHT-OF-WAY LANDSCAPE LICENSE AGREEMENT IS RECORDED UNDER REC. NO. 218061176, OF THE RECORDS OF EL PASO COUNTY.
- A LANDSCAPE EXHIBIT IS RECORDED UNDER REC. NO. 218061176, OF THE RECORDS OF EL PASO COUNTY.
- A MOUNTAIN VIEW ELECTRIC ASSOCIATION GRANT OF RIGHT-OF-WAY EASEMENT IS RECORDED UNDER REC. NO. 218054783, OF THE RECORDS OF EL PASO COUNTY AS SHOWN.
- AN AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS IS RECORDED UNDER REC. NO. 214100440, OF THE RECORDS OF EL PASO COUNTY.
- AN AGREEMENT TO GRANT ACCESS AND UTILITY EASEMENTS IS RECORDED UNDER REC. NO. 214100441, AND AMENDED UNDER REC. NO. 216043584, OF THE RECORDS OF EL PASO COUNTY AS SHOWN.
- AN AGREEMENT TO GRANT OF EASEMENTS IS RECORDED UNDER REC. NO. 214100442, AND AMENDED UNDER REC. NO. 216043585, OF THE RECORDS OF EL PASO COUNTY.
- A CONSOLIDATED SERVICE PLAN FOR STERLING RANCH METROPOLITAN DISTRICTS 1, 2 AND 3 IS RECORDED UNDER REC. NO. 214042782, OF THE RECORDS OF EL PASO COUNTY.
- THE PROPERTY IS SUBJECT TO RESTRICTIONS AS DEFINED BY TRUSTEE'S SPECIAL WARRANTY DEEDS UNDER REC. NO. 206045408 AND REC. NO. 206187, AND TRUSTEE'S QUIT CLAIM DEED UNDER RECEPTION NO. 206045409, OF THE RECORDS OF EL PASO COUNTY.

TRACT TABLE				
TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	0.086	LANDSCAPE/PUBLIC UTILITY/ PUBLIC IMPROVEMENTS	SRMD#1	SRMD#1
B	0.093	LANDSCAPE/PUBLIC UTILITY/ PUBLIC IMPROVEMENTS	SRMD#1	SRMD#1
C	0.129	LANDSCAPE/PUBLIC UTILITY/ PUBLIC IMPROVEMENTS/MAIL KIOSK	SRMD#1	SRMD#1
*SRMD#1 = STERLING RANCH METROPOLITAN DISTRICT NO. 1				

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL 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 _____, _____.

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

NOTICE:

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

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "HOMESTEAD AT STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "HOMESTEAD AT STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF 2018. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

CLERK AND RECORDER:

STATE OF COLORADO)
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 _____, 2018, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

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

FEES:

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

SUMMARY:

104 LOTS	23.543 ACRES	79.38%
3 TRACTS	0.308 ACRES	1.04%
RIGHTS-OF-WAY	5.807 ACRES	19.58%
TOTAL	29.658 ACRES	100.00%

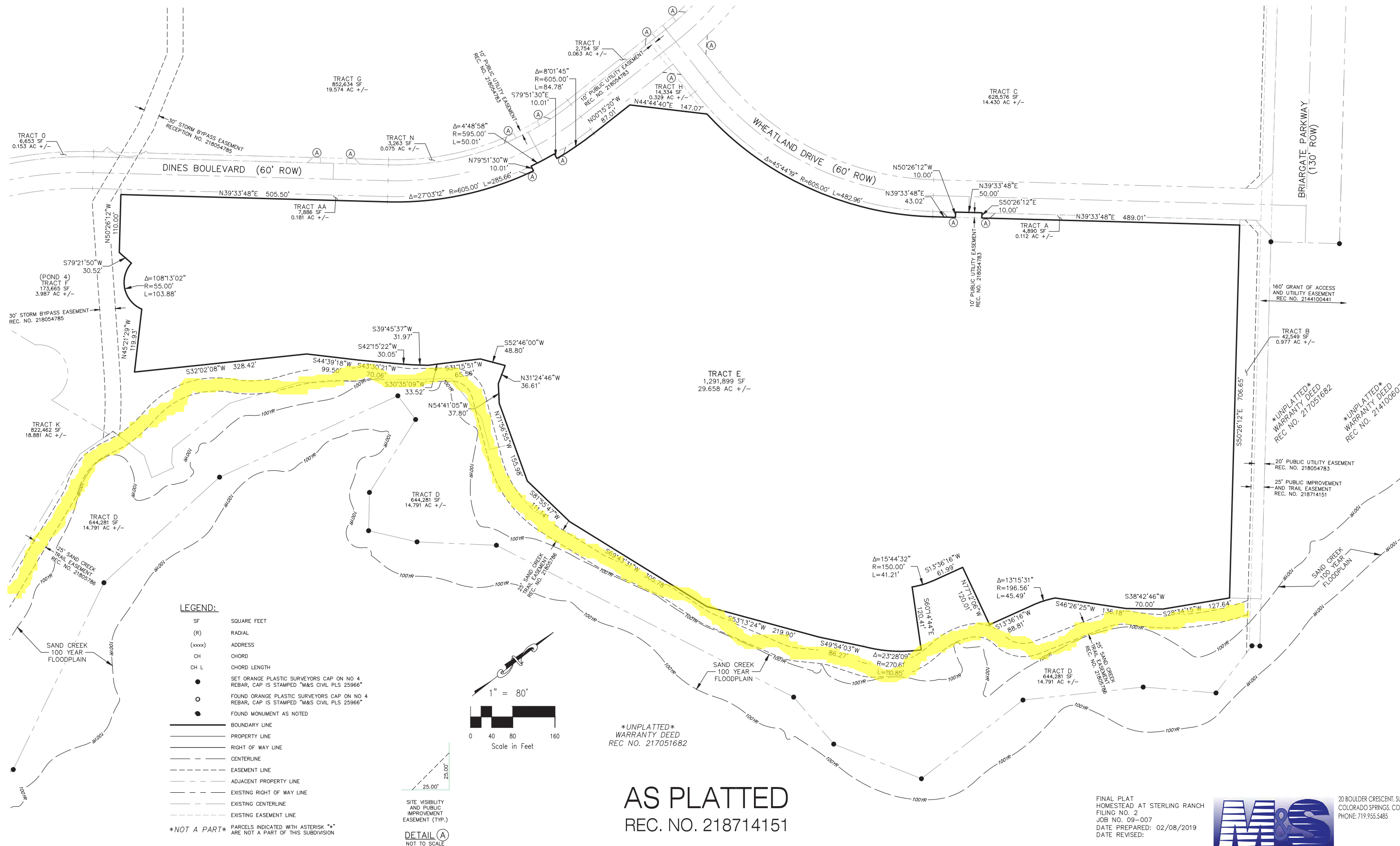
FINAL PLAT
HOMESTEAD AT STERLING RANCH
FILING NO. 2
JOB NO. 09-007
DATE PREPARED: 02/08/2019
DATE REVISED:



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

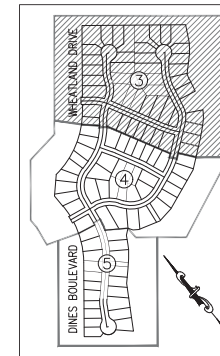
HOMESTEAD AT STERLING RANCH FILING NO. 2

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



HOMESTEAD AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



SHEET INDEX

NOT TO SCALE



DETAIL A

NOT TO SCALE

LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

RADIAL BEARING TABLE

LINE #	BEARING
(R)1	S53°46'26"W
(R)2	S54°34'37"W
(R)3	S31°12'18"E
(R)4	N63°12'42"W
(R)5	N65°17'57"W
(R)6	S58°10'15"E
(R)7	S55°00'50"E
(R)8	N64°40'17"W
(R)9	N68°56'48"E
(R)10	S54°02'30"E
(R)11	S30°58'22"E
(R)12	N51°46'23"W
(R)13	N24°30'13"W
(R)14	N02°13'16"E
(R)15	N28°16'07"E
(R)16	N63°27'00"E
(R)17	S41°41'51"E
(R)18	N57°11'15"W
(R)19	N69°54'51"W
(R)20	S60°39'12"E
(R)21	N38°21'31"W
(R)22	S58°57'04"W

CENTERLINE TABLE

LINE #	DISTANCE	BEARING
EL1	20.30	S77°55'04"E
EL2	6.76	N51°17'14"W

CENTERLINE CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
EC1	300.00	47°4'06"	22.17
EC2	215.00	20°52'51"	78.35
EC3	300.00	10°00'02"	52.36

RIGHT-OF-WAY LINE TABLE

LINE #	DISTANCE	BEARING
RL1	21.71	N58°59'20"E
RL2	21.71	S58°59'20"W

RIGHT-OF-WAY CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
RC1	240.00	20°52'51"	87.47
RC2	190.00	20°52'51"	69.24
RC3	30.00	30°47'54"	16.13
RC4	30.00	64°12'20"	33.62
RC5	30.00	55°25'04"	29.02
RC6	30.00	43°24'13"	22.73
RC7	275.00	10°00'02"	48.00
RC8	325.00	10°00'02"	56.73

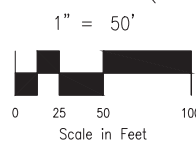
LOT & TRACT LINE TABLE

LINE #	DISTANCE	BEARING
L1	8.42	S47°53'21"E
L37	18.36	N03°05'01"E
L38	33.55	N89°30'52"W

LOT & TRACT CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	125.00	8°06'22"	17.68
C2	175.00	6°01'06"	18.38
C3	240.00	7°44'03"	32.40
C4	190.00	4°34'38"	15.18
C5	30.00	19°26'56"	10.18
C6	30.00	44°45'24"	23.43
C7	55.00	26°35'00"	25.52
C8	55.00	30°25'42"	29.21
C9	55.00	27°02'49"	25.96
C10	55.00	16°33'48"	15.90
C11	55.00	27°16'11"	26.18
C12	55.00	26°43'29"	25.65
C13	55.00	26°02'51"	25.00
C14	55.00	35°10'53"	33.77
C15	55.00	27°02'08"	25.95
C16	150.00	1°34'55"	4.14
C17	270.61	11°4'03"	5.83
C18	275.00	5°43'40"	27.49
C19	275.00	4°16'22"	20.51
C20	325.00	2°31'43"	14.34

AS REPLATTED



Scale in Feet

MATCHLINE - SEE SHEET 4 OF 5

FINAL PLAT
HOMESTEAD AT STERLING RANCH
FILING NO. 2
JOB NO. 09-007
DATE PREPARED: 02/08/2019
DATE REVISED:

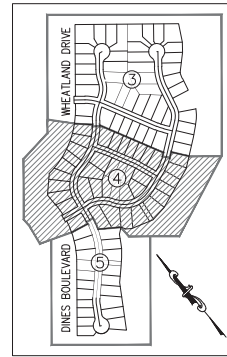


20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SHEET 5 OF 5

HOMESTEAD AT STERLING RANCH FILING NO. 2

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 1", SAID TRACT BEING A PORTION OF THE E 1/2 NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



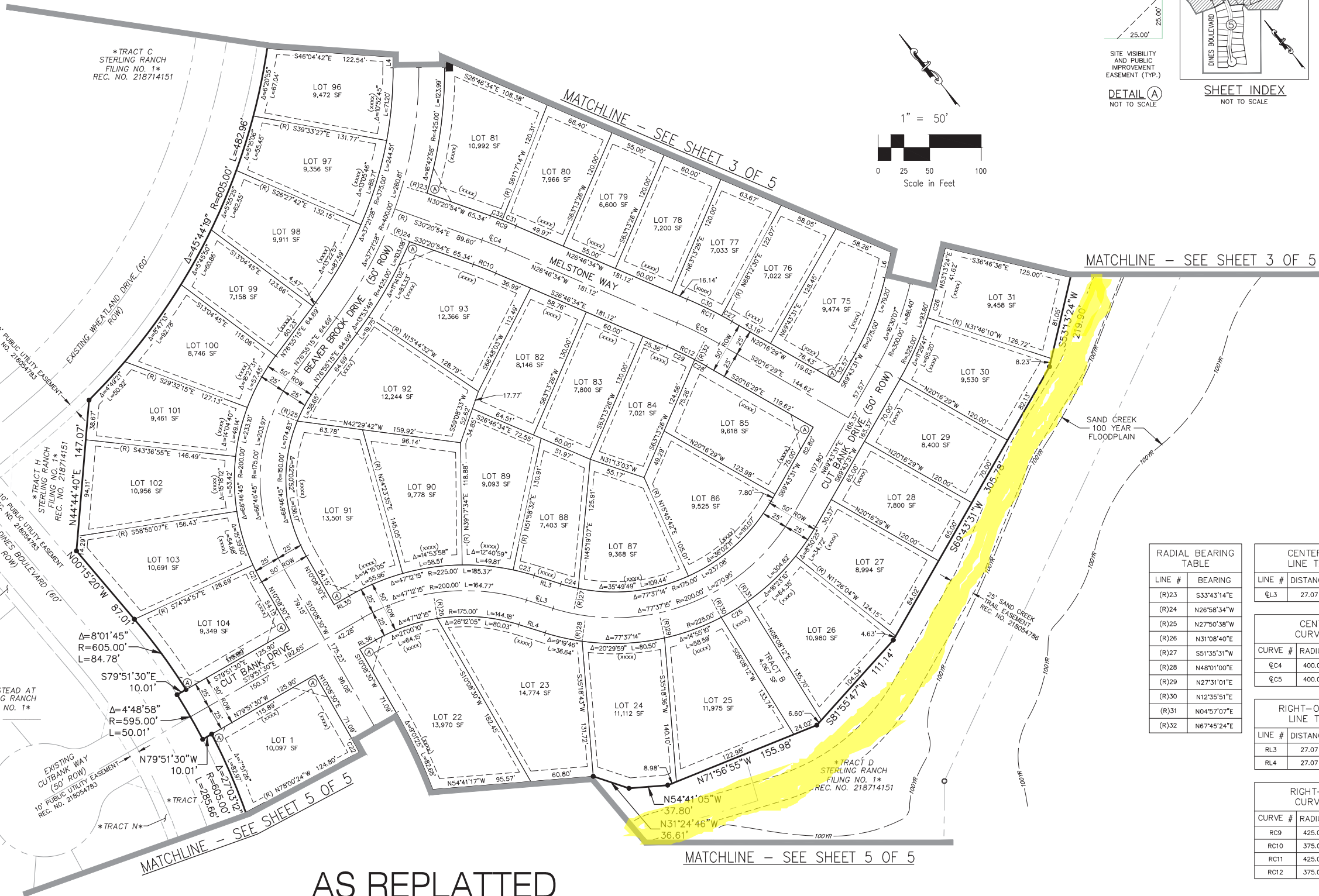
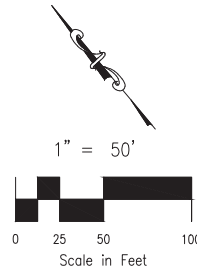
LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)

DETAIL (A) NOT TO SCALE

SHEET INDEX NOT TO SCALE



RADIAL BEARING TABLE	
LINE #	BEARING
(R)23	S33°43'14"E
(R)24	N26°58'34"W
(R)25	N27°50'38"W
(R)26	N31°08'40"E
(R)27	S51°35'31"W
(R)28	N48°01'00"E
(R)29	N27°31'01"E
(R)30	N12°35'51"E
(R)31	N04°57'07"E
(R)32	N67°45'24"E

CENTERLINE LINE TABLE		
LINE #	DISTANCE	BEARING
CL3	27.07	S32°39'15"E

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
CL4	400.00	3°34'20"	24.94
CL5	400.00	6°30'05"	45.39

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL3	27.07	N32°39'15"W
RL4	27.07	N32°39'15"W

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC9	425.00	3°34'20"	26.50
RC10	375.00	3°34'20"	23.38
RC11	425.00	6°30'05"	48.23
RC12	375.00	6°30'05"	42.55

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L4	10.31	S39°33'48"W
L5	6.25	N39°33'48"E
L6	25.41	S53°13'24"W

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C21	200.00	5°16'33"	18.42
C22	475.00	1°51'06"	15.35
C23	225.00	5°22'13"	21.09
C24	175.00	5°45'15"	17.57
C25	225.00	7°38'44"	30.02
C26	325.00	5°00'26"	28.40
C27	425.00	1°31'01"	11.25
C28	375.00	1°58'07"	12.88
C29	375.00	4°31'58"	29.67
C30	425.00	4°59'04"	36.97
C31	425.00	1°56'12"	14.37
C32	425.00	1°38'08"	12.13

AS REPLATTED

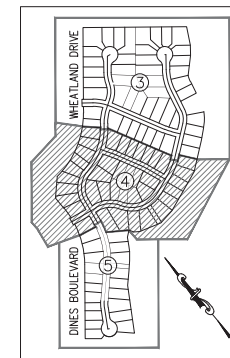
FINAL PLAT
HOMESTEAD AT STERLING RANCH
FILING NO. 2
JOB NO. 09-007
DATE PREPARED: 02/08/2019
DATE REVISED:



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

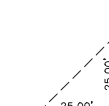
HOMESTEAD AT STERLING RANCH FILING NO. 2

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



SHEET INDEX

NOT TO SCALE



DETAIL (A)

NOT TO SCALE

LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND MONUMENT AS NOTED

- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE

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

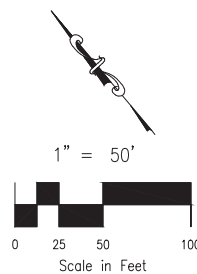
RADIAL BEARING TABLE	
LINE #	BEARING
(R)33	N70°50'05"W
(R)34	N62°24'26"W
(R)35	N47°21'42"W
(R)36	N48°28'00"W
(R)37	S51°09'58"E
(R)38	N28°51'12"W
(R)39	S76°35'22"W

CENTERLINE LINE TABLE		
LINE #	DISTANCE	BEARING
CL4	9.97	S58°48'32"E

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
CL6	200.00	13°27'03"	46.95

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC13	225.00	13°27'03"	52.82
RC14	175.00	13°27'03"	41.08
RC15	30.00	40°09'16"	21.02
RC16	30.00	58°00'27"	30.37

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C33	525.00	2°00'14"	18.36
C34	475.00	1°18'49"	10.89
C35	605.00	1°20'44"	14.21
C36	225.00	3°06'32"	12.21
C37	55.00	32°30'42"	31.21
C38	55.00	13°24'21"	12.87



1" = 50'

Scale in Feet

AS REPLATTED

*TRACT F
STERLING RANCH
FILING NO. 1*
REC. NO. 218714151
(POND 4)

*TRACT K
STERLING RANCH
FILING NO. 1*
REC. NO. 218714151

FINAL PLAT
HOMESTEAD AT STERLING RANCH
FILING NO. 2
JOB NO. 09-007
DATE PREPARED: 02/08/2019
DATE REVISED:



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

LAND USE LEGEND:

	44 AC. RESIDENTIAL: 0.2 DU/AC,	9 D.U.
	33 AC. RESIDENTIAL: 0.4 DU/AC,	13 D.U.
	35 AC. RESIDENTIAL: 1 DU/AC,	35 D.U.
	163 AC. RESIDENTIAL: 2 DU/AC,	326 D.U.
	551 AC. RESIDENTIAL: 3-5 DU/AC,	2,580 D.U.
	20 AC. RESIDENTIAL: 5-8 DU/AC,	100 D.U.
	257 AC. RESIDENTIAL: 5-8 DU/AC ACTIVE ADULT,	1,285 D.U.
	32 AC. RESIDENTIAL: 8-12 DU/AC,	302 D.U.
	41 AC. RESIDENTIAL: 12-20 DU/AC,	575 D.U.
	56 AC. COMMERCIAL	
	57 AC. ELEMENTARY / K-8 SCHOOL	
	18 AC. NEIGHBORHOOD PARK	
	30 AC. COMMUNITY PARK	
	57 AC. OPEN SPACE / PARK / GREENWAY	
	43 AC. OPEN SPACE / BUFFER	
	7 AC. UTILITY PARCEL	

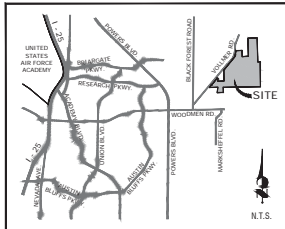
TOTAL: 1,444 AC.

TOTAL: 5,225 D.U. Max

SYMBOL LEGEND:

	ROAD
	FULL MOVEMENT ACCESS POINT
	100-YEAR FLOODPLAIN
	TRAIL
	BUFFER / OS TRAIL CORRIDOR / EASEMENT
	NEIGHBORHOOD PARK
	ACCESS SPACING (FEET)

VICINITY MAP:



LEGAL DESCRIPTION:

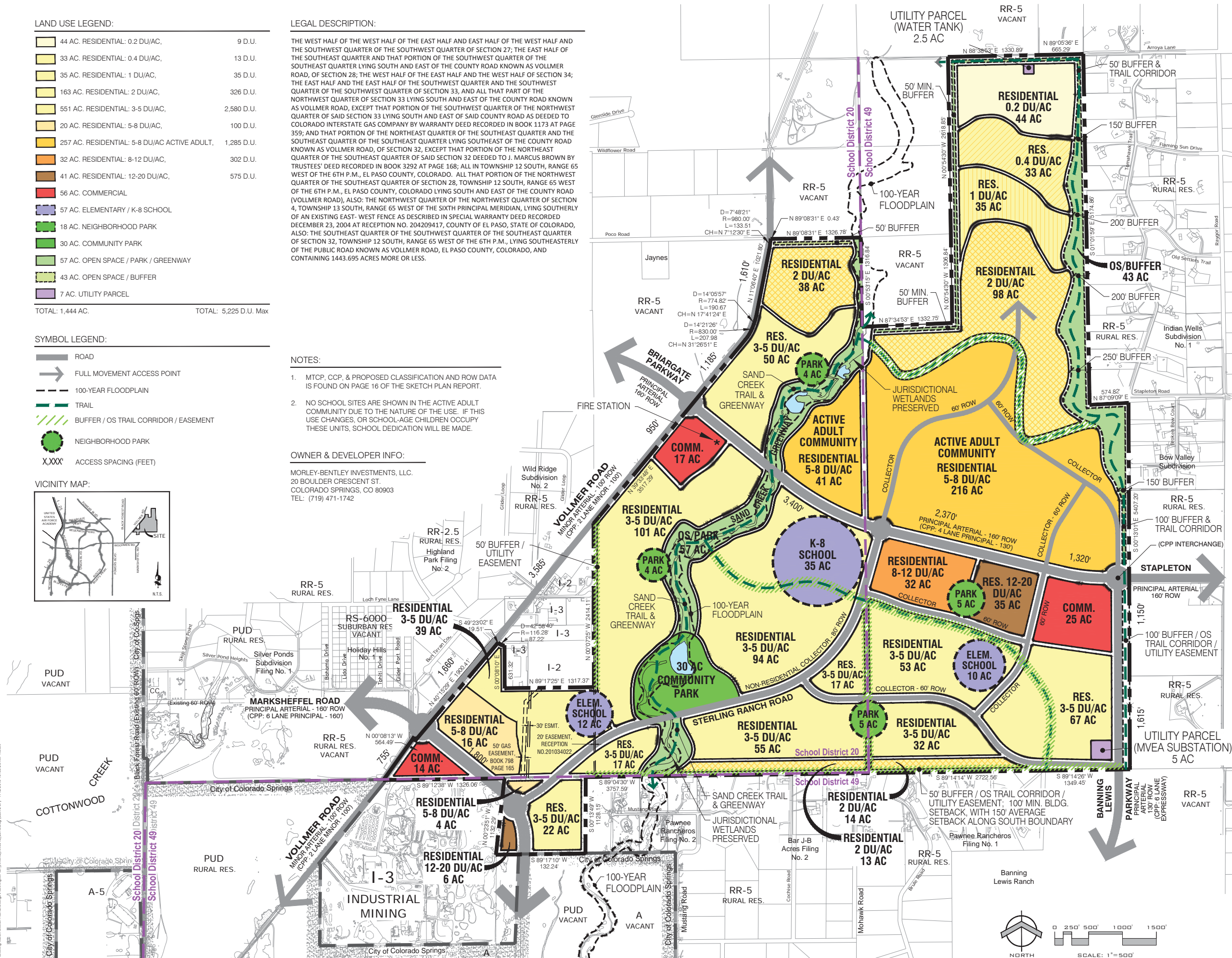
THE WEST HALF OF THE WEST HALF OF THE EAST HALF AND EAST HALF OF THE WEST HALF AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27; THE EAST HALF OF THE SOUTHEAST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 28; THE WEST HALF OF THE EAST HALF AND THE WEST HALF OF SECTION 34; THE EAST HALF AND THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 33 LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 LYING SOUTH AND EAST OF SAID COUNTY ROAD AS DEEDED TO COLORADO INTERSTATE GAS COMPANY BY WARRANTY DEED RECORDED IN BOOK 1173 AT PAGE 359; AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTHEAST OF THE COUNTY ROAD KNOWN AS VOLLMER ROAD, OF SECTION 32, EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 DEEDED TO J. MARCUS BROWN BY TRUSTEES' DEED RECORDED IN BOOK 3292 AT PAGE 168; ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO. ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO LYING SOUTH AND EAST OF THE COUNTY ROAD (VOLLMER ROAD), ALSO: THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING SOUTHERLY OF AN EXISTING EAST- WEST FENCE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 2004 AT RECEPTION NO. 204209417, COUNTY OF EL PASO, STATE OF COLORADO, ALSO: THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., LYING SOUTHEASTERLY OF THE PUBLIC ROAD KNOWN AS VOLLMER ROAD, EL PASO COUNTY, COLORADO, AND CONTAINING 1443.695 ACRES MORE OR LESS.

NOTES:

1. MTCP, CCP, & PROPOSED CLASSIFICATION AND ROW DATA IS FOUND ON PAGE 16 OF THE SKETCH PLAN REPORT.
2. NO SCHOOL SITES ARE SHOWN IN THE ACTIVE ADULT COMMUNITY DUE TO THE NATURE OF THE USE. IF THIS USE CHANGES, OR SCHOOL-AGE CHILDREN OCCUPY THESE UNITS, SCHOOL DEDICATION WILL BE MADE.

OWNER & DEVELOPER INFO:

MORLEY-BENTLEY INVESTMENTS, LLC.
20 BOULDER CRESCENT ST.
COLORADO SPRINGS, CO 80903
TEL: (719) 471-1742



Land Planning
Landscape
Architecture
Urban Design



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

STERLING RANCH

SKETCH PLAN

MORLEY-BENTLEY
INVESTMENTS, LLC.

DATE: OCTOBER 29, 2007
PROJECT MGR: J. MAYNARD / J. ROMERO
PREPARED BY: J. KARNIEL / N. SWIFT

AMENDMENT

DATE	BY	DESCRIPTION
04-10-2008	J.L.K.	COUNTY COMMENTS
04-30-2008	J.L.K.	COUNTY COMMENTS
05-22-2008	J.L.K.	COUNTY COMMENTS
10-13-2008	J.L.K.	AMENDED SKETCH PLAN PER COUNTY COMMENTS
10-29-2008	J.L.K.	AMENDED SKETCH PLAN PER COUNTY COMMENTS
05-22-2009	J.L.K.	APPROVED SKETCH PLAN PER COUNTY - NOV. 2008
07-12-2018	MS	AMENDMENT

1

OF 1

SKP 07-007

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Gardens at North Carefree Filing No.1 Final Plat

Agenda Date: April 10, 2019

Agenda Item Number: #6 - E

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by Stantec on behalf of Mule Deer Investments, LLC, for approval of the Gardens at North Carefree Filing No. 1 Final Plat. An application for the creation of The Gardens at North Carefree Metropolitan District is being processed concurrently. The proposed subdivision is currently zoned as a Planned Unit Development (PUD), and is located at the intersection of North Carefree Circle and Akers Drive, west of Marksheffel Road. The proposed 11.64-acre development will include 71 single-family residential lots, with a minimum lot size of 3,150 square feet.

