

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

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, January 9, 2019 – 1:30 p.m.**

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

<b><u>Item</u></b>	<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
<b>1. Call Meeting to Order</b>	Chair	
<b>2. Approval of the Agenda</b>	Chair	Approval
<b>3. Approval of Minutes</b>	Chair	Approval
<b>4. Introductions / Presentations</b>	Chair	
<b>5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)</b>	Chair	
<b>6. Development Applications</b>		
A. Flying Horse North Filing No. 1A Final Plat (Lot 35 Vacation and Replat)	Ross Williams	Endorsement
B. Hunsinger Subdivision Final Plat Amendment (VR-18-014)	Paul Whalen	Endorsement



<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
	C. Riverbend Crossing Filings No. 1 & No. 2 Preliminary Plan, Filing No. 1 & No. 2 Final Plats	Jason Meyer	Endorsement
<b>7.</b>	<b>Information / Action Items</b>		
	A. 2019 Sunshine Law Memorandum	Tim Wolken	Endorsement
	B. 2019 Memorandum of Understanding – Neighbor Up! Month	Tim Wolken	Endorsement
<b>8.</b>	<b>Monthly Reports</b>	Staff	Information
<b>9.</b>	<b>Board / Staff Comments</b>		
<b>10.</b>	<b>Adjournment</b>		

RECORD OF PROCEEDINGS

*Minutes of the December 12, 2018  
El Paso County Park Advisory Board Meeting  
Centennial Hall, 200 S. Cascade  
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair  
Terri Hayes, 2<sup>nd</sup> Vice Chair  
Todd Weaver, 3<sup>rd</sup> Vice Chair  
Alan Rainville  
Ed Hartl  
Kathi Schwan

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  
Christine Burns, Community Outreach Div. Mgr.  
John Leyba, PMIII

Absent: Jane Dillon, Julia Sands de Melendez, Anne Schofield

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 November 14, 2018 meeting minutes. Ed Hartl seconded the motion. The motion carried 5 – 0 – 1 with Terri Hayes abstaining due to not being present at the November meeting.
4. Introductions and Presentations:  
Bob Falcone presented Randy Fielder with the 2018 Volunteer of the Year award for his significant volunteer contributions at Willow Springs Ponds.

Bob Falcone presented Todd Weaver with a framed photo as thanks for his service on the Park Advisory Board. Mr. Weaver has resigned from the Park Advisory Board due an employment opportunity outside of El Paso County.

5. Citizen Comments

None

6. Development Applications:

**A. Eagle Rising Filing No. 1 Final Plat**

(Todd Weaver recused himself from discussion due to a professional conflict of interest with this development application)

Ross Williams provided an overview of the Eagle Rising Filing No. 1 Final Plat.

**Terri Hayes recommended to the Planning Commission and Board of County Commissioners that approval of the Eagle Rising Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$3,440. Ed Hartl seconded the motion. The motion passed 5 – 0.**

**B. Settlers View Subdivision Final Plat**

(Todd Weaver rejoined the meeting)

Ross Williams provided an overview of the Settlers View Subdivision Final Plat and addressed questions by the board.

**Ed Hartl recommended to the Planning Commission and Board of County Commissioners that approval of the Settlers View Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$6,020. Terri Hayes seconded the motion. The motion passed 6 – 0.**

7. Information / Action Items:

**A. 2019 Action Plan**

Tim Wolken provided an overview of the 2019 Action Plan followed by division presentations by Todd Marts for Recreation & Cultural Services, Brian Bobeck for Park Operations and Christine Burns for the Community Outreach. The Action Plan includes specific objectives to address El Paso County's mission, vision and goals. The Park Advisory Board annually considers and / or endorses the upcoming year's Action Plan at the December meeting.

**Bob Falcone moved to endorse the 2019 Action Plan. Alan Rainville seconded the motion. The motion passed 6 – 0.**

**B. 2019 County Budget Report**

Tim Wolken provided an overview of the 2019 County Budget. County Parks will receive additional funding for major maintenance, forest management, and park operations positions in 2019.

8. Monthly Reports:

None



## RECORD OF PROCEEDINGS

9. Board/Staff Comments:

Christine Burns informed the Board that County Parks is the recipient of a Great Outdoors Colorado (GOCO) funded Youth Corps grant for three weeks of Youth Corps work in Pinerias Open Space. A GOCO grant application has been submitted to support phase 2 at Falcon Regional Park.

Todd Marts provided the Board with an update of the new exhibits at the Bear Creek Nature Center. A grand opening celebration is scheduled for January 5<sup>th</sup>.

10. Adjournment: **The meeting adjourned at 2:20 p.m.**

---

Julia Sands de Melendez, Secretary

## **El Paso County Parks**

### **Agenda Item Summary Form**

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

**Agenda Date:** January 9, 2019

**Agenda Item Number:** # 6 - A

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

Request for approval by Classic Consulting Engineers and Surveyors, on behalf of PRI 2 LLC, for approval of the Flying Horse North Filing No. 1A Final Plat, a vacation and replat of Lot 35 into two individual residential lots on a total of 7.34 acres, with a minimum lot size of 3.446 acres. Lot 35 lies within the recently endorsed Flying Horse North Phase I Final Plat, which proposed 80 single-family residential lots on 532.3 acres, with a minimum lot size of 2.5 acres, and includes 15.7 acres of private open space, and a 207.5-acre 18-hole golf course. The property is located immediately north of Black Forest Regional Park, bounded by State Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. This project area is within the Black Forest Preservation Plan area.

While the 2013 El Paso County Parks Master Plan shows an alignment of the Fox Run Regional Trail running through the overall Flying Horse North Phase I Final Plat, Filing No. 1A does not impact the trail corridor, and therefore, staff will not request a trail easement in this filing, and will instead refer to the original Phase I Final Plat recommendations, endorsed by the Park Advisory Board on February 14, 2018:

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

Since regional park fees were recommended for all 80 lots in the Phase I Final Plat, and because no park land or trail easement dedication is necessary for Filing No. 1A, staff recommends regional park fees in the amount of \$430 for the additional one lot incurred by the replat of Lot 35.

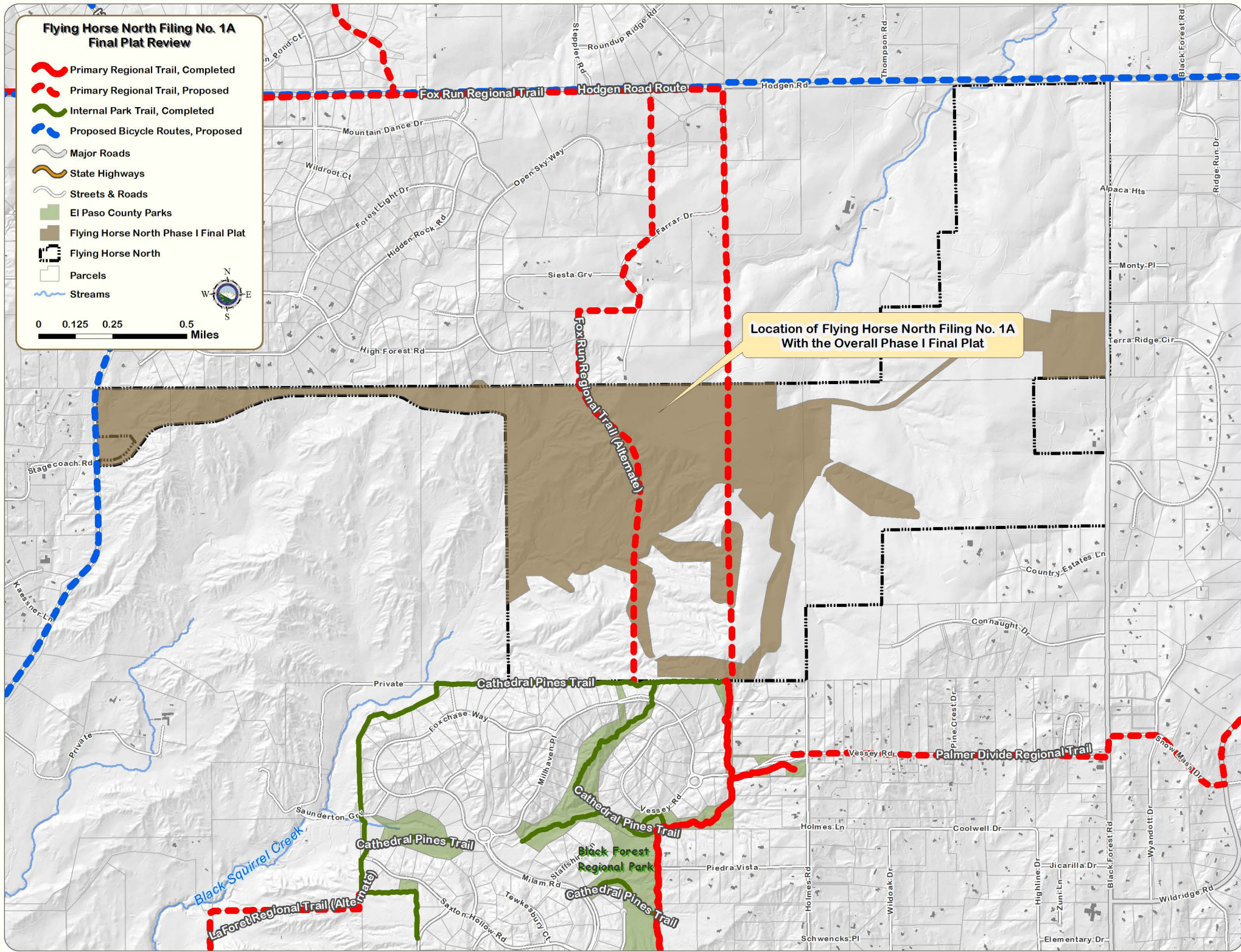
**Recommended Motion:**

Recommend 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.

**Flying Horse North Filing No. 1A  
Final Plat Review**

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- El Paso County Parks
- Flying Horse North Phase I Final Plat
- Flying Horse North
- Parcels
- Streams

0 0.125 0.25 0.5  
Miles





# Development Application Permit Review



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

January 9, 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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Flying Horse North Filing No. 1A Final Plat (Vacation and Replat of Lot 35)	Application Type:	Final Plat
DSD Reference #:	SF-18-042	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	7.341
PRI 2, LLC	Classic Consulting Engineers & Surveyors	Total # of Dwelling Units	2
6385 Corporate Drive, Suite 200	619 North Cascade Avenue, Suite 200	Gross Density:	0.27
Colorado Springs, CO 80919	Colorado Springs, CO 80903	Park Region:	2
		Urban Area:	2

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

## REGIONAL AND URBAN PARK REQUIREMENTS

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

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

### LAND REQUIREMENTS

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

Regional Parks:            **2**  
**0.0194 Acres x 2 Dwelling Units = 0.039 acres**

Urban Parks Area:	<b>2</b>
Neighborhood:	<b>0.00375 Acres x 0 Dwelling Units = 0.00 acres</b>
Community:	<b>0.00625 Acres x 0 Dwelling Units = 0.00 acres</b>
Total:	<b>0.00 acres</b>

### FEE REQUIREMENTS

Regional Parks:            **2**  
**\$430.00 / Unit x 1 Dwelling Unit= \$430.00**

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

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:    **Recommend 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.**

Park Advisory Board Recommendation:

**LETTER OF INTENT**  
**Vacation and Replat of Lot 25, Flying Horse North Filing No. 1**  
**November 2018**

**Owner /Developer:** PRI #2 LLC  
6385 Corporate Drive Suite 200  
Colorado Springs, CO 80919

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

**SITE LOCATION, SIZE, ZONING:** Lot 35 contains 7.341 acres and lies within the recently approved Flying Horse North No. 1 subdivision plat. Replatting of lot 35 is following the original intent of the Planned Unit Development Plan for Flying Horse North approved in December of 2016. The site is zoned PUD.

**REQUEST:** To replat Lot 35 into 2 separate lots. Each lot will have an area in excess of the required 2 acre minimum. No changes are being made to road rights of way.

N:\10960\DRAWINGS\SURVEY\PLAN\1096001FPI.dwg, 11/14/2018 11:40:33 AM, 1:1

# FLYING HORSE NORTH FILING NO. 1A

A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## KNOW ALL MEN BY THESE PRESENTS:

THAT PRI #2, LLC A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

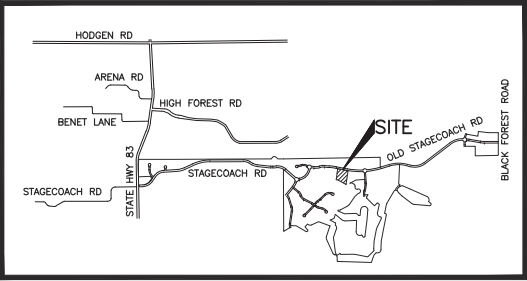
## LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTH END BY A 2 1/2" ALUMINUM CAP STAMPED "22564" AND THE SOUTH END BY A 2 1/2" ALUMINUM CAP STAMPED "9132", IS ASSUMED TO BEAR S0074°34'E, A DISTANCE OF 5269.38 FEET.

LOT 35, AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238, RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 7.341 ACRES.



## OWNERS CERTIFICATE:

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

## OWNER:

THE AFOREMENTIONED, PRI #2, LLC A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

WITNESS MY HAND AND OFFICIAL SEAL.

JEFFREY B. SMITH AS CHAIRMAN OF THE BOARD  
ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION  
MANAGER OF PRI #2, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D. BY JEFFREY B. SMITH AS CHAIRMAN OF THE BOARD OF ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION MANAGER OF PRI #2, LLC A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## LIEN HOLDER:

SHAMROCK PRESERVE, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

BY: \_\_\_\_\_ AS: \_\_\_\_\_  
OF SHAMROCK PRESERVE, LLC, A COLORADO LIMITED LIABILITY COMPANY  
STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_  
OF SHAMROCK PRESERVE, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## LIEN HOLDER:

GREAT WESTERN BANK HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

BY: \_\_\_\_\_ AS: \_\_\_\_\_  
OF GREAT WESTERN BANK  
STATE OF COLORADO }  
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_  
OF GREAT WESTERN BANK.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

## GENERAL NOTES:

1. THE DATE OF PREPARATION IS NOVEMBER 12, 2018.
2. INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
3. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO. SOILS REPORT BY ENTECH DATED FEBRUARY 22, 2016.
5. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
6. UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 20.00 FOOT WIDE PUBLIC UTILITIES, PUBLIC IMPROVEMENT AND DRAINAGE EASEMENT, AND A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
7. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORTS; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY.
8. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 2.
9. THE ARTICLES OF INCORPORATION FOR FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER 20171619083. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NO. 218129432 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
10. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
11. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
12. PURCHASERS OF LOTS WITHIN THIS SUBDIVISION ARE HEREBY ALERTED THAT THESE LOTS CONTAIN STORM WATER CONVEYANCE PATHS. SAID PURCHASERS ACKNOWLEDGE ACCEPTANCE OF THESE FLOWS ONTO, AND THROUGH, THESE LOTS. THE PURCHASER OF THESE LOTS SHALL BE RESPONSIBLE FOR MAINTAINING THESE PATHS AND FOR PROVIDING MEASURES TO ELIMINATE EROSION, IF SUCH SHOULD OCCUR.
13. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES.
14. FLOODPLAIN STATEMENT: THIS SITE, FLYING HORSE NORTH FILING NO. 1A, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0295F AND 08041C0315F DATED MARCH 17, 1997.
15. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 218129430 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
16. DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAKS PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE. A WILDFIRE MITIGATION REPORT WAS PREPARED FOR THIS SITE AND IS ON FILE WITH THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
17. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 217032585.
18. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
19. FIRE PROTECTION IS BY DONALD WESCOTT FIRE PROTECTION DISTRICT AND BLACK FOREST FIRE PROTECTION DISTRICT.

## GENERAL NOTES (CONT.):

20. THE FLYING HORSE NORTH HOMEOWNER'S ASSOCIATION SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLANDS AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF WAY, PER THE LANDSCAPE LICENSE AGREEMENT RECORDED UNDER RECEPTION NUMBER 218129428.
21. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
22. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 182415 ISSUED BY CAPSTONE TITLE DATED NOVEMBER 6, 2018 AT 8:00 A.M.
23. PURSUANT TO RESOLUTION 16-454, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 218145945, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF FLYING HORSE NORTH FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
24. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
25. 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.
26. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. SOME LOTS WITHIN THIS SUBDIVISION WILL REQUIRE LARGER CULVERTS BASED ON THE APPROVED FINAL DRAINAGE REPORT AND SHALL BE SIZED AND DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO. IF A DRIVEWAY IS PROPOSED TO CROSS A DRAINAGE EASEMENT, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
27. NO IMPROVEMENTS SHALL BE PLACED WITHIN THE HIGHWATER LINE OF THE RESERVOIR OR IN THE SPILLWAY OR SPILLWAY CHANNEL. IF DEVELOPMENT ACTIVITIES ASSOCIATED WITH THIS SUBDIVISION RESULT IN REQUIRED MODIFICATIONS, REPAIRS, ENLARGEMENTS TO, OR REPLACEMENT OF, ANY DAM, SPILLWAY, SPILLWAY CHANNEL, OR OTHER WATER DETENTION FACILITY LOCATED WITHIN, OR ASSOCIATED WITH, THIS DEVELOPMENT, DEVELOPER, FLYING HORSE COUNTRY CLUB LLC, ITS HEIRS, SUCCESSORS AND/OR ASSIGNS, AND/OR THE DAM OWNER SHALL BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF. HOWEVER, EL PASO COUNTY SHALL NOT BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT AND THE COSTS THEREOF BY VIRTUE OF THIS SUBDIVISION APPROVAL. FURTHERMORE, THE DAM AND RESERVOIR ARE AN AMENITY FOR THIS SUBDIVISION. IF THE HAZARD CLASSIFICATION OF THE DAM LOCATED IN THIS SUBDIVISION CHANGES BECAUSE OF DEVELOPMENT ON PROPERTY ADJACENT AND DOWNSTREAM TO THIS SUBDIVISION RESULTING IN REQUIRED MODIFICATIONS, REPAIRS, ENLARGEMENTS TO, OR REPLACEMENT OF, ANY DAM, SPILLWAY, SPILLWAY CHANNEL, OR OTHER WATER DETENTION FACILITY BECAUSE OF SUCH INCREASE IN HAZARD CLASSIFICATION OF THE DAM, THEN THE DEVELOPER, FLYING HORSE COUNTRY CLUB LLC, ITS HEIRS, SUCCESSORS AND/OR ASSIGNS, AND/OR THE DAM OWNER, BUT NOT EL PASO COUNTY, SHALL BE RESPONSIBLE OR LIABLE FOR SUCH MODIFICATIONS, REPAIRS, ENLARGEMENTS, OR REPLACEMENT OR THE COSTS THEREOF BY VIRTUE OF THIS CHANGED HAZARD CLASSIFICATION.
28. LOTS THAT HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS ARE GRAPHICALLY DEPICTED. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING DATED FEBRUARY 22, 2016 IN FLYING HORSE NORTH PRELIMINARY PLAN FILE # SP-17-012 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. IF ANY STRUCTURES ARE PROPOSED IN ANY HAZARD AREA, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
29. IF ANY PORTION OF A BUILDING IS PROPOSED TO ENCR OACH INTO A DRAINAGE EASEMENT, AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW, BUT NO REPLAT OF THE DRAINAGE EASEMENT WILL BE REQUIRED.

