

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

Park Advisory Board

Meeting Agenda

Wednesday, June 12, 2019 – 1:30 p.m.

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

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
1.	Call Meeting to Order	Chair	
2.	Approval of the Agenda	Chair	Approval
3.	Approval of Minutes	Chair	Approval
4.	Introductions / Presentations		
	A. Jim Cassidy, New Park Advisory Board Member	Chair	Information
5.	Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6.	Development Applications		
	A. Carriage Meadows South Filing No. 2 PUD Development Plan / Preliminary Plan	Jason Meyer	Endorsement
	B. Lorson Ranch East Filing No. 4 - Final Plat	Jason Meyer	Endorsement
	C. Creekside at Lorson Ranch Filing No 1 Final Plat	Jason Meyer	Endorsement



<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
D. Abert Ranch Subdivision Final Plat	Ross Williams	Endorsement
E. Saddlehorn Ranch Preliminary Plan and Filing No. 1 Final Plat	Ross Williams	Endorsement
F. Ellicott Town Center Final Plat	Paul Whalen	Endorsement
G. Grandwood Ranch Preliminary Plan	Paul Whalen	Endorsement
7. Information / Action Items		
A. Bear Creek Regional Park Master Plan Amendments	Brian Bobeck / Paul Whalen	Endorsement
B. Naming Rights Program Proposal	Tim Wolken	Information
C. Personnel Policies / Conflict of Interest	Tim Wolken	Information
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the May 8, 2019
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair
Terri Hayes
Julia Sands de Melendez, Secretary
Ed Hartl
Kathi Schwan
Anne Schofield
Susan Jarvis-Weber
Kiersten Steel

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

Absent: Alan Rainville

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: **Ed Hartl made a motion to approve the meeting agenda. Terri Hayes seconded the motion. The motion carried 8 - 0.**
3. Approval of Minutes: **Kathi Schwan made a motion to approve the April 17, 2019 meeting minutes. Ed Hartl seconded the motion. The motion carried 8 – 0.**
4. Introductions and Presentations:

Chairperson Falcone and Tim Wolken welcomed Kiersten Steel as a new member of the Park Advisory Board.

Chairperson Falcone presented a resolution and plaque to Terri Hayes for her years of leadership and dedicated service on the Park Advisory Board.

5. Citizen Comments

None

6. Development Applications:

A. Grandview Reserve Preliminary Plan

Paul Whalen provided an overview of the Grandview Reserve Preliminary Plan and addressed questions by the Board.

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners approval of the Grandview Reserve Preliminary Plan (SP19-004) with the following conditions: (1) Designate and provide to El Paso County a 25-ft wide trail easement that allows for public access as well as construction and maintenance for the future Eastonville Regional Trail; (2) Show the 25-ft wide trail easement on all forthcoming preliminary plan and final plat submittals; (3) Require fees in lieu of land dedication for regional park purposes in the amount of \$83,904 will be required at time of the recording of the forthcoming final plat(s). Kathi Schwan seconded the motion. The motion passed 8 – 0.

B. Monument Academy Approval of Location

Paul Whalen provided an overview of the Monument Academy Approval of Location and addressed questions by the Board.

Terri Hayes recommended to the Planning Commission and Board of County Commissioners that approval of the Approval of Location application for the Monument Academy Charter School include the following condition: Dedicate to El Paso County a 25-foot wide trail easement along the northern site boundary that allows for public access, as well as maintenance by El Paso County for the Cherry Creek Regional Trail. Ed Hartl seconded the motion. The motion passed 8 – 0.

C. Midtown at Hannah Ridge PUD Preliminary Plan, Midtown at Hannah Ridge Filing No. 1 Final Plat, Midtown at Hannah Ridge Filing No. 2 Final Plat

Ross Williams provided an overview of the Midtown at Hannah Ridge PUD Preliminary Plan, Midtown at Hannah Ridge Filing No. 1 Final Plat, Midtown at Hannah Ridge Filing No. 2 Final Plat and addressed questions by the Board.

Ed Hartl recommended to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge PUD Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$40,584 and urban park fees in the total amount of \$25,632 will be required at the time of the recording of the Final Plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat. Julia Sands de Melendez seconded the motion. The motion passed 8 – 0.

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$27,816 and urban park fees in the amount of \$17,568. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat. Kathi Schwan seconded the motion. The motion passed 8 – 0.

Kathi Schwan recommended to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$12,768 and urban park fees in the amount of \$8,064. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat. Ed Hartl seconded the motion. The motion passed 8 – 0.

D. The Retreat at TimberRidge Filing No. 1 Final Plat

Ross Williams provided an overview of the Retreat at TimberRidge Filing No. 1 and address questions by the Board.

Ed Hartl recommended to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge Filing No. 1 Final Plat include the following conditions: (1) provide to El Paso County a 25-foot public trail easement along the Sand Creek drainage that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County on this Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$31,920 and urban park fees in the amount of \$20,160. A park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording this Final Plat. Terri Hayes seconded the motion. The motion passed 8 – 0.

7. Information / Action Items:

A. 2019 - 2020 Officer Elections

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

Bob Falcone moved the following slate of candidates for the 2019 - 2020 year. Julia Sands de Melendez seconded the motion.

Chairperson -	Bob Falcone
Vice-Chairperson -	Ed Hartl
Second Vice-Chairperson -	Kathi Schwan
Third Vice-Chairperson -	Anne Schofield
Secretary -	Julia Sands de Melendez

The motion passed 8 – 0.

8. Monthly Reports:

Todd Marts informed the Board that 800 residents participated in the Fountain Creek Nature Center Family Fun Day.

RECORD OF PROCEEDINGS

Bob Falcone commented on the rapid damaged tree removal in Fox Run Regional Park after the recent major snow event. Brian Bobeck stated that a majority of the removal was completed by park staff.

9. Board/Staff Comments:

Jason Meyer provided the Board with an update to revise the alignment of the proposed Woodmen Hills Regional Trail in response to two proposed subdivisions and concerns about private property impacts along Arroya Lane. The revised alignment will provide enhanced trail connectivity to proposed non-County parks and trail systems, and will connect several residential neighborhoods and commercial centers. The El Paso County Parks Master Plan provides flexibility for planned trail corridors to respond to opportunities and constraints that develop through the land development process. The developers of The Ranch and Sterling Ranch are agreeable to the trail revision and will provide letters of assurance to the County in order to secure future regional trail easements.

Commissioner VanderWerf provided an overview of his proposal to add additional trails to Pikes Peak to support mountaineering training and reduce the stress on existing trails.

Brian Bobeck reminded the Board of the upcoming Park Board Tour that will be conducted on May 18.

10. Adjournment: **The meeting adjourned at 2:30 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Carriage Meadows South Filing No. 2
PUD Development Plan / Preliminary Plan

Agenda Date: June 12, 2019

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of Carriage Meadows South Filing No. 2 PUD Development Plan / Preliminary Plan. The development is zoned RMH (Residential Medium / High) permitting 10-13 dwelling units / acre. The site is located south of Fontaine Boulevard and east of Marksheffel Road. The PUDSP totals 5.32 acres and includes 50 single-family attached dwelling units on 1.73 acres, open space totaling 2.33 acres, and rights-of-way totaling 1.26 acres.

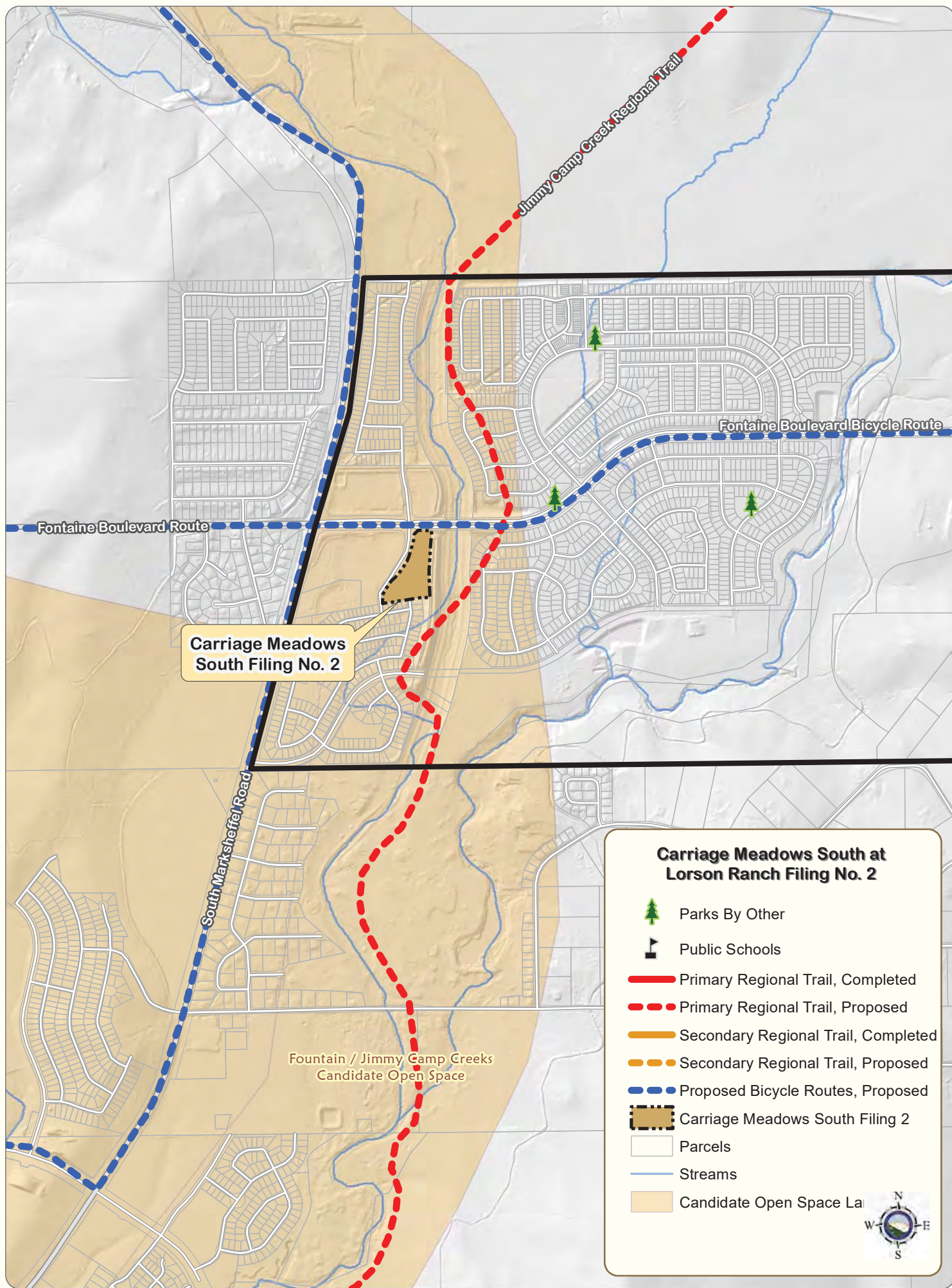
The open space dedication exceeds the 10% minimum for PUD zoning by providing 44% of the site as dedicated open space. Both the proposed open space dedication and density are in agreement with the previously approved Lorson Ranch Minor Sketch Plan Amendment (4/21/2016).

The County Parks Master Plan shows the Fontaine Boulevard Bicycle Route north of the Carriage Meadows South Filing No. 2 project area along Fontaine Boulevard. This bicycle route will be accommodated within County right-of-way and installed as part of future road improvements. The previously approved PUD and Preliminary Plan drawings do not show any County regional rails or non-County trails within the Carriage Meadows South Filing No 2 project area. Detached sidewalks provide pedestrian connections within the project area.

Parks staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South at Lorson Ranch Filing No. 2 PUD Development Plan / Preliminary Plan include the following condition: Require fees in lieu of land for regional purposes in the amount of \$22,800 and urban fees in the amount of \$14,400. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.



Carriage Meadows South at Lorson Ranch Filing No. 2



Parks By Other



Public Schools

Primary Regional Trail, Completed

Primary Regional Trail, Proposed

Secondary Regional Trail, Completed

Secondary Regional Trail, Proposed

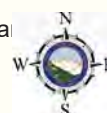
Proposed Bicycle Routes, Proposed

Carriage Meadows South Filing 2

Parcels

Streams

Candidate Open Space Land



Development
Application
Permit
Review



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

May 21, 2019

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

Name:	Carriage Meadows South at Lorson Ranch Filing No. 2	Application Type:	PUDSP
PCD Reference #:	PUDSP-195	Total Acreage:	5.32
		Total # of Dwelling Units:	50
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	23.49
Lorson, LLC	Thomas and Thomas	Regional Park Area:	4
Jeff Mark	Jim Houk	Urban Park Area:	4
212 N. Wahsatch Avenue, Suite 301	702 North Tejon Street	Existing Zoning Code:	PUD
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 50 Dwelling Units = 0.970		Neighborhood:	0.00375 Acres x 50 Dwelling Units =	0.19
Total Regional Park Acres: 0.970		Community:	0.00625 Acres x 50 Dwelling Units =	0.31
		Total Urban Park Acres:		0.50
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$113 / Unit Acres x 50 Dwelling Units =	\$5,650
\$456 / Dwelling Unit x 50 Dwelling Units = \$22,800		Community:	\$175 / Unit Acres x 50 Dwelling Units =	\$8,750
Total Regional Park Fees: \$22,800		Total Urban Park Fees:		\$14,400

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Carriage Meadows South at Lorson Ranch Filing No. 2 PUDSP include the following condition: Require fees in lieu of land for regional purposes in the amount of \$22,800 and urban fees in the amount of \$14,400. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Park Advisory Board Recommendation:

Endorsed --/--/2019

Carriage Meadows South at Lorson Ranch Filing 2

PUD Development Plan, Preliminary Plan, Early Grading & Wet Utilities

Vicinity Map:



Prepared By:



702 N. Tejon Street
Colorado Springs, CO
P: (719) 578.8777
W: www.ttplan.net

Developer:

Lorson LLC Nominee for Heidi LLC
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

Thomas & Thomas Planning, Urban Design, Landscape Architecture, Inc.
702 North Tejon Street
Colorado Springs, Co 80903
(719) 578-8777

Civil Engineers:

Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
(719) 659-7800

LSC Transportation Consultants

101 North Tejon St. STE. 200
Colorado Springs, CO. 80903
(719) 633-2868

Site Location, Size, Zoning:

The Carriage Meadows South at Lorson Ranch Filing 2 site is located within the Lorson Ranch planned community development southeast of the intersection of Fontaine Blvd. and Carriage Meadows Drive. Carriage Meadows South Filing 2 is a continuation of the Carriage Meadows South development recently constructed. The site is 5.322 acres and was identified as Tract O on the Carriage Meadows South Filing 1 final plat. With a combined PUD Development Plan/ Preliminary Plan submittal, the proposed Carriage Meadows South Filing 2 proposes 50 single-family attached dwelling units. The site is currently zoned RMH (Residential Medium/ High) permitting 10-13 DU/ Acre as illustrated on the Lorson Ranch Minor Sketch Plan Amendment approved on April 21, 2016. The permitted densities in this area are not affected by the concurrent Sketch Plan Amendment of properties east of the Jimmy Camp Creek East Tributary. The parcel is currently vacant except for existing utility improvements installed along the southern boundary with the first phase of the Carriage Meadows South development. There is also an existing FMIC drainage ditch and easement located outside the eastern boundary for this project that shall remain. The Jimmy Camp Creek main channel has already been constructed is not affected by this proposed project.

Request & Justification:

The purpose of this application is to request approval a combined PUD Development Plan/ Preliminary Plan, Early Grading request and a request to permit construction of wet

utilities for the Carriage Meadows South at Lorson Ranch Filing 2 project. The PUD Development and Preliminary Plan (Plan) shows the general concept for the design of the 50 single-family attached units well as identify the development standards for the proposed development. The Plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. The early grading request will allow initial site construction and development preparation to occur concurrent with the Final Plat review process. The request to review and approve the installation of wet utilities would allow installation and scheduling to occur within the prime construction months in conjunction with grading operations. The early construction also allows these lots to respond to market demand and possibly be available for conveyance in 2019. The proposed application includes 50 new single-family attached units for a density of 9.43 DU/ Acre. The Plan includes a PUD Modification request for the proposed private roadways which are discussed in more detail below.

The site is bordered by the FMIC ditch and easement to the east; Fontaine Blvd. to the north; Carriage Meadows Drive and vacant commercially zoned parcels to the west; and to the south existing single family detached residential units constructed as part of Carriage Meadows South Filing 1.

The community is designed to provide for functioning automobile and pedestrian circulation. Pedestrian walkways have been provided throughout the development with connections to existing pedestrian walkways to the south and along Fontaine Blvd.

The project will be completed in one phase with construction occurring over a period of one to three years. Roadways, utilities, drainage, etc. will be constructed as necessary to facilitate development construction and sequencing.

The Carriage Meadows South at Lorson Ranch Filing 2 project will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW's issues with previous agreements remaining in effect.

El Paso County PUD Section 4.2.6(D) Approval Criteria, 1998 El Paso County Policy Plan, and El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria:

The purpose of the Plan is to provide the information necessary to rezone the property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The Plan will also serve as the preliminary plan/plat document for the purposes of compliance with the subdivision requirements of the County. The development plan sets forth the final plans for development of the PUD district including detailed use, dimensional, and development standards, building and parking locations, service connections, landscaping and other important site improvements. The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as framework for land use applications and development in the County. The County Wide Policy plan ties the specific small area plans, and other Master Plan elements such as the Master Plan for Mineral Extraction, the El Paso County

Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy plan provides general direction in terms of density, buffers, transitions, infrastructure, where no small area plan exists.

The proposed Carriage Meadows South Filing 2 project advances the stated purposes set forth in this section and is in general conformation with the El Paso County Master Plan, the approved Lorson Ranch Sketch Plan as amended and the approved Lorson Ranch Conceptual and Zoning Plan. The application is in compliance with the requirements of this code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrating in the zoning code, application packet and procedurals manual. There has been substantial change in character of the area since the land was last rezoned as several communities of single family residential have been approved and constructed. This includes Lorson Ranch itself and several other projects within the general vicinity of this project, including the Cottonwood Grove development to the immediate west of Lorson Ranch.

The proposed property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties. The proposed development re-introduces the single-family attached product type that was successful as part of the Buffalo Crossing development located off Old Glory Dr. to the northeast of this site. The new development will be in and continue the harmony of the existing surrounding character of the area and natural environment. The existing residential lots to the south will be buffered by required landscape treatments such as vegetation and screen fencing as depicted on the supporting landscape plan.

The Carriage Meadows South Filing 2 project will not have a negative impact upon the existing and future development of the area, but rather continue with the planned sequencing of phasing and development. This design approach also supports *Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County;* and *Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

The proposed application provides adequate consideration for any potentially detrimental use and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site. The site design includes a 15-foot landscape buffer with vegetation and fencing on the south boundary of the site. The proposed design utilizes the main tributary of Jimmy Camp Creek and the FMIC ditch easement as natural buffers on the west. There are no requirements for buffering to the north across Fontaine Blvd. or to the west across Carriage Meadows Dr. The plan proposes a 25' landscape setback along Fontaine Blvd. and 10' along Carriage Meadows Dr. to include required roadway landscaping material. There are no landscape related PUD Modifications being requested as this time.

There are no areas of significant historical, cultural or recreational features found on site; however, the preservation of the natural Jimmy Camp Creek main tributary and FMIC Ditch easement has already been taken into consideration with previous submittals and construction. There is an existing regional trail corridor along the eastern banks of Jimmy Camp Creek with new pedestrian connections included to help complete gaps in the walkway system.

The proposed attached single-family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance and adequately sized to meet the demands of this phase. A sufficient water supply has been acquired and can be provide the water necessary for the proposed 50 new units and associated irrigation needs. In addition, a wastewater system has been established and can adequately serve the proposed units. Please refer to the water and wastewater reports for more information. There are no geological hazards or potential soil or grading hazards that will require special precautions, restrict, or prohibit development of the site.

By providing open space areas and extending existing utility services already approved and in place, the Carriage Meadows South project continues to support both *Policy 6.1.5: Support the development of well-planned mixed-use projects*; and *Policy 6.1.11: Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses*.

Master Plan for Mineral Extraction:

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the EL Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Valley Fill’ containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

Schools:

Lorson Ranch is within the Widefield School District #3 and is subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170. Per terms of the agreement, Lorson Ranch has satisfied all school fee and land dedication in-lieu requirements for and to the School District.

Total Number of Residential Units, Density, and Lot Sizes: 50 Single-Family Attached Residential Units with a Gross Density of 9.4 DU/ Acre. The parcel is zoned RMH which permits a maximum density range of 10-13 DU/ Acre. The proposed application consistent with these density and zoning allowances.

Total Number of Industrial or Commercial Sites:

There are no industrial or commercial sites proposed with this application.

PUD Modification:

The Plan proposes a PUD Modification of Section 8.4.4.A, B, C, D of the EPC Land Development Code to permit Private Roadways within this development as allowed in *Section 8.4.4.E Private Road Allowances*. The use of the private roads requires a waiver and will be constructed and maintained to ECM standards, as modified by the Plan approval. The purpose of the request for private streets is to facilitate the subdivision design typical of these types of developments using single family attached and townhome type units. The private drives allow the road cross sections and rights of way to be narrower maximizing usable space and creating rear loaded alley type access drives. The proposed units have the garage at the rear of the house with the main entry at the opposite, front side of the house. Every unit will front to common green space. The design and layout of the private streets provides a more livable environment by minimizing paving and hardscape throughout the site; includes suitable provisions for pedestrian access and ADA routes; common open and green space in front of each unit; and landscaping throughout the proposed development.

Types of Proposed Recreational Facilities:

There are no proposed recreational facilities within Carriage Meadows South at Lorson Ranch Filing 2 at this time. Trail corridors and pedestrian connections have been approved and are being constructed as part of the previously approved overall Carriage Meadows South PUD/ SP. Pedestrian connections are being provided as part of this project to existing sidewalks and trail corridors.

Phasing Plan and Schedule of Development:

The Carriage Meadows South at Lorson Ranch Filing 2 will be developed in one phase with the predevelopment site grading and utility installation for the entire development will also occur in a single phase.

Areas of Required Landscaping:

The proposed PUD/Preliminary Plan includes landscape design requirements for the streetscape along Fontaine Blvd.; streetscape plantings along Carriage Meadows Dr.; buffer requirements along the southern boundary adjacent to the existing detached single-family units; and internal landscape requirements per the land development code. The landscape design includes a mix of deciduous and evergreen trees, varying ground plane treatments, and numerous planting beds. All required landscaping will be maintained by the Lorson Ranch Metropolitan District. There are no landscape waivers or PUD Modifications being requested at this time.

Approximate Acres and Percent of Land Set Aside for Open Space:

The Carriage Meadows South at Lorson Ranch Filing 2 project is proposing 2.33 acres of open space. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the 5.322-acre project or 0.53 acres. This open space area is in addition to the overall 34.48 acres of open space provided with the original Carriage Meadows South PUD/ SP. The total open space provided is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

Traffic Engineering:

Carriage Meadows South at Lorson Ranch Filing 2 can be accessed from two main locations, existing Carriage Meadows Drive and Rubicon Drive. A new curb cut will be required along Carriage Meadows Drive which will line up with a future access point into the proposed future commercial area west of the site. The existing Rubicon Dr. was originally designed and constructed to be extended north into this parcel. All internal streets within Filing 2 will be private drives. There shall be no direct access to either Carriage Meadows Dr. or Fontaine Blvd. from within the development. Per the completed noise impact analysis, dated January 15, 2019 performed by LSC Transportation Consultants, INC, the results of the noise prediction show that in the year 2040 all locations have predicted noise levels that would exceed 67 decibels Leq. With the inclusion of a six-foot-high noise barrier where illustrated on the drawings, all noise receiver locations are predicted to be below the threshold. The barrier should be made of a rigid material with a density of at least four pounds per square foot and should have no gaps. These minimum requirements will be met utilizing pre-cast concrete panel fencing. A detail of this proposed fence type is included on the PUD drawings.

Proposed Services:

The Carriage Meadows South at Lorson Ranch Filing 2 will be a part of the Lorson Ranch Metropolitan District #1 which shall own and maintain common areas such as setbacks, trails, common areas, open space, signage, detention facilities, etc. This development will be served by the additional entities as outlined below:

- | | |
|-----------------------|---|
| 1. Water: | Widefield Water and Sanitation District |
| 2. Wastewater: | Widefield Water and Sanitation District |
| 3. Gas: | Black Hills Energy |
| 4. Electric: | Mountain View Electric |
| 5. Fire: | Security Fire Protection District |
| 6. School: | Widefield District #3 |
| 7. Library: | Pikes Peak Library District |
| 8. Roads: | El Paso County Road and Bridge |
| 9. Police Protection: | El Paso County Sheriff's Department |

Impacts associated with the PUD Development Plan & Preliminary Plan:

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0975F' effective date March 17, 1997 which was revised per LOMR Case No. 06-08-B643P effective date of revision August 29, 2007.

Wetlands: There are no drainage areas, drainage ways or water courses found on site, as a result there are not wetlands present. All drainage and erosion criteria have been met following El Paso County Development Standards.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. Currently, the site has very little vegetation which results in a high amount of dust during windy days; however, the proposed development will provide irrigated turf areas and native seeding to alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department 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 in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses, and the effects of noise generated from the site will have little or no impact on other surrounding areas. The site is impacted by noise generating from the intersection of Fontaine Boulevard and Carriage Meadows Drive. A noise impact study prepared by LSC Transportation Consultants, Inc, which includes recommendations for the placement of 6 foot high noise barriers to mitigate noise impacts to acceptable levels.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include almost all low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

While the areas most distinctive wildlife is probably the prairie dog, the Colorado Division of Wildlife note the following as also present in the area.

- Mule and White Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals
- And Many Others

Due to the construction activity and adjoining residential developments, it is not anticipated that either application will have significant impacts on wildlife in the area. However, the existing Jimmy Camp Creek may create an environment that will enhance and continue as a natural wildlife habitat corridor.

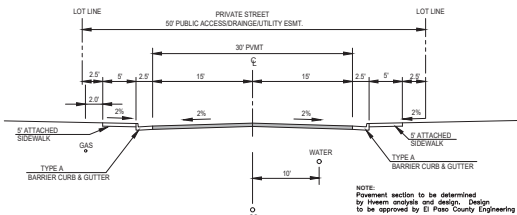
Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Lorson Ranch with sweeping view in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular. There is no impact on the adjoining neighbors as this use is a continuation of existing dwelling units to the south and east.

LORSON RANCH

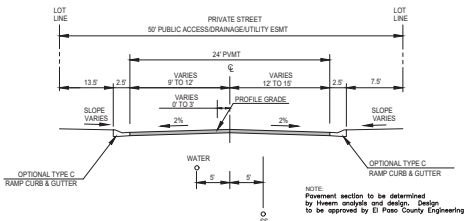
CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, ALL IN TOWNSHIP 1 S, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

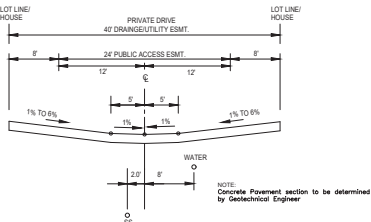
TYPICAL STREET CROSS-SECTIONS



TYPICAL SECTION 50' ESMT
RESIDENTIAL URBAN LOCAL
NOT TO SCALE
RUBICON TRAIL (PRIVATE STREET)
FIRESTEEL TRAIL (PRIVATE STREET)

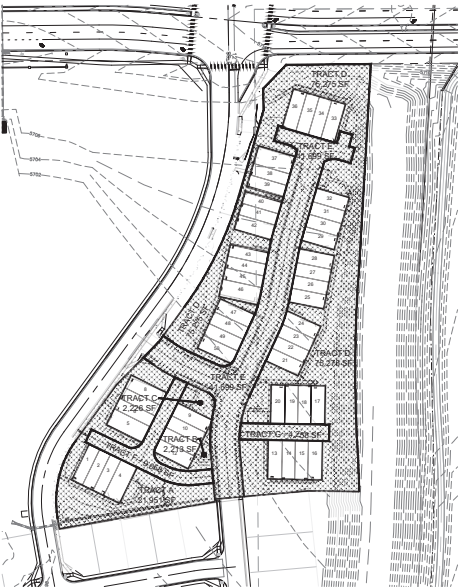


TYPICAL SECTION 50' ESMT
RESIDENTIAL URBAN LOCAL LOW VOLUME
NOT TO SCALE
RUBICON TRAIL
PRIVATE STREET



TYPICAL SECTION 40' ESMT
PRIVATE DRIVEWAYS 1, 2, 3 (lots 1-24)
NOT TO SCALE
CHAGRON TRAIL (PRIVATE STREET)
PALUXY TRAIL (PRIVATE STREET)
TOLT TRAIL (PRIVATE STREET)

TRACT MAP



TRACT TABLE

TRACT	SIZE	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PRIVATE DRIVE/ PARKING	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	765 SF	X	X	X	X	X	LRMD	LRMD
B	16,909 SF	X	X	X	X	X	LRMD	LRMD
C	2,158 SF	X	X	X	X	X	LRMD	LRMD
D	1,533 SF	X	X	X	X	X	LRMD	LRMD
E	68,619 SF	X	X	X	X	X	LRMD	LRMD
F	42,052 SF	X	X	X	X	X	LRMD	LRMD
G	11,065 SF	X	X	X	X	X	LRMD	LRMD
H	4,354 SF	X	X	X	X	X	LRMD	LRMD

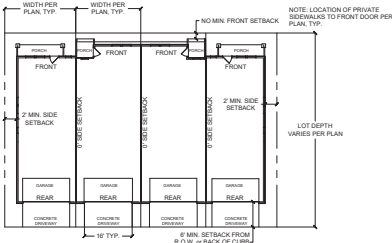
TOTAL TRACT AREA: 147,455 SF (3.39 AC)

LRMD= LORSON RANCH METROPOLITAN DISTRICT

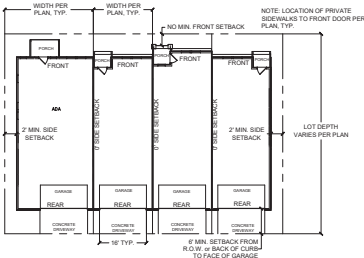
'X' DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS

TYPICAL LOT DIAGRAMS

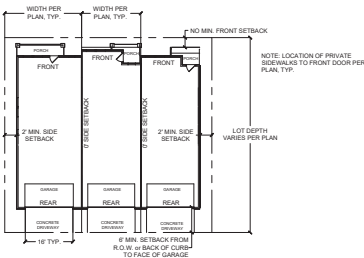
LOTS: 9-36, 47-50



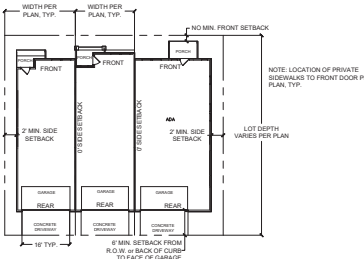
LOTS: 1-8, 43-46



LOTS: 40-42

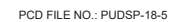


LOTS: 37-39



PCD FILE NO.:

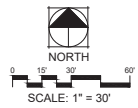
A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



LORSON RANCH

CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING 2

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 22 AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 23, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



PCD FILE NO.: PUDSP-18-5

REV #	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

DESIGNED	STS	DATE
DRAWN	STS	DATE
CHECKED	JAN	DATE
PROJECT NUMBER		2018.10
SCALE	AS NOTED	

A PORTION OF TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO.

GENERAL LAND DESCRIPTION - SKETCH PLAN

A TRACT OF LAND BEING THAT PART OF THE NORTH ONE-HALF (N1/2) OF SECTION 22, THE NORTH ONE-HALF (N1/2) OF SECTION 24, THE SOUTH ONE-HALF (S1/2) OF SECTION 14, THE SOUTH ONE-HALF (S1/2) OF SECTION 14, THAT PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 12, LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD KNOWN AS MARKSHEEL ROAD AND THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD, EXCEPT 1.50 ACRES OF LOT 2 OF BLOCK 5, SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 36-6 AT PAGE 81 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, ALL LYING WITHIN TOWNSHIP 15 SOUTH, RANGE 6 WEST, OF THE 10TH P.M., EL PASO COUNTY, COLORADO.

SAY TRACT OF LAND CONTAINS (40) ACRES OF LAND MORE OR LESS.

A map of the study area divided into three phases. Phase 1 is a central area. Phase 2 is a narrow strip along the left boundary. Phase 3 is the area to the right of Phase 1, separated by a diagonal boundary line. The map shows various features like roads and fields.

1. EXISTING ZONING IS PUD: PLANNED UNIT DEVELOPMENT (EL PASO COUNTY)
2. SCHOOL DISTRICT: WIDEFIELD SCHOOL DISTRICT NO. 3
3. UTILITY PROVIDERS:
 - 3.1. WATER & SEWER: WIDEFIELD WATER & SANITATION DIST.
 - 3.2. ELECTRICAL POWER: MOUNTAIN VIEW ELECTRIC ASSOCIATION
 - 3.3. GAS: BLACK HILLS ENERGY

4. FIRE PROTECTION, SECURITY FIRE PROTECTION DISTRICT
5. POLICE PROTECTION, EL PASO COUNTY SHERIFFS DIST
6. COMMERCIAL SITES TOTALING 70 ACRES ARE ALL WIDED WITHIN LORSON RANCH BETWEEN MARSHSFIELD ROAD AND JIMMY CAMP CREEK.
7. COMMERCIAL USES SHALL BE PERMITTED TO DEVELOPED INDEPENDENT OF THE PHASING PLAN.
8. A 25 ACRES SCHOOL SITE IS BEING PROVIDED AT THE NORTHEAST CORNER OF FONTAINE BOULEVARD AND FUTURE COLLECTOR ROAD AS SHOWN ON THE SKECH PLAN. THIS 25 ACRES WILL BE DEDICATED VIA FUTURE PLATTING PROCEDURES. THE FINAL SHAPE AND LAYOUT WILL BE DETERMINED WITH FUTURE SCHOOL SITE PLANNING.
9. THE EXISTING LORSON RANCH METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF PARKS, OPEN SPACE, COMMON AREAS, COMMON LANDSCAPE PLANTINGS AND OTHER PUBLIC AREAS.
10. THIS PROJECT WILL OBTAIN STORMWATER RUN-OFF TO HISTORIC FLOWS.
11. ROAD RIGHTS-OF-WAY WILL BE DEDICATED AS NECESSARY.
12. ALL FUTURE ROAD RIGHTS-OF-WAY ARE CONCEPTUAL ONLY AND ARE PERMITTED TO BE MODIFIED UP UNTIL FINAL PLATTING SO LONG AS THE GENERAL LOCATION, SIZE AND ACCESS INTENT ARE MAINTAINED.
13. THE SIGN WITHIN THE INTERSECTION OF MARSHSFIELD ROAD AND LORSON RANCH BOULEVARD WILL BE A FULL MOVEMENT INTERSECTION.
14. THE NORTH WESTERN MOST INTERSECTION WITHIN CARRIAGE MEADOWS WILL BE A FULL MOVEMENT INTERSECTION.
15. THE NORTH EASTERN MOST INTERSECTION WITH LORSON RANCH AND MERIDIAN ROAD WILL BE A FULL MOVEMENT INTERSECTION.
16. THE DEVELOPER AGREES TO ABIDE BY EXTERIOR LIGHTING POLICIES AND REGULATIONS IN EXISTENCE IN THE COUNTY AT THE TIME OF PLATTING.

1 OPEN SPACE REQUIREMENTS TO BE PROVIDED AT FULL BUILD OUT FOR THE LORSON RANCH PROJECT IS 21/2 TOTAL ACRES (195% TOTAL OPEN SPACE REQUIREMENTS WILL RANGE BETWEEN 19-21/2 TOTAL ACRES). THE DEVELOPER ANTICIPATES MEETING THESE REQUIREMENTS EITHER BY DESIGNATED OPEN SPACE, LAND DEDICATION OR A COMBINATION OF LAND DEDICATION AND FEES IN LIEU OF LAND DEDICATION.

2 TOTAL OPEN SPACE REQUIRED AT FULL BUILD OUT AT ACH 21/2 TOTAL ACRES IS 21/2 TOTAL ACRES OF PARKS, PLAYGROUNDS, NATURAL OPEN SPACE, TRAILS, JIMMY CAMP CREEK MAIN CHANNEL, OPEN SPACE, JIMMY CAMP CREEK TRIBUTARY OPEN SPACE, THE POWER LINE EASEMENT OPEN SPACE, SOUTHERN DELIVER SYSTEM EASEMENT OPEN SPACE WITHIN LORSON RANCH, THE FUTURE SCHOOL SITE AND THE FOUNTAIN MOUNTAIN TRAIL AND COMBINATION LOTCH EASEMENT OPEN SPACE.

3 OPEN SPACE AREAS MAY BE PLACED WITHIN ANY OPEN SPACE AREAS PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

4 FUTURE OPEN SPACE AND PARK SITE AREAS MAY BE INCLUDED WITH FUTURE DEVELOPMENTS AS DETAILED DESIGN TAKES PLACE, INCREASING THE TOTAL OPEN SPACE ACREAGE PROVIDED.

5 PHYSICAL OPEN SPACE REQUIREMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO LAND DEDICATION AND OR FEES IN LIEU OF LAND DEDICATION REQUIREMENTS AS APPROVED BY EL PASO COUNTY.

[illegible]

Existing Development includes completed or in-progress developments as follows:
 Riverside Flings 1 & 2, Townhomes at Lorton Ranch, Buffalo Crossing Flings 1 & 2,
 Power Landing Flings 1 & 2, The Meadows Flings 1-4, and Canopy Meadows Flings

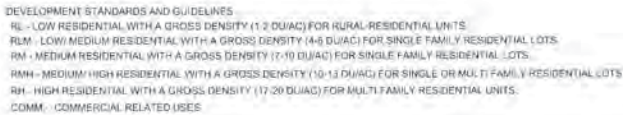
PROJECTED GROSS UNIT COUNTS ARE CALCULATED BY MULTIPLYING THE RESIDENTIAL GROSS DENSITY USE BY THE ACREAGE

RL - LOW RESIDENTIAL WITH A GROSS DENSITY (1-2 DU/AC) FOR RURAL RESIDENTIAL UNITS.
R1M - LOW/MEDIUM RESIDENTIAL WITH A GROSS DENSITY (4-6 DU/AC) FOR SINGLE FAMILY RESIDENTIAL LOTS
RM - MEDIUM RESIDENTIAL WITH A GROSS DENSITY (7-10 DU/AC) FOR SINGLE FAMILY RESIDENTIAL LOTS
RMH - MEDIUM/HIGH RESIDENTIAL WITH A GROSS DENSITY (10-15 DU/AC) FOR SINGLE OR MULTI FAMILY RESIDENTIAL LOTS
RH - HIGH RESIDENTIAL WITH A GROSS DENSITY (17-20 DU/AC) FOR MULTI-FAMILY RESIDENTIAL UNITS.
COMM - COMMERCIAL RELATED USES

This Minor Sketch Plan Amendment was approved by the Director of Development Services of El Paso County, Colorado on the 21st day of April, 2010

Director, Development Services Department 4/21/16
Date

24

[illegible]

Lorson Ranch
Colorado Springs, CO
Sketch Plan Amendment

SP2 of 2

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Lorson Ranch East Filing No. 4 - Final Plat

Agenda Date: June 12, 2019

Agenda Item Number: #6 - B

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of Lorson Ranch East Filing No. 4 Final Plat. The development is zoned PUD and is centrally located within the Lorson Ranch development between Fontaine Boulevard and Lorson Boulevard. Of note, the 25-acre school site is immediately north of Filing No. 4 site boundary. The Filing No. 4 final plat totals 58.47 acres and includes 246 dwelling units on 38.47 acres, open space tract totaling 6.94 acres, and right-of-way dedication.

Open Space dedication is comprised of 9 tracts totaling 6.94 acres, or 11.86% of the site. The majority of the open space is located along either the Southern Delivery System or Mountain View Electric Association Power Line Easements. The proposed open space tracts are in general agreement with the previously approved PUD and Preliminary Plan.

The County Parks Master Plan shows the Fontaine Boulevard Bicycle Route north of the Filing No. 4 project area along Fontaine Boulevard. This bicycle route will be accommodated within County right-of-way and installed as part of future road improvements. There are no County regional trails within Filing No. 4; however non-County trails were shown on the previously approved PUD and Preliminary Plan drawings in close proximity to Filing No. 4. Staff would encourage the applicant to continue the non-County trails within Filing No. 4. Staff also would also like to note the potential of developing a trail along the Southern Delivery System Easement.

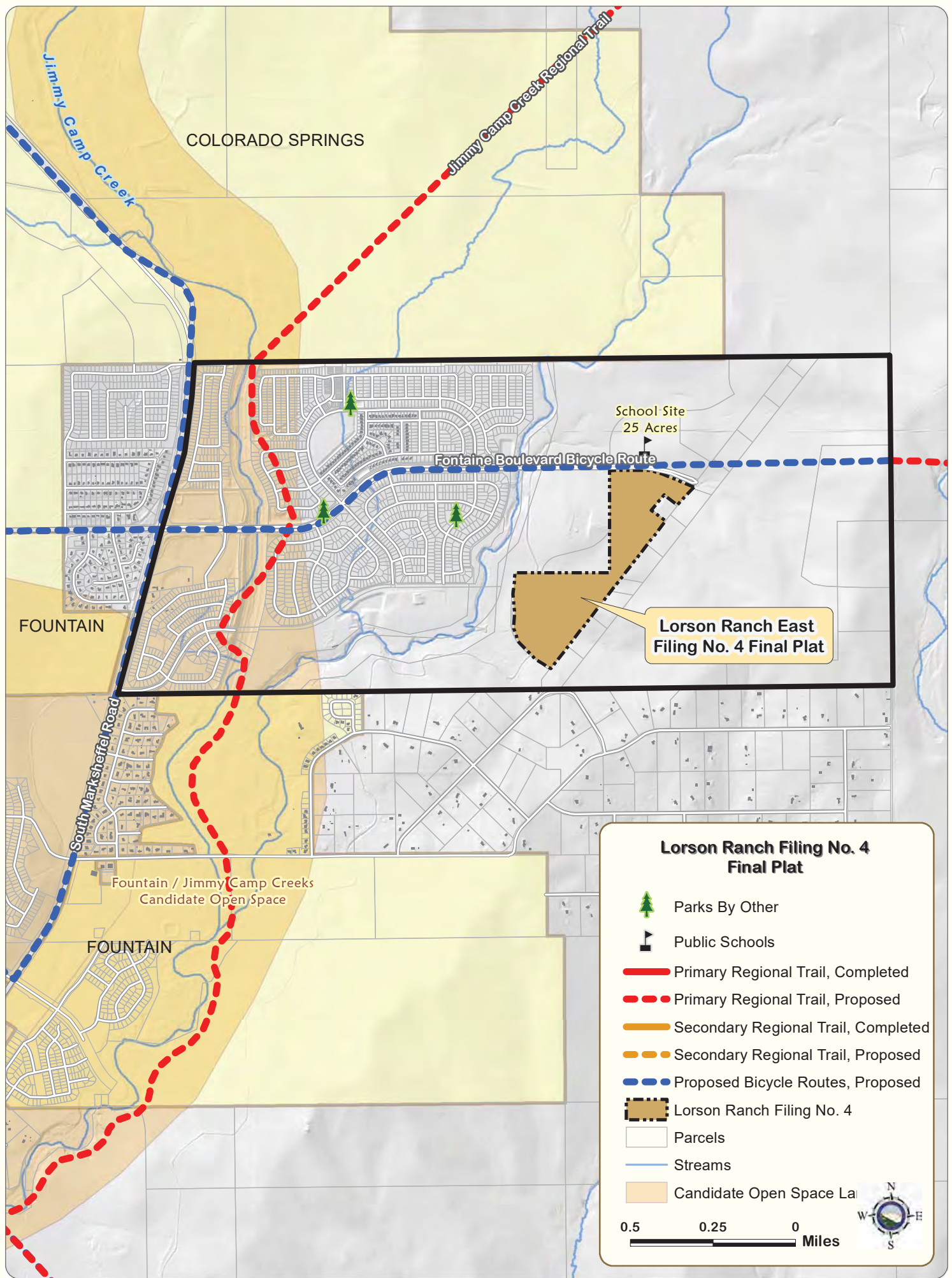
The previously approved PUD and Preliminary Plan drawing included several park sites, including one site within the Filing No. 4 Final Plat site boundary. A park site was previously shown on the PUD and Preliminary drawings within what is labeled as Tract G adjacent to Yocona Drive. We recommend the developer show the park site on the final plat drawings.