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

The open space dedication proposed within The Gardens at North Carefree comprises 1.31 acres within various tracts, or 11% of the subdivision, and therefore exceeds the required open space dedication of 10%. However, the open space is comprised primarily of noncontiguous landscape tracts and buffers to surrounding properties, with no readily available recreational opportunities for residents and their guests, with 0.10-acre Tract D providing a sidewalk connection between the east and west halves of the development. The closest neighborhood parks, Remington Park and High Meadows Park, and both located approximately 0.75 mile from the project site, with no direct street or trail access.

In September 2018, the Park Advisory Board endorsed The Gardens at North Carefree PUD Preliminary Plan with the following recommendations:

"Recommend to the Planning Commission and the Board of County Commissioners that approval of The Gardens at North Carefree PUD / Preliminary Plan include the following conditions: (1) strongly recommend the establishment of a centrally-located neighborhood park to allow for outdoor recreational opportunities, and (2) fees in lieu of land dedication for regional park purposes in the amount of \$30,530 and urban park fees in the amount of \$19,312

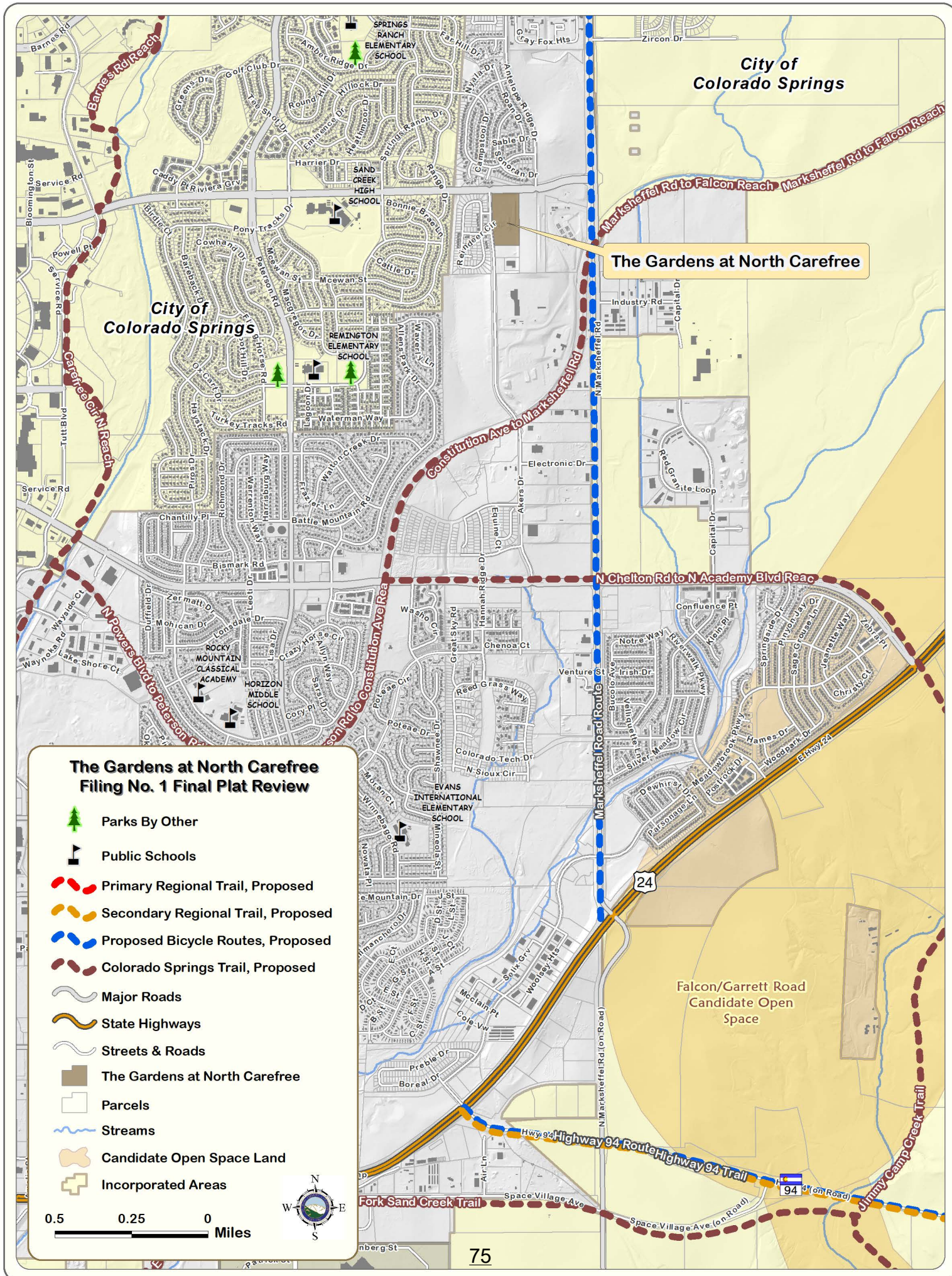
will be required at time of the recording of the final plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.”

Soon after the Park Advisory Board endorsement, the applicant's then-representative, NES Inc., and Parks staff discussed the recommended motion, and came to a mutual agreement that a neighborhood pocket park would not be a part of the Final Plat, due in part to the necessary reduction in residential lots should a park area be developed. Parks staff also acknowledges and confirms the applicant's revised calculation of open space tracts within the development, as outlined in the Letter of Intent and Subdivision Summary Form, however staff remains concerned that those tracts are neither contiguous or useable, beyond their designed use as pedestrian corridors.

As no trail easements dedications are necessary for this filing, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication, to be paid at time of the recording of this Final Plat. Park fees have been updated since the endorsement of the PUD Preliminary Plan to reflect 2019 regional and urban park fees.

Recommended Motion (PUD / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Gardens at North Carefree Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$32,376 and urban park fees in the amount of \$20,448.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

April 10, 2019

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	The Gardens at North Carefree Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-005	Total Acreage:	11.56
		Total # of Dwelling Units:	71
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	15.35
Mule Deer Investments, LLC	Stantec	Regional Park Area:	2
31 North Tejon Street	5725 Mark Dabbling Boulevard	Urban Park Area:	3
Suite 502	Suite 190	Existing Zoning Code:	PUD
Colorado Springs, CO 80903	Colorado Springs, CO 80919	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
--	--

LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 71 Dwelling Units = 1.377		Neighborhood:	0.00375 Acres x 71 Dwelling Units =	0.27
Total Regional Park Acres: 1.377		Community:	0.00625 Acres x 71 Dwelling Units =	0.44
		Total Urban Park Acres:		0.71
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood:	\$113 / Dwelling Unit x 71 Dwelling Units =	\$8,023
\$456 / Dwelling Unit x 71 Dwelling Units = \$32,376		Community:	\$175 / Dwelling Unit x 71 Dwelling Units =	\$12,425
Total Regional Park Fees: \$32,376		Total Urban Park Fees:		\$20,448

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of The Gardens at North Carefree Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$32,376 and urban park fees in the amount of \$20,448.

Park Advisory Board Recommendation:

GARDENS AT NORTH CAREFREE

LETTER OF INTENT

MARCH, 2018

OWNER/APPLICANT:

Mule Deer Investments, LLC
31 N. Tejon, Suite 502
Colorado Springs CO 80903

CONSULTANT:

Stantec
5725 Mark Dabbling Boulevard Suite 190
Colorado Springs, Colorado 80919

TAX ID: 5329400012 AND 5329411002

REQUEST

Mule Deer Investments LLC requests approval of the following applications:

1. A Final Plat and Construction Drawing approval for Gardens at North Carefree; a 71-unit single-family development, with a gross density of 6.14 dwelling units per acre.

LOCATION

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



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

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

Remaining Unplatted Parcel

Lot 2 Mule Deer Business Park

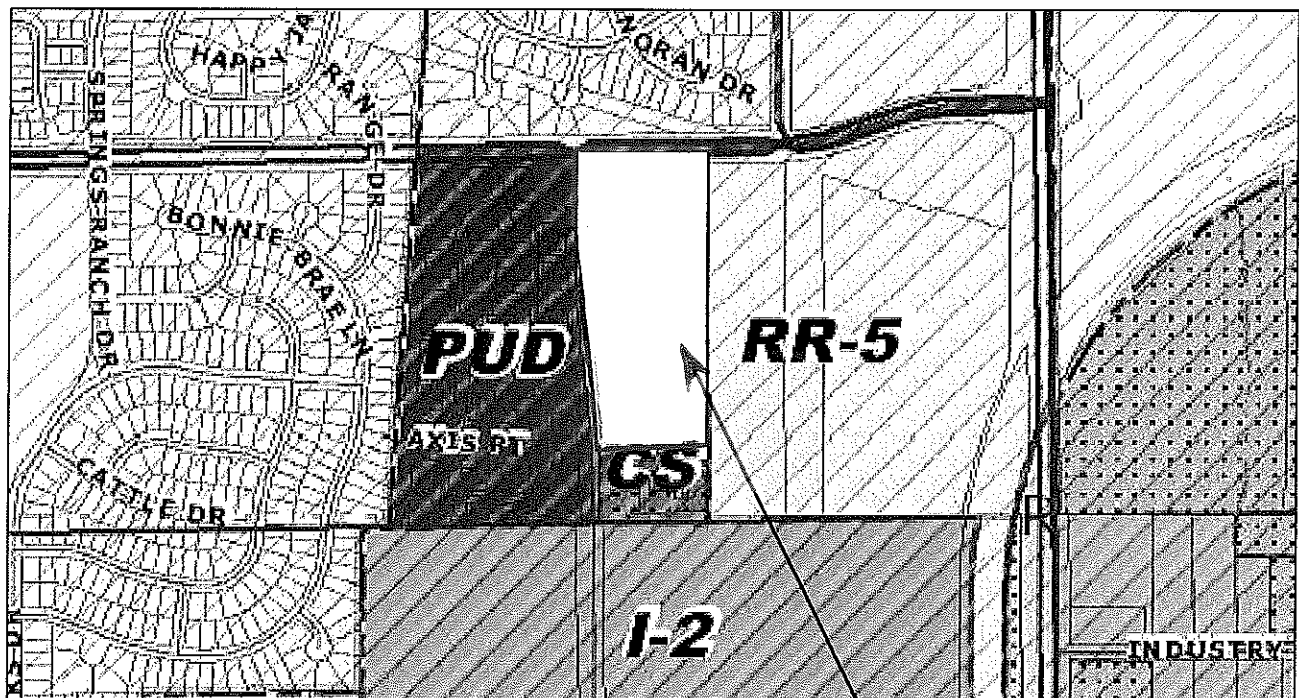
Lot 1 Mule Deer Business Park

The Sky High at Mule Deer Business Park

ZONING

The site is part of a County enclave within the City of Colorado Springs. The site was just recently zoned to PUD.

To the north of North Carefree Circle is the Pronghorn Meadows subdivision, which is zoned RS-6000 and the lots are generally between 6,000 - 7,000 square feet. The western boundary of the site is bordered by Akers Drive, with the Mule Deer Crossing subdivision adjacent. This subdivision is zoned PUD and the lot sizes are generally between 4,000 - 4,500 square feet. To the south is the Sky High at Mule Deer Business Park, which is a condominium complex zoned CS. The CSU property to the east is zoned RR-5 but is clearly not intended for use as 5-acre residential lots as it acts as a buffer to the active part of the CSU gas storage facility.



Gardens at North Carefree Recently Zoned PUD

PROJECT DESCRIPTION

The project proposes 71 single-family lots on 11.56-acre site, for a gross density of 6.14 units per acre. The single-family lots front and are entered from the public road, Vineyard Circle. A general building envelope is identified on the PUD Plan.

There will be two points of access into the site off Akers Drive, both of which align with existing streets, Fallow Lane and Running Deer Way, that serve the Mule Deer Crossing subdivision to the west. The main internal street through the development will be a public street with an Urban Local street designation, with a 50-foot right-of-way and attached sidewalks.



All units will have a 2-car garage and sufficient depth has been included within the building envelope to allow units to have full driveways. Sufficient parking is provided within garages and with additional parking available on the public street.

A 5-foot side, 10-foot front, 20-foot garage, and a 10-foot rear setback is provided on all lots.

A six-foot concrete panel fence will be provided along the north, south, and a portion of the west boundary along with a vinyl fence on the remainder of the west boundary to create a buffer and separation from the roadways to the north and west, and the business/charter school uses to the south. A split rail fence will be provided between the detention ponds and adjacent lots. On site water quality is included either side of the southern site entrance.

REQUEST AND JUSTIFICATION

Final Plat and Construction Drawings

To approve a Final Plat for 71 single family (PUD) lots on 11.56 acres. This letter serves as a request to receive El Paso County approval of Final Plat for this site along with Construction Drawing approval. The applicant anticipates findings of sufficiency of water quality and water capacity based on service provided by Cherokee Metropolitan District; this has been confirmed with correspondence from Cherokee Metropolitan District with previous submittals.

Urban Local Roadway Cross-Section E.C.M Section 2.2.4.B.6 Figure 2-16

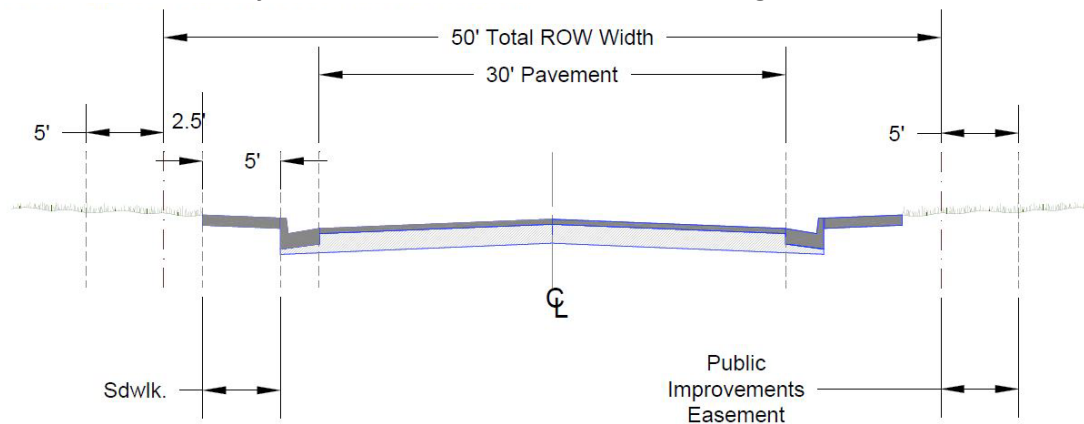


Figure 2-16 of the ECM requires a 50-foot right-of-way containing a 2.5-foot buffer from the back of sidewalk to the edge of the right-of-way and an additional 5-foot utility easement outside of the total right-of-way width as shown above; this cross section is used for the two entrance roads, Fallow Lane and Running Deer Way. The street section is modified to a 45-foot right-of-way from back of sidewalk to back of sidewalk for the internal road Vineyard Circle. The modification reduces the ROW width and eliminates the 2.5-foot buffer on either side of the street between the sidewalk and the 50-foot right-of-way. And accommodates the site constraints, provides additional open space throughout the project, and provides the 175-foot ECM prescribed intersection centerline spacing along Running Deer Way. A 30-foot pavement width is maintained as well as the 5-foot utility easement.

New Development Stormwater Management E.C.M. Appendix I.7.1.B.

Appendix I Section I.7.1.B, first bullet point, of the El Paso County Engineering Criteria Manual states that all sites of development/redevelopment of one (1) acre or more shall provide water quality capture volume (WQCV) for the total site. We have requested a deviation, in that approximately 0.94 acres of 11.89 acres of the area inside the development boundary will not reach a proposed on-site water quality facility. Of the area inside the development boundary that will not reach a facility only 0.19 acres is proposed roadway, 0.75 acres is back of proposed developed lots and open space along the west boundary that drains to Akers Drive. The reason these areas are not able to reach the WQCV's are due to the topography of the site. The Deviation Request was approved as part of the PUD approval.

THE PROPOSED FINAL PLAT IS IN CONFORMANCE WITH THE COUNTY POLICY PLAN BASED ON THE FOLLOWING POLICY ANALYSIS:

POLICY 6.1.3: ENCOURAGE NEW DEVELOPMENT WHICH IS CONTIGUOUS AND COMPATIBLE WITH PREVIOUSLY DEVELOPED AREAS IN TERMS OF FACTORS SUCH AS DENSITY, LAND USE AND ACCESS.

THIS APPLICATION MEETS THIS POLICY BY MAINTAINING DENSITY AND LAND USE IN ACCORDANCE WITH THE HILLTOP SKETCH PLAN AND GARDENS PRELIMINARY PLAN/PUD. AND WITHIN THE PARAMETERS OF THE ADJACENT PROPOSED RESIDENTIAL PROPERTIES TO THE WEST (MULE DEER). ACCESS WILL BE FROM AKERS DRIVE IN ACCORDANCE WITH THE APPROVED PRELIMINARY PLAN. CAPACITY OF THESE ROADS IS ADDRESSED IN THE ACCOMPANYING TIS.

POLICY 6.1.6: DIRECT DEVELOPMENT TOWARD AREAS WHERE THE NECESSARY URBAN-LEVEL SUPPORTING FACILITIES AND SERVICES ARE AVAILABLE OR WILL BE DEVELOPED CONCURRENTLY.

THIS APPLICATION MEETS THIS POLICY BY TAKING ADVANTAGE OF EXISTING URBAN SUPPORTING FACILITIES PROVIDED BY CHEROKEE METROPOLITAN DISTRICT.

POLICY 10.1.2: CAREFULLY CONSIDER THE IMPACTS THAT PROPOSED NEW DEVELOPMENTS WILL HAVE ON THE VIABILITY OF EXISTING AND PROPOSED WATER AND WASTEWATER SYSTEMS.

THE CHEROKEE METROPOLITAN DISTRICT HAS INDICATED THE ABILITY TO SERVE THE PROPERTY AS WELL AS THE STATE ENGINEERS OFFICE FROM PREVIOUS REVIEWS. THE PROPOSED PROJECT IS WITHIN THE SERVICE BOUNDARY OF THE CHEROKEE METROPOLITAN DISTRICT (WATER AND SEWER) AND EL PASO COUNTY WHICH INCLUDES ACCESS TO ADJACENT EXISTING AKERS DRIVE.

POLICY 10.2.2: CAREFULLY CONSIDER THE AVAILABILITY OF WATER AND WASTEWATER SERVICES PRIOR TO APPROVING NEW DEVELOPMENT.

THE CHEROKEE METROPOLITAN DISTRICT HAS INDICATED THE ABILITY TO SERVE THE PROPERTY AS WELL AS THE STATE ENGINEERS OFFICE FROM PREVIOUS REVIEWS. THE PROPOSED PROJECT IS WITHIN THE SERVICE BOUNDARY OF THE CHEROKEE METROPOLITAN DISTRICT; THE CHEROKEE METROPOLITAN DISTRICT HAS BEEN PROVIDING SERVICE TO THE SURROUNDING PROPERTIES FOR MULTIPLE YEARS.

THIS REQUEST MEETS THE CRITERIA FOR APPROVAL OUTLINED IN SECTION 5.3.5 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE BY THE FOLLOWING:

THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE COUNTY MASTER PLAN AND PREVIOUS COUNTY APPROVALS; IN THIS CASE THE HILLTOP SKETCH PLAN AND GARDENS AT NORTH CAREFREE PRELIMINARY PLAN.

THE PROPOSED LAND USE AND ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES IN THE AREA.

THE SITE IS SUITABLE FOR THE INTENDED USE.

THIS REQUEST MEETS THE CRITERIA FOR APPROVAL OUTLINED IN SECTION 7.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE BY THE FOLLOWING:

THE APPLICATION FOR FINAL PLAT IS IN CONFORMANCE WITH THE COUNTY MASTER PLAN.

THE SUBDIVISION IS IN CONFORMANCE WITH THE ZONING, GARDENS PRELIMINARY PLAN AND THE HILLTOP SKETCH PLAN.

THE PROPOSED SUBDIVISION IS CONSISTENT WITH THE ADJACENT SUBDIVISION DESIGN.

THE PROPOSED WATER SUPPLY IS ADEQUATE AND WILL BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT.

THE PROPOSED SEWAGE DISPOSAL IS TO BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT.

ADEQUATE DRAINAGE SOLUTIONS ARE PROVIDED AND FOLLOW PRELIMINARY DRAINAGE REPORT, MDDP AND DBPS RECOMMENDATIONS.

NECESSARY SERVICES (FIRE PROTECTION, POLICE, RECREATION, UTILITIES) HAVE BEEN PROVIDED AND WILL CONTINUE TO BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT, FALCON FIRE PROTECTION DISTRICT, EL PASO COUNTY, THE CITY OF COLORADO SPRINGS (GAS) AND MOUNTAIN VIEW ELECTRIC (ELECTRIC).

FIRE PROTECTION WILL BE PROVIDED BY THE FALCON FIRE PROTECTION DISTRICT.

OFFSITE IMPACTS ARE MINIMAL AND WILL BE MITIGATED AS PART OF CONSTRUCTION.

ADEQUATE PUBLIC FACILITIES AND INFRASTRUCTURE ARE PROVIDED.

THE SUBDIVISION MEETS ALL OTHER EL PASO COUNTY CRITERIA OR WAIVERS HAVE BEEN REQUESTED IN THIS DOCUMENT.

NO MINERAL EXTRACTION IS PLANNED FOR THIS SITE.

Traffic Impact Fees:

The applicant requests that platted lots within the Gardens at North Carefree be included in the county wide Public Improvements District (PID 2) being formed and implemented as part of the Traffic Impact Fee resolution.

The calculated Traffic Impact Fee for Gardens at North Carefree Residential development is estimated to be is \$65,533 (71 lots x \$923.00 per lot) based on the inclusion in the PID 2 and current fees.

Pursuant to Section E, Credits and Reimbursements, of the Board of County Commissioners' Road Impact Fee Implementation Document, the applicant requests that the County and Applicant enter into a credit agreement prior to final plat approval to determine an estimate of credits to which Applicant is entitled.

Site Geology:

Entech Engineering, Inc. has provided a Soils, Geology and Geologic Hazard report to accompany this application. This report has identified several potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.

Waiver Requests:

1. Waiver for double frontage lots; The proposed development has Akers Drive on the west of the property. Consequently, some lots back up to this road and therefore are considered double frontage.
2. Drainage Deviation being processed with the Preliminary Plan/PUD.

ACCOMPANYING REPORTS:

The following Reports are submitted to support this application:

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

THE GARDENS AT NORTH CAREFREE FILING NO.1

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF SECTION 29,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 1 OF 2

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT MULE DEER INVESTMENTS LLC., BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 2, MULE DEER BUSINESS PARK FILING NO.1, RECORDED AT RECEPTION NO. 206712353 IN THE RECORDS OF EL PASO COUNTY, TOGETHER WITH A TRACT OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AKERS DRIVE (80 FEET WIDE) AS PLATTED IN MULE DEER BUSINESS PARK FILING NO.1, RECORDED WITH RECEPTION NO. 206712353 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH CAREFREE CIRCLE (120 FEET WIDE) AS PLATTED IN PRONGHORN MEADOWS FILING NO.1, RECORDED WITH RECEPTION NO. 202165571 OF SAID RECORDS;

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

- 1) THENCE S00°41'40"E A DISTANCE OF 552.98 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 960.00 FEET, A DELTA ANGLE OF 04°35'19", AN ARC LENGTH OF 76.88 FEET, WHOSE LONG CHORD BEARS S02°59'19"E A DISTANCE OF 76.86 FEET;
- 3) THENCE S05°16'59"E A DISTANCE OF 277.56 FEET TO THE NORTHWEST CORNER OF LOT 2, OF SAID MULE DEER BUSINESS PARK FILING NO.1;
- 4) THENCE S05°16'59"E ON THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 142.31 FEET TO A POINT OF CURVE TO THE RIGHT;
- 5) THENCE ON THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF LOT 2, HAVING A RADIUS OF 1040.00 FEET, A DELTA ANGLE OF 03°59'26", AN ARC LENGTH OF 72.43 FEET, WHOSE LONG CHORD BEARS S03°17'16"E A DISTANCE OF 72.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

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

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

THENCE N00°02'55"E A DISTANCE OF 906.69 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID NORTH CAREFREE CIRCLE;

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

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

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT, WHICH SUBDIVISION SHALL BE ENTITLED "THE GARDENS AT NORTH CAREFREE FILING NO.1", A SUBDIVISION IN EL PASO COUNTY, COLORADO. ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF:

MULE DEER INVESTMENTS LLC. HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____, 2019, BY HEATH A. HERBER, PRESIDENT.

MULE DEER INVESTMENTS LLC.

BY: _____
HEATH A. HERBER, PRESIDENT

STATE OF COLORADO)
SS
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019 BY HEATH A. HERBER, AS PRESIDENT OF MULE DEER INVESTMENTS LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. 55065376-5, PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED 7-26-2018.
2. A DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. EACH LOT MAY ONLY ACCESS ONE STREET.
3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT.
4. NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OF TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RECOURES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST, BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEERS OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY OF EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 HUNDRED YEARS OR MORE.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
8. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFIED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS SPECIFIED OTHERWISE. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
9. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE _____ AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
10. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
13. THERE WILL BE NO DIRECT ACCESS TO ACRES DRIVE OR NORTH CAREFREE CIRCLE FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING ANY TRACT IS NOT PERMITTED.
14. THE AREA OF THIS PLAT IS INCLUDED IN THE CENTRAL MARKSHEFFEL SERVICE DISTRICT, AND AS SUCH IS SUBJECT TO RELATED FEES.
15. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
16. LOTS 1-71 ACREAGE: 7.314
TRACTS A-G ACREAGE: 1.593
STREETS ACREAGE: 2.656
TOTAL ACREAGE: 11.563

EASEMENTS:

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

ALL EASEMENTS PLATTED IN LOT 2, MULE DEER BUSINESS PARK FILING NO.1, RECORDED AT RECEPTION NO. 206712353 IN THE RECORDS OF EL PASO COUNTY IS HERE BY VACATED UPON THE RECORDING OF THIS PLAT, WITH THE EXCEPTION OF THE 17' WIDE UTILITY, ACCESS AND DRAINAGE EASEMENT LOCATED AT THE SOUTH LINE OF SAID LOT 2 SHOWN HEREON AND THE 25' SIGHT TRIANGLE LOCATED AT THE SOUTHWEST CORNER OF SAID LOT 2 SHOWN HEREON.

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

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

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

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

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT (AVIGATION EASEMENT) RECORDED AT RECEPTION NUMBER 206089436 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

TRACTS:

TRACTS A THRU G, ARE TO BE OWNED AND MAINTAINED BY _____ FOR THE PURPOSES OF OPEN SPACE, DRAINAGE, MAIL KIOSK, TRAILS, PARKS AND UTILITIES. OWNERSHIP BY _____ WILL BE CONVEYED AFTER THE RECORDING OF THIS PLAT BY SEPARATE INSTRUMENT.

THE AREA INCLUDED IN TRACTS A AND B LYING ADJACENT TO NORTH CAREFREE CIRCLE AND AKERS DRIVE IS SUBJECT TO A PUBLIC IMPROVEMENT EASEMENT FOR INSTALLATION OF PEDESTRIAN SIDEWALKS.