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

## SURVEYOR'S STATEMENT:

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

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

## NOTICE:

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

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

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

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

## CLERK AND RECORDER:

STATE OF COLORADO }  
COUNTY OF EL PASO } ss

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

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_ DEPUTY

DRAINAGE: \_\_\_\_\_  
BRIDGE FEES: \_\_\_\_\_  
URBAN PARK: \_\_\_\_\_  
REGIONAL PARK: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_  
SURCHARGE: \_\_\_\_\_  
FEE: \_\_\_\_\_

FLYING HORSE NORTH FILING NO. 1A  
1096.09  
NOVEMBER 12, 2018  
SHEET 1 OF 2

OWNER:  
PRI #2, LLC  
6385 CORPORATE DRIVE, SUITE 200  
COLORADO SPRINGS, CO 80919  
PHONE (719) 592-9333



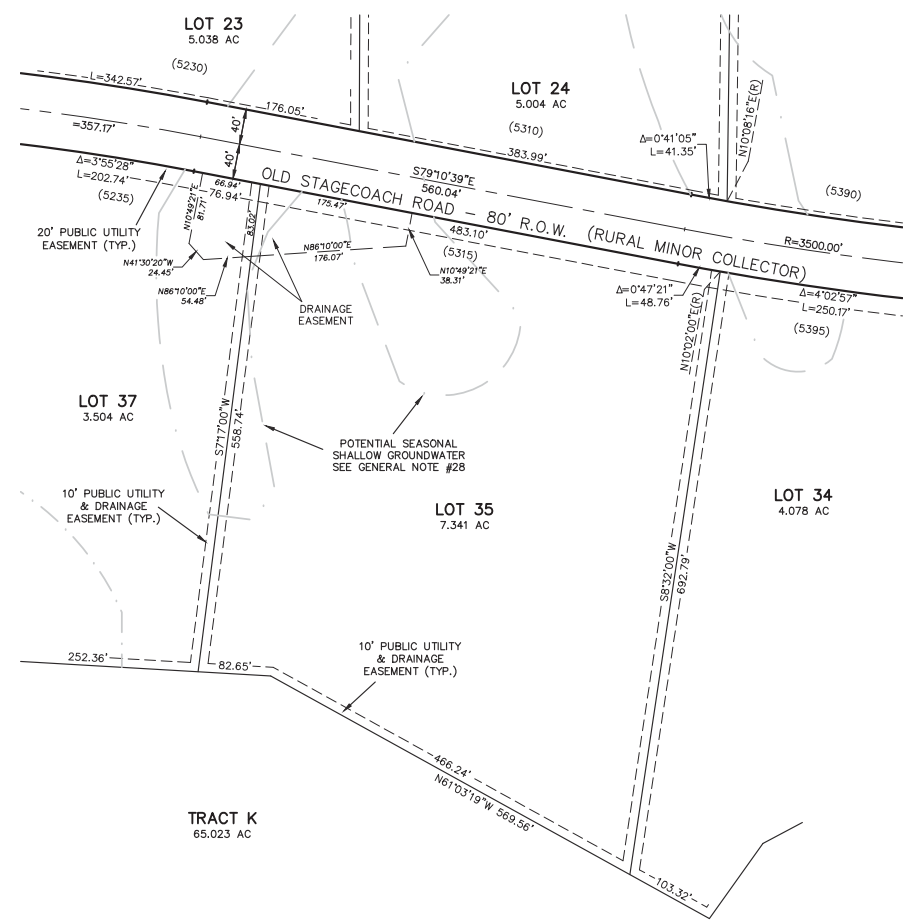
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

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

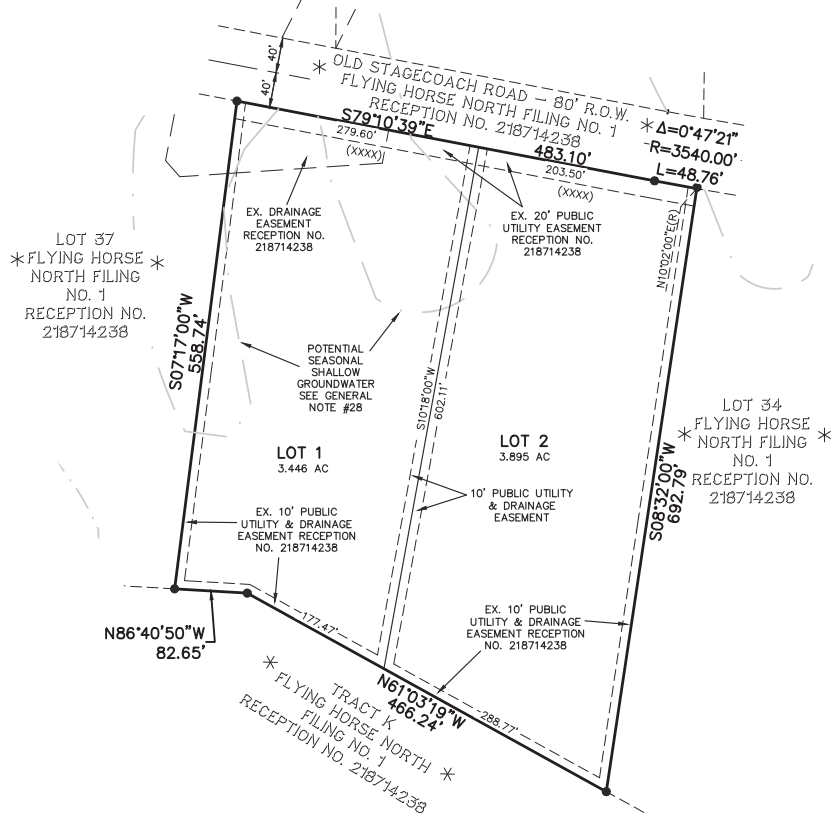
NO.	REVISION	DATE

FLYING HORSE NORTH FILING NO. 1A  
A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS PLATTED

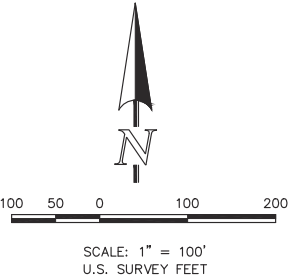


AS REPLATTED



PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

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



FLYING HORSE NORTH FILING NO. 1A  
1096.09  
NOVEMBER 12, 2018  
SHEET 2 OF 2





## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Hunsinger Subdivision Final Plat Amendment (VR-18-014)

**Agenda Date:** December 31, 2018

**Agenda Item Number:** # 6 - B

**Presenter:** Paul Whalen, Landscape Architect

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

#### **Background Information:**

Request by Steve Hunsinger for approval of the Hunsinger Subdivision Final Plat Amendment, a reconfiguration of three (3) lots within the Spring Crest subdivision into a five (5)-lot subdivision totaling 16.27 acres. The proposed subdivision is an enclave located near the intersection of Otero Avenue and Old Ranch Road.

The 2013 El Paso County Parks Master Plan does not identify any future parks or trails within the proposed subdivision, however the Fox Run Regional Park is 5.48 miles to the north, and the Black Forest Regional Park is 3.93 miles to the northeast. Multiple City facilities including Kathleen Marriage Park are also within close proximity to the proposed development. El Paso County Parks encourages the applicant coordinate with the City of Colorado Springs to ensure easements are in-place where future City park or trail improvements may occur.

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

#### **Recommended Motion:**

Recommend to the Planning Commission and Board of County Commissioners approval of the Hunsinger Subdivision Final Plat Amendment (VR-18-014) with the following condition: Payment of regional park fees in the amount of \$2,150 to El Paso County is required in lieu of land dedication.



# Development Application Permit Review



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

December 26, 2018

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

Name:	<b>Hunsinger Subdivision Final Plat Amendment</b>	Application Type:	<b>Replat</b>
DSD Reference #:	<b>VR-18-014</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>16.27</b>
<b>Hunsinger Development Corporation</b>	<b>Terra Nova Engineering, INC</b>	Total # of Dwelling Units	<b>5</b>
<b>Steve Hunsinger</b>	<b>721 S 23rd Street</b>	Gross Density:	<b>3.254AC</b>
<b>4406 College Park Court</b>	<b>Colorado Springs, CO 80904</b>	Park Region:	<b>2</b>
<b>Colorado Springs CO 80918</b>		Urban Area:	<b>2</b>

Existing Zoning Code: **RR-2.5/RR-5** Proposed Zoning: **RR-2.5/RR-5**

## REGIONAL AND URBAN PARK REQUIREMENTS

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

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

## LAND REQUIREMENTS

Regional Parks: **2**  
**0.0194 Acres x 5 Dwelling Units = 0.097acres**

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

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

## FEE REQUIREMENTS

Regional Parks: **2**  
**\$430.00 / Unit x 5 Dwelling Units = \$2,150**

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

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

**Recommend to the Planning Commission and Board of County Commissioners approval of the Hunsinger Subdivision Final Plat Amendment (VR-18-014) with the following condition: Payment of regional park fees required in the amount of \$2,150 to El Paso County in lieu of land dedication.**

Park Advisory Board Recommendation: **PAB Endorsement Required**

## Hunsinger Subdivision

### Letter of Intent (Plat)

October 2018

**Owners/Developers:** Hunsinger Development Corporation (Attn: Steve Hunsinger)

10140 Otero Avenue  
Colorado Springs, CO 80920

**Planner:** Terra Nova Engineering, Inc.  
721 S. 23<sup>rd</sup> Street  
Colorado Springs, CO 80904  
(719) 635-6422

**Engineer:** Terra Nova Engineering, Inc.  
721 S. 23<sup>rd</sup> Street  
Colorado Springs, CO 80903  
(719) 635-6422

**SITE LOCATION:** The Hunsinger Subdivision is located on the southwest corner of the intersection of Otero Avenue and Old Ranch Road.

**INTRODUCTION:** The Hunsinger Development Corporation is working to subdivide three existing lots into five residential lots. One existing lot is currently in use as a residence, which will remain a residence as one of the proposed lots.

**PROPOSAL:** The application covered by this Letter of Intent includes a Final Plat for the proposed subdivision of three lots into five.

**THE PLAN:** The existing Lots 10, K, and L will be subdivided into Lots 1 through 5. An access easement connecting Lots 2 and 3 to Otero Avenue is also included, which will allow all five lots to be accessed from Otero Avenue. Development of the subdivided lots is not included in this submission and lot specific development plans have not yet been started. For this submittal, a building pad and drive access were assumed for each of the four undeveloped subdivision lots, but are only suggested locations.

No significant grading has been included as part of this subdivision. Some grading can be expected when the individual lots are developed; however, substantial grading of the subdivided lots is not expected.

Utilities for the subdivided lots will include individual wells and onsite septic systems for each lot. Some existing wells are to remain, some existing wells are to be abandoned, and some new wells have been proposed for the subdivided lots. No connections to municipal water or sewer services are proposed.

**EXISTING AND PROPOSED FACILITIES:** There is an existing residence and associated out building on proposed Lot 1. No changes to the existing structures and no proposed facilities are included in this application. All of the existing structures are outside the proposed setbacks for Lot 1.

Due to the site being outside CSU's Electric Service Territory, connecting the proposed lots to a municipal sewer and/or water system is not required (see Waiver Requests section for details).

**WAIVER REQUESTS:**

- A waiver is requested related to the Land Development Code Section 8.4.8(E)(2)(d)(iii) for the requirement of a municipal sewer line connection for lots within 400 feet of a municipal sewer line. This waiver will apply to the five lots proposed in this plat. The justification for this waiver is the Colorado Springs Utilities letter, dated April 5, 2018, stating that the connection requirement is not applicable. An excerpt from the CSU letter reads:

*"Currently, the three subject properties are ineligible to connect because they're located outside Colorado Springs city limits and Springs Utilities' Electric Service Territory.*

*City Code, Sections 12.5.401 and 7.6.204.C specifies connection requirements for properties located within 400 feet of an existing wastewater collection line, and stipulates water and wastewater services may not be extended into areas not presently within our Electric Service Territory, respectively; therefore, the connection requirement is not applicable, and the properties would need to be incorporated into our Electric Service Territory in order to receive City water and/or wastewater service."*

- A waiver is requested related to the Land Development Code Section 8.4.3(A)(1) for the requirement of minimum frontage of 60 feet on a public road. This waiver will apply to proposed Lot 2 in this plat. Lot sizing requirements and existing limitations to lot layouts



resulted in one of the proposed lots having no public road frontage. Additionally, it is preferable for the proposed lot driveways to connect to Otero Avenue, rather than Old Ranch Road, due to both traffic conditions and topography. To provide access to Lot 2 (and Lot 3, possibly Lots 4 and 5 as well) an access easement has been included running along the boundary between Lots 4 and 5.

**ENVIRONMENTAL:** The existing and proposed use for the site is rural residential, as is most of the adjacent parcels. The relevant environmental conditions on the site (the biggest being the flood plain) have been identified and addressed.

**TRANSPORTATION:** No additional public roads are required for this subdivision. Private driveways will provide access to the existing public roads for the proposed Lots.

**DRAINAGE:** A Final Drainage Report has been prepared for the Hunsinger Subdivision. The purpose of this report is to identify and analyze the onsite and offsite drainage patterns and to ensure that post development runoff is routed through the site safely and in a manner that satisfies the requirements set forth by the El Paso County Drainage Criteria Manual. No drainage improvements are required for this subdivision.

**UTILITIES:** Private water supply wells and wastewater septic systems are existing or proposed for the proposed lots. Colorado Springs Utilities has stated that connections to municipal lines is not required for these lots. Colorado Springs Utilities can provide natural gas services to the proposed lots. Mountain View Electric can provide electrical services to the proposed lots. Utility easements are existing or proposed to accommodate the proposed utility services.

**WASTEWATER:** Private water supply wells and wastewater septic systems are existing or proposed for the proposed lots.

**GEOLOGY AND SOILS:** A geology and soils report has been prepared for the subdivision. This report found that the subdivision was feasible as long as some common geologic hazards were mitigated.

#### **CRITERIA FOR APPROVAL:**

##### **REPLAT**

- This final plat amendment (replat) complies with the Land Development Code, and the original conditions of approval associated with the recorded plat. This plat was designed based on the recorded plat and the Land Development Code. Any deviations from the Land Development Code have associated waiver requests.

- This final plat amendment (replat) does not create any nonconforming lots. This plat conforms to the County Master Plan, Land Development Code, proposed zoning for the site (separate application), and Engineering Criteria Manual.
- This final plat amendment (replat) is in keeping with the purpose and intent of the Land Development Code. This plat creates lots that are suitable for rural residential use per the Lane Development Code.
- This final plat amendment (replat) conforms to the required findings for a major subdivision per the previous discussion in this letter.
- This final plat amendment (replat) provides legal and physical access to all of the proposed lots per the Land Development Code and Engineering Criteria Manual. Lots 1, 3, 4, and 5 all have direct access to existing public roads. Lot 2 (and Lots 3, 4, and 5) have been provided access to Otero Avenue by a proposed access easement.
- Approval of this final plat amendment (replat) will not adversely affect the public health, safety, and welfare.
- All CC&Rs or other restrictions to the proposed lots have been addressed. Major restrictions include various easements, setbacks, and potable water supply quantity.

#### FINAL PLAT

- This plat conforms with the goals, objectives, and policies of the Master Plan.
- This subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of the Land Development Code. Private water supply wells are existing or proposed for each proposed lot and the State Engineer's Office has agreed that this water supply is adequate for this subdivision.
- Private waterwater septic systems are existing or proposed for each proposed lot that comply with State and local laws and regulations [C.R.S. §30-28-133(6)(b)], and the requirements of Chapter 8 of the Land Development Code.
- The proposed subdivision was evaluated for soil and topographic hazards and was found to be compatible with the identified hazards.
- No drainage improvements are required per the State and local standards.
- This plat provides legal and physical access to all of the proposed lots per the Land Development Code and Engineering Criteria Manual. Lots 1, 3, 4, and 5 all have direct

access to existing public roads. Lot 2 (and Lots 3, 4, and 5) have been provided access to Otero Avenue by a proposed access easement.

- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are available or proposed to serve the proposed subdivision. The site is already served by a fire protection district and has access to existing public roads. Private water supply wells and wastewater septic systems are existing or proposed.
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. The site is currently served by the Donald Wescott Fire Protection District.
- Offsite impacts were evaluated and no offsite improvements are required per Chapter 8 of the Land Development Code.
- The County is charging various fees to mitigate the impacts of this proposed subdivision.
- No commercial mining deposits have been identified within the proposed subdivision.



FINAL PLAT  
HUNSINGER SUBDIVISION

A VACATION AND REPLAT OF LOT 10, BLOCK B, AMENDED PLAT OF SPRING CREST AND OF LOTS L AND K, BLOCK B, FILING No. 2 OF SPRING CREST LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That The Glenn W. Hunsinger and Mary V. Hunsinger Traust, dated August 14, 1997, being the owner of the following described tracts of land to wit:

Parcel A:

Lot 10, Block B, Amended Filing of Spring Crest, County of El Paso, State of Colorado. Together with that portion of vacated Otero Avenue adjoining subject property according to Resolution recorded February 15, 1972 in Book 2467 at Page 843.

Parcel B:

Lot K, Block B, Filing No. 2 of Spring Crest, County of El Paso, State of Colorado. Together with that portion of vacated Otero Avenue adjoining subject property according to Resolution recorded February 15, 1972 in Book 2467 at Page 843.

Parcel C:

Lot L, Block B, Filing No. 2 of Spring Crest, County of El Paso, State of Colorado. Together with that portion of vacated Otero Avenue adjoining subject property according to Resolution recorded February 15, 1972 in Book 2467 at Page 843.

Containing a calculated area of 681,415 square feet (15.643136 acres), more or less.

OWNERS CERTIFICATION:

The undersigned, being all the owners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of HUNSINGER SUBDIVISION. 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.

\_\_\_\_\_ Date

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by

\_\_\_\_\_

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_  
Notary Public

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT CERTIFICATE:

This plat for HUNSINGER SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public, public utility & drainage easements and additional right-of-way, are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Previous plat name in entirety is vacated and amended for the areas described by this replat subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk in Plat Book B-2, Page 20 and Plat Book F-2, Page 18.

\_\_\_\_\_  
Chair, Board of County Commissioners

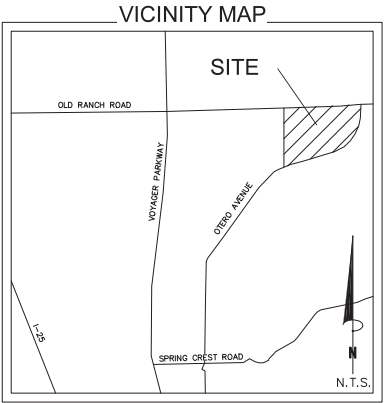
\_\_\_\_\_  
Date

SURVEYOR'S CERTIFICATION:

I Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on the date of survey shown hereon, 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.

This certification is neither a warranty nor guarantee, either expressed or implied.

Mark S. Johannes  
Colorado Professional Land Surveyor No. 32439  
For and on behalf of Compass Surveying and Mapping, LLC



NOTES:

- The reason for this vacation and replat is to create 5 lots out of 3 existing lots.
- Denotes found monument, marked as noted
  - Denotes set #5 rebar and plastic cap marked "PLS 32439", unless otherwise noted.
  - (1149) - Denotes street address.
- This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land title Guarantee Company, File No. SR55056593-2 with an effective date of 03-18-2016 at 05:00:00.
- Basis of bearings is the west line of the property, monumented as shown and assumed to bear North 0 degrees 08 minutes 30 seconds West, 709.44 feet.
- This property is located within Zone AE special flood hazard areas inundated by 100-year flood, base flood elevations determined and Zone X areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0506F, effective date, March 17, 1997. The approximate flood zone boundary is shown hereon by map measure only.
- 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.
- The linear units used in this drawing are U.S. Survey feet.
- The approval of this replat vacates all prior plats for the area described by this replat.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- The following reports have been submitted and are on file at the County Planning Department: Soils and Geological study; Water Availability study; Drainage Report; Wildfire Hazard Report; Natural Features Report; Erosion Control Report.
- 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.
- No lot, or interest therein, shall be sold, conveyed or transferred, whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been constructed and completed in accordance with the subdivision improvements agreement between the applicant and El Paso County as recorded at Reception No. \_\_\_\_\_ 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.
- The addresses (1149) exhibited on this plat is for informational purposes only. It is not the legal description and is subject to change.

NOTES (continued):

- There shall be no direct lot access to Old Ranch Road.
- Unless otherwise indicated, all side, front and rear lot lines are hereby platted on each side with a 10 foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility of maintenance is hereby vested in the individual property owners.
- 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, US Army Corps of Engineers and the US Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g. Prebles Meadow Jumping Mouse.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- The subdividers agree on behalf of him/herself and any developer or builder successors and assigns shall be required to pay traffic impact fees in accordance with the countywide transportation improvement fee (Resolution No. 16-454) as amended at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording shall be documented on all sale document's and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- Individual lot purchasers are responsible for constructing driveways including necessary drainage culverts from Otero Road per Land Development Code Section 6.3.3.c.2 and 6.3.3.c.3 due to their length, some of the driveways will need to be specifically approved by the Donald Prescott Fire Protection District.
- Lots 2 and 3 will access Otero Road via a private shared access easement recorded at Reception No. \_\_\_\_\_.
- 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.
- The Road Impact Fee will be paid by a 10-mil PID. The fee is based on the established rate at the time of building permit.

FEES:

Drainage Fee: \_\_\_\_\_ School Fee: \_\_\_\_\_

Bridge Fee: \_\_\_\_\_ Park Fee: \_\_\_\_\_

RECORDING:

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 is duly recorded

under Reception No. \_\_\_\_\_ of the records of El Paso County, Colorado.