Parks staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East Filing No. 4 Final Plat include the following conditions: (1) Show the park site within Tract G on the final plat drawings consistent with the previously approved PUD Development and Preliminary plan (2) Require fees in lieu of land for regional purposes in the amount of \$112,176 and urban fees in the amount of \$70,848. A park lands agreement may be

an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.



Development
Application
Permit
Review



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

May 15, 2019

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

Name:	Lorson Ranch East Filing No. 4 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-198	Total Acreage:	58.47
		Total # of Dwelling Units:	246
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	10.52
Lorson, LLC	Core Engineering Group, LLC	Regional Park Area:	4
Jeff Mark		Urban Park Area:	4
212 N. Wahsatch Avenue, Suite 301	15004 1st Ave South	Existing Zoning Code:	PUD
Colorado Springs, CO 80903	Burnsville, MN 55306	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
--	--

LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 246 Dwelling Units = 4.772		Neighborhood:	0.00375 Acres x 246 Dwelling Units =	0.92
Total Regional Park Acres: 4.772		Community:	0.00625 Acres x 246 Dwelling Units =	1.54
		Total Urban Park Acres:		2.46
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$113 / Unit Acres x 246 Dwelling Units =	\$27,798
\$456 / Dwelling Unit x 246 Dwelling Units = \$112,176		Community:	\$175 / Unit Acres x 246 Dwelling Units =	\$43,050
Total Regional Park Fees: \$112,176		Total Urban Park Fees:		\$70,848

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch East Filing No. 4 Final Plat include the following conditions: (1) Show the park site within Tract G on the final plat drawings consistent with the previously approved PUD Development and Preliminary plan (2) require fees in lieu of land for regional purposes in the amount of \$112,176 and urban fees in the amount of \$70,848. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Park Advisory Board Recommendation:

Endorsed --/--/2019

LORSON RANCH EAST

Filing 4 Letter of Intent

Vicinity Map:



Prepared By:

THOMAS  THOMAS

702 N. Tejon Street
Colorado Springs, CO
P: (719) 578.8777
W: www.ttplan.net

LETTER OF INTENT: Lorson Ranch East, Filing No. 4

- ❑ **SUBDIVISION NAME:** Lorson Ranch East Filing No. 4 Final Plat is situated to the east of Marksheffel Road, south of Fontaine Boulevard, and east of the East Tributary of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 58.471 acres. This final plat incorporates a portion of the Lorson Ranch East Preliminary Plan area and will include 246 lots and nine tracts for landscape/utility/buffer/open space purposes. The nine landscape/utility/buffer/open space tracts will be owned/maintained by the Lorson Ranch Metro District.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Lorson LLC (nominee for Murray Fountain, LLC) & Eagle Development Corp; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200) *Engineering Consultant* = Core Engineering Group, 15004 1st Avenue S., Colorado Springs, CO 80920 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Lorson Ranch East Filing No. 4 Final Plat conforms to the approved 274.59-acre Lorson Ranch East PUD/ Preliminary Plan (PCD File No. PUDSP-16-003). There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. There are existing drainage and channel improvement features that were installed in portions of the Jimmy Camp Creek East Tributary that the Lorson Ranch Metropolitan District currently owns and maintains. The existing SDS (Southern Delivery System) easement and waterline crosses the property from north to south which shall remain in place.

The proposed LR East Filing 4 Plat includes 246 single family detached lots on approximately 58.471 acres for a density of 4.2 DU/ Acre. The school site and adjacent streets (Fontaine Blvd, Lorson Blvd, Lamprey Dr) have been previously platted and were not included in the density calculations. This density is in line with existing approvals on file including the Sketch Plan, PUD/ Preliminary Plan and the Overall Development & Phasing Plan.

The site layout for Lorson Ranch East includes three lot types: 45' x 85' (3,825 SF); 50' x 110' (5,500 SF); and 60' x 110' (6,600' SF). Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. Both Fontaine Blvd. and Lorson Blvd. bridges have been constructed across the Jimmy Camp Creek East Tributary offering two access points as part of Lorson Ranch East.

The Filing 4 Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the El Paso County Policy Plan have been provided with a summary analysis of each for reference:

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

Lorson Ranch East Filing 4 conforms to the approved sketch plan and Lorson Ranch East PUD/ Preliminary Plan. The Lorson Ranch East Filing 4 is east of the Pioneer Landing/The Meadows Filings and located east and south of the Lorson Ranch East Filing 1 development. The proposed Filing 4 is compatible and similar in nature to these previously approved developments. There are no vacant parcels to the north as this land is platted.

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

The Filing 4 is within the overall Lorson Ranch development for which utility and infrastructure improvements have been provided to meet existing and planned development needs. Additional extensions of these facilities will be provided with the development of this final plat area. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services can support the proposed housing units as these services were designed, planned, and constructed to accommodate proposed densities.

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

Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space and transitions to the south and north. To the west the Jimmy Camp Creek East Tributary creates a natural amenity and buffer between Lorson Ranch neighborhoods.

Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.

Lorson Ranch East is in response to the market demand for single family residential lots

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer in Fontaine Boulevard, Lorson Boulevard, and watermain in Fontaine Boulevard, Lorson Boulevard, and Lamprey Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The detention/WQ ponds (Pond D2 and Pond C5) to serve this site was constructed in Lorson Ranch East Filing No. 1. Proposed Detention Pond E2 will serve the south side of the site. The East Tributary of Jimmy Camp Creek is located on the west side of this plat and was stabilized in 2013. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements (other than the SDS Watermain Easement) encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** there are no waivers requested
- ❑ **THE PURPOSE AND NEED FOR THE CHANGE IN ZONE CLASSIFICATION:** The Final Plat conforms to the PUD zone approved for this site.
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Lorson Ranch East Filing No. 4 final plat comprises of 58.471 acres. The final plat has 13.070 acres of ROW, 6.935 acres of open space, and 38.466 acres of residential lots.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 246 Single Family Residential Dwelling Units on 58.471 acres (4.22 Du/ Acre).
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 5500 sq. ft. (50' x 110' min.), 45' x 85' (3,825 SF); and 60' x 110' (6,600' SF), or as otherwise depicted on the plat and in conformance with the approved and recorded Lorson Ranch East PUD/preliminary plan.
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** This Final Plat has a total area of 58.471 acres. The final plat has 13.070 acres of ROW and 6.935 acres of open space. Open Space = 6.935 acres (11.86% of 58.471 acres). This includes several tracts for buffers and open space.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District 4.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Lorson Ranch East Filing No. 4. Construction of required improvements will be initiated and completed in a single construction phase.

- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Provided through the Widefield Water & Sanitation District. A passive underdrain system is proposed and will be owned/maintained by the Lorson Ranch Metro District.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**
The proposed Lorson Ranch East Final Plat Filing 4 includes a landscape plan for streetscape plantings along the south side of Lorson Blvd. There are no landscape modifications being requested at this time. The proposed landscaping along Lorson Blvd. includes 1 tree per 20 linear feet of frontage for a total of 29 trees as part of this second filing. There are no proposed streetscape plantings along Lamprey Drive or within the proposed open spaces. The planting design incorporates a mix of evergreen and deciduous trees in addition to a 6' wood screen fence proposed along the back of the individual lots. Additional areas of open space include the existing SDS easement and the open space provided along the east tributary of Jimmy Camp Creek. Landscaping will be constructed by the developer and maintained by the Lorson Ranch Metropolitan District 4.
- ❑ **PROPOSED ACCESS LOCATIONS:** Proposed access will be from Fontaine Boulevard, Lorson Boulevard, and Lamprey Drive. A noise wall is not required along Fontaine Blvd based on a noise study for Lorson Ranch East for Fontaine Boulevard.
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID No. 2 and will pay the associated fee.
- ❑ **MAILBOX LOCATION:** Lorson Ranch East Filing No. 4 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings. The mailbox clusters will be located within the street ROW.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. In recent months, Widefield School District 3 has completed an updated school site plan and modified the school site boundary slightly to fit the new site plan. Lorson Ranch East Filing No. 1 plat adjusted the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J, Filing 1) located East of the East Tributary of Jimmy Camp Creek.

33

File: C:\3126A-Lorson Fil 4\img\Survey\Pict\43-126 LRE No 4 Final Pict.dwg Plotstamp: 3/19/2019 2:10 PM

NORTH

SHEET 1 OF 9

LORSON RANCH EAST FILING NO. 4

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) SECTION 13, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 13 AND 14 WITH A 3" GALVANIZED H20 SCREW ON CAP AND AT THE NORTHEAST CORNER WITH A 3-1/4" ALUMINUM CAP STAMPED "PLS23044". SAID LINE IS ASSUMED TO BEAR S32°27'E A DISTANCE OF 2654.23 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957G AND PANEL NO. 08041C0976G, EFFECTIVE DATE DECEMBER 7, 2016. THE FLOODPLAIN LIMITS ARE AS SHOWN HEREON.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF FEBRUARY 19, 2019 AT 7:30AM, FILE NO. 63324070, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
 - i. (TC101) THE PROPERTY MAY BE SUBJECT TO 10. RESERVATION BY THE LEAGUE LAND COMPANY, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, OF A RIGHT OF WAY ACROSS ALL OF THE LAND FOR SUCH LATERAL DITCHES AS MAYBE NECESSARY TO ENABLE THE COMPANY AND ITS SUCCESSORS AND ASSIGNS TO CONVEY AND SUPPLY WATER FROM ITS RESERVOIRS, CANALS AND MAIN LATERALS TO LANDS LYING BEYOND THE DESCRIBED TRACT, AS DESCRIBED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88. AREA INCLUDES PLATTED PARCEL.
 - ii. (TC113) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 688331. AREA INCLUDES PLATTED PARCEL.
 - iii. (TC114) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MARCH 7, 1983 IN BOOK 3684 AT PAGE 492 AND RELEASE OF RIGHT OF WAY AND QUIT CLAIM DEED RECORDED NOVEMBER 21, 2005 AT RECEPTION NO. 20518657 AND RESERVATIONS CONTAINED THEREIN. AREA INCLUDES PLATTED PARCEL.
 - iv. (TC119) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055094, RESOLUTION NO. 12-196, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED AUGUST 8, 2012 AT RECEPTION NO. 212090407. FIFTH AMENDED DEVELOPMENT AGREEMENT, IN CONNECTION THEREWITH RECORDED JANUARY 29, 2014 AT RECEPTION NO. 21407624, RESOLUTION NO. 15-091, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED MARCH 4, 2015 AT RECEPTION NO. 215020531. RESOLUTION AREA INCLUDES PLATTED PARCEL.
 - v. (TC121) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-366, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548. RESOLUTION NO. 05-336, APPROVING DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 24, 2006 AT RECEPTION NO. 205131973. CORRECTED VERSION OF SAID RESOLUTION NO. 05-336 IN CONNECTION THEREWITH RECORDED AUGUST 25, 2006 AT RECEPTION NO. 205132869. RESOLUTION NO. 07-223, APPROVING AMENDED SERVICE PLAN, LORSON RANCH METROPOLITAN DISTRICTS 1-7, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523, RESOLUTION NO. 07-356 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207181189. DEVELOPMENT AGREEMENT NO. 1, LORSON RANCH, IN CONNECTION THEREWITH RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925. DEVELOPMENT AGREEMENT NO. 2, LORSON RANCH, IN CONNECTION THEREWITH RECORDED MAY 22, 2010 AT RECEPTION NO. 210029591 AND RECORDED APRIL 30, 2010 AT RECEPTION NO. 210036301. RESOLUTION NO. 10-94 TO REVISE DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176. RESOLUTION NO. 12-335 APPROVING INTERGOVERNMENTAL AGREEMENT CONCERNING THE MARKSHEPHERD ROAD/PONTAITE BOULEVARD INTERSECTION, RECORDED SEPTEMBER 26, 2012 AT RECEPTION NO. 212112584. ANNUAL REPORT AND DISCLOSURE FORM RECORDED SEPTEMBER 7, 2017 AT RECEPTION NO. 207116859; RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 213134075. GENERAL DISCLOSURE RECORDED JULY 11, 2017 AT RECEPTION NO. 217096960. RESOLUTIONS APPLY TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.
 - vi. (TC122) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 4, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197514, RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204298975, RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053571, RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056111 AND AT RECEPTION NO. 205056117 AND RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109166. RESOLUTIONS APPLY TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.

GENERAL PLAT NOTES: (CONT.)

- vi. (TC123) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 5, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197515, RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204298976, RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053572, RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056112 AND AT RECEPTION NO. 205056118, RECORDED MAY 9, 2006 AT RECEPTION NO. 206068832. RESOLUTIONS APPLY TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.
 - vii. (TC124) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISION, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1, LORSON RANCH RECORDED ON AUGUST 18, 2005 AT RECEPTION NUMBER 205128925 NOTE: RESOLUTION NO. 05-336 TO APPROVE A DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. APPLIES TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.
 - ix. (TC125) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1, LORSON RANCH RECORDED ON AUGUST 18, 2005 AT RECEPTION NUMBER 205128925 NOTE: RESOLUTION NO. 05-336 TO APPROVE A DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869. APPLIES TO LORSON RANCH METROPOLITAN DISTRICT NO. 1.
 - x. (TC126) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASE PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127.
 - xi. (TC127) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 06-028 (REZONE) RECORDED ON MARCH 1, 2007 AT RECEPTION NO. 207028642.
 - xii. (TC129) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN THE RESOLUTION NO. 05-526 (REZONE) RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
 - xiii. (TC130) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN MINERAL QUIT CLAIM DEEDS NOVEMBER 16, 2012 AT RECEPTION NO. 212137047 AND RECORDED DECEMBER 5, 2012 AT RECEPTION NO. 212145159.
 - xiv. (TC131) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DRAINAGE EASEMENT, RECORDED APRIL 23, 2013 AT RECEPTION NO. 213052476.
 - xv. (TC132) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN, BY REASON OF INCLUSION WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED JULY 31, 2013 AT RECEPTION NO. 213086579.
 - xvi. (TC133) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER DELIVERY SYSTEM EASEMENT AGREEMENT, RECORDED SEPTEMBER 16, 2015 AT RECEPTION NO. 215101175 AND AT RECEPTION NO. 215101176.
 - xvii. (TC134) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MAY 1, 2018 AT RECEPTION NO. 218048452.
 - xviii. (TC135) THE PROPERTY MAY BE SUBJECT TO MATTERS AS SHOWN ON THE LORSON RANCH EAST PUB DEVELOPMENT & PRELIMINARY PLAN RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 218018251.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
 5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
 6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
 7. ALL DEVELOPMENT WITHIN LORSON RANCH EAST FILING NO. 4" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR LORSON RANCH EAST PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 218018251, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
 8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.

GENERAL PLAT NOTES: (CONT.)

9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL, AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL, IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH EAST FILING NO. 1 "HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH LORSON RANCH EAST FILING NO. 1 PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED AT RECEPTION NO. 218018251.
17. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
 - A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
 - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210025931, RE-RECORDED RECEPTION NO. 210036301.
 - C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
 - D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-196, RECEPTION NO. 210290407.
 - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
 - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/30/2015
 - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. 12-382, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER. 212136575, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF LORSON RANCH EAST FILING NO. 2 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

FINAL PLAT
LORSON RANCH EAST
FILING NO. 4
JOB NO. 43-126
DATE PREPARED: 03/07/2019
DATE REVISED:

PCD FILE NUMBER SF-18-XXX



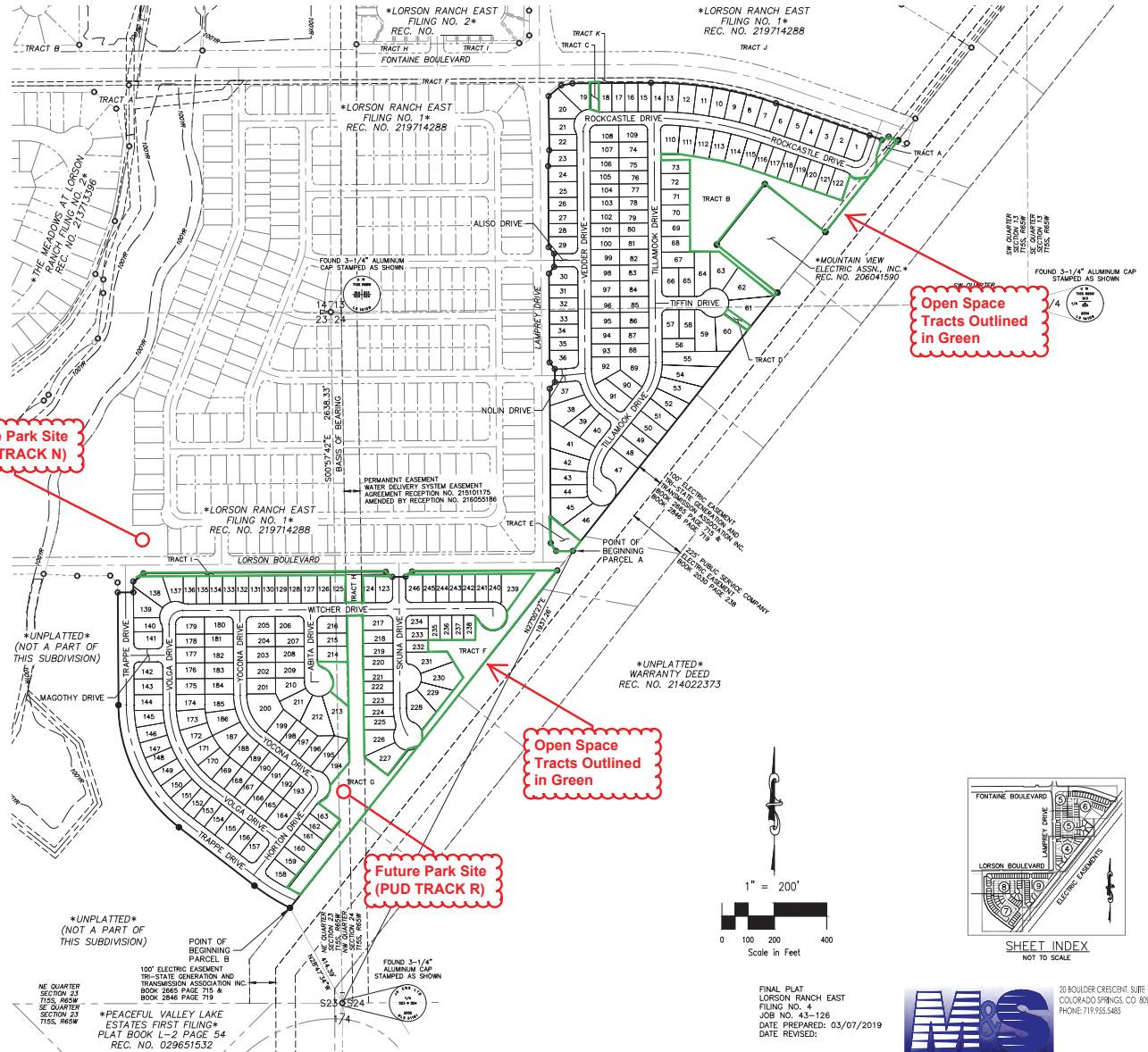
20 BOULDER CREEK COURT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

SHEET 2 OF 9

LORSON RANCH EAST FILING NO. 4
TOTAL AREA = 2,546,995 S.F.
158.471 AC +/-

LORSON RANCH EAST FILING NO. 4

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



LEGEND:

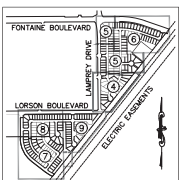
- SF SQUARE FEET
- (R) RADIAL
- ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 20066"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

Open Space
Tracts Outlined
in Green

Open Space
Tracts Outlined
in Green

Future Park Site
(PUD TRACK R)

Future Park Site
(PUD TRACK N)



SHEET INDEX
NOT TO SCALE

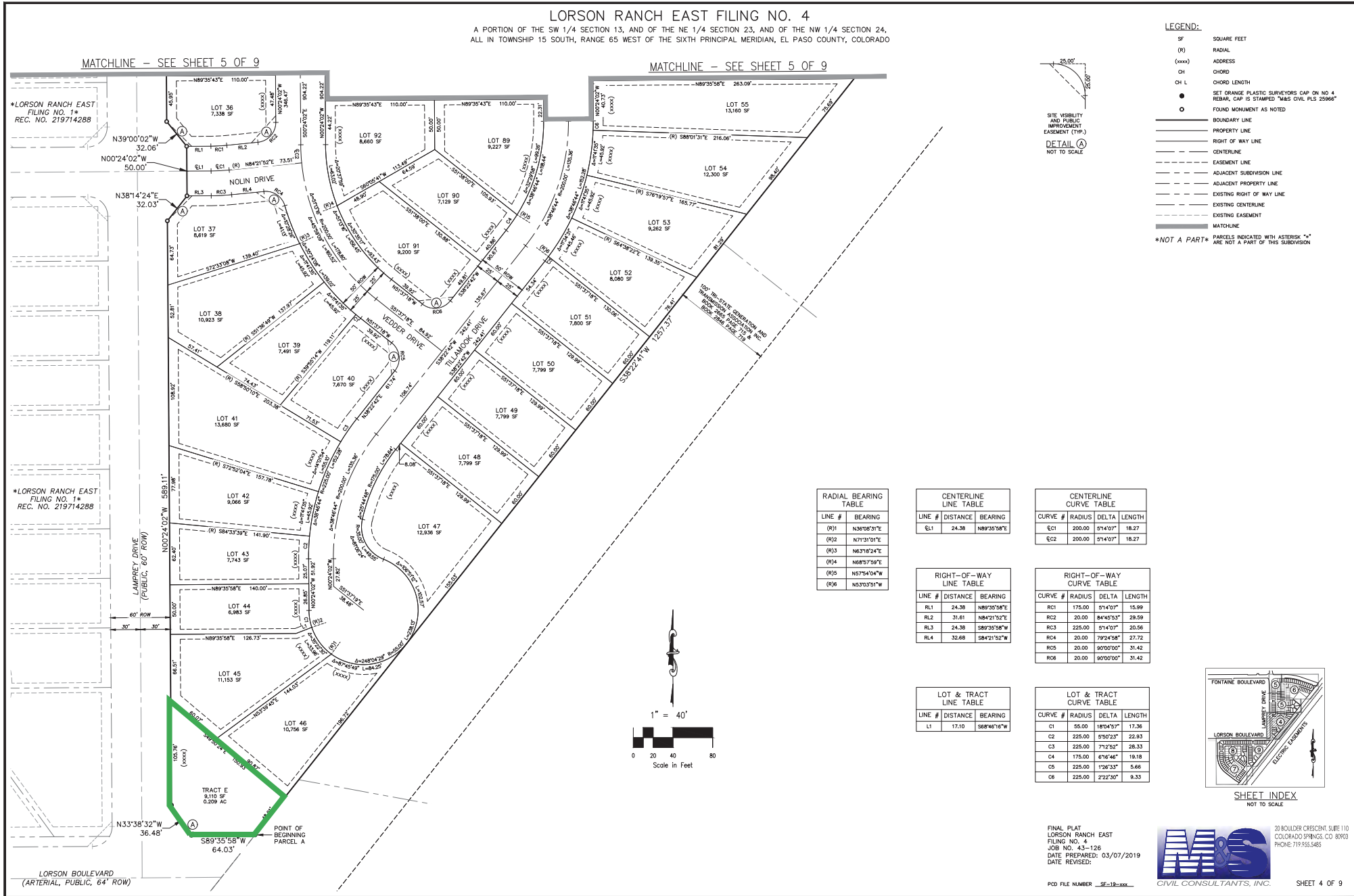
FINAL PLAT
LORSON RANCH EAST
FILING NO. 4
JOB NO. 43-126
DATE PREPARED: 03/07/2019
DATE REVISED:

PCD FILE NUMBER SF-138-xxx



20 BOULDER CREEK, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

SHEET 3 OF 9

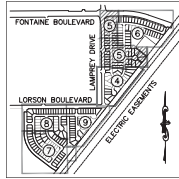


LEGEND:

- 5' SQUARE FEET
- (R) RADIAL
- ADDRESS
- (xxx) CHORD
- CH L CHORD LENGTH
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- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCHLINE
- *NOT A PART
- PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

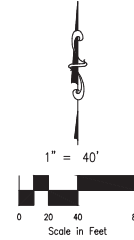


DETAIL (A)
NOT TO SCALE



SHEET INDEX
NOT TO SCALE

LORSON RANCH EAST FILING NO. 4
A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



RADIAL BEARING CURVE TABLE	
LINE #	BEARING
(R)7	S43°59'47"E
(R)8	S64°56'52"E
(R)9	N79°41'29"E
(R)10	N161°7'20"W
(R)11	S77°07'51"W
(R)12	S65°46'50"E
(R)13	S30°42'01"E
(R)14	S04°22'39"W
(R)15	N12°32'51"E

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC7	30.00	89°59'44"	31.41
RC8	30.00	80°00'00"	31.42
RC9	30.00	80°00'00"	31.42
RC10	30.00	80°00'00"	31.42
RC11	35.00	49°11'23"	29.44
RC12	35.00	49°11'23"	29.44
RC13	60.00	27°33'23"	24.67
RC14	25.00	89°59'44"	38.27
RC15	60.00	27°33'23"	24.67

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C7	55.00	20°57'08"	20.11
C8	60.00	12°28'07"	13.06
C9	60.00	11°06'16"	11.61
C10	60.00	18°46'27"	19.66
C11	60.00	10°36'15"	11.10
C12	60.00	12°57'08"	13.56



*MOUNTAIN VIEW ELECTRIC
ASSOCIATION, INC.*
REC. NO. 206041590

FINAL PLAT
LORSON RANCH EAST
FILING NO. 4
JOB NO. 43-126
DATE PREPARED: 03/07/2019
DATE REVISED:

PCD FILE NUMBER SF-18-xxx



20 BOULDER CREEK, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

MATCHLINE - SEE SHEET 5 OF 9

MATCHLINE - SEE SHEET 5 OF 9

MATCHLINE - SEE SHEET 5 OF 9

LORSON RANCH EAST FILING NO. 4

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

*LORSON RANCH EAST
FILING NO. 1*
REC. NO. 219714288
TRACT J

RADIAL BEARING TABLE	
LINE #	BEARING
(R)16	S00°03'38"W
(R)17	N40°50'15"E

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
CC3	1299.91	0°21'45"	10.49

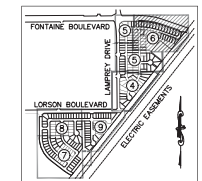
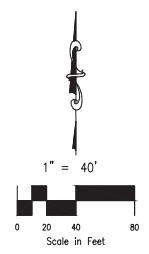
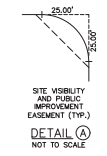
RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC16	20.00	90°00'16"	31.42
RC17	20.00	92°31'48"	32.30
RC18	60.00	2°51'55"	24.99
RC19	25.00	90°00'00"	39.27
RC20	60.00	2°51'55"	24.99

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C13	1274.91	0°11'48"	4.38
C14	60.00	2°01'27"	2.12
C15	60.00	4°31'30"	45.29

LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (xxxx) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET GRADE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "MAS CIVIL PLS 20966"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCHLINE

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



SHEET INDEX
NOT TO SCALE

FINAL PLAT
LORSON RANCH EAST
FILING NO. 4
JOB NO. 43-126
DATE PREPARED: 03/07/2019
DATE REVISED:

PCD FILE NUMBER SF-18-xxx



20 BOULDER CREEK DRIVE, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

*MOUNTAIN VIEW ELECTRIC
ASSOCIATION, INC.*
REC. NO. 206041590

LORSON RANCH EAST FILING NO. 4

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MATCHLINE - SEE SHEET 8 OF 9

MATCHLINE - SEE SHEET 8 OF 9

MATCHLINE - SEE SHEET 9 OF 9

LEGEND:

- SF SQUARE FEET
 (R) RADIAL
 (xxxx) ADDRESS
 CH CHORD
 CH L CHORD LENGTH
 SET ORANGE PLASTIC SURVEYOR'S CAP ON NO. 4 REBAR, CAP IS STAMPED "MCS CIVIL PLS 20966"
 FOUND MONUMENT AS NOTED
 BOUNDARY LINE
 PROPERTY LINE
 RIGHT OF WAY LINE
 CENTERLINE
 EASEMENT LINE
 ADJACENT SUBDIVISION LINE
 ADJACENT PROPERTY LINE
 EXISTING RIGHT OF WAY LINE
 EXISTING CENTERLINE
 EXISTING EASEMENT
 MATCHLINE

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



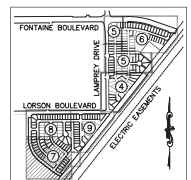
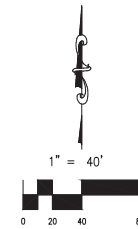
LINE #	BEARING
(R)18	N62°43'09"E
(R)19	N49°45'54"E
(R)20	S30°40'33"W
(R)21	N89°45'35"W
(R)22	S46°27'32"E

CURVE #	RADIUS	DELTA	LENGTH
RC21	20.00	91°56'29"	32.09
RC22	20.00	90°07'00"	31.42
RC23	20.00	90°07'00"	31.42
RC24	20.00	90°07'00"	31.42
RC25	60.00	23°37'23"	24.67
RC26	27.00	90°07'00"	42.41
RC27	60.00	23°37'23"	24.67

LINE #	DISTANCE	BEARING
L2	4.91	S00°24'02"E
L3	4.91	N00°24'02"W

CURVE #	RADIUS	DELTA	LENGTH
C16	535.00	2°55'34"	21.10
C17	425.00	2°50'41"	21.10
C18	375.00	3°42'43"	24.29
C19	265.00	3°42'43"	17.17
C20	265.00	6°58'18"	32.24
C21	265.00	2°06'14"	9.73
C22	375.00	1°57'46"	12.85
C23	425.00	3°17'59"	24.48
C24	60.00	5°45'05"	6.02
C25	60.00	17°48'18"	18.65
C26	60.00	16°26'34"	17.22

Future Park Site
Within Tract G
(PUD TRACK R)



FINAL PLAT
 LORSON RANCH EAST
 FILING NO. 4
 JOB NO. 43-126
 DATE PREPARED: 03/07/2019
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20 BOULDER CREEK, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.555.5485

SHEET 7 OF 9

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



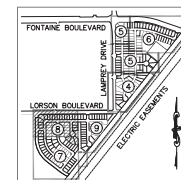
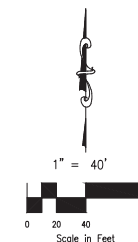
RADIAL BEARING TABLE	
LINE #	BEARING
(R)23	N86°45'17"E
(R)24	N88°38'40"E
(R)25	N17°00'55"E
(R)26	N76°11'04"E
(R)27	N12°50'15"W
(R)28	N74°47'46"E

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC28	20.00	90°00'00"	31.42
RC29	20.00	90°00'00"	31.42
RC30	20.00	90°00'00"	31.42
RC31	20.00	90°00'00"	31.42
RC32	60.00	2°33'23"	24.67
RC33	27.00	90°00'00"	42.41
RC34	60.00	2°33'23"	24.67
RC35	20.00	90°00'00"	31.42
RC36	20.00	90°00'00"	31.42
RC37	20.00	90°00'00"	31.42
RC38	20.00	90°00'00"	31.42
RC39	35.00	70°31'44"	43.08

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C27	60.00	22°36'05"	23.67
C28	60.00	6°08'26"	6.43
C29	60.00	17°24'57"	18.24
C30	55.00	26°02'33"	25.00
C31	35.00	55°43'32"	34.04
C32	35.00	14°48'12"	9.04

S/ SQUARE FEET
 (R) RADIAL
 (area) ADDRESS
 CH CHORD
 CH L CHORD LENGTH
 ● SET ORANGE PLASTIC SURVEYOR'S CAP ON NO. 1
 REBAR, CAP IS STAMPED "M&S CIV. PLS. 23966"
 ○ FOUND MONUMENT AS NOTED
 _____ BOUNDARY LINE
 _____ PROPERTY LINE
 _____ RIGHT OF WAY LINE
 _____ CENTERLINE
 _____ EASEMENT LINE
 _____ ADJACENT SUBDIVISION LINE
 _____ ADJACENT PROPERTY LINE
 _____ EXISTING RIGHT OF WAY LINE
 _____ EXISTING CENTERLINE
 _____ EXISTING EASEMENT
 _____ MATCHLINE
 NOT A PART PARCELS INDICATED WITH ASTERISK "*"

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



FINAL PLAT
LORSON RANCH EAST
FILING NO. 4
JOB NO. 43-126
DATE PREPARED: 03/07/2019
DATE REVISED:

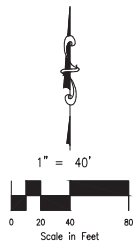
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COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SHEET 8 OF 9

File: C:\2024-Lorson Pl 4\plan\Survey\Plan\4-05 USE No. 4 Final Plat.dwg Plotdate: 3/7/2025 2:15 PM

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

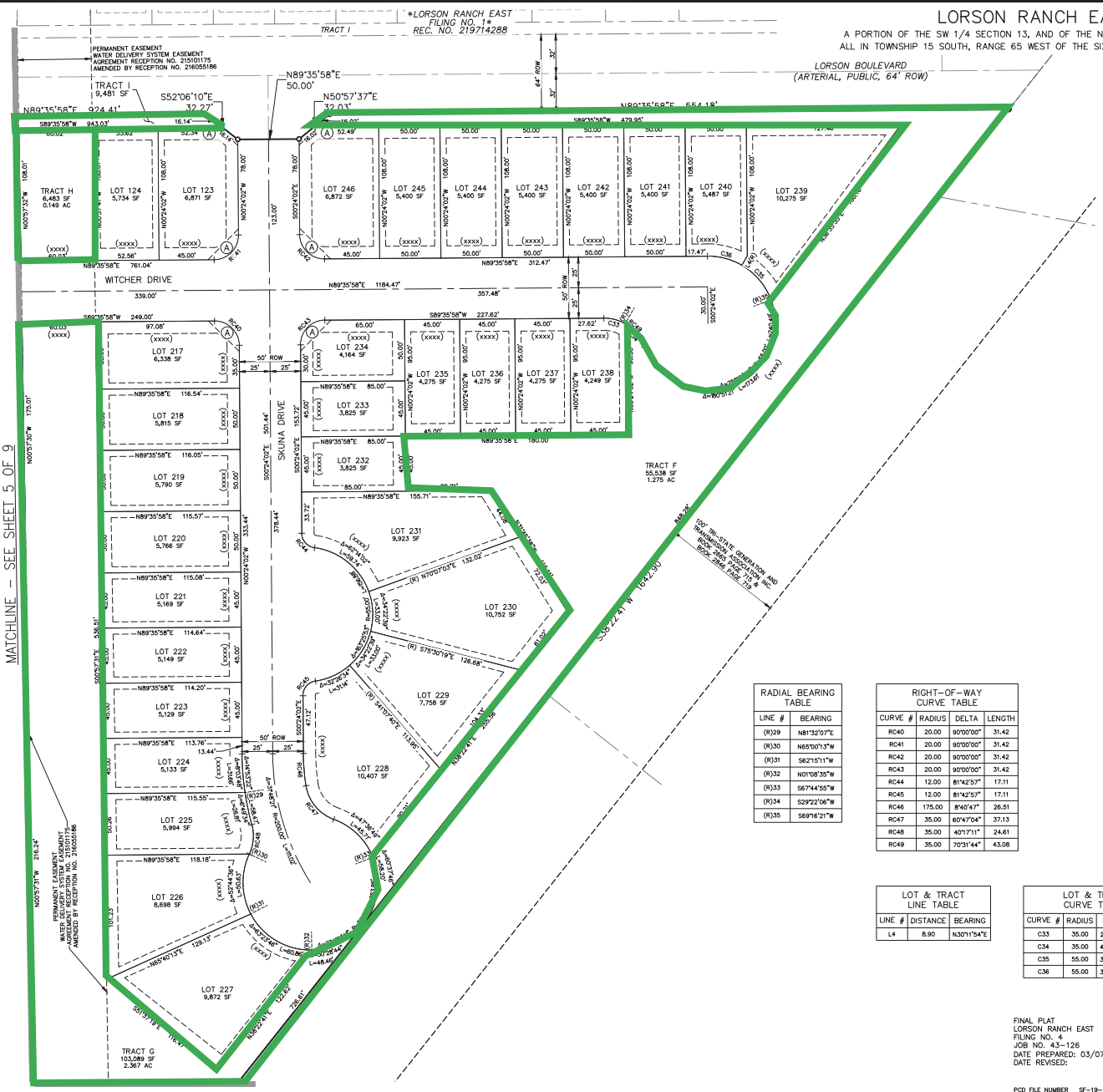


MATCHLINE - THIS SHEET RIGHT

MATCHLINE - SEE SHEET 5 OF 9

MATCHLINE - SEE SHEET 5 OF 9

MATCHLINE - THIS SHEET LEFT

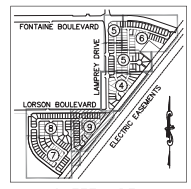
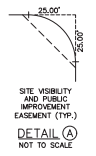


RADIAL BEARING TABLE	
LINE #	BEARING
(R)29	N81°32'07\"/>
(R)30	N65°00'13\"/>
(R)31	S62°15'11\"/>
(R)32	N01°08'35\"/>
(R)33	S67°44'55\"/>
(R)34	S29°22'06\"/>
(R)35	S69°16'21\"/>

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC40	20.00	90°00'00\"/>	31.42
RC41	20.00	90°00'00\"/>	31.42
RC42	20.00	90°00'00\"/>	31.42
RC43	20.00	90°00'00\"/>	31.42
RC44	12.00	81°42'57\"/>	17.11
RC45	12.00	81°42'57\"/>	17.11
RC46	175.00	8°45'43\"/>	26.51
RC47	35.00	60°47'04\"/>	37.13
RC48	35.00	42°17'11\"/>	24.61
RC49	35.00	70°31'44\"/>	43.08

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L4	8.90	N30°11'54\"/>

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C33	35.00	29°46'10\"/>	18.19
C34	35.00	40°45'37\"/>	24.90
C35	55.00	39°04'27\"/>	37.51
C36	55.00	30°35'56\"/>	29.37



FINAL PLAT
LORSON RANCH EAST
FILING NO. 4
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DATE PREPARED: 03/07/2019
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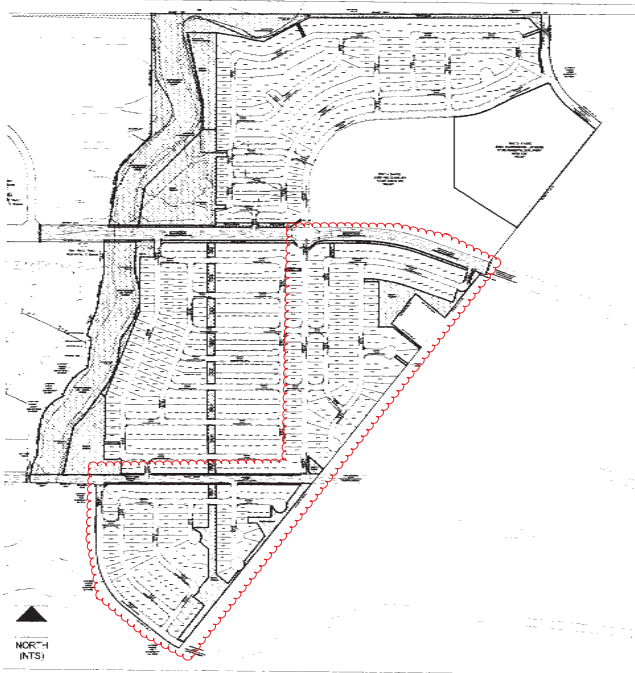
PCD FILE NUMBER SF-18-xxx



20 BOULDER CREEK, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

[illegible]

NOTE: TOTAL OPEN SPACE REQUIRED IS 12% OF TOTAL ACREAGE 274.56 X .12 = 32.95 ACRES
TOTAL OPEN SPACE PROVIDED IS 19.5% = 53.52 ACRES



PHASING PLAN AND SCHEDULE OF DEVELOPMENT

THE DEVELOPMENT PLAN FOR THE MINARDY PLAZA IS A LAYOUT OF FOUR PHASES GROUPED TO BE BUILT IN SEQUENTIAL ORDER. THE PHASING IS BASED UPON A CAPITAL CONSTRUCTION SCHEDULE OF 10 YEARS AND UTILIZES THE MINARDY PLAZA SCHEDULE TO BE BUILT IN SEQUENTIAL ORDER. THE PHASING IS BASED UPON A CAPITAL CONSTRUCTION SCHEDULE OF 10 YEARS AND UTILIZES THE MINARDY PLAZA SCHEDULE TO BE BUILT IN SEQUENTIAL ORDER.