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

NOTE: ALL TRACTS CAN BE USED FOR PUBLIC UTILITY IMPROVEMENTS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EAST LINE OF LOT 2, MULE DEER BUSINESS PARK FILING NO.1, RECORDED AT RECEPTION NO. 206712353 IN THE RECORDS OF EL PASO COUNTY, SAID LINE BEARS N00°02'55"E FROM THE SOUTHEAST CORNER OF SAID LOT 2 (NO.5 PIN AND CAP PLS 25955) TO THE NORTHEAST CORNER OF SAID LOT 2 (NO.4 PIN AND CAP PLS 24964).

FLOOD PLAIN STATEMENT

PORTION OF PROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 08041C0543F, DATED MARCH 17, 1997. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

SURVEYED

JANUARY 2018

VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION:

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

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

COUNTY CERTIFICATION:

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

CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE
DIRECTOR, DEVELOPMENT SERVICES	DATE
MARK LOWDERMAN, COUNTY ASSESSOR	DATE

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2019, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY _____ FEE: _____

OWNER/DEVELOPER

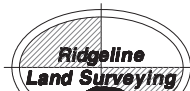
MULE DEER INVESTMENTS
31 N TEJON STREET, SUITE 500
COLORADO SPRINGS, CO 80903
719-331-0083

ENGINEER

STANTEC
5725 MARK DABLING WAY #190
COLORADO SPRINGS, CO 80919

DATE OF PREPARATION

JANUARY 2019



31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

DATE: 1/22/2018
SHEET 1 OF 2

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.

FEES:

DRAINAGE	_____	BRIDGE	_____
SCHOOL	_____	PARK	_____

A SUBDIVISION OF A PORTION OF THE EAST 1/2 OF SECTION 29,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 2 OF 2

AKERS DRIVE
(80 FEET WIDE)
(REC. NO. 206712353)



(120 FEET WIDE)
(REC. NO. 202165571)

S89°18'20"W 467.50'



FOUND NO.5 PIN AND—
ALUMINUM CAP
PLS 32822 AT GRADE

⊙ FOUND MONUMENT AS SHOWN

- SET NO.4 REBAR AND CAP
PLS 34583 AT GRADE (UNLESS SHOWN OTHERWISE)

(1145) ADDRESS FROM ENUMERATIONS

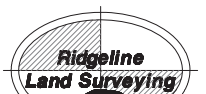
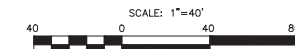
(100.00') EASEMENT DIMENSION

(NR) NON-RADIAL BEARING

EXISTING EASEMENT

- PROPOSED EASEMENT

- EXISTING ROW



31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917
DATE: 1/22/2018
SHEET 2 OF 2

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Sanctuary of Peace Co-Housing Community at Benet Hill
PUD / Preliminary Plan

Agenda Date: April 10, 2019

Agenda Item Number: #6 - F

Presenter: Paul Whalen, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request by N.V.E. Inc. on behalf of the Sisters of Benet Hill Monastery of Colorado Springs, for approval to rezone the Sanctuary of Peace from A-5 and RR-5 to Planned Unit Development (PUD). The applicant is also seeking an administrative waiver to forgo the consideration of a Preliminary Plan application, and allow the submitted PUD Development Plan to be processed as the preliminary plan. The project is located at the intersection of State Highway 83 and Benet Lane. The proposed 49.58-acre development will include 26 single-family residential lots, with a minimum lot size of 3,696 square feet.

The 2013 El Paso County Parks Master Plan shows no County regional trail, park, or open space within the project area. However, there is a proposed non-county bicycle lane along State Highway 83. Staff recommends the applicant contact the Colorado Department of Transportation to ensure there are no adverse impacts to the planned bicycle lane. The project is not located within Candidate Open Space Lands.

The open space dedication proposed within the Sanctuary of Peace PUD comprises 45.88-acres within various tracts, or 92.55% of the subdivision, and therefore exceeds the required open space dedication of 10%. The open space is comprised primarily of mature Ponderosa Pine timber land common to the Black Forest, with significant recreational opportunities for the residents and their guests. The closest park is Fox Run Regional Park, approximately 0.5 mile west of the project site, with no direct street or trail access.

Recommended Motion (PUD / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that approval of Sanctuary of Peace Residential Community PUD / Preliminary Plan include the following condition: Required fees in lieu of land dedication for regional park purposes in the amount of \$11,856 and urban park fees in the amount of \$7,488 will be required at time of the recording of the final plat.

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

March 18, 2019

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Sanctuary of Peace Co-Housing PUD-Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-19-002	Total Acreage:	49.58
		Total # of Dwelling Units:	26
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	1.31
Benet Hill Monastery of Colorado Spr M.V.E. Inc		Regional Park Area:	2
Vincent Crowder	Charles Crum, PE	Urban Park Area:	1
3901 Benet Hill Lane	1903 Lelaray Street Ste 200	Existing Zoning Code:	A-5/RR-5
Colorado Springs, CO 80921	Colorado Springs, CO 80909	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 26 Dwelling Units = 0.504
Total Regional Park Acres: 0.504

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 26 Dwelling Units = 0.10
 Community: 0.00625 Acres x 26 Dwelling Units = 0.16
Total Urban Park Acres: 0.26

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 26 Dwelling Units = \$11,856
Total Regional Park Fees: \$11,856

Urban Park Area: 1

Neighborhood: \$113 / Unit Acres x 26 Dwelling Units = \$2,938
 Community: \$175 / Unit Acres x 26 Dwelling Units = \$4,550
Total Urban Park Fees: \$7,488

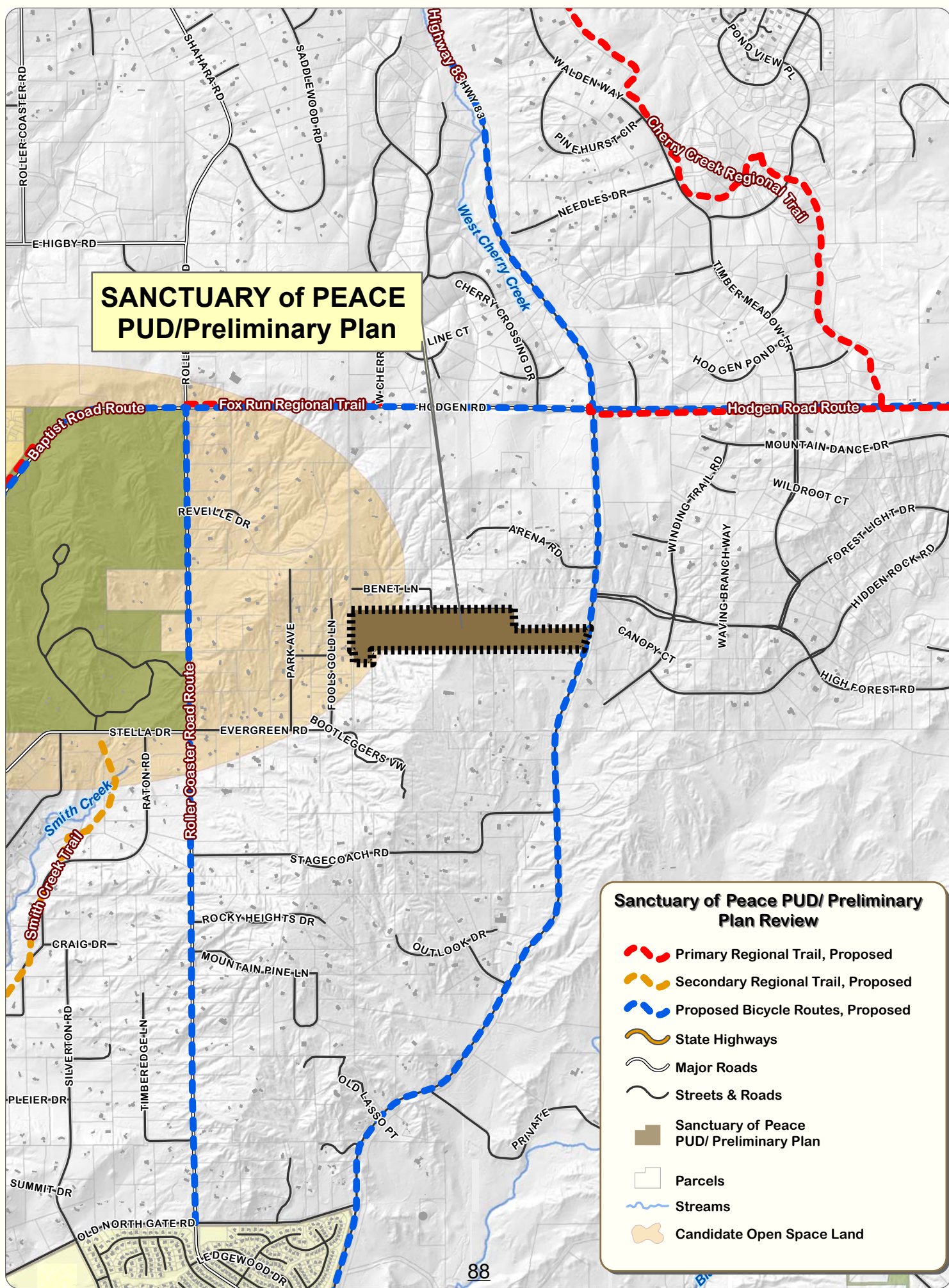
ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of Sanctuary of Peace Residential Community PUD / Preliminary Plan include the following condition: Required fees in lieu of land dedication for regional park purposes in the amount of \$11,856 and urban park fees in the amount of \$7,488 will be required at time of the recording of the final plat.

Park Advisory Board Recommendation:

PAB Endorsement Required

SANCTUARY of PEACE PUD/Preliminary Plan



Sanctuary of Peace PUD/ Preliminary Plan Review

- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- State Highways
- Major Roads
- Streets & Roads
- Sanctuary of Peace PUD/ Preliminary Plan
- Parcels
- Streams
- Candidate Open Space Land



December 22, 2018

**LETTER OF INTENT
Sanctuary of Peace Residential Community
PUD Plan**

Owner:

Benet Hill Monastery of Colorado Springs
3901 Benet Lane, Colorado Springs, CO 80921
719.633.0655, Ext 109
Vincent Crowder, Property & Building Manager

Developer:

Benet Hill Monastery of Colorado Springs
3901 Benet Lane, Colorado Springs, CO 80921
719.633.0655, Ext 109
Vincent Crowder, Property & Building Manager

Applicant / Consultant:

M.V.E., Inc.,
1903 Lelaray Street, Suite 200, Colorado Springs, CO
719.635.5736
Charles C. Crum, P.E.

REQUEST/PROJECT DESCRIPTION:

- The Sisters of the Benet Hill Monastery (Applicants) request approval of the Sanctuary of Peace Residential Community PUD Development Plan to rezone a 49.58 acre property from the current A-5 and RR-5 zoning districts to PUD. Approximately 10± acres of the property is currently zoned A-5 the remaining 40± acres is zoned RR-5.
- The applicants request authorization from the PCD Director to submit the PUD development plan as a preliminary plan. The applicants also request findings of sufficiency for water supply be deferred to the final plat approval.
- The plan identifies 26 single-family attached residences, community center, open space, private road, stormwater detention facilities, and water/wastewater facilities and appurtenances.

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

- Planned housing types include single-story one (1) and two (2) bedroom single family attached housing units and a Community house. Water will be provided by a small community water system comprised of a water well, treatment, storage tank, and distribution lines designed in accordance with the Colorado Department of Public Health and Environment Regulations. Wastewater treatment will be provided by a small community wastewater system comprised of four (4) shared Onsite Wastewater Treatment Systems (OWTS) which have been sited and designed under guidance of the State Water Quality Site Application Policy 6 along with the County Department of Health supervision and approval.

- Waiver Requests

- 8.4.4.C Public Roads Required
 - 8.4.4.D Dead End Road Standards

The applicants wish to maintain the private character of the neighborhood keeping the roads within the new and existing neighborhood private. Narrower design widths can promote improved pedestrian and non-motorized use of the roads. The extension of a public road into the proposed development is inconsistent with the character of the area which includes monastery, religious housing/retreat facility, and private residences. Per the traffic study submitted with the request, the private road is adequate to meet the internal access and circulation needs of the development.

- Design Modifications (Addressed separately in Approval Criteria relating to wastewater provision and OWTS suitability)

1. 8.4.3.C.2.f Lots using OWTS requires the following:

- (i) Lots Designed to Use an OWTS. Lots which will utilize an OWTS shall have a minimum area of 2.5 acres.

- (ii) Minimum Buildable Area for Lots Using an OWTS. A minimum of 1 acre of buildable area is required for lots proposed to utilize an OWTS.

The development has been designed to limit the number of bedrooms that could be served on the four separate OWTS on 49.58 acres. The systems were designed for this purpose in coordination with State and County Health Department staff and under the guidance of the State Water Quality Site Application Policy 6. The systems can serve up to 40 bedrooms. The plan proposes 14 one-bedroom, 12 two-bedroom single-story residences, and a Community house having 4 bedrooms classified as transient use and equaling 2 bedrooms of the 40 bedroom maximum

count. The development area has been clustered with consideration given to siting the residences and OWTS systems to avoid impacts to adjacent properties.

2. 8.4.4. Transportation System Considerations and Standards
3. 8.4.4.C Public Roads Required (divisions of land served by public roads).
4. 8.4.4.D Dead End Standards (continuation of facilities, no more than 25 lots on non through street)
5. 8.4.4.E Private Road Allowances (use limited, requires waiver, designed to meet County standards)

The property has frontage on State Highway 83; however, State access restrictions require access to the highway be taken from the existing private Benet Lane. Benet Lane currently provides access to the subject property, Benet Hill Monastery, and four (4) private residences depicted on the plan documents.

Approval of PUD Modifications

“For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:” (LDC 4.2.6.F.2.h Modification of LDC or ECM Standard)

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development

The plan preserves the natural features of the 45.88 acres of open space (92.55% of the PUD area). The Community Center garages are planned to house community cars for use in a ride sharing amenity to residents of the development. It is the position of the applicant that the proposed development meets the spirit and intent of each of the modification trade-off criteria.

Approval of Density. Per the LDC, density “shall be as established by the PUD development plan and/or development guide as approved by the BoCC in consideration of the following”:

- *Adopted Master Plan;*
- *Compatibility with the surrounding neighborhood;*
- *Traffic considerations;*
- *Impact upon public facilities, utilities and schools;*
- *The natural characteristics of the land; and*
- *Water availability.*

Proposed density within the PUD is approximately 2 DU/AC (1.93). The property is located within the Ponderosa Breaks subarea of the Tri-Lakes Master Plan, which recommends (advisory) densities in the area be a minimum of 2.5 acres (p.129). However, the plan states in the Land Use Scenario that overall densities should be “consistent with surrounding subdivisions”. While there are no 2.5 DU/Ac developments to compare to the Sanctuary of Peace Residential Community, the overall density of the affected development area and surrounding adjacent properties is one (1) DU/7.28 ac, which exceeds the minimum recommended overall density one (1) DU/ 2.5-5 ac. (See attached Density Map for details).

No adverse traffic impacts are generated by the proposed development. The applicants are planning a right-hand deceleration lane into the property to improve access into the site from State Highway 83.

Stormwater will be detained by a system of three detention ponds which are designed to meet local, state, and federal stormwater requirements. The proposed ponds will also provide storm water quality treatment for the new residential site.

Applicable traffic, park, school, and drainage fees will to offset the developments impact on public facilities and services.

The density is also supported by the water availability and suitability for the use of shared OWTs. Water availability and septic suitability and system design have been reviewed by the appropriate State and County Departments prior to submitter. (See discussions on each in the review criteria section of this letter). According to the water and wastewater resources reports and supporting groundwater determinations and decrees, the site can support 26 residences with up to 40 bedrooms. The applicant proposes a total 14 one-bedroom, 12 two-

bedroom single-story residences, and a Community house having 4 bedrooms classified as transient use and equaling 2 bedrooms of the 40 bedroom maximum count in accordance with the of water supply and septic suitability of the site.

The subject property was purchased with the intent of providing a permanent buffer for the neighborhood against development encroachment within the State Highway 83 corridor.

PUD REVIEW AND APPROVAL CRITERIA

I. The proposed PUD District zoning advances the stated purposes set forth in this Section;

Per the information and justification provided in this letter of intent and documents, plans, and reports submitted for consideration, the application meets the purposes of the PUD zoning district as established by County regulations and manuals.

County Purposes of PUD:

To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;

The housing development is in response to market trends that support the rural cluster style development with the proposed housing types as previously discussed. The clustering of the 26 homes on approximately 2.93 acres affords the feel of a more urbanized TND (traditional neighborhood development) in a rural setting surrounded by 49.58 acres of densely forested open space for the use and enjoyment of residents.

To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;

The lot sizes vary from 3,696 SF to 5,279. Lot 2 is 3,945 SF, Lots 4 and 5 are 3,696 SF each. Eighteen (18) lots range from 4,118 SF to 4,757 SF, and two lots (11 and 24) are 5,047 SF and 5,279 SF respectively. The lots have been clustered within a 2.93 acre development area which was planned through the fire mitigation process whereby the forest was thinned in cooperation with the Tri-Wescott Fire Protection District in 2013 - 2015. Siting of the homes and private roadway will require a little, if any, additional thinning of the forest on the property.

To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population

may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;

Residential lots comprise 5.90 % (2.93 acres), and Pavement (Parking/walks) comprise 1.55% (0.77 acres) of the 49.58 acre property preserving 92.55 % of the property as open space. Through the development process, it is the plan of the applicants to place the 45.88 acres of open space restricted in the proposed covenants to prevent future development beyond what is identified on the Sanctuary of Peace Residential Community Plan.

To encourage more efficient use of land services reflecting changes in the technologies and economies of land development;

Houses have been designed with one (1) car garages and driveways to promote reduced automobile dependency. The planned Community Center garages will house about four (4) community/shared automobiles for use by residents to promote ride sharing, reduce the amount of traffic and impacts within and outside the development, and as a community building amenity.

To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;

The property is located within six miles of commercial corridors adjacent to and in proximity to the I-25 Corridor.

To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;

The development has been designed to reduce the amount of disturbance by clustering not only the residences, but also consolidating the community water system, and four (4) OWTS systems into integrated systems to serve the 26 residences instead of 26 separate systems. Wastewater from the community center will be treated by one of the four (4) OWTS. The systems have been designed to serve a maximum of 26 residences with a maximum 40 cumulative number of bedrooms. The design of the systems were prepared in coordination and consultation with County and State Health Department Officials.

A private road is planned to provide access from the development to Benet Lane (private) which provides access to the public State Highway 83. No additional on-site roadway improvements are anticipated. A southbound right-turn

deceleration lane is not required by CDOT at the intersection of Benet Lane and State Highway 83. The applicant would like to install one if the project funding allows for this option.

To promote layout, design and construction of development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area, including scenic vistas, natural features and environmental resources;

See discussion on layout, water/wastewater service, and fire mitigation relative to the planning and development of the property.

To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas

Use of the 92.55% (45.88 acres) of the open space open space is planned for passive recreation in the form of hiking, nature observation, and contemplation. It is intended that the open space be preserved in its natural state in perpetuity.

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

“Simply by stating in this Code a requirement or preference for Master Plan consistency, the Board of County Commissioners has not by such statement rendered the Master Plan a binding requirement or regulation for either zoning or subdivision matters. The Board of County Commissioners’ intent as expressed in its various Master Plan elements and in Appendix A, § A.1.6(B) to this Code is that the Master Plan be advisory only, and that the Board of County Commissioners retains its considerable discretion in deciding how to apply the Master Plan in making land use decisions.” (LDC 2.1.3: Master Plan Advisory)

The following policies and recommendations from the Master Plan have been provided, not specifically for discussion purposes, but to establish a context of the design and planning principles the Sanctuary of Peace Residential Community aspires and intends to promote. Specific discussion is provided in the PUD criteria in which the applicants have approached the design See additional master plan discussion in the PUD review criteria section. It is the applicants’ position that the plan as submitted and reviewed is in general conformance with the El Paso County Master Plan.

The following policies have been cited for discussion purposes

Policy 6.1.5 of the El Paso County Policy Plan

Support the development of well-planned mixed use projects which promote all, or most, of the following objectives:

- maximize the economy and efficiency of land use
- preserve open space or natural areas
- integrate employment, housing, shopping, schools and other use
- accommodate multi-modal transportation linkages

considers diverse **transportation** options, typically including walking, cycling, public transit and automobile, and accounts for land use factors that affect accessibility

- allow for variations in design and character

Policy 6.1.11

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

Policy 6.1.12

Encourage advance public and private land use planning in order to maximize public awareness of anticipated future land use conditions.

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 6.1.14

Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.

Policy 6.1.15

Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.

Policy 6.1.16

Allow for new and innovative concepts in land use design and planning if it can be demonstrated that off-site impacts will not be increased and the health, safety and welfare of property owners and residents will be protected.

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

The application meets the submittal and review criteria, as discussed in this letter of intent and all applicable Statutory provisions, such as, but not limited to water and wastewater provision, stormwater and grading, floodplain, wildlife, and forestry management.

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

Design of the site began with aggressive fire mitigation and forest thinning efforts coordinated with the Wescott FPD. The development area, home sites, access and circulation, wastewater system design, and water supply have been planned to generate the least impactful imprint on the environment. The development area has been arranged in a compact cluster on approximately 2.93 acres of the 49.58 acre property. The development will provide and maintain an emergency access easement for ordered evacuation that provides secondary emergency access to Fool's Gold Lane, Evergreen Road, & Roller Coaster Road for residents to the east via Benet Lane & State Highway 83. Also, the emergency access will be for ordered evacuation for residents to the west to the east and State Highway 83. The access will be gated at the eastern subdivision boundary line of 'Black Forest Park' and the new emergency access easement intersection.

Utilities, drainage, access, and circulation are adequate, as evidenced in the associated reports, to support the development as proposed and will not have a negative impact upon existing and future development of the surrounding area.

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

This proposed residential use compliments the existing religious monastic use of the site and the planned buffers and setbacks are provided in consideration of the rural residential character of the surrounding neighborhood and the design vision of the Benet Hill Monastery.

VI. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

The planned uses, bulk requirements, buffers, screening, and required landscaping for the development have been planned as shown on supporting plans and documents. Adequate buffers and setbacks are provided in consideration of the rural residential character of the surrounding neighborhood and the design vision of the Benet Hill Monastery.

VII. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

Per guidance from the County Environmental Services department identified the potential for Preble's Meadow Jumping Mouse, wetland impacts, and/or impacts to Smith Creek downstream from the site, a natural resource report analyzed the impacts to existing vegetation with recommendations for maintenance of surrounding potentially affected wildlife. The report and related PUD development plan has been found to satisfactorily meet and/or address any potential negative impacts to any cultural, historical, recreational, aesthetic and/or natural features.

VIII. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;

The site has been planned to provide access to open space on site and the adjacent monastic activities located at the Benet Hill Monastery. Proximity to regional trails/parks/other amenities.

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

A traffic study has been submitted per County Staff direction for review to determine necessary offsite improvements. The study identifies no offsite roadway improvements are necessary. Approval of the aforementioned PUD modifications for the private roadway improvements will be determined by the Board of County Commissioners. The applicant has provided the necessary documentation, including utility and other service commitments, to demonstrate that fire protection, police protection, emergency services, water and wastewater, and other public services including but not limited to park and recreation, school, services and/or facilities will be provided to support the development when needed. Preliminary groundwater investigations identify available water rights underlying the property in the amounts of: 3,700 AF from the Dawson, 4,664 AF from the Denver, 1,938 AF from the Arapahoe, and 1,445 AF from the Laramie Fox Hills Aquifer. Additional details are provided in the water resource report, groundwater decrees, and determinations.

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

The Plan provides 95% open space where the County standards require 20%. The homes have been pre-designed to incorporate green and sustainable construction methods. Although not quantifiable in the PUD administration, it is the developers intent to follow these and other green construction BMP's in order to set a higher example for development in the region.

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

A mineral rights certification was provided with the application that indicates no mineral rights and/or interests will be negatively affected. Mineral rights were transferred to the applicant upon acquisition of the property.

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

Proposed modifications to the zoning and subdivision regulations are warranted in exchange for the energy efficient and sustainable site development standards incorporated by reference, notation, and illustration in the accompanying development plan and/or guide. PUD modifications include the following:

XIII. The owner has authorized the application.

The application has been signed by the property owner.

PUD Development Plan May be Approved as a Preliminary Plan

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
2. The subdivision is consistent with the purposes of this Code;
3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
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;
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.

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)];

7. Adequate drainage improvements complying with State law [C.R.S. §3028-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

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;

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; (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; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (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;

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

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

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

Based on the discussion previously provided for PUD approval, the applicants believe the approval criteria for a preliminary plan has also been met.

Z:\61087\Documents\Correspondance\Letter of Intent.odt

PUD DEVELOPMENT & PRELIMINARY PLAN

FOR

SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

LOCATED IN THE THE SOUTH HALF OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

DEVELOPMENT STANDARDS AND GUIDELINES

THE PRINCIPAL (PRIMARY) USE ON EACH RESIDENTIAL LOT IS AS SHOWN ON THE PLAN. LOTS SHALL BE LIMITED TO SINGLE FAMILY ATTACHED DWELLINGS.

1. THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE CONDUCTED ON A LOT. THE USES ALLOWED IN THE SANCTUARY OF PEACE PUD SHALL BE THOSE IDENTIFIED AND DEPICTED ON THE PUD DEVELOPMENT PLAN FOR PRIMARY SINGLE FAMILY RESIDENTIAL LAND USES, RECREATION, AND BOTH PUBLIC AND PRIVATE PHYSICAL SITE IMPROVEMENTS NECESSARY TO IMPLEMENT AND MAINTAIN THE DEVELOPMENT AS APPROVED AND DEPICTED. USES WITHIN THE CLUBHOUSE/COMMUNITY CENTER SHALL BE THOSE COMMONLY ENGAGED AND ACCEPTED AS COMMUNITY ACTIVITIES TO PROMOTE THE HEALTH, SAFETY, AND WELFARE OF THE SANCTUARY OF PEACE COMMUNITY AND IN SUPPORT OF THE STATED PURPOSES OF THE SANCTUARY OF PEACE PUD.
2. ALLOWED USES ALLOWED LAND IN THE SANCTUARY OF PEACE PUD TO INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, STREET LIGHTS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SANCTUARY OF PEACE RESIDENTIAL COMMUNITY, AND THE SANCTUARY OF PEACE RESIDENTIAL COMMUNITY DESIGN GUIDELINES.
MINIMUM LOT AREA:
 - a. MINIMUM LOT AND/OR TRACT AREAS ARE AS DEPICTED ON THE PLAN. SEE PAGE /SHEET FOR LOT LAYOUT AND CONFIGURATION FOR ZONING ADMINISTRATION PURPOSES AND SITE PLAN REVIEW. MINIMUM LOT AREA VARIED PER LOT. LOTS RANGE FROM 7,392 - 9,789 SF.
4. MAXIMUM IMPERVIOUS COVERAGE: NO MAXIMUM MAX IMPERVIOUS LOT COVERAGE: MAXIMUM LOT AREA AND IMPERVIOUS COVERAGE SHALL BE THE TOTAL DEVELOPMENT AREA AS BOUND AND/OR OTHERWISE DEFINED BY THE LIMITS OF THE REQUIRED SETBACKS AND UTILITY OR PLATED DRAINAGE EASEMENTS. BECAUSE LOT AREAS VARY THIS STANDARD SHALL BE DETERMINED AS ALL BUILDABLE AREA ON A LOT OUTSIDE REQUIRED BUILDING SETBACKS AND STRUCTURALLY PROHIBITIVE EASEMENTS.
5. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
6. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FIVE FEET (35').
7. SETBACK REQUIREMENTS:
 - a. ACCESSORY STRUCTURES WITH THE COMMUNITY CENTERS SHALL BE DETERMINED BY THE INDIVIDUAL SITE DEVELOPMENT PLAN APPROVED FOR FUTURE IMPROVEMENTS NOT DEPICTED ON THIS PUD DEVELOPMENT PLAN
 - b.
 - c. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
 - d. FIFTEEN FEET (15') TO FACE OF HOUSE
 - e. SIDE YARD: FIVE FEET (5')
 - f. REAR YARD: FIFTEEN FEET (15')
 - g. CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
8. ACCESSORY STRUCTURE USES SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOS, PATIOS, HOT TUBS, AND POOLS. THERE SHALL BE NO GUEST HOUSES ALLOWED. USES NOT IDENTIFIED ON THIS PUD DEVELOPMENT PLAN BUT THAT WHICH REFLECT CHANGING TRENDS IN RESIDENTIAL LAND USES OR THAT FUNCTION SIMILARLY TO CURRENTLY RECOGNIZED SINGLE FAMILY RESIDENTIAL LAND USES, ARE CONSISTENT WITH THE INTENT AND PURPOSE OF THIS PUD, AND ARE NOT DETRIMENTAL TO THE HEALTH, SAFETY, AND/OR GENERAL WELFARE OF THE PUBLIC, SHALL BE AUTHORIZED BY MUTUAL AGREEMENT BY AFFECTED PARTIES OF THE PUD AND THE PCO DIRECTOR. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
 - a. MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')
9. SETBACK REQUIREMENTS:
 - a. SIDE YARD: FIVE FEET (5')
 - b. REAR YARD: FIVE FEET (5')

LANDSCAPE

1. AREAS OF REQUIRED ROADWAY LANDSCAPING ADJACENT TO STATE HIGHWAY 83 AND THE PRIVATE BENET LANE HAVE BEEN SATISFIED BY THE EXISTING TREE COVER LOCATED IN THESE LANDSCAPE BUFFER AREAS AS DEPICTED ON THIS PLAN.