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
Deputy

SURCHARGE: \_\_\_\_\_

FEE: \_\_\_\_\_

PCD FILE NO. VR-18-014



COMPASS SURVEYING & MAPPING, LLC  
721 SOUTH 23RD STREET, SUITE B  
COLORADO SPRINGS, CO 80904  
719-354-4120  
WWW.CSAMLLC.COM

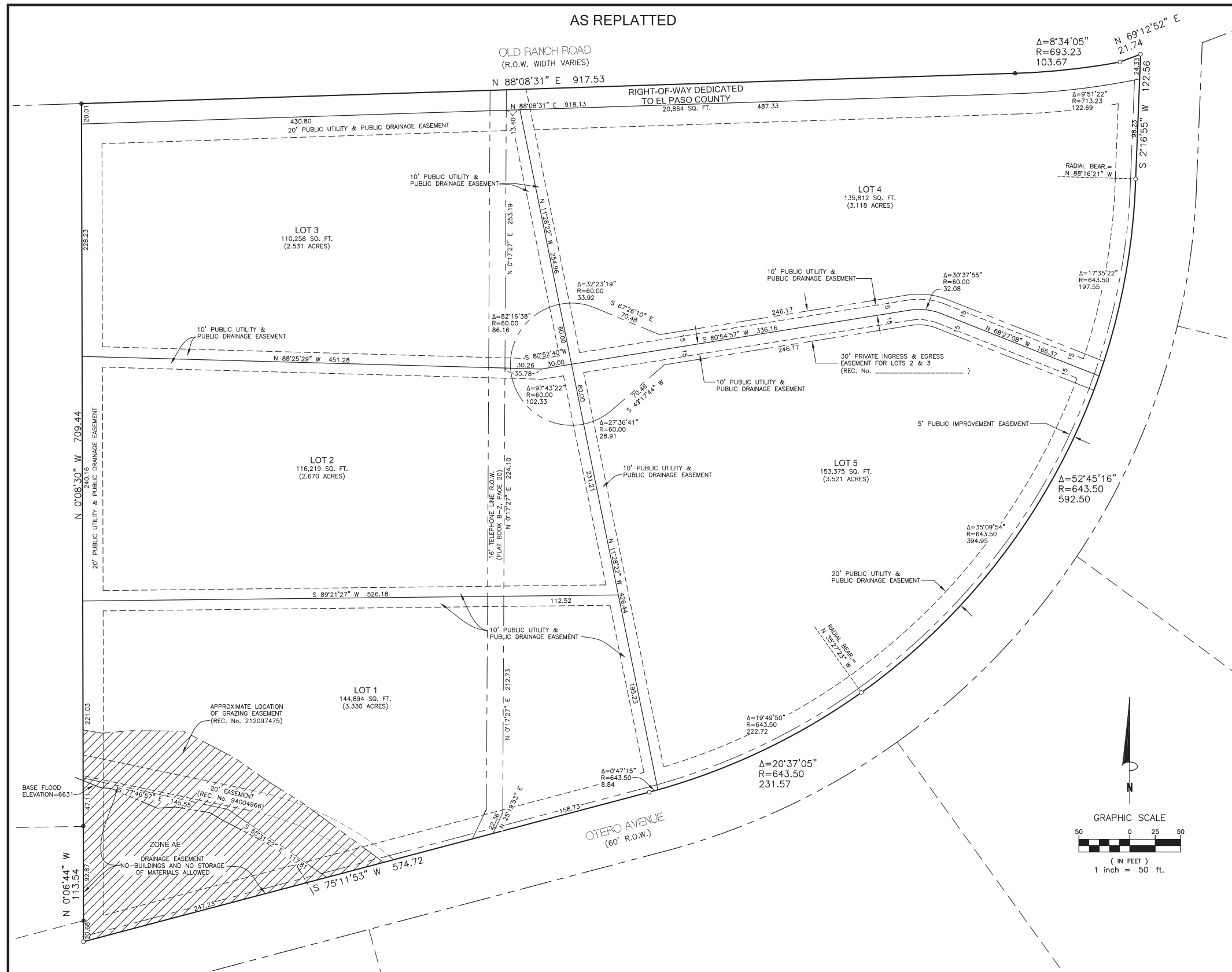
REVISIONS:		
1	11/19/18	County comments.

PROJECT No. 18029  
MAY 23, 2018  
SHEET 1 OF 2

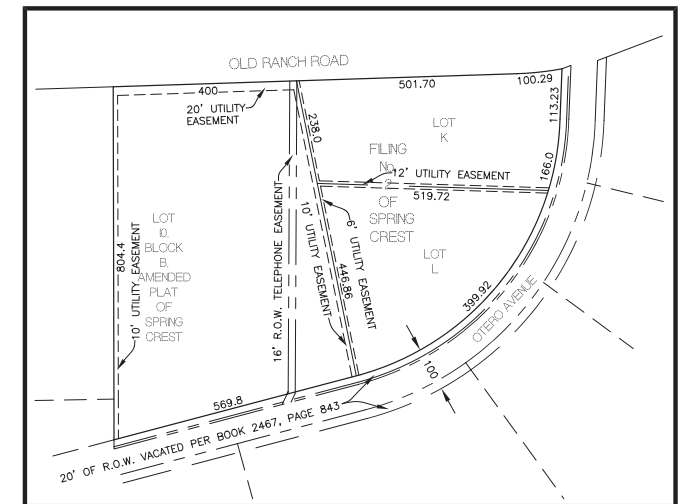
# FINAL PLAT HUNSINGER SUBDIVISION

A VACATION AND REPLAT OF LOT 10, BLOCK B, AMENDED PLAT OF SPRING CREST AND OF  
LOTS L AND K, BLOCK B, FILING No. 2 OF SPRING CREST  
LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

AS REPLATTED



AS PLATTED



COMPASS SURVEYING & MAPPING, LLC  
721 SOUTH 23RD STREET, SUITE B  
COLORADO SPRINGS, CO 80904  
719-354-4120  
WWW.CSAMLCC.COM

PCD FILE NO. VR-18-014

REVISIONS:	
1	11/19/18 County comments.

PROJECT No. 18029  
MAY 23, 2018  
SHEET 2 OF 2

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Riverbend Crossing Filings No. 1 & No. 2  
Preliminary Plan, Filing No. 1 & No. 2 Final Plats

**Agenda Date:** January 9, 2019

**Agenda Item Number:** # 6 - C

**Presenter:** Jason Meyer, Project Manager II

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

#### **Background Information:**

Request for approval by Venetucci Village, LLC, for Riverbend Crossing Filing No. 1, and Filing No. 2 Preliminary Plan and Final Plats. The proposed subdivision totals 53.08 acres and includes 225 residential lots and 14 acres of open space. A rezone from PUD to RS-5000 is being processed concurrently for the residential lots. The property is located northwest of US Highway 58 at the intersection of Southmoor Drive and is located along the east bank of Fountain Creek.

The 2013 El Paso County Parks Master Plan shows no parks or trails impacted by the proposed subdivision. An existing section of the Fountain Creek Primary Regional Trail is located to the west, across Fountain Creek. The closest park is Pi-Ute Park, which is located approximately  $\frac{3}{4}$ -miles east of the proposed subdivision across Hwy 85. Parks staff suggests a small pocket park be included within the proposed subdivision and shown on the preliminary plan and subsequent final plat drawings.

Open Space dedication is not required under the El Paso County Land Development Code for subdivisions that are not under PUD zoning. However, the letter of intent includes 14 acres (26%) of open space / common areas providing public and private recreational opportunities within the proposed subdivision. Parks staff has concerns about how usable the proposed open space is since the preliminary plan drawings show it primarily as buffer space from an adjacent commercial development, as site detention, or is a thin strip along the steep creek bank of Fountain Creek. Parks staff encourages the applicant provide usable open space within the proposed subdivision.

As no park land or trail easement dedications are necessary for this application, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$96,750 and urban park fees in the amount of \$61,200 as shown in the attached Subdivision Review Forms.

**Recommended Motion (Preliminary Plan):**

Recommend 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.

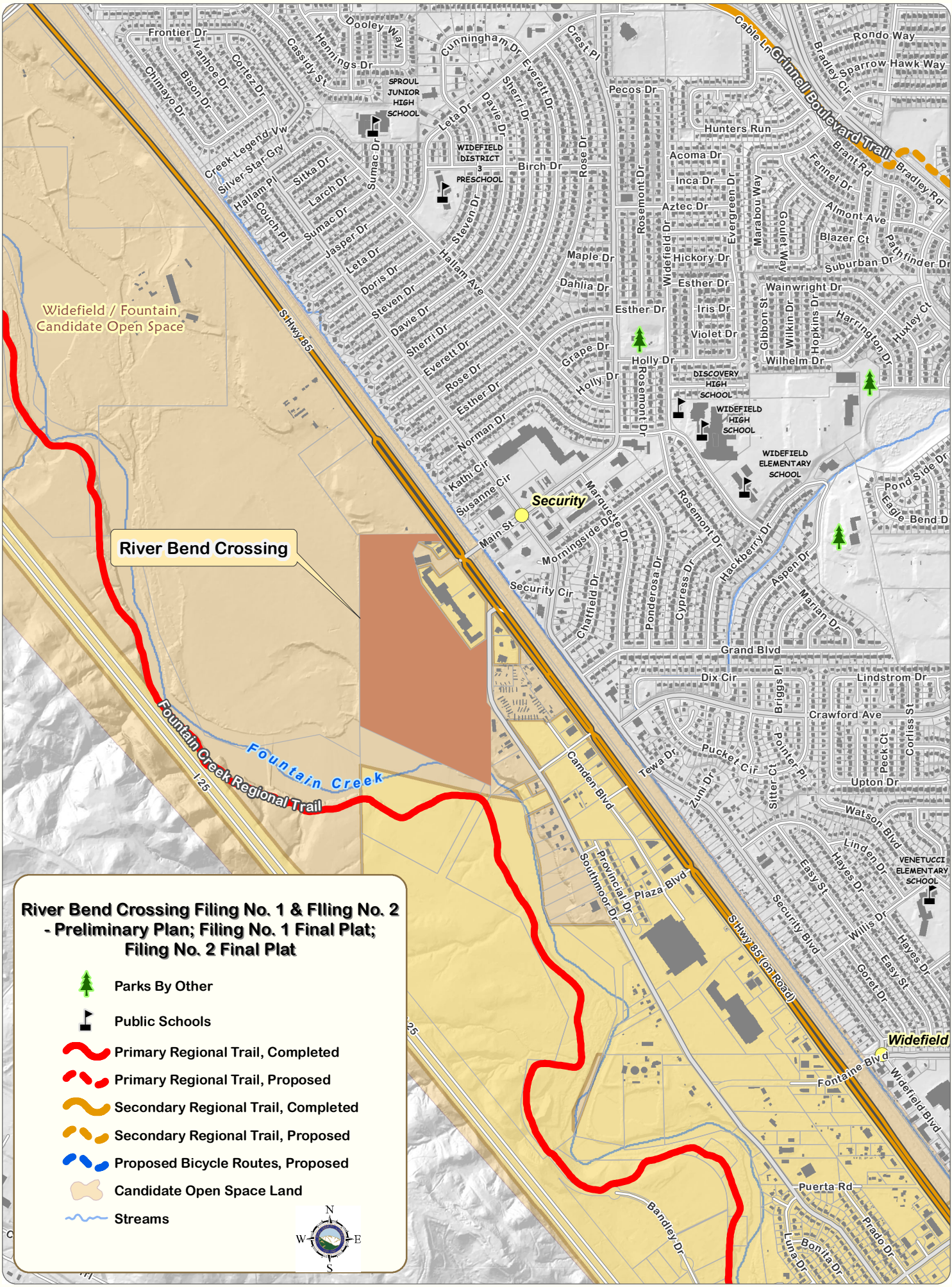
**Recommended Motion (Filing No. 1 Final Plat)**

Recommend 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.










**Recommended Motion (Filing No. 2 Final Plat)**

Recommend 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.





**River Bend Crossing Filing No. 1 & Filing No. 2  
- Preliminary Plan; Filing No. 1 Final Plat;  
Filing No. 2 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
-  Candidate Open Space Land
-  Streams





# Development Application Permit Review



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

January 3, 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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	<b>Riverbend Crossing Filing No. 1 &amp; Filing No. 2- Preliminary Plan</b>	Application Type:	<b>Preliminary Plan</b>
DSD Reference #:	<b>SP-187</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>53.08</b>
<b>Venetucci Village, LLC</b>	<b>Catamount Engineering</b>	Total # of Dwelling Units	<b>225</b>
<b>102 S. Tejon St, Suite 530</b>	<b>P.O. Box 221</b>	Gross Density:	<b>4.24</b>
<b>Colorado Springs, CO 80903</b>	<b>Woodland Park, CO 80866</b>	Park Region:	<b>4</b>
		Urban Area:	<b>4</b>

Existing Zoning Code: **PUD** Proposed Zoning: **RS-5000**

## REGIONAL AND URBAN PARK REQUIREMENTS

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

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

## LAND REQUIREMENTS

Regional Parks: **4**  
**0.0194 Acres x 225 Dwelling Units = 4.37 acres**

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

Urban Parks Area:	<b>4</b>
Neighborhood:	<b>0.00375 Acres x 225 Dwelling Units = 0.84 acres</b>
Community:	<b>0.00625 Acres x 225 Dwelling Units = 1.41 acres</b>
Total:	<b>1.97 acres</b>

## FEE REQUIREMENTS

Regional Parks: **4**  
**\$430.00 / Unit x 225 Dwelling Units = \$96,750.00**

Urban Parks Area:	<b>4</b>
Neighborhood:	<b>\$107.00 / Unit x 225 Dwelling Units = \$24,075.00</b>
Community:	<b>\$165.00 / Unit x 225 Dwelling Units = \$37,125.00</b>
Total:	<b>\$61,200.00</b>

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of Riverbend Crossing Filing No. 1 and Filing No. 2 Preliminary Plan includes 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) The Park Advisory Board strongly encourages the applicant to provide a pocket park or other recreational amenity.

Park Advisory Board Recommendation:

# *Riverbend Crossing*

Residential Community

Filing 1 and Filing 2

## Letter of Intent

### Preliminary Plan



VICINITY MAP

Prepared By:  
Land Patterns, Inc.  
for  
Avatar Equities, LLC  
6800 Jericho Turnpike,  
Suite 120W #204

Syosset, NY 11791

**Developer:**

Avatar Equities, LLC  
6800 Jericho Turnpike,  
Suite 120W #204  
Syosset, NY 11791

**Civil Engineers:**

Catamount Engineering  
321 W. Henrietta Ave Suite A  
Woodland Park, CO 80863  
Phone: (719) 630-7342

**Planner/Landscape Architect:**

Land Patterns, Inc.  
P.O. Box 60112  
Colorado Springs, CO 80960  
(719) 578-8689

**Traffic Engineers:**

LSC Transportation Consultants  
545 E. Pikes Peak Ave., Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868

**Surveyor:**

Barron Land, Inc.  
2790 N. Academy Blvd., Suite 311  
Colorado Springs, CO 80917

**Site Location, Size, Zoning:**

The site lies northwest of US Highway 85/87 at the intersection of Southmoor Drive and west of the incorporated areas of Security/Widefield in El Paso County, Colorado. The 2-lot parcel is bounded on the north by private land (zoned A-5 in the county of El-Paso), commercial developments to the east (zoned VCD, in the City of Fountain), Fountain Creek to the south, and a privately-owned conservation easement to the west (zoned A-5 in El Paso County). The entire parcel lies within unincorporated El Paso County and is currently zoned El Paso County PUD (Planned Unit Development).



The current 2 lot parcel (north lot 34.04 acres and south lot 19 acres) is approximately 51.04 acres. The proposed development is for 51.99 acres. The applicant is requesting a zone change to El Paso County RS-5000 (Residential Suburban – 5000 S.F minimum lot size).

### **Request & Justification:**

The 2 parcels are currently zoned PUD. The applicant is requesting a replat of the two parcels to one lot and a rezone to RS-5000. The proposed development is requesting approval of a 225 lot-single family homes equaling a proposed density of 4.33 dwelling units per acre. The development will consist of one and two-story single family detached homes and approximately 14 acres of open space/common areas providing public and private recreational opportunities.

The proposed residential project, and concurrent redevelopment of the commercial project to the east, will assist the county in meeting the ever-increasing demand for housing and future commercial support. The proposed minimum lot size and standard residential subdivision layout conforms to the RS-5000 zone change request.

### **Existing and Proposed Facilities & Structures:**

**Existing site characteristics:** The existing vacant parcels consists predominantly of native and invasive shrubs, and prairie grasses consisting of western wheat grass, blue grama, alkali sacaton, needle-and-thread, and side oats grama, Galleta and fourwing saltbush are also present in select places above the Fountain Creek floodplain which flows through the southern portion of the site.

The creek bed channel consist of cottonwood stands, willow shrub species and native serviceberries and chokecherry shrubs along the water' edge. The upper embankment of the channel is characteristic of Cottonwood, Elm species and an occasional common and Rocky Mountain Junipers. The stream channel will not be altered as the result of this development and will remain as open space and serve as a natural corridor for riparian and wildlife environments and recreational opportunities.

The site has not been graded and generally falls south towards Fountain Creek at an average slope of 1.5%. However, the existing commercial center to the northeast is approximately 10 to 15 feet higher than the proposed residential development. The grades are steep along this common boundary ranging from 10% to 50%.

**Total Number of Residential Units, Density and Lot Size:** The development proposes 225 single family residential lots (4.33 DU's/AC) with a minimum lot size of 5,000 S.F.

**Proposed Infra Structures and Utilities:** The proposed development will include public ROW and utility improvements including; water, gas, electric and sanitary sewer conveyance and a lift station at the southwest corner of the site to be developed. The development will also include a public storm water conveyance system and full spectrum water quality /detention facility.

Water and wastewater municipal services for the development will be provided by the Security Water and Sanitation District. A lift station, located in a designated tract at the southwest corner of the parcel, will be provided by the developer and dedicated to the district. All required utility easements, on adjacent properties, shall be acquired and approved as necessary to allow for municipal standard utility installment.

Utility and public services will be provided by the following associated districts:

1. Water: Security Water and Sanitation District
2. Wastewater: Security Water and Sanitation District
3. Gas: Colorado Springs Utilities
4. Electric: Colorado Springs Utilities
5. Phone: CenturyLink
6. Fire: Security Fire Protection
7. Police Protection El Paso County Sheriff's Department
8. School: Widefield School District No.3

A Full Spectrum Detention Area will be located above the northern side of the creek channel, above the upper embankment, at the southeast corner of the lot. Require detention will capture stormwater from impervious areas prior to offsite release. The detention and release will have no effect on downstream facilities.

**Proposed Open Space/Common Areas:** 14.25 acers (or 27 % of the parcel) will be designated as open space, common area tracts and landscape buffers. A 15' wide Landscape buffer and a 6' high opaque wall/fence is proposed for the northeast boundary to provide separation between the project and the adjacent commercial site. Proposed lots along the north and west boundaries will include a 35' Rear Building Setback, increasing separation from the adjacent parcels. A 10' wide landscape buffer along Southmoor Drive will provide opportunities for landscape enhancements.

**Traffic and Proposed Access Locations:** The main access to the project will occur along the northeast side of the project. This access will be through an improved public ROW going through the commercial site and in alignment with the signalized intersection at US Highway 85/87. A second access will occur off Southmoor Drive at the south end of the development. All streets within the development will be built to an El Paso County Local Residential Street ROW.

**Areas of Required Landscaping:** The proposed development does not require landscape improvements per the requested zone change request. However, as mentioned above, a 15' wide Landscape buffer and a 6' high opaque wall/fence is proposed for the northeast boundary to provide separation between the project and the adjacent commercial site. A 10' wide landscape buffer along Southmoor Drive will provide opportunities for landscape enhancements. Landscape installed in these areas, and other common areas, shall be owned and maintained by the homeowner's association. The buffer landscape and 6' high opaque wall/fence will be provided by the developer. Individual lot landscaping and maintenance will be the lot owner's responsibility.

**Phasing Plan:** The residential will be platted in two separate filings. The first filing consists of 136 lots. The second filing will consist of 89 lots. All proposed lots (and development) lies outside of the floodplain.

### **Impacts associated with the Preliminary Plan:**

**Floodplain:** The proposed development and proposed improvements lie outside of the 100-year floodplain except for the Tract E at the southwest corner of the lot.

**Wetlands:** A search of the US Fish and Wildlife Service National Wetlands Inventory Mapper website ([www.fws.gov/wetlands/](http://www.fws.gov/wetlands/)) indicated a jurisdictional wetland R2USA and the presence of a riverine system RP1SS along the southern portion of the site within the floodplain of Fountain Creek (see Riverbend Crossing Natural Features Report). There will be no impact to the wetland areas because of the proposed development.

**Air Pollution:** By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Construction practices will adhere to the El Paso County Health Department as well as Colorado State Departments codes and regulations.

**Water Pollution:** by adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be place prior to the initiation of construction.

**Noise Pollution:** Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete and will have little or no impact on surrounding properties.

**Vegetation, Wildlife Habits and Migration Routes:** Proposed landscape will include a low water usage and indigenous to Colorado plant pallet. A review of rare species and critical habitats through the US Fish and wildlife Service IPAC mapper ([www.ecos.fws.gov/ipac](http://www.ecos.fws.gov/ipac)) that there are no critical habitats or migration routes within the project area that are be threatened (see Riverbend Crossing Natural Features Report).

**Visual Assessment:** Proposed detached single-family detached houses (density of 4.33 DU/AC) on this site will not have an adverse visual effect on the surrounding properties. Proposed landscape buffers and building setbacks will provide visual enhancements both within and out of the site. The natural mountain backdrop of Pike Peak and Cheyenne Mountains and the foreground of Fountain Creek to the west is the dominant scenic natural feature of the site. Views to the north, west and south are relatively unobstructed by development.



PROJECT INFORMATION

ADDRESS: 5680 S. US HIGHWAY 85 - 87  
TAX ID # 6514100032, 6514100033  
TOTAL ACREAGE: 51.999 AC.  
CURRENT USE: VACANT  
CURRENT ZONE: PUD  
PROPOSED ZONE: RS-5000  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
NUMBER OF UNITS: 225  
PROPOSED DENSITY: PROPOSED: 4.91 DU's / AC (225 DU/ 51.99 AC)

LOT DEVELOPMENT STANDARDS

RESIDENTIAL LOT SIZE: 5,000 SF (MINIMUM)  
MINIMUM BUILDING HEIGHT: 30'  
WIDTH (AT FRONT SETBACK): 50'  
MAXIMUM LOT COVERAGE: 40% FOR LOTS WITH MULTI STORY HOMES  
45% FOR LOTS WITH ONE STORY STYLE HOMES  
MINIMUM SETBACKS:  
FRONT: 25'  
SIDES: 5'  
REAR: 25'  
CORNER LOTS /YARD SETBACK (NON DRIVEWAY FRONTAGE SIDE): 15:  
PARKING SPACE REQUIREMENTS: 2 SPACES PER DWELLING UNIT

LEGAL DESCRIPTION:

Legal Description for Residential Parcel (Ph1 & Ph2)

A tract of land being a portion of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Bearings based on the West line of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., monumented at the North Quarter (N 1/4) corner with a 3 1/4" aluminum cap, stamped "BARRON LAND 2018 PLS 38141" and at the Center Quarter (C 1/4) corner with a 3 1/4" aluminum cap, stamped "OLIVER E. WATTS 2000 PE-LS 9853" and bears S 00°24'11" E, 2640.42 feet.