1. THE DEVELOPMENT PLAN FOR THE MINARDY PLAZA IS A LAYOUT OF FOUR PHASES GROUPED TO BE BUILT IN SEQUENTIAL ORDER.
2. THE PHASING IS BASED UPON A CAPITAL CONSTRUCTION SCHEDULE OF 10 YEARS AND UTILIZES THE MINARDY PLAZA SCHEDULE TO BE BUILT IN SEQUENTIAL ORDER.
3. THE PHASING IS BASED UPON A CAPITAL CONSTRUCTION SCHEDULE OF 10 YEARS AND UTILIZES THE MINARDY PLAZA SCHEDULE TO BE BUILT IN SEQUENTIAL ORDER.
4. THE PHASING IS BASED UPON A CAPITAL CONSTRUCTION SCHEDULE OF 10 YEARS AND UTILIZES THE MINARDY PLAZA SCHEDULE TO BE BUILT IN SEQUENTIAL ORDER.

[illegible]

USDC-LORSON RANCH METROPOLITAN DISTRICT
EPSC-E, PAGO COUNTY
ASSOC-WIDEFIELD SO-COL DISTRICT 10

2181.825
06.15.18

PCD FILE NO.: PUDSP-16-003

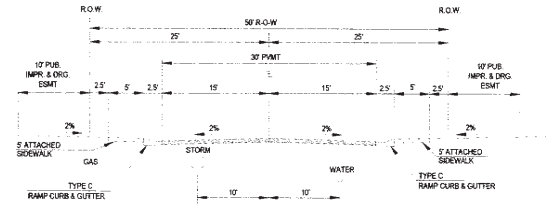
Lorson Ranch East
El Paso County, Colorado
PUD & PRELIMINARY PLAN

P2 | 2 of 9

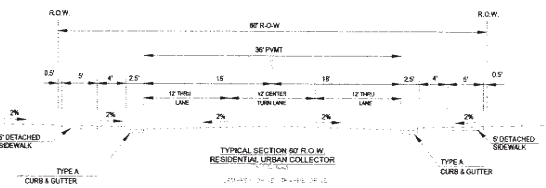
LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

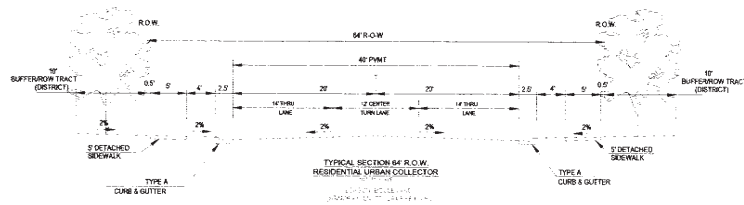
A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



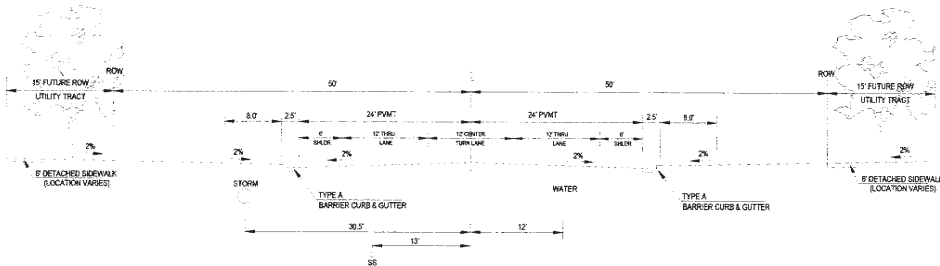
TYPICAL SECTION 50' R.O.W.
RESIDENTIAL URBAN LOCAL



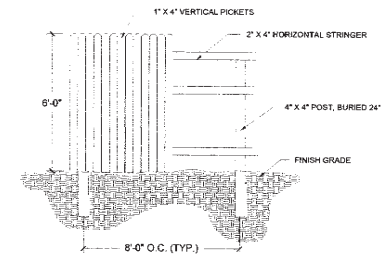
TYPICAL SECTION 60' R.O.W.
RESIDENTIAL URBAN COLLECTOR



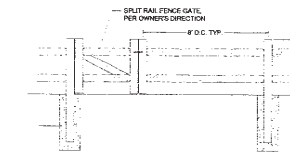
TYPICAL SECTION 64' R.O.W.
RESIDENTIAL URBAN COLLECTOR



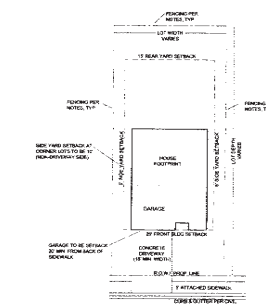
FONTAINE BLVD
PRINCIPAL ARTERIAL (2040)
INTERMEDIATE URBAN COLLECTOR
TYPICAL SECTION 100' R.O.W.



6' WOOD SCREEN FENCE
N.T.S.



NOTE: FENCE MATERIAL TO BE DETERMINED
SPLIT RAIL FENCE DETAIL
N.T.S.



LOT LAYOUT DETAIL
N.T.S.

THOMAS THOMAS
1100 1/2 N. 10th St.
El Paso, CO 80501
761-1111

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV 1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV 2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV 3	12/18/17			
4					
5					

DESIGNED	DRAWN	CHECKED	PROJECT MANAGER	SCALE	AS NOTED
JBA 10.10.16	JBA 10.10.16	JH 10.10.16	21/4/13		

Lorson Ranch East
El Paso County, Colorado
PUD & PRELIMINARY PLAN

P3 3 of 9

218018251
02/15/18

PCD FILE NO.: PUDSP-16-003

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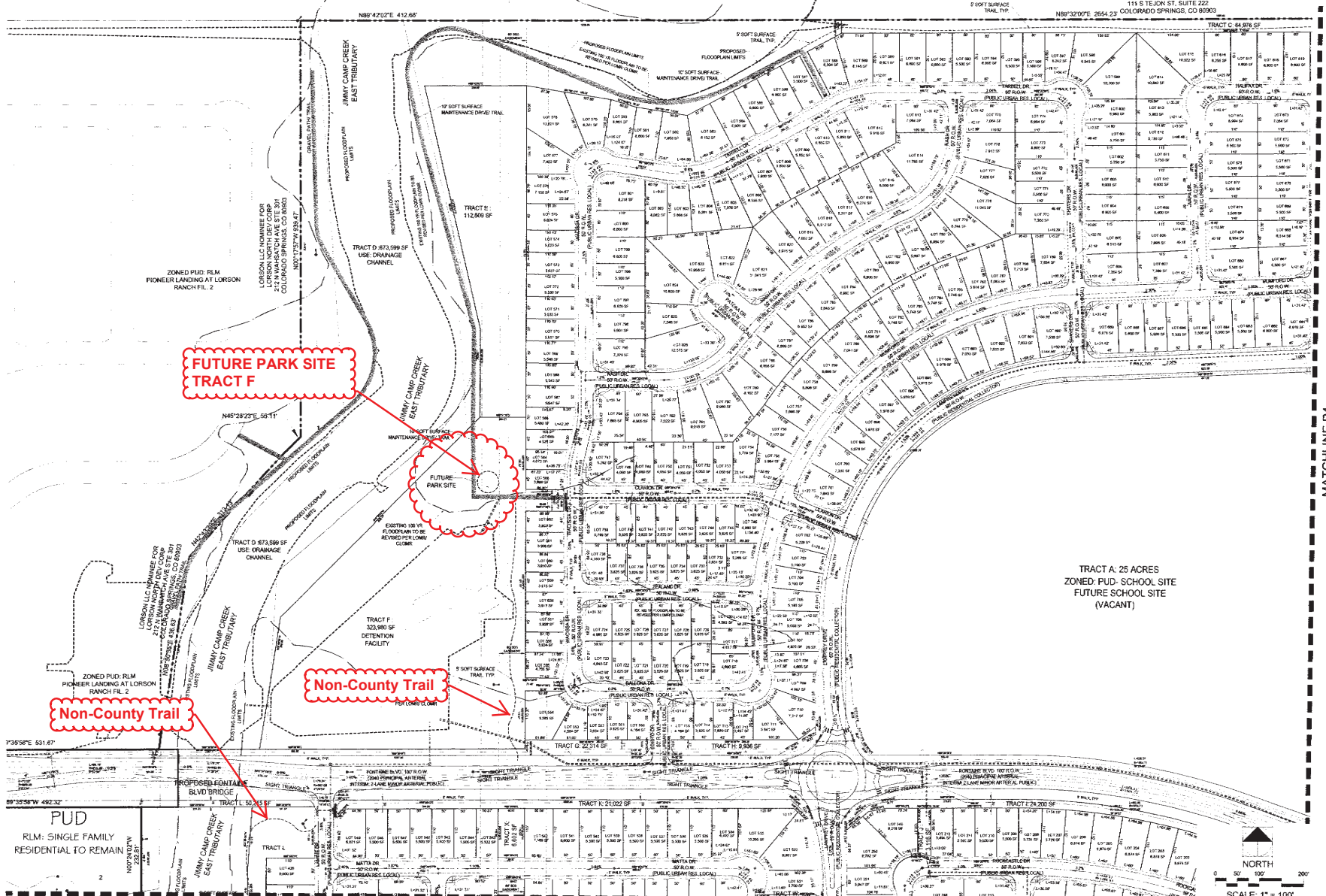
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LORSON RANCH

Lorson Ranch East PUD Development # Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14, A PORTION OF THE SOUTHWEST ONE-HALF (SW 1/2) OF SECTION 13, A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24, AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

City of Colorado Springs, Zone: M2CA, P2P2CR, w/ AO & SS
Existing Land Use: Vacant Agriculture
BANNING LEWIS HOLDINGS, LLC
111 S. TEJON ST., SUITE 222
COLORADO SPRINGS, CO 80903



MATCHLINE P4

MATCHLINE P6

THOMAS THOMAS

REV #	DATE	REVISIONS	DRAWN	CHECKED	APPROVED
1	7/10/17	RESPONSE TO EPC COMMENTS REV. 1/14/17			
2	7/10/17	RESPONSE TO EPC COMMENTS REV. 1/14/17			
3	7/10/17	RESPONSE TO EPC COMMENTS REV. 1/14/17			
4	7/10/17	RESPONSE TO EPC COMMENTS REV. 1/14/17			
5	7/10/17	RESPONSE TO EPC COMMENTS REV. 1/14/17			
6	7/10/17	RESPONSE TO EPC COMMENTS REV. 1/14/17			

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
JR	JR	JR	218013251	AS NOTED

Lorson Ranch East

El Paso County, Colorado

P5

5 of 9

NORTH
SCALE: 1" = 100'

PCD FILE NO.: PUDSP-16-003

2/18/13 251 02/15/13

MATCHLINE P6

Lorson Ranch East PUD Development & Preliminary Plan

[illegible]

POC FILE NO.: PUDSP-18-003

P6 | 6 of 9

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTH-EAST QUARTER, BEING SECTION 33, A PORTION OF THE SOUTH-
EAST QUARTER, & A PORTION OF THE NORTH-EAST QUARTER, & SECTION 34, A PORTION OF THE NORTH-
EAST QUARTER, & ORIENTAL TOWNSHIP 6 SOUTH, RANGE 33 EAST OF THE 9TH PRINCIPAL MERIDIAN, TARRANT COUNTY, TEXAS.

MATCHLINE P6

Non-County Trail

FUTURE PARK SITE
TRACT N

THOMAS THOMAS

Loison Ranch East

El Paso County, Colorado
 2025 BUD & PRELIMINARY PLAN

P7

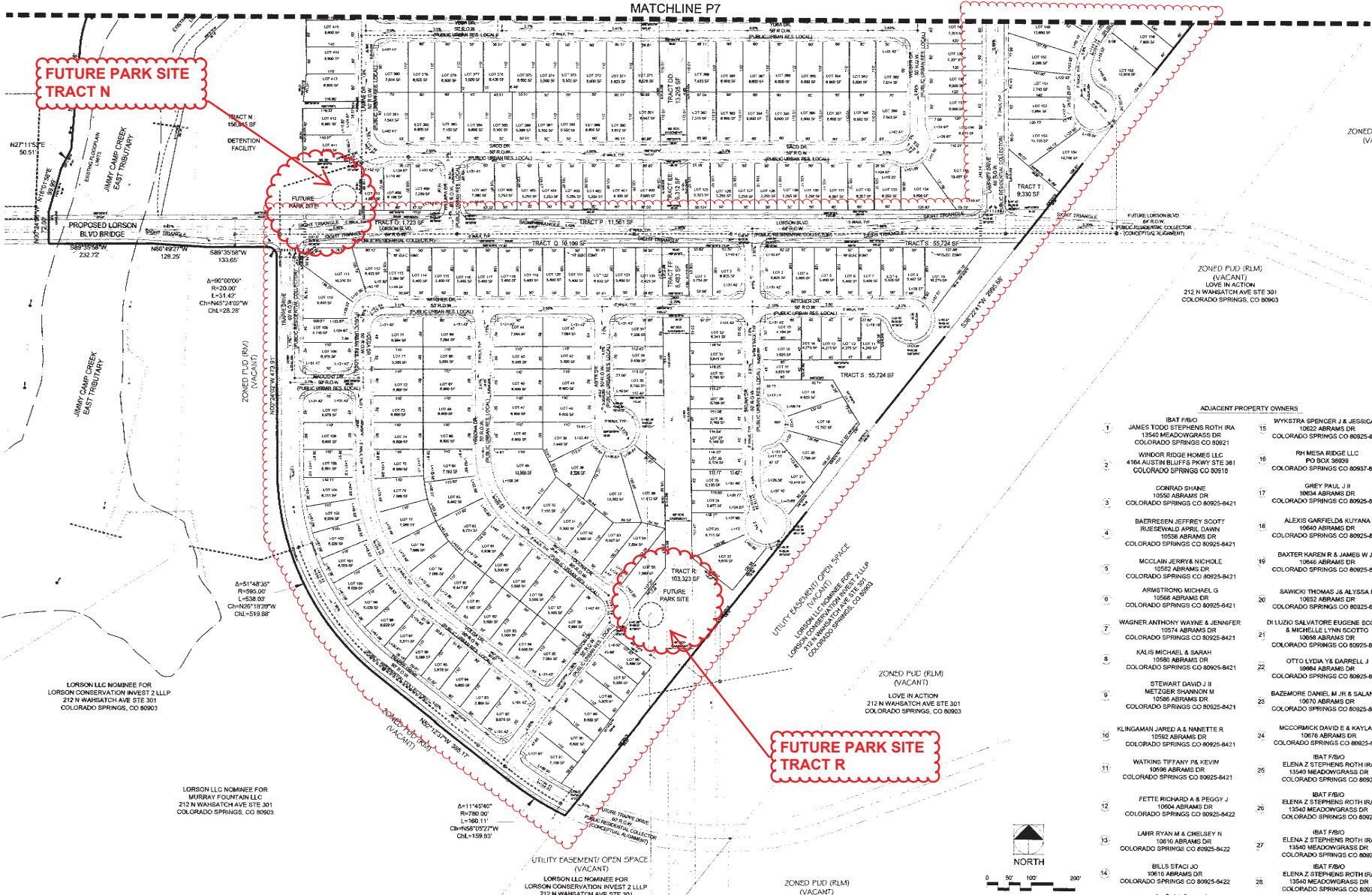
7 of 9

LORSON RANCH

Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

MATCHLINE P7



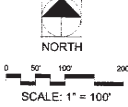
FUTURE PARK SITE TRACT R

FUTURE PARK SITE TRACT N

ZONED PUD (RLM) (VACANT) 212 N WAHSATCH AVE STE 301 COLORADO SPRINGS, CO 80903

ADJACENT PROPERTY OWNERS

- | | |
|---|---|
| 1. BAT FIBO
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 | 15. WYKSTRA SPENCER J & JESSICA M
10522 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 2. WINDOR RIDGE HOMES LLC
4164 AUSTIN BLUFFS PKWY STE 381
COLORADO SPRINGS CO 80918 | 16. RM MESA RIDGE LLC
PO BOX 38099
COLORADO SPRINGS CO 80925-8938 |
| 3. CONRAD SHANE
10550 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 17. GREY PAUL J II
10634 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 4. BAERREEN JEFFREY SCOTT
RUESSEWALD APRIL DAWN
10558 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 18. ALEXIS GARFIELD KUYANA
10640 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 5. MCCLAIN JERRY & NICOLE
10552 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 19. BAXTER KAREN R & JAMES W JR
10646 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 6. ARMSTRONG MICHAEL G
10556 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 20. SAWICKI THOMAS JR & ALYSSA M
10652 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 7. WAGNER ANTHONY WAYNE & JENNIFER
10574 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 21. DI LUZO SALVATORE EUGENIO SCOTTO
& MICHELLE LYNN SCOTTO
10664 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 8. KALIS MICHAEL & SARAH
10560 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 22. OTTO LYDIA YS DARRELL J
10664 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 9. STEWART DAVID J II
METZGER SHANNON M
10568 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 23. BAZEHOE DANIEL M & J SALANRY
10670 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 10. KLINGAMAN JARED A & WANNETTE R
10572 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 24. MCCORMACK DAVID E & KAYLA M
10678 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 |
| 11. WATKINS TIFFANY PA KEVIN
10606 ABRAMS DR
COLORADO SPRINGS CO 80925-8421 | 25. BAT FIBO
ELENA Z STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 |
| 12. FETTE RICHARD A & PEGGY J
10604 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 | 26. BAT FIBO
ELENA Z STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 |
| 13. LAHR RYAN M & CHELSEY N
10610 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 | 27. BAT FIBO
ELENA Z STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 |
| 14. BILLS STACIO
10616 ABRAMS DR
COLORADO SPRINGS CO 80925-8422 | 28. BAT FIBO
ELENA Z STEPHENS ROTH IRA
13540 MEADOWGRASS DR
COLORADO SPRINGS CO 80921 |



218618251
02/15/16

PCD FILE NO.: PUOSP-16-003

THOMAS THOMAS

REV #	DATE	DESCRIPTION	APPROVED
1	11/14/17	RESPONSE TO EPC COMMENTS REQ 1	
2	12/18/17	RESPONSE TO EPC COMMENTS REQ 2	

DESIGNED	CHECKED	IN CHARGE	PROJECT MANAGER
JAL	JAL	JAL	JAL

Lorson Ranch East

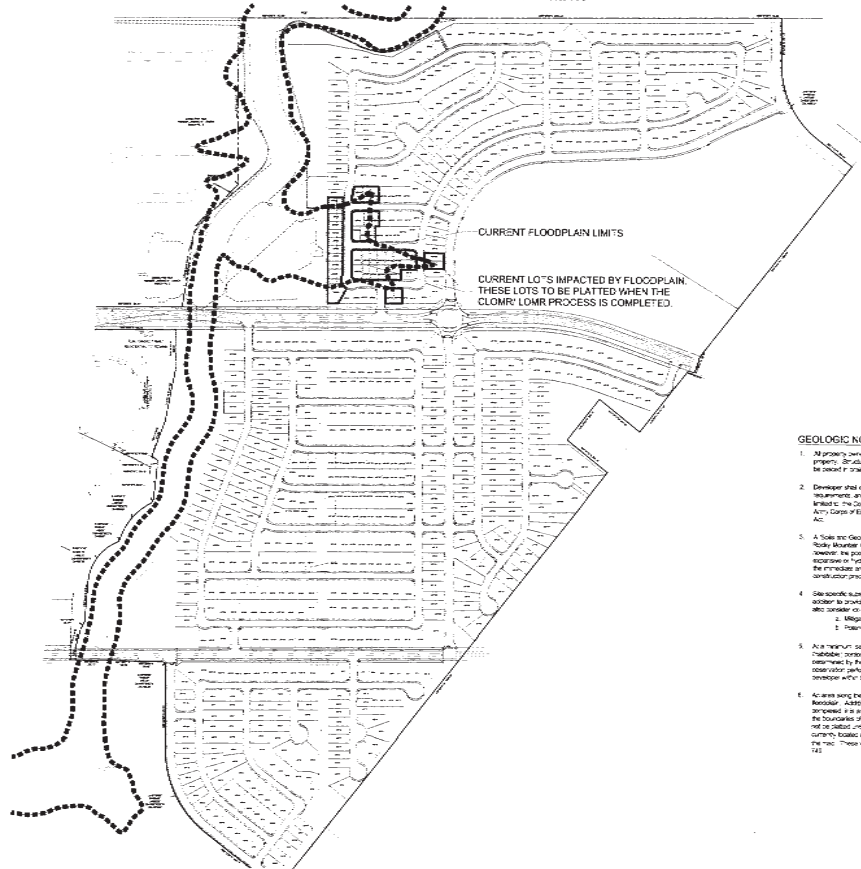
El Paso County, Colorado
PUD & PRELIMINARY PLAN

P8

8 of 9

LORSON RANCH

Corson Ranch East PUD Development & Preliminary Plan

[illegible]

GEOLOGIC NOTATIONS AND CONDITIONS:

- [illegible]

2:00:19.25
c2/v5/18

NORTH
(NOT TO SCALE)
PCD FILE NO.: PUDSP-16-003

**Lorson Ranch East
Geologic Hazards Exhibit**
El Paso County, Colorado
PUD & PRELIMINARY PLAN

Pg 9 of 9

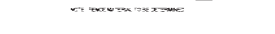
THOMAS B. THOMAS

DATE SUBMITTED	JWS	REV #	REVIEWS	DATE	APPROVED
06/20/19	JWS	1	MEMORANDUM TO THE COMMISSIONERS	06/20/19	

DATE SUBMITTED	10/10/14
NUMBER	10/10/10

DATE SUBMITTED	10/10/14
NUMBER	10/10/10

1/2 SECTION 32, TOWNSHIP 35 NORTH, RANGE 32 WEST OF THE 6TH R. 2, PINE COUNTY, MINN.



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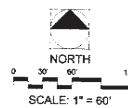
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Lorson Ranch East PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 14 A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 13 A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 24 AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



218018251
02/16/18

PCD FILE NO.: PUDSP-16-003


Lorson Ranch East
El Paso County, Colorado
PRELIMINARY LANDSCAPE PLAN

L2 2 of 3

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO EPC COMMENTS REV1	7/10/17			
2	RESPONSE TO EPC COMMENTS REV2	11/14/17			
3	RESPONSE TO EPC COMMENTS REV3	12/18/17			
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DESIGNED	JRA	10.10.16
DRAWN	JRA	10.10.16
CHECKED	JH	10.10.16
PROJECT NUMBER		2816.13

SCALE: AS NOTED

THOMAS  THOMAS

21 Avenue
Lafayette, Illinois
Box 15, Mt. Vernon, Illinois

THEY ARE THE
"GOLDEN RULES" OF THE
"GOLDEN RULES"

Lorson Ranch East PUD Development & Preliminary Plan

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1 LORSON BLVD. STREETSCAPE



2.80125'

POD FILE NO.: PUDGP-16-000

Lorson Ranch East

El Paso County, Colorado
PRELIMINARY LANDSCAPE PLAN

L3 | 3 of 3

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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Creekside at Lorson Ranch Filing No 1 Final Plat

Agenda Date: June 12, 2019

Agenda Item Number: #6 - C

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of Creekside at Lorson Ranch Filing No. 1 Final Plat. The development is zoned PUD and is located east of Marksheffel Road along Lorson Boulevard. The proposed development totals 83.08 acres and includes 235 single-family lots on 24.81 acres, eight open space tracts totaling 43.51 acres, and right of way totaling 14.76 acres.

The current open space dedication exceeds the 10% minimum requirement by providing 43.51 acres, or 52.37% of the site, as open space. These tracts are primarily located along Lorson Boulevard and along the Jimmy Camp Creek East Tributary. The open space dedication is consistent with the previously approved PUD Development and Preliminary Plan (2018).

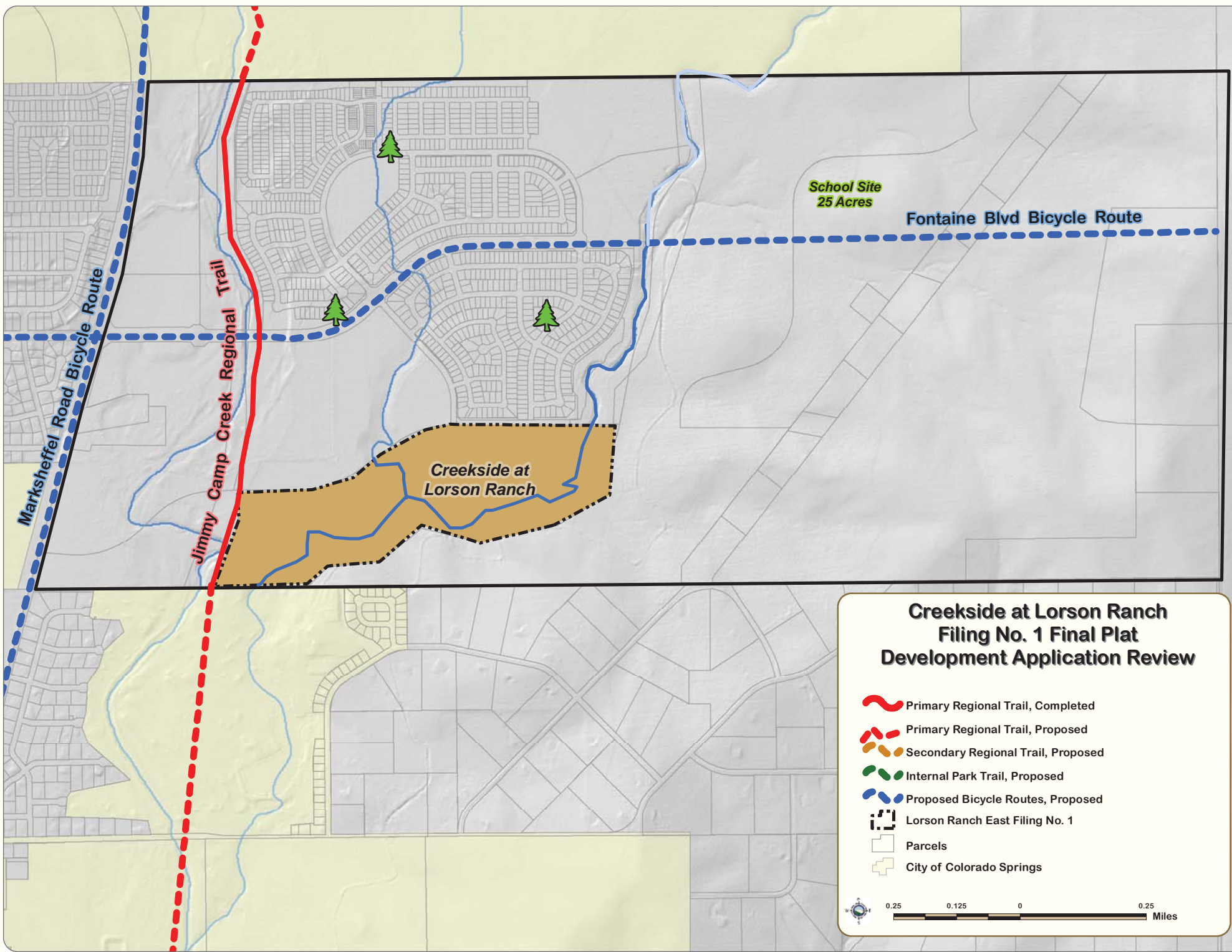
The Parks Master Plan shows no County regional trails within the project boundary. The Jimmy Camp Creek Primary Regional Trail runs parallel to the site along the Jimmy Camp Creek Main Stem to the west, and was previously conveyed to the County through a Park Lands Agreement.

Parks staff notes that non-County trails were shown on the previously approved PUD Development and Preliminary Plan along the Jimmy Camp Creek East Tributary connecting to the residential areas within the project. Staff would ask the applicant show the non-County trails on the final plat drawings.

Parks staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of Creekside at Lorson Ranch Filing No. 1 Final Plat include the following conditions: (1) show the non-County trails within Tracts A, B, and D on the final plat drawings; (2) Require fees in lieu of land for regional park purposes in the amount of \$107,160 and urban fees in the amount of \$67,680. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.



Creekside at Lorson Ranch Filing No. 1 Final Plat Development Application Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Lorson Ranch East Filing No. 1
- Parcels
- City of Colorado Springs



Development
Application
Permit
Review



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

May 31, 2019

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

Name:	Creekside at Lorson Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-1913	Total Acreage:	83.09
		Total # of Dwelling Units:	235
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.07
Lorson, LLC	Core Engineering Group, LLC	Regional Park Area:	4
Jeff Mark		Urban Park Area:	4
212 N. Wahsatch Avenue, Suite 301	15004 1st Ave South	Existing Zoning Code:	PUD
Colorado Springs, CO 80903	Burnsville, MN 55306	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 235 Dwelling Units = 4.559		Neighborhood:	0.00375 Acres x 235 Dwelling Units =	0.88
Total Regional Park Acres: 4.559		Community:	0.00625 Acres x 235 Dwelling Units =	1.47
		Total Urban Park Acres:		2.35
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:		\$113 / Unit Acres x 235 Dwelling Units = \$26,555
\$456 / Dwelling Unit x 235 Dwelling Units = \$107,160		Community:		\$175 / Unit Acres x 235 Dwelling Units = \$41,125
Total Regional Park Fees: \$107,160		Total Urban Park Fees:		\$67,680

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Creekside at Lorson Ranch Filing No. 1 Final Plat include the following conditions: (1) show the non-County trails within Tracts A, B, and D on the final plat drawings; (2) Require fees in lieu of land for regional park purposes in the amount of \$107,160 and urban fees in the amount of \$67,680. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Park Advisory Board Recommendation:

Endorsed --/--/2019

LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Creekside at Lorson Ranch Filing No. 1 Final Plat is located to the east of Marksheffel Road, south of Lorson Boulevard, and east of Jimmy Camp Creek, located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 83.088 acres. This final plat incorporates all of the Creekside at Lorson Ranch Filing No. 1 PUD/Preliminary Plan area and will include 235 lots and eight tracts for landscape/utility/buffer/open space purposes. The landscape/utility/buffer/open space tracts will be owned/maintained by the Lorson Ranch Metro District. El Paso County Project Number SF 19-00x has been assigned to this project.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Lorson LLC; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)
Engineering Consultant = Core Engineering Group, 15004 1st Avenue S., Burnsville, MN 55306 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Creekside at Lorson Ranch Filing No. 1 Final Plat is based on the previously approved and recorded Creekside at Lorson Ranch Filing No. 1 PUD/ Preliminary Plan PUDSP-18-005. Approval of the PUD/Preliminary Plan included approval of a deviation of ECM Section I.7.1.B requires water quality be provided for the entire 83 acre site. Water quality will be provided by two permanent extended detention basins (Pond C1-R, CR2) as identified in the drainage/construction plans, and one Sand Filter Basin (Pond CR3) for 98.9% of the 83.085acre site. Approximately 0.91 acres (1.1% of the total 83.085-acre preliminary plan area) consists of backyards that drain directly to the East Tributary or Jimmy Camp Creek over grass buffers. The deviation included authorization to use a grass buffer BMP to treat runoff from these backyard drainage areas.

The entire Creekside development site is 83.088 acres located within the central portion of Lorson Ranch, east of Jimmy Camp Creek. There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. There are existing drainage and channel improvement features that were installed in portions of Jimmy Camp Creek and the East Tributary that the Lorson Ranch Metropolitan District currently owns and maintains. The existing FMIC (Fountain Mutual Irrigation Company) easement crosses the property on the west side which shall remain in place. The proposed Creekside at Lorson Ranch Filing No. 1 Plat includes 235 single family detached lots on approximately 83.088 acres for a density of 2.82 DU/ Acre. This density is in line with existing approvals on file including the Sketch Plan, PUD/ Preliminary Plan and the Overall Development & Phasing Plan. The site layout for this plat includes a single lot type: 45' x 85' (3,825 SF); Corner lots were designed with additional lot width to accommodate the increased corner lot setback requirements. The Fontaine Boulevard and Lorson Blvd. bridges constructed across the Jimmy Camp Creek provides two access points via Lorson Boulevard, Fontaine Boulevard and Old Glory Drive for this development.

El Paso County Final Plat Approval Criteria, 1998 El Paso County Policy Plan:

The Creekside Filing 1 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the El Paso County Policy Plan have been provided with a summary analysis of each for reference:

1. ***Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.***
– Creekside at Lorson Ranch Fil. No. 1 is in compliance with the approved sketch plan amendment and the recently approved Creekside at Lorson Ranch Filing No. 1 PUD/ Preliminary Plan approved on February 21, 2019 (PUDSP-18-005). The Creekside at Lorson Ranch Fil. No. 1 plat is east of Jimmy Camp Creek, north of the East Tributary of Jimmy Camp Creek, and south of Lorson Boulevard. The proposed plat is compatible and

similar in nature to previously approved developments located north of Lorson Boulevard. There are no adjacent developments to the south as this land is vacant.

2. ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*** The Creekside final plat is within the overall Lorson Ranch development and is a continuation of the planned community in the central portion of Lorson Ranch. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services are capable of supporting the proposed housing units as these services were planned with this type of density.
3. ***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.*** – Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space to the south. To the north of Lorson Boulevard is The Meadows at Lorson Ranch Filing No. 3 & 4 and Allegiant at Lorson Ranch which are similar urban developments. There are buffer tracts along Lorson Boulevard which will be landscaped along with areas within the ROW as shown on the landscape plan in this plat submittal. Lorson Boulevard is constructed at this time and the landscaping will be constructed.
4. ***Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*** – Creekside is in response to the market demand for single family residential lots

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Lorson Boulevard and Stingray Lane. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The existing detention/WQ pond (Pond C1-R) and two new detention/WQ ponds (Pond CR2 & CR3) will serve this site. The East Tributary of Jimmy Camp Creek is located on the south side of this plat and is required to be stabilized from the south property line north to the tie into the previously stabilized portions on the east side of the site. The East Tributary will be stabilized with this plat per construction drawings prepared by Kiowa Engineering for this section of creek. The creek improvements do not require a CLOMR and are covered in the existing ACOE permit for the East Tributary for work in the floodplain. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** No waivers requested
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Creekside at Lorson Ranch Filing No. 1 final plat comprises of 83.088 acres. The final plat has 14.759 acres of ROW, 43.514 acres of open space, and 24.815 acres of residential lots.
- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 235 Single Family Residential Dwelling Units on 83.088 acres (2.82 Du/ Acre).
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 3825 sq. ft. 45' x 85' (3,825 SF).
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** This Final Plat has a total area of 83.088 acres. The final plat has 14.759

acres of ROW/ROW reservation and 43.514 acres of open space. Open Space = 43.514 acres (52.3% of 83.088 acres). This includes several tracts for buffers as open space.

- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks for general pedestrian circulation and access to open spaces and trails will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District 4.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Creekside at Lorson Ranch Filing No. 1
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Water and sanitation will be provided through the Widefield Water & Sanitation District. A passive underdrain system is proposed and will be owned/maintained by the Lorson Ranch Metro District.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family with associated accessory and appurtenant uses.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**

The proposed Creekside at Lorson Ranch Filing No. 1 includes the approved landscape plan for streetscape plantings adjacent to Lorson Blvd from Jimmy Camp Creek to the East Tributary of Jimmy Camp Creek. The required landscape improvements have been collateralized in the financial assurance.

All required landscape and streetscape planting associated with the approved landscape plan for the Creekside at Lorson Ranch Filing No. 1 PUD (PCD File No. PUDSP-18-005) will be installed with this plat. There are no landscape modifications being requested at this time. The proposed landscaping along Lorson Blvd. includes 1 tree per 20 linear feet of frontage for a total of 29 trees as part of this filing along the south side of Lorson Blvd.. There are no proposed streetscape plantings within the proposed open spaces tracts. The planting design incorporates a mix of evergreen and deciduous trees in addition to a 6' wood screen fence proposed along the back of the individual lots. Additional areas of open space include the existing FMIC easement and the open space provided along the east tributary of Jimmy Camp Creek and no landscaping will be proposed in these open space areas. Landscaping will be constructed by the developer and maintained by the Lorson Ranch Metropolitan District 4. All open space tracts within this filing include planned trail networks which connect open spaces throughout the greater Lorson Ranch development area.
- ❑ **PROPOSED ACCESS LOCATIONS:** Access to Lorson Ranch is from the easterly extension of Fontaine Blvd at Marksheffel and from Lorson Blvd at Marksheffel. Proposed access into the filing will be from Lorson Boulevard at Tensas Drive, Kearsarge Drive, and Stingray Lane.
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID No. 2 and will pay the associated fee at the time of building permits for each residential lot in the final plat.
- ❑ **MAILBOX LOCATION:** Creekside at Lorson Ranch Filing No. 1 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings and final plat. The mailbox clusters will be located within the street ROW.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. In recent months, Widefield School District 3 has completed an updated school site plan and modified the school site boundary slightly to fit the new site plan. Lorson Ranch East Filing No. 1 plat adjusted the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek.

CREEKSIDE AT LORSON RANCH FILING NO. 1
A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI LLC A COLORADO LIMITED LIABILITY COMPANY, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST I, LLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON NORTH DEVELOPMENT CORP. A COLORADO CORPORATION, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS USED IN THIS LEGAL DESCRIPTION IS THE EAST-WEST CENTERLINE OF SECTION 23, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 24 WITH A 3.25 INCH ALUMINUM CAP ON A NO. 6 REBAR STAMPED "T15S R65W, S23 S24, PLS 31161", AND MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23 WITH A NO. 6 REBAR (NO CAP). SAID CENTERLINE IS ASSUMED TO BEAR: S89°41'54"W, 5319.46 FEET.

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23; THENCE N89°41'54"E ALONG SAID CENTERLINE 142.48 FEET TO THE SOUTHWEST CORNER OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 218714083 AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINES OF SAID "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" THE FOLLOWING THREE (3) COURSES:
(1) THENCE N20°36'35"E A DISTANCE OF 560.24 FEET TO A POINT OF CURVE;
(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2169.88 FEET, A CENTRAL ANGLE OF 80°34'12", (THE CHORD OF WHICH BEARS N17°19'26"E, 248.71 FEET), AN ARC DISTANCE OF 248.84 FEET TO A POINT OF TANGENT;
(3) THENCE N64°02'22"E ALONG SAID TANGENT 285.75 FEET TO THE SOUTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 4" AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 215713698.

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID "THE MEADOWS AT LORSON RANCH FILING NO. 4" THE FOLLOWING EIGHT (8) COURSES:

(1) THENCE N89°35'58"E A DISTANCE OF 508.54 FEET TO A POINT OF CURVE;
(2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1483.17, A CENTRAL ANGLE OF 35°42'15", (THE CHORD OF WHICH BEARS N71°44'51"E, 581.34 FEET), AN ARC DISTANCE OF 590.86 FEET TO A POINT OF TANGENT;
(3) THENCE N53°53'43"E ALONG SAID TANGENT 488.36 FEET TO A POINT OF CURVE;
(4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1038.48 FEET, A CENTRAL ANGLE OF 30°19'14", (THE CHORD OF WHICH BEARS N72°03'27"E, 658.81 FEET), AN ARC DISTANCE OF 670.99 FEET;
(5) THENCE N02°24'02"W A DISTANCE OF 158.34 FEET TO A POINT OF CURVE;
(6) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 558.89 FEET, A CENTRAL ANGLE OF 15°13"17", (THE CHORD OF WHICH BEARS N08°19'56"W, 156.45 FEET), AN ARC DISTANCE OF 156.96 FEET;
(7) THENCE N73°44'10"E RADIAL TO THE PREVIOUS COURSE 5.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF "OLD GLORY DRIVE" AS RECORDED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 208057388 IN THE EL PASO COUNTY, COLORADO RECORDS;
(8) THENCE ALONG THE WESTERLY, SOUTHERLY AND EASTERLY LINES OF SAID "OLD GLORY DRIVE" THE FOLLOWING FOUR (4) COURSES:
(1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIAL TO THE PREVIOUS COURSE, SAID CURVE HAVING A RADIUS OF 571.99 FEET, A CENTRAL ANGLE OF 15°13'17", (THE CHORD OF WHICH BEARS S08°19'52"E, 157.83 FEET), AN ARC DISTANCE OF 158.33 FEET TO A POINT OF TANGENT;
(2) THENCE S00°24'02"E ALONG SAID TANGENT 183.34 FEET;
(3) THENCE N89°35'58"E A DISTANCE OF 60.00 FEET;
(4) THENCE N02°24'02"W A DISTANCE OF 40.17 FEET TO THE SOUTHWEST CORNER OF "ALLEGIAN AT LORSON RANCH" AS PLATTED UNDER RECEPTION NO. 212713204 IN THE EL PASO COUNTY, COLORADO RECORDS;

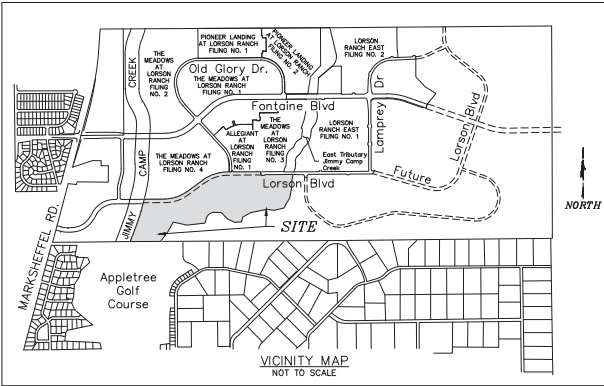
THENCE ALONG THE SOUTHERLY LINES OF SAID "ALLEGIAN AT LORSON RANCH" THE FOLLOWING TWO (2) COURSES:

(1) THENCE S45°24'02"E A DISTANCE OF 56.57 FEET;
(2) THENCE N89°35'58"E A DISTANCE OF 584.34 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS AT LORSON RANCH FILING NO. 3" AS PLATTED UNDER RECEPTION NO. 213713398 IN THE EL PASO COUNTY, COLORADO RECORDS;
(3) THENCE N89°35'58"E ALONG THE SOUTHERLY LINE THEREOF 85.21 FEET TO THE WESTERLY LINE OF "LORSON RANCH EAST FILING NO. 1" AS PLATTED UNDER RECEPTION NO. 218714288 IN THE EL PASO COUNTY, COLORADO RECORDS;
(4) THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID "LORSON RANCH EAST FILING NO. 1" THE FOLLOWING SIX (6) COURSES:

(1) THENCE S00°24'02"E A DISTANCE OF 80.00 FEET;
(2) THENCE N89°35'58"E A DISTANCE OF 14.78 FEET;
(3) THENCE S45°24'02"E A DISTANCE OF 14.14 FEET;
(4) THENCE N89°35'58"E A DISTANCE OF 60.00 FEET;
(5) THENCE N51°59'14"E A DISTANCE OF 26.48 FEET;
(6) THENCE N89°35'58"E A DISTANCE OF 693.52 FEET;
(7) THENCE S21°18'01"W A DISTANCE OF 20.20 FEET;
(8) THENCE S11°46'07"W A DISTANCE OF 127.68 FEET;
(9) THENCE S00°29'43"W A DISTANCE OF 173.08 FEET;
(10) THENCE S11°17'09"W A DISTANCE OF 266.14 FEET;
(11) THENCE S31°50'09"W A DISTANCE OF 107.86 FEET;
(12) THENCE S58°54'51"E A DISTANCE OF 4.71 FEET;
(13) THENCE S31°05'09"W A DISTANCE OF 90.00 FEET;
(14) THENCE S78°28'55"W A DISTANCE OF 97.86 FEET;
(15) THENCE N82°16'06"W A DISTANCE OF 188.62 FEET;
(16) THENCE S77°50'20"W A DISTANCE OF 456.01 FEET;
(17) THENCE S60°55'22"W A DISTANCE OF 215.41 FEET;
(18) THENCE S172°08'25"W A DISTANCE OF 123.42 FEET;
(19) THENCE S88°20'33"W A DISTANCE OF 169.20 FEET;
(20) THENCE N65°30'11"W A DISTANCE OF 168.48 FEET;
(21) THENCE N44°43'03"W A DISTANCE OF 230.04 FEET;
(22) THENCE N89°34'10"W A DISTANCE OF 160.16 FEET TO A POINT OF CURVE;
(23) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 74°59'29", (THE CHORD OF WHICH BEARS S53°50'17"W, 201.74 FEET), AN ARC DISTANCE OF 261.40 FEET TO A POINT OF TANGENT;
(24) THENCE S18°26'24"W ALONG SAID TANGENT 118.02 FEET;
(25) THENCE S83°30'09"W A DISTANCE OF 446.08 FEET;
(26) THENCE N77°01'58"W A DISTANCE OF 350.50 FEET;
(27) THENCE S08°53'20"W A DISTANCE OF 265.02 FEET;
(28) THENCE S38°43'29"W A DISTANCE OF 311.41 FEET TO THE EAST-WEST CENTERLINE OF SECTION 23;

THENCE S89°41'54"W ALONG SAID CENTERLINE 749.79 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 83.086 ACRES MORE OR LESS.



OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CREEKSIDE AT LORSON RANCH FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL, FOR SAME, WILL BE PROVIDED AT SAID OWNERS' 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 ADDRESS:

212 N. WASHCRAFT AVENUE
SUITE 201
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3399
FAX: (719) 635-3344

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR

LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR HEIDI LLC A COLORADO LIMITED LIABILITY COMPANY, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST I, LLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON NORTH DEVELOPMENT CORP. A COLORADO CORPORATION, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY.

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT; ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT; ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 2211258 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

FLOOD PLAIN CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0562 DATED DECEMBER 7, 2018 REVISED TO REFLECT CLAIM CASE NO. 06-08-84259, EFFECTIVE DATE JANUARY 17, 2007 AND LOINC 14-08-053P, EFFECTIVE DATE JANUARY 26, 2015 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, AND H, FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT.

APPROVAL IS GRANTED FOR THIS PLAT OF "CREEKSIDE AT LORSON RANCH FILING NO. 1".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2019, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1.

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

SURVEYORS CERTIFICATE

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

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

VERNON P. TAYLOR, DATE
COLORADO PLS NO. 25986, FOR AND
ON BEHALF OF MAS CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80903

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "CREEKSIDE AT LORSON RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ____ DAY OF _____, 2019, A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC INCLUDING STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

COUNTY APPROVAL:

APPROVAL IS GRANTED FOR THIS PLAT OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" ON THIS ____ DAY OF _____, 2019, A.D.

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

FEES:

DRAINAGE FEE: \$ 379,061.00

JIMMY CAMP CREEK SURETY FEE: \$ 150,723.00

BRIDGE FEE: \$ 17,723.00

SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212034170

PARK FEE:

URBAN PARK FEE:

CHUCK BROEFMAN, RECORDER

SEE: BY: DEPUTY

FINAL PLAT
CREEKSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-068
DATE PREPARED: 05/15/2019
DATE REVISED:

PCD FILE NUMBER SF-18-XXX



102 E. PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

SHEET 1 OF 7

CREEKSIDE AT LORSON RANCH FILING NO. 1
A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE EAST-WEST CENTERLINE OF SECTION 23, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 24 WITH A 3.25 INCH ALUMINUM CAP ON A NO. 6 REBAR STAMPED "1155 R65W, S23 S24, PL 3 1161", AND MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 22 AND 23 WITH A NO. 6 REBAR (NO CAP). SAID CENTERLINE IS ASSUMED TO BEAR S80°14'54"W, 531.04 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0557 AND PANEL NO. 08041C0100F, BOTH DATED MARCH 17, 1997 REVISED TO REFLECT CLOMR CASE NO. 06-08-8425R, EFFECTIVE DATE JANUARY 17, 2007 AND LOMC 14-08-053P, EFFECTIVE DATE JANUARY 28, 2015 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF MAY 7, 2019 AT 7:30AM, FILE NO. 64831 UTC, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
 - i. (TC089) THE PROPERTY MAY BE SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987 IN ROAD BOOK A AT PAGE 78, WHICH PROVIDED THAT ALL SECTION LINES, TOWNSHIP LINES, AND RANGE LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE DIVIDING RANGE LINES 65 WEST AND 66 WEST DECLARED TO BE PUBLIC HIGHWAYS OF THE WIDTH OF 66 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES, OR RANGE LINES. NOTE: RESOLUTION NO. 04-507 REGARDING ROAD ORDER, RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193597 AND DISCLAIMER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193599.
 - ii. (TC010) THE PROPERTY MAY BE SUBJECT TO ANY QUESTION, DISPUTE OR ADVERSE CLAIMS AS TO ANY LOSS OR GAIN OF LAND AS A RESULT OF ANY CHANGE IN THE RIVER BED LOCATION BY OTHER THAN NATURAL CAUSES, OR ALTERATION THROUGH ACCRETION, RELICTION, EROSION OR AVULSION OF THE CENTER THREAD, BANK, CHANNEL, OR FLOW OF WATERS IN JIMMY CAMP CREEK LYING WITHIN SUBJECT LAND, AND ANY QUESTION AS TO THE LOCATION OF SUCH CENTER THREAD, BED BANK OR CHANNEL, AS A LEGAL DESCRIPTION MONUMENT OR MARKER FOR PURPOSES OF DESCRIBING OR LOCATING SUBJECT LANDS.

NOTE: THERE ARE NO DOCUMENTS IN THE LAND RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF EL PASO, ACCURATELY LOCATING PAST OR PRESENT LOCATION(S) OF THE CENTER THREAD, BANK, BED OR CHANNEL, OF THE ABOVE, JIMMY CAMP CREEK OR INDICATING ANY ALTERATIONS OF THE SAME AS FROM TIME TO TIME MAY HAVE OCCURRED.
 - iii. (TC011) THE PROPERTY MAY BE SUBJECT TO ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE RIPARIAN OWNERS, THE STATE OF COLORADO, THE UNITED STATES OF AMERICA, OR THE GENERAL PUBLIC, WHICH EXIST, HAVE EXISTED, OR ARE CLAIMED TO EXIST IN AND OVER THE WATERS AND PRESENT AND PAST BED AND BANKS OF JIMMY CAMP CREEK.
 - iv. (TC012) THE PROPERTY MAY BE SUBJECT RESERVATION AS CONTAINED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.
 - v. (TC013) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT OF WAY EASEMENT TO MOUNTAIN VIEW ASSOCIATION, INC., RECORDED MARCH 7, 1983 IN BOOK 368 AT PAGE 462.
 - vi. (TC015) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 95-415, GENERAL 109 RECORDED JANUARY 3, 1996 AT RECEPTION NO. 96001104 AND RESOLUTION NO. 96-446, GENERAL -123 RECORDED DECEMBER 20, 1996 AT RECEPTION NO. 96165642.
 - vii. (TC016) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 (LORSON RANCH AT JIMMY CAMP SKETCH PLAN APPROVAL) RECORDED APRIL 6, 2011 AT RECEPTION NO. 204055084 AND AMENDMENT RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624.
 - viii. (TC017) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 04-366 (CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7) RECORDED ON SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548, AMENDED SERVICE PLAN - RESOLUTION NO. 07-233 RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523.
 - ix. (TC018) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF LORSON RANCH METROPOLITAN DISTRICT NO. 3, AS DISCLOSED BY THE ORDER AND DECREE RECORDED ON DECEMBER 28, 2004 AT RECEPTION NO. 204208674 AND AS AMENDED BY INSTRUMENTS RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056110, RECEPTION NO. 205056116, RECORDED JUNE 17, 2015 AT RECEPTION NO. 215062652, RECORDED MAY 26, 2016 AT RECEPTION NO. 214056919, RECORDED JULY 11, 2017 AT RECEPTION NO. 217080860, RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217101665.
 - x. (TC019) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF LORSON RANCH METROPOLITAN DISTRICT NO. 4, AS DISCLOSED BY THE ORDER AND DECREE RECORDED ON DECEMBER 28, 2004 AT RECEPTION NO. 204208674 AND AS AMENDED BY INSTRUMENTS RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056111, AT RECEPTION NO. 205056117, RECORDED JULY 11, 2015 AT RECEPTION NO. 217080960.
 - xi. (TC020) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION & SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NO. 205078708.
 - xii. (TC021) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1-1, LORSON RANCH RECORDED ON AUGUST 19, 2005 AT RECEPTION NO. 205128925. NOTE: RESOLUTION NO. 05-336 TO APPROVE A DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131873 AND CORRECTION RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869, RESOLUTION NO. 05-338 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207118189, RESOLUTION NO. 06-228 RECORDED MAY 20, 2008 AT RECEPTION NO. 208057388, RESOLUTION NO. 09-115 RECORDED APRIL 8, 2009 AT RECEPTION NO. 208035762, RESOLUTION NO. 10-473 RECORDED NOVEMBER 19, 2010 AT RECEPTION NO. 210117892.
 - xiii. (TC022) THE PROPERTY MAY BE SUBJECT TO NO. 22, THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
 - xiv. (TC023) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06-165 (APPROVAL PRELIM PLAN) RECORDED JUNE 1, 2006 AT RECEPTION NO. 206084949.
 - xv. (TC024) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 06-164 (REZONE) RECORDED JUNE 12, 2006 AT RECEPTION NO. 206084999.

GENERAL PLAT NOTES: (CONT.)

- xvi. (TC025) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DITCH RELOCATION, IMPROVEMENT AND EASEMENT AGREEMENT RECORDED ON AUGUST 8, 2006 AT RECEPTION NO. 20617024. QUIT CLAIM DEEDS FROM MOUNTAIN NATURAL IRRIGATION COMPANY RECORDED SEPTEMBER 28, 2006 AT RECEPTION NO. 206143841, AT RECEPTION NO. 206143865 AND AT RECEPTION NO. 206143868 PURPORT TO RELINQUISH THE EXISTING EASEMENT TO THE PRESENT PROPERTY OWNERS.
- xvii. (TC026) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SANITARY SEWER EASEMENT AGREEMENT RECORDED MAY 14, 2008 AT RECEPTION NO. 208055334.
- xviii. (TC027) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-526 (REZONE) RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
- xix. (TC028) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WATER AND SANITARY SEWER EASEMENT AGREEMENT RECORDED DECEMBER 9, 2009 AT RECEPTION NO. 209141033. VACATION OF PORTION OF EASEMENT RECORDED DECEMBER 7, 2015 AT RECEPTION NO. 215131277.
- xx. (TC029) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE WATER AND SANITARY SEWER EASEMENT AGREEMENT RECORDED DECEMBER 9, 2009 AT RECEPTION NO. 209141043. VACATION OF PORTION OF EASEMENT RECORDED FEBRUARY 20, 2013 AT RECEPTION NO. 213028119.
- xxi. (TC030) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED DECEMBER 9, 2009 AT RECEPTION NO. 209141153.
- xxii. (TC031) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED DECEMBER 9, 2009 AT RECEPTION NO. 209141158.
- xxiii. (TC032) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED DECEMBER 9, 2009 AT RECEPTION NO. 209141164.
- xxiv. (TC033) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 2 RECORDED MARCH 22, 2010 AT RECEPTION NO. 210025931 AND RE-RECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301. RESOLUTION NO. 10-94 TO REVISE DEVELOPMENT AGREEMENT NO. 2 RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176.
- xxv. (TC034) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 12-290 RECORDED JUNE 18, 2012 AT RECEPTION NO. 212069857.
- xxvi. (TC035) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE MINERAL, QUITCLAIM DEEDS RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137045, AT RECEPTION NO. 212137046, AT RECEPTION NO. 212137047, AT RECEPTION NO. 212137051, AT RECEPTION NO. 212137056, AT RECEPTION NO. 212137060 AND RECORDED DECEMBER 5, 2012 AT RECEPTION NO. 212145159.
- xxvii. (TC036) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DRAINAGE EASEMENT, RECORDED APRIL 23, 2013 AT RECEPTION NO. 213035476.
- xxviii. (TC037) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JULY 31, 2013 AT RECEPTION NO. 213085878 AND AS AMEND BY INSTRUMENT RECORDED NOVEMBER 20, 2013 AT RECEPTION NO. 213148953.
- xxix. (TC038) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 18-038 RECORDED JANUARY 24, 2018 AT RECEPTION NO. 218000074 AND LORSON RANCH EAST PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 218018021.
- xxx. (TC039) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RULES AND REGULATIONS GOVERNING THE ENFORCEMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF LORSON RANCH, NOT RECORDED, BUT HEREIN KNOWN AS DOCUMENT NO. LORSONMETRO.
- xxxi. (TC040) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION NO. 19-51, RECORDED FEBRUARY 13, 2019 AT RECEPTION NO. 219015418.
- xxxii. (TC041) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PUD DEVELOPMENT AND PRELIMINARY PLAN RECORDED FEBRUARY 27, 2019 AT RECEPTION NO. 219020279.
- xxxiii. (TC042) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DITCH CROSSING AGREEMENT, RECORDED MARCH 6, 2019 AT RECEPTION NO. 219023135.
- xxxiv. (TC043) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN SANITARY SEWER EASEMENT AGREEMENT, RECORDED MARCH 27, 2019 AT RECEPTION NO. 219031048.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOLDS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
7. ALL DEVELOPMENT WITHIN "LORSON RANCH EAST FILING NO. 2" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR LORSON RANCH EAST PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. 218018051, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPIDE RUNOFF FROM REACHING DRAINAGE SWALES.

GENERAL PLAT NOTES: (CONT.)

9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL, AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "LORSON RANCH EAST FILING NO. 1" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH LORSON RANCH EAST FILING NO. 1 PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED AT RECEPTION NO. 218018021.
17. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
 - A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131873 AS CORRECTED - RECEPTION NO. 205132869.
 - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210025931, RE-RECORDED RECEPTION NO. 210036301.
 - C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
 - D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-198, RECEPTION NO. 212090407.
 - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
 - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
 - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. 12-382, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 212136575, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "LORSON RANCH EAST FILING NO. 2" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

FINAL PLAT
CREEKSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-068
DATE PREPARED: 05/15/2019
DATE REVISED:

PUD FILE NUMBER SF-18-XXX



102 E. PEAK AVE., STE. 100
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

SHEET 2 OF 7

A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

NW 1/4 SECTION 24,
O COUNTY, COLORADO

MATCHLINE - SEE SHEET 6 OF 7

UNPLATTED
SCHEDULE NO.
55000-00-411

TRACT A
1,487,202 SF
34.141 AC +/-

CURVE #	RADIUS	DELTA	LENGTH
RC8	15.00	90°00'00"	23.56
RC9	15.00	90°00'00"	23.56
RC10	35.00	70°31'44"	43.08
RC11	15.00	90°00'00"	23.56
RC12	15.00	90°00'00"	23.56

SF	SQUARE FEET
(R)	RADIAL
(xxxx)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
●	FOUND ORANGE PLASTIC SURVEYORS CAP ON NO 5 REBAR, CAP IS STAMPED "PLS 25966"
■	FOUND MONUMENT AS NOTED

	BOUNDARY LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT LINE
	ADJACENT SUBDIVISION LINE
	ADJACENT PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT
	SECTION/QUARTER SECTION LINE
	MATCHLINE

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



SHEET 5 OF 7

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L3	11.11	S00°24'02"E
L4	10.00	N00°31'00"W
L5	31.90	S69°50'09"W
L6	20.66	N76°32'38"W

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL7	32.20	N01°02'07"W
RL8	32.20	N01°05'21"W
RL9	24.87	N00°24'02"W

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC13	225.00	3°06'04"	12.18
RC14	15.00	80°24'21"	21.05
RC15	15.00	80°24'21"	21.05
RC16	225.00	1°05'40"	43.57
RC17	60.00	23°33'23"	24.67
RC18	27.00	90°00'00"	42.41
RC19	60.00	23°33'24"	24.67
RC20	15.00	90°00'00"	23.56
RC21	15.00	90°00'00"	23.56
RC22	35.00	70°31'44"	43.08

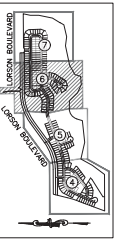
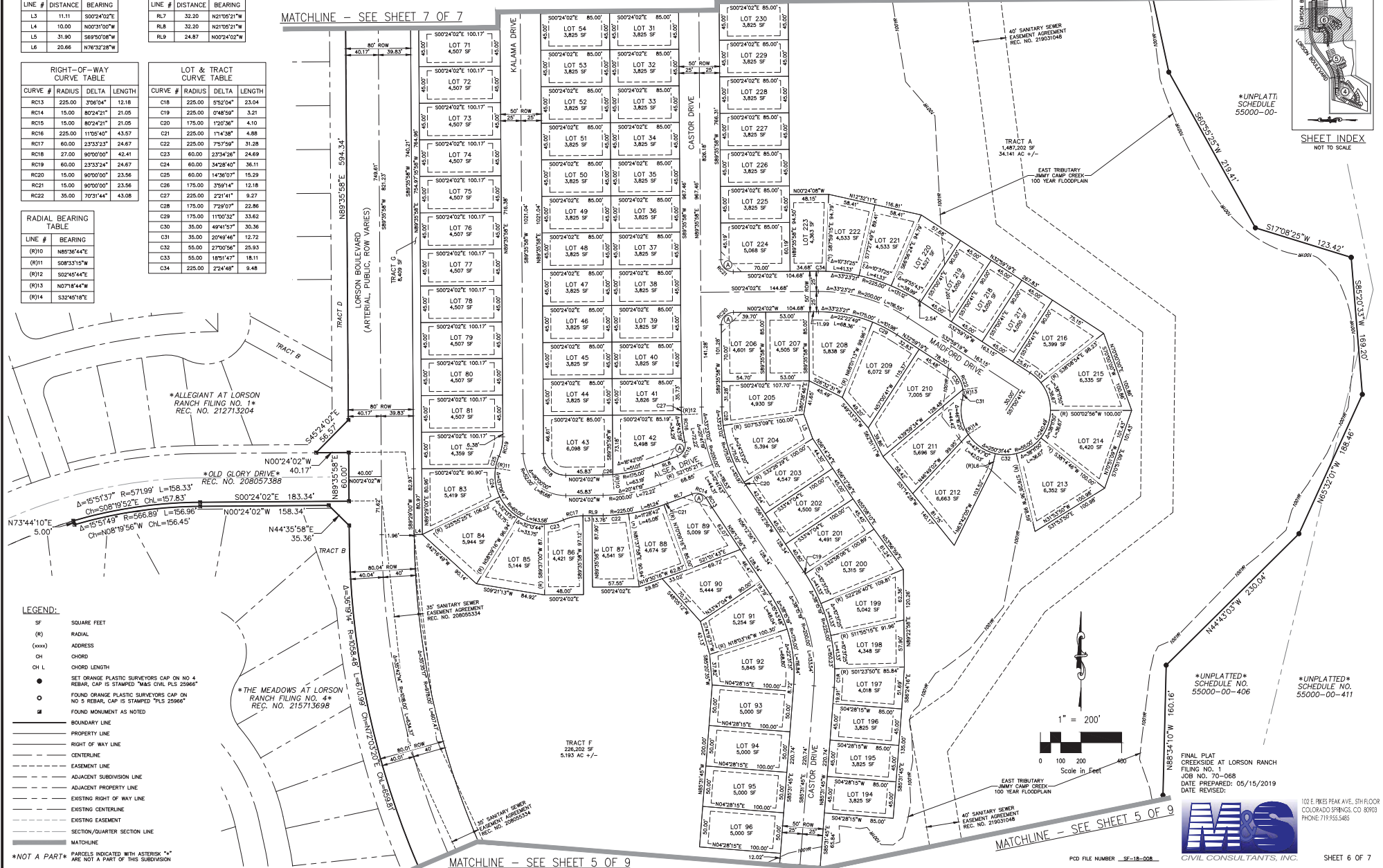
LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C18	225.00	5°52'04"	23.04
C19	225.00	0°48'50"	3.21
C20	175.00	1°20'36"	4.10
C21	225.00	1°14'38"	4.88
C22	225.00	7°57'59"	31.28
C23	60.00	23°34'28"	24.69
C24	60.00	34°28'40"	36.11
C25	60.00	14°38'07"	15.29
C26	175.00	3°59'14"	12.18
C27	225.00	2°21'41"	9.27
C28	175.00	7°29'07"	22.86
C29	175.00	1°00'32"	33.62
C30	35.00	49°41'57"	35.36
C31	35.00	20°49'46"	12.72
C32	55.00	27°02'58"	25.93
C33	55.00	18°51'47"	18.11
C34	225.00	2°24'40"	9.48

RADIAL BEARING TABLE	
LINE #	BEARING
(R)10	N85°36'44"E
(R)11	S08°33'15"W
(R)12	S02°45'44"E
(R)13	N07°18'44"W
(R)14	S32°45'18"E

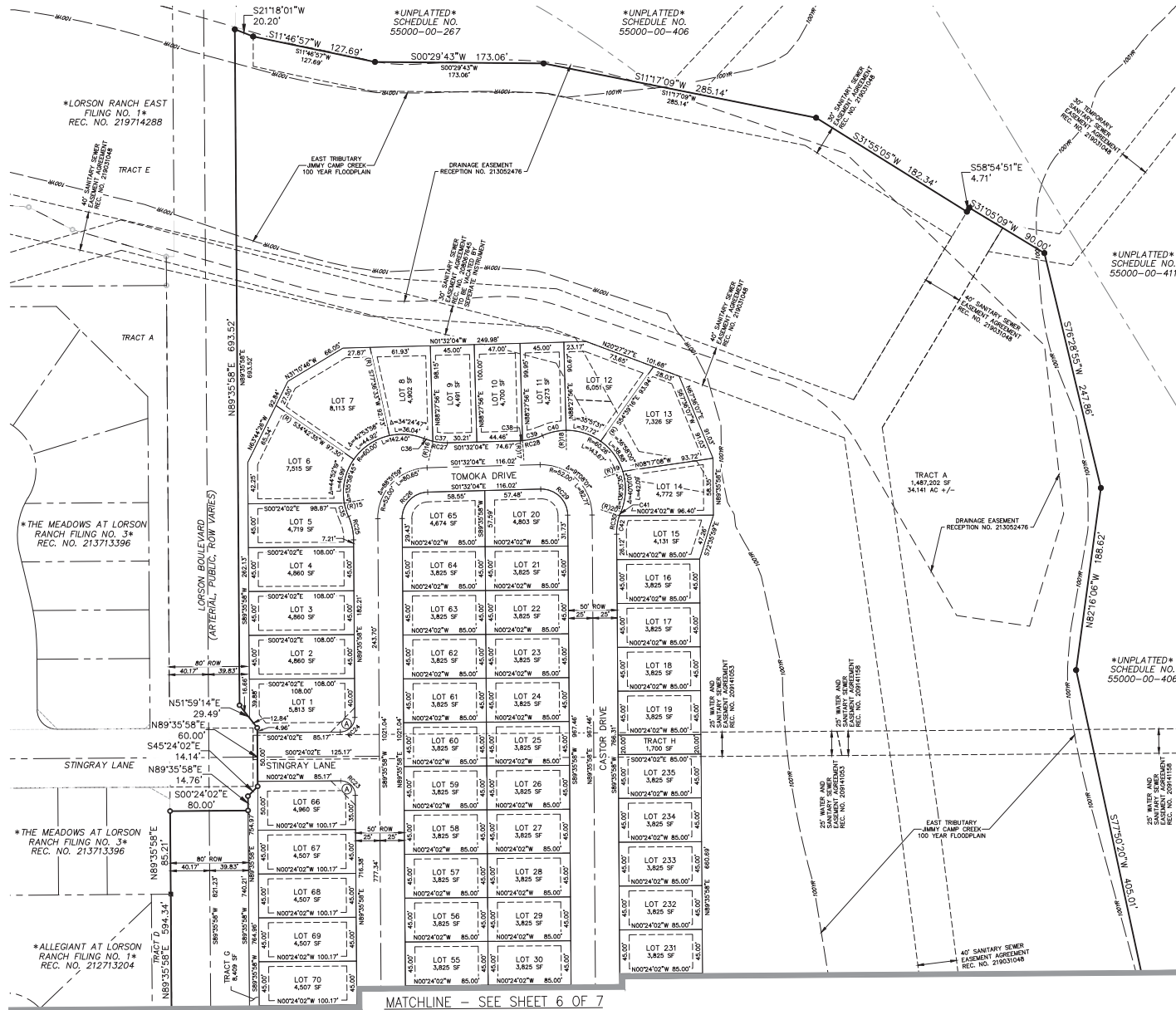
CREEKSIDE AT LORSON RANCH FILING NO. 1
A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24,
ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

MATCHLINE - SEE SHEET 7 OF 7

MATCHLINE - SEE SHEET 7 OF 7



CREEKSIDE AT LORSON RANCH FILING NO. 1 A PORTION OF THE SW 1/4 SECTION 13, AND OF THE NE 1/4 SECTION 23, AND OF THE NW 1/4 SECTION 24, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



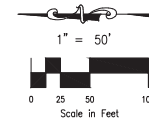
LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C35	60.00	129°47'	14.45
C36	60.00	97°02'	9.72
C37	60.00	147°02'	14.95
C38	60.00	225°41'	2.54
C39	60.00	201°00'	21.26
C40	60.26	234°04'	24.98
C41	60.00	42°31'	4.59
C42	60.00	182°31'	19.21

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC25	60.00	233°23'	24.67
RC26	27.00	88°59'	41.88
RC27	60.00	233°23'	24.67
RC28	60.00	224°43'	23.80
RC29	27.00	91°00'	42.95
RC30	60.00	224°43'	23.80

RADIAL BEARING TABLE	
LINE #	BEARING
(R)15	N10°09'45"W
(R)16	S77°15'43"E
(R)17	N86°02'16"E
(R)18	S89°29'13"W
(R)19	N174°11'17"W
(R)20	S17°56'29"W

LEGEND:

- SF SQUARE FEET
- (R) RADIAL
- (addr) ADDRESS
- CH CHORD
- CH L CHORD LENGTH
- SET ORANGE PLASTIC SURVEYORS CAP ON NO. 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
- FOUND ORANGE PLASTIC SURVEYORS CAP ON NO. 5 REBAR, CAP IS STAMPED "PLS 25966"
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
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- SECTION/QUARTER SECTION LINE
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



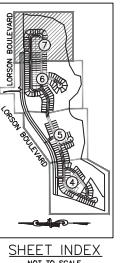
FINAL PLAT
CREEKSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-068
DATE PREPARED: 05/15/2019
DATE REVISED:

PCD FILE NUMBER SF-18-008



102 E PINE AVE., STE. 100
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

SHEET 7 OF 7



CREEKSIDE AT LORSON RANCH FILING NO. 1 PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T.15S, R.65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

DEVELOPMENT STANDARDS AND GUIDELINES

- Residential Use Standards:**
- There shall only be one (1) Principal (primary) use of Single Family Residence conducted on a lot.
 - Allowed Uses include: Single Family Residential, not houses, trail construction, development, signage, pedestrian walkways, fencing, utilities, stormwater facilities, drainage improvements, open space and landscape improvements, parks and associated park related equipment.
 - Model Home/Showroom Sales Office is a permitted temporary use. Temporary uses are subject to the requirements of the El Paso County Land Development Code Section 5.3.1, as amended.
 - Residential Home Occupations are to be per the El Paso County Land Development Code, as amended.
 - Residential Day Care to be per the El Paso County Land Development Code, as amended.
 - Projections into setbacks are governed by the El Paso County Land Development Code in effect at the time of PUD Approval.
 - Minimum Lot Area:
 - Detached, Single Family: Three Thousand Eight Hundred Twenty Five Square Feet (3,825 SF)
 - Maximum Infill Coverage: No Minimum
 - Maximum Structural Footprint: Forty Five Feet (45')
 - Minimum Width of Lot at Front Building Setback Line: Forty Five Feet (45') or as otherwise shown.
 - Setback Requirements:
 - Front yard: Twenty Feet (20') to Face of Garage
 - Side yard: Fifteen Feet (15') to Face of House
 - Back yard: Five Feet (5')
 - Corner yard (Non-Driveway Side): Ten Feet (10')
 - See detail on Sheet P2 for Lot 128 Setback Requirements
- Accessory Structure Use Standards:**
- Accessory structure uses shall be limited to typical residential structures and uses such as sheds, decks, attached decks, patios, water energy systems, personal use greenhouses, hot tubs, and pools.
 - There shall be no guest houses or detached garages permitted.
 - Accessory structures shall only be located within the backyard and must be located behind the main structure.
 - No accessory uses will be permitted in the front yard or in the primary residence.
 - Maximum Accessory Structure Height: Fifteen Feet (15')
 - Setback Requirements:
 - Side Yard: Five Feet (5')
 - Back Yard: Seven and One-Half Feet (7.5')

GENERAL NOTES

- Refer to the approved Lorson Ranch Development Agreement #4, as Amended, by the El Paso County Board of County Commissioners for development information recorded March 4, 2015 at Reception No. 215020531.
- A Geology and Soils Report for Crested at Lorson Ranch Tract, L.P. El Paso County, Colorado, was completed by Rocky Mountain Group (RMG) on August 10, 2018, revised October 16, 2018. See sheet 5 for more information.
- No residential lot shall have direct access to Collector Roadways. All residential lots will have direct access to the residential street ways.
- All water system elements and sanitary sewerage conveyance conduits and their associated appurtenances shall be dedicated to the Wastewater & Sanitation District, as required.
- All electric service shall be provided by Mountain View Electric Association. All tracts through which MVEA utilities will be located will be given utility easements as required.
- Natural Gas shall be provided by Black Hills Energy.
- Public Utility Drainage Easements shall be provided on all lots as follows:
 - Lot: Ten Feet (10')
 - Side: Five Feet (5')
 - Back: Five Feet (5')
 - Corner: Five Feet (5')
- All traffic, loading and unloading facilities will be designated for Public Utilities as required.
- Street signs will be restricted to Mountain View Electric Association signs and specifications.
- Sign lighting will meet the State Section 6.2.3 of the El Paso County Land Development Code, as amended, the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch and the Lorson Ranch Design Guidelines.
- Fencing:
 - All proposed fencing is subject to Design Review Committee approval as set forth in the Covenants and Design Guidelines for Lorson Ranch. Please visit: www.lorsonranch.com for more information.
 - Internal Fencing: Internal fencing is allowed within individual rural yards along side yard and rear yard property lines. Fencing design, materials, and layout shall be approved by the Design Review Committee. Please visit: www.lorsonranch.com for more information regarding review. See fence detail on Sheet 2. No fences shall impede drainage in any way.
 - New subdivisions are to be subject to the developer's cost-sharing and installing said materials. The future lot owner or builder is responsible for repair of any damages after the initial installation.
 - The materials used will be determined with each final plat and in coordination with the U.S. Postal Service.
 - Individual lot side yard setbacks to be constructed during individual lot construction/landscaping to provide adequate drainage and shall be owned and maintained by individual lot owners.

LANDSCAPE

- Urban Park improvements provided by the developer may be applied to park land dedication and/or fees with review and approval by El Paso County Parks. Any Urban Park improvements will be coordinated at a later date with El Paso County Parks Department.
- Any future park land dedication will be determined with future coordination with El Paso County Parks Department.
- Construction and/or to be determined with future coordination with the Lorson Ranch Metropolitan District No. 1.
- Landscaping areas, trails, common open space and buffers shall be maintained by the Lorson Ranch Metropolitan District No. 1.
- Any landscaping within the public right-of-way will be subject to a license agreement with El Paso County for ownership and maintenance responsibilities.
- No landscaping shall obstruct sight distance triangles per Engineering Criteria Manual Reference 3.3.6.G. The minimum horizontal clearance for sidewalks around utility structures, barriers, and other encroachments shall be 4 feet or greater to horizontal clearance for pedestrians and bicyclists per the Engineering Criteria Manual.
- Trails to be built surface to match existing trails found within Lorson Ranch. Any future trails shall be public. Final trail alignment to be determined in the field based on grade, vegetation, and other existing site features.
- Any future non-regional trails to be owned and maintained by the Lorson Ranch Metropolitan District No. 1.

FLOODPLAIN NOTES:

- Portions of the property are located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number 00047 (000752), effective date December 7, 2018. Portions of the floodplain have been revised per Case #14-08-05947 and #15-08-06487 which follow Conditional Case No. 05-08-04236 effective date January 29, 2015.
- The existing floodplain boundary will be revised via the LCMR process through FEMA per Conditional Case No. 05-08-04236 effective January 29, 2015. Lots 210-232 are either partially or entirely located within the current floodplain and will be platting under a LCMR process is completed effectively removing the floodplain limits from these lots. The substantial and review of the LCMR will occur independently of this PUD/Thematic Plan and shall be approved prior to the platting of any lots currently located within floodplain boundaries.
- The Jimmy Cayne Creek East Tributary is to be dedicated to, owned and maintained by the Lorson Ranch Metropolitan District No. 1. Jimmy Cayne Creek East Tributary channel improvements to be completed by the developer (owner as required).

ARCHITECTURAL CONTROL COMMITTEE REVIEW

- Individual Unit build out, design, and architectural style shall be in accordance to architectural control committee rules and regulations of the Lorson Ranch Metro District (LCMR) as well as the Declaration of Covenants, Conditions and Restrictions for Lorson Ranch, and the Lorson Ranch Design Guidelines. Please visit: www.lorsonranch.com for more information regarding review and approval by the architectural control committee.

LEGAL DESCRIPTION- CREEKSIDE AT LORSON RANCH FILING NO. 1:

A PARCEL OF LAND IN THE NORTH HALF OF SECTION 23, T.15S, R.65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BASIS OF BEARINGS USED IN THIS LEGAL DESCRIPTION IS THE EAST-WEST CENTRELINE OF SECTION 23, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 34 WITH A 3.25 INCH ALUMINUM CAP ON A N.D. IRON ROD 21.55 INCH, S25.502, P.D. 31 14.7, AND MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 34 WITH A N.D. IRON ROD (N.D. CAP), SAID CENTRELINE IS ASSUMED TO BEAR S05P4154W, 53.0 46 FEET, COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 25, THENCE N68P4154W ALONG SAID CENTRELINE 142.46 FEET TO THE SOUTHWEST CORNER OF "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 215014003 AND THE POINT OF BEGINNING, THENCE ALONG THE EASTERLY LINES OF SAID "CARRIAGE MEADOWS SOUTH AT LORSON RANCH FILING NO. 1" THE FOLLOWING THREE (3) COURSES: (1) THENCE N02P4523E A DISTANCE OF 54.0 14 FEET TO A POINT OF CURVE, (2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 216.98 FEET, A CENTRAL ANGLE OF 02P54131, (THE CHORD OF WHICH BEARS N171926E, 245.71 FEET), AN ARC DISTANCE OF 246.94 FEET TO A POINT OF TANGENT, (3) THENCE N04P4202E ALONG SAID TANGENT 295.75 FEET TO THE SOUTHWEST CORNER OF THE MEADOWS AT LORSON RANCH FILING NO. 47 AS PLATTED IN THE EL PASO COUNTY RECORDS UNDER RECEPTION NO. 215013085, THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID "THE MEADOWS AT LORSON RANCH FILING NO. 47" THE FOLLOWING EIGHT (8) COURSES: (1) THENCE N02P4523E A DISTANCE OF 305.34 FEET TO A POINT OF CURVE, (2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 845.17, A CENTRAL ANGLE OF 35P42151, (THE CHORD OF WHICH BEARS N714451E, 561.34 FEET), AN ARC DISTANCE OF 190.00 FEET TO A POINT OF TANGENT, (3) THENCE N03P4514E ALONG SAID TANGENT 408.36 FEET TO A POINT OF CURVE, (4) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 321.91 FEET, (THE CHORD OF WHICH BEARS N720232E, 659.81 FEET), AN ARC DISTANCE OF 470.89 FEET, (5) THENCE N04P4523E ALONG SAID TANGENT TO THE PREVIOUS COURSE 35.36 FEET, (6) THENCE N02P4523E A DISTANCE OF 158.34 FEET TO A POINT OF CURVE, (7) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 562.89 FEET, A CENTRAL ANGLE OF 19P5149, (THE CHORD OF WHICH BEARS N0P1956W, 156.45 FEET), AN ARC DISTANCE OF 156.36 FEET, (8) THENCE ALONG THE ARC OF A CURVE TO THE PREVIOUS COURSE 5.00 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF "OLD GLOVE DRIVE" AS RECORDED IN A SPECIAL WARRANTY DEED UNDER RECEPTION NO. 200057386 IN THE EL PASO COUNTY, COLORADO RECORDS, THENCE ALONG THE WESTERN, SOUTHERLY AND EASTERLY LINES OF SAID "OLD GLOVE DRIVE" THE FOLLOWING FOUR (4) COURSES: (1) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, RADIAL TO THE PREVIOUS COURSE, SAID CURVE HAVING A RADIUS OF 571.99 FEET, A CENTRAL ANGLE OF 15P5137, (THE CHORD OF WHICH BEARS S02P4523E, 157.83 FEET), AN ARC DISTANCE OF 158.33 FEET TO A POINT OF TANGENT, (2) THENCE S00P4502E ALONG SAID TANGENT 183.34 FEET, (3) THENCE N0P4523E A DISTANCE OF 40.01 FEET TO THE SOUTHWEST CORNER OF "ALLEGANT AT LORSON RANCH" AS PLATTED UNDER RECEPTION NO. 212713204 IN THE EL PASO COUNTY, COLORADO RECORDS, THENCE ALONG THE SOUTHERLY LINES OF SAID "ALLEGANT AT LORSON RANCH" THE FOLLOWING TWO (2) COURSES: (1) THENCE S45P4502E A DISTANCE OF 56.27 FEET, (2) THENCE N0P4523E A DISTANCE OF 534.34 FEET TO THE SOUTHWEST CORNER OF "THE MEADOWS AT LORSON RANCH FILING NO. 3" AS PLATTED UNDER RECEPTION NO. 213713336 IN THE EL PASO COUNTY, COLORADO RECORDS, THENCE ALONG THE SOUTHERLY LINE THEREOF 85.20 FEET TO THE WESTERN LINE OF "LORSON RANCH EAST FILING NO. 1" AS PLATTED UNDER RECEPTION NO. 213713336 IN THE EL PASO COUNTY, COLORADO RECORDS, THENCE ALONG THE WESTERN AND SOUTHERLY LINES OF SAID "LORSON RANCH EAST FILING NO. 1" THE FOLLOWING SIX (6) COURSES: (1) THENCE S00P4502E A DISTANCE OF 80.00 FEET, (2) THENCE N0P4523E A DISTANCE OF 14.76 FEET, (3) THENCE S45P4502E A DISTANCE OF 14.76 FEET, (4) THENCE N0P4523E A DISTANCE OF 60.00 FEET, (5) THENCE N15P4154E A DISTANCE OF 23.49 FEET, (6) THENCE N0P4523E A DISTANCE OF 633.53 FEET, THENCE S211301 W A DISTANCE OF 20.20 FEET, THENCE S114W23E A DISTANCE OF 127.60 FEET, THENCE S00P4502E A DISTANCE OF 173.00 FEET, THENCE S114W23E A DISTANCE OF 285.14 FEET, THENCE S3114502W A DISTANCE OF 182.34 FEET, THENCE S15P4541E A DISTANCE OF 4.76 FEET, THENCE S3114502W A DISTANCE OF 60.00 FEET, THENCE S211301 W A DISTANCE OF 247.96 FEET, THENCE S15P4541E A DISTANCE OF 108.62 FEET, THENCE S77P0220W A DISTANCE OF 405.01 FEET, THENCE S62P5220W A DISTANCE OF 219.41 FEET, THENCE S17P0220W A DISTANCE OF 123.40 FEET, THENCE S00P4502E A DISTANCE OF 163.20 FEET, THENCE S65P3201 W A DISTANCE OF 188.46 FEET, THENCE N0P4523E A DISTANCE OF 230.04 FEET, THENCE N0P4523E A DISTANCE OF 160.16 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 74P5926, (THE CHORD OF WHICH BEARS S55P4502W, 261.74 FEET), AN ARC DISTANCE OF 261.40 FEET TO A POINT OF TANGENT, THENCE S16P5020W ALONG SAID TANGENT 116.80 FEET, THENCE S45P4502E A DISTANCE OF 446.00 FEET, THENCE N77P0150W A DISTANCE OF 355.85 FEET, THENCE S38P4520W A DISTANCE OF 245.03 FEET, THENCE S38P4520W A DISTANCE OF 311.41 FEET TO THE EAST-WEST CENTRELINE OF SECTION 23, THENCE S0P4154W ALONG SAID CENTRELINE 749.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 83.08 ACRES MORE OR LESS.

LAND USE:

CURRENT ZONING:	RM PUD (RESIDENTIAL MEDIUM PLANNED UNIT DEVELOPMENT)
PROPOSED ZONING:	RM PUD (RESIDENTIAL MEDIUM PLANNED UNIT DEVELOPMENT)
CURRENT LAND USE:	VACANT/UNDEVELOPED
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL LANDSCAPE EASEMENTS, PARKS, OPEN SPACE, TRAIL CORRIDORS, UTILITY EASEMENTS, DRAINAGE & DETENTION FACILITIES, SIGNAGE

SITE DATA TABLE:

TOTAL SITE ACREAGE:	83.08 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS:	235.00
PROPOSED GROSS DENSITY:	2.83 U/AC

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (235 LOTS)	24.83 AC	30%
JIMMY CAYNE CREEK EAST TRIBUTARY (OPEN SPACE)	26.48 AC	32%
OPEN SPACE LANDSCAPE	16.82 AC	20%
STREET RIGHTS-OF-WAY	14.76 AC	18%
TOTAL	83.09 AC	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 83.09 X 10 = 8.31 ACRES
TOTAL OPEN SPACE PROVIDED IS 52% = 43.50 ACRES

Land Owner Certification

In Witness Whereof: The aforementioned Lorson LLC as Nominee has executed these presents this 21st day of February, 2019 A.D. Lorson LLC as Nominee for Heals LLC and Lorson Conservation Invest I LLP, a Colorado Limited Liability Company.