ARCHITECTURAL CONTROL COMMITTEE

1. INDIVIDUAL UNIT BUILD OUT, DESIGN, AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR, AND THE DESIGN GUIDELINES.

PUD MODIFICATIONS

1. A PUD MODIFICATION FOR SECTION 8.4.3.C.2.F LOTS USING OWTS REQUIRES THE FOLLOWING:
 - a. LOTS DESIGNED TO USE AN OWTS SHALL HAVE A MINIMUM AREA OF 2.5 ACRES.
 - b. MINIMUM BUILDABLE AREA FOR LOTS USING AN OWTS. A MINIMUM OF 1 ACRE OF BUILDABLE AREA IS REQUIRED FOR LOTS PROPOSED TO UTILIZE AN OWTS.
2. A PUD MODIFICATION FOR THESECTION 8.4.4. TRANSPORTATION SYSTEM CONSIDERATIONS AND STANDARDS
 - a. 8.4.4.C PUBLIC ROADS REQUIRED (DIVISIONS OF LAND SERVED BY PUBLIC ROADS)
 - b. 8.4.4.D DEAD END STANDARDS (CONTINUATION OF FACILITIES, NO MORE THAN 25 LOTS ON NON THROUGH STREET)
 - c. 8.4.4.E PRIVATE ROAD ALLOWANCES (USE LIMITED, REQUIRES WAIVER, DESIGNED TO MEET COUNTY STANDARDS)

THE PROPERTY HAS FRONTAGE ON STATE HIGHWAY 83; HOWEVER, STATE ACCESS RESTRICTIONS LIMIT REQUIRE ACCESS TO THE HIGHWAY BE TAKEN FROM THE EXISTING PRIVATE BENET LANE. BENET LANE CURRENTLY PROVIDES ACCESS TO THE SUBJECT

GENERAL NOTES

1. ROADWAY CLASSIFICATIONS. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREET WAYS.
2. ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE SANCTUARY OF PEACE AND THE HOME OWNERS ASSOCIATION. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
3. ALL ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED MVEA.
4. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AND TRACTS AS FOLLOWS:
 - a. FRONT: TEN FEET (10')
 - b. SIDE: FIVE FEET (5')
 - c. REAR: TEN FEET (5')STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
5. FENCING:
ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR THE SANCTUARY OF PEACE AND THE HOME OWNERS ASSOCIATION. INTERNAL FENCING: INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR YARDS. FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE. FENCING SHALL BE LIMITED TO 6 FEET IN HEIGHT, AS ALSO DESCRIBED IN PRIVATE COVENANTS, CONDITIONS & RESTRICTIONS NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
6. THE DEVELOPMENT HAS BEEN DESIGNED TO LIMIT THE NUMBER OF BEDROOMS THAT COULD BE SERVED ON FOUR SEPARATE OWTS ON 59.58 ACRES. THE SYSTEMS WERE DESIGNED FOR THIS PURPOSE IN COORDINATION WITH STATE AND COUNTY HEALTH DEPARTMENT STAFF AND UNDER THE GUIDANCE OF THE STATE WATER QUALITY SITE APPLICATION POLICY 6. THE SYSTEMS CAN SERVE UP TO 40 BEDROOMS. THE PLAN PROPOSES 12 ONE BEDROOM AND 14 TWO BEDROOM SINGLE STORY RESIDENCES. THE DEVELOPMENT AREA HAS BEEN CLUSTERED WITH CONSIDERATION GIVEN TO WHAT THE SITING THE SYSTEMS WHERE TO AVOID IMPACTS TO ADJACENT PROPERTIES.
7. INDIVIDUAL LOT SIDE YARD SWALES TO BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE.
8. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0295G, EFFECTIVE DECEMBER 7, 2018.

GEOLOGIC CONDITIONS

SUBSEQUENT TO ROAD AND SAND FILTER BASINS GRADING BUT NOT TO THE INSTALLATION OF WET UTILITIES. ADDITIONAL GEOTECHNICAL INSTIGATION SHOULD BE REQUIRED TO FURTHER CHARACTERIZE THE SURFACE SOIL CONDITIONS AND DEVELOP RECOMMENDATIONS FOR OF UTILITIES, PAVEMENT SUBGRADE CONSTRUCTION, ETC.

GENERAL PREVISIONS

STATEMENT OF PURPOSE: SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PUD INTENDED TO ACCOMMODATE CLUSTER DEVELOPMENT THAT PROMOTES OPEN SPACE, PRESERVATION, REDUCED AUTOMOBILE INDEPENDENCE w/1-2 BEDROOM SINGLE STORY ATTACHED UNITS. IT IS THE DECLARANTS EXPRESS INTENT TO MAINTAIN THE NATURAL AND NATIVE BEAUTY AND CHARACTERISTICS OF THE OPEN SPACE AND TRACTS, PROHIBITING THE CONSTRUCTION OF ANY PERMANENT STRUCTURES THEREON, AND UTILIZING ONLY SUSTAINABLE AND FIRE WISE LAND MANAGEMENT ON THE OPEN SPACE AND TRACTS. HOWEVER, NOTWITHSTANDING THE FOREGOING, CERTAIN PORTIONS OF THE OPEN SPACE AND TRACTS SHALL BE AND ARE INTENDED TO BE UTILIZED FOR CONSTRUCTION OF CENTRAL WATER SYSTEMS/WELLS/WELL FIELDS AND WASTEWATER TREATMENT SYSTEMS. NO FURTHER SUBDIVISION OR DEVELOPMENT OF THE OPEN SPACE OR TRACTS MAY OCCUR ABSENT EXPRESS AMENDMENT OF PRIVATE RESTRICTIONS AS DEFINED BY THE PRIVATE CC&RS AND IN ACCORDANCE WITH THE REQUIREMENTS OF EL PASO COUNTY.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

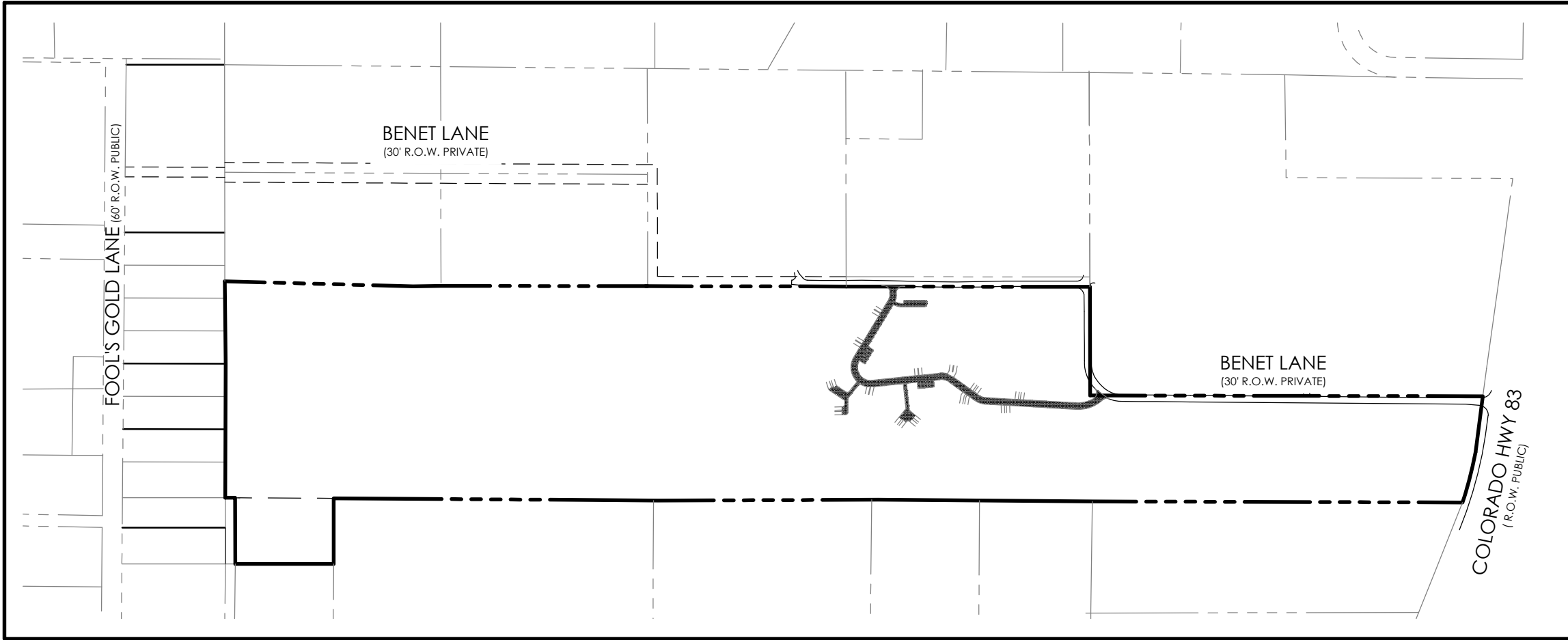
APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND, THE LANDOWNER, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, OR AS OTHERWISE AMENDED BY AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT, FOR SANCTUARY OF PEACE RESIDENTIAL COMMUNITY IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO WITH THE COLORADO PLANNED UNIT DEVELOP ACT OF 1972, AS AMENDED.

RELATIONSHIP TO THE COUNTY REGULATIONS; THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT PLAN OF SANCTUARY OF PEACE RESIDENTIAL COMMUNITY PROVIDED, HOWEVER, THAT WERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL, OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATIONS OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATIONS ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THAN ONE PERVERSIONS WITHIN THE DEVELOPMENT PLAN WHICH GOVERNS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.



STREETS

1. THE EL PASO COUNTY STREET STANDARDS, ARE EXEMPT AS MODIFIED BY THIS PUD DEVELOPMENT PLAN AND SHALL BE OWNED AND MAINTAINED BY SANCTUARY OF PEACE AND THE HOME OWNERS ASSOCIATIONS.
2. STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY.
3. THERE ARE NO NOISE WALLS REQUIRED ALONG STATE HIGHWAY 83.

TRACT NOTES

1. TRACT A = 33,395 SF, TRACT B = 153,278 SF, TRACT C = 1,750 SF, TRACT D = 5,909 SF, TRACT E = 12,240 SF, AND TRACT F = 1,825,457 SF. ARE TO BE DEDICATED SANCTUARY OF PEACE HOME OWNERS ASSOCIATION. TRACT A-F TO BE OWNED AND MAINTAINED BY THE SANCTUARY OF PEACE HOME OWNERS ASSOCIATION FOR THEIR DESIGNATED PURPOSE.

SANCTUARY OF PEACE TRACT TABLE

TRACT A: 0.747 AC ROAD RIGHT-OF-WAY DEDICATION
TRACT B-F: 45.882 AC OPEN SPACE/ LANDSCAPE/ UTILITY/ DRAINAGE/ TRAILS/ SIGNAGE

LAND USE TABLE

BUILDING LOTS	127,501 SF	2.92 AC	5.90%
PAVEMENT (PARKING/WALK)	33,395 SF	0.77 AC	1.55%
OPEN SPACE/LANDSCAPE/EASEMENTS	1,998,634 SF	45.88 AC	92.55%
TOTAL AREA	2,159,560 SF	49.58 AC	100.00%

LAND USE

CURRENT ZONING:
RESIDENTIAL RURAL (RR-5)
AGRICULTURAL (A-5)

PROPOSED ZONING:
PLANNED UNIT DEVELOPMENT (PUD)

SITE DATA TABLE

TOTAL SITE ACREAGE 49.58 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS ATTACHED 27.00
PROPOSED GROSS DENSITY 0.54 D.U./AC
PROPOSED NET DENSITY (LESS DEDICATED R.O.W.) 0.58 D.U./AC

LAND OWNERS CERTIFICATION

IN WITNESS WHEREOF, THE AFOREMENTIONED BENET HILL MONASTERY AS NOMINEE HAS EXECUTED THESE PRESENTS THIS
DAY OF 2019 A.D.
SANCTUARY OF PEACE

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)

EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2019 A.D. BY
_____, WITNESS MY HAND AND SEAL:
_____, MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

OWNERSHIP CERTIFICATION

I/WE BENET HILL MONASTERY A (ONE OF THE FOLLOWING: QUALIFIED TITLE INSURANCE COMPANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNER IN FEE SIMPLE BY BENET HILL MONASTERY AT THE SAME TIME OF THIS APPLICATION

STATE OF COLORADO)

EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2019 A.D. BY
_____, WITNESS MY HAND AND SEAL:
_____, MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE (BOARD RESOLUTION OR MOTION # _____ AND DATE _____ APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

DATE

CLERK & RECORDER

STATE OF COLORADO)

EL PASO COUNTY)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS ____ OF ____ 2019 AT ____ O'CLOCK A.M./P.M. AND WAS DULY

RECORDED AT RECEPTION NO. _____, EL PASO COUNTY CLERK AND RECORDER

CHUCK BROERMAN

LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 13, IN BLOCK 4, IN BLACK FOREST PARK, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 8, PAGES 42 AND 43 AND RUN THENCE EAST ALONG AN EXTENSION OF THE NORTH LINE OF SAID LOT 13, TO THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF INTERSECTION WITH AND EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 12, IN SAID BLOCK 4; THENCE WEST ALONG SAID EXTENSION OF THE SOUTH LINE OF LOT 12, TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 30 FEET THEREOF WHICH HAS BEEN RESERVED FOR ROAD PURPOSES.
PARCEL B:
THE SOUTHWEST HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS DESCRIBED IN DEED RECORDED SEPTEMBER 21, 1964 IN BOOK 2035 AT PAGE 537, UNDER RECEPTION NO. 346570, AND EXCEPT THAT PORTION LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 83 CONVEYED TO C.T. MCGLAUGHLIN BY DEED RECORDED DECEMBER 18, 1974 IN BOOK 2723 AT PAGE 644, COUNTY OF EL PASO, STATE OF COLORADO.

MAP NOTES

1. BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE SOUTH LINE OF SANCTUARY OF PEACE, ASSUMED TO BEAR N89°51'41"W.
2. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (FINS DATUM)

SITE DATA

OWNER
BENET HILL MONASTERY
3190 BENET LANE
COLORADO SPRINGS CO
80921-1509

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

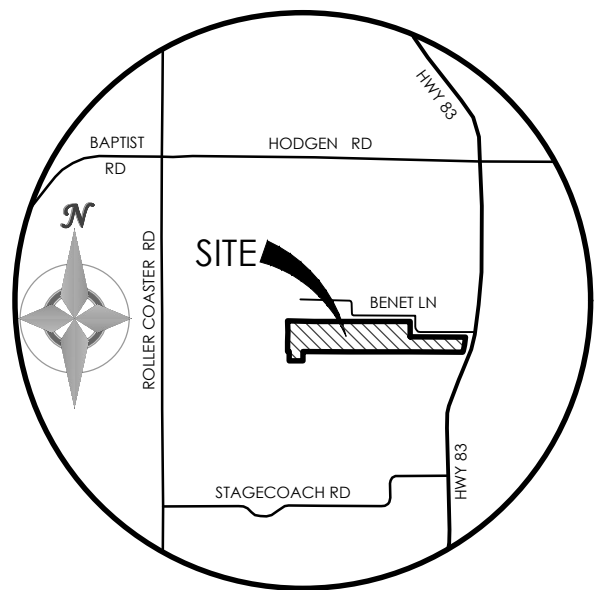
SURVEYOR
POLARIS SURVEYING, INC.
1903 LELARAY STREET, SUITE 102
COLORADO SPRINGS, CO 80909
(719) 448-0844

BUILDING USE
SINGLE FAMILY ATTACHED

CONSTRUCTION SCHEDULE
START: SPRING, 2019
FINISH: WINTER, 2019

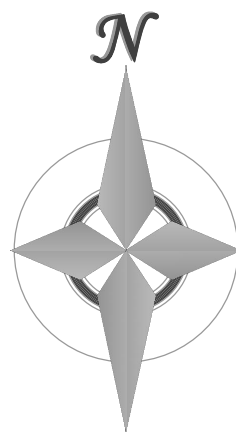
TAX SCHEDULE NO.
6127000063

PROPERTY ADDRESS
15760 COLORADO HIGHWAY 83



VICINITY MAP
NOT TO SCALE

BENCHMARK



100 0 200 400 800
1" = 400' 1:4,800

MVE, INC.
ENGINEERS / SURVEYORS
1903 Lelaray Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

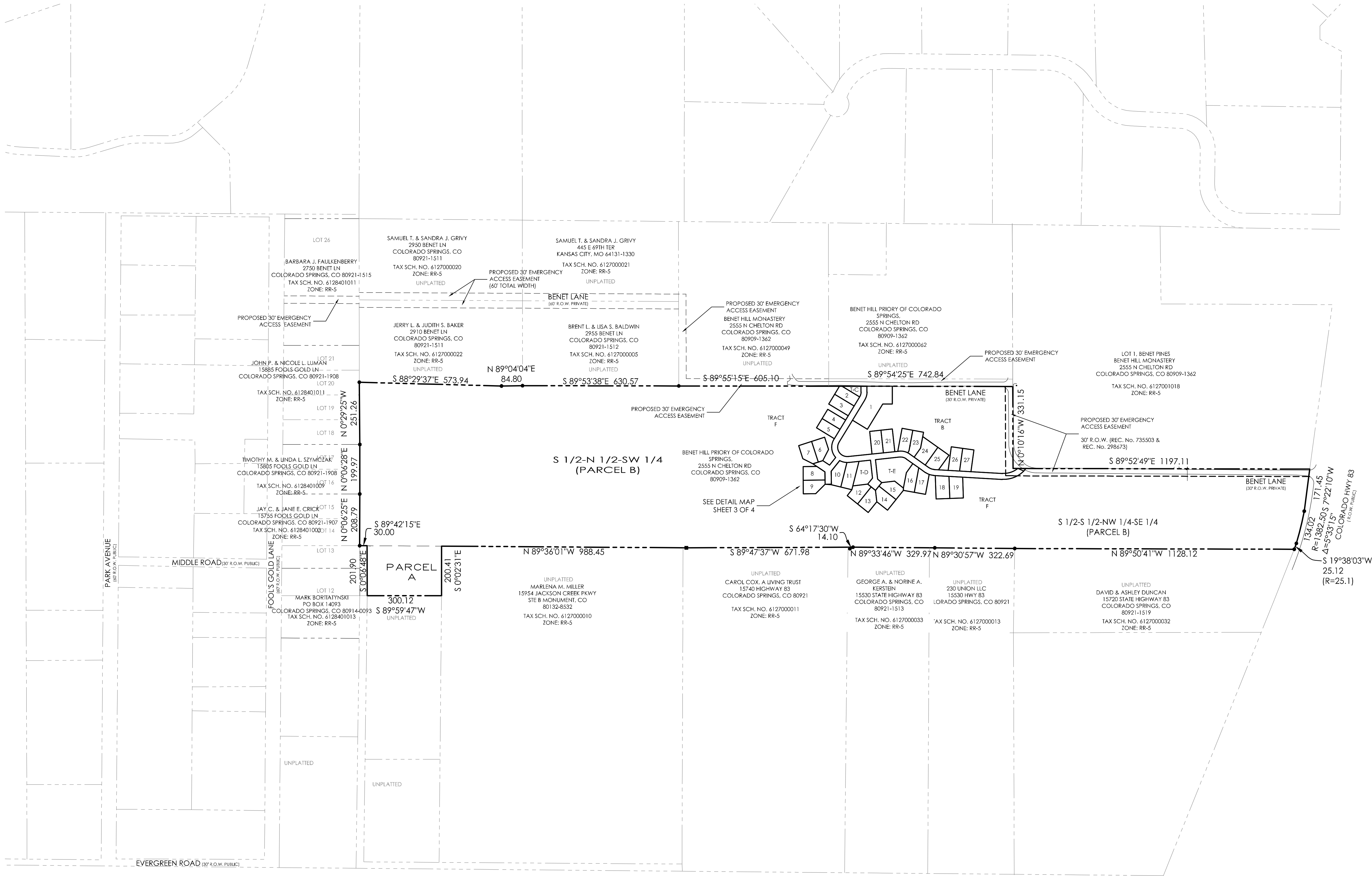
DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

DEVELOPMENT PLAN COVER SHEET

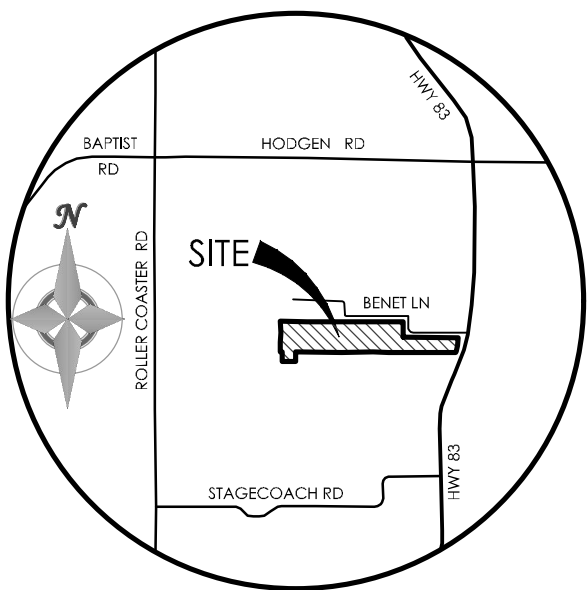
SANCTUARY OF PEACE RESIDENTIAL COMMUNITY

MVE PROJECT 61087
MVE DRAWING DP-1

JANUARY 7, 2019
SHEET 1 OF 4

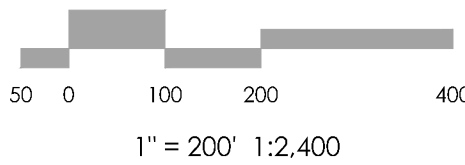
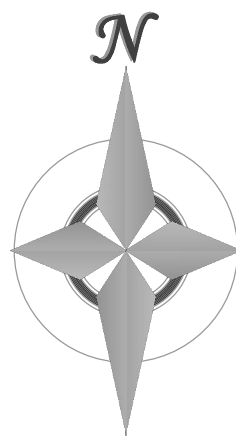


SITE MAP
1" = 200'



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

DEVELOPMENT PLAN
PRELIMINARY PUD

SANCTUARY OF
PEACE RESIDENTIAL
COMMUNITY

MVE PROJECT 61087
MVE DRAWING DP-2

JANUARY 7, 2019
SHEET 2 OF 4

**NOT A
CONSTRUCTION DOCUMENT**
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION
PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO
SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY.
IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION
PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE

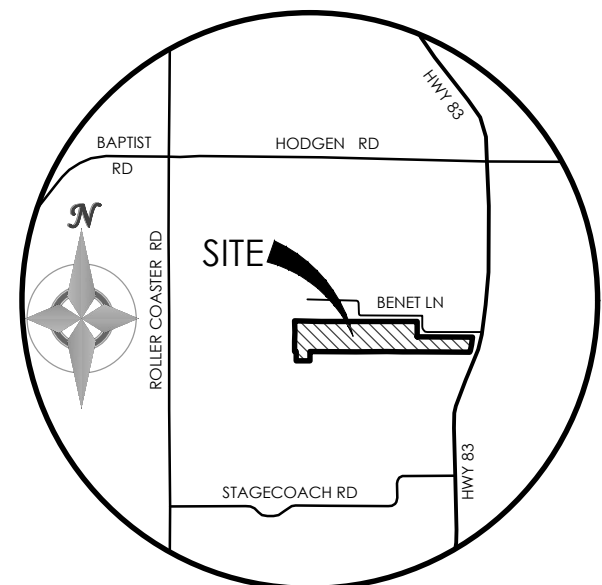
EXISTING

- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/ BUILDING OVERHANG
- DECK
- RETAINING WALL - SOLID/ ROCK
- SIGN
- BOLLARD
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- TREE (EVERGREEN/DECIDUOUS)
- SHRUB
- ROCK

PROPOSED

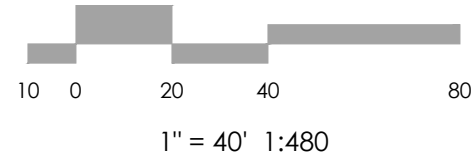
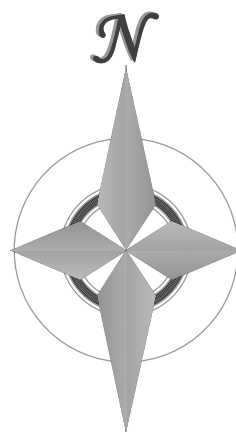
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/ BUILDING OVERHANG
- DECK
- RETAINING WALL - SOLID/ ROCK
- SIGN
- BOLLARD
- TOP OF WALL/GRADE AT BOTTOM OF WALL
- TOP OF CURB/FLOWLINE
- SPOT ELEVATION
- FL = FLOWLINE
- TSW = TOP OF SIDEWALK
- FINISHED FLOOR ELEVATION

DETAIL MAP
1" = 40'



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILT BY
CHECKED BY

DEVELOPMENT PLAN
PRELIMINARY PUD

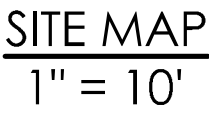
SANCTUARY OF
PEACE RESIDENTIAL
COMMUNITY

MVE PROJECT 61087
MVE DRAWING DP-3

JANUARY 7, 2019
SHEET 3 OF 4

PUD Development Plan

**NOT A
CONSTRUCTION DOCUMENT**
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

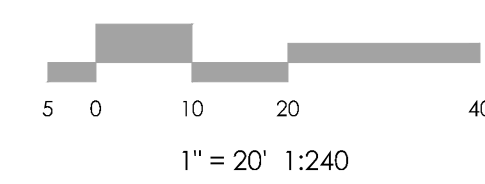
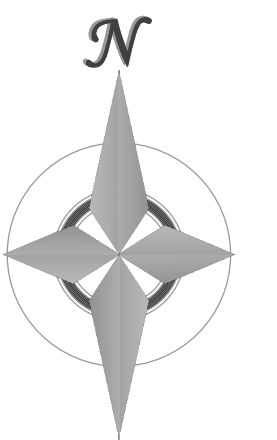


**NOT A
CONSTRUCTION DOCUMENT**

THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.