BEGINNING at said North Quarter (N 1/4) corner;  
Thence N 89°52'04" E, along the North line of said Northeast Quarter (NE 1/4), a distance of 549.67 feet;  
Thence S 00°07'56" E, a distance of 175.58 feet to the most Westerly Northwest corner of the land described in Warranty Deed recorded in Book 2472 at Page 228, El Paso County Records;

Thence along the Westerly lines, Southwesterly line and Southeasterly extension line of said land the following three (3) courses:  
1) S 15°42'45" E, a distance of 166.22 feet;  
2) S 15°48'38" E, a distance of 164.23 feet;  
3) S 36°04'35" E, a distance of 1,115.06 feet to a point on the West right of way line of Southmoor Drive;  
Thence S 00°07'59" E, along said West line, a distance of 306.67 feet to an angle point in said Southmoor Drive;  
Thence S 34°27'20" E, along the Southwest line of said Southmoor Drive, a distance of 53.43 feet to the Northwest corner of a tract of land described at Reception No. 202040629, El Paso County Records;

Thence S 00°11'18" E along the West line of said tract of land, a distance of 813.74 feet to the Southeasterly end of the common boundary line described in the Boundary Agreement and Quit Claim deed recorded at Reception No. 206153355, El Paso County Records;

Thence N 64°47'25" W, along said boundary line, a distance of 1,455.02 feet to a point on the West line of said Northeast Quarter (NE 1/4); Thence N 00°24'11" W along said West line, a distance of 1,938.33 feet to the POINT OF BEGINNING;

Containing a total calculated area of 2,265,061 square feet (51.999 acres) of land, more or less.

FLOOD PLAIN INFORMATION

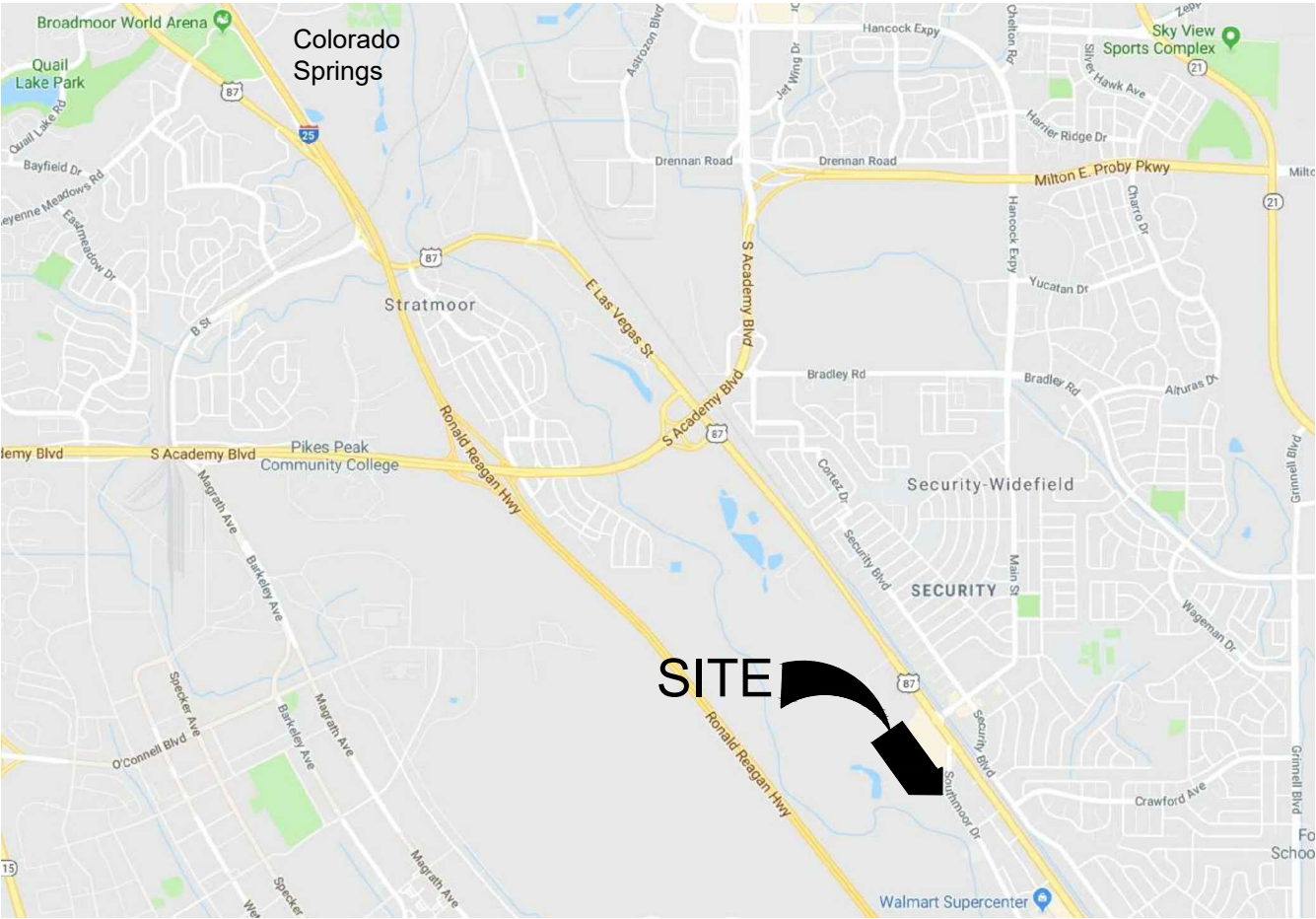
AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #08041C0951 F, DATED MARCH 17, 1997 (REVISED xxxxxx). A PORTION OF THIS SITE IS DETERMINED TO BE INSIDE THE 100 FLOODWAY AREA. A PORTION OF THIS SITE IS DETERMINED TO BE INSIDE THE 500-YEAR FLOOD; AREAS OF 100 - YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

GEOLOGICAL HAZARD:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF THE GEOTECHNICAL REPORT PREPARED BY RMG - ROCKY MOUNTAIN GROUP, DATED APRIL 2, 2018.

ADA SITE ACCESSIBILITY:

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ). APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATION OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.



VICINITY MAP:

NTS

TRACTS			
TRACT #	AREA	USE	MAINTENANCE RESPONSIBILITY
PHASE 1			
TRACT A	2,046 SF	UTILITIES DRAINAGE	SECURITY WATER AND SANITATION DISTRICT
TRACT B	17,958 SF	LANDSCAPE BUFFER	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT C	4,136 SF	UTILITIES DRAINAGE ACCESS	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT D	546,173 SF	WATER QUALITY / OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT E	7,736 SF	LIFT STATION	SECURITY WATER AND SANITATION DISTRICT
PHASE 2			
TRACT A	38,172 SF	ACCESS	RIVERBEND CROSSING METROPOLITAN DISTRICT
TRACT B	3,293 SF	LANDSCAPE BUFFER/OPEN SPACE	RIVERBEND CROSSING METROPOLITAN DISTRICT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.67'	60.00'	23°33'23"	N 12°10'52" W	24.49'
C2	143.58'	60.00'	137°06'47"	N 44°35'49" E	111.69'
C3	24.67'	60.00'	23°33'23"	S 78°37'29" E	24.49'
C4	24.67'	60.00'	23°33'23"	N 77°49'08" E	24.49'
C5	143.58'	60.00'	137°06'47"	S 45°24'11" E	111.69'
C6	24.67'	60.00'	23°33'23"	S 11°22'31" W	24.49'
C7	81.68'	52.00'	90°00'00"	N 44°35'49" E	73.54'
C8	52.00'	90°00'00"	S 45°24'11" E	73.54'	
C9	54.46'	55.00'	56°44'10"	N 16°19'02" W	52.26'
C10	6.52'	30.00'	12°27'13"	N 05°49'26" E	6.51'

GENERAL DESIGN STANDARDS

- THE DEVELOPMENT WILL BE COMPRISED OF SINGLE FAMILY DETACHED RESIDENTIAL LOTS.
- PRIVATE DRIVES AND PARKING LOT GRADES WILL BE IN ACCORDANCE WITH THE COUNTY'S SUBDIVISION ORDINANCE.
- THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS.
- PUBLIC IMPROVEMENT EASEMENTS WILL BE PROVIDED FOR ALL PUBLIC SIDEWALKS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY.
- PUBLIC UTILITY EASEMENTS ARE PROVIDED FOR UTILITY SERVICES. UTILITIES WILL BE INSTALLED PER CITY STANDARD AND SIZED ACCORDINGLY.
- 'STOP' SIGNS WILL BE PROVIDED AND INSTALLED BY THE DEVELOPER AND MEET MUTCD & TRAFFIC ENGINEERING DESIGN STANDARDS WHERE REQUIRED.
- ALL COMMON AREAS AND COMMON AREA LANDSCAPE WILL BE MAINTAINED BY THE DEVELOPER.
- ALL COMMON LANDSCAPE AND STREETSCAPE PLANTINGS IN THE RIGHT-OF-WAY WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE RIVERBEND CROSSING METROPOLITAN DISTRICT.
- FEES IN LIEU OF LANDS WILL BE PROVIDED FOR SCHOOLS AND PARKS.
- PEDESTRIAN RAMP LOCATIONS AND DESIGN WILL BE FINALIZED AT PLAN AND PROFILE. PEDESTRIAN RAMPS WILL CONFORM TO THE RAMP DETAILS IN THE EL PASO COUNTY ENGINEERING MANUAL APPENDIX F.
- PUBLIC IMPROVEMENTS AND UTILITIES TO BE PROVIDED WITH THIS PROJECT WILL INCLUDE ROADWAYS, WATER LINES AND CONNECTIONS, WASTEWATER SERVICES, STORM WATER DRAINAGE AND LANDSCAPING.
- ALL WATER SYSTEM ELEMENTS AND SANITARY SEWER CONVEYANCE, CONDUITS, LIFT STATION, AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE SECURITY WATER AND SANITARY SANITATION DISTRICT.
- ALL ELECTRIC SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES. ALL TRACTS WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
- WATER AND WASTEWATER SERVICES FOR THE SUBDIVISION ARE PROVIDED BY THE SECURITY WATER AND SANITARY SANITATION DISTRICT AND SUBJECT TO THE DISTRICT'S RULES, REGULATION AND SPECIFICATIONS.
- SEE GRADING PLAN FOR PROPOSED SITE GRADING.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.
- CURB AND GUTTER TO BE PER THE CIVIL DRAWINGS.
- TRACT D - OPEN SPACE WILL BE FOR THE PURPOSE OF RECREATIONAL USES AND WILL BE OWNED AND MAINTAINED BY THE RIVERBEND CROSSING METROPOLITAN DISTRICT.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICES REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO ANY LISTED SPECIES.
- THE LANDSCAPE BUFFER PROVIDED ALONG THE EASTERN BOUNDARY OF THE SUBDIVISION, ADJACENT TO THE COMMERCIAL CENTER TO THE EAST WILL BE OWNED AND MAINTAINED THE XXXXX METROPOLITAN DISTRICT.
- THE RIVERBEND CROSSING METROPOLITAN DISTRICT, OR ITS DESIGNEE, WILL BE RESPONSIBLE FOR THE OVERSIGHT, MAINTENANCE AND ENFORCEMENT OF THE COVENANTS RELATING TO COMMON AREAS AND LANDSCAPE.

OWNERSHIP:

Venetucci Village, LLC  
730 N. Nevada Ave.  
Colorado Springs, CO 80903

Avatar Equities, LLC  
6800 Jericho Turnpike,  
Suite 120W #204  
Syosset, NY 11791

PREPARED BY:

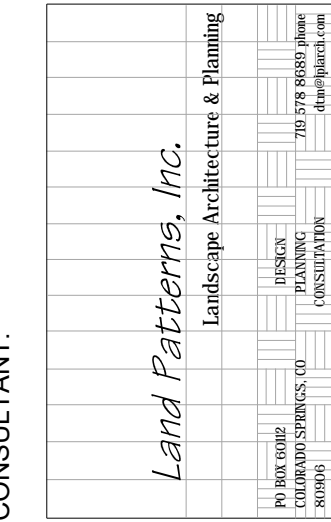
Civil Engineer:  
Catalan Engineering  
321 W. Hammett Ave., Suite A  
Woodland Park, CO 80863

Land Planner/Landscape Architect:  
Land Patterns, Inc.  
P.O. Box 60112  
Colorado Springs, CO 80960

Surveyor:  
Barron Land, Inc.  
2790 N. Academy Blvd., Suite 311  
Colorado Springs, CO 80917

DISCLAIMER:  
THE INFORMATION, IDEAS, DESIGNS, AND DETAILS SHOWN ON THIS SHEET ARE FOR THE EXPRESS USE OF THE CLIENT AND PROJECT LISTED ON THIS SHEET ONLY. ANY RE-USE WITHOUT THE EXPRESS WRITTEN CONSENT OF NAMED PARTIES OR ITS SUB-CONTRACTORS IS EXPRESSLY FORBIDDEN.  
© 2018

CONSULTANT:



SHEET NAME  
PRELIMINARY PLAN

PROJECT NAME  
RIVERBEND RESIDENTIAL DEVELOPMENT  
5680 US HIGHWAY 87-85  
COLORADO SPRINGS, CO 80904

BY  
DATE  
SUBMITTALS / REVISIONS

DRAWN BY:  
xxx

DATE:  
xx/xx/xxxx

STAMPS/ENDORSEMENTS

SHEET NUMBER

S-1

1 OF 1 SHEETS

CITY FILE NUMBER:  
AR-PUD-17-03365



# Development Application Permit Review



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

**January 3, 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 annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	<b>Riverbend Crossing Filing No. 1 - Final Plat</b>	Application Type:	<b>Final Plat</b>
DSD Reference #:	<b>SP-187</b>	CSD / Parks ID#:	<b>0</b>
Applicant / Owner:	Owner's Representative:	Total Acreage:	<b>36.55</b>
<b>Venetucci Village, LLC</b>	<b>Catamount Engineering</b>	Total # of Dwelling Units	<b>136</b>
<b>102 S. Tejon St, Suite 530</b>	<b>P.O. Box 221</b>	Gross Density:	<b>4.24</b>
<b>Colorado Springs, CO 80903</b>	<b>Woodland Park, CO 80866</b>	Park Region:	<b>4</b>
		Urban Area:	<b>4</b>

Existing Zoning Code: **PUD**      Proposed Zoning: **RS-5000**

## REGIONAL AND URBAN PARK REQUIREMENTS

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

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

### LAND REQUIREMENTS

Regional Parks: **4**  
**0.0194 Acres x 136 Dwelling Units = 2.64 acres**

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

Urban Parks Area:	<b>4</b>	
Neighborhood:	<b>0.00375 Acres x 136 Dwelling Units =</b>	<b>0.51 acres</b>
Community:	<b>0.00625 Acres x 136 Dwelling Units =</b>	<b>0.85 acres</b>
Total:		<b>1.36 acres</b>

### FEE REQUIREMENTS

Regional Parks: **4**  
**\$430.00 / Unit x 136 Dwelling Units = \$58,480.00**

Urban Parks Area:	<b>4</b>	
Neighborhood:	<b>\$107.00 / Unit x 136 Dwelling Units =</b>	<b>\$14,552.00</b>
Community:	<b>\$165.00 / Unit x 136 Dwelling Units =</b>	<b>\$22,440.00</b>
Total:		<b>\$37,992.00</b>

## ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners that approval of Riverbend Crossing Filing No. 1 Final Plat includes 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 recreational amenity within the subdivision.

Park Advisory Board Recommendation:

# *Riverbend Crossing*

Residential Community

Filing 1 and Filing 2

## Letter of Intent

### Preliminary Plan



VICINITY MAP

Prepared By:  
Land Patterns, Inc.  
for  
Avatar Equities, LLC  
6800 Jericho Turnpike,  
Suite 120W #204

Syosset, NY 11791

**Developer:**

Avatar Equities, LLC  
6800 Jericho Turnpike,  
Suite 120W #204  
Syosset, NY 11791

**Civil Engineers:**

Catamount Engineering  
321 W. Henrietta Ave Suite A  
Woodland Park, CO 80863  
Phone: (719) 630-7342

**Planner/Landscape Architect:**

Land Patterns, Inc.  
P.O. Box 60112  
Colorado Springs, CO 80960  
(719) 578-8689

**Traffic Engineers:**

LSC Transportation Consultants  
545 E. Pikes Peak Ave., Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868

**Surveyor:**

Barron Land, Inc.  
2790 N. Academy Blvd., Suite 311  
Colorado Springs, CO 80917

**Site Location, Size, Zoning:**

The site lies northwest of US Highway 85/87 at the intersection of Southmoor Drive and west of the incorporated areas of Security/Widefield in El Paso County, Colorado. The 2-lot parcel is bounded on the north by private land (zoned A-5 in the county of El-Paso), commercial developments to the east (zoned VCD, in the City of Fountain), Fountain Creek to the south, and a privately-owned conservation easement to the west (zoned A-5 in El Paso County). The entire parcel lies within unincorporated El Paso County and is currently zoned El Paso County PUD (Planned Unit Development).



The current 2 lot parcel (north lot 34.04 acres and south lot 19 acres) is approximately 51.04 acres. The proposed development is for 51.99 acres. The applicant is requesting a zone change to El Paso County RS-5000 (Residential Suburban – 5000 S.F minimum lot size).

### **Request & Justification:**

The 2 parcels are currently zoned PUD. The applicant is requesting a replat of the two parcels to one lot and a rezone to RS-5000. The proposed development is requesting approval of a 225 lot-single family homes equaling a proposed density of 4.33 dwelling units per acre. The development will consist of one and two-story single family detached homes and approximately 14 acres of open space/common areas providing public and private recreational opportunities.

The proposed residential project, and concurrent redevelopment of the commercial project to the east, will assist the county in meeting the ever-increasing demand for housing and future commercial support. The proposed minimum lot size and standard residential subdivision layout conforms to the RS-5000 zone change request.

### **Existing and Proposed Facilities & Structures:**

**Existing site characteristics:** The existing vacant parcels consists predominantly of native and invasive shrubs, and prairie grasses consisting of western wheat grass, blue grama, alkali sacaton, needle-and-thread, and side oats grama, Galleta and fourwing saltbush are also present in select places above the Fountain Creek floodplain which flows through the southern portion of the site.

The creek bed channel consist of cottonwood stands, willow shrub species and native serviceberries and chokecherry shrubs along the water' edge. The upper embankment of the channel is characteristic of Cottonwood, Elm species and an occasional common and Rocky Mountain Junipers. The stream channel will not be altered as the result of this development and will remain as open space and serve as a natural corridor for riparian and wildlife environments and recreational opportunities.

The site has not been graded and generally falls south towards Fountain Creek at an average slope of 1.5%. However, the existing commercial center to the northeast is approximately 10 to 15 feet higher than the proposed residential development. The grades are steep along this common boundary ranging from 10% to 50%.

**Total Number of Residential Units, Density and Lot Size:** The development proposes 225 single family residential lots (4.33 DU's/AC) with a minimum lot size of 5,000 S.F.

**Proposed Infra Structures and Utilities:** The proposed development will include public ROW and utility improvements including; water, gas, electric and sanitary sewer conveyance and a lift station at the southwest corner of the site to be developed. The development will also include a public storm water conveyance system and full spectrum water quality /detention facility.

Water and wastewater municipal services for the development will be provided by the Security Water and Sanitation District. A lift station, located in a designated tract at the southwest corner of the parcel, will be provided by the developer and dedicated to the district. All required utility easements, on adjacent properties, shall be acquired and approved as necessary to allow for municipal standard utility installment.

Utility and public services will be provided by the following associated districts:

1. Water: Security Water and Sanitation District
2. Wastewater: Security Water and Sanitation District
3. Gas: Colorado Springs Utilities
4. Electric: Colorado Springs Utilities
5. Phone: CenturyLink
6. Fire: Security Fire Protection
7. Police Protection El Paso County Sheriff's Department
8. School: Widefield School District No.3

A Full Spectrum Detention Area will be located above the northern side of the creek channel, above the upper embankment, at the southeast corner of the lot. Require detention will capture stormwater from impervious areas prior to offsite release. The detention and release will have no effect on downstream facilities.

**Proposed Open Space/Common Areas:** 14.25 acers (or 27 % of the parcel) will be designated as open space, common area tracts and landscape buffers. A 15' wide Landscape buffer and a 6' high opaque wall/fence is proposed for the northeast boundary to provide separation between the project and the adjacent commercial site. Proposed lots along the north and west boundaries will include a 35' Rear Building Setback, increasing separation from the adjacent parcels. A 10' wide landscape buffer along Southmoor Drive will provide opportunities for landscape enhancements.