Authorized Agent, Manager

STATE OF COLORADO)
EL PASO COUNTY)

The above and foregoing statement was acknowledged before me this 21st day of February, 2019 A.D. by Mark Agnew Witness my Hand and SEAL: 5-22-21
My Commission Expires:

County Certification

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

President, Board of County Commissioners date 2/25/19
Director, Planning and Community Development date

Clerk and Recorder Certification

STATE OF COLORADO)
EL PASO COUNTY)

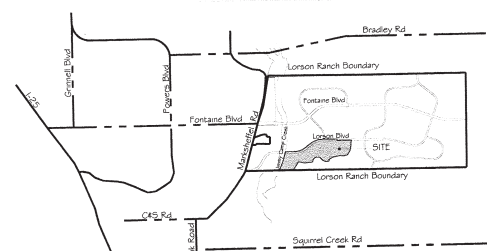
I hereby certify that this Plan was filed in my office on the 21st day of February, 2019 at 9:27 o'clock a.m. and was recorded per Reception No. 219020779

Chuck Broerman
El Paso County Clerk and Recorder
Deputy Clerk
S.C. 9

GENERAL PROVISIONS:

- STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for 235 Single-Family detached residential units per the approved 2006 Zoning and Conceptual Plan and the Lorson Ranch Master Plan Minor Amendment.
- AUTHORITY: This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, as amended, adopted pursuant to the Colorado Planned Unit Development Act of 1975, as amended.
- APPLICABILITY: The provisions of this PUD shall not with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of County Commissioners.
- ADOPTION: The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for CREEKSIDE AT LORSON RANCH is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable State Plan, as authorized under the provisions of the El Paso County Land Development Code, as amended, and this development plan complies with the Colorado Planned Unit Development Act of 1975, as amended.
- RELATIONSHIP TO COUNTY REGULATIONS: The provisions of this Development Plan shall prevail and govern the development of CREEKSIDE AT LORSON RANCH provided, however, that the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended and in effect at the time of the PUD plan approval for owner acknowledge the PUD changes with the Code, or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- CONFLICT: Where there is more than one provision within the development plan that covers the same subject matter, the provision which is more restrictive or imposes higher standards or requirements shall govern.

VICINITY MAP



SHEET INDEX:

REV #	REV COUNTY COMMENTS	DATE
1	REV COUNTY COMMENTS	10/25/18
2	REV COUNTY COMMENTS	12/12/18
3		
4		
5		
6		

P1 PUD COVER SHEET
P2 PUD DETAILS
P3-4 PUD DEVELOPMENT PLAN
P5 GEOLOGICAL HAZARDS MAP
P6-9 PRELIMINARY LANDSCAPE PLAN

DESIGNED BY: THOMAS & THOMAS, INC.
DRAWN BY: THOMAS & THOMAS, INC.
CHECKED BY: JRA
PROJECT NUMBER: 2018 15
SCALE: AS NOTED
DATE: 08/14/18
DRAWN: 08/14/18
CHECKED: 08/14/18
PROJECT NUMBER: 2018 15
SCALE: AS NOTED
DATE: 08/14/18

PCD FILE NO.: PUDSP-18-5

COVER SHEET

P1 1 OF 9

CREEKSIDE AT LORSON RANCH FILING NO. 1 PUD Development & Preliminary Plan

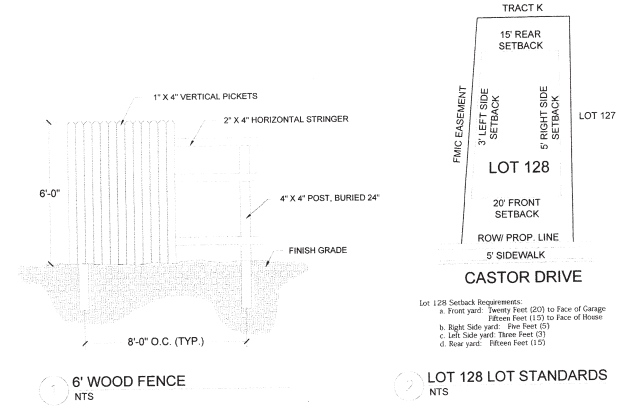
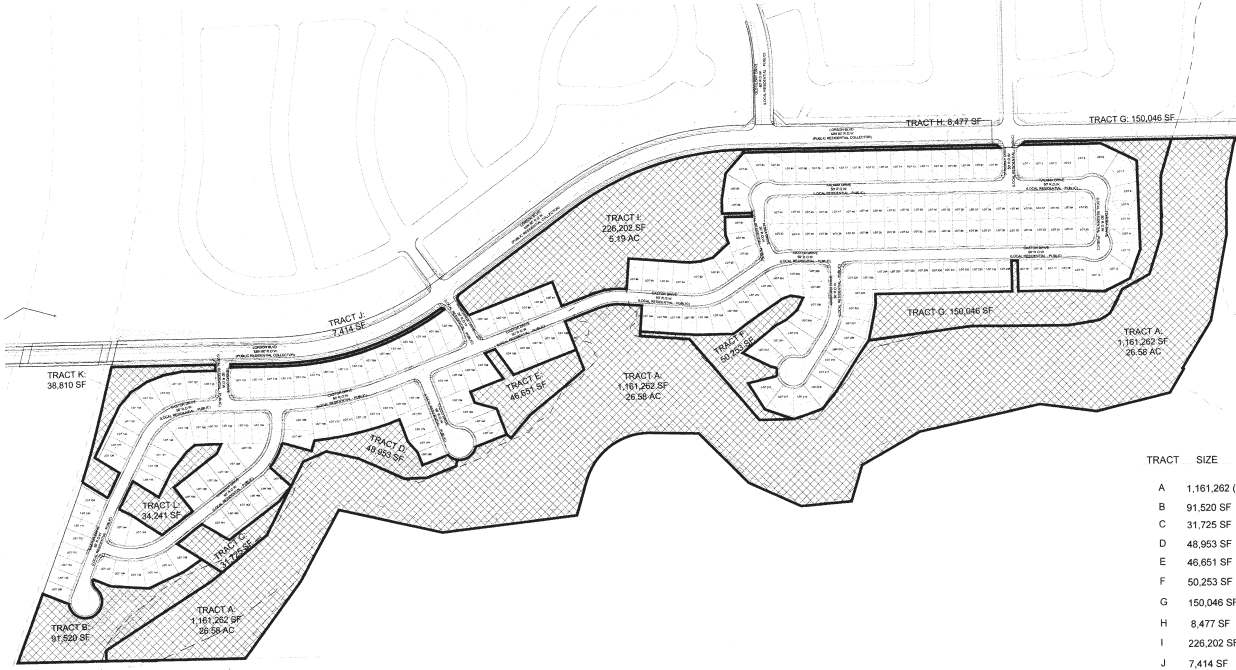
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

REV #	REVISIONS	DATE
1	REV1 COUNTY COMMENTS	10/25/18
2	REV2 COUNTY COMMENTS	12/12/18
3		
4		
5		
6		

DESIGNED	MF	08/14/18
DRAWN	MF	08/14/18
CHECKED	JRA	08/14/18
PROJECT NUMBER	2018/15	
SCALE	AS NOTED	

DETAILS

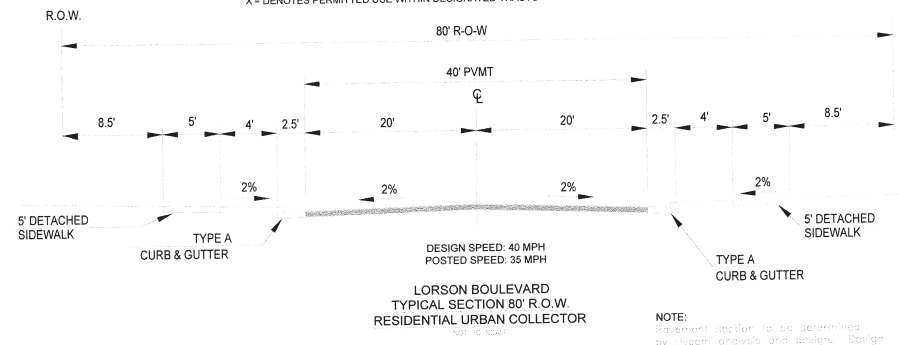
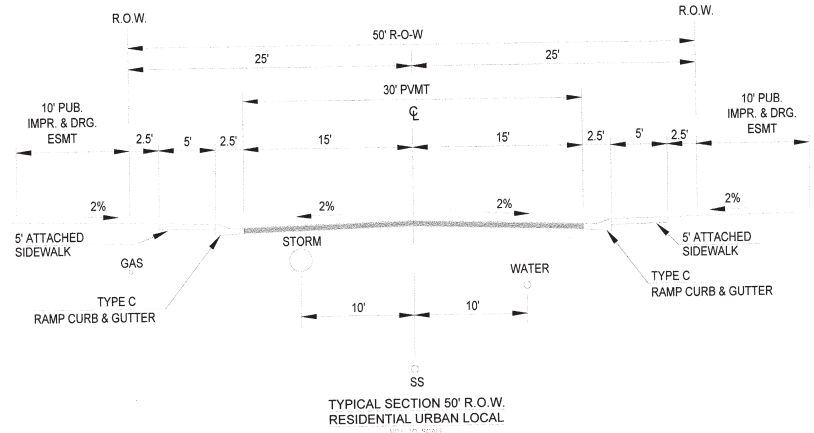
TRACT MAP



TRACT TABLE

TRACT	SIZE	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	1,161,262 (26.68 AC)	X	X	X	X	LRMD	LRMD
B	91,520 SF	X	X	X	X	LRMD	LRMD
C	31,725 SF	X	X	X	X	LRMD	LRMD
D	48,993 SF	X	X	X	X	LRMD	LRMD
E	48,651 SF	X	X	X	X	LRMD	LRMD
F	50,253 SF	X	X	X	X	LRMD	LRMD
G	150,046 SF	X	X	X	X	LRMD	LRMD
H	8,477 SF	X	X	X	X	LRMD	LRMD
I	226,202 SF	X	X	X	X	LRMD	LRMD
J	7,414 SF	X	X	X	X	LRMD	LRMD
K	38,810 SF	X	X	X	X	LRMD	LRMD
L	34,241 SF	X	X	X	X	LRMD	LRMD

TOTAL TRACT AREA: 1,895,554 SF (43.5 ACRES)
LRMD= LORSON RANCH METROPOLITAN DISTRICT
"X"= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS



NOTE: Pavement section to be determined by stream analysis and design. Design to be approved by El Paso County PCD Engineering.

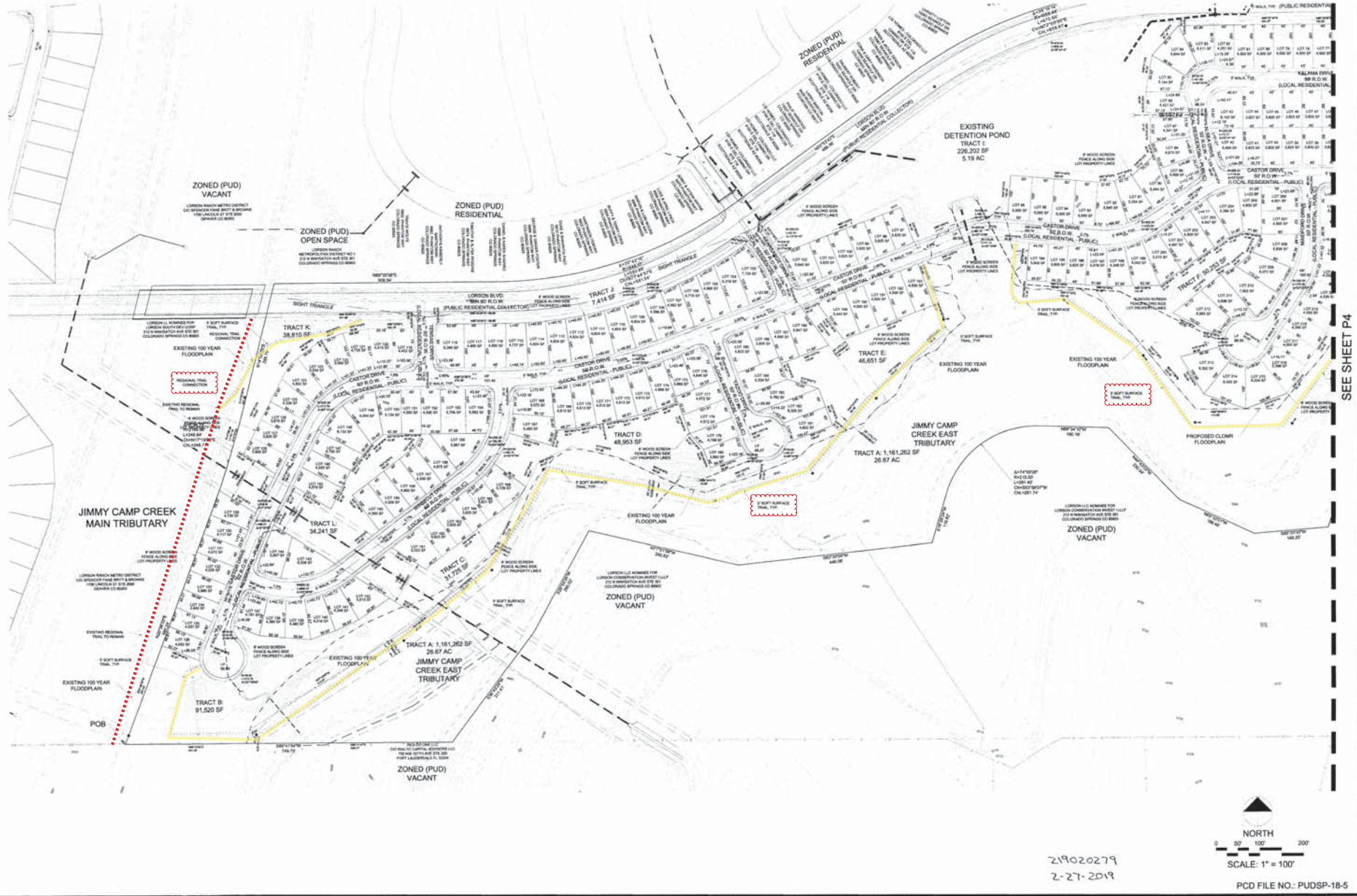
21902 02.79
2-27-2019

PCD FILE NO.: PUDSP-18-5

CREEKSIDE AT LORSON RANCH FILING NO. 1

PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



Thomas+Thomas
 100 North Tejon
 Fort Collins, CO 80501
 (970) 225-8777
 www.thomas-thomas.com

**CREEKSIDE AT LORSON RANCH
 FILING NO. 1
 PUD & PRELIMINARY PLAN**

STAMP

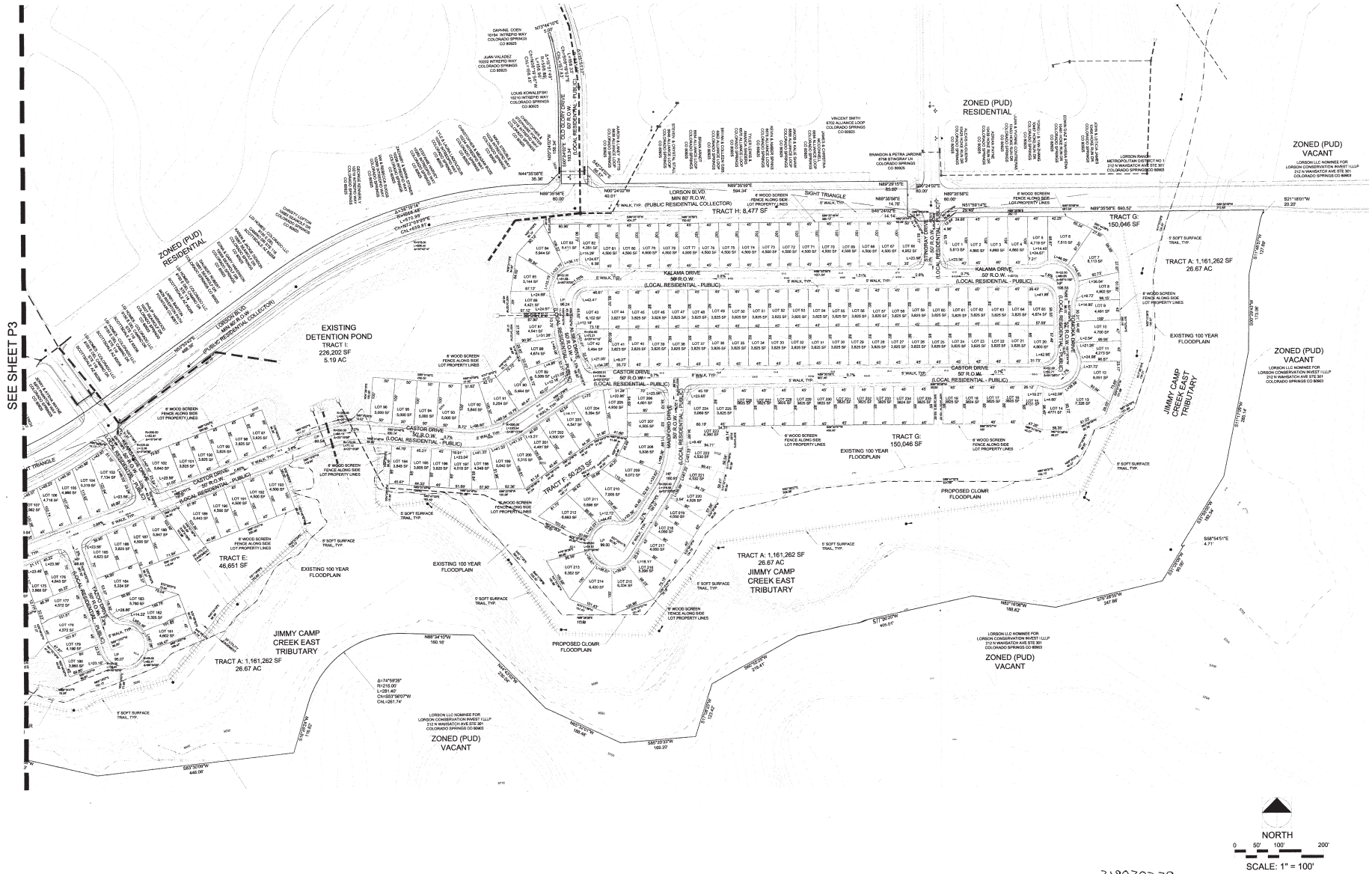
REV #	REVISIONS	DATE
1	REV COUNTY COMMENTS	10/25/18
2	REV COUNTY COMMENTS	10/12/18
3		
4		
5		
6		

DESIGNED	DATE	AS NOTED
MF	08/14/18	
MF	08/14/18	
MF	08/14/18	
MF	08/14/18	
MF	08/14/18	
MF	08/14/18	

SITE PLAN
P3 3 OF 9

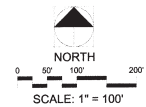
CREEKSIDE AT LORSON RANCH FILING NO. 1 PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6TH P.M., EL PASO COUNTY, COLORADO



SEE SHEET P3

219020279
2-27-2019



PCD FILE NO.: PUDSP-18-5

Thomas + Thomas
PLANNING, DESIGN, ENGINEERING, ARCHITECTURE, INC.
10000 E. 10TH AVENUE, SUITE 100
DENVER, CO 80231
TEL: 303.733.8977
WWW.TOMASTHOMAS.COM

**CREEKSIDE AT LORSON RANCH
FILING NO. 1
PUD & PRELIMINARY PLAN**
El Paso County, Colorado

REV #	DATE	REVISIONS
1	10/25/18	REV. COUNTY COMMENTS
2	12/2/18	REV. COUNTY COMMENTS
3		
4		
5		
6		

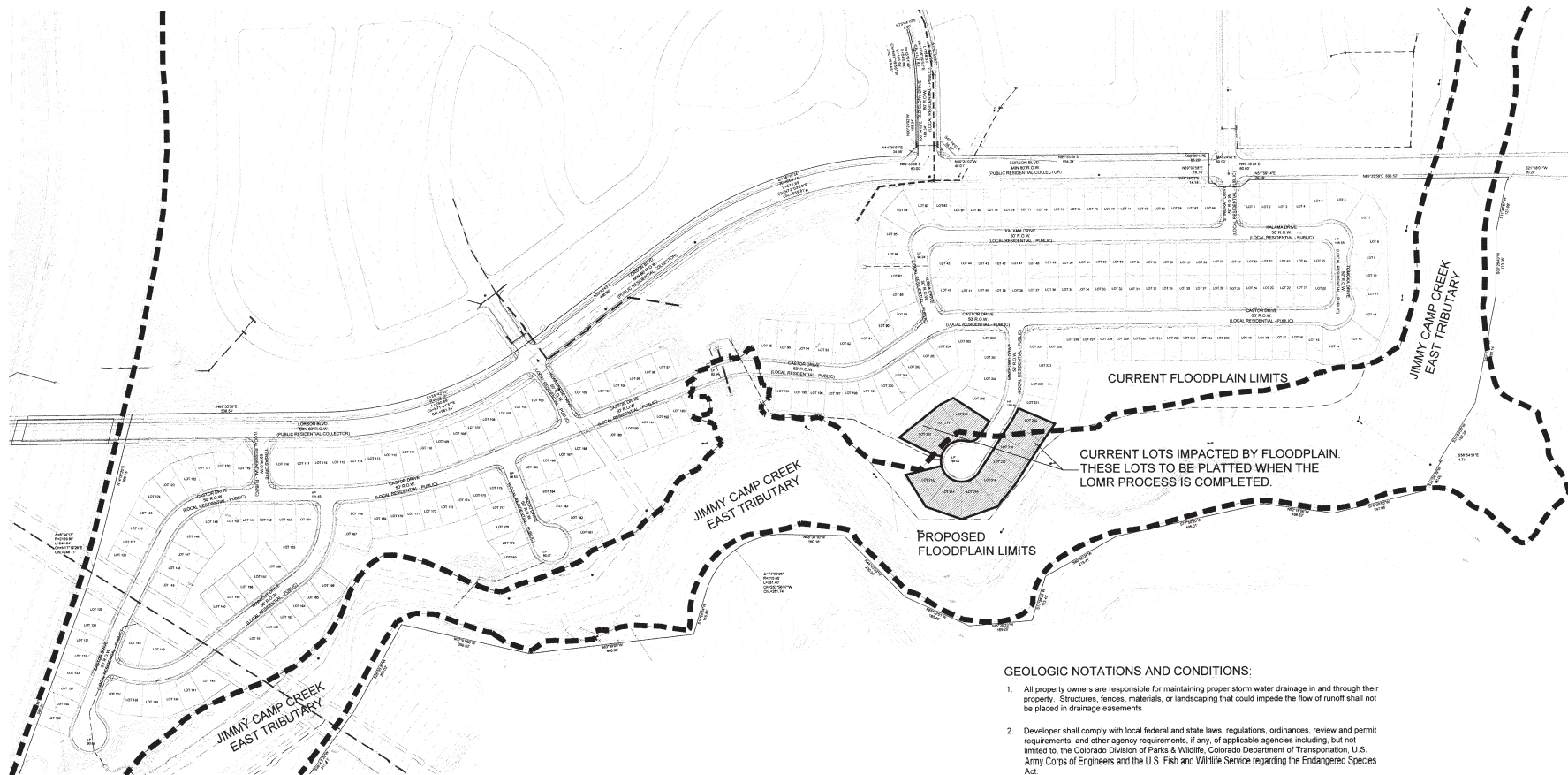
DESIGNED	MF	08.14.18
DRAWN	MF	08.14.18
CHECKED	JRA	08.14.18
PROJECT NUMBER	2816.15	

SITE PLAN

P4 4 OF 9

CREEKSIDE AT LORSON RANCH FILING NO. 1 PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



GEOLOGIC NOTATIONS AND CONDITIONS:

1. All property owners are responsible for maintaining proper storm water drainage in and through their property. Structures, fences, materials, or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
2. Developer shall comply with local federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Parks & Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
3. A 'Soils and Geology Report for Creekside at Lorson Ranch Filing No. 1, El Paso County, Colorado' was completed by Rocky Mountain Group (RMG) on August 10, 2018 and revised on October 16, 2018. There are no significant geological hazards; however, the potential for geologic hazards or constraints do exist related to the potential for expansive or hydrocompactive soils. The geologic conditions are considered relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices.
4. Site specific subsurface soil investigations shall be conducted prior to construction on all lots. In addition to providing anticipated foundation design recommendations, these investigations should also consider lot-specific recommendations relating to the following geologic conditions:
 - a. Mitigation for loose and/or expansive soil conditions (if encountered); and
 - b. Potential shallow groundwater conditions and feasibility of underdrains.
5. At a minimum, separate subsurface perimeter drains should be provided around the below-grade (habitable) portions of each foundation. Additional drainage measures may also be required as determined by the lot-specific subsurface soil investigation and/or the lot-specific excavation observation performed at the time of construction.
6. An area along the south side of the channel of the proposed development has been identified as a floodplain. Additional grading has been proposed in this area. Once the grading has been completed, it is anticipated that a new LOMR will be obtained and that this new LOMR will modify the boundaries of the floodplain to exclude all of these affected lots. The affected lots shall not be platted until a revised LOMR indicates that they have been excluded from the floodplain. Lots currently located either partially or completely within the identified floodplain zone are illustrated on the map. These lots are identified as 210-220.

219020279
2-27-19

PCD FILE NO.: PUDSP-18-5



Thomas Thomas
Professional Engineer
No. 10000
Colorado State Board of Professional Engineers
1010 14th Street, Suite 1000
Boulder, CO 80502

**CREEKSIDE AT LORSON RANCH
FILING NO. 1
El Paso County, Colorado
PUD & PRELIMINARY PLAN**

REV #	REVISIONS	DATE
1	REV 1 COUNTY COMMENTS	10/25/18
2	REV 2 COUNTY COMMENTS	12/12/18
3	REV 3 COUNTY COMMENTS	
4	REV 4 COUNTY COMMENTS	
5	REV 5 COUNTY COMMENTS	
6	REV 6 COUNTY COMMENTS	

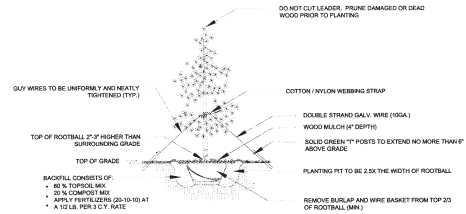
DESIGNED	DATE	BY	AS NOTED
MP	08/14/18	MP	
DRAWN	08/14/18	MP	
CHECKED	08/14/18	MP	
PROJECT NUMBER	2810/15		

**GEOLOGIC
HAZARDS
EXHIBIT**
P5 5 OF 9

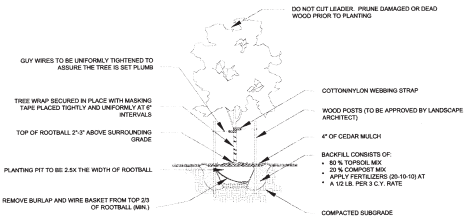
CREEKSIDE AT LORSON RANCH FILING NO. 1

PUD Development & Preliminary Plan

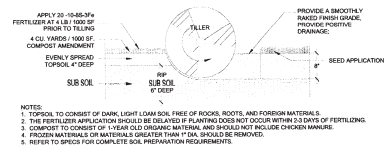
A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



1 L1 EVERGREEN TREE PLANTING DETAIL NTS



2 L1 DECIDUOUS TREE PLANTING DETAIL NTS



3 L1 SOIL PREP- SEED AREAS PLANTING DETAIL NTS

PUD LANDSCAPE STREETSCAPES:

STREET NAME OR ZONE BOUNDARY:	LORSON RANCH BLVD.
ROADWAY CLASSIFICATION:	COLLECTOR
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'
LINEAR FOOTAGE:	3,513'
TREEFEET REQUIRED:	1 / 30'
NUMBER OF TREES REQUIRED/PROVIDED:	117 / 117
NUMBER OF EVERGREEN TREES REQ / PROV:	NA
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75 / 75

GENERAL PLANTING NOTES:

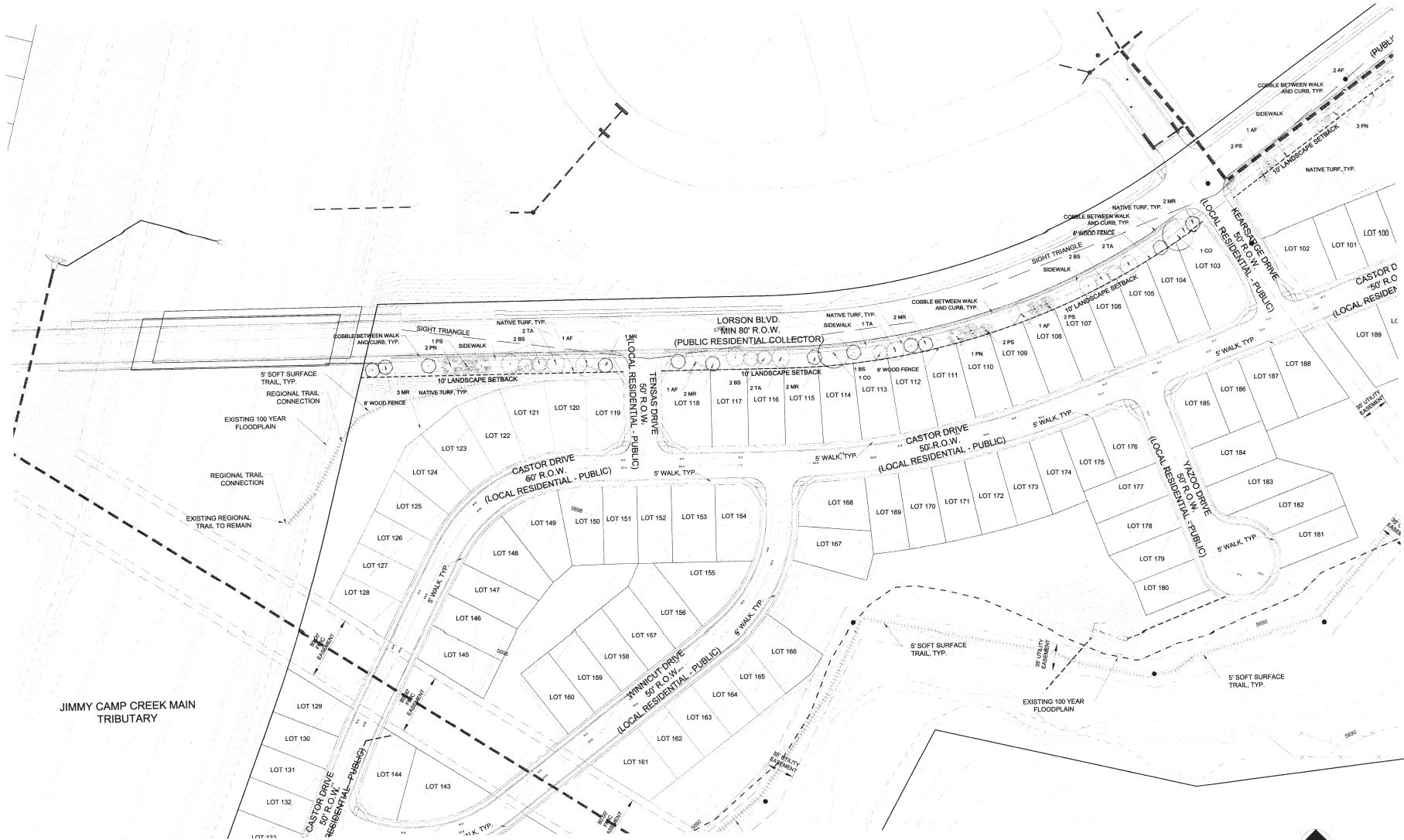
- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED WITH NON-IRRIGATED SEED.
- ANY AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED WITH NATIVE SEED.
- ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
- ALL TREE LOCATIONS SHALL BE STAKED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. ALL SHRUBS SHALL BE PLACED AND THEIR LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PRACTICES AS REQUIRED.
- TURF AREAS ARE TO BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN ROTORS AND POP-UP SPRINKLERS. ALL SHRUBS AND TREES (EXCEPT THOSE IN TURF AREAS) SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE INCLUDED IN THE IRRIGATION SYSTEM DESIGN.
- SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
- FOR PROPOSED SITE GRADING, HEIGHT AND SLOPE OF BERMS, SEE GRADING PLAN.

PLANT SCHEDULE

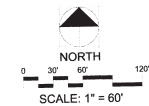
QTY	SYM	ABR	BOTANICAL NAME	COMMON NAME	SIZE	COND.	NOTES
EVERGREEN TREES							
18		PN	<i>Pinus nigra</i>	Austrian Pine	6'-0"	B # B	
15		PS	<i>Pinus sylvestris</i>	Scotch Pine	6'-0"	B # B	
14		BS	<i>Picea pungens</i>	Colorado Blue Spruce	6'-0"	B # B	
DECIDUOUS TREES							
17		AF	<i>Acer x. freemanii</i> 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal.	B # B	
8		CO	<i>Celtis occidentalis</i>	Western Hackberry	2.5" Cal.	B # B	
19		TA	<i>Tilia americana</i> 'Wandell'	Legend American Linden	2.5" Cal.	B # B	
ORNAMENTAL TREES							
26		MR	<i>Malus</i> 'Red Jewel'	Red Jewel Crabapple	2'-0" Cal.	B # B	
117			TREE TOTAL				

CREEKSIDE AT LORSON RANCH FILING NO. 1 PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



JIMMY CAMP CREEK MAIN
TRIBUTARY



219020279
2-27-2019

PCD FILE NO.: PUDSP-18-5

Thomas+Thomas
PLANNING, ARCHITECTURE, ENGINEERING, & CONSTRUCTION, LLC
200 South Teaberry
Colorado Springs, Colorado 80903
(719) 578-1277

**CREEKSIDE AT LORSON RANCH
FILING NO. 1**
El Paso County, Colorado
PRELIMINARY LANDSCAPE PLAN

STAMP

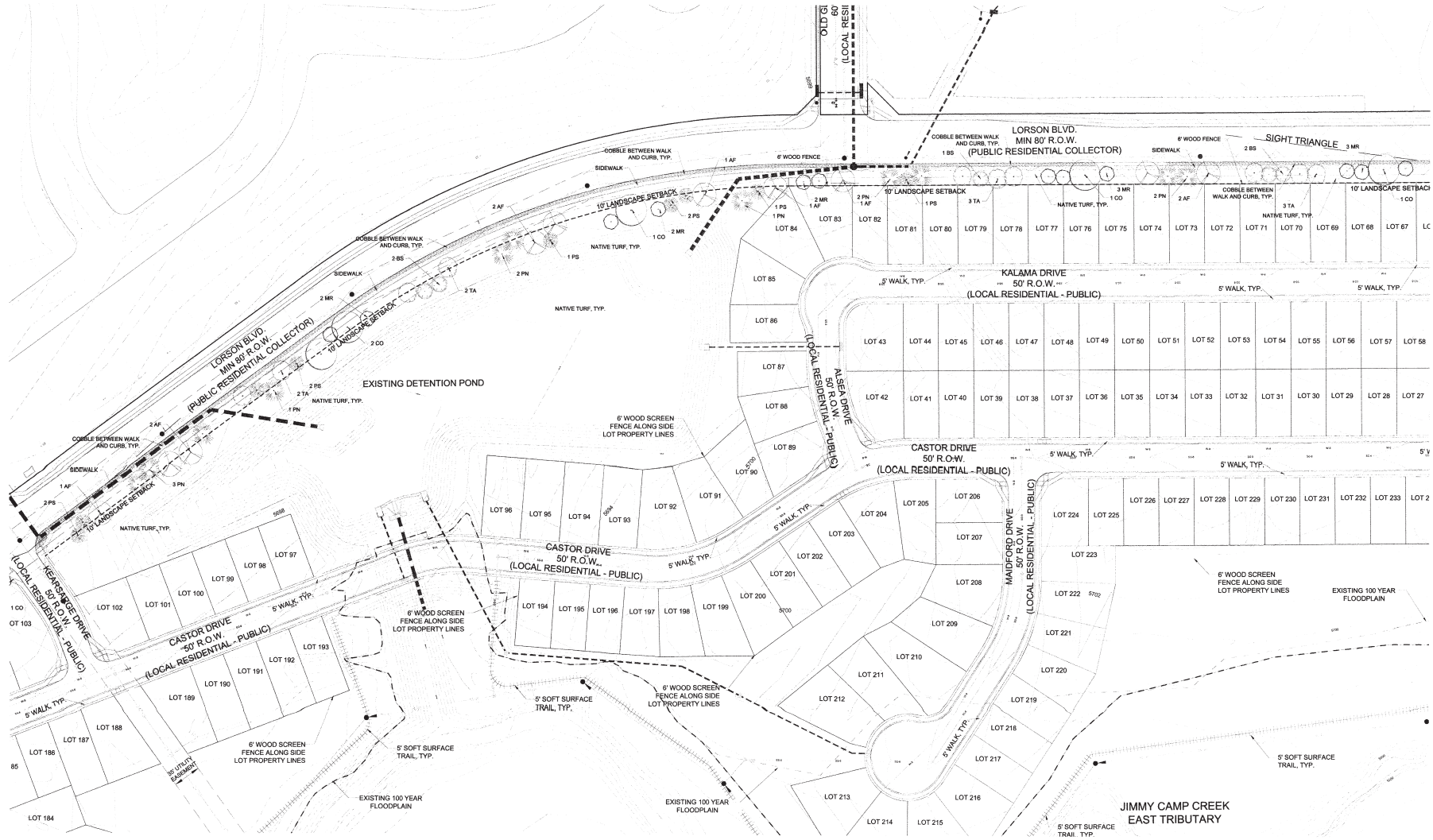
REV #	REVISIONS	DATE
1	REV1 COUNTY COMMENTS	10/25/18
2	REV2 COUNTY COMMENTS	12/12/18
3		
4		
5		
6		

DESIGNED	DATE	BY
08.14.18		
DRAWN	DATE	BY
08.14.18		
CHECKED	DATE	BY
08.14.18		
PROJECT NUMBER	261815	

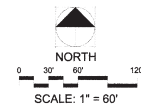
**LANDSCAPE
PLAN**
L2 7 OF 9

CREEKSIDE AT LORSON RANCH FILING NO. 1 PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



2/19/2027
2-27-2019

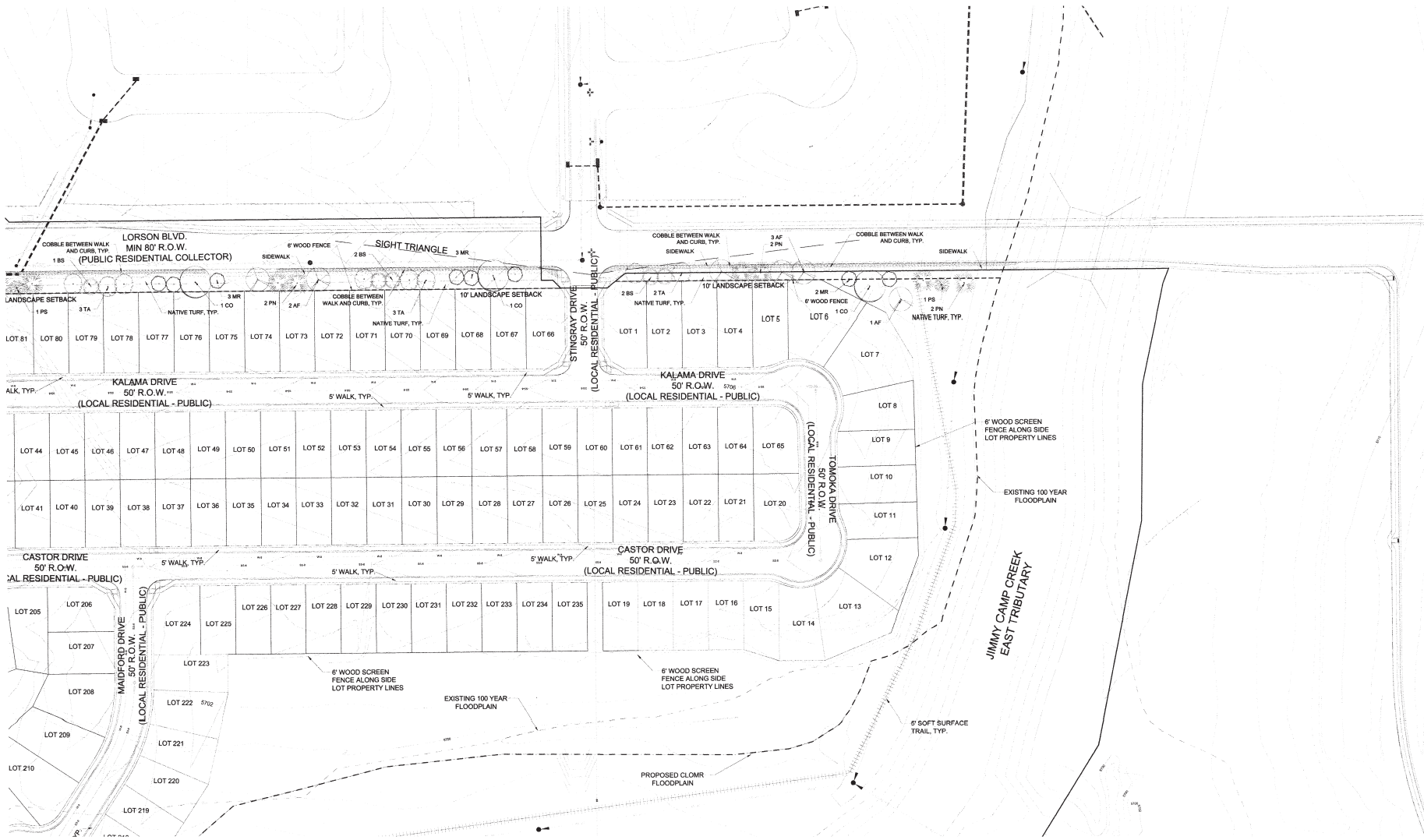


REV #	REVISIONS	DATE
1	REV. COUNTY COMMENTS	10/25/18
2	REV. COUNTY COMMENTS	12/12/18
3		
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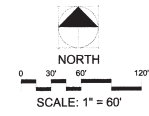
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CHECKED	JRA	08.14.18
PROJECT NUMBER		281615
SCALE:		AS NOTED

CREEKSIDE AT LORSON RANCH FILING NO. 1 PUD Development & Preliminary Plan

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



219020279
2-27-2019



PCD FILE NO.: PUDSP-18-5

Thomas+Thomas
PLANNING ARCHITECTS
100 North Tejon
Colorado Springs, Colorado 80901
(719) 575-1771

**CREEKSIDE AT LORSON RANCH
FILING NO. 1**
El Paso County, Colorado
PRELIMINARY LANDSCAPE PLAN

REV #	REVISIONS	DATE
1	REV1 COUNTY COMMENTS	10/25/18
2	REV2 COUNTY COMMENTS	12/12/18
3		
4		
5		
6		

DESIGNED: MF 08.14.18
DRAWN: MF 08.14.18
CHECKED: JVA 08.14.18
PROJECT NUMBER: 2018.15

SCALE: AS NOTED

LANDSCAPE PLAN

L4 9 OF 9

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Abert Ranch Subdivision Final Plat

Agenda Date: June 12, 2019

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

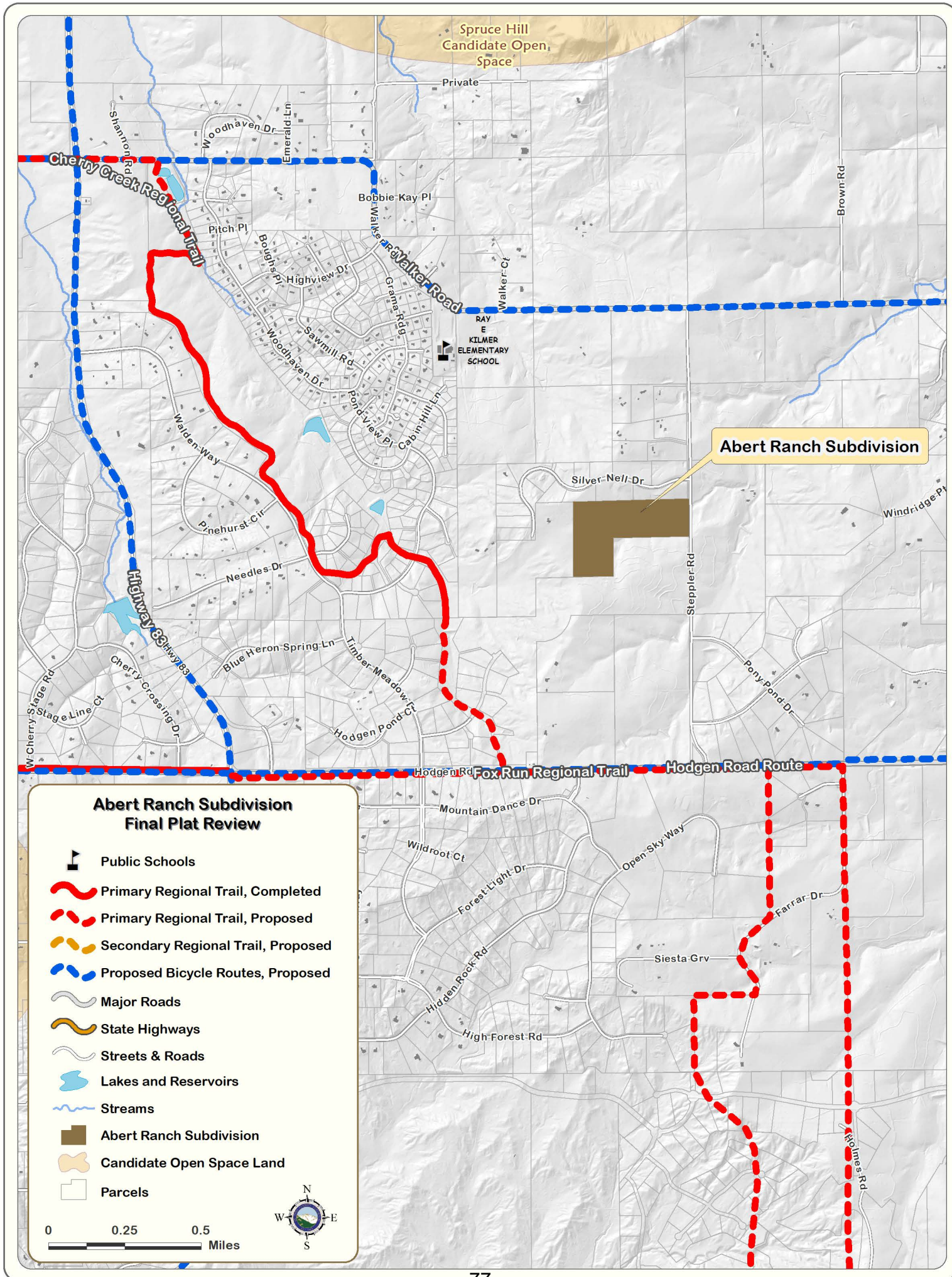
Request for approval by Hannigan and Associates, Inc., on behalf of BF Ranch Trust 2015 for the Abert Ranch Subdivision, a 10 residential lot subdivision totaling 40.40 acres, with a minimum lot size of 2.63 acres. The property, recently rezoned RR-2.5, is located north of the intersection of Steppler Ranch Road and Abert Ranch Drive, and is located within the Black Forest Preservation Plan area.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Walker Road Bicycle Route is located approximately 0.65 mile north of the property, while the proposed Fox Run Primary Regional Trail and Hodgen Road Bicycle Route are both located approximately 0.50 mile to the south. The existing Cherry Creek Primary Regional Trail is located approximately 0.35 mile to the west, currently within Walden Preserve. The property is not located within any candidate open space land. As the property is not zoned PUD, the subdivision is not required to meet the 10% open space requirement.