BENCHMARK



MVE, INC.
ENGINEERS' SURVEYORS

REVISIONS

DESIGNED BY _____
 DRAWN BY _____
 CHECKED BY _____
 AS-BUILTS BY _____
 CHECKED BY _____

LOT & RESIDENT CONCEPT

SANCTUARY OF
PEACE RESIDENTIAL
COMMUNITY

MVE PROJECT 61087
MVE DRAWING DP-4

JANUARY 7, 2019
SHEET 4 OF 4

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Windermere Preliminary Plan Amendment

Agenda Date: April 10, 2019

Agenda Item Number: #6 - G

Presenter: Paul Whalen, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request by Drexel, Barrell & Co for approval of the Windermere Preliminary Plan Amendment to increase the 201-lot subdivision to a 202-lot development. The site totaling 52.07-acres, is zoned RS-5000 with a minimum lot size of 5,000-sq.ft. The project will be developed in four phases with Phase I proposing 53 lots, Phase II- 45 lots, Phase III- 40 lots and Phase IV- 64 lots. Eight tracts are proposed for utilities, drainage and landscaping with Tract C dedicated for a 1-acre pocket park. The Subdivision is located in the northwest corner of the N Carefree Circle and Marksheffel Road intersection.

This project was previously considered by the Park Advisory Board on November 12, 2014. The applicant submitted for a concurrent review for a rezone, preliminary plan, and Filing no. 1 final plat. The applicant also intended to pursue a Park Lands Agreement for a pocket park within the development, in exchange for receiving credit against the required urban park fees for all three proposed filings of the development. The Park Advisory Board endorsed fees in lieu of land dedication for regional and urban park fees, with dedication of urban park improvement under a Park Lands Agreement as an acceptable alternative to the required urban fees.

The preliminary plan was approved by the Board of County Commissioners on April 28, 2015. However, the Filing No. 1 Final Plat was never recorded and the Preliminary Plan has since expired. Additionally, the associated Park Lands Agreement was never presented to the Park Advisory Board for consideration or approved by the Board of County Commissioners.

The applicant submitted for a reconsideration of the expired preliminary plan and obtained approval from the Board of County Commissioners on July 31, 2018. The preliminary plan is now valid through July 31, 2020. This current application is an amendment to the preliminary plan that revises the number of residential lots from 201 to 202.

Similar to the original Preliminary Plan, the applicant is seeking a Park Lands Agreement to provide urban park amenities as credits against the required urban park fees. A proposed Park Lands Agreement is outlined in the letter of intent and on the preliminary

plan drawing notes. However, because the original preliminary plan has expired, and no Park Lands Agreement was presented to the Park Advisory Board, the applicant must submit an urban park proposal for consideration.

The 2013 El Paso County Parks Master Plan does not show any regional trail connections directly adjacent to this project. An on-road bicycle lane is located along Marksheffel Road, and there are numerous City parks and trails near the project. The property is not located within any candidate open space land.

As no parkland or trail easement dedications are necessary for this application, El Paso County Parks staff recommends fees in lieu of land dedication for regional and urban parks as shown in the attached Subdivision Review Form. Dedication of urban park improvements per an approved Park Lands Agreement may be an acceptable alternative to the required urban park fees; however a Park Lands Agreement must be approved by the County prior to recording the final plat.

Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Windermere Preliminary Plan includes the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$92,112 and urban park fees in the total amount of \$58,176 will be required at time of the recording of the forthcoming final plat(s). 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.

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

March 27, 2019

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 an annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor of Centennial Hall, 200 South Cascade Avenue, Colorado Springs.

Name:	Windermere Preliminary Plan Amendment	Application Type:	Prelim Plan Amdmt
PCD Reference #:	SP19-03	Total Acreage:	52.07
		Total # of Dwelling Units:	202
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.70
Windsor Ridge Homes	Drexel-Barrell & CO	Regional Park Area:	2
James Todd Stephens	Tim McConnell	Urban Park Area:	3
4164 Austin Bluffs Pkwy #361	3 S. 7th Street	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80918	Colorado Springs, CO 80905	Proposed Zoning Code:	N/A

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while 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.

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x # of Dwelling Units = 3.919

Total Regional Park Acres: 3.919

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): YES

Urban Park Area: 3

Neighborhood: 0.00375 Acres x # of Dwelling Units = 0.76

Community: 0.00625 Acres x # of Dwelling Units = 1.26

Total Urban Park Acres: 2.02

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x # of Dwelling Units = \$92,112

Total Regional Park Fees: \$92,112

Urban Park Area: 3

Neighborhood: \$113 / Unit x # of Dwelling Units = \$22,826

Community: \$175 / Unit x # of Dwelling Units = \$35,350

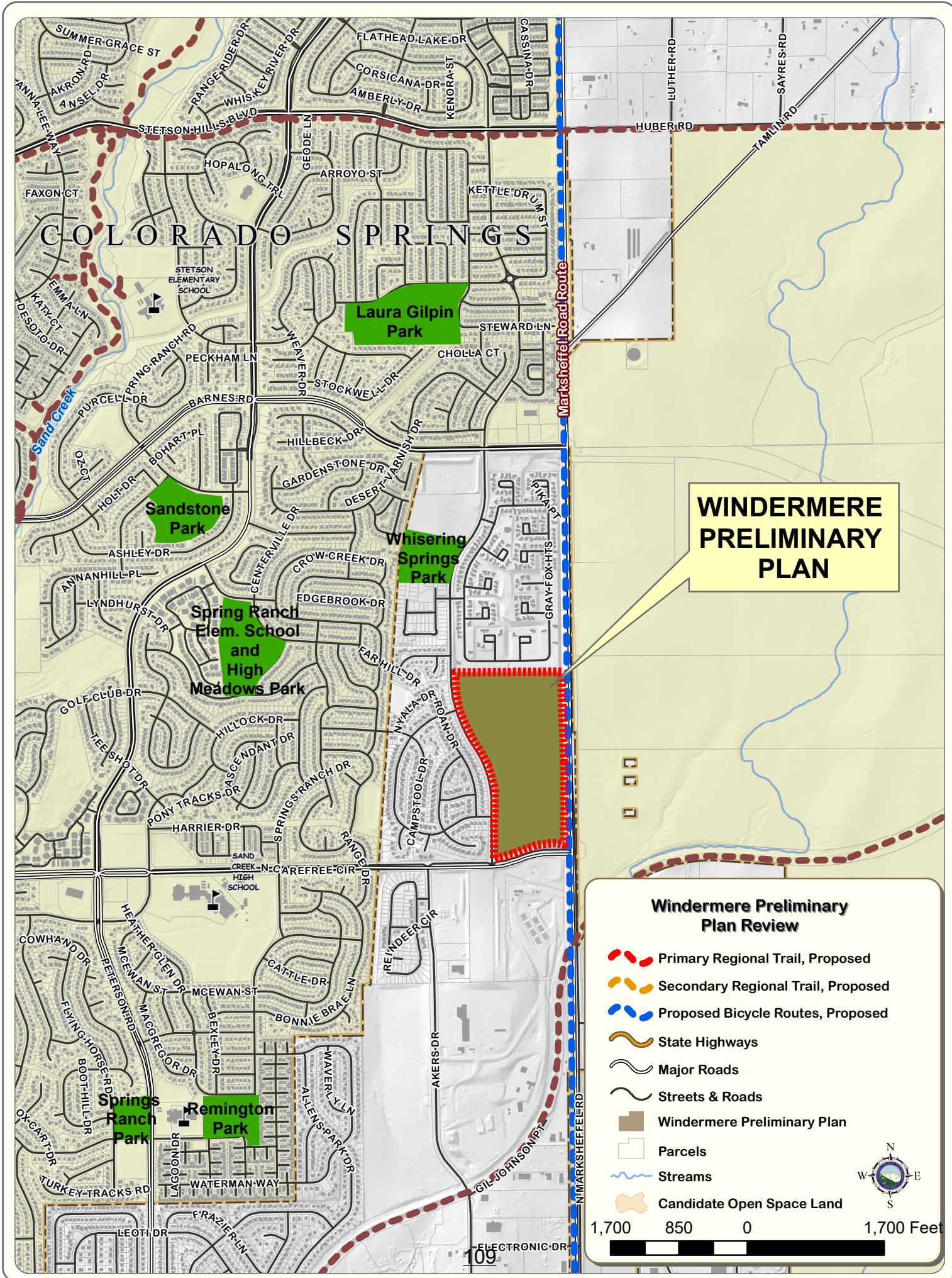
Total Urban Park Fees: \$58,176

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Windermere Preliminary Plan includes the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$92,112 and urban park fees in the total amount of \$58,176 will be required at time of the recording of the forthcoming final plat(s). 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.

Park Advisory Board Recommendation:

PAB Endorsement Required





Drexel, Barrell & Co.

January 31, 2019

City of Colorado Springs
Attn: Kari Parsons, Planner
2880 International Circle
Colorado Springs, CO 80910
719-373-8562 direct

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

3 S 7th Street
Colorado Springs, CO 80905

719 260-0887
719 260-8352 Fax

**RE: Letter of Intent & Justification Statement
Windermere
Preliminary Plan Amendment**

Ms. Parsons,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's application and request for approval of an amendment to the Preliminary Plan for Windermere, on behalf of Windsor Ridge Homes, to be developed as a single family residential property. The approximate 52.07 acre site will consist of 202 single family lots. We request approval of this amendment to the Preliminary Plan which has been prepared in accordance with El Paso County criteria.

Location

The site is located at the northwest corner of Marksheffel Road and North Carefree Circle. Antelope Ridge Drive forms the western boundary, and Chateau at Antelope Ridge subdivision lies to the north. The site contains a 3.51 acre Tract A of the Chateau at Antelope Ridge Filing No. 2.

Zoning / Land Use

The site is currently zoned for RS-5000 CAD-O (Residential Suburban / Commercial Airport District) and is currently undeveloped. The land to the west of the site is zoned as suburban RS-6000, and a PUD zoned subdivision lies to the north. The land to the south opposite N. Carefree Cir. is zoned RR-5 and owned by the City of Colorado Springs. The land to the east of Marksheffel Road is zoned R5/CR PIP2/CR SS AO and R1-6 PBC/CR PIP2/CR R5/CR SS AO for use as part of the Banning Lewis Ranch Master Plan with the City of Colorado Springs.

Existing Facilities

Sanitary Sewer is located at the east central portion of the site. Water mains are located in Antelope Ridge Drive. Existing electric and communication facilities are located on the site perimeter. A natural gas main is located along Antelope Ridge Drive on the west end of the site.

Preliminary Plan

The project consists of 202 single family lots at a minimum of 5,000 s.f. each. The gross density of the project will be a minimum of 3.6 units per acre to a maximum of 6.2 units per acre, according to RS-5000 zoning standards. The project will be constructed in four phases. Phase 1 will consist of 19.13 acres and include 53 residential lots and a detention facility. Phase 2 will consist of 9.58 acres and include 45 residential lots. Phase 3 will consist of 9.07 acres and include 40 residential lots and a neighborhood park. Phase 4 will consist of 14.27 acres and include 64 residential lots and a detention facility.

Traffic / Access / Noise

It is requested the Windermere Subdivision be placed in the 10 mill Traffic Improvement District.

Windermere subdivision will be accessed via two full-movement access points from Antelope Ridge Drive on the west side of the subdivision. The southern access will line up with the existing intersection with Pronghorn Circle, approximately 540 feet north of North Carefree Circle. The north access point will be approximately 770 feet north of the southern access point. Windermere subdivision will also have a right-in/right-out access point from Marksheffel Road on the east side of the subdivision.

A Traffic Analysis prepared by LSC Transportation Consultants Inc. shows that all site access points will operate at satisfactory levels of service as stop-sign-controlled intersections based on the projected short term and 2040 total traffic volumes. The only road improvements required would be restriping on Antelope Ridge to provide southbound left-turn lanes approaching each of the three site access points.

LSC has also produced a noise study to analyze the impact of projected road traffic noise from traffic on Marksheffel Road and North Carefree Circle on the proposed residential development. The report concludes that the 2040 noise levels will not exceed the 67 decibel req threshold. Nonetheless, a 6-foot precast concrete panel noise fence is proposed along the perimeter of the site.

Utilities

Water and sanitary sewer services will be provided by Cherokee Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

Schools

The project is located within Falcon District No. 49. Sand Creek High School and Evans Elementary School are located approximately $\frac{3}{4}$ miles to the west of the site, and Springs Ranch Elementary School is located approximately $\frac{3}{4}$ miles to the

north west of the site. No land dedication is required at this time; fees in lieu of land are required.

Drainage

The site currently lies within the Sand Creek Drainage Basin. Drainage improvements will be constructed in accordance with the approved Final Drainage Report and Construction Documents as applicable, including a sub-regional WQ/Detention pond on the north end of the site and a local WQ/Detention pond on the south end.

Parks / Open Space

The 1.00 acre park to be constructed in Phase 1 will serve the entire development project. As the park is less than 3 acres, it does not qualify as an urban park for the purposes of meeting the dedication requirements as outlined in the El Paso County Parks and Open Space Standards in Section 8.5.3 of the Land Development Code. The fees per subdivision lot in lieu of park land dedication are \$101 for Urban Parks and \$407 for Regional Parks. The required fees in lieu for this project are:

	2018 Fees	Phase 1 (114)	Phase 2 (89)	Total (203)
Urban – Neighborhood	\$101	\$11,514	\$8,989	\$20,503
Urban – Community	\$156	\$17,784	\$13,884	\$31,668
Regional	\$407	\$46,398	\$36,223	\$82,621
Total	\$664	\$75,696	\$59,096	\$134,792

Require fees in lieu of land for regional park purposes in the amount of \$82,621, and urban park purposes in the amount of \$52,171. Dedication of urban park improvements under a park lands agreement is an acceptable alternative to urban fees, provided that the agreement is approved by the County and executed prior to recording the final plat.

Metropolitan District

The property is located within the Cherokee Metropolitan District.

Waiver Requests

No waivers requested at this time.

Contact Information

Drexel, Barrell & Co., a full service engineering and surveying firm, represents Bruckner Truck. Following is the contact information for both parties.

Owner/Developer:

Windsor Ridge Homes
James Todd Stephens
4164 Austin Bluffs Pkwy #36
Colorado Springs, CO 80918
719-499-6136 phone
719-200-9594 cell
todd@windsorridgehomes.com

Consultant:

Drexel, Barrell & Co.
Mr. Tim McConnell, P.E., Associate, Regional Manager
3 South 7th Street
Colorado Springs, CO 80905
719-260-0887 phone
719-260-8352 fax
tmccConnell@drexelbarrell.com

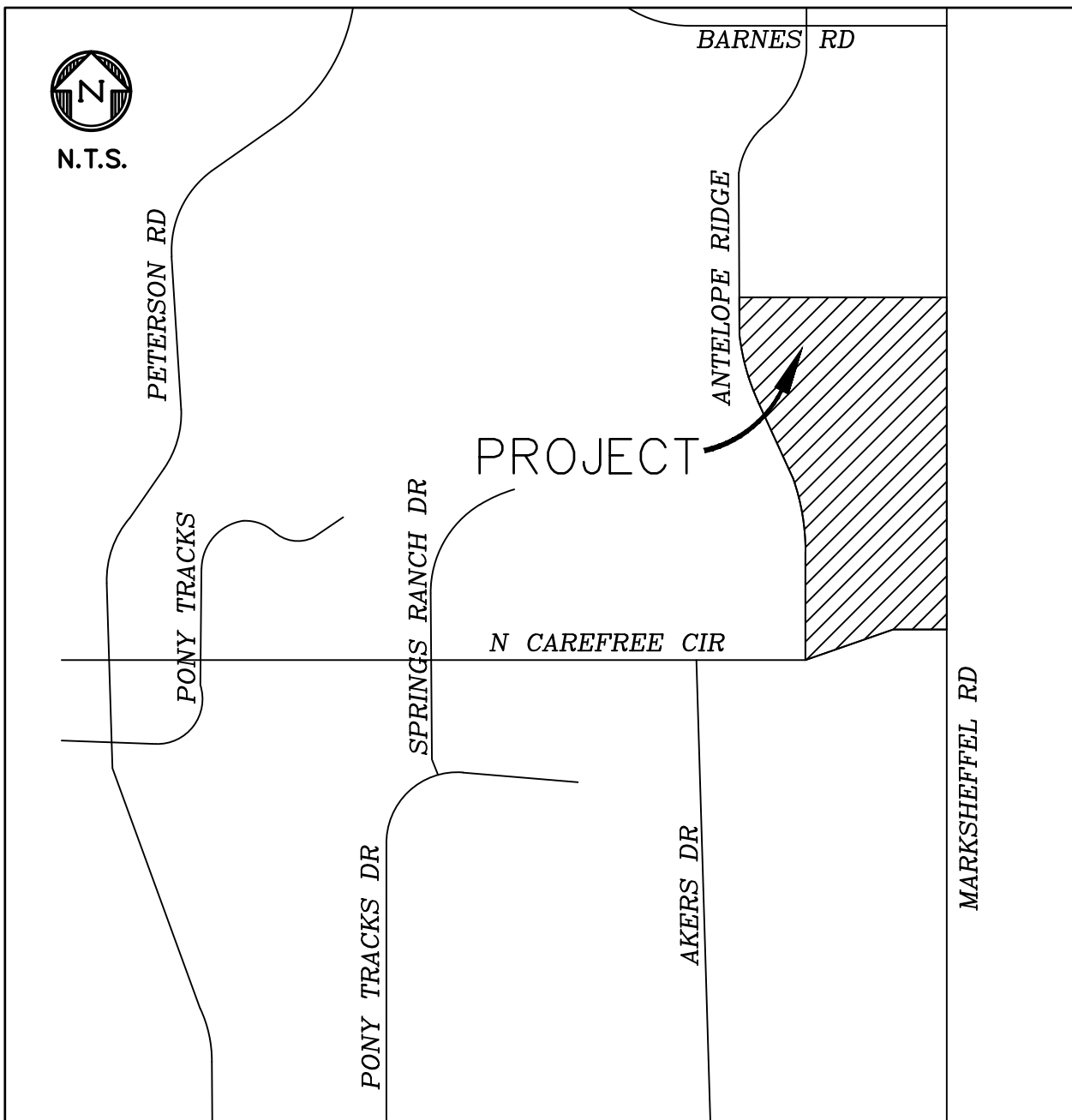
We trust you find our application for the Windermere Preliminary Plan Amendment acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,



Drexel, Barrell & Co.
Tim D. McConnell, P.E.
Principal, Regional Manager

WINDERMERE
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

SHEET INDEX

PP01	COVER SHEET
PP02	OVERALL SITE PLAN
PP03–PP05	SITE PLANS
PP06	PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
PP07	PRELIMINARY GRADING PLAN

SITE DATA:

OWNER:	JAMES TODD STEVENS
DEVELOPER:	JAMES TODD STEVENS
PROPOSED SITE AREA:	55.58 ACRES
ZONING:	RS–5000
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL 202 LOTS GROSS DENSITY: 3.6 DU/ACRE

TAX SCHEDULE #:	53294–00–013
MAXIMUM BUILDING HEIGHT:	30 FT
MINIMUM RESIDENTIAL LOT SQUARE FOOTAGE:	5,000 SF
AVERAGE RESIDENTIAL LOT SQUARE FOOTAGE:	6,978 SF
MINIMUM BUILDING SETBACKS REQUIRED:	25 FT (FRONT) 5 FT (SIDE) 25 FT (REAR)

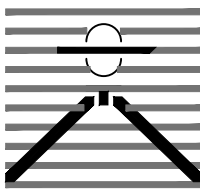
MINIMUM LOT WIDTH:	50 FT
MINIMUM LOT COVERAGE:	30%

LANDSCAPE SETBACKS REQUIRED:	
MARKSHEFFEL RD (PRINCIPAL ARTERIAL).....	25 FT
NON–ARTERIAL RD	10 FT

TOTAL LOT AREA:	32 AC (58%)
NET DENSITY:	6.3 DU/AC
PHASING:	1 (53 LOTS) SUMMER 2019 2 (45 LOTS) FALL 2019 3 (40 LOTS) SPRING 2020 4 (64 LOTS) SUMMER 2020

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
PHASE 1: SINGLE FAMILY	6.2 DU/AC	53 LOTS	9	15%
PHASE 2: SINGLE FAMILY	6.1 DU/AC	45 LOTS	7	13%
PHASE 3: SINGLE FAMILY	6.3 DU/AC	40 LOTS	6	11%
PHASE 4: SINGLE FAMILY	6.4 DU/AC	64 LOTS	10	18%
ROAD ROW	N/A	N/A	9	16%
TRACTS	N/A	N/A	14	26%

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

4164 AUSTIN BLUFFS PKWY, #361
COLORADO SPRINGS, CO 80918
(719) 200–9594
CONTACT: JAMES TODD STEVENS

WINDERMERE
PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE EAST HALF OF THE SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEARINGS ARE BASED ON THE SOUTH LINE OF CHATEAU AT ANTELOPE RIDGE FILING NO.2, MONUMENTED AT ITS WEST END WITH A #4 REBAR AND YELLOW PLASTIC CAP, PLS 24964 AND AT ITS EAST END WITH A #5 REBAR AND ORANGE PLASTIC CAP, PLS 38141, AND ASSUMED TO BEAR N 89°56'53" E

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, CHATEAU AT ANTELOPE RIDGE FILING NO.2 AS RECORDED IN RECEPTION NO. 202192387, SAID POINT ALSO LYING ON THE EAST RIGHT–OF–WAY LINE OF ANTELOPE RIDGE DRIVE, THENCE THE FOLLOWING TEN (10) COURSES ALONG THE SOUTH LINE OF SAID CHATEAU AT ANTELOPE RIDGE FILING NO.2:

1. N 89°56'53" E, A DISTANCE OF 670.94 FEET;
2. S 77°13'21" W, A DISTANCE OF 296.79 FEET;
3. S 14°41'09" E, A DISTANCE OF 81.11 FEET;
4. S 77°39'54" E, A DISTANCE OF 397.87 FEET;
5. N 63°24'07" E, A DISTANCE OF 97.95 FEET;
6. N 47°01'52" E, A DISTANCE OF 173.02 FEET;
- 7.54.01 FEET ALONG THE ARC OF 50.64 FOOT RADIUS NON–TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 61°06'12" AND A CHORD THAT BEARS S 85°42'14" E 51.48 FEET;
8. S 50°34'05" E, A DISTANCE OF 287.41 FEET;
9. N 03°10'04" W, A DISTANCE OF 254.58 FEET;
10. N 89°56'53" E, A DISTANCE OF 70.30 FEET;

THENCE N 89°42'51" E, A DISTANCE OF 58.38 FEET TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF MARKSHEFFEL ROAD AS RECORDED IN RECEPTION NO. 209071394; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE WEST RIGHT–OF–WAY LINE OF SAID MARKSHEFFEL ROAD:

1. S 00°37'08" E, A DISTANCE OF 53.18 FEET;
2. 460.80 FEET ALONG THE ARC OF A 7,920.00 FOOT RADIUS NON–TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 03°20'01" AND A CHORD THAT BEARS S 01°04'11" W 460.73 FEET;
3. S 02°45'59" W, A DISTANCE OF 207.41 FEET;
4. 446.97 FEET ALONG THE ARC OF A 8,580.00 FOOT RADIUS NON–TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°59'05" AND A CHORD THAT BEARS S 01°15'27" W 446.92 FEET;
5. S 00°14'40" E, A DISTANCE OF 943.51 FEET;
6. S 28°04'07" W, A DISTANCE OF 54.01 FEET;
7. S 59°11'20" W, A DISTANCE OF 73.54 FEET TO A POINT ON THE NORTH RIGHT–OF–WAY LINE OF NORTH CAREFREE CIRCLE AS RECORDED IN RECEPTION NO. 205015091;

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTH RIGHT–OF–WAY LINE OF SAID NORTH CAREFREE CIRCLE:

1. S 89°49'32" W, A DISTANCE OF 113.86 FEET;
2. 407.83 FEET ALONG THE ARC OF A 1,060.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 22°02'39" AND A CHORD THAT BEARS S 78°48'13" W 405.32 FEET TO A POINT OF REVERSE CURVATURE;
3. 288.59 FEET ALONG THE ARC OF A 940.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 17°35'25" AND A CHORD THAT BEARS S 76°34'35" W 287.46 FEET TO A POINT ON THE EAST RIGHT–OF–WAY LINE OF SAID ANTELOPE RIDGE DRIVE;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EAST RIGHT–OF–WAY LINE OF SAID ANTELOPE RIDGE DRIVE:

1. N 00°00'00" E, A DISTANCE OF 712.81 FEET;
2. 762.65 FEET ALONG THE ARC OF A 1,280.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°08'17" AND A CHORD THAT BEARS N 17°04'08" W 751.42 FEET TO A POINT OF REVERSE CURVATURE;
3. 928.37 FEET ALONG THE ARC OF A 1,560.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°05'50" AND A CHORD THAT BEARS N 17°05'22" W 914.73 FEET;
4. N 00°04'30" W, A DISTANCE OF 35.51 FEET TO THE POINT OF BEGINNING, HAVING A CALCULATED AREA OF 2,268.042 SQUARE FEET (52.07 ACRES) OF LAND, MORE OR LESS.

TOGETHER WITH
TRACT A, CHATEAU AT ANTELOPE RIDGE FILING NO.2 AS RECORDED IN RECEPTION NO. 202192387, HAVING A CALCULATED AREA OF 3.51 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

1. ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, UNLESS A SPECIFIC WAIVER OR DEVIATION HAS BEEN APPROVED. UPON ACCEPTANCE BY EL PASO COUNTY, ALL STREETS SHALL BE DEDICATED TO AND MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, EXCEPT FOR THE LANDSCAPING REFERRED TO IN NOTE #2.
2. LANDSCAPE ENTRY FEATURES, AND LANDSCAPE TRACTS SHALL BE OWNED AND MAINTAINED BY THE WINDERMERE HOMEOWNERS ASSOCIATION. ALL DOUBLE FRONTAGE LOTS SHALL RECEIVE A COMBINATION OF BERMING, FENCING, AND LANDSCAPE BETWEEN THE PROPERTY LINE AND THE CURB. ALL DOUBLE FRONTAGE STREETS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER.
3. THE DETENTION PONDS IN TRACTS A AND B SHALL BE DEDICATED TO AND MAINTAINED BY EL PASO COUNTY.
4. THE NEIGHBORHOOD PARK IN TRACT E, FILING NO.1 SHALL BE OWNED BY WINDERMERE HOMEOWNERS ASSOCIATION AND MAINTAINED BY CHEROKEE METROPOLITAN DISTRICT, SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
5. CONTOUR INTERVAL SHOWN ON PLAN 2'.
6. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:

FRONT: TEN (10) FEET
SIDE: FIVE (5) FEET
REAR: TWENTY–FIVE (25) FEET
SUBDIVISION PERIMETER: 220'

7. ALL OPENSOURCE/ LANDSCAPE TRACTS SHALL BE LIMITED TO NON–MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.

8. FLOOD PLAIN: THIS SITE, WINDERMERE, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0543F & 08041C0539F, EFFECTIVE MARCH 16, 1997.

9. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH STANDARDS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, FOR RS 5000 ZONING.

10. WINDERMERE IS SUBJECT TO THE APPROVED PARKS LAND AGREEMENT APPROVED XXXXX AND RECORDED XXXX, RECEPTION NUMBER XXXXXX.

11. WINDERMERE FILINGS 1, 2, 3 AND 4, SHALL BE LIMITED TO A TOTAL OF 202 LOTS.

12. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DEVELOPMENT EROSION CONTROL REPORT, AND PRELIMINARY DRAINAGE REPORT.

13. NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO THE APPROVAL OF THE EROSION CONTROL AND OVERLOT GRADING PLANS BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.

14. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE CHEROKEE METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.

15. MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.

16. BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS SERVICE TO THIS SUBDIVISION.

17. WITHIN ALL SIGHT TRIANGLES; NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18")

IS ALLOWED.

18. NO STRUCTURES, FENCES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS; FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

19. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

20. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT AND UNITED STATES POSTAL SERVICE REGULATIONS.

21. ALL RESIDENTIAL STREETS HAVE 5' ATTACHED SIDEWALKS WITH HANDICAP RAMPS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL.

22. THE PROPERTY SHALL PARTICIPATE IN THE EL PASO COUNTY ROAD FEE PROGRAM.

23. THE 6' HIGH CONCRETE FENCE: ALONG THE PERIMETER OF THE DEVELOPMENT SHALL BE CONSTRUCTED BY THE DEVELOPER, AND OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

24. NO DIRECT LOT ACCESS SHALL BE PROVIDED TO SINGLE FAMILY HOMES FROM ANTELOPE RIDGE DRIVE OR MARKSHEFFEL ROAD.

25. THE SHALLOW GROUNDWATER CONDITION(S) SHALL BE MITIGATED ON A LOT BY LOT BASIS AT THE TIME OF THE SUBSURFACE SOILS INVESTIGATION.

26. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 12–382), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

IF GROUNDWATER IS ENCOUNTERED WITHIN 4 TO 6 FEET, AN UNDERSLAB DRAINAGE LAYER MAY BE REQUIRED. IN AREAS OF VERY SHALLOW WATER, BASEMENT AND CRAWL SPACE CONSTRUCTION MAY NOT BE: FEASIBLE.

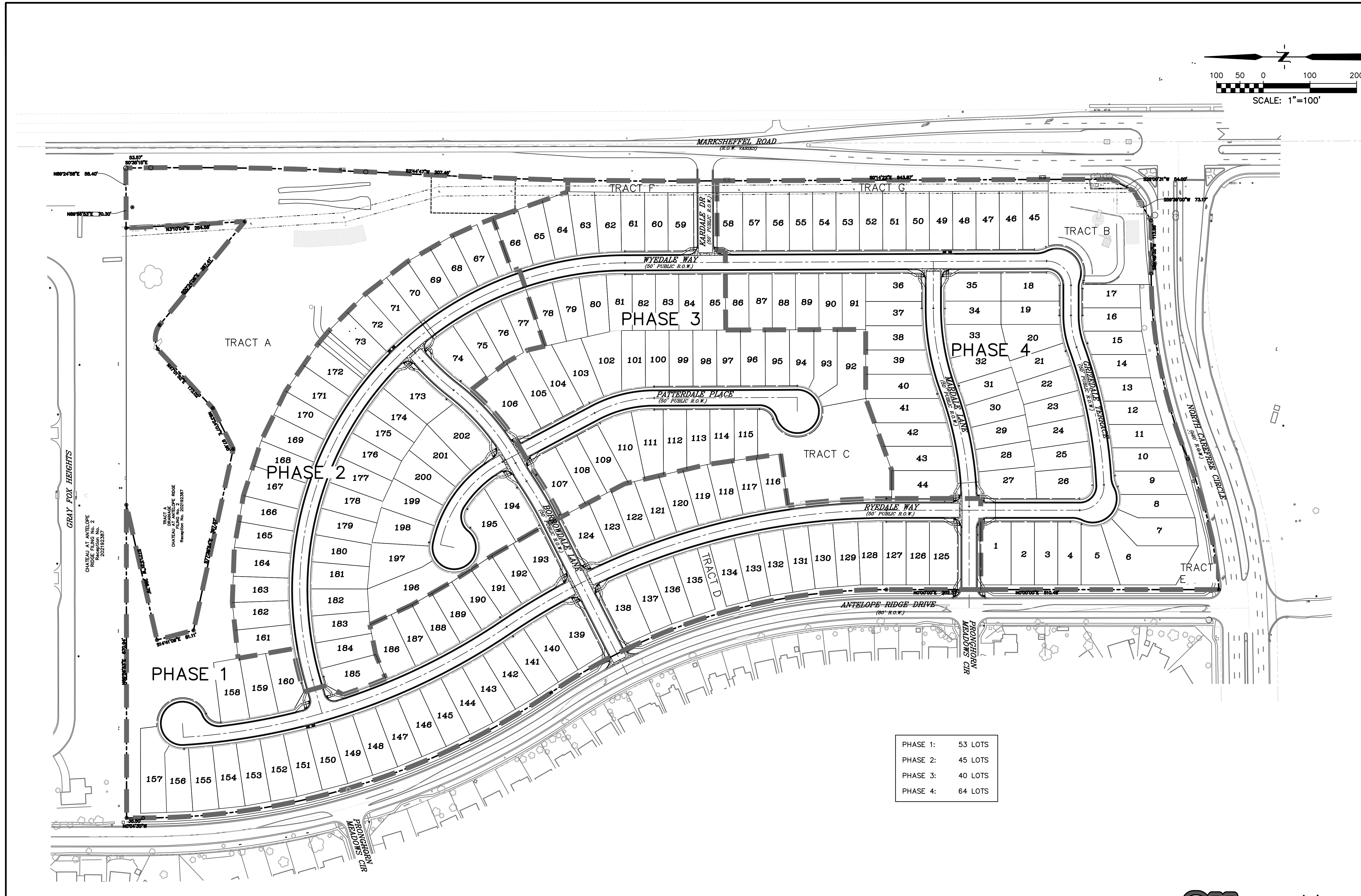
27. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.

28. IF GROUNDWATER IS ENCOUNTERED WITHIN 4 TO 6 FEET, AN UNDERSLAB DRAINAGE LAYER MAY BE REQUIRED IN AREAS OF VERY SHALLOW WATER, BASEMENT AND CRAWL SPACE CONSTRUCTION MAY NOT BE FEASIBLE.

TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP/MAINTENANCE
PHASE 1			
TRACT A (CHATEAU ANTELOPE RIDGE)	3.51 AC	DRAINAGE	EL PASO COUNTY
TRACT A	7.53 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PUBLIC DETENTION POND	EL PASO COUNTY
TRACT D	0.25 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION
PHASE 3			
TRACT C	1.01 AC	LANDSCAPE, PARK, MAIL KIOSKS, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOC./CHEROKEE METRO DISTRICT
TRACT F	0.15 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION
PHASE 4			
TRACT B	0.94 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE, PUBLIC DETENTION POND	EL PASO COUNTY
TRACT E	0.58 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION
TRACT G	0.41 AC	LANDSCAPE, PUBLIC UTILITIES & IMPROVEMENTS, DRAINAGE	HOMEOWNERS ASSOCIATION

COUNTY FILE NO.: SP 1413/EA 18200

SHEET: 1 OF 7



PHASE 1:	53 LOTS
PHASE 2:	45 LOTS
PHASE 3:	40 LOTS
PHASE 4:	64 LOTS

811

Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

COUNTY FILE NO.: SP 1413/EA 18200

PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

4164 AUSTIN BLUFFS PKWY, #361
COLORADO SPRINGS, CO 80918
(719) 200-9594
CONTACT: JAMES TODD STEVENS

WINDERMERE
PRELIMINARY PLAN

N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01SP1

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON
BEHALF OF

DREXEL, BARRELL & CO.

DRAWING SCALE:

HORIZONTAL: 1" = 100'

VERTICAL: N/A

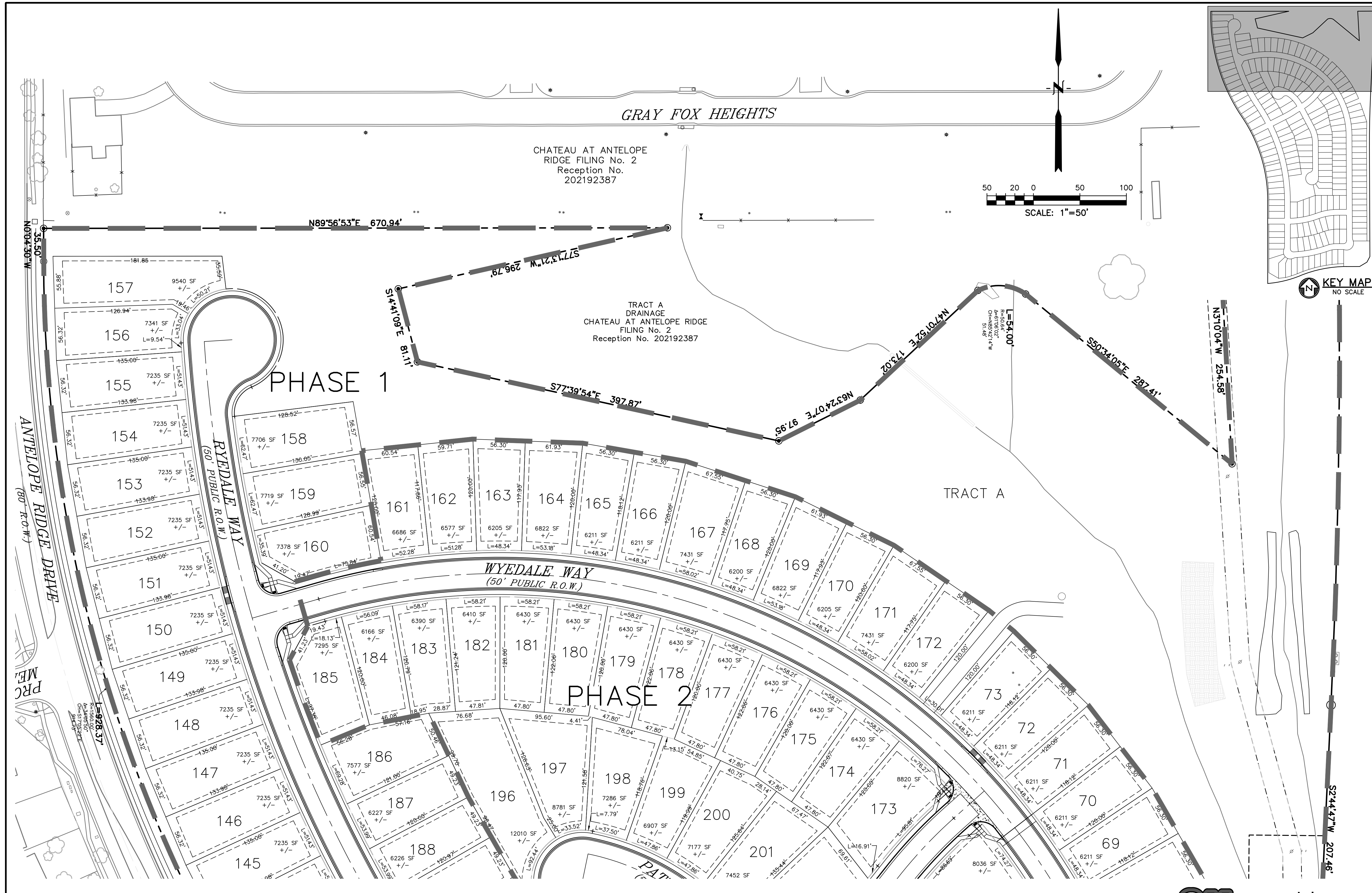
OVERALL
SITE PLAN

PROJECT NO. 21187-01CSCV

DRAWING NO.

PP02

SHEET: 2 OF 7



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPRGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719) 260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

#164 AUSTIN BLUFFS PKWY, #361
COLORADO SPRINGS, CO 80918
(719) 200-9594
CONTACT: JAMES TODD STEVENS

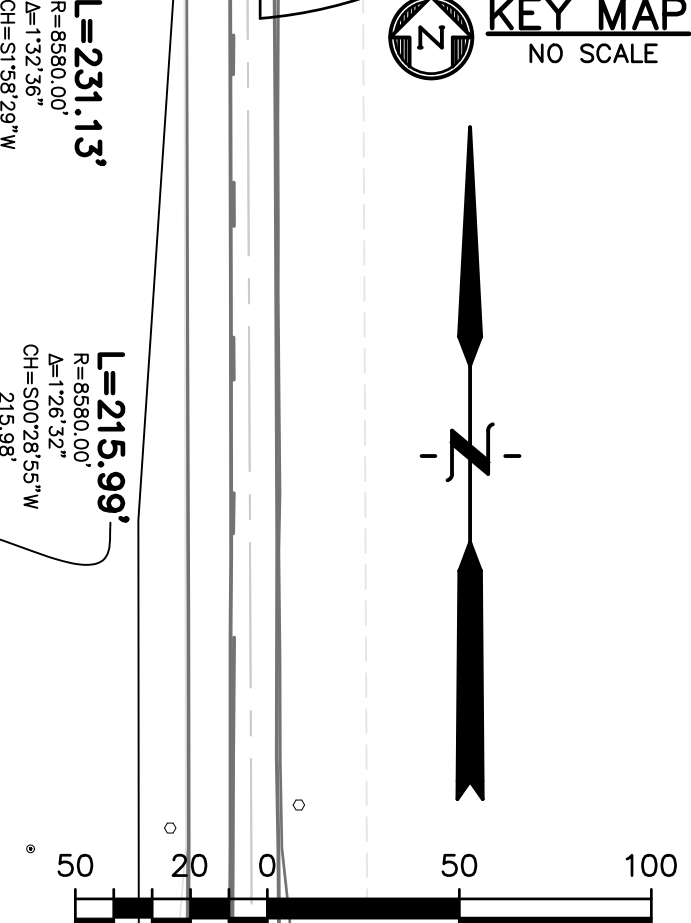
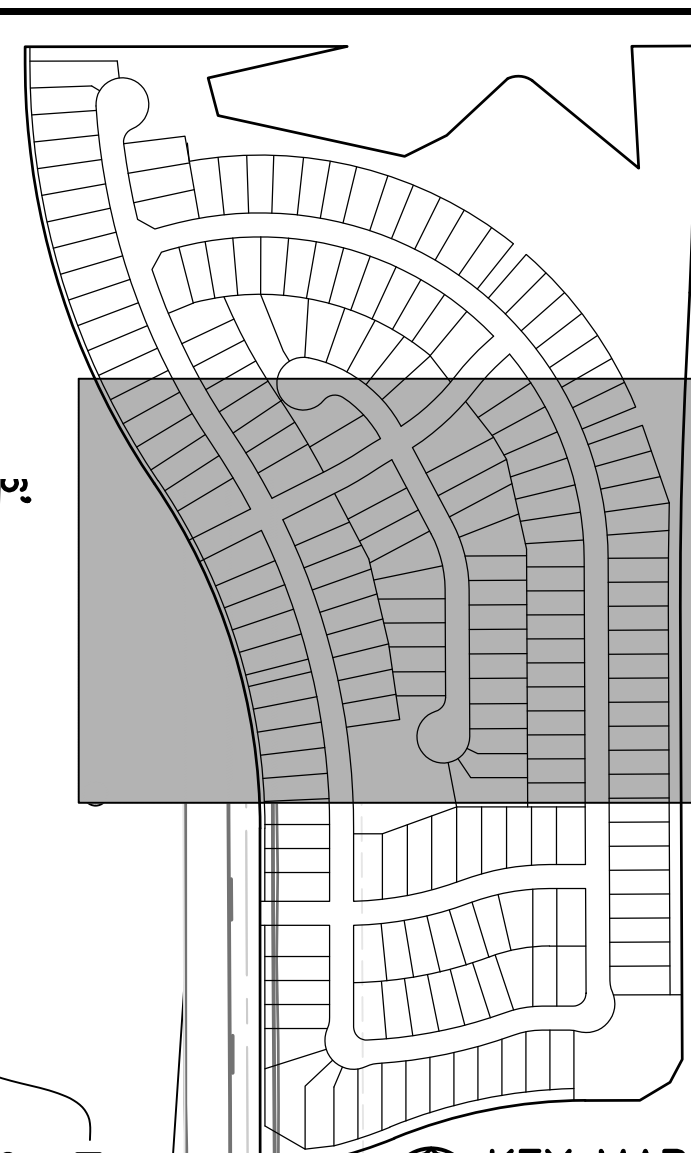
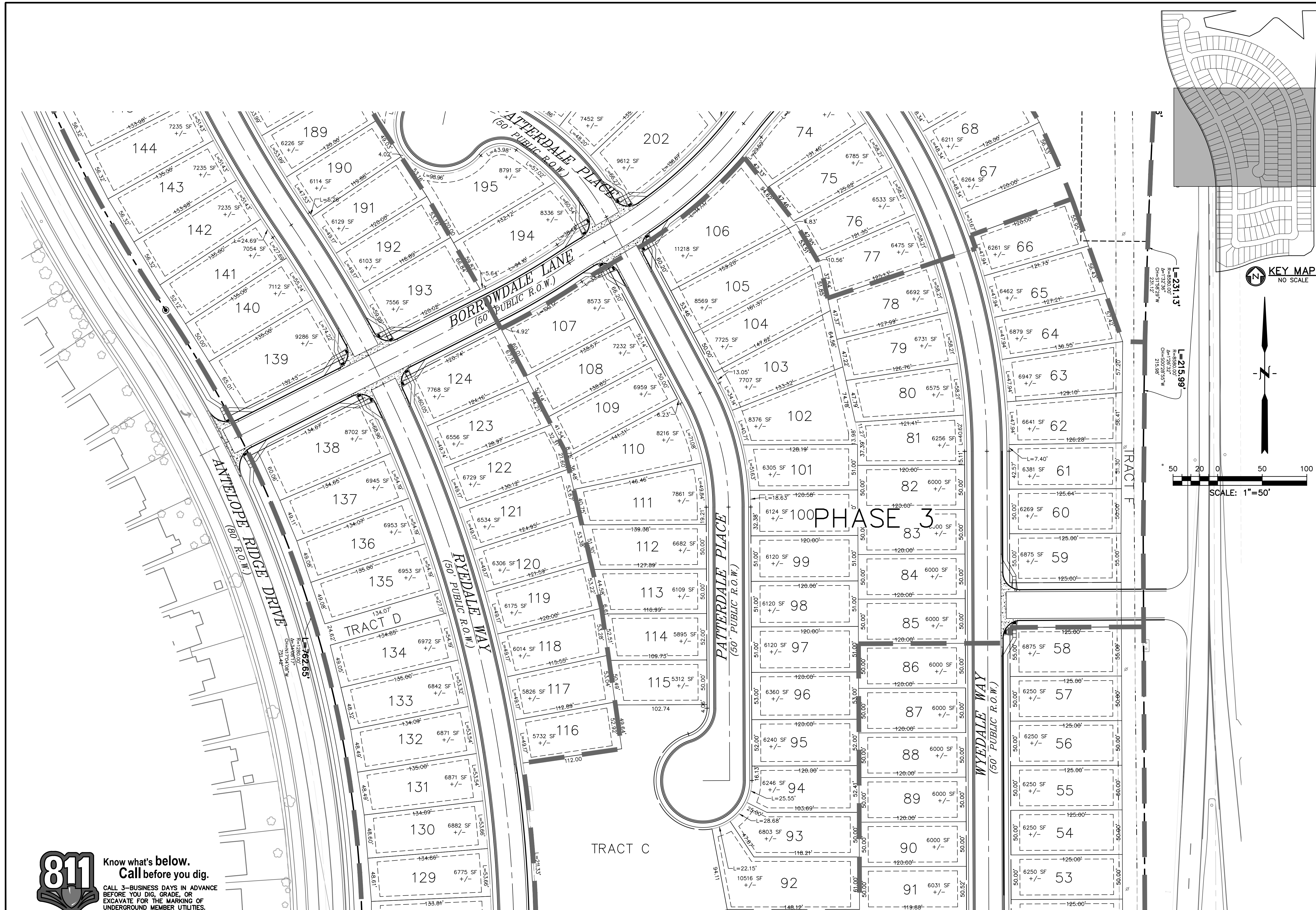
WINDERMERE
PRELIMINARY PLAN

N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01SP1
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	
DRAWING SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A	
SITE PLAN	
PROJECT NO. 21187-01CSCV	
DRAWING NO.	
PP03	
SHEET: 3 OF 7	

Know what's below.
Call before you dig.

CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.



811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

PREPARED BY:

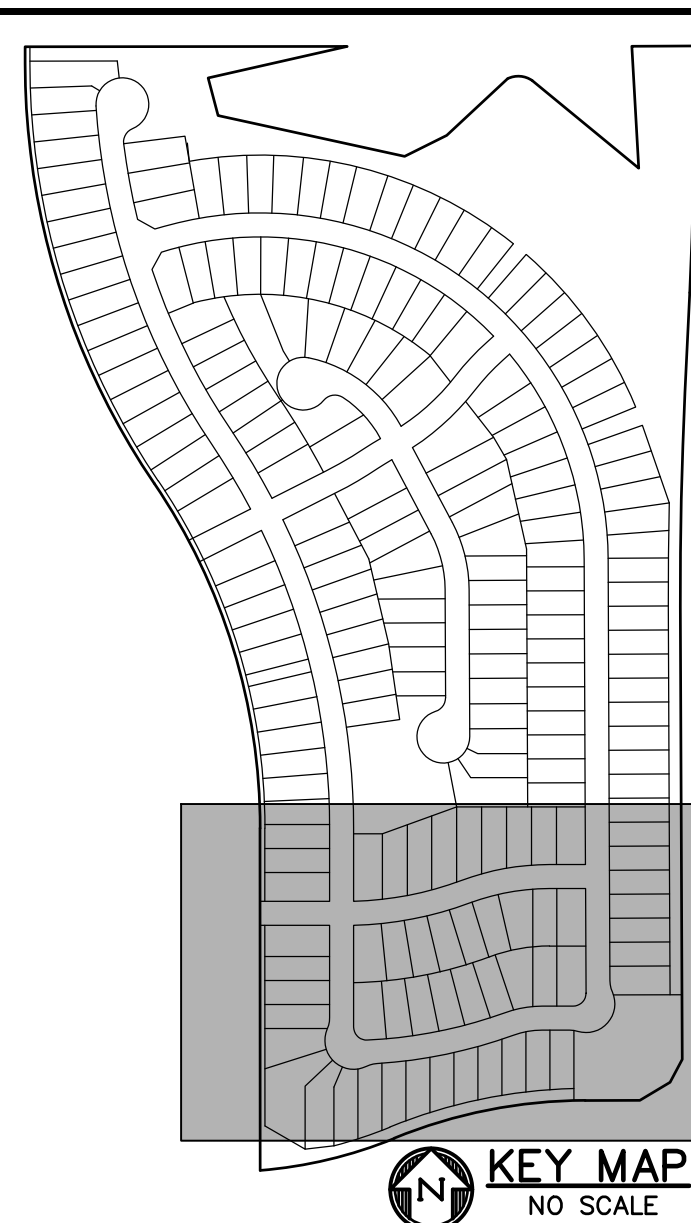
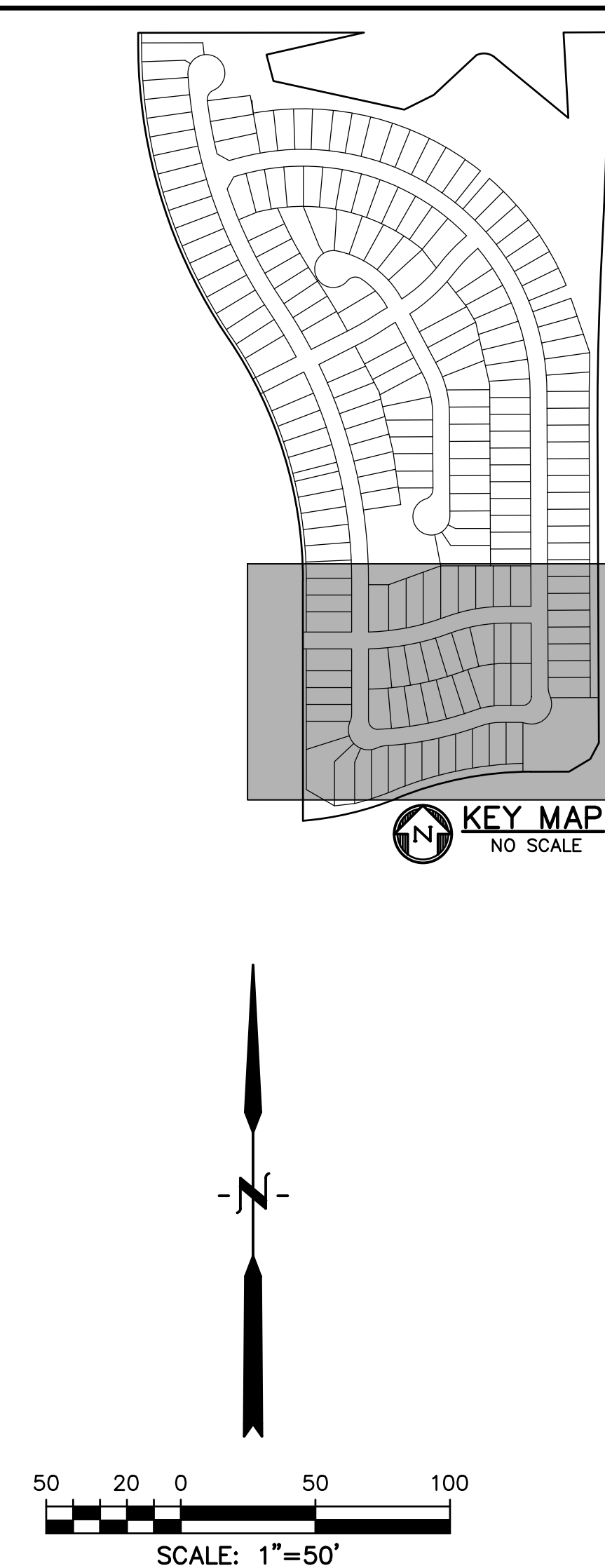
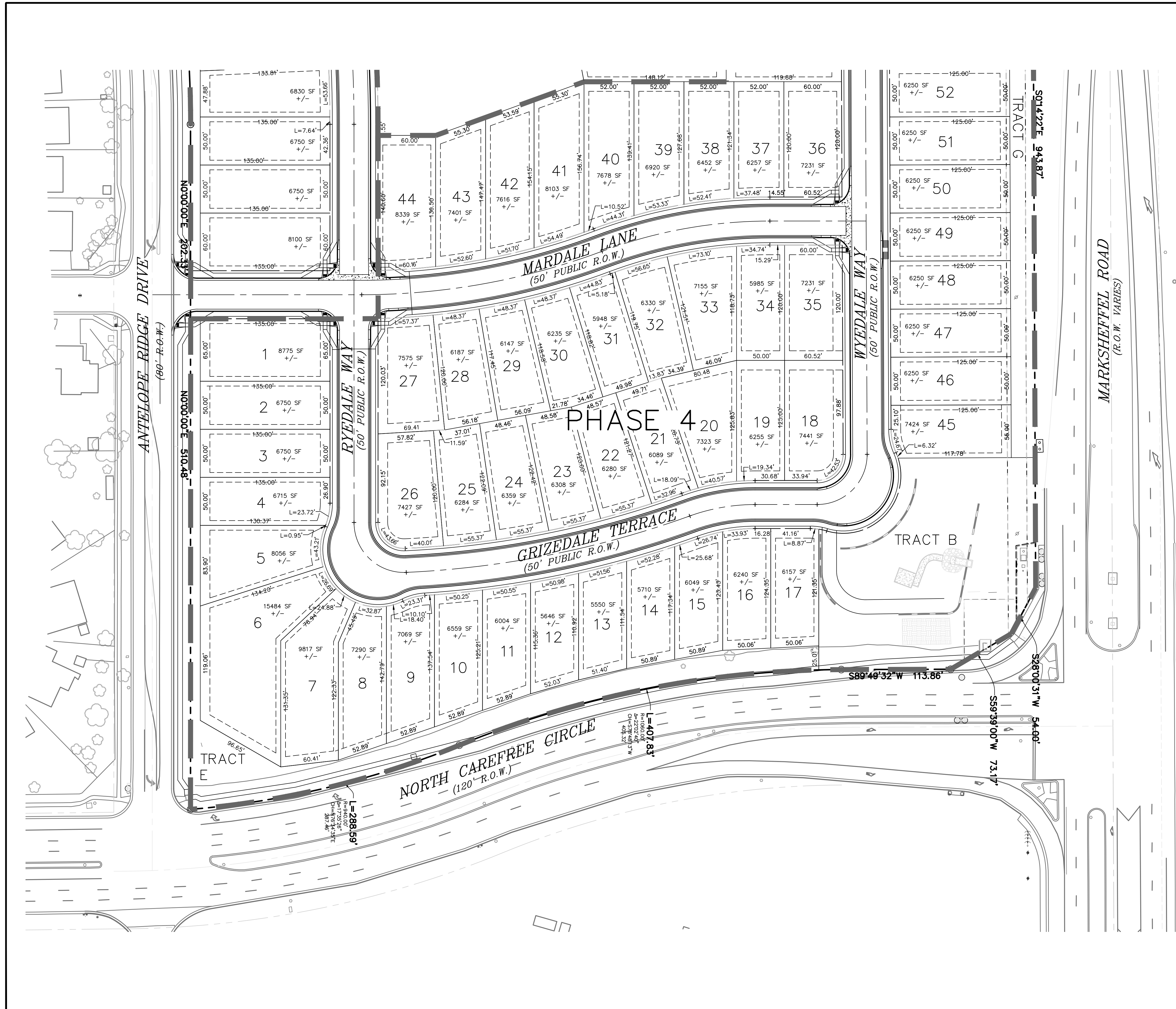
DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPRGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719) 260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