**Traffic and Proposed Access Locations:** The main access to the project will occur along the northeast side of the project. This access will be through an improved public ROW going through the commercial site and in alignment with the signalized intersection at US Highway 85/87. A second access will occur off Southmoor Drive at the south end of the development. All streets within the development will be built to an El Paso County Local Residential Street ROW.

**Areas of Required Landscaping:** The proposed development does not require landscape improvements per the requested zone change request. However, as mentioned above, a 15' wide Landscape buffer and a 6' high opaque wall/fence is proposed for the northeast boundary to provide separation between the project and the adjacent commercial site. A 10' wide landscape buffer along Southmoor Drive will provide opportunities for landscape enhancements. Landscape installed in these areas, and other common areas, shall be owned and maintained by the homeowner's association. The buffer landscape and 6' high opaque wall/fence will be provided by the developer. Individual lot landscaping and maintenance will be the lot owner's responsibility.

**Phasing Plan:** The residential will be platted in two separate filings. The first filing consists of 136 lots. The second filing will consist of 89 lots. All proposed lots (and development) lies outside of the floodplain.

### **Impacts associated with the Preliminary Plan:**

**Floodplain:** The proposed development and proposed improvements lie outside of the 100-year floodplain except for the Tract E at the southwest corner of the lot.

**Wetlands:** A search of the US Fish and Wildlife Service National Wetlands Inventory Mapper website ([www.fws.gov/wetlands/](http://www.fws.gov/wetlands/)) indicated a jurisdictional wetland R2USA and the presence of a riverine system RP1SS along the southern portion of the site within the floodplain of Fountain Creek (see Riverbend Crossing Natural Features Report). There will be no impact to the wetland areas because of the proposed development.

**Air Pollution:** By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Construction practices will adhere to the El Paso County Health Department as well as Colorado State Departments codes and regulations.

**Water Pollution:** by adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be place prior to the initiation of construction.

**Noise Pollution:** Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete and will have little or no impact on surrounding properties.

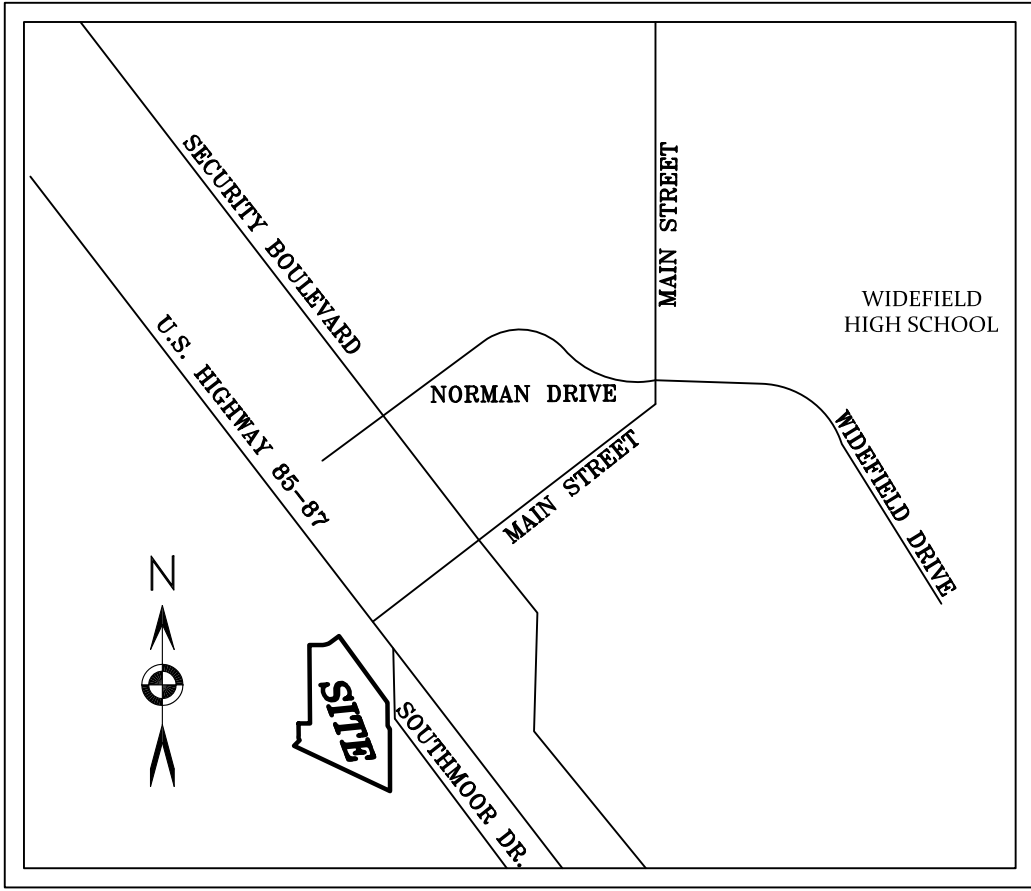
**Vegetation, Wildlife Habits and Migration Routes:** Proposed landscape will include a low water usage and indigenous to Colorado plant pallet. A review of rare species and critical habitats through the US Fish and wildlife Service IPAC mapper ([www.ecos.fws.gov/ipac](http://www.ecos.fws.gov/ipac)) that there are no critical habitats or migration routes within the project area that are be threatened (see Riverbend Crossing Natural Features Report).

**Visual Assessment:** Proposed detached single-family detached houses (density of 4.33 DU/AC) on this site will not have an adverse visual effect on the surrounding properties. Proposed landscape buffers and building setbacks will provide visual enhancements both within and out of the site. The natural mountain backdrop of Pike Peak and Cheyenne Mountains and the foreground of Fountain Creek to the west is the dominant scenic natural feature of the site. Views to the north, west and south are relatively unobstructed by development.

RIVERBEND RESIDENTIAL FILING NO. 1  
A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

SURVEYOR'S NOTES

1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet.
4. This survey was performed in the field on November 21, 2017.
5. The overall subject parcel contains a calculated area of 1,591,293 square feet (36.531 acres) of land, more or less.
6. This survey does not constitute a title search by Barron Land, LLC to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Barron Land, LLC relied upon Title Commitment File Number 45253ECS Amendment No. 2, with an effective date of November 14, 2017 at 7:30 A.M. as provided by Empire Title of Colorado Springs, LLC as agent for Westcor Land Title Insurance Company.
7. Bearings based on the West line of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., monumented at the North Quarter (N 1/4) corner with a 3 1/4" aluminum cap, stamped "BARRON LAND 2018 PLS 38141" and at the Center Quarter (C 1/4) corner with a 3 1/4" aluminum cap, stamped "OLIVER E. WATTS 2000 PE-LS 9853" and bears S 00°24'11" E, 2640.42 feet.
8. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Development Services Department: "Avatar River Bend Crossing Commercial and Residential Development Fountain, Colorado", prepared by RMG Engineers, dated April 2, 2018
9. 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.
10. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 5 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
11. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
12. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
13. No driveway shall be established unless an access permit has been granted by El Paso County.
14. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number \_\_\_\_\_ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.
- This plot restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The 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.
15. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from \_\_\_\_\_ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Security Fire Protection District.
16. Security Water and Sanitation district will maintain both the sewer and water for the Lots within the subdivision.
17. No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0051F, effective date March 17, 1997, indicates this parcel of land to be located in Zone X (Areas determined outside the 500-year floodplain).
18. Tract A is hereby dedicated to the County of El Paso for public use. Tracts B, C and D will be owned and maintained by Riverbend Metro District for pedestrian access, drainage and landscaping purposes. Tract E shall be utilized as a lift station and will be owned, operated and maintained by Security Water and Sanitation District. The property within this subdivision is subject to a Private Detention Basin and Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. \_\_\_\_\_, El Paso County Records. Riverbend Metro District is responsible for the maintenance of the subject drainage facilities.



VICINITY MAP  
(NOT TO SCALE)

LEGAL DESCRIPTION

A tract of land being a portion of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Bearings based on the West line of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., monumented at the North Quarter (N 1/4) corner with a 3 1/4" aluminum cap, stamped "BARRON LAND 2018 PLS 38141" and at the Center Quarter (C 1/4) corner with a 3 1/4" aluminum cap, stamped "OLIVER E. WATTS 2000 PE-LS 9853" and bears S 00°24'11" E, 2640.42 feet.

COMMENCING at said North Quarter (N 1/4) corner; thence S 00°24'11" E, along the West line of the Northeast Quarter (NE 1/4), a distance of 638.79 feet; thence N 89°35'49" E, a distance of 265.00 feet to the POINT OF BEGINNING.

Thence N 89°35'49" E, a distance of 175.85 feet;

Thence 105.86 feet along the arc of a 170.00 foot radius tangent curve to the left, having a central angle of 35°40'40" with a chord that bears N 71°45'30" E, 104.16 feet;

Thence N 50°00'24" E, a distance of 142.79 feet to a point on the Southwest line of the land described in Warranty Deed recorded in Book 2472 at Page 228, El Paso County Records;

Thence S 36°04'35" E, along said Southwest line and its Southeasterly extension, a distance of 1,091.60 feet to a point on the West right of way line of Southmoor Drive;

Thence S 00°07'59" E, along said West line, a distance of 306.67 feet to an angle point in said Southmoor Drive;

Thence S 34°27'20" E, along the Southwest line of said Southmoor Drive, a distance of 53.43 feet to the Northwest corner of a tract of land described at Reception No. 202040629, El Paso County Records;

Thence S 00°11'18" E along the West line of said tract of land, a distance of 813.74 feet to the Southeasterly end of the common boundary line described in the Boundary Agreement and Quit Claim deed recorded at Reception No. 206153355, El Paso County Records;

Thence N 64°47'25" W, along said boundary line, a distance of 1,396.33 feet;

Thence N 45°18'53" E, a distance of 105.75 feet;

Thence 54.46 feet along the arc of a 55.00 foot radius non-tangent curve to the right, having a central angle of 56°44'10" with a chord that bears N 16°19'02" W, 52.26 feet;

Thence 6.52 feet along the arc of a 30.00 foot radius reverse curve to the left, having a central angle of 12°27'13" with a chord that bears N 05°49'26" E, 6.51 feet, to a point 115.00 feet East of the West line of said Northeast Quarter;

Thence N 00°24'11" W, parallel with and 115.00 feet East of said West line, a distance of 164.35 feet;

Thence N 89°35'49" E, a distance of 150.00 feet to a point 265.00 feet East of said West line;

Thence N 00°24'11" W, parallel with and 265.00 feet East of said West line, a distance of 1,030.00 feet to the POINT OF BEGINNING.

Containing a total calculated area of 1,591,987 square feet (36.547 acres) of land, more or less.

EASEMENT STATEMENT

All lots are hereby platted with the following easements:

All front lot lines are hereby platted with a 5' public utility, drainage and improvements easement.

All side lot lines are hereby platted with a 5' public utility and drainage easement

All rear lot lines are hereby platted with a 7" public utility and drainage easement.

Maintenance of said easements are vested with the property owner.

OWNERS CERTIFICATE

Owners Certificate

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of \_\_\_\_\_. 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.

Owners/Mortgagee (Signature) \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) ss.

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

\_\_\_\_\_ as \_\_\_\_\_.

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_  
Notary Public

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements, list those applicable) 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.

Chair, Board of County Commissioners \_\_\_\_\_ Date \_\_\_\_\_

SURVEYOR'S STATEMENT

I Spencer J. Barron, 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 \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Spencer J. Barron  
State of Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

CLERK AND RECORDER

STATE OF COLORADO  
COUNTY OF EL PASO  
I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, and was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County

El Paso County Clerk and Recorder \_\_\_\_\_

DATE: 08/30/2018		REVISIONS			
No.	Remarks	Date	By		
				<b>BARRON LAND</b> BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION 2790 N. Academy Blvd., Suite 311 P: 719.360.6827 Colorado Springs, CO 80917 F: 719.466.6527 www.BARRONLAND.com	
				PROJECT No.: 17-054 SHEET 1 OF 5	

FINAL PLAT  
RIVERBEND RESIDENTIAL FILING NO. 1  
A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

OVERALL PARCEL MAP

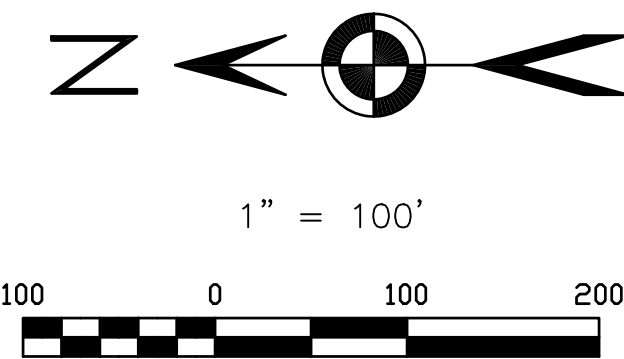
LEGEND

- FOUND MONUMENT AS NOTED
- SET No. 5 REBAR AND ORANGE PLASTIC CAP, "PLS 38141"
- (M) MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- R.O.W. RIGHT OF WAY

SHEET 5 OF 5

SHEET 3 OF 5

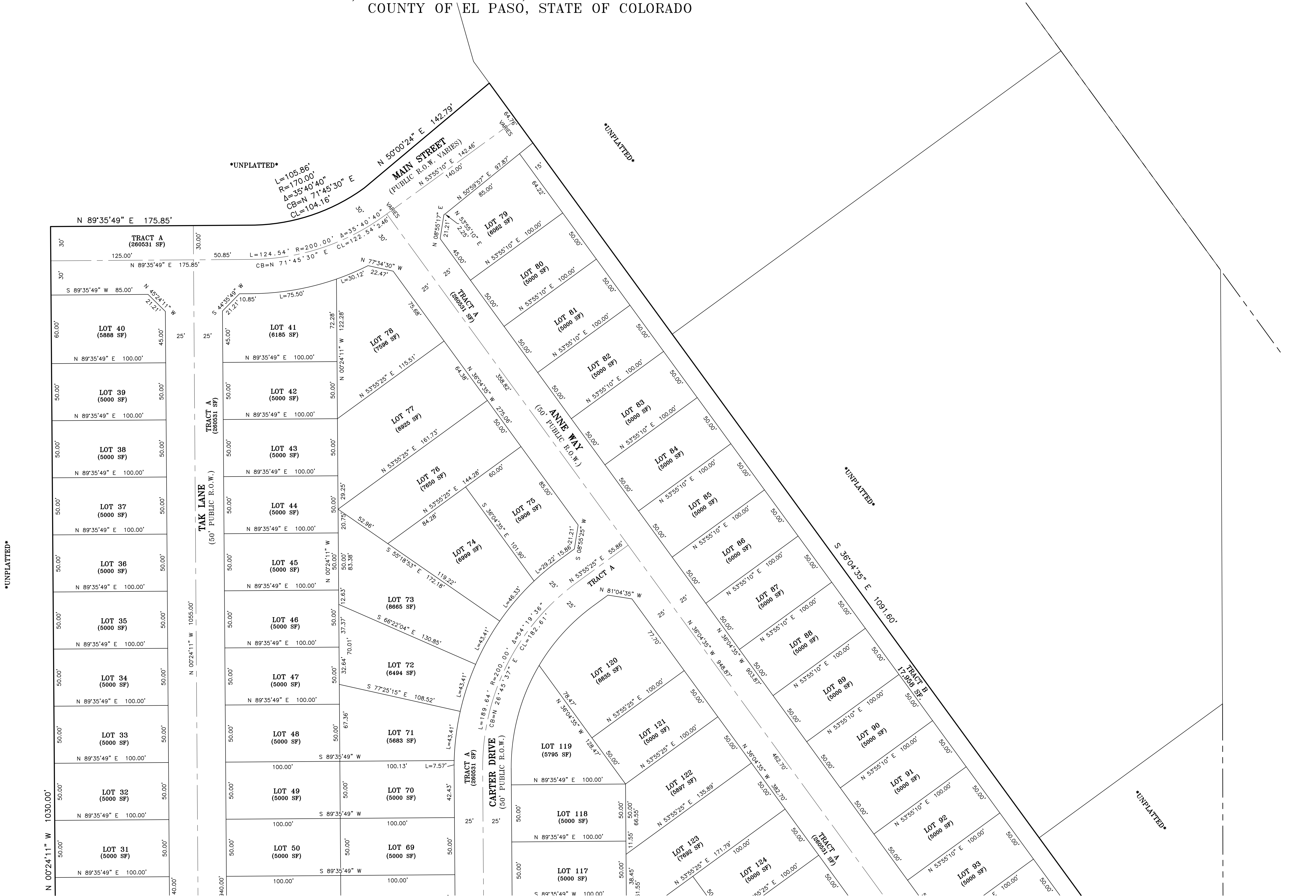
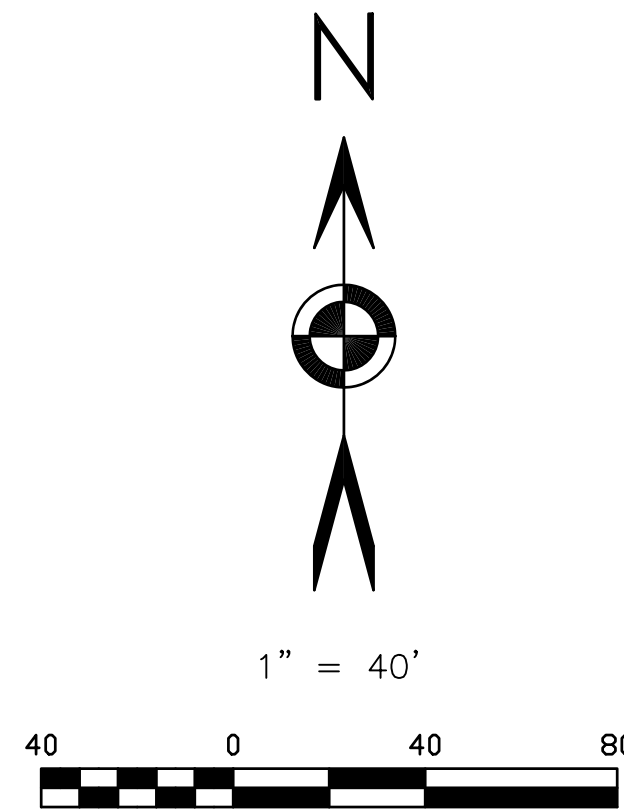
SHEET 4 OF 5



DATE: 08/30/2018		REVISIONS			
No.	Remarks	Date	By		
				<b>BARRON LAND</b>	
				BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION	
				2790 N. Academy Blvd., Suite 311 P: 719.360.6827	
				Colorado Springs, CO 80917 F: 719.466.6527	
				www.BARRONLAND.com	
				PROJECT No.: 17-054 SHEET 2 OF 5	



FINAL PLAT  
RIVERBEND RESIDENTIAL FILING NO. 1  
A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



DATE: 08/30/2018		REVISIONS	
No.	Remarks	Date	By
BARRON LAND		BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION	
2790 N. Academy Blvd., Suite 311		P: 719.360.6827	
Colorado Springs, CO 80917		F: 719.466.6527	
www.BARRONLAND.com			
PROJECT No.: 17-054		SHEET 3 OF 5	

FINAL PLAT  
RIVERBEND RESIDENTIAL FILING NO. 1  
A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

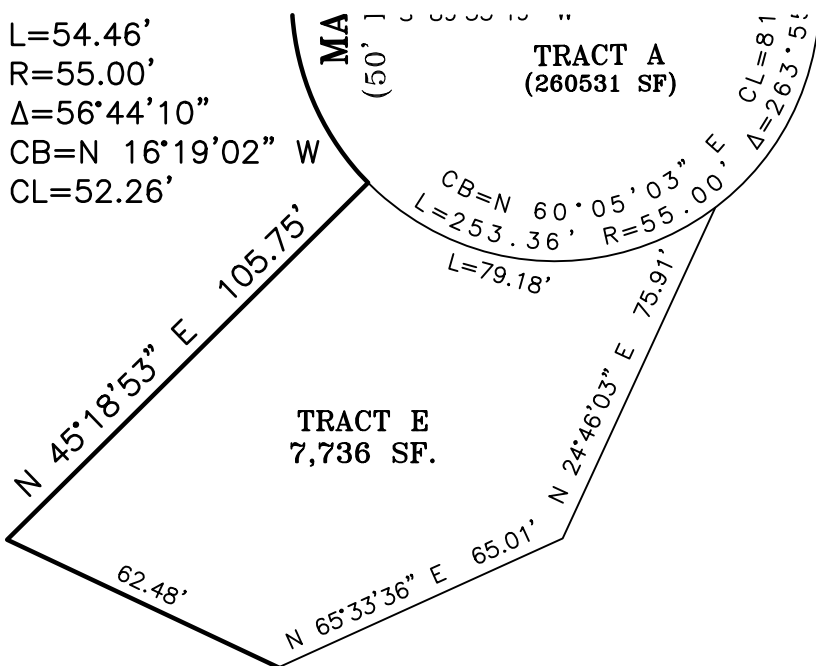




FINAL PLAT

# RIVERBEND RESIDENTIAL FILING NO. 1

A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

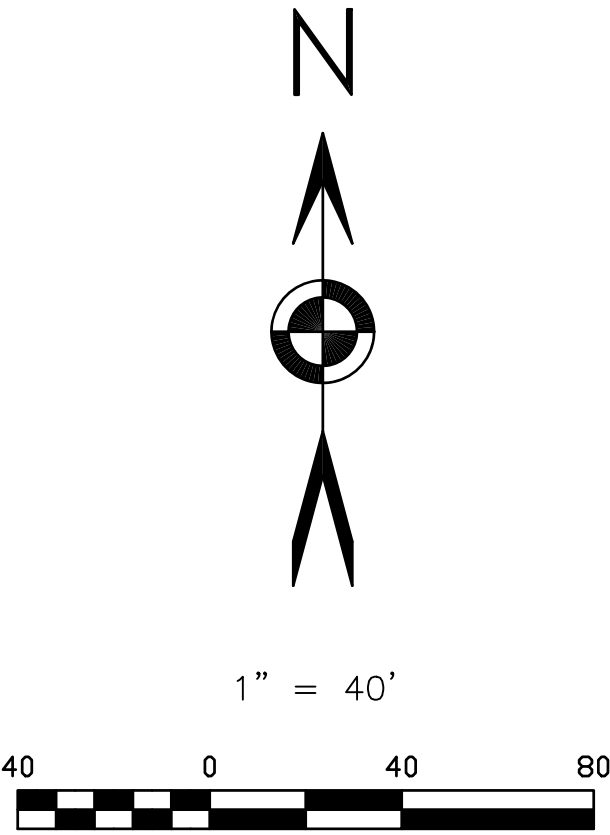


TRACT D  
546,173 SF.