As no park land or trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$4,560 as shown on the attached Subdivision Review Form.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Abert Ranch Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$4,560.



Development
Application
Permit
Review



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

June 12, 2019

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

Name:	Abert Ranch Subdivision Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-011	Total Acreage:	40.40
		Total # of Dwelling Units:	10
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.62
BF Ranch Trust 2015	Jerome W. Hannigan and Associates, Inc.	Regional Park Area:	2
Eric Leffler, Trustee	Jerry Hannigan	Urban Park Area:	1
4510 Ford Drive	19360 Spring Valley Road	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80903	Monument, CO 80132	Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

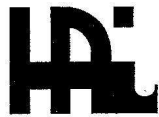
Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
--	--

LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 1		
0.0194 Acres x 10 Dwelling Units = 0.194		Neighborhood:	0.00375 Acres x 10 Dwelling Units =	0.00
Total Regional Park Acres: 0.194		Community:	0.00625 Acres x 10 Dwelling Units =	0.00
		Total Urban Park Acres: 0.00		
FEE REQUIREMENTS		Urban Park Area: 1		
Regional Park Area: 2		Neighborhood:	\$113 / Dwelling Unit x 10 Dwelling Units =	\$0
\$456 / Dwelling Unit x 10 Dwelling Units = \$4,560		Community:	\$175 / Dwelling Unit x 10 Dwelling Units =	\$0
Total Regional Park Fees: \$4,560		Total Urban Park Fees: \$0		

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Abert Ranch Subdivision Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$4,560.

Park Advisory Board Recommendation:



October 25, 2018
Job No. 16-009

**FINAL PLAT LETTER of INTENT
ABERT RANCH SUBDIVISION**

Abert Ranch Subdivision (No relation to Abert Estates along Shoup Road) is a proposed subdivision in Section 23 and 24, T11S, R66W of the 6th P.M., El Paso County, Colorado. More generally, the property lies east of Highway 83, south of Walker Road and adjoining the west side of Steppler Road. The property is 40.40 acres in area, zoned RR-2.5 and is vacant grazing land. This tract is one part of the original Hodgkin Ranch property that has been divided among family heirs and has since resold.

The property is bounded on the north by Grandview Subdivision which is zoned PUD with 17 residential lots ranging from 2.5 to 5.08 acres. Platted in 2007, only 1 lot remains vacant. Adjoining the property to the south is Settlers Ranch with 57 platted lots and Settlers Ranch Filing No 2, also zoned PUD with 29, 2.5 to 5.22 acre lots planned, though not yet final platted. Adjoining to the west is another 40 acre part of the original Hodgkin Ranch called Settlers View Subdivision consisting of 15, 2.5 to 3.14 acre lots that is currently in the Final Plat review process.

This subdivision proposes 10 lots varying from 2.63 to 5.24 acres which complies with the minimum lot size required in RR-2.5. Lots have been planned and sited just as has been done in both Grandview and Settlers Ranch, with lot sizes that taper in area from 2.63 acres at the southwest boundary to 5.24 acres along Steppler Road. The resulting overall density for the proposed subdivision is 1 dwelling unit per 4.04 acres. A Condition of zoning approval is the requirement that the total number of lots may not exceed 10. In accordance with staff and BoCC suggestions, lot sizes have shifted somewhat providing more equal areas with those adjoining to the west in Settlers View.

Final Plat review is the last step in the subdivision process before recording. All the technical issues and requirements necessary to establish that the subdivision can be completed as proposed are finalized. Water, sufficient in quantity to satisfy the County's 300 year rule is available, has been adjudicated and an augmentation plan has been approved by the Water Court. Water quality testing has been completed. Individual Sewage Disposal Systems (ISDS) are proposed for each of the lots and on site testing has determined that soils are suitable for those systems. As with all systems permitted by the Health Department, individual testing is required at the specific leach field location on each lot to determine field sizing and design. Further soils studies have been done to evaluate their other characteristics with respect to this residential use including roadway construction and homes. Specific engineering criteria result and are used in those designs.

Topography is rolling and slopes generally down to the center of the parcel and toward the east. Surface drainage (both onsite and offsite) flows through the property into a shallow stock pond near Steppler Road that will be used for detention.

(2)

The low density and gentle slopes combined with reasonable vegetative cover results in minimal developed flows. Other on and offsite flows are carried to the pond through the use of roadside ditches and appropriate culverts. Water quality is enhanced before leaving the property at no more than historic rates. Maintenance of the detention is provided by the Homeowners Association.

The proposed roadway design is both efficient and considerate of the topography while providing good lot design and roads that provide a logical extension of the entering Silver Nell Drive as well as the connection to Settlers Ranch Road on the south. This connection will provide direct access to Steppler Road and complete the loop along Silver Nell Drive back to Steppler Road. The owners of both Abert Ranch and Settlers Ranch have agreed to a plan for construction of this portion of Settlers Ranch Road and it will be constructed with the internal roads. Expected levels of service through these connections are all excellent. Indeed, even without a connection to Settlers Ranch Road, the Level of Service that folks will experience at the intersection of Steppler and Silver Nell remains Level A through year 2040.

A waiver for the maximum length of a cul-de-sac is requested just in case the connection to Steppler Road is delayed. In addition, a deviation request for the required minimum centerline radius is made for the curve located in the middle of the property, which, due to topographic constraints, is slightly less (30') than that normally required.

The plan also provides for a temporary roadway to connect Abert Ranch Road easterly direct to Steppler Road. If Settlers Ranch Road is completed from Steppler Road to the intersection of Abert Ranch Road at the time Abert Ranch roadways are completed, this temporary access will not be necessary. (See our letter of Dec. 08 & Dec. 21, 2017) If for some reason the Silver Nell Drive extension through the adjoining Settlers View Subdivision is also not available when the Abert Ranch roadways will be completed, the temporary access will be a primary access into Abert Ranch. If Silver Nell is available and Settlers Ranch Road is not available then the access will serve as emergency access only. In each case, the access road is temporary and it's physical connection within the Steppler Road right of way will be removed when Settlers Ranch Road is completed.

Necessary utilities exist in the adjoining properties. Extensions will occur as required by the individual utility and easements are provided to accommodate them. Police services are available from the El Paso County Sheriffs office. Fire protection and emergency medical services are provided by the Tri Lakes Fire Protection District who has agreed to continue to serve the property. Their Station Number 2 is the closest at Highway 105 and Roller Coaster Road, 5 minutes away.

The project file includes a Final Drainage Study, Grading and Erosion Control Plan, Soil, Geology, Geologic Hazard and Wastewater Study, Natural Features Report including wetlands and wildlife impacts, a Wildfire Risk Assessment and Mitigation Plan, and of course, the Traffic Impact Study. In summary, review items have been completed and all indicate that this property is suitable for development into 10 residential lots as planned and proposed.

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Saddlehorn Ranch Preliminary Plan and Filing No. 1 Final Plat

Agenda Date: June 12, 2019

Agenda Item Number: #6 - E

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by William Guman and Associates, Ltd., on behalf of ROI Property Group, LLC, of the Saddlehorn Ranch Preliminary Plan and Filing No. 1 Final Plat, a 225 single-family rural residential lot development totaling 816.48 acres, with a minimum lot size of 2.5 acres. Filing No. 1 Final Plat consists of 53 lots on approximately 176 acres. The property, zoned RR-2.5, is located south of Judge Orr Road and east of Curtis Road near the Town of Falcon, and is located within the Falcon/Peyton Small Area Master Plan.

The El Paso County Parks Master Plan (2013) shows the proposed Judge Orr Road and Curtis Road Bicycles Routes running immediately adjacent to the north and west boundaries of the project area, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space encompassing most of the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included approximately 128 acres of no-build areas encompassing the existing jurisdictional and non-jurisdictional wetland areas, as shown in the Preliminary Plan.

The Saddlehorn Ranch Preliminary Plan includes 128 acres of open space, almost 15% of the property, which is proposed to preserve the floodplain and wetlands of the unnamed creeks that traverse the property from north to south, as well as providing recreational opportunities for the residents of the proposed subdivision. A network of equestrian trails through the open spaces is proposed, connecting with the internal rural local roads to provide multiple access points. The open space and trails will be owned and maintained by a forthcoming metropolitan district.

As no park land or trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes, due at time of the recording of the forthcoming final plat(s).















Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Saddlehorn Ranch Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$102,600 will be required at time of the recording of the forthcoming final plat(s).

Recommended Motion (Filing No. 1 Final Plat):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Saddlehorn Ranch Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$24,168.

Saddlehorn Ranch Preliminary Plan Filing No. 1 Final Plat Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Saddlehorn Ranch
-  Parcels
-  Streams
-  Candidate Open Space Land
-  Incorporated Areas

0.5 0.25 0 Miles



Saddlehorn Ranch

Judge Orr Road

Judge Orr Rd

Curtis Road Route

Drake Lake
Candidate Open
Space

Drake Lake Trail
Natural Area

Judge Orr Road
Candidate Open
Space

Falcon Highway Route

Falcon Hwy

Falcon Grassy Hls

Development
Application
Permit
Review



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

June 12, 2019

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

Name:	Saddlehorn Ranch Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-19-006	Total Acreage:	816.48
		Total # of Dwelling Units:	225
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.69
ROI Property Group, LLC	William Guman & Associates, Ltd.	Regional Park Area:	4
Rob Fuller	Bill Guman, RLA/ASLA	Urban Park Area:	3,5
2495 Rigdon Street	731 North Weber Street, Suite 10	Existing Zoning Code:	RR-2.5
Napa, CA 94558	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS	Urban Density (> 1 Dwelling Unit Per 2.5 Acres):	NO
Regional Park Area: 4	Urban Park Area: 3,5	
0.0194 Acres x 225 Dwelling Units = 4.365	Neighborhood: 0.00375 Acres x 225 Dwelling Units = 0.00	
Total Regional Park Acres: 4.365	Community: 0.00625 Acres x 225 Dwelling Units = 0.00	
	Total Urban Park Acres: 0.00	
FEE REQUIREMENTS	Urban Park Area: 3,5	
Regional Park Area: 4	Neighborhood: \$113 / Dwelling Unit x 225 Dwelling Units = \$0	
\$456 / Dwelling Unit x 225 Dwelling Units = \$102,600	Community: \$175 / Dwelling Unit x 225 Dwelling Units = \$0	
Total Regional Park Fees: \$102,600	Total Urban Park Fees: \$0	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Saddlehorn Ranch Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$102,600 will be required at time of the recording of the forthcoming final plat(s).

Park Advisory Board Recommendation:

Development
Application
Permit
Review



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

June 12, 2019

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

Name:	Saddlehorn Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-012	Total Acreage:	175.60
		Total # of Dwelling Units:	53
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.75
ROI Property Group, LLC	William Guman & Associates, Ltd.	Regional Park Area:	4
Rob Fuller	Bill Guman, RLA/ASLA	Urban Park Area:	3,5
2495 Rigdon Street	731 North Weber Street, Suite 10	Existing Zoning Code:	RR-2.5
Napa, CA 94558	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
LAND REQUIREMENTS	Urban Density (> 1 Dwelling Unit Per 2.5 Acres): NO
Regional Park Area: 4	Urban Park Area: 3,5
0.0194 Acres x 53 Dwelling Units = 1.028	Neighborhood: 0.00375 Acres x 53 Dwelling Units = 0.00
Total Regional Park Acres: 1.028	Community: 0.00625 Acres x 53 Dwelling Units = 0.00
	Total Urban Park Acres: 0.00
FEE REQUIREMENTS	
Regional Park Area: 4	Urban Park Area: 3,5
\$456 / Dwelling Unit x 53 Dwelling Units = \$24,168	Neighborhood: \$113 / Dwelling Unit x 53 Dwelling Units = \$0
Total Regional Park Fees: \$24,168	Community: \$175 / Dwelling Unit x 53 Dwelling Units = \$0
	Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Saddlehorn Ranch Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$24,168.

Park Advisory Board Recommendation:



William Guman
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-97

<http://www.gumanltd.com/>

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



EL PASO COUNTY

LETTER OF INTENT FOR: SADDLEHORN RANCH 824 ACRE CURTIS ROAD SUBDIVISION Preliminary Plan

April 01, 2019

☐ OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner/Applicant:

ROI Property Group, LLC
Rob Fuller
2495 Rigdon Street
Napa, CA 94558
707-365-6891

Planner:

William Guman & Associates, Ltd.
Bill Guman, RLA/ASLA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700

El Paso County Planner:

Nina Ruiz, Project Manager/Planner II
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6313

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The Saddlehorn Ranch (aka *824 Acre Curtis Road Subdivision*) property for this Preliminary Plan application is located in El Paso County in Peyton, CO, approximately 12 miles east of downtown Colorado Springs, situated east of Curtis Road and the Town of Falcon, Colorado,

and south of Judge Orr Road. The site is bordered by Judge Orr Road on the north and Curtis Road on the west. It is approximately 2-1/2 miles east of CO Highway 24.

The Applicant proposes to develop the site as a planned community of new single-family detached manufactured residential dwelling units that recognizes and respects the character of the rural surrounding community. The total acreage of the proposed development is approximately 816 acres, of which approximately 610+/- acres will be developed with up to 225 single family residences on lots each not less than 2.5 acre size.

Approximately 128 acres (15.7%) of the 816 acre site is bisected in three distinct areas by jurisdictional and non-jurisdictional wetlands, which are identified on the Preliminary Plan as separate tracts. These areas will be preserved as open space with limited recreational use having a primary emphasis on walking and equestrian trails. None of the proposed 225 residential lots encroaches into any floodplain.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Peyton and Meadow Lake Estates communities, internal circulation will be comprised of paved Rural Local roads with roadside ditches.

A small windmill and water tank related to grazing activity exist on the property and will remain to help preserve and promote a rural identity for the proposed development. Two existing capped well heads also are located on the site.

Adjacent land to the east of the property is vacant. Land to the south and west of the property is zoned A-35. Single family residences exist to the west of the site, across from Curtis Road, and to the north of the site across from Judge Orr Road and are zoned RR-5.0, with RR-2.5 zone districts located about one mile south from the site on Curtis Road, PUD zoning within the adjacent Meadow Lake Airport, and RR-2.5 zoning approximately two miles west of the site on Judge Orr Road.

DEVELOPMENT REQUEST

The Owner and Applicant request approval of a Preliminary Plan for the development of 225 rural residential single family residential lots on approximately 816 acres.

TOTAL NUMBER OF ACRES IN THE PRELIMINARY PLAN AREA: 610.01 acres single family residential, 128.03 acres jurisdictional and non-jurisdictional wetland (floodplain/open space, no-build), 11.37 acres of ponds and 67.07 acres roads/ROW for a total of 816.48 acres.

TOTAL NUMBER OF ACRES WITHIN THIS APPLICATION: 816.00+/- acres

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the EPCLDC including the **Falcon/ Peyton Small Area Master Plan**. The proposed Preliminary Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

EXISTING AND PROPOSED IMPROVEMENTS

Proposed improvements will include the construction of county-owned (e.g. public) and maintained asphalt roadways ('Rural Local' classification with roadside ditches). Drainage and storm water detention facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadways up to all new lots. Water will be provided via a central water system to be developed by the Owner/Applicant (organization of a Metropolitan District for the project is in progress). Individual septic systems will be provided via an On Site Wastewater Treatment system (OSWT) prepared by the Owner in accordance with El Paso County Department of Health policy guidelines.

Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over most of the site.

LAND DEVELOPMENT CODE, COMPREHENSIVE PLAN AND COUNTY MASTER PLAN CONSISTENCY

ADHERENCE WITH THE EL PASO COUNTY POLICY PLAN

Goal 6.1 a *Encourage patterns of growth and development which complement the regions' unique natural environments and which reinforce community character.*

The El Paso County Policy Plan (the "Master Plan") addresses issues directly related to the Preliminary Plan and development of the *Saddlehorn Ranch* development. The policies specifically related to the Preliminary Plan request include:

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

The Preliminary Plan proposed for 225 new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Judge Orr Road and Curtis Road corridors. New

lots will be similar in size to existing lots and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

Policy 6.1.5 - *Support the development of well-planned mixed use projects which promote all, or most, of the following objectives:*

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

The Preliminary Plan preserves approximately 15.7% as natural open space areas; jurisdictional and non-jurisdictional wetlands (identified as 'floodplain and designated as separate tracts on the Preliminary Plan) will remain as no-build areas.

Policy 6.1.6 - *Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*

Saddlehorn Ranch is proposed as a development of single family rural residences within a non-urban density area of the Falcon/Peyton community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

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

Buffers and transitions between areas of varying use and density are achieved using lot sizes that are no smaller than 2.5 acres. Existing jurisdictional and non-jurisdictional wetlands will be used as buffers between residential lots. No residential lots encroach anywhere into any floodplain

Policy 6.1.11 - *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

The Preliminary Plan with RR-2.5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5, RR-5, and PUD.

Policy 6.1.14 - *Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.*

The Applicant proposes to avoid overlot grading across the 816 acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use

character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

Goal 6.2

Protect and Enhance Existing and Developing Neighborhoods

Policy 6.2.1 - *Fully consider the potential impact of proposed zone changes and development on the integrity of existing neighborhoods.*

Policy 6.2.2

Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.

The Applicant proposes to incorporate hiking and equestrian trails in the floodplains and in various part of the proposed development to promote non-motorized multi-modal transportation linkages within the development. Ideally, residents might travel by horseback from their home to their neighbor's home.

Policy 6.2.12 - *Ensure that proposed zone changes and/or use variances in established neighborhoods are of compatible scale and physical character.*

The Preliminary Plan for lower density development that is compatible with the character and use of the non-urban density communities of Falcon/Peyton. Jurisdictional and non-jurisdictional wetlands within the floodplain areas of the site will be preserved as open space no-build areas, which will also lend themselves well toward sustaining the rural nature and character and maintaining the integrity of the surrounding community.

The Owner/Applicant furthermore propose to introduce a new public trail system within Saddlehorn Ranch to include equestrian use to further promote a rural character that is compatible with existing adjacent neighborhoods.

Policy 6.2.14 - *Encourage the reasonable accommodation of mixed uses within neighborhoods for the purposes of promoting land use efficiency and providing housing options.*

The Applicant proposes that varying housing types will be developed within the project, including the introduction of manufactured housing products to promote attainability by a wider segment of new home buyers.

Goal 6.4 *Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services.*

Policy 6.4.3 - *Allow rural residential development in those areas with sufficient "carrying capacity" including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.*

The surrounding area of the Preliminary Plan has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services have been submitted with this Preliminary Plan application.

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

The Preliminary Plan design, which includes 2.5 acre home sites and larger expanses of open space (15.7% within the floodplains), ensures that development of this site will remain compatible and contiguous with existing rural residential areas.

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

Policy 6.4.11 - *Support planning and regulatory approaches which limit the adverse impacts of grazing on lots of 5 acres and less.*

The Preliminary Plan will not accommodate nor will the Applicant seek livestock grazing on lots of 5 acres and less.

ADHERENCE TO THE FALCON / PEYTON SMALL AREA PLAN

The property is within the boundaries of the Falcon Peyton Small Area Plan (2008) [Section 4.4.7 Stapleton-Curtis Corridor]

With specific regard to the Stapleton-Curtis Road Corridor, Saddlehorn Ranch adheres to the following criteria of the Plan:

3 Goals and Principles

3.1 Land Use

3.1.1 Provide a **balance of land uses** that respects existing and historical patterns while providing opportunities for future residents and businesses.

*3.1.3 Preserve the **core rural character** of the area.*

*3.1.4 Provide a **variety of different densities** of development options.*

The Preliminary Plan will provide for single-family detached homes on 2.5 acre lots, which is compatible with the RR-2.5 and RR-5 zone districts and current uses within the adjacent areas of the Plan. This lower density of the development, combined with over 128 acres of non-jurisdictional and jurisdictional wetlands and floodplain area that are to be preserved in perpetuity as no-build open space parcels also help to preserve the core rural character of the area. A system of equestrian trails proposed throughout the open space parcels also will help to maintain the rural character of the Plan area.

3.3 Residential Areas and Densities

*3.3.1 Encourage **diversity and variety in housing** types, sizes, locations, and prices to meet the needs of existing and new residents.*

*3.3.2 Promote **predictable growth** in the housing market that is consistent with the Small Area Master Plan.*

*3.3.4 Meet the **housing needs** of as many existing and new residents of differing ages, incomes, and desired living accommodations.*

The Preliminary Plan encourages diverse housing types and prices to meet the needs of existing and new residents. The applicant envisions manufactured housing products as an alternate to stick-built tract housing, which will facilitate the development of new homes on 2.5 acre lots that are attainably priced (in comparison to tract subdivisions within the Plan area). This will help to meet the needs of existing and new residents of differing ages and incomes by providing an alternative housing product to that offered elsewhere within the Plan area.

The Preliminary Plan anticipates a finite quantity of 225 homes that can be built on 2.5 acre lots within the 816 acre development, which promotes predictable growth that is consistent with the Plan.

3.4 Facilities and Services (Fire Protection, School Districts, Wastewater Facilities, etc.)

*3.4.1 Encourage development in urban areas where **adequate public facilities** or services exist or can be provided in an efficient manner.*

*3.4.2 Provide for the efficient provision of **public safety** in the area.*

*3.4.3 Encourage the **availability** of facilities and services within the planning area, close to the residents.*

Letters of Commitment to Serve all the area within the Preliminary Plan have been provided with this submittal for public safety, gas, and electric. No new facilities for fire protection or schools are proposed or required for this application.

The Applicant is in the process of establishing a Metropolitan District for the creation of a water district that will develop two existing wells (located in the southeast vicinity of the 816 acre site) to facilitate the construction of a central water supply and serve all new homes within the Preliminary Plan area.

3.5 Transportation

*3.5.1 Recommend land use patterns that make **efficient use** of existing transportation infrastructure and limit the cost of future extensions and upgrades.*

*3.5.2 **Mitigate congestion** by providing flexibility for areas of higher population densities while protecting lower density areas from the negative effects of traffic.*

*3.5.5 Enhance the future role of **Meadow Lake Airport** through the recommendation of compatible land uses.*

*3.5.6 **Balance** long term transportation infrastructure needs with current requirements.*

A Traffic Impact Study [TIS] has been prepared and provided with the Preliminary Plan application. The TIS addresses the use of the two major transportation corridors (e.g. Curtis Road and Judge Orr Road) that provide primary access/egress to and from the Preliminary Plan area. No “negative effects” of traffic would be triggered as a result of the need to construct additional major arterial infrastructure; all new roads within the Preliminary Plan area would be a local residential category.

With regard to Meadow Lake Airport, as originally indicated on Page 2 of this LOI the Preliminary Plan area had once before been approved by the county as a PUD development with up to 5,370 urban-density dwelling units on 6,300 acres. This Preliminary Plan application proposes significantly fewer units (e.g. 225) on 2.5 acre lots within the 816 acre site, and would be very compatible with the character and type of residential development that has been allowed to occur immediately adjacent to the Airport.

3.6 Water Supply

*3.6.1 Plan for **water resources** in a thoughtful way that recognizes the non-renewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.*

The Applicant is in the process of establishing a Metropolitan District for the creation of a water district that will develop two existing wells (located in the southeast vicinity of the 816 acre site) to facilitate the construction of a central water supply that will service all new homes within the Preliminary Plan area. This will allow for sustainable, planned growth as the Preliminary Plan area does not rely on development of numerous new wells as a primary source of water for new residences.

3.7 Parks, Trails, and Open Space

3.7.1 Provide **recreational amenities** for area residents.

The Preliminary Plan indicates 128 acres of jurisdictional and non-jurisdictional wetlands and floodplains that will remain as no-build open space area. The Owner/Applicant proposes that equestrian trails will be developed for area residents within some of these open spaces.

3.8 Natural Systems

3.8.1 Preserve **important natural features** that are critical to the function of natural systems such as watersheds and wildlife corridors.

The Preliminary Plan indicates there are 128 acres of jurisdictional and non-jurisdictional wetlands and floodplains that will remain as no-build open space area. These areas will remain as no-build preservation tracts to protect natural watersheds and wildlife corridors.

END



William Guman
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-97

<http://www.gumanltd.com/>

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



EL PASO COUNTY

LETTER OF INTENT FOR: SADDLEHORN RANCH 824 ACRE CURTIS ROAD SUBDIVISION

Final Plat Filing 1 Saddlehorn Ranch Filing Number 1

April 01, 2019

☐ OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner/Applicant:

ROI Property Group, LLC
Rob Fuller
2495 Rigdon Street
Napa, CA 94558
707-365-6891

Planner:

William Guman & Associates, Ltd.
Bill Guman, RLA/ASLA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700

El Paso County Planner:

Nina Ruiz, Project Manager/Planner II
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6313

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The Saddlehorn Ranch (aka *824 Acre Curtis Road Subdivision*) property for this Final Plan application is located in El Paso County in Peyton, CO, approximately 12 miles east of

downtown Colorado Springs, situated east of Curtis Road and the Town of Falcon, Colorado, and south of Judge Orr Road. The site is bordered by Judge Orr Road on the north and Curtis Road on the west. It is approximately 2-1/2 miles east of CO Highway 24.

The Applicant proposes to develop the site as a planned community of new single-family detached manufactured residential dwelling units that recognizes and respects the character of the rural surrounding community. The total acreage of the proposed development is approximately 816 acres, of which approximately 610+/- acres will be developed with up to 225 single family residences on lots each not less than 2.5 acre size. Of these totals, 53 single family residences on 2.5 acre lots will be developed on 176.00 acres in Phase 1.

Approximately 128 acres (15.7%) of the 816 acre site is bisected in three distinct areas by jurisdictional and non-jurisdictional wetlands, which are identified on the Final Plan as separate tracts. These areas will be preserved as open space with limited recreational use having a primary emphasis on walking and equestrian trails. None of the proposed 53 residential lots located in Phase 1 encroaches into any floodplain.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Peyton and Meadow Lake Estates communities, internal circulation will be comprised of paved Rural Local roads with roadside ditches.

DEVELOPMENT REQUEST

The Owner and Applicant request approval of a Final Plan for the development of 53 rural residential single family residential lots on approximately 176 acres.

TOTAL NUMBER OF ACRES IN THE FINAL PLAN AREA: 176.00 acres single family residential.

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the EPCLDC including the **Falcon/ Peyton Small Area Master Plan**. The proposed Final Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

EXISTING AND PROPOSED IMPROVEMENTS

Proposed improvements will include the construction of county-owned (e.g. public) and maintained asphalt roadways ('Rural Local' classification with roadside ditches). Drainage and storm water detention facilities will be constructed and maintained in conformance with

County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadways up to all new lots. Water will be provided via a central water system to be developed by the Owner/Applicant (organization of a Metropolitan District for the project is in progress). Individual septic systems will be provided via an On Site Wastewater Treatment system (OSWT) prepared by the Owner in accordance with El Paso County Department of Health policy guidelines.

Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over most of the site.

LAND DEVELOPMENT CODE, COMPREHENSIVE PLAN AND COUNTY MASTER PLAN CONSISTENCY

ADHERENCE WITH THE EL PASO COUNTY POLICY PLAN

Goal 6.1 a *Encourage patterns of growth and development which complement the regions' unique natural environments and which reinforce community character.*

The El Paso County Policy Plan (the "Master Plan") addresses issues directly related to the Final Plan and development of the *Saddlehorn Ranch* development. The policies specifically related to the Final Plan request include:

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

The Final Plan proposed for 53 new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Judge Orr Road and Curtis Road corridors. New lots will be similar in size to existing lots and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

Policy 6.1.5 - *Support the development of well-planned mixed use projects which promote all, or most, of the following objectives:*

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

Jurisdictional and non-jurisdictional wetlands (identified as 'floodplain and designated as separate tracts on the Final Plan) will remain as no-build areas.

Policy 6.1.6 - *Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*

Saddlehorn Ranch is proposed as a development of single family rural residences within a non-urban density area of the Falcon/Peyton community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

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

Buffers and transitions between areas of varying use and density are achieved using lot sizes that are no smaller than 2.5 acres. Existing jurisdictional and non-jurisdictional wetlands will be used as buffers between residential lots. No residential lots encroach anywhere into any floodplain

Policy 6.1.11 - *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.*

The Final Plan with RR-2.5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5, RR-5, and PUD.

Policy 6.1.14 - *Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.*

The Applicant proposes to avoid overlot grading across the 176 acre site within Phase 1, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

Goal 6.2

Protect and Enhance Existing and Developing Neighborhoods

Policy 6.2.1 - *Fully consider the potential impact of proposed zone changes and development on the integrity of existing neighborhoods.*

Policy 6.2.2

Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.

The Applicant proposes to incorporate hiking and equestrian trails in the floodplains and in various part of the proposed development to promote non-motorized multi-modal

transportation linkages within the development. Ideally, residents might travel by horseback from their home to their neighbor's home.

Policy 6.2.12 - *Ensure that proposed zone changes and/or use variances in established neighborhoods are of compatible scale and physical character.*

The Final Plan establishes lower density development that is compatible with the character and use of the non-urban density communities of Falcon/Peyton. Jurisdictional and non-jurisdictional wetlands within the floodplain areas of the site will be preserved as open space no-build areas, which will also lend themselves well toward sustaining the rural nature and character and maintaining the integrity of the surrounding community.

The Owner/Applicant furthermore propose to introduce a new public trail system within Saddlehorn Ranch to include equestrian use to further promote a rural character that is compatible with existing adjacent neighborhoods.

Policy 6.2.14 - *Encourage the reasonable accommodation of mixed uses within neighborhoods for the purposes of promoting land use efficiency and providing housing options.*

The Applicant proposes that varying housing types will be developed within the project, including the introduction of manufactured housing products to promote attainability by a wider segment of new home buyers.

Goal 6.4 *Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services.*

Policy 6.4.3 - *Allow rural residential development in those areas with sufficient "carrying capacity" including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.*

The surrounding area of the Phase 1 Final Plan has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection.

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

The Phase 1 Final Plan design, which includes 2.5 acre home sites and expanses of open space within the floodplains, ensures that development of this site will remain compatible and contiguous with existing rural residential areas.

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

Policy 6.4.11 - *Support planning and regulatory approaches which limit the adverse impacts of grazing on lots of 5 acres and less.*

The Final Plan will not accommodate nor will the Applicant seek livestock grazing on lots of 5 acres and less.

ADHERENCE TO THE FALCON / PEYTON SMALL AREA PLAN

The property is within the boundaries of the Falcon Peyton Small Area Plan (2008) [Section 4.4.7 Stapleton-Curtis Corridor]

With specific regard to the Stapleton-Curtis Road Corridor, Saddlehorn Ranch adheres to the following criteria of the Plan:

3 Goals and Principles

3.1 Land Use

*3.1.1 Provide a **balance of land uses** that respects existing and historical patterns while providing opportunities for future residents and businesses.*

*3.1.3 Preserve the **core rural character** of the area.*

*3.1.4 Provide a **variety of different densities** of development options.*

The Final Plan will provide for single-family detached homes on 2.5 acre lots, which is compatible with the RR-2.5 and RR-5 zone districts and current uses within the adjacent areas of the Plan. This lower density of the development, combined with non-jurisdictional and jurisdictional wetlands and floodplain area that are to be preserved in perpetuity as no-build open space parcels also help to preserve the core rural character of the area. A system of equestrian trails proposed throughout the open space parcels also will help to maintain the rural character of the Plan area.

3.3 Residential Areas and Densities

*3.3.1 Encourage **diversity and variety in housing** types, sizes, locations, and prices to meet the needs of existing and new residents.*

*3.3.2 Promote **predictable growth** in the housing market that is consistent with the Small Area Master Plan.*

*3.3.4 Meet the **housing needs** of as many existing and new residents of differing ages, incomes, and desired living accommodations.*

The Final Plan encourages diverse housing types and prices to meet the needs of existing and new residents. The applicant envisions manufactured housing products as an alternate to stick-built tract housing, which will facilitate the development of new homes on 2.5 acre lots that are attainably priced (in comparison to tract subdivisions within the Plan area). This will help to meet the needs of existing and new residents of differing ages and incomes by providing an alternative housing product to that offered elsewhere within the Plan area.

The Final Plan anticipates a quantity of 53 homes that can be built on 2.5 acre lots within the 176 acre development of Phase 1, which promotes predictable growth that is consistent with the Plan.

3.4 Facilities and Services (Fire Protection, School Districts, Wastewater Facilities, etc.)

*3.4.1 Encourage development in urban areas where **adequate public facilities** or services exist or can be provided in an efficient manner.*

*3.4.2 Provide for the efficient provision of **public safety** in the area.*

*3.4.3 Encourage the **availability** of facilities and services within the planning area, close to the residents.*

Letters of Commitment to Serve all the area within the Final Plan Phase 1 area have been provided for public safety, gas, and electric. No new facilities for fire protection or schools are proposed or required for this application.

The Applicant is in the process of establishing a Metropolitan District for the creation of a water district that will develop two existing wells (located in the southwest vicinity of the 176 acre site of Phase 1) to facilitate the construction of a central water supply and serve all new homes within the Final Plan area.

3.5 Transportation

*3.5.1 Recommend land use patterns that make **efficient use** of existing transportation infrastructure and limit the cost of future extensions and upgrades.*

*3.5.2 **Mitigate congestion** by providing flexibility for areas of higher population densities while protecting lower density areas from the negative effects of traffic.*

*3.5.5 Enhance the future role of **Meadow Lake Airport** through the recommendation of compatible land uses.*

3.6 Water Supply

*3.6.1 Plan for **water resources** in a thoughtful way that recognizes the non-renewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.*

The Applicant is in the process of establishing a Metropolitan District for the creation of a water district that will develop two existing wells (located in the southwest vicinity of the 176 acre site of Phase 1) to facilitate the construction of a central water supply that will service all new homes within the Final Plan area. This will allow for sustainable, planned growth within the Phase 1 area does not rely on development of numerous new wells as a primary source of water for new residences.

3.7 Parks, Trails, and Open Space

*3.7.1 Provide **recreational amenities** for area residents.*

The Final Plan Phase 1 area indicates jurisdictional and non-jurisdictional wetlands and floodplains that will remain as no-build open space area. The Owner/Applicant proposes that equestrian trails will be developed for area residents within some of these open spaces.

3.8 Natural Systems

*3.8.1 Preserve **important natural features** that are critical to the function of natural systems such as watersheds and wildlife corridors.*

The Final Plan indicates jurisdictional and non-jurisdictional wetlands and floodplains that will remain as no-build open space area. These areas will remain as no-build preservation tracts to protect natural watersheds and wildlife corridors.

END

Saddlehorn Ranch / 824 Acre Curtis Road Subdivision Preliminary Plan

A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

Legal Description:

PARCEL 21:

A PORTION OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE EAST LINE OF SAID SECTION 3, S00°42'25"E (BEARINGS ARE RELATIVE TO THE NORTH LINE OF SECTION 3, BEING MONUMENTED AT THE WESTERLY END BY A FOUND NO.6 REBAR WITH A 3-1/4" ALUMINUM CAP IN A VAULT, STAMPED "PLS 17496", AND AT THE EASTERLY END BY A FOUND NO. 6 REBAR WITH 3-1/2" ALUMINUM CAP IN A VAULT, STAMPED "LS 17496", AND MEASURED TO BEAR S89°59'26"E, A DISTANCE OF 5275.03 FEET), TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 213021177 IN THE OFFICIAL RECORDS OF EL PASO COUNTY; SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE S00°42'25"E, CONTINUING ALONG THE WEST LINE OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO.213113100,IN SAID OFFICIAL RECORDS, A DISTANCE OF 1647.65 FEET, TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE QUIT CLAIM DEED RECORDED AT RECEPTION NO. 213043391, IN SAID OFFICIAL RECORDS;THENCE S89°33'10"W, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 5289.71 FEET, TO A POINT LYING ON THE WEST LINE OF SAID SECTION 3;THENCE ALONG SAID WEST LINE, N00°32'28"W A DISTANCE OF 1645.40 FEET, TO THE SOUTHWEST CORNER OF SAID PARCEL, RECORDED AT RECEPTION NO. 213021177, IN SAID OFFICIAL RECORDS; THENCE N89°31'43"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 5284.95 FEET, TO THE POINT OF BEGINNING.

Per the Commitment for Title Insurance, issued by Land Title Guarantee Company, Order No. SC55073032, dated October 1, 2018.