#164 AUSTIN BLUFFS PKWY, #361
COLORADO SPRINGS, CO 80918
(719) 200-9594
CONTACT: JAMES TODD STEVENS

WINDERMERE
PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01SP1
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	
DRAWING SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A	
SITE PLAN	
PROJECT NO. 21187-01CSCV	
DRAWING NO.	
PP04	
SHEET: 4 OF 7	



PREPARED BY:

DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

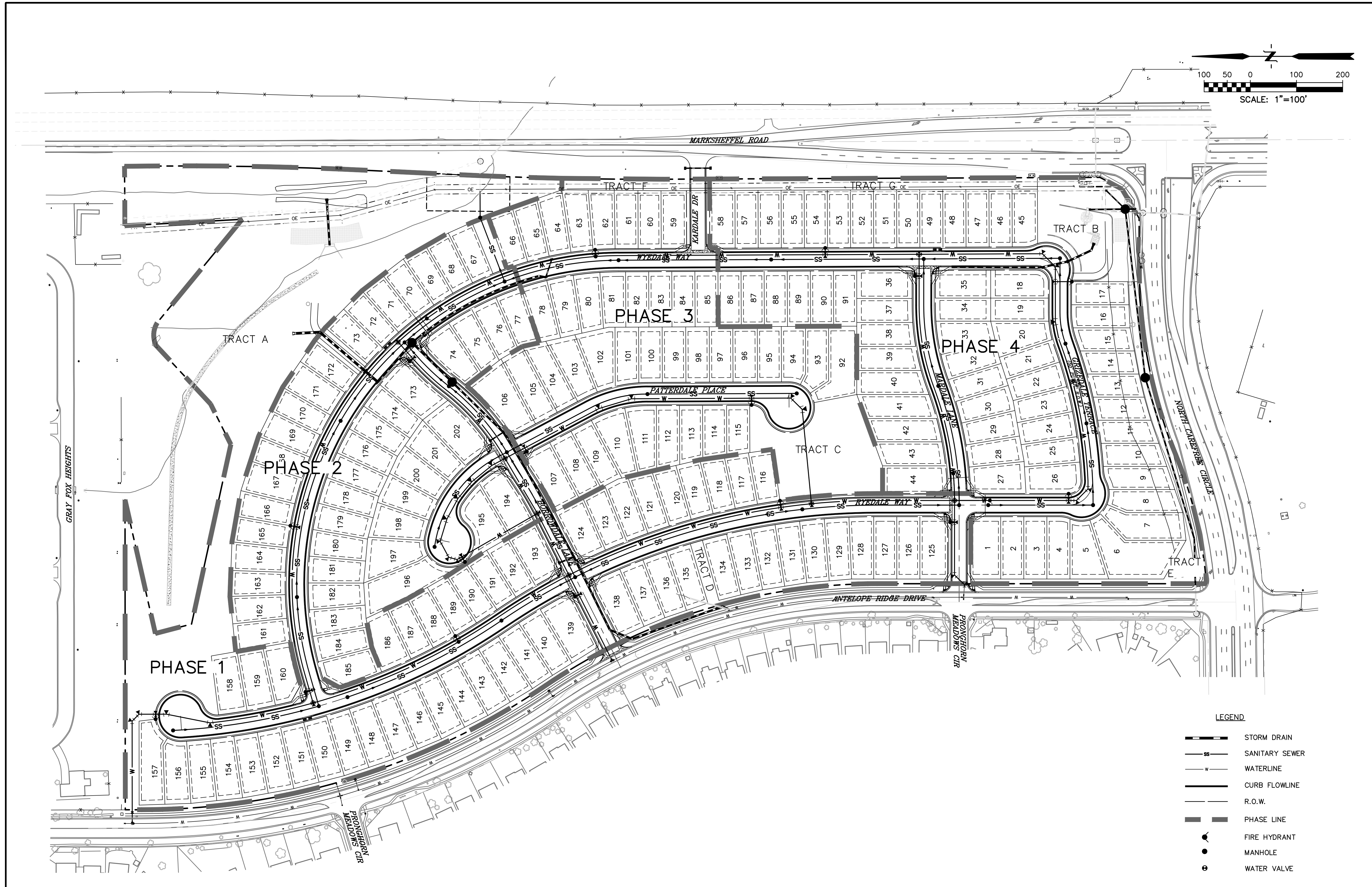
#164 AUSTIN BLUFFS PKWY, #361
COLORADO SPRINGS, CO 80918
(719) 200-9594
CONTACT: JAMES TODD STEVENS

WINDERMERE
PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21187-01SP1
PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.	
DRAWING SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A	
SITE PLAN	
PROJECT NO. 21187-01CSCV	
DRAWING NO.	
PP05	
SHEET: 5 OF 7	

Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

COUNTY FILE NO.: SP 1413/EA 18200



- LEGEND
- STORM DRAIN
 - SANITARY SEWER
 - WATERLINE
 - CURB FLOWLINE
 - R.O.W.
 - PHASE LINE
 - FIRE HYDRANT
 - MANHOLE
 - WATER VALVE

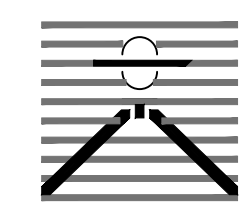


Know what's below.
Call before you dig.

CALL 3--BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES

COUNTY FILE NO.: SP 1413/EA 18200

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

4164 AUSTIN BLUFFS PKWY, #361
COLORADO SPRINGS, CO 80918
(719) 200-9594
CONTACT: JAMES TODD STEVENS

WINDERMERE
PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01UT1

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON
BEHALF OF
DREXEL, BARRELL & CO.

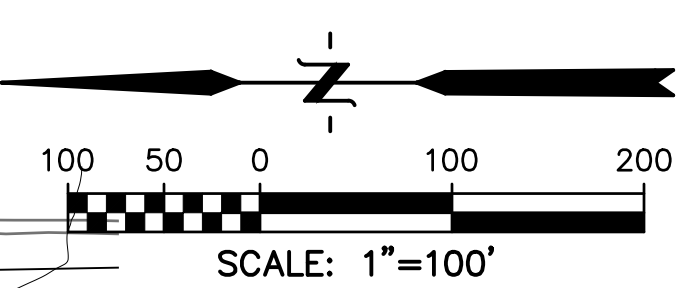
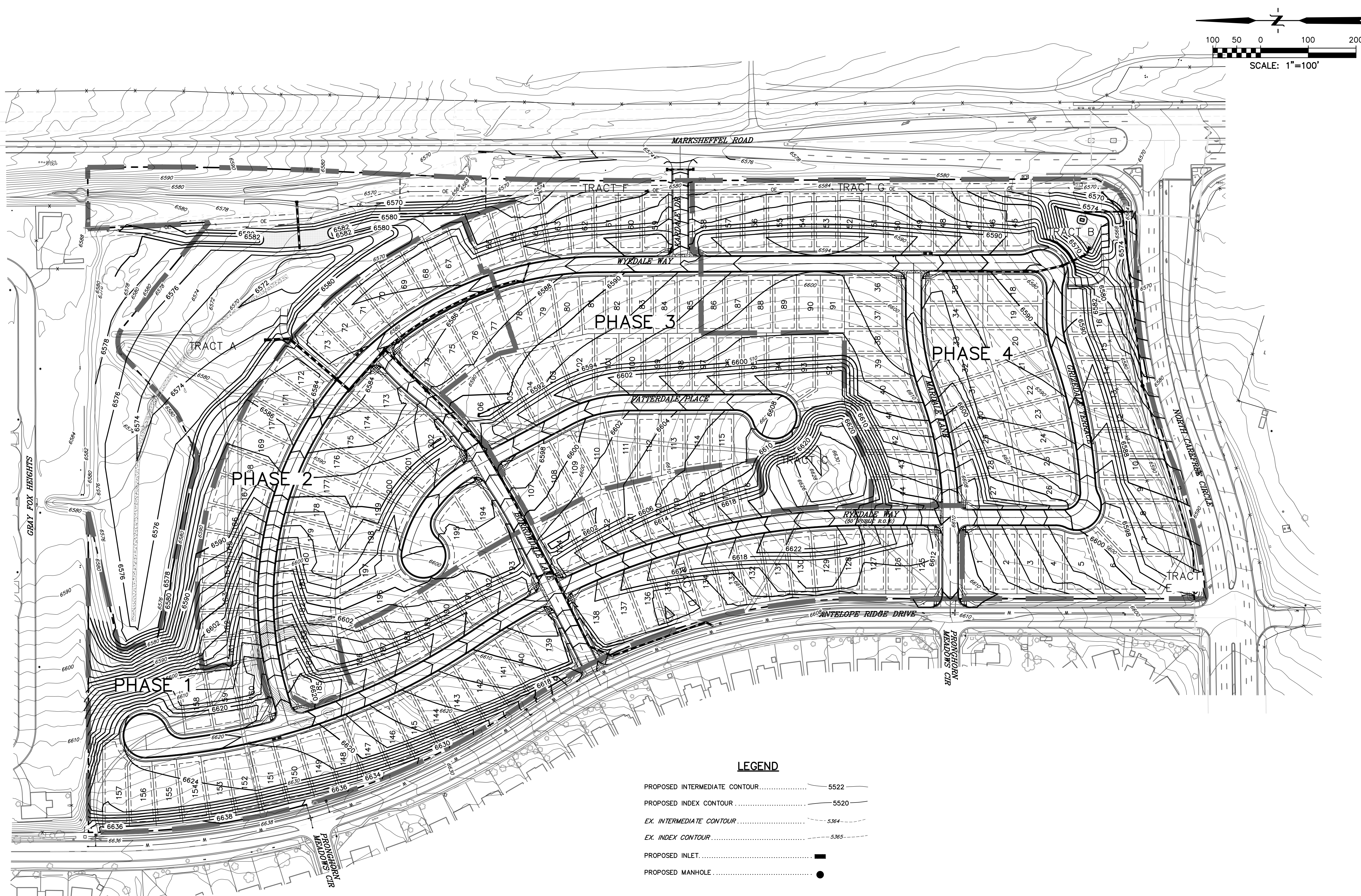
DRAWING SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

PRELIMINARY
UTILITY & PUBLIC
FACILITY PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP06

SHEET: 6 OF 7



PREPARED BY:


DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
CONTACT: TIM D. McCONNELL, P.E.
(719) 260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:

4164 AUSTIN BLUFFS PKWY, #361
COLORADO SPRINGS, CO 80918
(719) 200-9594
CONTACT: JAMES TODD STEVENS

WINDERMERE
PRELIMINARY PLAN
N. MARKSHEFFEL ROAD
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	2/21/19
DESIGNED BY:	GES
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21187-01GP1

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON
BEHALF OF
DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

PRELIMINARY
GRADING PLAN

PROJECT NO. 21187-01CSCV
DRAWING NO.

PP07

SHEET: 7 OF 7

LEGEND

- PROPOSED INTERMEDIATE CONTOUR..... 5522
- PROPOSED INDEX CONTOUR 5520
- EX. INTERMEDIATE CONTOUR 5364
- EX. INDEX CONTOUR 5365
- PROPOSED INLET.....
- PROPOSED MANHOLE

811 Know what's below.
Call before you dig.
CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

COUNTY FILE NO.: SP 1413/EA 18200

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2019 Park Advisory Board Tour

Agenda Date: April 10, 2019

Agenda Item Number: #7 - A

Presenter: Brian Bobeck, Park Operations Division Manager

Information: X **Endorsement:**

Background Information:

The Park Advisory Board traditionally conducts a tour of selected park sites in late spring. The 2019 tour will be Saturday, May 18th from 9:30 a.m. to 2:30 p.m. We will tour the following North District locations.

- Palmer Lake Recreation Area
- New Santa Fe Regional Trail
- Black Forest Section 16 Trailhead
- Black Forest Regional Park
- Pineries Open Space
- Fox Run Regional Park
- Baptist Road Trailhead

We will leave from Park Headquarters, 2002 Creek Crossing, Colorado Springs at 9:30 a.m. and meet the remainder of the Park Advisory Board at the Baptist Road Trailhead, Baptist Road and Old Denver Highway, at 10:00 a.m.

Lunch will be provided.

Recommended Motion:
Information

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: E-Collar Research

Agenda Date: April 10, 2019

Agenda Item Number: #7 - B

Presenter: Tim Wolken, Director, Community Services Department
Brian Bobeck, Park Operations Division Manager

Information: X **Endorsement:**

The Park Advisory Board requested that staff research whether e-collars can be used as a substitute for a leash when dogs and their owners visit a County park. Please find below a summary of initial research.

1. Staff has completed an internet search and has struggled determining other jurisdictions that allow e-collars as a substitute for a leash in park systems.
2. The National Recreation and Parks Association (NRPA) operates "NRPA Connect" which allows members to send inquiries to other NRPA members. Our staff utilized the service to inquire whether other jurisdictions allow the use of e-collars. Please find below the two responses that we received:

I totally recommend against allowing this practice. A strong-willed dog can ignore the shock. When the dog is being shocked he may attack the closest person or dog near to him after interpreting that it may be the cause for his discomfort. If there is a written leash law, you may open yourselves up to litigation if he bites someone when the e-collar fails to work and you have given them an exception to the law that you were not legally authorized to give. I have a rescue that would routinely go through an invisible fence even when the collar was at its highest setting. A five foot fence was put up beyond it which gave him a physical barrier. Batteries can wear out in the collars as well as the transmitters. There is no substitute for a good leash.

*Bill Offutt
Chief of Park Operations
AA County Recreation and Parks*

We don't allow dogs in our parks but as an avid animal advocate and volunteer for the HSUS. E-collars are dangerous to animals and can exacerbate the fear and reactivity response when faced with a stressful situation. I would say the last thing a Parks & Recreation Department would want to do is anger the animal rescue and advocacy organizations in your area. I think you would stir up a very, very angry herd of folks by condoning the use of E-collars.

Monica Kaskey, MSRA, CPRP
Recreation Supervisor
Pewaukee Parks & Recreation

As I understand the way e-collars work, they are used to train a dog to stay within the boundaries of a specific space. Yet if the owner is taking the dog for a walk, that "confined space" is on the move. That doesn't make sense to me. Also, would "all brands" of e-collars being sold work on a universal signal or charge being emitted by the wire in the ground that's supposed to activate the collar? In my opinion, a physical fenced in area is the best solution for "Off-leash" activity in a park situation, and outside of this area, on-leash is reasonable to require. I'll admit that some dogs can be trusted off leash because they are obedient and well trained. All others, a leash is the only/best control of the dog. In my opinion

Doug Jackson
West Hartford, Connecticut

3. County Parks staff and the County Administrator met with Richard Sullivan and Greg Art, County Parks users and dog owners, regarding the leash rule and the potential use of e-collars. Our meeting included the following topics:

- a. The City of Anchorage, Alaska allows the use of e-collars in their community. During discussions with the Anchorage Animal Care and Control staff, it was determined that e-collars can be used on the owner's property but e-collars are not a substitute for a leash in parks and trails outside of off-leash dog parks or designated areas within the park system that allow off-leash activities.
- b. The City of Boulder manages a Voice and Sight Tag Program that allows dog owners to take a class and then they are issued a tag to allow their dog to be off-leash on designated trails within the Boulder park system. It appears that the off-leash activity is allowed in designated areas within the Boulder's Open Space and Mountain Parks, but not in city parks (unless in an off-leash dog park). Please see the attached brochure.

There was discussion regarding whether County Parks staff has the capacity to manage a tag program. Mr. Art suggested that we could consider contracting with a local business to complete the training with the owner paying a fee to the private company.

4 As noted above, Boulder and Anchorage designate certain areas within their park system where dogs can be off-leash in addition to dog parks. Colorado Springs (Red Rocks Canyon Open Space and Palmer Park) and the U.S. Forest Service provide similar opportunities. El Paso County could explore potential opportunities in our park system.

Recommended Action

Discussion only



If my dog has a tag, can it be off leash everywhere?

No. Even with a V & S tag, there are some places you must always leash your dog. These include:

- Most areas within the City of Boulder, including city parks. Dogs are allowed off leash in designated city dog parks.
- The V & S tag only applies on City of Boulder-owned lands, not lands owned by Boulder County Parks and Open Space, state parks or other municipalities.
- Areas of OSMP that are leash-only, or where dogs are prohibited, as indicated by signs and regulation maps.
- Areas where leashes are required seasonally in order to protect wildlife.
- All OSMP trailheads require that every dog be leashed in the vicinity of the parking lot.

Who in my family must be registered with the V & S Tag Program?

Everyone who walks a dog off leash must be registered, and attend the V & S class. If only one family member has attended the class and is registered, then he/she is the only one allowed to have the dog off leash.

What are penalties for violating V & S?

Violators may be required to pay fines and, depending on the seriousness of the offense, could have V & S privileges revoked. Violations include having an off-leash dog without being registered in the program or failure to visibly display the V & S tag on the dog. Even if you have registered for the program, you may still get a ticket if you violate the V & S rules or your dog is off leash where V & S is not allowed.

Where can I find a trainer who can teach me and my dog to meet V & S standards?

Visit the V & S web site for tips on finding a dog trainer: www.voiceandsight.org

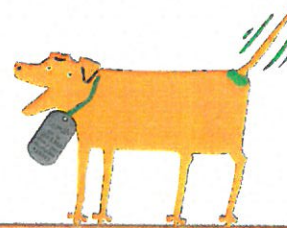
In addition to following V & S rules, you must pick up any dog excrement and dispose of it immediately in a trash can, or carry it with you until you can dispose of it. Leaving dog poop on the side of the trail, even in a plastic bag, is against the law. It pollutes water, spreads disease and offends other visitors.

How do I join the V & S Tag Program and get a tag for my dog?

If you think you and your dog can consistently meet V & S standards, you are required to attend a free class offered by the City of Boulder. Every person who will have your dog off leash must also complete the class. You can reserve a space in the class at this web site: www.voiceandsight.org

After taking the class, you can register with the V & S Tag Program and purchase a tag for each off-leash dog. All dogs registered in the program must either have a City of Boulder dog license (city residents), or proof of a current rabies vaccination (non-city residents). After attending the class and registering in the program, be sure to visibly display the V & S tag on your dog. You will be expected to understand and comply with all V & S control regulations.

V & S registration fees are used to pay for the cost of the program.



Open Space & Mountain Parks
www.osmp.org
 (303) 441-3440
 P.O. Box 791
 Boulder, CO 80306

May 2014



City of Boulder Voice and Sight Tag Program

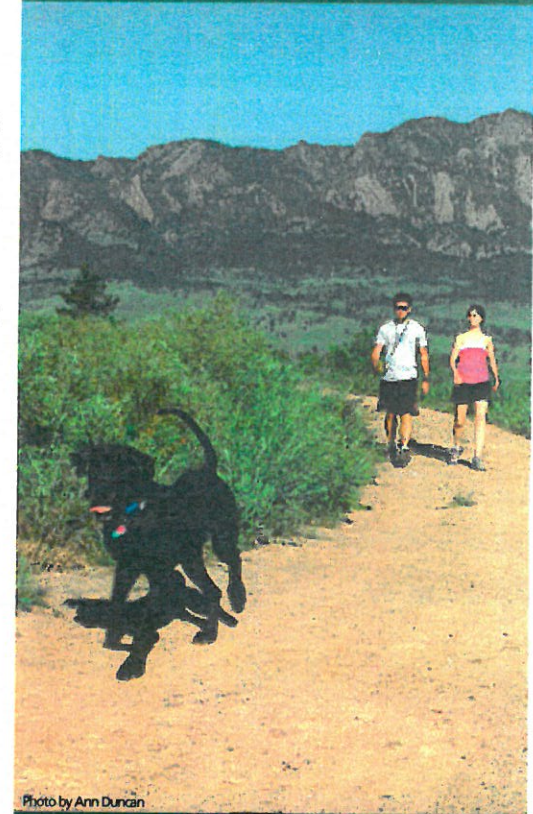
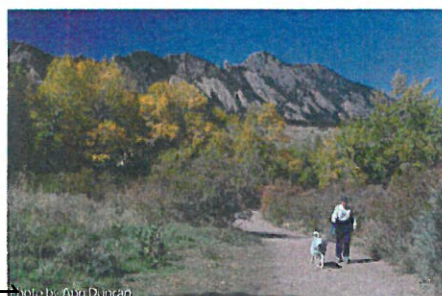


Photo by Ann Duncan

ENJOY.  PROTECT.

The City of Boulder has one of very few open space or park systems in the Front Range where you may walk your dog off leash. To enjoy this privilege, you and your dog must follow voice and sight control (V & S) requirements at all times, and your dog must visibly display a valid city V & S program tag.



Having a dog off leash under V & S on Open Space and Mountain Parks (OSMP) is an opportunity earned by patient and constant training, and knowing what you can expect from your dog's behavior in any situation. V & S is a tough standard for both dogs and their guardians.

Do I need a Voice & Sight Tag?

If you have a dog off leash on City of Boulder land where V & S is allowed, your dog must have a V & S tag, and you must be registered in the city's Voice and Sight Tag Program. (Boulder Revised Code 6-1-16, 6-13-2 through 6-13-5).

If you always keep your dog on a hand-held leash, you don't need a V & S tag.

What is Voice & Sight Control? What must my dog and I be able to do?

Voice and sight control means the ability of the guardian or keeper to consistently control a dog by using voice commands, and sight commands such as hand gestures.

In order to have voice and sight control over a dog, you must always be able to see the dog's actions, and through use of V & S commands, be able to prevent the dog from engaging in the following behaviors **regardless of circumstances or distractions**:

- Charging, chasing or otherwise displaying aggression toward any person, or behaving toward any person in a manner that a reasonable person would find harassing or disturbing.
- Charging, chasing or otherwise displaying aggression toward another dog.
- Chasing, harassing or disturbing wildlife or livestock.
- Failing to come and stay with the guardian or keeper **immediately** upon command.

In addition, the accompanying guardian or keeper must:

- **Always have a leash for each dog under V & S** in their immediate possession, in a condition to be attached to the dog without delay if needed.
- **Have no more than two dogs simultaneously unleashed** at any time per guardian. Any additional dogs must be leashed.
- **Visibly display the V & S tag on every off-leash dog** at all times.

How about some specific examples?



V & S means **you must be completely attentive to your off-leash dog at all times**, even when hiking and chatting with friends, or enjoying recreational activities like rock climbing, biking or running with your dog. For example, if you're running and your dog is behind you, you don't have your dog under V & S control because you can't observe its behavior. It might run off after a prairie dog or approach someone on the trail without your knowledge.



someone and **they** feel the dog was charging, chasing or displaying aggression towards them

If you can call to your dog, but you can't see it, you don't have your dog under V & S control. If you can see your dog, but it's too far away to hear you or follow hand gestures, it isn't under V & S control.

If your dog approaches

or their dog, you could receive a court summons. So keep your dog close to you where you can control it immediately if needed, and only let your dog approach or interact with other people or dogs if invited.



V & S means your dog must not charge, chase or disturb wildlife or livestock. Wildlife includes deer, prairie dogs, squirrels, chipmunks, birds, or any other non-domesticated animal. Livestock includes cows, horses, llamas and any other stock animals you might encounter on the trail.

V & S means your dog must respond immediately to your command. If you command your dog to come and stay with you, the dog must obey immediately regardless of any temptations or distractions.

Finally, only people who have registered with the city's Voice and Sight Tag Program may have a dog off leash. For example, if your friend is watching your dog for you, and the dog has a V & S tag but your friend is not registered with the program, the dog must remain on leash with your friend.