N 64°47'25" W 1396.33'

\*UNPLATTED\*

S 00°11'18" E 813.74'  
\*UNPLATTED\*



# *Riverbend Crossing*

Residential Community

Filing 1 and Filing 2

## Letter of Intent

### Preliminary Plan



VICINITY MAP

Prepared By:  
Land Patterns, Inc.  
for  
Avatar Equities, LLC  
6800 Jericho Turnpike,  
Suite 120W #204

Syosset, NY 11791

**Developer:**

Avatar Equities, LLC  
6800 Jericho Turnpike,  
Suite 120W #204  
Syosset, NY 11791

**Civil Engineers:**

Catamount Engineering  
321 W. Henrietta Ave Suite A  
Woodland Park, CO 80863  
Phone: (719) 630-7342

**Planner/Landscape Architect:**

Land Patterns, Inc.  
P.O. Box 60112  
Colorado Springs, CO 80960  
(719) 578-8689

**Traffic Engineers:**

LSC Transportation Consultants  
545 E. Pikes Peak Ave., Suite 210  
Colorado Springs, CO 80903  
(719) 633-2868

**Surveyor:**

Barron Land, Inc.  
2790 N. Academy Blvd., Suite 311  
Colorado Springs, CO 80917

**Site Location, Size, Zoning:**

The site lies northwest of US Highway 85/87 at the intersection of Southmoor Drive and west of the incorporated areas of Security/Widefield in El Paso County, Colorado. The 2-lot parcel is bounded on the north by private land (zoned A-5 in the county of El-Paso), commercial developments to the east (zoned VCD, in the City of Fountain), Fountain Creek to the south, and a privately-owned conservation easement to the west (zoned A-5 in El Paso County). The entire parcel lies within unincorporated El Paso County and is currently zoned El Paso County PUD (Planned Unit Development).

The current 2 lot parcel (north lot 34.04 acres and south lot 19 acres) is approximately 51.04 acres. The proposed development is for 51.99 acres. The applicant is requesting a zone change to El Paso County RS-5000 (Residential Suburban – 5000 S.F minimum lot size).

### **Request & Justification:**

The 2 parcels are currently zoned PUD. The applicant is requesting a replat of the two parcels to one lot and a rezone to RS-5000. The proposed development is requesting approval of a 225 lot-single family homes equaling a proposed density of 4.33 dwelling units per acre. The development will consist of one and two-story single family detached homes and approximately 14 acres of open space/common areas providing public and private recreational opportunities.

The proposed residential project, and concurrent redevelopment of the commercial project to the east, will assist the county in meeting the ever-increasing demand for housing and future commercial support. The proposed minimum lot size and standard residential subdivision layout conforms to the RS-5000 zone change request.

### **Existing and Proposed Facilities & Structures:**

**Existing site characteristics:** The existing vacant parcels consists predominantly of native and invasive shrubs, and prairie grasses consisting of western wheat grass, blue grama, alkali sacaton, needle-and-thread, and side oats grama, Galleta and fourwing saltbush are also present in select places above the Fountain Creek floodplain which flows through the southern portion of the site.

The creek bed channel consist of cottonwood stands, willow shrub species and native serviceberries and chokecherry shrubs along the water' edge. The upper embankment of the channel is characteristic of Cottonwood, Elm species and an occasional common and Rocky Mountain Junipers. The stream channel will not be altered as the result of this development and will remain as open space and serve as a natural corridor for riparian and wildlife environments and recreational opportunities.

The site has not been graded and generally falls south towards Fountain Creek at an average slope of 1.5%. However, the existing commercial center to the northeast is approximately 10 to 15 feet higher than the proposed residential development. The grades are steep along this common boundary ranging from 10% to 50%.

**Total Number of Residential Units, Density and Lot Size:** The development proposes 225 single family residential lots (4.33 DU's/AC) with a minimum lot size of 5,000 S.F.

**Proposed Infra Structures and Utilities:** The proposed development will include public ROW and utility improvements including; water, gas, electric and sanitary sewer conveyance and a lift station at the southwest corner of the site to be developed. The development will also include a public storm water conveyance system and full spectrum water quality /detention facility.

Water and wastewater municipal services for the development will be provided by the Security Water and Sanitation District. A lift station, located in a designated tract at the southwest corner of the parcel, will be provided by the developer and dedicated to the district. All required utility easements, on adjacent properties, shall be acquired and approved as necessary to allow for municipal standard utility installment.

Utility and public services will be provided by the following associated districts:

1. Water: Security Water and Sanitation District
2. Wastewater: Security Water and Sanitation District
3. Gas: Colorado Springs Utilities
4. Electric: Colorado Springs Utilities
5. Phone: CenturyLink
6. Fire: Security Fire Protection
7. Police Protection El Paso County Sheriff's Department
8. School: Widefield School District No.3

A Full Spectrum Detention Area will be located above the northern side of the creek channel, above the upper embankment, at the southeast corner of the lot. Require detention will capture stormwater from impervious areas prior to offsite release. The detention and release will have no effect on downstream facilities.

**Proposed Open Space/Common Areas:** 14.25 acers (or 27 % of the parcel) will be designated as open space, common area tracts and landscape buffers. A 15' wide Landscape buffer and a 6' high opaque wall/fence is proposed for the northeast boundary to provide separation between the project and the adjacent commercial site. Proposed lots along the north and west boundaries will include a 35' Rear Building Setback, increasing separation from the adjacent parcels. A 10' wide landscape buffer along Southmoor Drive will provide opportunities for landscape enhancements.



**Traffic and Proposed Access Locations:** The main access to the project will occur along the northeast side of the project. This access will be through an improved public ROW going through the commercial site and in alignment with the signalized intersection at US Highway 85/87. A second access will occur off Southmoor Drive at the south end of the development. All streets within the development will be built to an El Paso County Local Residential Street ROW.

**Areas of Required Landscaping:** The proposed development does not require landscape improvements per the requested zone change request. However, as mentioned above, a 15' wide Landscape buffer and a 6' high opaque wall/fence is proposed for the northeast boundary to provide separation between the project and the adjacent commercial site. A 10' wide landscape buffer along Southmoor Drive will provide opportunities for landscape enhancements. Landscape installed in these areas, and other common areas, shall be owned and maintained by the homeowner's association. The buffer landscape and 6' high opaque wall/fence will be provided by the developer. Individual lot landscaping and maintenance will be the lot owner's responsibility.

**Phasing Plan:** The residential will be platted in two separate filings. The first filing consists of 136 lots. The second filing will consist of 89 lots. All proposed lots (and development) lies outside of the floodplain.

### **Impacts associated with the Preliminary Plan:**

**Floodplain:** The proposed development and proposed improvements lie outside of the 100-year floodplain except for the Tract E at the southwest corner of the lot.

**Wetlands:** A search of the US Fish and Wildlife Service National Wetlands Inventory Mapper website ([www.fws.gov/wetlands/](http://www.fws.gov/wetlands/)) indicated a jurisdictional wetland R2USA and the presence of a riverine system RP1SS along the southern portion of the site within the floodplain of Fountain Creek (see Riverbend Crossing Natural Features Report). There will be no impact to the wetland areas because of the proposed development.

**Air Pollution:** By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Construction practices will adhere to the El Paso County Health Department as well as Colorado State Departments codes and regulations.

**Water Pollution:** by adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be place prior to the initiation of construction.

**Noise Pollution:** Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete and will have little or no impact on surrounding properties.

**Vegetation, Wildlife Habits and Migration Routes:** Proposed landscape will include a low water usage and indigenous to Colorado plant pallet. A review of rare species and critical habitats through the US Fish and wildlife Service IPAC mapper ([www.ecos.fws.gov/ipac](http://www.ecos.fws.gov/ipac)) that there are no critical habitats or migration routes within the project area that are be threatened (see Riverbend Crossing Natural Features Report).

**Visual Assessment:** Proposed detached single-family detached houses (density of 4.33 DU/AC) on this site will not have an adverse visual effect on the surrounding properties. Proposed landscape buffers and building setbacks will provide visual enhancements both within and out of the site. The natural mountain backdrop of Pike Peak and Cheyenne Mountains and the foreground of Fountain Creek to the west is the dominant scenic natural feature of the site. Views to the north, west and south are relatively unobstructed by development.

FINAL PLAT

# RIVERBEND RESIDENTIAL FILING NO. 2

A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

## KNOW ALL MEN BY THESE PRESENTS:

That \_\_\_\_\_, being the owners of the following described tract of land to wit:

A tract of land being a portion of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:  
Bearings based on the West line of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., monumented at the North Quarter (N 1/4) corner with a 3 1/4" aluminum cap, stamped "BARRON LAND 2018 PLS 38141" and at the Center Quarter (C 1/4) corner with a 3 1/4" aluminum cap, stamped "OLIVER E. WATTS 2000 PE-LS 9853" and bears S 00°24'11" E, 2640.42 feet.  
BEGINNING at said North Quarter (N 1/4) corner;  
Thence N 89°52'04" E, along the North line of said Northeast Quarter (NE 1/4), a distance of 549.67 feet;  
Thence S 00°07'56" E, a distance of 175.58 feet to the most Westerly Northwest corner of the land described in Warranty Deed recorded in Book 2472 at Page 228, El Paso County Records;  
Thence along the Westerly and Southwesterly lines of said land the following three (3) courses:  
1) S 15°42'45" E, a distance of 166.22 feet;  
2) S 15°48'38" E, a distance of 164.23 feet;  
3) S 36°04'35" E, a distance of 23.46 feet;  
Thence S 50°00'24" W, a distance of 142.79 feet;  
Thence 105.86 feet along the arc of a 170.00 foot radius non-tangent curve to the right, having a central angle of 35°40'40" with a chord that bears S 71°45'30" W, 104.16 feet;  
Thence S 89°35'49" W, a distance of 175.85 feet to a point 265.00 feet East of the West line of said Northeast Quarter (NE 1/4);  
Thence S 00°24'11" E, parallel with and 265.00 feet East of said West line, a distance of 1,030.00 feet;  
Thence S 89°35'49" W, a distance of 150.00 feet to a point 115.00 feet East of said West line;  
Thence S 00°24'11" E, parallel with and 115.00 feet East of said West line, a distance of 164.35 feet;  
Thence 6.52 feet along the arc of a 30.00 foot radius tangent curve to the right, having a central angle of 12°27'13" with a chord that bears S 05°49'26" W, 6.51 feet;  
Thence 54.46 feet along the arc of a 55.00 foot radius reverse curve to the left, having a central angle of 56°44'10" with a chord that bears S 16°19'02" E, 52.26 feet;  
Thence S 45°18'53" W, a distance of 105.75 feet to a point on the Northerly line of the common boundary line described in the Boundary Agreement and Quit Claim deed recorded at Reception No. 206153355, El Paso County Records;  
Thence N 64°47'25" W, along said Northerly line, a distance of 58.69 feet to a point on said West line;  
Thence N 00°24'11" W, along said West line, a distance of 1,938.33 feet to the POINT OF BEGINNING;  
Containing a total calculated area of 673,074 square feet (15.452 acres) of land, more or less.

## OWNERS CERTIFICATE

Owners Certificate  
The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of RIVERBEND RESIDENTIAL 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.

\_\_\_\_\_  
Owners/Mortgagee (Signature)

By: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF COLORADO )

COUNTY OF \_\_\_\_\_ ) SS

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by

\_\_\_\_\_ as \_\_\_\_\_,

My commission expires \_\_\_\_\_

Witness my hand and official seal \_\_\_\_\_  
Notary Public

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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.

\_\_\_\_\_  
Chair, Board of County Commissioners

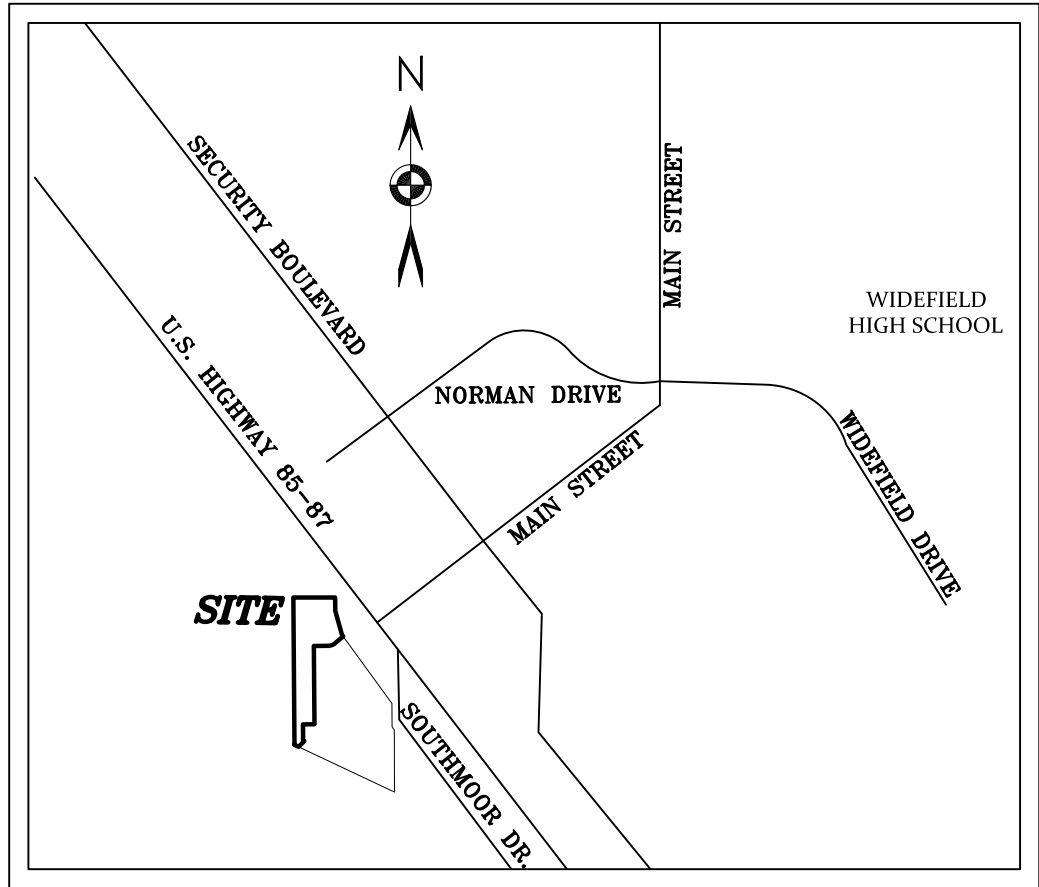
\_\_\_\_\_  
Date

## SURVEYOR'S STATEMENT

I, Spencer J. Barron, 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 \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Spencer J. Barron  
State of Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC



VICINITY MAP  
(NOT TO SCALE)

## EASEMENT STATEMENT

All lots are hereby platted with the following easements:  
All front lot lines are hereby platted with a 5' public utility, drainage and improvements easement.  
All side and rear lot lines are hereby platted with a 5' public utility and drainage easement.  
All exterior lot lines are hereby platted with a 7' public utility and drainage easement.

Maintenance of said easements are vested with the property owner.

## FEES:

Drainage Fee: \_\_\_\_\_

School Fee: \_\_\_\_\_

Bridge Fee: \_\_\_\_\_

Park Fee: \_\_\_\_\_

## CLERK AND RECORDER

STATE OF COLORADO )

COUNTY OF EL PASO ) SS

I hereby certify that this instrument was filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, and

was recorded at Reception Number \_\_\_\_\_ of the records of El Paso County

\_\_\_\_\_  
El Paso County Clerk and Recorder

## SURVEYOR'S NOTES

1. 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.

2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.

3. The lineal units used in this drawing are U.S. Survey Feet.

4. This survey was performed in the field on November 21, 2017.

5. The overall subject parcel contains a calculated area of 673,074 square feet (15.452 acres) of land, more or less.

6. This survey does not constitute a title search by Barron Land, LLC to determine ownership or easements of record. For information regarding easements, rights-of-way and title of record, Barron Land, LLC relied upon Title Commitment File Number 45253ECS Amendment No. 2, with an effective date of November 14, 2017 at 7:30 A.M. as provided by Empire Title of Colorado Springs, LLC as agent for Westcor Land Title Insurance Company.

7. Bearings based on the West line of the Northeast Quarter (NE 1/4) of Section 14, Township 15 South, Range 66 West of the 6th P.M., monumented at the North Quarter (N 1/4) corner with a 3 1/4" aluminum cap, stamped "BARRON LAND 2018 PLS 38141" and at the Center Quarter (C 1/4) corner with a 3 1/4" aluminum cap, stamped "OLIVER E. WATTS 2000 PE-LS 9853" and bears S 00°24'11" E, 2640.42 feet.

8. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Development Services Department: "Avatar River Bend Crossing Commercial and Residential Development Fountain, Colorado", prepared by RMG Engineers, dated April 2, 2018

9. 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.

10. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 5 foot public utility and drainage easement, front lot lines also platted with a 5 foot improvement easement, unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

11. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.

12. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

13. No driveway shall be established unless an access permit has been granted by El Paso County.

14. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number \_\_\_\_\_ in the Office of the Clerk and Recorder of El Paso County, Colorado or, in the alternative, other collateral is provided to make provision for the completion of said improvements in accordance with the El Paso County Land Development Code and Engineering Criteria Manual. Any such alternative collateral must be approved by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director and meet the policy and procedure requirements of El Paso County prior to the release by the County of any lots for sale, conveyance or transfer.

This plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Development Services Department Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso 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.

15. Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from \_\_\_\_\_ Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Security Fire Protection District.

16. Security Water and Sanitation district will maintain both the sewer and water for the Lots within the subdivision.

17. No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. The Federal Emergency Management Agency, Flood Insurance Rate Map No. 08041C0951F, effective date March 17, 1997, indicates this parcel of land to be located in Zone X (Areas determined outside the 500-year floodplain).

18. Tract A is hereby dedicated to the County of El Paso for public use. Tract B will be owned and maintained by Riverbend Metro District for pedestrian access, drainage and landscaping purposes. The property within this subdivision is subject to a Private Detention Basin and Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. \_\_\_\_\_, El Paso County Records. Riverbend Metro District is responsible for the maintenance of the subject drainage facilities.

19. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

DATE: 09/26/2018		REVISIONS	
No.	Remarks	Date	By

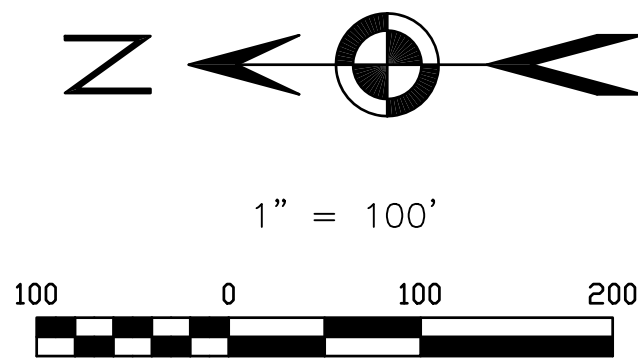
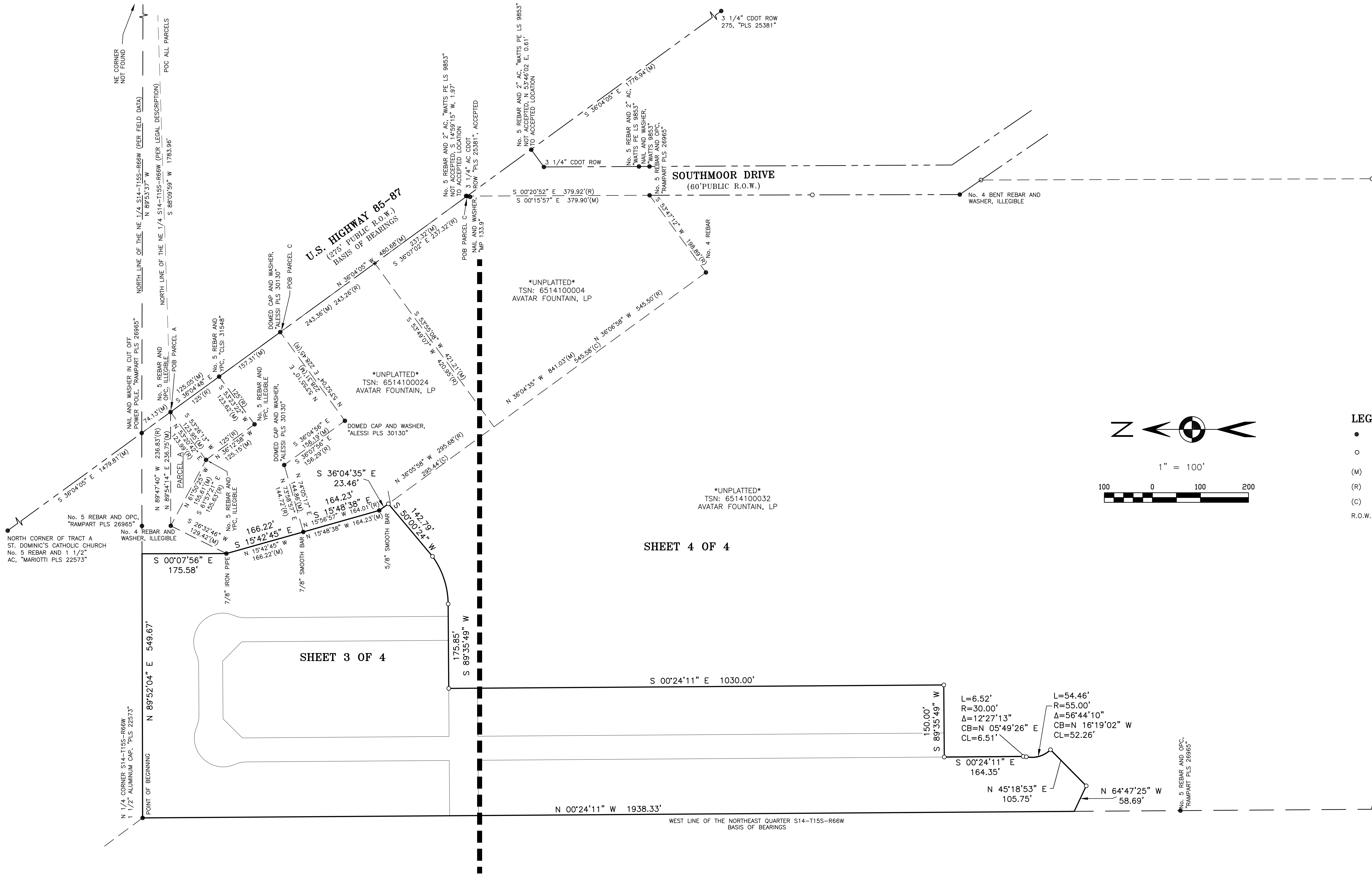
**BARRON**  **LAND**

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION  
2790 N. Academy Blvd., Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com

PROJECT No.: 17-054 SHEET 1 OF 4

FINAL PLAT  
RIVERBEND RESIDENTIAL FILING NO. 2  
A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO

OVERALL PARCEL MAP



- LEGEND**
- FOUND MONUMENT AS NOTED
  - SET No. 5 REBAR AND ORANGE PLASTIC CAP, "PLS 38141"
  - (M) MEASURED DIMENSIONS
  - (R) RECORD DIMENSIONS
  - (C) CALCULATED DIMENSIONS
  - R.O.W. RIGHT OF WAY

DATE: 09/26/2018		REVISIONS	
No.	Remarks	Date	By

**BARRON**

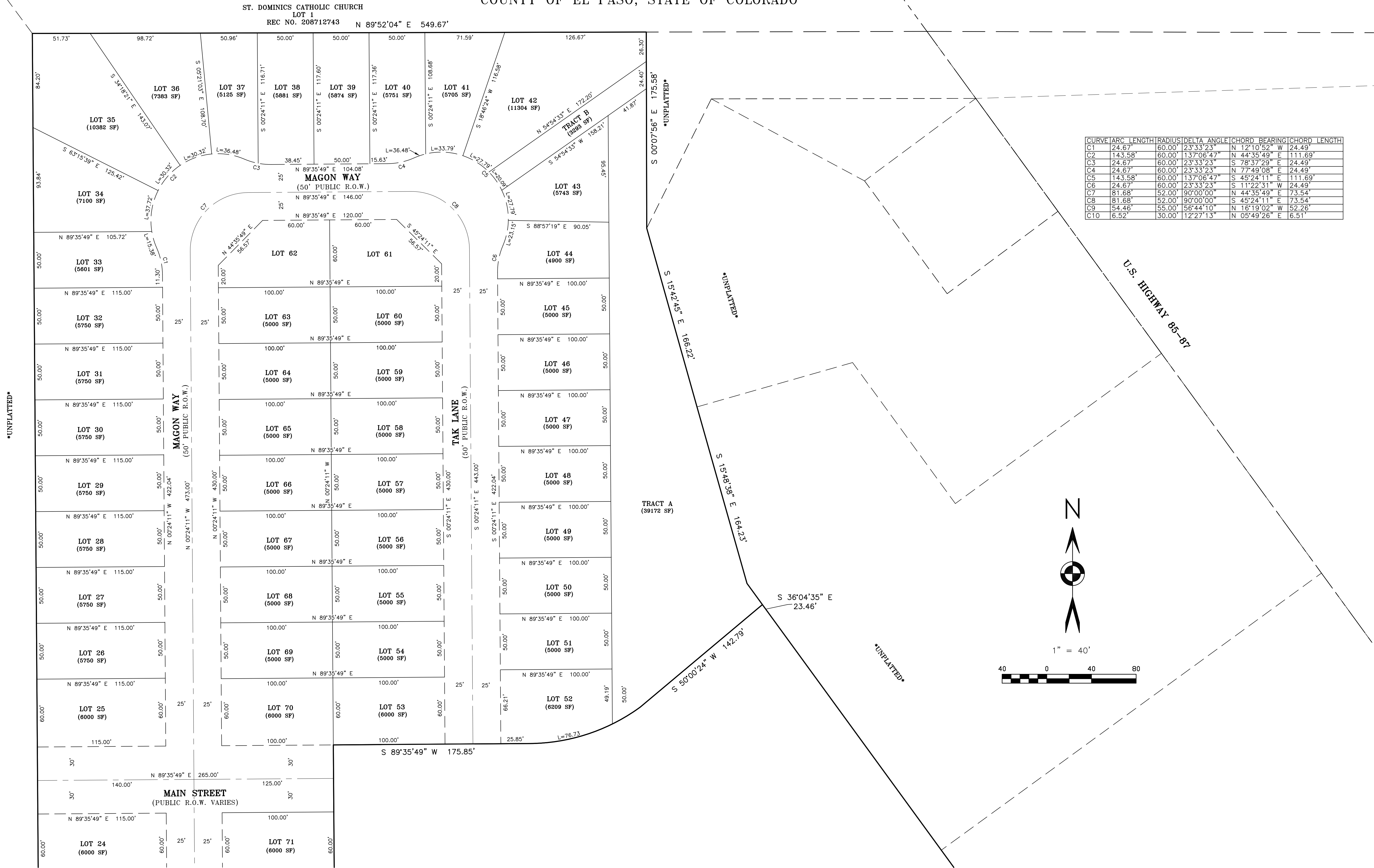
**LAND**

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION  
2790 N. Academy Blvd, Suite 311 P: 719.360.6827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com

PROJECT No.: 17-054

SHEET 2 OF 4

FINAL PLAT  
RIVERBEND RESIDENTIAL FILING NO. 2  
A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO





A PORTION OF THE NORTHEAST QUARTER OF  
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.  
COUNTY OF EL PASO, STATE OF COLORADO



DATE: 09/26/2018		REVISIONS	
No.	Remarks	Date	By



## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** 2019 Sunshine Act Memorandum  
**Agenda Date:** January 9, 2019  
**Agenda Item Number:** #7 - A  
**Presenter:** Tim Wolken, Director of Community Services  
**Information:** **Endorsement:** X

#### **Background Information:**

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act, the Park Advisory Board annually endorses a memorandum at the January meeting that addresses the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

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

#### **Recommended Motion:**

Move to endorse the 2019 Sunshine Act Memorandum.

## **MEMORANDUM**

**TO:** Kristy Smart, Clerk to the Board

**FROM:** Tim Wolken, Director, Community Services Department

**RE:** 2019 Sunshine Act Memorandum  
Park Advisory Board / Park Fee Advisory Committee

**DATE:** January 9, 2019

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act (Sunshine Act), the following information addresses whereby each county Board or Commission shall notify the Clerk to the Board Manager of the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

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

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

This procedure for compliance with the Sunshine Act for the 2019 calendar year was endorsed by the El Paso County Park Advisory Board at their meeting on January 9, 2019.

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

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Memorandum of Understanding – CONO Neighbor Up! Month

**Agenda Date:** January 9, 2019

**Agenda Item Number:** # 7 - B

**Presenter:** Tim Wolken, Director, Community Services Department

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

#### **Background Information**

The Council of Neighbors and Organizations (CONO) is coordinating the 2019 CONO Neighbor Up! Month in September, 2019. The events are designed to promote safe, resilient, healthy and productive neighborhoods in El Paso County.

CONO has requested that El Paso County support the event by providing the following services:

- A. Subject to review and approval by the County pursuant to Section 3 of the County Parks Rules, County agrees to waive pavilion use fees for CONO's Neighbor Up! participants in September 2019. Only non-reserved pavilions may be scheduled for Neighbor Up! activities.
- B. Pavilion fee waivers will be limited to ten (10) in 2019 without written approval by the County to increase the number of waivers.
- C. Provide CONO with the County logo and park maps for marketing materials.
- D. Assist with marketing efforts for Neighbor Up! Month with County departments and among County partners.
- E. Actively participate on the 2019 Neighbor Up! Event Committee.
- F. Coordinate the reservation of the pavilions.

Please find attached a Memorandum of Understanding (MOU) for consideration and / or endorsement by the Park Advisory Board. If endorsed by the Park Advisory Board, the MOU will be presented to the Board of County Commissioners for consideration and / or approval.

#### **Recommended Motion:**

Move to endorse the Memorandum of Understanding with the Council of Neighbors and Organizations for 2019 Neighbor Up! Month.



**MEMORANDUM OF UNDERSTANDING  
BETWEEN EL PASO COUNTY AND THE  
COUNCIL OF NEIGHBORS AND ORGANIZATIONS  
REGARDING PARKS PAVILION USE FOR 2019 NEIGHBOR UP! MONTH**

This Memorandum of Understanding ("MOU") is made by and between the El Paso County Board of County Commissioners, for the benefit of the El Paso County Community Services Department ("County"), whose address is 2002 Creek Crossing, Colorado Springs, Colorado 80905 and the Council of Neighbors and Organizations ("CONO") a Colorado non-profit corporation whose address is 1506 N. Hancock Avenue, Colorado Springs, CO, 80903. County and CONO may hereinafter be referred to individually as "Party" or collectively as the "Parties".

**1. Purpose and Authority**

This MOU addresses the County's support for the 2019 CONO Neighbor Up! events that are designed to support and strengthen neighborhoods in El Paso County. The County desires to allow for CONO and Neighbor Up! participants to utilize unreserved park pavilions and waive any associated fees thereof, which will be a direct benefit to both the County and its residents. This MOU is made in accord with, and subject to, the El Paso County Parks Rules and Regulations ("Rules").

**2. County Responsibilities:**

- A. Subject to review and approval by the County pursuant to Section 3 of the Rules, County agrees to waive pavilion use fees for CONO's Neighbor Up! participants in September 2019. Only non-reserved pavilions may be scheduled for Neighbor Up! activities.
- B. Pavilion fee waivers will be limited to ten (10) in 2019 without written approval by the County to increase the number of waivers.
- C. Provide CONO with the County logo and park maps for marketing materials.
- D. Assist with marketing efforts for Neighbor Up! Month with County departments and among County partners.
- E. Actively participate on the 2019 Neighbor Up! Event Committee.
- F. Coordinate the reservation of the pavilions.

**3. CONO Responsibilities**

- A. Promote NeighborUp! activities to neighborhoods in El Paso County.
- B. Coordinate the reservation of pavilions with Sabine Carter, Administrative Coordinator for County Parks ([sabinecarter@elpasoco.com](mailto:sabinecarter@elpasoco.com) / 520-6980). CONO will be responsible for all Neighbor Up! Week pavilion reservations. Either CONO or its participant shall provide County with the required documentation and information per Park Permit requirements in Section 3 of the Rules for consideration by the County.

- C. Develop toolkits for neighborhood organizations to coordinate Neighbor Up! events in County Park pavilions.
- D. During and following the event, coordinate neighborhood leadership meetings / training.
- E. Inform the County of NeighborUp! events occurring in County Parks and allow a County representative(s) to attend the events to provide information regarding programs and services provided by the County to promote safe, resilient, healthy and productive neighborhoods.
- F. Promote the County's park system and provide information to participants as may be requested by County.

**4. Mutual Understanding and Agreement By and Between the Parties**

Both Parties are fiscally accountable for their own responsibilities and portion of work as detailed in Section 2 and Section 3 of this MOU. Both Parties agree and understand that nothing in this MOU shall obligate County to issue any Park Permit to a CONO participant whose use is deemed inconsistent or incompatible with any of the Rules.

**5. Changes or Modifications**

Any modification, amendment, notation, change, alternation, renewal, extension, or other alteration of this MOU shall not be valid unless the County and the CONO mutually agree to the same in writing.

**6. Assignment, Subcontracting, and Third Parties**

The CONO shall not assign its interest in this MOU, nor shall it subcontract any of its obligations herein, without obtaining written approval from the County. Nothing in this MOU shall be construed to create any right or obligation to any third party outside of this MOU.

**7. Severance**

In the event any section, subsection, sentence, clause or phrase of this MOU is held to be invalid by a court of competent jurisdiction, such holding shall not affect the remaining portions of this MOU.

**8. Integration and Merger Clause**

This MOU constitutes the entire understanding of the County and the CONO. The County and the CONO state and warrant and represent that, as of the time of execution of this MOU, there are no other terms, conditions, requirements or obligations affecting this MOU that are not specifically set forth herein. Further, any and all rights and obligations are strictly limited to the Parties of this MOU, thus, nothing in this MOU is intended to confer upon any third party any right or cause of action related to this MOU.

**9. Jurisdiction**

In the event of any litigation arising under this MOU, the exclusive jurisdiction and venue shall be in the District or County Courts of the County of El Paso, Colorado.

**10. Notice**

Any written notice required to be given under this MOU shall be effective when sent if deposited in the regular United States mail, first class, postage prepaid, and addressed to the following:

Council of Neighborhoods and Organizations:

Chief Executive Officer  
Council of Neighborhoods and Organizations  
1506 N. Hancock Avenue,  
Colorado Springs, CO, 80903

El Paso County

Director  
Community Services Department  
2002 Creek Crossing  
Colorado Springs, CO 80905

**11. Insurance**

Each party will be responsible for providing insurance coverage for their respective responsibilities described in this MOU.

**12. Term, Termination for Convenience / Termination for Cause**

This MOU shall be effective upon approval by the El Paso County Board of County Commissioners in a regularly scheduled, open and public meeting. This MOU shall expire September 30, 2019 unless terminated sooner below.

Either party may terminate this MOU at any time and for any reason by providing written notice of the intent to terminate and which notice shall contain the effective date and time of the termination of the MOU, which date and time shall be no earlier than thirty (30) days from the date of service of the notice.

**13. Modifications**

The signatures below indicate agreement with all terms in this MOU. Modifications can only be made in writing when agreed upon by both parties.

**14. Non-Appropriation**

The financial obligations of the County as set forth herein after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise available.

**BOARD OF COUNTY COMMISSIONERS  
EL PASO COUNTY, COLORADO**

By: \_\_\_\_\_  
President

Date: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
County Clerk & Recorder

Date: \_\_\_\_\_

**APPROVAL TO FORM:**

By: \_\_\_\_\_  
County Attorney's Office

Date: \_\_\_\_\_

**COUNCIL OF NEIGHBORS & ORGANIZATIONS**

By: \_\_\_\_\_  
Chief Operating Officer

Date: 11-28-18



**El Paso County Parks  
2019 Action Plan**

<b>Recreation / Cultural Services</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Create a podcast for self-guided tours on FCNC trails	Nancy Bernard	High	
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 Adapations 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	High	
Create a Paint Mines 5K Run	Janice Brewer	High	
Complete needs assessment / expand Frgds programming	Stacy Starr	High	
Complete the Northern Nature Center feasibility study	Todd Marts	High	Development Phase
<b>Park Operations Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
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	Medium	
<b>Capital Improvement Projects</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Pineries Open Space - Phase 1	Ross Williams	High	Design Phase
Bear Creek Regional Park improvements	Paul Whalen	Medium	
Fox Run Regional Park improvements	Brian Bobeck	High	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	Bid Phase
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	Bid Phase
Drake Lake repair project	Tim Wolken	High	Bid Phase

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	High	
Publicize the social and economic benefits of County Parks	Christine Burns	High	

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

<u>Facility Revenue Totals To Date</u>		2018				2017
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 194,300	\$ (14,300)		\$ 192,242
County Fair / Fairgrounds		\$ 257,800	\$ 356,220	\$ (98,420)		\$ 325,589
<b>Total</b>		<b>\$ 437,800</b>	<b>\$ 550,520</b>	<b>\$ (112,720)</b>		<b>\$ 517,831</b>
<u>Fundraising Revenue</u>		2018				2017
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 70,000	\$ 82,500	\$ (12,500)		\$ 81,250
Partners in the Park Program	Park Operations	\$ 30,000	\$ 40,000	\$ (10,000)		\$ 30,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 30,000	\$ (20,000)		\$ 27,627
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 25,215	\$ (215)		\$ 38,543
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 44,000	\$ (4,000)		\$ 50,000
<b>Total</b>		<b>\$ 175,000</b>	<b>\$ 221,715</b>	<b>\$ (46,715)</b>		<b>\$ 227,420</b>
<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				
<b>Total</b>		<b>\$ 140,400</b>				
<u>Parks Division Reservations</u>		2018			2017	2017
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		10	426	N/A	29	1064
February		10	85	N/A	26	850
March		13	294	N/A	77	1918
April		154	5480	4.7	240	7619
May		342	16459	4.3	396	17014
June		530	24273	4.1	448	20691
July		425	24132	4.2	441	24401
August		391	21991	4.69	346	21012
September		302	21474	4.14	342	19386
October		104	19652	3.95	143	17148
November		8	82	N/A	17	180
December		8	842	N/A	16	1041
<b>Total</b>		<b>2297</b>	<b>135190</b>	<b>4.30</b>	<b>2521</b>	<b>132324</b>

<u>Parks Facility Reservations</u>	2018				2017	2017
<u>December</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes					2	2
Athletic Fields						
Pavilions						
Trails						
Vendor						
Tennis Courts						
Vita Course						
Meeting Room		3	28		9	111
<u>Black Forest Regional Park</u>						
Athletic Fields						
Pavilions						
Vendor						
Tennis Courts						
<u>Falcon Regional Park</u>						
Baseball Fields						
<u>Fountain Creek Regional Park</u>						
Athletic Fields						
Pavilions		3	300		3	320
Trails		1	500		1	600
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>						
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>		1	14		1	8
<b>Total Park Facility Reservations</b>		<b>8</b>	<b>842</b>		<b>16</b>	<b>1041</b>



<u>Fairgrounds Facility Reservations</u>		<b>2018</b>			<b>2017</b>	<b>2017</b>
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		14	366	N/A	17	463
February		22	761	N/A	15	260
March		17	846	N/A	19	512
April		17	1175	N/A	17	3820
May		17	2992	N/A	15	3519
June		18	3601	N/A	14	3972
July		2	30,694	N/A	4	28,142
August		14	5293	N/A	10	4064
September		14	5293	N/A	14	1399
October		17	3557	N/A	24	5264
November		18	795	N/A	21	812
December		18	795	N/A	12	490
<b>Total</b>		<b>188</b>	<b>56,168</b>		<b>182</b>	<b>52,717</b>
<u>Fairgrounds Facility Reservations</u>		<b>2018</b>		<b>2017</b>		
<u>December</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<b><u>Swink Hall - Fairgrounds</u></b>						
Fair Corporation Meeting		0	0	1	5	
Lions Club Meeting		1	20	1	20	
FAB Board Meeting		1	33	1	20	
Senior Dinner		1	52	1	55	
COC Meeting		0	0			
Silver Buckle Banquet		1	30			
Calhan Crafters group		1	10			
Life Line Screening						
Calhan Lions Christmas				1	300	
DOT				1	10	
<b><u>Track</u></b>						
<b><u>Barns</u></b>						
<b><u>Livestock Arena</u></b>						
Bull Riding Event		1	90			
EPSO Mounted Unit Practice				1	10	
Snow & Go Gymkhana				1	30	
<b><u>Grounds -</u></b>						
<b><u>Whittemore - Fairgrounds</u></b>						
Craft Fair		1	460			
Calhan HS Cheer Squad State Practice		11	100			
Calhan HS Girls Basketball practice				3	30	
Banning Lewis Baton Twirlers				1	10	