Being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast Corner of Section 3, Township 13 South, Range 64 West of the 6th Principal Meridian; thence along the east line of said Section 3, S00°42'27"E (Basis of bearings is the North line of Section 3, Township 13 South, Range 64 West of the 6th Principal Meridian, monumented at the West end by a No. 6 Rebar with a 3-1/4" aluminum cap, properly marked, in a monument box, "PLS 17496" and at the East end by a No. 6 rebar with a 3-1/2" aluminum cap, properly marked, in a monument box, "PLS 17496", having a measured bearing and distance of S89°59'23"E, 5275.26'. Bearings are relative to Colorado State Plane Central Zone (0502)), a distance of 30.00 feet, to the **POINT OF BEGINNING**; thence continuing along said east line, S00°42'27"E, a distance of 5,435.28 feet, to the Southeast Corner of said Section 3, said point also being the Northeast Corner of Section 10, Township 13 South, Range 64 West of the 6th Principal Meridian; thence along the east line of the North 1/2 of the North 1/2 of said Section 10, S00°19'54"W, a distance of 1,320.51 feet, to the North 1/16th Corner of said Section 10; thence leaving said east line and along the south line of the North 1/2 of the North 1/2 of said Section 10, S89°34'02"W, a distance of 2,642.78 feet, to the North-Center-Center 1/16th Corner of said Section 10; thence continuing along said south line, S89°34'07"W, a distance of 2,612.73 feet, to a point that is 30.00 feet distant from the North 1/16th Corner of said Section 10, said point also being a point on the east right-of-way line of Curtis Road; thence along said east right-of-way line and 30.00 feet parallel to the west line of said North 1/2 of the North 1/2 of said Section 10, N00°05'54"E, a distance of 1,319.14 feet, to a point that is 30.00 distant to the Northwest Corner of said Section 10, also being the Southwest corner of said Section 3; thence continuing along said east right-of-way line, along the following four (4) courses:

1. N00°32'28"W, a distance of 4,608.42 feet;
2. N89°27'32"E, a distance of 19.98 feet;
3. N00°32'28"W, a distance of 820.00 feet;
4. N44°46'13"E, a distance of 40.00 feet,

to a point on the south right-of-way line of Judge Orr Road, thence along said south right-of-way line, along the following three (3) courses:

1. S89°59'23"E, a distance of 822.24 feet;
2. N00°00'37"E, a distance of 20.60 feet;
3. S89°59'23"E, a distance of 4,374.49 feet,

to the **POINT OF BEGINNING**.

4. Containing 35,565,654 S.F. or 816.475 acres, more or less.

DEVELOPMENT DATA

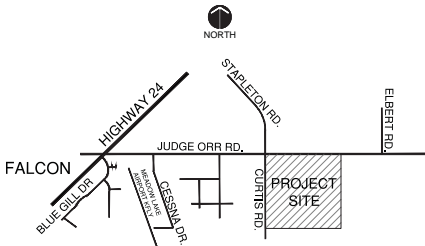
EXISTING/ PROPOSED ZONING: RR-2.5 (RESIDENTIAL RURAL)	
TOTAL GROSS AREA: 816.475 Acres	225 Units
TOTAL SITE ACREAGE	816.475 AC.
GROSS DENSITY	.276 D.U./AC.
NET DENSITY (LESS R.O.W., PONDS, AND OPEN SPACE)	.369 D.U./AC.

LAND USE TABLE

TYPE OF USE	# ACRES	% OF PROPERTY	REQUIRED	PROVIDED
DETACHED SINGLE FAMILY LOTS (225 Units max)	610.01 AC	74.7%	N/A	
RIGHTS-OF-WAY	67.07 AC	8.2%	N/A	
PONDS	11.37 AC	1.4%		
TRACT 'A' OPEN SPACE	12.61 AC			
TRACT 'B' OPEN SPACE	7.24 AC			
TRACT 'C' OPEN SPACE (includes 31.2 acres NUD**)	84.02 AC			
TRACT 'D' OPEN SPACE (includes 3.89 acres NUD**)	7.14 AC*			
TRACT 'E' OPEN SPACE (includes 17.84 acres JD**)	24.16 AC			
OPEN SPACE (ALL USES)	128.03 AC	15.7%	N/A*	
TOTAL	816.48 AC	100%		

*TRACT 'C' OPEN SPACE ACREAGE IS INCLUDED IN THE DETACHED SINGLE FAMILY ACREAGE, AS IT IS LOCATED WITHIN LOT 207 AND 208. IT IS NOT CREDITED AS ACREAGE IN OPEN SPACE (ALL USES) OR ITS PERCENTAGE.

Vicinity Map :



Engineers and Consultants

LSC TRANSPORTATION CONSULTANTS, INC.

545 E Pikes Peak Ave, Ste. 210
Colorado Springs, Colorado 80903
Phone: 719-633-2868

JR ENGINEERING

5475 Tech Center Dr, Ste. 235
Colorado Springs, Colorado 80919
Phone: 719-593-2593

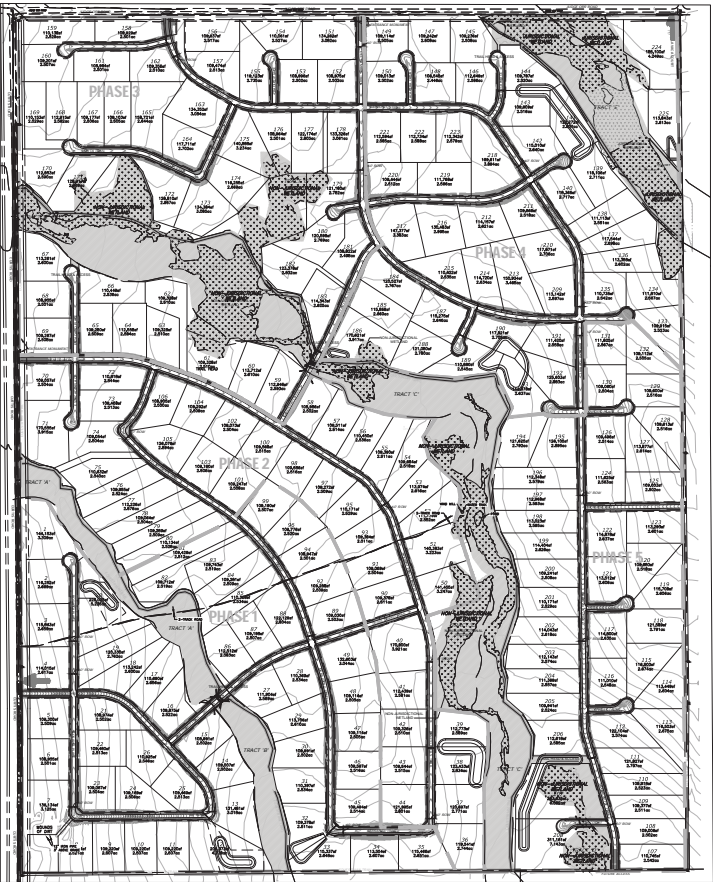
JVA, INCORPORATED

213 Linden Street, Ste. 200
Fort Collins, Colorado 80524
Phone: 970-225-9099

ECOSYSTEM SERVICES, INC.

11712 Montgomery Circle
Longmont, Colorado 80504
Phone: 970-812-3267

Saddlehorn Ranch / 824 Acre Curtis Road Subdivision



See plan sheets 2 through 5 for full scale Preliminary Plan

PURPOSE AND INTENT:

To create a residential development to allow a maximum 225 dwelling units on 816.475-acres as approved within the Saddlehorn Zoning Plan by the El Paso Board of County Commissioners. The proposed development is in general conformity with the Falcon/ Peyton Small Area Master Plan approved August 2008. The development will be in harmony with the character of the surrounding area and is suitable for the intended use.

Authority

This residential rural (RR-2.5) is authorized by Chapter 3 of the El Paso County Land Development Code (3.2.2.RR (B)).

Applicability

The provisions of this development shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Development Services Department Director or Board of County Commissioners.

Adoption

The adoption of this Preliminary Plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Saddlehorn Ranch/824 is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code.

Relationship to County Regulations

The provisions of this Development Plan shall prevail and govern the development of Saddlehorn Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended and in effect at the time of the site plan approval (or owner acknowledge the site plan changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.

Enforcement

To further the mutual interest of the residents, occupants, and owners of the subdivision and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

Conflict

Where there is more than one provision within the Preliminary Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

Maximum Level of Development

The total number of dwellings shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction. The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

Project Tracking

At the time of any Final Plat application, the applicant shall provide a summary of the development, to date, to Development Services Department, in order to assure maximum development limits are not exceeded.

Overall Project Standards

The standard zoning requirements of the El Paso County Land Development Code including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this subdivision, except as modified by the subdivision.

GENERAL NOTES

1. The Saddlehorn Ranch/824 overall density is .2-4 DU/ AC, on 816.475 Acres, for a total of 225 Units. Density transfers may occur in which specific areas exceed .2-4 DU/ AC so long as the overall density of the project remains at .2-4 DU/ AC. Any density below this cap may be used in subsequent phases.
2. Transitional densities shall occur along boundary areas where appropriate, with higher density development occurring internal to the project.
3. The phasing, development scheduling and build-out will be based upon market and economic conditions. Development areas may overlap one another allowing constant and continuous growth of the site as market trends dictate. Utilities and improvements will be provided as needed for development.
4. Development of this property shall be in accordance with this Preliminary Plan. Modifications are subject to review and approval by the El Paso County Board of County Commissioners unless otherwise provided by the EPC Land Development Code.
5. Central Water services to be provided by the Saddlehorn Ranch Metropolitan District. Wastewater accommodated by septic.
6. All Tracts are to be owned and maintained by either the Saddlehorn Ranch Metropolitan District. Tracts include landscape easements, drainage tracts, stormwater facilities, open space tracts, detention ponds, utilities, fences, parks and recreational facilities, trails, mailbox clusters, and other uses.
7. Final trail alignment to be determined in the field based on grade, vegetation, and other existing site features.
8. All electric service shall be provided by Mountain View Electric Association. All tracts through which MVEA utilities will be located will be given easements as required.
9. Site lighting will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code, as amended.
10. Public Utility/ Drainage Easements shall be provided on all lots as indicated on the drawings and/ or as shown within the details.
11. Per the Department of the Army Albuquerque District, Corps of Engineers Action No. SPA-2005-00801 dated May 16, 2011 the site does not contain any jurisdictional waters of the United States. Therefore, it will not require Department of the Army authorization under Section 404 of the Clean Water Act (CWA).
12. The project area is located within a designated FEMA floodplain as determined by the Floodplain Insurance Rate Map (FIRM) Panel No. 8041C0558 G, effective date December 7, 2018. It is primarily an area of minimal flood hazard (Zone X) and Zone AE.
13. All mailbox design and locations (including Type 1, Type 2 and/ or Type 3) will be determined with each final plat and in coordination with the U.S. Postal Service. A Work in the Right-of-Way Permit and license agreement shall be obtained from the ECM Administrator to locate either Type 2 or Type 3 mailboxes within the County's right-of-way.
14. The lot layout is a graphic representation and preliminary in nature. The final lot layout will be depicted via Final Plat submittals and will be in general conformance to the approved Site Development Plan.

STREETS

1. All streets shall be named and constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, shall be maintained by El Paso County Public Services Department except for landscape areas which shall be maintained by the Saddlehorn Ranch Metropolitan District.
2. All landscaping within the public rights-of-way will be maintained by the Saddlehorn Ranch Metropolitan District via a Development Agreement, License Agreement or Inter-Governmental Agreement.
3. All street names subject to change.

SHEET INDEX

Cover Sheet
Site Plan (North)
Site Plan (South)
Phasing Plan (North)
Phasing Plan (South)

Sheet 1
Sheet 2
Sheet 3
Sheet 4
Sheet 5

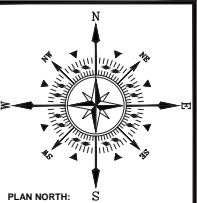
AREA	ACRES	DWELLING UNITS	GROSS DENSITY (DU/ AC)
PHASE 1	177.34	53	.299
PHASE 2	131.47	42	.319
PHASE 3	175.28	44	.261
PHASE 4	163.90	45	.275
PHASE 5	168.49	41	.243
TOTAL	816.48	225	.276



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THIS DRAWING IS DIAGNOSTIC IN THE EVENT OF A CONFLICT, ALL SURVEYING DATA SHALL BE RETAINED. SURVEYING DATA SHALL PREVAIL OVER ANY SCHEDULED. SURVEYING DATA SHALL BE RETAINED. SURVEYING DATA SHALL PREVAIL OVER ANY SCHEDULED. SURVEYING DATA SHALL PREVAIL OVER ANY SCHEDULED.

ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



Saddlehorn Ranch/ 824 Acre
Curtis Road Subdivision
Peyton, CO 80831

PROJECT NAME:

PROJECT ADDRESS:

PROJECT DESCRIPTION: PLP

DATE: 09/14/2018

DESIGNED: WFG

CHECKED: GEM

REVISIONS:

DATE: BY: DESCRIPTION:

PLAN SCALE: 1" = 200' (OR AS NOTED ON PLAN)

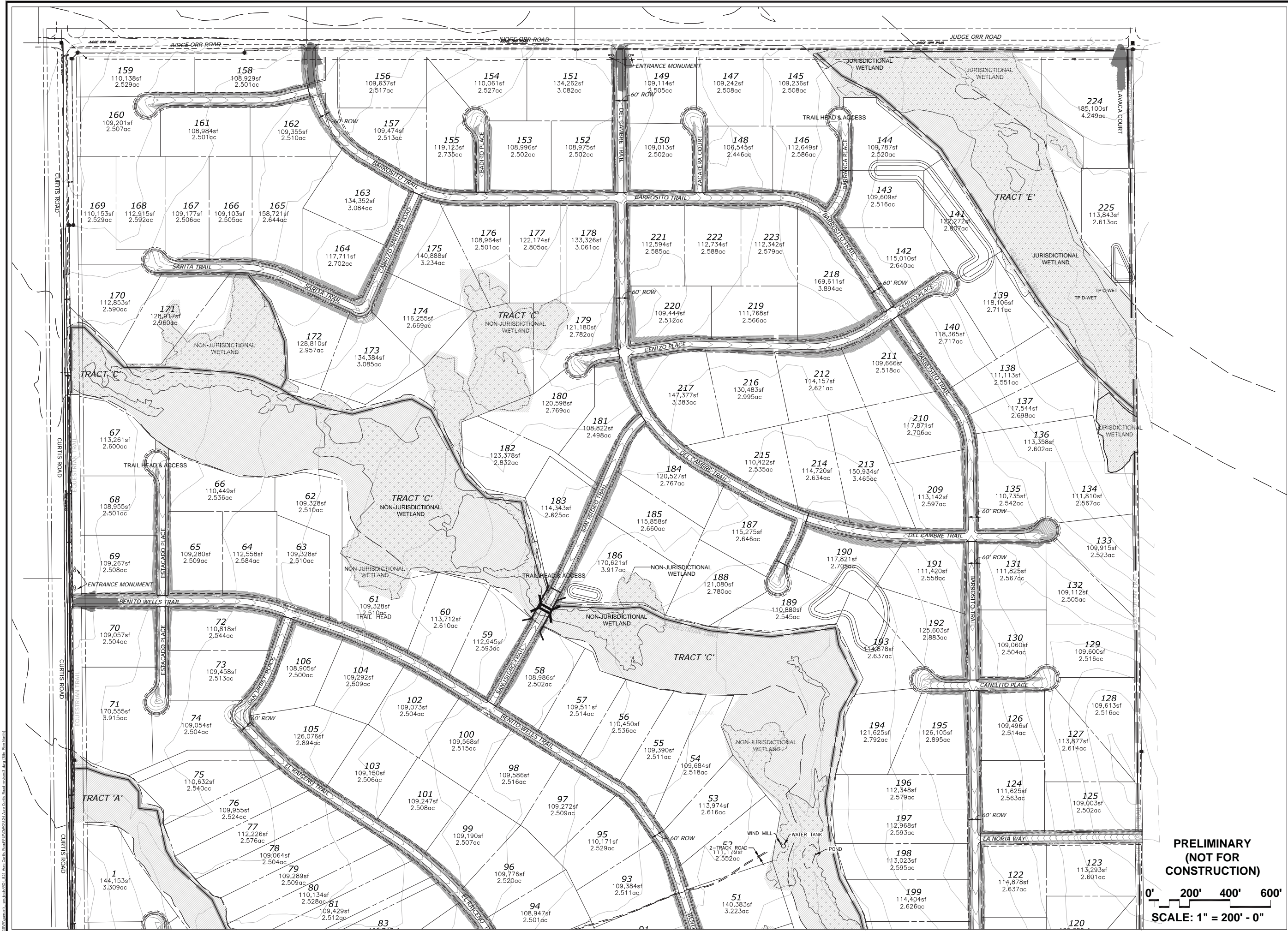
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COVER SHEET

SHEET NO.

1
1 of 5 SHEETS

FILE NO.



**PRELIMINARY
(NOT FOR
CONSTRUCTION)**

0' 200' 400' 600'

SCALE: 1" = 200' - 0"

LANDSCAPE ARCHITECTURE
735 North Weber Street
Colorado Springs, CO 80909
(719) 513-9700
www.GumanLtd.com
bill@guman.net

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ONLY DRAWINGS BEARING THE OFFICIAL SEAL OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

PLAN NORTH: S

**Saddlehorn Ranch/ 824 Acre
Curtis Road Subdivision
Peyton, CO 80831**

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION: PLP

DATE: 09/14/2018
DESIGNED: WFG
CHECKED: GEM

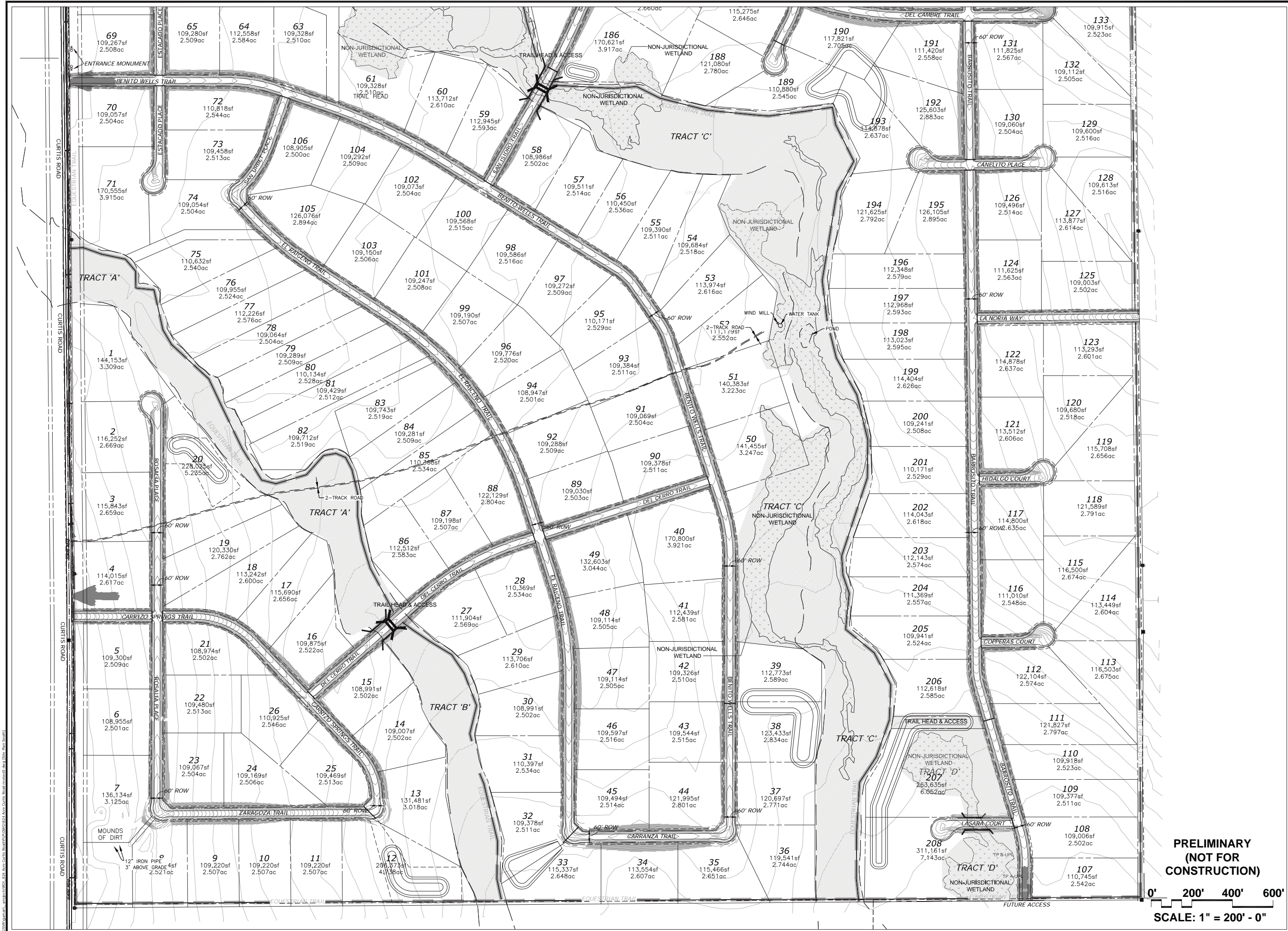
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PLAN SCALE: 1" = 200' (OR AS NOTED ON PLAN)

SHEET TITLE: **GITE
PLAN
(NORTH)**

SHEET NO. **2**
2 of 5 SHEETS

FILE NO.:



**PRELIMINARY
(NOT FOR
CONSTRUCTION)**

0' 200' 400' 600'

SCALE: 1" = 200' - 0"

735 North Weber Street
Colorado Springs, CO 80909
(719) 513-9700
www.GumanLtd.com
bill@guman.net

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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

PLAN NORTH: S

**Saddlehorn Ranch/ 824 Acre
Curtis Road Subdivision
Peyton, CO 80831**

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION: PLP

DATE: 09/14/2018
DESIGNED: WFG
CHECKED: GEM

REVISIONS:
DATE: BY: DESCRIPTION:

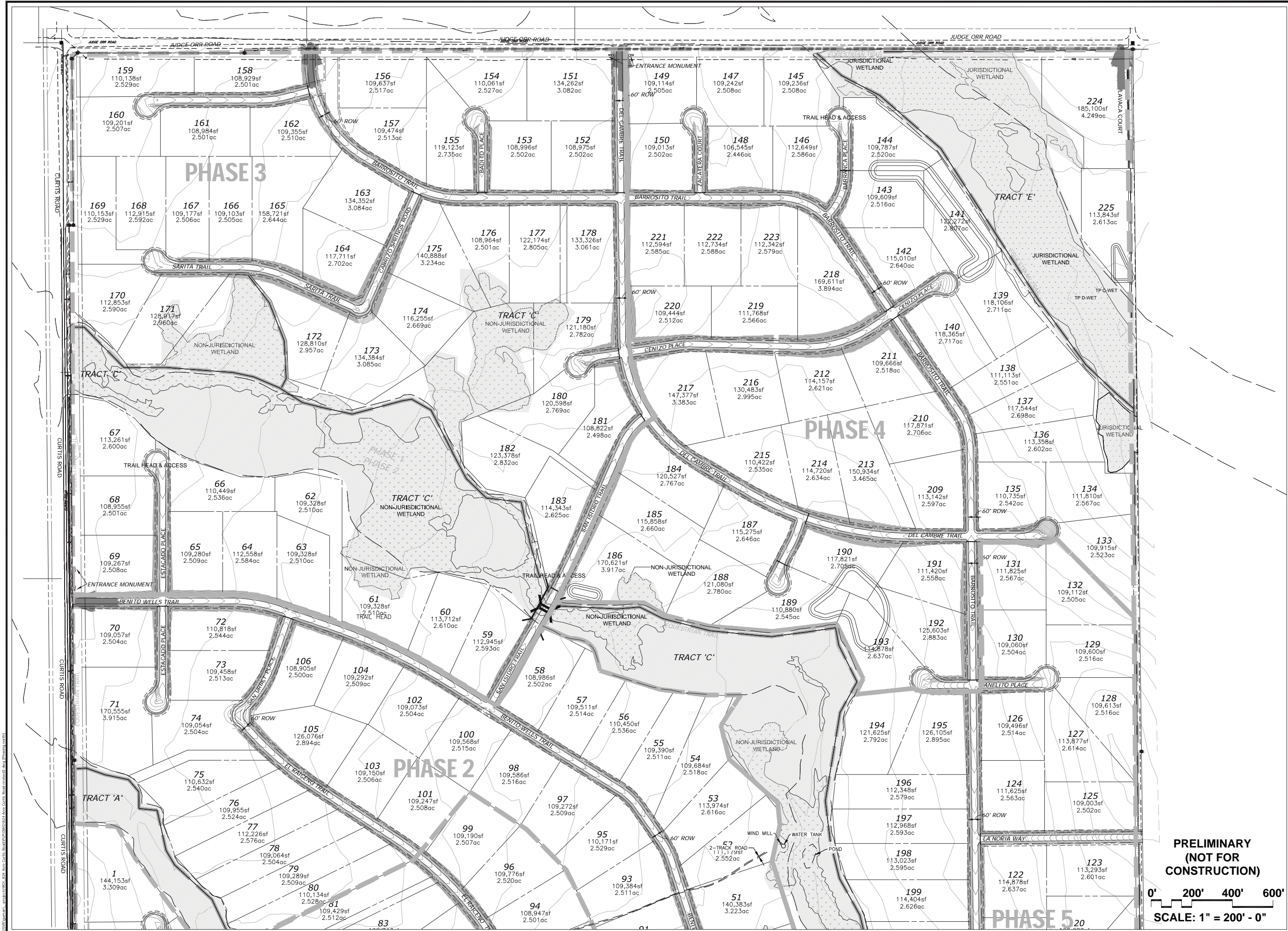
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PLAN SCALE: 1" = 200' (OR AS NOTED ON PLAN)

SHEET TITLE: **GITE
PLAN
(SOUTH)**

SHEET NO. **3**
3 of 5 SHEETS

FILE NO.:



LANDSCAPE ARCHITECTURE
733 North Weber Street
Colorado Springs, CO 80909
(719) 513-9700
www.GumanLtd.com
bill@guman.net

NOTE: THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH, IT IS THE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, LTD. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PRIOR WRITTEN PERMISSION OF WILLIAM GUMAN & ASSOCIATES, LTD. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

THIS DRAWING IS DIAGNOSTIC IN THE EVENT OF A CONFLICT, ALL QUANTITIES THAT CAN BE DETERMINED GRAPHICALLY SHALL PREVAIL OVER ANY SCHEDULED QUANTITIES. ALL QUANTITIES FIELD CHANGES SHALL BE SUBJECT TO PRIOR APPROVAL BY REVIEWING AGENCY OF THE RECORD DRAWING. ANY DELAY IN DELIVERY OF THIS DRAWING SHALL BE SUBJECT TO LEGAL ACTION.

ONLY DRAWINGS BEARING THE OFFICIAL SEAL OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

PLAN NORTH: S

**Saddlehorn Ranch/ 824 Acre
Curtis Road Subdivision
PLAN, CO 80831**

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION: PLP

DATE: 09/14/2018
DESIGNED: WFG
CHECKED: GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:

PLAN SCALE: 1" = 200' (OR AS NOTED ON PLAN)

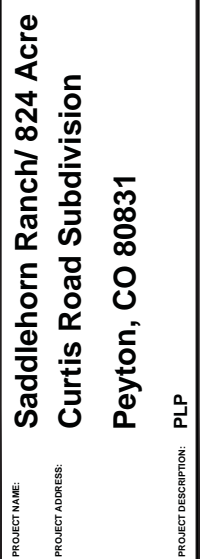
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PLAN
(NORTH)**

SHEET NO.
4
4 of 5 SHEETS

FILE NO.

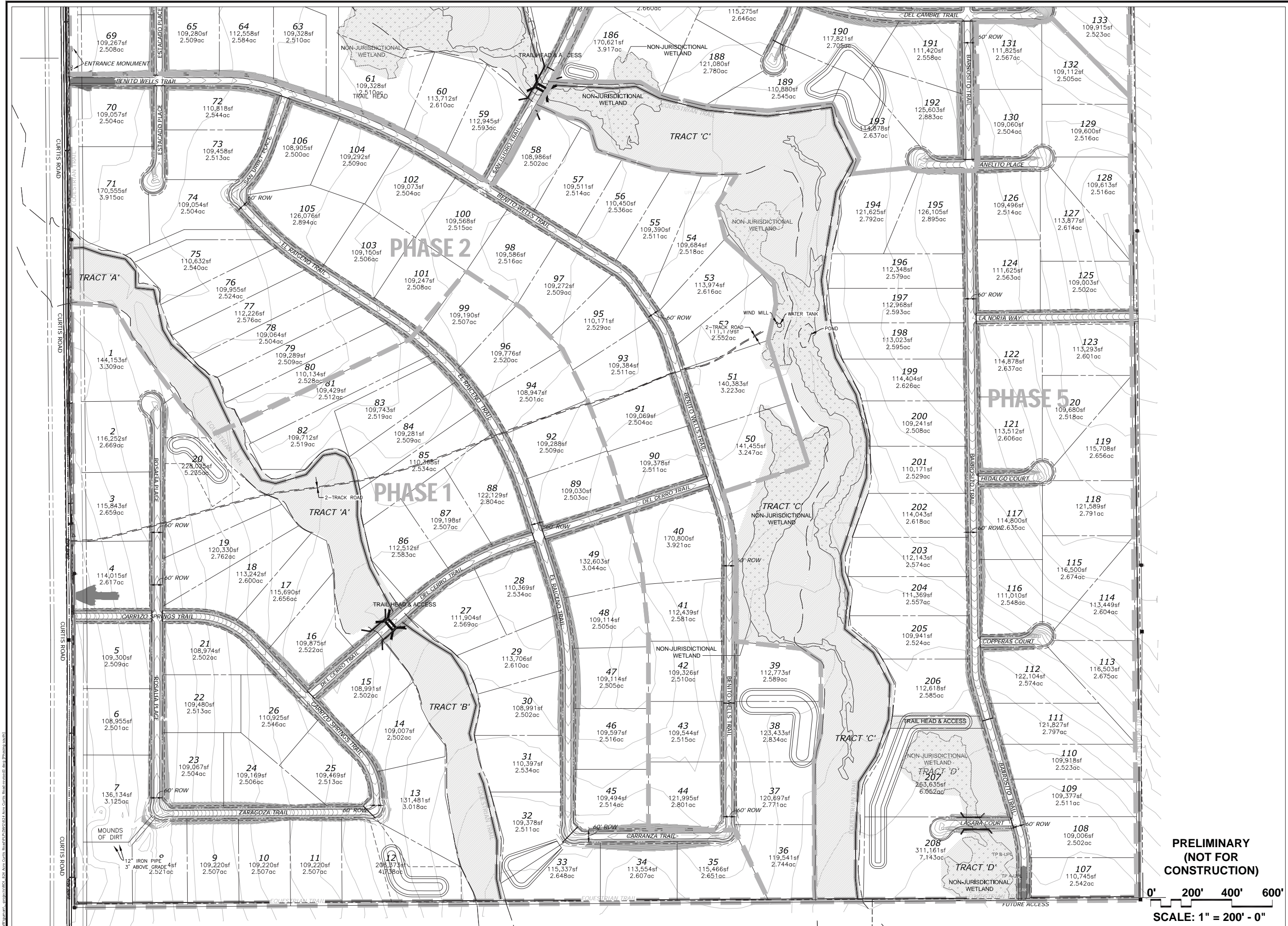
**PRELIMINARY
(NOT FOR
CONSTRUCTION)**

0' 200' 400' 600'
SCALE: 1" = 200' - 0"

[illegible]

SHEET TITLE:
PHASING
PLAN
(SOUTH)

5
5 OF 5 SHEETS



A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, STATE OF COLORADO

THAT OLD WEST RANCH CO PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF OF SAID SECTION 3, N00°32'28"W A DISTANCE OF 1663.25 FEET;

THENCE DEPARTING SAID WEST LINE, THE FOLLOWING TWENTY-FOUR (24) COURSES:

1. S85°42'56"E A DISTANCE OF 238.26 FEET;
2. S29°54'26"E A DISTANCE OF 177.09 FEET;
3. S36°18'10"E A DISTANCE OF 428.75 FEET;
4. S40°28'05"E A DISTANCE OF 190.23 FEET;
5. N66°23'24"E A DISTANCE OF 175.25 FEET;
6. N63°48'26"E A DISTANCE OF 930.11 FEET;
7. N39°19'21"E A DISTANCE OF 60.01 FEET, TO A POINT OF NON-TANGENT CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S38°18'29"W, HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 9°25'40" AND AN ARC LENGTH OF 276.43 FEET, TO A POINT OF NON-TANGENT;
9. N42°31'10"E A DISTANCE OF 422.77 FEET;
10. S56°30'41"E A DISTANCE OF 35.01 FEET;
11. S44°25'17"E A DISTANCE OF 280.03 FEET;
12. S26°10'49"E A DISTANCE OF 266.32 FEET;
13. S21°16'04"E A DISTANCE OF 343.92 FEET;
14. S16°11'46"E A DISTANCE OF 261.98 FEET;
15. S16°11'46"E A DISTANCE OF 257.34 FEET;
16. S05°58'59"E A DISTANCE OF 349.19 FEET;
17. S00°00'00"E A DISTANCE OF 964.76 FEET;
18. N89°34'03"E A DISTANCE OF 326.42 FEET;
19. N44°49'58"E A DISTANCE OF 56.83 FEET;
20. S89°54'08"E A DISTANCE OF 60.00 FEET;
21. S00°05'52"W A DISTANCE OF 4.29 FEET, TO A POINT OF CURVE;
22. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 15°56'33" AND AN ARC LENGTH OF 18.09 FEET, TO A POINT OF REVERSE CURVE;
23. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 29°50'04" AND AN ARC LENGTH OF 33.85 FEET, TO A POINT OF NON-TANGENT;
24. S26°01'34"E A DISTANCE OF 381.21 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°34'01"W A DISTANCE OF 813.37 FEET, TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10, S89°34'07"W A DISTANCE OF 2642.73 FEET, TO A POINT ON THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE ON SAID WEST LINE, N00°05'54"E A DISTANCE OF 1319.14 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 7,649,054 SQUARE FEET OR 175.5981 ACRES.

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 52 LOTS, STREETS, 3 TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "SADDLEHORN RANCH FILING NO. 1" IN EL PASO COUNTY, COLORADO.



OLD WEST RANCH CO PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY

_____, AS _____, OF _____,
 OLD WEST RANCH CO PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS

INSTRUMENT THIS _____ DAY OF _____, 20____ A.D.

[illegible]

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

BY _____ AS _____, OF
OLD WEST RANCH CO PARTNERS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

1. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
2. BASIS OF BEARING: THE WEST LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 8 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING N00°32'28"W.
3. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO.
4. THIS SITE IS WITHIN A SPECIAL FLOOD HAZARD AREA "ZONE AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, MAP NUMBER 08041C0558G, REVISED DATE DECEMBER 7, 2018.
5. THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NO. SC55073032, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED OCTOBER 1, 2018 AT 5:00 P.M.

THE UNDERSIGNED REGISTERED 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.

REGISTERED LAND SURVEYOR

DEREK LEE VAGIAS, P.L.S. NO. 38578
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF JR ENGINEERING, LLC

ON BEHALF OF THE BOARD OF COUNTY COMMISSIONERS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING
PLAT OF "SADDLEHORN RANCH FILING NO. 1"

TITLE	DATE
-------	------

THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "SADDLEHORN RANCH FILING NO. 1"

TITLE	DATE
-------	------

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT _____ O'CLOCK _____, M., THIS _____ DAY OF _____, 20____, A.D.

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

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

SADDLEHORN RANCH FILING NO. 1
JOB NO. 25142.01
APRIL 23, 2019
SHEET 1 OF 3

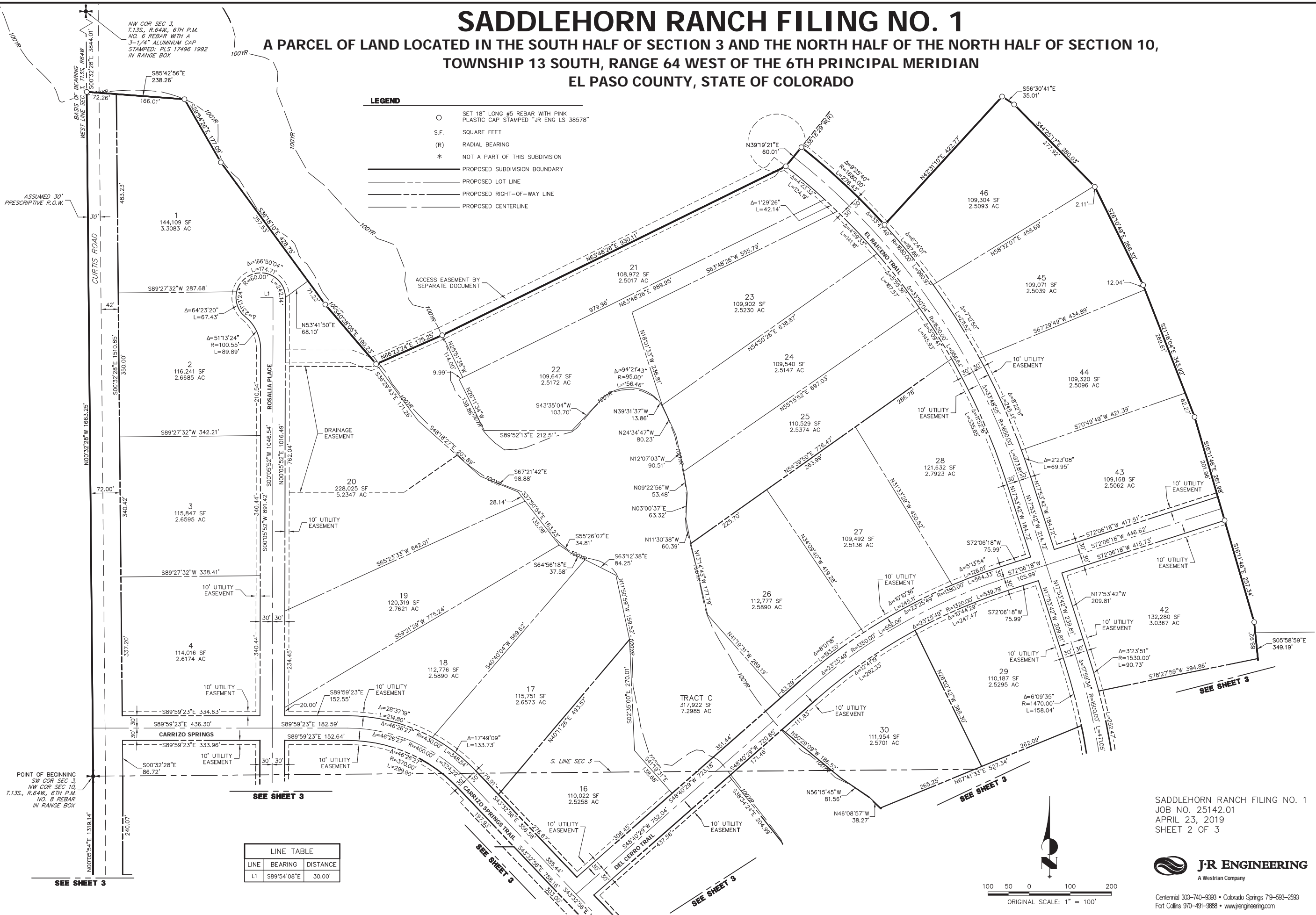


SADDLEHORN RANCH FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, STATE OF COLORADO

LEGEND

- SET 18" LONG #5 REBAR WITH PINK PLASTIC CAP STAMPED "JR ENG LS 38578"
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- * NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- - - PROPOSED LOT LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - PROPOSED CENTERLINE



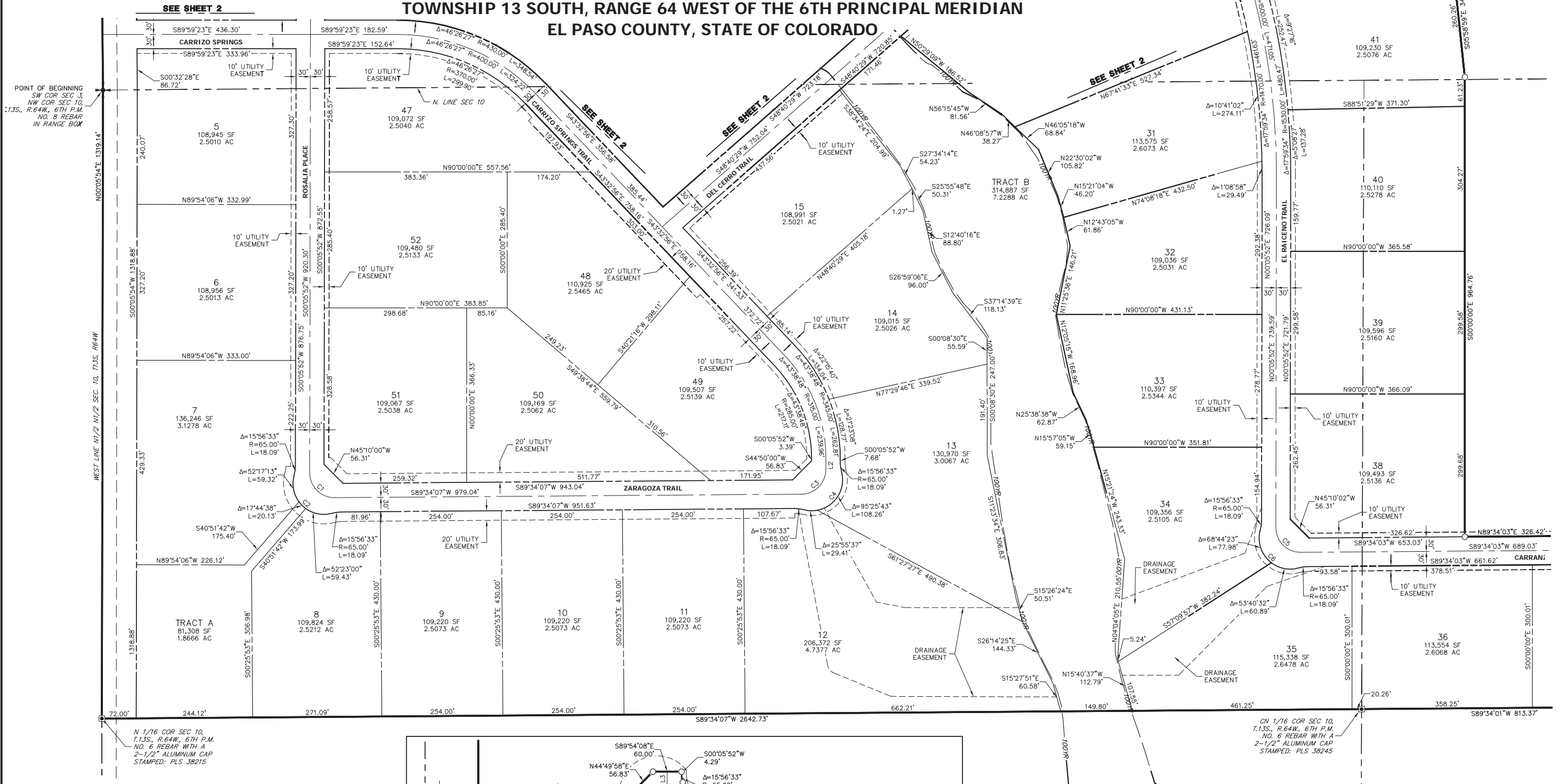
SADDLEHORN RANCH FILING NO. 1
JOB NO. 25142.01
APRIL 23, 2019
SHEET 2 OF 3



Centennial 303-740-9333 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

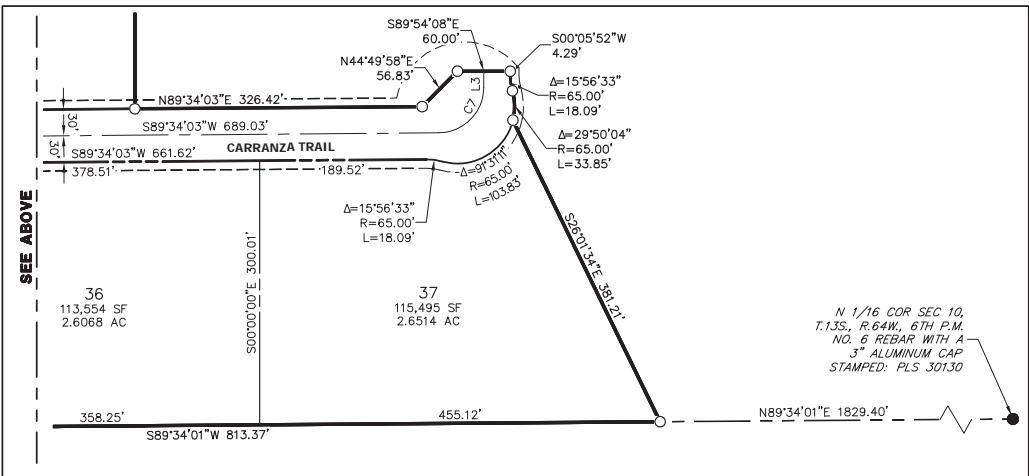
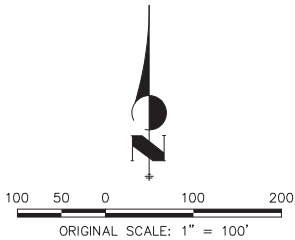
SADDLEHORN RANCH FILING NO. 1