**El Paso County Parks
2019 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Create a podcast for self-guided tours on FCNC trails			Completed
Expand materials / supplies for outreach activities	Nancy Bernard	Low	
Develop a cultural history field trip for 4th graders	Nancy Bernard	Low	
Create a middle school nature camp	Mary Jo Lewis	Medium	
Create a scientific inquiry program	Mary Jo Lewis	Low	
Create a "Winter Adaptations in the Foothills" program	Mary Jo Lewis	Low	
Create a robust Rainbow Falls volunteer program	Theresa Odello	High	
Create a Rainbow Falls giving program	Theresa Odello	High	
Create a Park Rx program	Theresa Odello	Low	
Co-host an event for military families with MP Living	Theresa Odello	Medium	
Expand remote control flying opportunities	Theresa Odello	Medium	
Implement a marketing plan for Fairgrounds usage	Janice Brewer		Completed
Create a Paint Mines 5K Run	Janice Brewer	High	
Complete needs assessment / expand Frgds programming	Stacy Starr	High	Survey Phase
Complete the Northern Nature Center feasibility study	Todd Marts	High	Development Phase
Park Operations Division	Project Manager	Priority	Status
Establish an on-call forestry process	Brian Bobeck	High	
Develop individual park operation plans	Brian Bobeck	Low	
Establish a part-time custodial position(s)	Brian Bobeck	High	
Establish a five year equipment replacement program	Brian Bobeck	Medium	
Complete a Paint Mines (west) Master Plan	Ross Williams	Medium	
Complete the Elephant Rock Open Space Master Plan	Ross Williams	High	
Complete the Jones Park Master Plan	Tim Wolken	High	Development Phase
Complete a Homestead Ranch Regional Park Master Plan	Ross Williams	Low	
Establish a Planning Division Internship Program	Jason Meyer	Medium	
Complete a feasibility study to expand GIS use	Ross Williams	Low	
Pursue formal water rights for Drake Lake	Tim Wolken	Low	
Upgrade the CIP document	Tim Wolken	High	
Capital Improvement Projects	Project Manager	Priority	Status
Pinerias Open Space - Phase 1	Ross Williams	High	Design Phase
Bear Creek Regional Park improvements	Paul Whalen	Medium	Design Phase
Fox Run Regional Park improvements	Brian Bobeck	Medium	Bid Phase
Kane Ranch Open Space Improvements	Ross Williams	Medium	
Eastonville Regional Trail Improvements	Paul Whalen	Low	
New Santa Fe Regional Trail flood repairs	Jason Meyer	High	Construction
Fountain Creek bank stabilization project	Jason Meyer	Medium	
Hanson Trailhead renovation	Jason Meyer	Low	
New Santa Fe Regional Trail trailhead improvements	Randy Smith	High	Design Phase
Black Forest Regional Park / disaster recovery project	Jason Meyer	High	Construction
Falcon Regional Park - Phase II	Paul Whalen	Medium	
Ute Pass Regional Trail expansion - State Trails Grant	Jason Meyer	High	Design Phase
Ute Pass Regional Trail expansion - TAP grant	Jason Meyer	Medium	
Willow Springs Ponds - bridge replacement	Paul Whalen	High	Design Phase
Drake Lake repair project	Tim Wolken	High	Construction

Community Outreach	Project Manager	Priority	Status
Expand the Partner in the Park program	Dana Nordstrom	High	
Expand the Friends Group capacity	Dana Nordstrom	Medium	
Explore the Northern Nature Center capital campaign	Christine Burns	Low	
Complete Nature Center Fundraising Program	Todd Marts	Medium	
Explore the development of a County Parks Foundation	Tim Wolken	Medium	
Research the establishment of a naming rights process	Christine Burns	Medium	
Develop a photo campaign for NRPA Month	Christine Burns	Medium	
Explore sponsorship opportunities for a Fairgrounds sign	Christine Burns		Completed
Publicize the social and economic benefits of County Parks	Christine Burns	High	

**Community Services Department
Parks / Recreation & Cultural Services Divisions
March 2019 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2019			2018	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 53,652	\$ 126,348	\$ 51,011	
County Fair / Fairgrounds		\$ 309,800	\$ 74,631	\$ 235,169	\$ 85,432	
Total		\$ 489,800	\$ 128,283	\$ 361,517	\$ 136,443	
<u>Fundraising Revenue</u>		2019			2018	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 64,500	\$ 10,500	\$ 28,500	
Partners in the Park Program	Park Operations	\$ 35,000	\$ 15,000	\$ 20,000	\$ 5,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 6,413	\$ 3,587	\$ 9,467	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 5,327	\$ 19,673	\$ 2,464	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 48,000	\$ (8,000)	\$ 44,000	
Total		\$ 185,000	\$ 139,240	\$ 45,760	\$ 89,431	
<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				
CDBG DR - Black Forest Regional Park		\$ 790,000				
Total		\$ 930,400				
<u>Parks Division Reservations</u>		2019			2018	2018
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		9	110	N/A	10	426
February		14	546	N/A	10	85
March		15	192	N/A	13	294
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total		38	848		33	805

<u>Parks Facility Reservations</u>		2019			2018	2018
<u>March</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes						
Athletic Fields						
Pavilions						
Trails		1	25		1	200
Vendor						
Tennis Courts					4	16
Vita Course						
Meeting Room		12	143		6	56
<u>Black Forest Regional Park</u>						
Athletic Fields						
Pavilions						
Vendor						
Tennis Courts						
<u>Falcon Regional Park</u>						
Baseball Fields						
<u>Fountain Creek Regional Park</u>						
Athletic Fields						
Pavilions						
Trails						
Disc Golf Course						
Vendor						
<u>Fox Run Regional Park</u>						
Athletic Fields						
Gazebo						
Warming Hut						
Pavilions						
Trails						
<u>Homestead Ranch Regional Park</u>						
Pavilions						
Athletic Fields						
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail						
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor						
<u>Paint Mines Trail</u>		2	24		1	12
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>					1	10
Total Park Facility Reservations		15	192		13	294

<u>Fairgrounds Facility Reservations</u>		2019			2018	2018
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		8	447		23	445
February		16	782		21	731
March		16	529		17	846
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total		40	1,758		61	2,022
<u>Fairgrounds Facility Reservations</u>		2019		2018		
<u>March</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		0	0	1	5	
Lions Club Meeting		1	20	1	20	
FAB Board Meeting		1	21	1	17	
Senior Dinner		2	89	2	110	
COC Meeting		1	24	1	20	
Gardening Seminar		1	5			
Golden Prairie 4H meeting		1	20			
Calhan Quilters Group		1	5			
Queen Contest				1	13	
Community Meeting				1	30	
AARP Tax Preparation		4	74	4	61	
Womens Self Defense Class		1	6			
<u>Track</u>						
<u>Barns</u>						
<u>Livestock Arena</u>						
EPSO Mounted Unit Practice						
4-H Calhan Ranch Hands		1	15			
Snow & Go Gymkhana				1	30	
Bull Riding		1	200			
FFA Livestock Jackpot Show		1	50			
Horsemanship				1	10	
<u>Grounds -</u>						
Spring Fling				1	400	
<u>Whittemore - Fairgrounds</u>						

4-H Dog Committee Practices				1	30	
Lawson Angus - Video Bull Sale				1	100	
<u>Exhibit Hall - Fairgrounds</u>						
<u>Arena</u>						
Month Total Fair Facility Reservations		16	529	17	846	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Traffic accident - Car vs Dog park gate	1/19/2019	Bear Creek Dog Park	Parking lot	\$400		
			Total	\$400		
<u>Volunteerism</u>		2019		2018		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		196	925	151	820	
February		189	1,098	125	1,073	
March		174	1,193	170	1,308	
April						
May						
June						
July						
August						
September						
October						
November						
December						
Totals	20,000 hours	559	3,216	446	3,201	
		2019				
<u>March</u>		<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		76	390			
Adopt-A-Park / Trail / Volunteer Projects		69	654			
Front Range Community Service		1	38			
Total		174	1,193			

<u>Programming</u>	Goal	2019			2018	2018
Totals for Year		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		40	1409	4.96	35	461
February		36	2303	4.91	44	1104
March		62	1060	4.99	69	2791
April						
May						
June						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	138	4772	4.95	148	4356
<u>March</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Discover Bear Creek	BCNC	1	24	5.00		
Habitat	BCNC	3	50	5.00		
Hike It Baby Group	BCNC	1	30			
Mosaic	BCNC	1	7			
Film: A Garden Experience	BCNC	1	32			
Community Intersections	BCNC	1	8			
Overture	BCNC	2	12			
Volunteer Appreciation Dinner	BCNC	1	64			
Stellar Care	BCNC	1	4			
Brookdale	BCNC	1	7			
Birthday Party: All About Bears	BCNC	2	43	5.00		
Birthday Party: All About Animals	BCNC	1	23	5.00		
Go for the Gold Kids' Morning	BCNC	1	16			
Paint Mines Night Sky Photography	BCNC	1	8			
Woodland Park Transition School	BCNC	1	7			
Special Kids/ Special Families	BCNC	1	9			
Nature Explorers: Hoppers, Waddlers and Walkers	BCNC	2	40			
Sustainability Series: Organic Vegetable Gardening	BCNC	1	51			
Aiken Audubon- Colorado Beetles	BCNC	1	34			
American Heritage Girls Program	BCNC	1	11			

Our House	BCNC	2	24		
Little Wonders: Who Hoots?	BCNC	2	38		
Junior Naturalist Day	BCNC	1	15		
Round Up School	BCNC	1	8		
Discover the Wetlands	FCNC	4	84	5.00	
Building for the Birds	FCNC	1	18	5.00	
Birthday Party: Nature Detectives	FCNC	1	30	5.00	
Nature Adventures: Let's Fly a Kite!	FCNC	1	25	5.00	
Homeschool Fridays: Walk the Wetlands	FCNC	2	22	5.00	
Ftn Creek Watershed Control District CAG meeting	FCNC	1	10		
Reptiles & Amphibians Up Close	FCNC	1	80	5.00	
Community Intersections	FCNC	1	7		
A Garden Experience film	FCNC	1	30		
Volunteer Orientation	FCNC	1	8		
Overture Community Group	FCNC	1	15		
Birthday Party: Walk the Wetlands	FCNC	1	35	5.00	
Bird Festival meeting	FCNC	1	10		
Discover Bear Creek on horseback	FCNC	1	8	5.00	
Parties for Parks	FCNC	1	30		
Storytime	FCNC	1	30	5.00	
Interviews	FCNC	9	10		
Our House	FCNC	1	11		
Introduction to Wilderness Survival	SPEVT	1	32	4.90	
TOTALS		62	1060	4.99	



COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIMAS
STAN VANDERWERF
CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

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

ADMINISTRATIVE SERVICES MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

March 2019

General Updates:

1. Facility rentals have generated \$53,652 which is 29.81% of our \$180,000 annual goal.

Special Events:

2019 will be an exciting year for special event in County parks and on trails. 79 special event applications have been received so far and have been permitted or are in the processing phase.

The applications range from cross country events, fundraiser runs to soccer league tournaments, dog agility trails, orienteering, disc golf and baseball tournaments as well as family events with bounce houses rentals.

1. Last month in February, The Pikes Peak Road Runners held the Winter Series IV running event on the trails of Bear Creek Regional Park East. This is four-part cross country race series now in its 34th year.
2. Two permits for nighttime photography at the Paint Mines Interpretive Park were issued in March. The photography classes were part of a Nature Center program/agreement with a local photographer.
3. The El Paso County Search & Rescue team conducted rescue training at Bear Creek Regional Park.



COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

COMMUNITY OUTREACH and GRANTS

Monthly Report – March 2019

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

Community Outreach

1. **Outreach News:** Please join us for the **Falcon Dog Park Grand Opening**, Saturday, April 13 at 10:00am. Commissioner Waller will be hosting this event.



2. **Partner in the Park Program:** Staff is in the process of acquiring Heuberger Motors, FedEx and Gold Hill Mesa's partnership donations. We will be focusing on Fountain Creek Regional Park and El Paso County Fair and Event Center for 2019.
3. Staff had the privilege to attend this year's Colorado Nonprofit Association's Nonprofit Day Conference. Thank you to the Friends of EPC Nature Centers for funding this educational and inspirational day.
4. **El Paso County Fair:** Annually staff helps generate sufficient revenue to successfully operate the Fair. Sponsors have committed 86% towards our financial goal. **We are in need of a "Presenting Sponsor". Please forward any suggested / potential sponsors to dananordstrom@elpasoco.com.**

Staff and the County's Public Information Office have conducted four marketing meetings this month.

5. **Friends Groups: Please join us for April's Parties for Parks:**

- **North District:** Pikes Peak Brewing Company, Thursday, April 4, 6 pm -8 pm
- **Central District:** Trails End Taproom, Thursday, April 11, 6 pm – 8 pm.



6. Great American Cleanup is just around the corner. Register at www.gacppp.com



Grants

1. El Paso County Parks seeks volunteer assistance to support grant research and grant application development to support park projects. Please call Christine Burns at 520-6996 if interested.

COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division

Monthly Report – March 2019

Submitted by: Todd Marts, Division Manager

General

1. Staff is coordinating opening Rainbow Falls on April 6. It will be open on Saturdays and Sundays in April and May, then on Fridays through Mondays in June, July and August, and then back to Saturdays and Sundays for September and October. With Serpentine Drive being closed, we are working on securing parking at the intersection of Serpentine Drive and Highway 24, and will limit the lot at Rainbow Falls for handicap parking.
2. Volunteer recruitment is continuing for Rainbow Falls interpreters. The goal is to have one volunteer and one staff present each day the historic site is open.
3. Staff recruitment for Seasonal Interpreters and Interpretive Program Coordinator positions is still in process.
4. Bear Creek Nature Center hosted the annual Friends of El Paso County Nature Centers Volunteer Appreciation Dinner on March 7. Over sixty nature center volunteers and their spouses attended and were recognized for their incredible service to El Paso County Nature Centers, totaling over 5,000 hours of service in 2018. These invaluable members of the nature centers' community allow the centers to carry out their mission by providing education program leadership, reception desk assistance, and special event support.
5. Bear Creek hired a Seasonal Nature Center Interpreter for a five-month term. Melanie Bernal was a former seasonal at the nature center in 2015 and comes to the position with an understanding of the nature center's operations and mission. She enjoys leading education programs and working with children and will be a strong asset to the team.

Projects, Fundraising & Grants:

1. Staff is working with the Remote Control Flying Facilities Coalition to create a special event to gauge interest in remote control flying in county parks. The Coalition will be instrumental in the success of the event, and all groups will work together to make this unique event happen.

2. Volunteers Terry Poe & Geoff Dunn refurbished the seasonal “Earth Heroes” exhibit which was on a to-do list for years. It is now in the Exhibit Room teaching about ways to care for the planet.

Programs & Events:

1. Introduction to Wilderness Survival class was very popular with 32 participants and a revenue of \$320. Jason Marstiner with The Survival University instructed this class, and participants engaged during the two and a half hour class. They learned about the basics of wilderness survival, the rule of threes, top ten must haves in the backcountry, top ten mistakes people make in the outdoors, and more.
2. Home School Fridays—Two Walk the Wetlands programs were presented to 22 people as a first for providing Environmental Education field trips for homeschool families. It was very well received and they asked for more programs like this.
3. Discover Bear Creek on Horseback—this innovative program brought together a new audience of adults, specifically equestrians, to discover the natural and cultural history of Bear Creek Regional Park East. Participants learned “The 3’s of Bear Creek Park on this two hour ride/program.
4. Bear Creek Nature Center collaborated with the Bear Creek Garden Association for two programs in the month of March. On March 2, the nature center offered a free public screening of ‘A Garden Experience’- a film about the Charmaine Nymann Community Gardens by local filmmakers Nancy Bentley and John Atkinson. On March 23, the Bear Creek Garden Association donated their time and expertise to offer an Organic Vegetable Gardening for Success workshop at Bear Creek Nature Center. This program drew an audience of more than fifty people, with all proceeds benefitting Friends of El Paso County Nature Center.
5. Bear Creek hosted a ‘Go for the Gold’ Kids’ Morning at Bear Creek on March 16 in celebration of St. Patrick’s Day. Children completed a nature scavenger hunt on the trails in search of treasure, played games, and enjoyed a performance of Irish Step Dance from Turning Pointe Dance Studio in Colorado Springs.
6. Bear Creek offered a free Junior Naturalist Day to celebrate and promote the new Junior Naturalist program guide that was recently created. Despite cold, wet weather, six families attended and participated in a hike, watershed education activity, and touch table activities.



COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

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

PARK OPERATIONS DIVISION MONTHLY REPORT MARCH, 2019

Parks Planning

Capital Project Management:

New Santa Fe Regional Trail Hwy 105 – The concrete underpass is in need of repairs including replacement of damaged concrete and clean-out of the creek channel. The County has developed a scope of work and is seeking quotes to complete the repairs. The Town of Monument has partnered with the County to provide funding. Quotes are anticipated in spring, with construction to follow in 2019.

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, with master plan completion due in July 2019.

Pineries Open Space - The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March 2017. The contractor completed design documents in August 2018. 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 the final ½-mile of singletrack trail and boardwalk in late-summer 2018, thus connecting to the powerline trail. Mile High Youth Corps and the Rocky Mountain Field Institute will be constructing singletrack trails in April-May 2019. IFBs for trailhead and trail construction will go out in April-May 2019, with construction taking place summer and fall 2019. The park is scheduled for opening in fall 2019.

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. Conceptual designs were evaluated and a preferred design is being pushed forward. A public open house was held on August 28, 2018. Final design and engineering is currently underway with completion anticipated in April, 2019. An extension request was approved by the State seeking allowing additional time to complete construction by December 31, 2019. The Trust for Public Lands has committed \$50,000 towards the project.

El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75 mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT is scheduled for BoCC approval on April 9th to recognize and appropriate the grant funds awarded from the Transportation Improvement Program (TIP) and Transportation Alternative Program (TAP). Procurement of a design consultant is planned in May, 2019 with design launching in the summer. Design will last through 2020 with construction planned afterwards.

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, 2018. Three quotes were received and Law Fence was selected to install the fencing. Fencing was completed in December. Park Operations Staff is completed construction of the trails and parking lot in January, 2019. Installation of site furnishings and signage was completed in February. The Dog Park was opened on March 15, 2019. A grand opening celebration is scheduled for Saturday, April 13, at 10:00 am.

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a ball field, multi-use field, parking lot, restroom, playground, landscape improvements, site grading and drainage improvements. The County retained the professional landscape architecture and engineering services of NES, Inc. to complete the final design of the proposed Phase II improvements. A GOCO grant was submitted in November 2018 to help fund construction in 2019. Received notice the County was not selected to receive Falcon Regional Park Phase II GOCO funding for 2019. NES continues design services with 50% plan review tentatively scheduled for April. Scope of Phase II construction will be based on available County funding.

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 2018-2019. Nearly all improvements have been completed, with the Dog Park parking lot as the only remaining project, scheduled for completion in April 2019.

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. Designscales Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Summer–Winter 2018-2019. Nearly all improvements are complete, except for the pickleball and basketball court resurfacing and trail construction, which will take place in spring 2019.

Kane Ranch Open Space Master Plan / Phase I Improvements - 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 begin spring 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:

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 (30%) were developed sent to FEMA for review. Refinement of the design will continue in 2019. Presentations to the Fountain Creek Watershed and Greenway District are scheduled for April, 2019 to discuss a potential partnership.

New Santa Fe Trail Repairs - An IFB was advertised in November, 2017 but was canceled after receiving no qualified bids. FEMA approved an extension in August, 2018. An IFB was advertised in October, 2018 with bids due in December. RMC Consultants was selected after a review of two bids. Work commenced in January, 2019 and will be completed by June, 2019. Trail repairs north of the United States Air Force Academy (USAFA) were completed in February, 2019. Work is progressing south and is now focused on the USAFA installation. Trail repairs north of the Northgate Trailhead were completed in March. Current efforts are focused on the trail south of the Northgate Trailhead and north of the Ice Lake Trailhead.

Black Forest Regional Park (CDBG) - The County applied for excess CDBG-DR funds and was awarded \$790,000 to complete 150 acres of forestry work, 3-miles of trail construction and decommissioning, and construction of drainage improvements in 2019. An IFB to complete drainage improvements was advertised in December, 2018. Four bids were received and a contract was awarded to RMC Consultants totaling \$93,330. An IFB to complete forestry work was advertised in February, 2019 with bids due in March. Bids are currently under review with award anticipated in April. An IFB for trail construction was advertised in March with bids due on April 15th. All work must be completed by July, 2019.

Other:

Development Permit Application Reviews - Staff reviewed 5 development permit applications in March, to be presented to the PAB for endorsement in April, and provided internal administrative comments for an additional 7 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 for the Falcon Regional Park dog park and a GOCO planning grant for Kane Ranch Open Space in 2017. 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 has applied for a 2019 CDBG grant for Phase II Improvements at Widefield Community Park.

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.

Park Operations / Miscellaneous Projects

Widefield Park / Fontaine Blvd Tunnel - Bids will be solicited for repairing drainage issues in the pedestrian tunnel that runs under Fontaine Blvd and connects Widefield Park to McCrae Reservoir. This has been a high maintenance area for years with standing water and mud collecting in the tunnel. Proposed repairs include installing a concrete overlay to create a positive drainage flow and cross slope to keep water on one side of the pedestrian tunnel so park patrons have a dry area to pass through the tunnel. The current sidewalk is flat with no positive drainage. Staff will meet with structural engineers on April 3rd to finalize design.

Baptist Road Trailhead Restroom - Olson Plumbing is tentatively scheduled to install the new 4" sewer line the week of April 8th; this will connect the restrooms to the newly completed Triview sanitation mainline that runs directly east of the restroom. Park staff continues meeting with contractors to obtain quotes and review ADA compliance recommendations submitted by the County ADA Coordinator, David Mejia. This project will convert the restrooms from current waterless plumbing fixtures over to standard flush units and bring the restroom into ADA compliance by early summer 2019.

County Fairgrounds - Lenz Electric has scheduled the electrical service installation for the new walk-in refrigeration unit for April. The blizzard this month has put many contractors behind on project schedules. Bids have been solicited for the installation of vinyl fencing around the unit for safety and aesthetics.

A proposal for the architectural / engineering design services has been received to convert the Exhibit Hall to staff office space and shop area. EPC Facilities and Park staff are currently working with Blue Ridge Contractors to provide accurate information for engineered drawings that can be submitted to Regional Building Development for review and permitting. Estimated time on completion of design is early April.

Staff is currently seeking quotes to install garage doors along the west side of the new entertainment pavilion. This will help protect electrical equipment from wind and rain during events.

Bear Creek Nature Center - Carpet Resources will be installing additional carpet in the work / breakroom area. There was additional carpet left over from the 2018 renovation project that will cover half of this area, the additional carpet has been ordered and is scheduled to arrive April 10th with installation the week of 4/15.

Homestead Ranch Regional Park – The windmill pump repairs that were scheduled for March have been delayed until April 18th due to the blizzard and large snowdrifts prohibiting access. Barnhart Pump will investigate and complete repairs by the end of April.

Central District:

General Information- Widely variable weather patterns have persisted through most of March to include blizzard conditions, heavy snowfall, and above average temperatures. These events have created challenges for staff, but weather patterns have stabilized allowing our team to concentrate on annual maintenance tasks such as fertilization, aeration, and charging irrigation systems.

Bear Creek Regional Park – The Central Team was fairly obligated early in the month with snow and debris removal from severe weather events. Strong winds caused damage to several trees and scattered trash and debris throughout the district. Snow melt caused significant erosion along the regional trail system and standing water in parking lots. All regional trails were box bladed and parking lots are being graded and material is being added to backfill low spots.

The non-potable irrigation system was charged and all zones are being fine-tuned to ensure proper coverage and watering efficiency. Following irrigation start-up, staff fertilized and aerated all active use areas. We are now focused on granular pre-emergent application, mulch installation, and over seeding athletic fields.

All Park signage was updated to reflect newly revised Regional Park hours and leash policies.

Complete Pest Control was contracted to suppress vole populations in irrigated turf and high profile native areas. The unbalanced populations were causing significant damage to native grasses, shrubs, perennials, and turf areas.

Bear Creek Dog Park – The Park is experiencing a large volume of guests and staff continues to commit significant time with trash removal and facility cleaning.

Rainbow Falls – Site remains closed until April 6th. Staff painted and installed the historical marker and staged materials for the upcoming rock steps construction project. The new steps will provide a nice trail to the newly installed overlook area. Several volunteer work days are scheduled to help with step installation.

Downtown Facilities – The Pikes Peak Center landscape restoration project was completed and the area has received several compliments. Staff removed approximately 25 tons of unsightly rock mulch and installed a xeriscape type landscape with a rock garden theme.

The downtown team is currently applying granular pre-emergent to high profile landscaped areas in hopes of reducing unwanted weeds during the growing season.

Jones Park – Staff presented 2018 accomplishments to stakeholders and discussed goals for 2019. We have received results from the public input survey and have a public workshop scheduled the end of March to discuss next steps for the Jones Park area.

Training – Adam Robertson is continuing his Master Gardener training course. Kyle Melvin is attending Leadership Development training. Tyler Watters is finishing his CDL training and will be testing for his class A license.

East District:

County Fairgrounds – Staff provided event support for the FFA Jackpot Cattle Show and the spring season Bull Rides.

The team has continued its efforts with facility maintenance improvements. This month, the team has painted the restrooms in the Livestock Arena Building and completed repainting the Swink Hall restrooms. We are now focusing on completing the painting of the Whittemore restrooms.

Another focus for the East District this month has been blizzard cleanup and damage assessment. The one major issue we are in the process of addressing is damage to the north gate entrance. Staff is purchasing the materials necessary for repairs and will have this completed by the end of next month.

Falcon Regional Park – Staff received all of the new site amenities and the entrance sign for the dog park. The team installed all of the items and opened the park to the public March 15th. Many in the community were eagerly awaiting the opening. The grand opening celebration is scheduled for Saturday, April 13th.

North District:

General Information –The North district staff attended additional training this last month which included irrigation classes at Denver Brass Company, CSU's Master Gardening classes, and chainsaw tree felling S-212 certifications. Staff has updated all park hours and dog on leash rule signs throughout all park properties.

The northern parks benefitted from a considerable amount of snow during several storms including the blizzard which led to snow removal from County facilities, trailheads, and northern regional parks. The blizzards damaging winds also toppled more than two hundred living ponderosa pine trees and countless burned trees in the burn scar. Many of the live trees fell in active use areas - trails, parking lots, roads, and caused some fencing damage. Staff has focused every resource toward clearing, repairing, removing dangerous trees and snags so the trails can be open and safe.

Fox Run Regional Park – Staff has continued to upgrade the Fox Run maintenance shop by cleaning loft areas, installing new shelving units, sorting irrigation bins, removing old material and supplies, upgrading lighting, and doing additional organizing to maximize our shop space for the 2019 season. The maintenance yard experienced a break-in resulting in the theft of tools from trucks, fuel, and vandalism to the fencing and volunteer trailers. Staff has been working on repairs and better securing our yard to prevent future break-ins. All roads have started drying out which allows us to grade / drag roads and park parking lots throughout the park. Staff and

Wildland Fire continue to focus on the prescribed forest mitigation around the active use areas in Fox Run this winter to prevent conflicts with park users.

Parks is pleased to announce that a successful Wildland Fire tree felling certification course (S-212) was held in Fox Run Regional Park. This course allowed firefighters and park staff to earn national certification in the proper felling of trees. Parks staff selected the location and trees to correlate with our mitigation and park master plan. The following fire agencies and staff were involved: El Paso County Wildland Fire, Black Forest, Security, Palmer Lake, Manitou Springs, Catamount, Colorado Springs, and two El Paso County Park employees. Thank you to Jason Moore and Jonathan Mandry for coordinating, planning, and executing a successful event.

Black Forest Regional Park - Staff continues to remove old irrigation and overgrown plant material in the landscaped beds near the playground. We had a minor setback with a portion of the retaining wall collapsing which is in the process of being rebuilt and stabilized. We plan to finalize the project in the next month in preparation for spring planting. Black Forest Regional Park was hit the hardest by the blizzard winds and downed trees. We had approximately 1/3 of the burn scar's trees break or fall over due to high winds. Staff continues to focus on cutting up and removing windblown trees from the blizzard.

Pineries Open Space - Staff continues cutting burned trees around the maintenance shop area in preparation for an upcoming cleanup day in conjunction with Wildland Fire and the District 20 TCA school group.

Santa Fe Regional Trail – Staff has removed two pine trees that broke due to high winds at the southernmost boundary sign. FEMA funded construction and repair work continues in areas along the trail that was damaged during previous flooding.

Section 16 – Staff continues to cut up and remove windblown trees from the blizzard.

South District:

General Information – Staff began preparing for our transition into spring operations and wrapping up winter projects. Progress on the multiple master plan projects continued and roof replacements from the 2018 hailstorms began. The district avoided significant damage by the March blizzard. Seven trees were blown over throughout the district and approximately 40 LF of spilt rail fencing was damaged. Staff completed public water system start-up procedures in preparation for restrooms opening this season.

Fountain Creek Regional Park – The Fountain Creek Dog Park is already experiencing daily use prior to completion. The Dog Park and parking lot is on schedule for completion by the end of April. Staff completed the oversized fire hydrant art piece and will install in April.

It appears the public is getting used to the new traffic light and intersection at the park entrance. Park users have expressed appreciation for the new and safer park entrance.

Staff re-opened the section of trail that was closed for Chilcott Ditch Company creek bank stabilization project. Trail re-surfacing still needs to be completed by Chilcott Ditch Company. Currently the trail is safe and usable until the appropriate surface aggregate is placed.

Designscapes completed construction of the new toddler playground and it has been opened for public usage.

Fountain Creek Nature Center – The Nature Center hosted a Party for the Parks event during March and approximately 30 people attended.

Willow Springs – Designscares completed construction of the new playground and it has been opened for public usage. Staff continued to sand and repaint picnic tables around the ponds.

Widefield Community Park – Designscares continued phase II construction improvements which included installing new picnic tables and trash cribs. Staff continued refurbishing trash cribs.

Fountain Creek Regional Trail – Staff continued forestry thinning along trail corridors in the Clear Springs Ranch area.