Quincenera - Hermosillo						
<b><u>Exhibit Hall - Fairgrounds</u></b>						
<b><u>Arena</u></b>						
<b>Month Total Fair Facility Reservations</b>		<b>18</b>	<b>795</b>	<b>12</b>	<b>490</b>	
<b><u>Vandalism Report</u></b>						
<b><u>Incident</u></b>	<b><u>Date</u></b>	<b><u>Location</u></b>	<b><u>Area</u></b>	<b><u>Cost</u></b>		
Turf damage by vehicle	1/6/2018	Bear Creek Regional Park	Field #3	\$250		
Misc. Grafitti	1/17/2018	Rock Island Trail	Bridge	\$50		
Turf damage by vehicle	1/23/2018	Fox Run Regional Park	Field	\$500		
Turf damage by vehicle	Feb (no exact date)	Fox Run Regional Park	Fields #1 & #2	\$1,000		
Graffiti Vandalism (Bridge underpass)	Feb (no exact date)	Crew's Gulch Trail	Trail(Underpass)	\$200		
Vehicle damage to field and total distruction of portable restroom	3/25/2018	Falcon Regional Park	Field and restroom	\$2,300		
Vandalism to birdfeeders and roof	4/27/2018	Fountain Creek Nature Center	Building	\$100		
Main gate rammed by vehicle	June (no exact date)	Rainbow Falls	Gate	\$1,600		
Cut fence, stolen tools	7/3/2018	Bear Creek Regional Park	Maintenance yard	\$1,350		
Broken field kiosk	7/10/2018	Bear Creek Regional Park	Kiosk by Field #3	\$1,500		
Broken street light	7/10/2018	Bear Creek Regional Park	Field #3 parking lot	\$350		
Broken toilet	7/10/2018	Bear Creek Regional Park	Terrace restroom	\$500		
Graffiti Vandalism (Bridge underpass)	September (no exact date)	Widefield Community Park	Fontaine Tunnel	\$100		
Graffiti	October(no exact date)	Widefield Community Park	Playground	\$50		
			<b>Total</b>	<b>\$9,850</b>		

<u>Volunteerism</u>		2018		2017		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		151	820	132	648	
February		125	1,073	153	1226	
March		170	1,308	261	1,800	
April		573	2,314	853	3,290	
May		689	2,924	468	3111	
June		427	2,774	407	2,868	
July		950	8158	662	7,559	
August		377	2671	294	1919	
September		316	2052	263	1770	
October		979	3932	702	3585	
November		296	1326	197	1736	
December		202	928	198	1372	
<b>Totals</b>	<b>20,000 hours</b>	<b>5255</b>	<b>30,280</b>	<b>4590</b>	<b>30,884</b>	
		2018				
<u>December</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		91	447			
Adopt-A-Park / Trail / Volunteer Projects		82	328			
Front Range Community Service		1	42			
<b>Total</b>		<b>202</b>	<b>928</b>			
<u>Programming</u>	<u>Goal</u>	2018			2017	2017
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		35	631	5.00	19	461
February		44	1346	4.90	32	1104
March		69	2791	5.00	34	706
April		122	2204	4.93	112	3819
May		195	4350	4.94	214	4089
June		122	6403	5.00	93	5127
July		113	2732	4.93	97	2964
August		74	3307	4.96	62	1477
September		139	5271	4.95	94	2654
October		116	6005	4.95	142	4520
November		44	1300	5.00	50	2193
December		33	2077	5.00	42	1354
<b>Totals</b>	<b>800 / 21,000</b>	<b>1,106</b>	<b>38417</b>	<b>4.96</b>	<b>991</b>	<b>30468</b>

<u>December</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>
Discover Bear Creek	BCNC	2	15	5.00
Pioneers Museum Festival of Lights	BCNC	1	1000	
Birthday: All About Animals	BCNC	1	19	5.00
Bear Creek by Candlelight	BCNC	1	450	5.00
Parks Planning Retreat	BCNC	4	44	
Home School Group	BCNC	1	12	
Kids Morning	BCNC	1	14	
Audubon Christmas Bird Count	BCNC	1	13	
Christmas Bird Count Tally Rally	BCNC	1	35	
Our House	BCNC	1	11	
Nature Explorers: Coats of a Different Color	BCNC	1	20	5.00
Ode to Muir Film Screening	BCNC	1	75	
SOLE Night at Monterey Elementary	BCNC	1	59	
Pikes Peak Birding & Nature Fest Meeting	BCNC	1	12	
Little Wonders: Let's Catch The Gingerbread Man	BCNC	1	16	5.00
Yoga Class	FCNC	1	30	
Nature Adventures: December Doves	FCNC	1	8	5.00
Nature Hike with Santa	FCNC	2	80	5.00
Wagon rides	FCNC	6	120	5.00
Eagle Scout Project	FCNC	1	12	
Community Intersections	FCNC	1	8	
Fountain Creek Christmas Bird Count	FCNC	1	20	
Audubon Group to Kane Ranch	KROS	1	4	
<b>TOTALS</b>		<b>33</b>	<b>2077</b>	<b>5.00</b>





**COMMISSIONERS:**

**DARRYL GLENN (PRESIDENT)**

**MARK WALLER (PRESIDENT PRO TEMPORE)**

**STAN VANDERWERF**  
**LONGINOS GONZALEZ, JR.**  
**PEGGY LITTLETON**

**COMMUNITY SERVICES DEPARTMENT**

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

**ADMINISTRATIVE SERVICES**

**MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR

DEBRA REID, ADMINISTRATIVE SUPERVISOR

**December 2018**

**General Updates:**

1. Facility rentals have generated \$194,300 which is 108% of our \$180,000 annual goal.

**Special Events:**

1. The YMCA of the Pikes Peak Region held their 'Jingle Bell 5K' running/walking event on the Fountain Creek Regional trail to include the active use area of Fountain Creek Regional Park. This popular event drew 600 participants again this year.
2. Several community oriented large-scale events have submitted their 2019 permit requests. Among them are the Colorado Springs Down Syndrome Association's "Buddy Walk" and the Humane Society's "Pawtoberfest".



## **COMMUNITY SERVICES DEPARTMENT**

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

### **COMMUNITY OUTREACH and GRANTS**

#### **Monthly Report – December 2018**

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

#### **Community Outreach**

1. **Outreach News:** Staff assisted with Bear Creek by Candlelight.
2. **Partner News:** Staff continue to assist with sponsorships for the Pikes Peak Birding and Nature Festival.
3. **Friends Groups:** Renewal meetings are being scheduled with existing Friends Groups and we look forward to working alongside these wonderful volunteers. We are currently scheduling our four district community outreach meetings for 2019.

#### **Grants**

1. El Paso County Parks was awarded a GOCO Funded Youth Corps Crew Grant for three weeks of work from the Mile High Youth Corps. Over a three-week period, Mile High Youth Corps (MHYC) will complete trail tread maintenance, trail construction, noxious weed removal and forest management activities in a nine-acre area within Pineries Open Space. MHYC will clear trail corridors, construct trails, remove noxious weeds, and reduce ladder fuels. Completion of this project will result in improved trail corridor, healthier ground cover, and reduced soil erosion. MHYC will complete tasks to reduce ladder fuels and increase canopy crown distances. This work is valued at \$21,000.
2. If you have an interest working with El Paso County Parks on grants (grant research and/or writing) to support park projects, please call Christine Burns at 520-6996.





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

STAN VANDERWERF  
LONGINOS GONZALEZ, JR.  
PEGGY LITTLETON

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

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

**General**

1. Bear Creek Nature Center Supervisor attended a four-day National Association of Interpretation Certified Interpretive Guide training and certification course in Westminster. This training is designed to strengthen interpretation and presentation skills for those that lead programming for the public and is a prerequisite for additional advanced NAI certifications.

**Projects, Fundraising & Grants:**

1. Fountain Creek Nature Center's cultural history exhibit entitled, "Fountain Creek is a Pathway of History" is in the final stages of completion. Grand Opening celebration is planned for Saturday, January 19, from 2:00-4:00 pm. You will be inspired as you see, hear, and explore the human stories made possible by Fountain Creek and over 50 individual exhibit donors. Hear music by Pepper Grass, interact with historically dressed people, and enjoy refreshments. Come see why Fountain Creek is our unsung hero!
2. The Year-End Fundraising Campaign is complete. Through our three-pronged approach of mailed letters, Colorado Gives Day, and website/Facebook posts, we raised over \$8,300!
3. Staff met with Lane Mitchel, Manitou Environmental Citizens Action, and Kyle Melvin, EPC Central District Supervisor, to review the potential instillation of pavers at Rainbow Falls. The location of the pavers were reviewed and we hope to have them installed before the spring opening.
4. The Remote Control Flying Coalition Meeting was held on December 11. Participants reviewed areas in El Paso County where flying is currently permitted and provided feedback on other potential areas and parks where a pilot event could be held.



## **Programs & Events:**

1. Bear Creek Nature Center hosted a film screening of Teton Gravity Research's newest release, 'Ode to Muir'. This was the first major program planned by Bear Creek's new Innovative Programming Coordinator, Ellie Brown and it was extremely successful. Ticket cost included a free beer for adult attendees, donated by Colorado Mountain Brewery. The screening sold out, with 75 participants and earned \$550 for Friends of El Paso County Nature Centers. We will pursue future Teton Gravity Research film releases.
2. Four hundred and fifty people of all ages attended Bear Creek Nature Center's annual holiday tradition, Bear Creek by Candlelight on December 7. Sponsors included Texas Roadhouse, who served chili dinner and Rocky Mountain Wildlife Foundation, who brought a live wolf dog. Other activities included crafts, pelt interpretation, live music, visits with Santa Claus and walks along luminary-lit trails. Five staff and twenty-eight volunteers accomplished a well-received event that earned \$1,300 for Friends of El Paso County Nature Centers.
3. Nature Center staff along with a Friends of El Paso County Nature Centers volunteer attended the Pioneers Museum Festival of Lights event, where they conducted an animal pelt and track education station. This event provided the opportunity to connect with approximately one thousand people, informing them about the nature centers and specific upcoming programs and events.
4. Bear Creek Nature Center was a site for the 2019 Audubon Christmas Bird Count and hosted the Christmas Bird Count Tally Rally. During the Tally Rally, thirty-five people who had participated in bird counts throughout the Pikes Peak Region gathered at the nature center to share a potluck dinner and compilations from the day's counts, which totaled eighty-six bird species.
5. The big holiday highlight of the season was Nature Hikes with Santa followed by horse-drawn wagon rides. The hike has been a family tradition for over 20 years and the wagon rides for 8 years. The hike with Santa includes an interactive reading of "Twas the Night before Christmas" complete with jingle bells while waiting for Santa to arrive. When the loud, "Ho, ho, ho" is heard, each child gets special time with Santa then parents and children hike with him around the nature trail to hear what gifts nature gives us all year long.
6. Horse-drawn wagon rides on two Saturdays are made possible by the good will of Fountain neighbors, Rex & Sally Miller along with their daughter and son-in-law Carl & Libby Evans & their nephew, Cody Kraus. With their two Suffolk Punch draft horses named Sky and Sage, 120 people experience the old-fashioned way of traveling while learning about Fountain Creek Regional Park and singing songs of the season. This successful fundraiser is only possible through the generous gift of their time and horses. At \$7/seat almost \$1,000 was raised.



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

STAN VANDERWERF  
LONGINOS GONZALEZ, JR.  
PEGGY LITTLETON

## COMMUNITY SERVICES DEPARTMENT

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

### PARK OPERATIONS DIVISION MONTHLY REPORT DECEMBER, 2018

#### Parks Planning

#### **Capital Project Management:**

**Black Forest Regional Park** - Rocky Mountain Field Institute and El Paso County have partnered through the IndyGIVE campaign to continue recovery efforts in 2019.

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

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

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

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





approximately 1.5 miles of singletrack trail. RMFI completed the final ½-mile of singletrack trail and boardwalk in late-summer 2018, thus connecting to the powerline trail.

**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. Final design and engineering is currently underway with completion anticipated in January, 2019. An extension request was approved by the State seeking allowing additional time to complete construction. The Trust for Public Lands has committed \$50,000 towards the project.

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

**Falcon Dog Park** - The County received a Great Outdoors Colorado grant to construct the Falcon Dog Park. Improvements include fencing, trails, parking lot, and site furnishings. Staff prepared a Request for Quote (RFQ) to complete the fencing in September. Three quotes were received and Law Fence was selected to install the fencing. Fencing will be completed in December. Staff advertised an RFQ to construct the parking lot but was canceled after the received quotes exceeded available funds. Park Operations Staff is completing construction of parking lot and trails by end of January, 2019.

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

## **Planning:**

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

**Fountain Creek Regional Park Master Plan / Phase I Improvements** - Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden was finished spring 2018. Designsapes Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018.

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

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

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

#### **Flood Recovery:**

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

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

**Hanson Trailhead Repairs:** A contract for engineering and design was awarded to Bohanna-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA for review. Refinement of the design will continue in 2019.

**New Santa Fe Trail Repairs:** An IFB was advertised in November, 2017 but was canceled after receiving no qualified bids. Staff submitted an extension request to FEMA. Approval was received in August 2018. An IFB was advertised in October, 2018 with bids due on December 3<sup>rd</sup>. Two bids were received and are being evaluated by staff. Construction must be completed by June, 2019

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

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

**Black Forest Regional Park (CDBG)** - The County applied for excess CDBG-DR funds and was awarded \$790,000 to complete approx. 150 acres of forestry work, 3-miles of trail construction and decommissioning, and soil stabilization in the park in 2018/2019. Three IFB's are currently under development and a notice to proceed is anticipated in December. Work will begin immediately thereafter and must be completed by June, 2019.

**Other:**

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

**Fountain Creek Watershed, Flood Control and Greenway District** - Community Services Department Staff continues to serve on the Technical Advisory Committee and Citizens Advisory Group. The committees help develop and implement watershed restoration and enhancement projects.

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

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

**Internships** - The Geography and Environmental Studies Program at UCCS has expressed interest in providing interns to the Planning Division. Staff will coordinate, with a goal of having an intern on board in 2019.

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

## **Operations / Miscellaneous Projects**

**Falcon Regional Park** - Construction of the new dog park walking trail began this month. County DOT delivered approximately 1000 tons of gravel material which was a tremendous help with project efficiency. Huge thanks to Steve Johnson, Ken Claussen, and their crews for supporting the project. Park Operations staff from all districts are working together to complete this project in-house. The large and small dog park walking trail has been completed. The dog park parking lot will be completed January 2019. Thanks to all the districts for their help and great teamwork!

**Fountain Creek Nature Center** - All bids have been received for repairing the basement flood damage from earlier this year. Blue Ridge Contractors have come in with the lowest cost to replace the flooring and ceiling tiles. Due to the end of fiscal year, the repairs will be scheduled for early 2019.

**Baptist Road Trailhead Restroom** - Olson Plumbing has completed the engineered drawings to renovate the restroom plumbing fixtures. Early 2019 staff will initiate abandoning the current septic system and connecting to Triview Metropolitan District's sewer line that runs in close proximity to the restroom. Once the connection is made, steps will be taken to convert from the current waterless plumbing fixtures over to standard flush units.

**County Fairgrounds** - The concrete pad for the new walk-in refrigerator was installed last month and the new refrigeration unit delivered December 5<sup>th</sup>. Staff will obtain electrical and fencing quotes early 2019 to run power to the refrigerator and install vinyl fencing around the unit for safety and aesthetics.

**Bear Creek Nature Center** - Carpet Resources completed replacement of the carpet in the main exhibit area and the Bear Den. This was a challenge considering that one of the exhibits is not mobile. Carpet Resources did an excellent job lifting the exhibit enough to get the carpet underneath. The final exhibits have been installed and the carpet is the last improvement on the list for 2018.

### **Central District:**

**Bear Creek Regional Park** - December has been a short month given the Holiday schedule and staff taking personal leave for travel and spending time with their families. Despite the complex scheduling, the Central Team continues to make progress and completed several significant projects. Staff completed secondary fire mitigation efforts in Bear Creek East and is making progress with fall clean-up and debris removal efforts. Pruning is still on the agenda and staff will continue landscape restoration prep over the next few weeks.

During unfavorable weather conditions, staff has made time to complete renovations to our office facilities and has contracted with Blue Ridge Contractors to renovate the maintenance shop restrooms.

We have noticed a major reduction in illegal camping, but the issue is still present as three abandoned camps were removed over the last few weeks.

Staff installed and graded 45 tons of road base material in the flats portion of the Equestrian Skills Course. Design ideas are being considered for obstacle construction in this portion of the course.

The parks crew dedicated significant time to Christmas light installation at the Park Administration building. The lights are a nice addition to the facility and are being enjoyed by many.

**Bear Creek Dog Park** - Restrooms were closed on 12/19 for deep cleaning and sanitation. No overnight parking signs were installed in all major parking areas to discourage overnight camping / parking.

**Rainbow Falls** - Staff worked with Verizon to correct security camera issues and all systems seem to be operating properly.

Southern Colorado Mobil Blasting completed graffiti removal on the rock wall near the falls. The area looks amazing and quotes are being obtained to continue removal throughout the entire site.

**Downtown Facilities** - The downtown crew is still working diligently to complete pruning and debris removal efforts. This task will be the primary focus over the next several weeks.

**Jones Park** - Staff met with Altitude Land Consultants to review preliminary phases of the master planning process. Public input meetings were held and information gathered will be considered in management decisions moving forward.

**Training** - Dale Arellano and Tyler Watters were registered for CDL training. Both staff members are studying for testing and will be obtaining their permit in the upcoming weeks.

#### **East District:**

**County Fairgrounds** - The Fairgrounds hosted a large holiday event during the month of December. Staff assisted with setup and building preparation as well as staffing the event to help with anything that was needed. The event had a great turnout and was an overall success. Staff has completed caulking the restrooms at the Fairgrounds that have heat during winter. The team also caulked the interior of the windows in Swink Hall. The restroom doors in Whittemore have been sanded stained, and kick plates were added.

**Paint Mines Interpretive Park** – The damaged lock for the restroom door has been replaced and the restroom is back open for use.

**Falcon Regional Park** – The East District team's priority this month has been the ongoing construction of the dog park at Falcon Regional Park. The East District has dedicated at least two team members each day to assist with the construction project. Staff has completed installation of the trail system in both the large dog park as well as the small dog park. The team will be focusing on the parking lot construction next. The fencing contractor has completed installation of the fencing. Thanks to all districts for their support and teamwork constructing this project.

#### **North District:**

**General Information** –The North District assisted this month with new trail construction in Falcon Regional Park. Staff has given some much-needed attention to the Black Squirrel Trail and bridge located at Highway 83 and Shoup Road. These improvements included adding trail material, box blading, mowing, and removing trash. Staff also removed snow from County facilities.



**Fox Run Regional Park** – The North team assisted County Facilities with upgrading and adding LED light fixtures to our main shop area. Staff and Wildland Fire have focused on the prescribed forest mitigation around the active use areas in Fox Run this winter to prevent conflicts with park reservations and public activities.

**Black Forest Regional Park** - The public water system at Black Forest continues to have issues with overflowing and flooding the area where the water equipment is located. Staff has replaced the system's solenoid which seemed to resolve the issues for the time being. In addition, staff removed four trees in the active use areas that were infected by pine beetle. The parks outpost located in Black Forest DOT yard was cleaned and organized. Old equipment and materials were sent to auction or allocated to other districts as needed. The area is now used as a winter equipment storage area.

**Pineries Open Space** - Staff repaired a citizen's private fence damaged by a fallen tree and removed twenty four additional trees that have potential to cause future damage to the same private property.

**Santa Fe Regional Trail** – Staff has set up collection corrals for the annual Christmas tree recycle program located at Baptist Road Trailhead. In addition, new Front Range Trail signs have been posted at all Santa Fe Trailheads.

#### **South District:**

**General Overview and Staffing** – South District seasonal staff completed their season this month and we are back to full time staff for the remaining winter months. The seasonal employees are a huge help for park maintenance operations and construction. We look forward to their return in 2019.

Randy Feidler received the 2018 Community Services Volunteer of the Year Award. Randy's dedication to volunteering at Willow Springs proves that one person volunteering really can make a difference in the community. Thank you Randy!

Construction projects, forestry projects, and snow removal operations were the primary focus in December.

**Fountain Creek Regional Park** – The majority of the new park entrance intersection is complete. The railroad portion east of HWY 85 still remains closed. Opening date of the eastbound portion of the intersection is to be determined. Santa-Fe Railroad needs to complete their work before it will open.

Three new Autumn Purple Ash trees were planted to soften the transition from the community garden to the new dog park parking lot.

Construction of the new dog park began in mid-November and will continue into next year. The fence contractor completed installation of the perimeter fence. Construction of the dog park parking lot and interior trail system is underway with completion anticipated January 2019.

Chilcott Ditch Company began creek bank and augmentation station repairs. Matrix Design Company and Wildcat Construction have been contracted by Chilcott Ditch Company to complete the project. Sections of the Fountain Creek Trail will be impacted by this work and the trail will be closed from the Duckwood Trailhead south to the Cottonwood Meadows area. Work is anticipated to be complete by March 2019.

Fountain Creek Regional Park was the site for the Annual YMCA Jingle Bell Run. Over 600 participants competed in this event.

**Fountain Creek Nature Center** – Staff provided support for holiday special events the Nature Center hosted.

**Maxwell Trailhead** – Tall Timbers completed the eleven acre mastication project north of the Trailhead. This work has cleared dense vegetation and will make a huge impact on our ability to manage homeless camps in the area.

**Willow Springs** – DesignScapes continued construction of the new playground and picnic pavilion as part of the Master Plan improvement projects.

**Widefield Community Park** – DesignScapes continues phase 2 construction of the Master Plan improvement projects.

Front Range Arborists completed hazard tree mitigation in the disc golf course.