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, STATE OF COLORADO



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	90°31'45"	52.00'	82.16'
C2	122°24'50"	65.00'	138.87'
C3	89°28'15"	52.00'	81.20'
C4	121°21'20"	65.00'	137.67'
C5	90°31'50"	52.00'	82.16'
C6	122°24'55"	65.00'	138.88'
C7	89°28'10"	52.00'	81.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L2	S00°05'52"W	21.59'
L3	S00°05'52"W	18.20'



LEGEND

- SET 18" LONG #5 REBAR WITH PINK PLASTIC CAP STAMPED "JR ENG LS 38578"
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- * NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- - - PROPOSED LOT LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- - - PROPOSED CENTERLINE

SADDLEHORN RANCH FILING NO. 1
JOB NO. 25142.01
APRIL 23, 2019
SHEET 3 OF 3



Centennial 303-740-9333 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Ellicott Town Center Final Plat
Agenda Date: June 12, 2019
Agenda Item Number: #6 - F
Presenter: Paul Whalen, Landscape Architect
Information: **Endorsement:** X

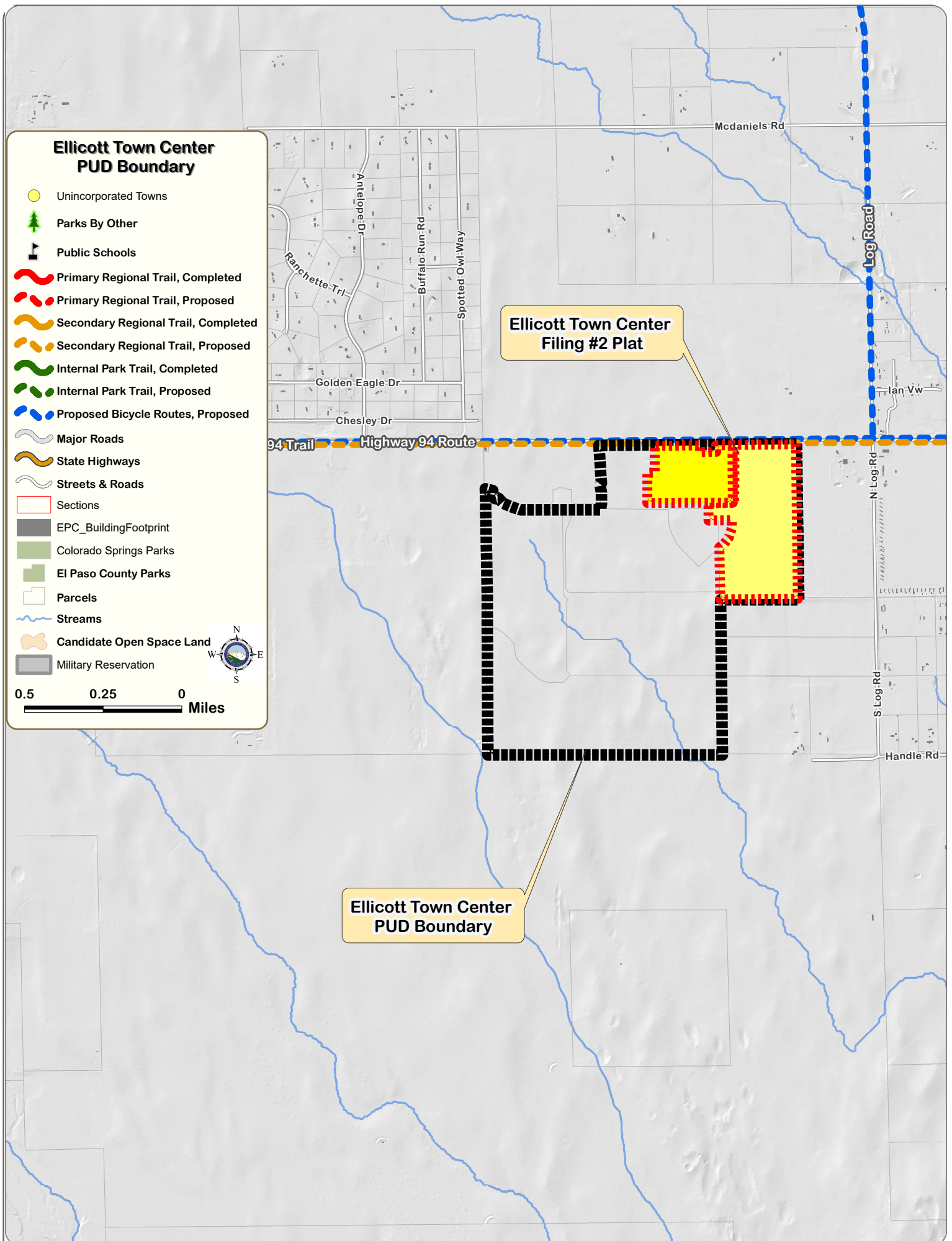
Background Information:

Request for approval by NES Inc, for Ellicott Town Center Commercial Replat. The proposed subdivision totals 84.78 acres and includes three commercial lots and four tracts. The project site is located in the southwest corner of the Highway 94 and Log Road intersection. A concurrent application proposes rezoning 9.5-acres of the project from PUD (Planned Unit Development) to CS (Commercial Services).

The 2013 El Paso County Parks Master Plan shows the proposed Highway 94 Secondary Regional Trail and Highway 94 Bicycle Route along the site's northern boundary that will require a 25-foot wide trail easement dedicated to the County. The property is not located within any candidate open space land. Furthermore, the Board of County Commissioners has elected to not assess park fees for commercial developments, so no park fees are required.

Recommended Motion (Final Plat)

Recommend to the Planning Commission and Board of County Commissioners approval of the Ellicott Town Center Commercial Replat (SF-19-010) with the following condition: Designate and provide to El Paso County a 25-foot wide trail easement that allows for public access as well as construction and maintenance for the future Highway 94 Secondary Regional Trail.



Development
Application
Permit
Review



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

April 30, 2019

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

Name:	Ellicott Town Center Commercial Replat	Application Type:	Replat (Filing No 2)
PCD Reference #:	SF-19-010	Total Acreage:	84.78
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Colorado Springs Mayberry LLC	NES, Inc.	Regional Park Area:	4
J.Boggs	Andrea Barlow	Urban Park Area:	5
32823 Temecula Parkway	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
Temecula, CA 92592	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS	Urban Density (> 1 Dwelling Unit Per 2.5 Acres):	NO
Regional Park Area: 4	Urban Park Area: 5	
0.0194 Acres x 0 Dwelling Units = 0.000	Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00	
Total Regional Park Acres: 0.000	Community: 0.00625 Acres x 0 Dwelling Units = 0.00	
	Total Urban Park Acres: 0.00	
FEE REQUIREMENTS	Urban Park Area: 5	
Regional Park Area: 4	Neighborhood: \$113 / Dwelling Unit x 0 Dwelling Units = \$0	
\$456 / Dwelling Unit x 0 Dwelling Units = \$0	Community: \$175 / Dwelling Unit x 0 Dwelling Units = \$0	
Total Regional Park Fees: \$0	Total Urban Park Fees: \$0	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend to the Planning Commission and Board of County Commissioners approval of the Ellicott Town Center Commercial Replat (SF-19-010) with the following condition: Designate and provide to El Paso County a 25-foot wide trail easement across Tract D that allows for public access as well as construction and maintenance for the future Highway 94 Secondary Regional Trail.
-----------------------	--

Park Advisory Board Recommendation: PAB Endorsement Required

ELLICOTT TOWN CENTER FILING NO 2 ZONE CHANGE AND FINAL PLAT

LETTER OF INTENT

MARCH, 2019

OWNER/APPLICANT:

Colorado Springs Mayberry, LLC
32823 Temecula Parkway
Temecula, CA 92592

CONSULTANT:

N.E.S. Inc.
619 North Cascade Avenue
Colorado Springs, Colorado 80903

REQUEST

Colorado Springs Mayberry, LLC requests the approval of a:

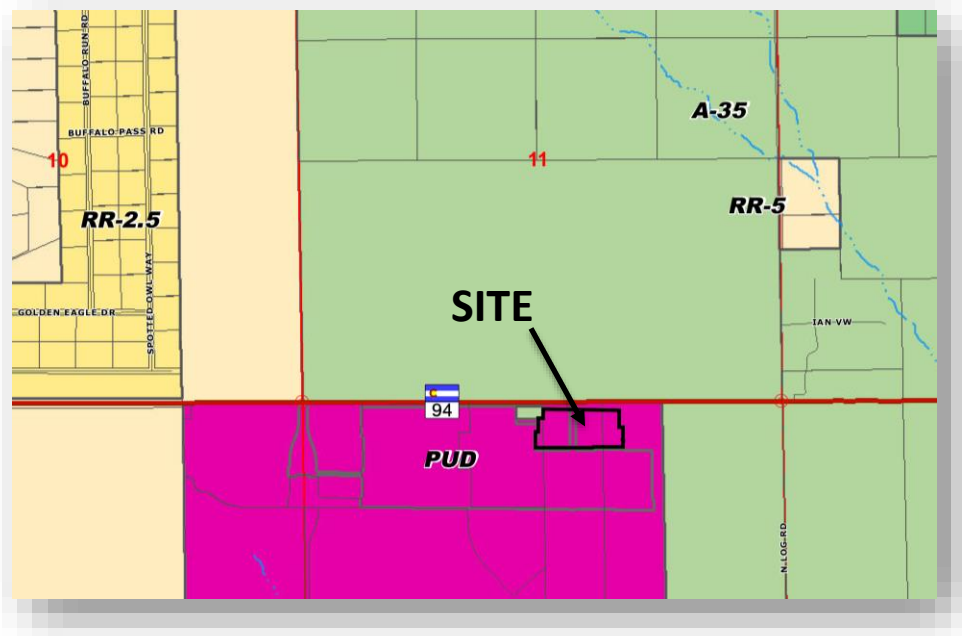
1. Zone Change of 9.5 acres from Planned Unit Development (PUD) to Commercial Services (CS).
2. A Final Plat for Ellicott Town Center Filing No. 2 for 3 lots and 4 tracts on 84.78 Acres.

SITE CONTEXT

The site is located south of State Highway 94 and approximately ½ mile west of Log Road in eastern El Paso County. The site topography is gently rolling with grades of 3 to 5 percent. The dominant ground cover is a mix of native grasses. The site is currently zoned PUD and a part of the proposed Ellicott Town Center Overall PUD Plan approved on January 12, 2006. Existing uses on site include a warehouse and outside storage, with the remainder used for livestock grazing. Previous uses on the site at the time of the original PUD approval included a concrete batch plant and mini-storage units.



The site is surrounded to the south, east and west by vacant PUD parcels, currently undeveloped and used for livestock grazing. To the east is a ranch with a large agricultural barn on an 80-acre agricultural parcel. A portion of the site is bounded on the west by a parcel owned by the Cherokee Water and Sanitation District, zoned A-35, with an existing water tank. To the north, on the opposite side of State Highway 94, is a parcel zoned A-35, which is primarily used for livestock grazing. The town of Ellicott further to the east has a mix of uses including churches, banks, junk car storage, mobile home storage, mobile home parks, and single family residential.



PROJECT HISTORY

The site is part of phase 3 of the Ellicott Town Center Overall PUD Plan (SKP 05-005); a 550-acre PUD west of Ellicott that was approved by the County Commissioners on January 12, 2006. The Phase 1 Preliminary Plan for the Ellicott Town Center was approved on May 11, 2006 and the Final Plat for the Ellicott Town Center Filing No. 1 was approved April 12, 2007. Ellicott Town Center Filing No. 1 consists of 98 residential lots on 228.0 acres, including several tracts for future development.

TABLE 1

Date	Approved
January 12, 2006	Ellicott Town Center Overall PUD Plan
May 11, 2006	Phase 1 Preliminary Plan
April 12, 2007	Ellicott Town Center Filing No. 1 Final Plat

The Ellicott Town Center is a proposed urban-density subdivision designed to create a functional and pedestrian friendly development that enhances the Ellicott area as a community. The development is intended to serve as a community center in support of the goals and visions for the future of Ellicott as envisioned in the Ellicott Valley Comprehensive Plan and El Paso County Master Plan. The approved overall PUD plan identifies the subject site for the commercial uses existing at that time, including a concrete batch plant and mini-storage.

PROJECT DESCRIPTION

Colorado Springs Mayberry, LLC is ready to initiate recording of the final plat for Filing No. 1 and commence construction of manufacturing of residential development. The proposed zone change to CS for the 9.5 acre site, the CS zoning district is intended to accommodate retail, wholesale or service commercial uses that serve the general public. The zone change and replat for Filing No. 2. will facilitate a manufacturing building to be used for panelized framing in the home-building operations associated with the development of Filing No. 1. In addition, this zone change will extend the commercial uses permitted within the Overall PUD Plan to include a variety of commercial uses, that will better support the existing and proposed residential communities in Ellicott then the previously proposed uses.

PROJECT JUSTIFICATION

Chapter 5.2.5.B: Map Amendment (Rezoning) Criteria

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

County Policy Plan

The proposed zone change is consistent with the following policies of the El Paso County Policy Plan.

Policy 5.1.5

Promote quality and diverse economic development that is consistent with adopted plans, emphasizing both the creation and retention of jobs that meet the needs of citizens of the County at all skill levels.

Policy 5.1.9

Encourage appropriate economic development in rural areas of the County as a means of providing local employment opportunities, increasing community tax base, and reducing long commutes.

Policy 6.1.1

Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.

Policy 6.1.3

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

Policy 6.3.6

Where feasible, when compatible and service level issues have been addressed; smaller commercial, office and institutional uses should be allowed to locate within, or convenient to, the residential neighborhoods they serve or complement.

The zone change to CS will offer commercial services that support existing and future residential land uses.

Ellicott Valley Comprehensive Plan

The Ellicott Valley Comprehensive Plan was prepared in 1989 to provide an element of consistency to growth and planning in the Ellicott area. The plan acknowledges the dynamic nature of the Ellicott Valley and wide range of potential alternatives for future development, including commercial services. The proposed change of zone to CS supports the following policies from the Ellicott Valley Comprehensive Plan.

Policy 1.3

Encourage the phased development of urban facilities and services so that urban density projects are able to maintain an adequate cash flow during their early stages

Policy 2.1

Support the development of infrastructure which will be necessary to support economic development in the Ellicott Valley.

Policy 4.1

Encourage new commercial uses to locate either in association with existing commercial areas or within planned urban density projects.

The zone change to CS fits into the overall residential and commercial development for the area as envisioned in the Ellicott Valley Comprehensive Plan and supports the Ellicott Town Center as a planned urban density project. The zone change to CS will support the need and trend toward increasing commercial space in the area to support growing residential needs as outlined in the Ellicott Valley Comprehensive Plan.

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

The zone change is in compliance with all applicable statutory provisions.

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

The subject site was identified for commercial uses on the 2006 Overall PUD Plan, consistent with the then existing commercial uses on site. The zone change will provide commercial services to the

surrounding existing and proposed residential communities in the Ellicott area. The CS zone is separated and buffered from the undeveloped property to the north by Highway 94. Appropriate buffers will be included within the proposed commercial development to the future residential development within the rest of Ellicott Town Center in accordance with the County landscape code.

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

The intended use is suitable for the site as it is consistent with precious commercial uses on the property and the intent for these to remain in the 2006 Overall PUD Plan. Future Site Development Plans for the proposed commercial development will address the specific zone standards, buffering requirements and other development standards of the Land Development Code.

7.2.1.D.3.f. Final Plat Criteria of Approval

1. The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
Conformance with the goals, objectives and policies of the Master Plan is addressed above.

2. The subdivision is in substantial conformance with the approved preliminary plan;
This is a replat of Ellicott Town Center Filing No. 1, which is in substantial conformance with the approved preliminary plan for Phase 1 and the Overall PUD Plan.

3. The 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;
Filing No. 2 of the Ellicott Town Center is consistent with the subdivision design standards and regulations. Supporting materials for the Final Plat meet El Paso County planning, engineering and surveying requirements.

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
Filing No. 2 of the Ellicott Town Center will connect to the existing central water system owned and operated by Ellicott Utilities Company, LLC and Ellicott Town Center Metropolitan District. The details of this commitment are outlined in the Water and Wastewater Report prepared by JPS Engineering and the Service Commitment Letter from Ellicott Utilities Company, LLC that is part of this submittal.

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
Wastewater and sewer for Filing No. 2 of the Ellicott Town Center will be provided by the Ellicott Utilities Company, LLC and Ellicott Town Center Metropolitan District. The details of this

commitment are outlined in the Water and Wastewater Report prepared by JPS Engineering and the Service Commitment Letter from Ellicott Utilities Company, LLC that is part of this submittal.

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

A geotechnical investigation report for the parcel conducted by CTL Thompson in February of 2019 identified the presence of suspect quality fill in various areas. This existing suspect quality fill is not suitable to underlie new foundations and the materials will be reconstructed as moisture conditioned and densely compacted fill in accordance with the report's recommendations.

7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;

The proposed commercial development will generate an increase in undetained developed run-off from the site, which will be mitigated through on-site stormwater detention facilities. These detention facilities will be designed to El Paso County engineering standards. The proposed drainage patterns will remain consistent with historic conditions and the new drainage facilities will safely convey runoff to adequate outfalls. Further details are provided in the Final Drainage Report prepared by JPS Engineering.

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

Legal and physical access is provided from State Highway 94 and the following proposed streets: Springs Road, Cattlemen Run and Bottlebrush Street. All public rights-of-way will be designed and constructed in compliance with the El Paso County Code and the Engineering Criteria Manual.

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

The Ellicott Fire Protection District is a local volunteer fire district supported by property taxes and provides fire protection to Filing No. 2 of the Ellicott Town Center. The Ellicott Fire Protection District also provides emergency ambulance services and fire station 2 is located in close proximity to the site. St Mary's Hospital also provides air evacuation when needed. Law enforcement to the site is the combined responsibility of the Colorado State Patrol and El Paso County Sheriff's Office. The Overall PUD for the Ellicott Town Center identifies an anticipated 24.53 AC for park areas and a network of gravel trails to provide recreation opportunities for the Ellicott community.

10. The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

A Fire Protection Report is provided. The site is within a low impact area for wildfire surrounded by native grasses that range in height from 4"-8". The site will have paved roads and landscaped areas. Any grass fires would be inhibited by the developed streets within the development, and the irrigated and maintained open space.

11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

A Traffic Impact Study dated March 25, 2019 was completed by LSC Transportation Consultants Inc. This identifies the off-site road improvements required to support the development. A noise analysis was completed by LSC Transportation Consultants, Inc. on December 2, 2005 and updated with on January 11, 2019. The noise analysis determines that no noise mediation will be needed for the site.

12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

All required public facilities or infrastructure will be constructed with this development as detailed in the submitted construction drawings.

13. The subdivision meets other applicable sections of Chapter 6 and 8; and El Paso County, Colorado Land Development Code Rules Governing Divisions of Land – Chapter 7-Page 10 Effective 05/2016

The final plat for Ellicott Town Center Filing No. 2 meets all applicable sections in Chapter 6, 7 and 8 of the El Paso County Code.

14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]

Per the Mineral Rights Certification, no commercial mining deposits exist for Filing No. 2 of the Ellicott Town Center.

ELLICOTT TOWN CENTER FILING NO. 2
A REPLAT OF TRACT L & TRACT Q, ELLICOTT TOWN CENTER FILING NO. 1 AND THE
E1/2 OF THE W1/2 OF THE NE1/4 OF SECTION 14, ALL IN THE N1/2 OF SECTION 14
TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

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

TO WIT:

PARCEL A:

TRACT L, ELLICOTT TOWN CENTER FILING NO. 1, AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTH ONE-HALF OF THE NORTH ONE-HALF (N1/2 N1/2) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

SAID TRACT CONTAINS 16.72 ACRES OF LAND, MORE OR LESS.

PARCEL B:

TRACT Q, ELLICOTT TOWN CENTER FILING NO. 1, AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 W1/2 NE1/4) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

SAID TRACT CONTAINS 29.17 ACRES OF LAND, MORE OR LESS

PARCEL C:

A TRACT OF LAND BEING THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E1/2 W1/2 NE1/4) OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, EXCEPT THAT PORTION CONVEYED TO EL PASO COUNTY IN DEED RECORDED NOVEMBER 2, 1939 IN BOOK 978 AT PAGE 89, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 14, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U.P.&E. PLS 11624 1999", FROM WHICH THE NORTHWEST CORNER OF SAID NW1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 15 OF SAID TOWNSHIP 14 SOUTH, RANGE 63 WEST, AS MONUMENTED BY A REBAR AND 3-1/2" ALUMINUM CAP STAMPED "U.P.&E. PLS 116-4 1999" BEARS N89°44'49"W, A DISTANCE OF 2606.55 FEET AND IS THE BASIS OF BEARINGS USED HEREIN;

THENCE S89°44'50"E ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 14, A DISTANCE OF 651.61 FEET TO THE CALCULATED POSITION OF THE NORTHWEST CORNER OF SAID E1/2 W1/2 NE1/4, SAID POINT ALSO BEING THE CALCULATED POSITION OF THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER (W1/2 W1/2 NE1/4) OF SAID SECTION 14; THENCE S00°17'46"E ALONG THE WESTERLY LINE OF SAID E1/2 W1/2 NE1/4, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID W1/2 W1/2 NE1/4, A DISTANCE OF 36.51 FEET TO A REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560" AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE S89°28'49"E, A DISTANCE OF 651.72 FEET TO A POINT ON THE EASTERLY LINE OF SAID E1/2 W1/2 NE1/4, SAID POINT ALSO BEING A POINT ON THE WESTERLY LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER (E1/2 NE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND YELLOW CAP (ILLEGIBLE); THENCE S00°21'12"E ALONG THAT LINE COMMON TO SAID E1/2 W1/2 NE1/4 AND SAID E1/2 NE1/4, A DISTANCE OF 2584.09 FEET TO THE SOUTHERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (N1/2 N1/2 SE1/4) OF SAID SECTION 14, AS MONUMENTED BY A REBAR AND 2-1/2" ALUMINUM CAP STAMPED "RAMPART PLS 38560 2019"; THENCE S89°36'00"W ALONG THAT LINE COMMON TO SAID E1/2 W1/2 NE1/4 AND SAID N1/2 N1/2 SE1/4, A DISTANCE OF 654.29 FEET TO THE SOUTHWEST CORNER OF SAID E1/2 W1/2 NE1/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID W1/2 W1/2 NE1/4; THENCE N00°17'46"W ALONG THAT LINE COMMON TO SAID E1/2 W1/2 NE1/4 AND SAID W1/2 W1/2 NE1/4, A DISTANCE OF 5595.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 38.89 ACRES OF LAND, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS 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 "ELLICOTT TOWN CENTER 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.

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

BY: _____

TITLE: _____

STATE OF _____ } ss.
COUNTY OF _____ }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 BY _____ AS MANAGER/MEMBER, COLORADO SPRINGS MAYBERRY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY COLORADO LAND AND CATTLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS PROJECT MANAGER.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

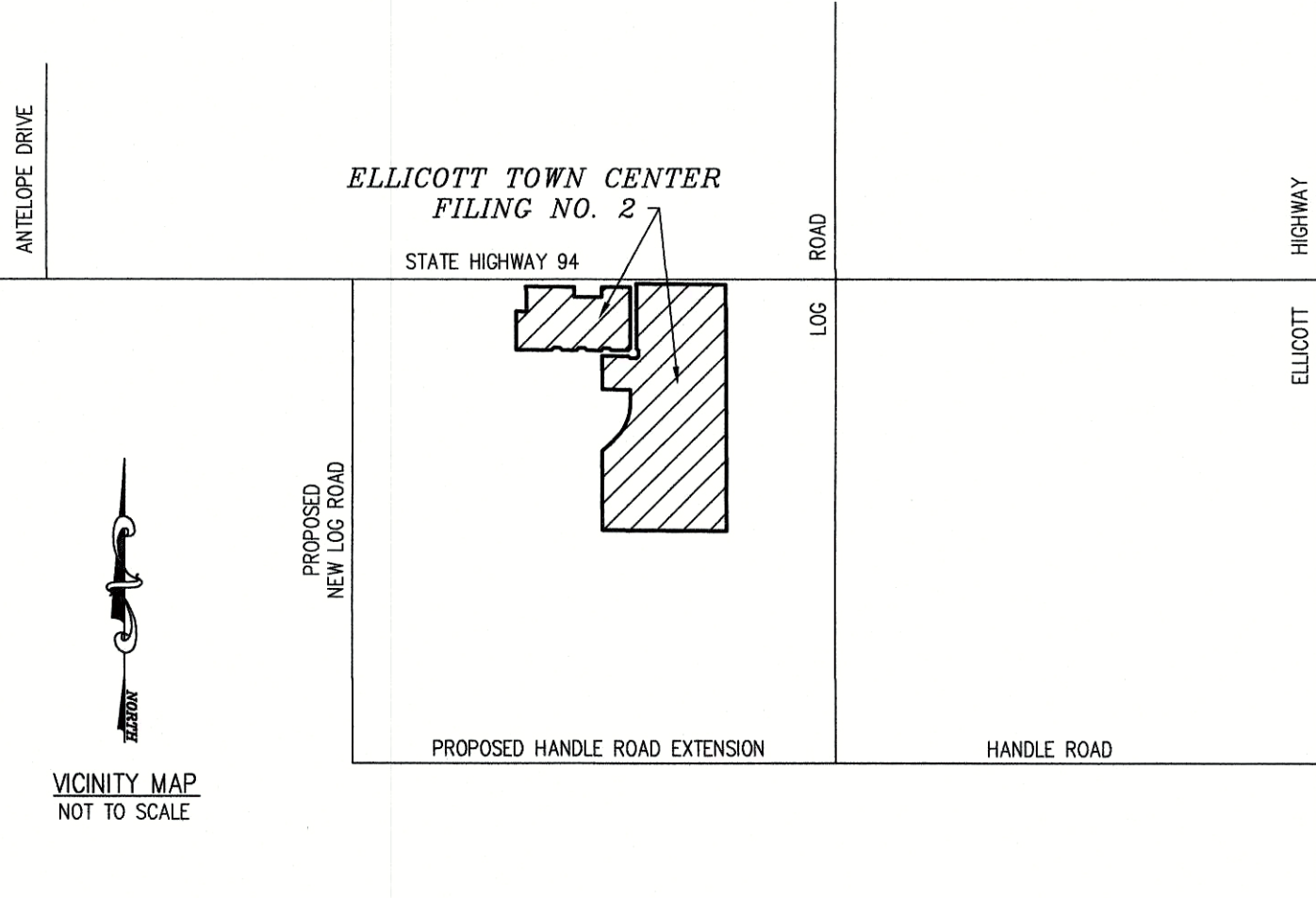
RECORDING:

STATE OF COLORADO } ss.
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2019, AND WAS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.

CHUCK BROERMAN, RECORDER

DEPUTY, EL PASO COUNTY CLERK AND RECORDER



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "ELLICOTT TOWN CENTER FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "ELLICOTT TOWN CENTER FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 2019, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FEET (10') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN AND A HALF (7.5') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYORS CERTIFICATION:

I, ERIC SIMONSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 19, 2018, 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 (THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF) AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

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

ERIC SIMONSON, COLORADO P.L.S. NO. 38960 _____ DATE _____
FOR AND ON BEHALF OF
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTES:

1.) BEARINGS USED HEREIN ARE ASSUMED TO BEAR N89°44'49"W, A DISTANCE OF 2606.55 FEET BETWEEN THE NORTH ONE-QUARTER CORNER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AS MONUMENTED BY A 2" ALUMINUM CAP IN A RANGE BOX STAMPED "U. P. & E. 1999 PLS 11624" AND THE NORTHWEST CORNER OF SAID SECTION 14, AS MONUMENTED BY A 3-1/2" ALUMINUM CAP STAMPED "U. P. & E. 1999 PLS 116-4".

2.) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON A "TBD" COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: RND55075111, (EFFECTIVE DATE: 02/19/2019 AT 5:00 P.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED IN SCHEDULE B, PART II (EXCEPTIONS) IN THE ABOVE REFERENCED COMMITMENT:

1. - 7. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

8. THE PROPERTY IS SUBJECT TO EXISTING LEASES AND TENANCIES, IF ANY.

9. THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO THE 30 FEET OF SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987, IN ROAD BOOK A AT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 80 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN.

10. THE PROPERTY IS SUBJECT TO RESERVATIONS, RIGHTS, AND RIGHTS OF WAY AS SET FORTH IN PATENT OF THE UNITED STATES RECORDED SEPTEMBER 28, 1905 IN BOOK 350 AT PAGE 274.

11. THE PROPERTY IS SUBJECT TO RESERVATIONS, RIGHTS, AND RIGHTS OF WAY AS SET FORTH IN PATENT OF THE UNITED STATES RECORDED JANUARY 13, 1909 IN BOOK 438.

12. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 15, 1982, IN BOOK 3647 AT PAGE 674. (BLANKET EASEMENT OVER NE1/4 SECTION 14 - NOT PLOTTABLE)

13. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED DECEMBER 20, 1982, IN BOOK 3649 AT PAGE 449. (BLANKET EASEMENT - NOT PLOTTABLE)

14. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ELLICOTT METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED FEBRUARY 11, 1997, UNDER RECEPTION 97015577.

15. THE PROPERTY IS SUBJECT TO ALL WATER RIGHTS CONVEYED OR ASSIGNED BY INSTRUMENTS RECORDED NOVEMBER 12, 1998 UNDER RECEPTION NO. 98185898, JANUARY 12, 2004 UNDER RECEPTION NOS. 204006312 AND 204006313, APRIL 2, 2004 UNDER RECEPTION NOS. 204053279 AND 204053280, SEPTEMBER 9, 2008 UNDER RECEPTION NOS. 208100005 AND 208100007, MARCH 22, 2013 UNDER RECEPTION NO. 213038017.

16. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO.00-205 OF THE BOARD OF COUNTY COMMISSIONERS, RECORDED FEBRUARY 15, 2001, UNDER RECEPTION NO. 201019028.

17. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 00-364 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED FEBRUARY 23, 2001 UNDER RECEPTION NO. 201021723.

18. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 01-17 OF THE BOARD OF COUNTY COMMISSIONERS, RECORDED MARCH 21, 2001, UNDER RECEPTION NO. 201034352.

19. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-97 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED APRIL 1, 2002 UNDER RECEPTION NO. 202050995.

20. THE PROPERTY IS SUBJECT TO THE EFFECT OF PUD MAP AND DEVELOPMENT PLAN RECORDED NOVEMBER 28, 2001, UNDER RECEPTION NO. 201173795.

21. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-98 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED APRIL 1, 2002 UNDER RECEPTION NO. 202050986.

22. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 02-42 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED JUNE 07, 2002, UNDER RECEPTION NO. 202092688.

23. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR ROADWAY AND PUBLIC UTILITY EASEMENT, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 20, 2003, UNDER RECEPTION NO. 203139552. (AS SHOWN HEREON)

24. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR ROADWAY, LANDSCAPE, DRAINAGE, PUBLIC UTILITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 20, 2003, UNDER RECEPTION NO. 203139553. (AS SHOWN HEREON)

25. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR ROADWAY, PUBLIC UTILITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JUNE 20, 2003, UNDER RECEPTION NO. 203139554. (AS SHOWN HEREON)

26. THE PROPERTY IS SUBJECT TO EASEMENTS GRANTED TO SUNSET METROPOLITAN DISTRICT, FOR PERMANENT ACCESS AND UTILITY EASEMENT, BY INSTRUMENT RECORDED JANUARY 1, 2004, UNDER RECEPTION NO. 204006308. ("TO BE VACATED" AS NOTED ON PAGE 4 OF PLAT OF ELLICOTT TOWN CENTER FILING NO. 1)

27. THE PROPERTY IS SUBJECT TO A CERTIFICATE OF NON-COMPLIANCE FILED BY PIKES PEAK REGIONAL BUILDING DEPARTMENT RECORDED JANUARY 27, 2004 UNDER RECEPTION NO. 204015159.

28. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 03-487 TO BOARD OF COUNTY COMMISSIONERS, RECORDED MARCH 18, 2004 UNDER RECEPTION NO. 204043959.

29. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 03-499 TO BOARD OF COUNTY COMMISSIONERS, RECORDED MARCH 22, 2004, UNDER RECEPTION NO. 204045661.

30. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR LANDSCAPE, DRAINAGE, PUBLIC UTILITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 16, 2004, UNDER RECEPTION 204061415. (AS SHOWN HEREON)

31. THE PROPERTY IS SUBJECT TO THE EFFECT OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, DETERMINATION 598-BD, RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 204189404.

32. THE PROPERTY IS SUBJECT TO THE EFFECT OF COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, DETERMINATION 599-BD, RECORDED NOVEMBER 16, 2004, UNDER RECEPTION NO. 204189405.

PERMITS TO USE EXISTING WELLS, NOS. 61972-F AND 61973-F, FILED IN CONNECTION THEREWITH RECORDED NOVEMBER 17, 2004 UNDER RECEPTION NOS. 204190085 AND 204190086.

33. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO EL PASO COUNTY, FOR ROADWAY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 26, 2005, UNDER RECEPTION NO. 205012856. ("TO BE VACATED" AS NOTED ON PAGE 4 OF PLAT OF ELLICOTT TOWN CENTER FILING NO. 1)

34. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-18, REGARDING SKETCH PLAN FOR ELLICOTT TOWN CENTER, RECORDED FEBRUARY 28, 2006 UNDER RECEPTION NO. 206029706.

35. THE PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, ASSESSMENT OR OTHER EFFECT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, AS EVIDENCED BY RESOLUTION NO. 06-228 OF THE BOARD OF COUNTY COMMISSIONERS RECORDED JULY 05, 2006, UNDER RECEPTION NO. 206098620 AND DISTRICT COURT ORDER FROM CASE NO. 06CV3948 RECORDED JANUARY 4, 2007 UNDER RECEPTION NO. 207001700.

36. THE PROPERTY IS SUBJECT TO THE EFFECTS OF ELLICOTT TOWN CENTER OVERALL PUD DEVELOPMENT PLANS, RECORDED OCTOBER 06, 2006 UNDER RECEPTION NOS. 206149054 AND 206149055.

37. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-161 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING REZONE FROM PUD ZONE DISTRICT TO AN OVERALL PUD ZONE DISTRICT, RECORDED NOVEMBER 08, 2006, UNDER RECEPTION NO. 206165180.

38. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-162 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING REZONE FROM PUD ZONE DISTRICT TO A MORE SPECIFIC DISTRICT WITH A SITE SPECIFIC DEVELOPMENT PLAN, RECORDED NOVEMBER 08, 2006 UNDER RECEPTION NO. 206165181.

39. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 06-163 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING PRELIMINARY PLAN FOR ELLICOTT TOWN CENTER PHASE I, RECORDED NOVEMBER 08, 2006, UNDER RECEPTION NO. 206165182.

40. THE PROPERTY IS SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., FOR ELECTRICITY, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 27, 2009, UNDER RECEPTION NO. 209043451. (AS SHOWN HEREON)

41. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 14-12 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING THE SERVICE PLAN AMENDMENT FOR THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, RECORDED JANUARY 15, 2014, UNDER RECEPTION NO. 214003507.

42. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 09-160 OF THE BOARD OF COUNTY COMMISSIONERS, FOR RECONSIDERATION OF EXPIRED FINAL PLAT OF ELLICOTT TOWN CENTER, RECORDED MARCH 06, 2014, UNDER RECEPTION NO. 214018538.

NOTES - CONTINUED:

43. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 10-139 OF THE BOARD OF COUNTY COMMISSIONERS, TO APPROVE A TWO-YEAR TIME EXTENSION TO RECORD THE FINAL PLAT FOR ELLICOTT TOWN CENTER FILING NO. 1 SUBDIVISION, RECORDED APRIL 15, 2014, UNDER RECEPTION NO. 214030731.

44. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 07-132 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING FINAL PLAT FOR ELLICOTT TOWN CENTER PHASE I, RECORDED MAY 07, 2014, UNDER RECEPTION NO. 214038069.

45. THE PROPERTY IS SUBJECT TO THE EFFECT OF SPECIAL DISTRICT DISCLOSURE DOCUMENT-ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, RECORDED DECEMBER 22, 2014, UNDER RECEPTION NO. 214117420.

46. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 16-345 OF THE BOARD OF COUNTY COMMISSIONERS, APPROVING THE SERVICE PLAN FOR THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT, RECORDED OCTOBER 05, 2016, UNDER RECEPTION NO. 216114868.

47. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION 17-354 OF THE BOARD OF COUNTY COMMISSIONERS, FOR RECONSIDERATION TO APPROVE AN EXTENSION OF TIME TO RECORD A FINAL PLAT, RECORDED DECEMBER 13, 2017, UNDER RECEPTION NO. 217150656 AND AMENDED RESOLUTION RECORDED DECEMBER 14, 2017 UNDER RECEPTION NO. 217151050.

3.) ELLICOTT TOWN CENTER METROPOLITAN DISTRICT, C/O SPECIAL DISTRICT MANAGEMENT SERVICES, INC., MANAGER, 141 UNION BOULEVARD, SUITE 150, LAKEWOOD, COLORADO, 80228, WILL HAVE OVERALL MAINTENANCE AND OPERATION RESPONSIBILITY TO PROVIDE WATER AND WASTEWATER SERVICES.

4.) ALL PROPOSED ROAD AND DRAINAGE CONSTRUCTION WITHIN ELLICOTT TOWN CENTER FILING NO. 2 WILL BE PERFORMED TO EL PASO COUNTY STANDARDS. INTERIOR ROADS WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ROADS AND DRAINAGE FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY EL PASO COUNTY UPON FINAL ACCEPTANCE OF THESE FACILITIES AFTER THE ONE-YEAR WARRANTY PERIOD. THE ELLICOTT TOWN CENTER METROPOLITAN DISTRICT WILL MAINTAIN ALLEYS, DRAINAGE CHANNELS, STORMWATER DETENTION PONDS, AND TRAILS WITHIN THE PROPOSED OPEN SPACE AREAS.

5.) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: NATURAL FEATURES; WILDLIFE HAZARD; AND VEGETATION, GEOLOGY AND SOILS; WATER SUPPLY; WASTEWATER TREATMENT; FINAL DRAINAGE REPORT; EROSION CONTROL PLAN; NOISE STUDY.

6.) THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

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

8.) PROPERTY CORNERS SET ARE NO. 5 REBAR WITH SURVEYORS CAP P.L.S. 38560 UNLESS OTHERWISE SHOWN.

9.) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE, MAP NUMBER 08041C0825 F (EFFECTIVE DATE: MARCH 17, 1997), THIS PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

10.) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

11.) ALL LOTS SHALL ACCESS FROM THE INTERIOR STREETS AND ALLEYS. NO LOT PLATTED HEREON IS ALLOWED DIRECT ACCESS TO STATE HIGHWAY 94.

12.) NO BUILDING PERMITS WILL BE ISSUED FOR THIS SUBDIVISION UNTIL THE SECONDARY ACCESS THROUGH SPRINGS ROAD HAS BEEN CONSTRUCTED TO THE SATISFACTION OF THE EL PASO COUNTY ENGINEERING DIVISION.

13.) TRACTS A, B, C AND D ARE FOR FUTURE DEVELOPMENT. ALL FEES FOR THE FOREMENTIONED TRACTS (PARK, SCHOOL, DRAINAGE, BRIDGE, TRAFFIC, ETC) WILL BE DUE AT THE TIME OF RECORDING THE FUTURE PLAT(S).

14.) 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.

15.) 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.

16.) PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS AND PROVISIONS OF THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 16-454) AND ANY SUBSEQUENT AMENDMENTS. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.

17.) 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. _____, OR IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE PLAN OF COMPLETION 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.

18.) A 25-FOOT EASEMENT FOR THE HIGHWAY 94 SECONDARY REGIONAL TRAIL, AS SHOWN ALONG THE SOUTH SIDE OF HIGHWAY 94, IS HEREBY DEDICATED TO EL PASO COUNTY. THIS EASEMENT ALLOWS FOR PUBLIC ACCESS, AS WELL AS CONSTRUCTION AND MAINTENANCE BY EL PASO COUNTY.

19.) ALL DEVELOPMENT WITHIN THE ELLICOTT TOWN CENTER SUBDIVISION SHALL COMPLY WITH THE ELLICOTT TOWN CENTER OVERALL PUD DEVELOPMENT PLAN AND THE ELLICOTT TOWN CENTER PHASE ONE PUD DEVELOPMENT PLAN, AS RECORDED UNDER RECEPTION NO.'S. 206149054 AND 206149055, RESPECTIVELY, ALL OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER OR OTHERWISE AMENDED FOLLOWING APPROPRIATE HEARINGS.

FEES:

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

DATE OF PREPARATION: MARCH 18, 2019

ELLICOTT TOWN CENTER FIL. NO. 2 - PT. SEC. 14
T14S, R63W OF THE 6th P.M., EL PASO COUNTY, COLORADO

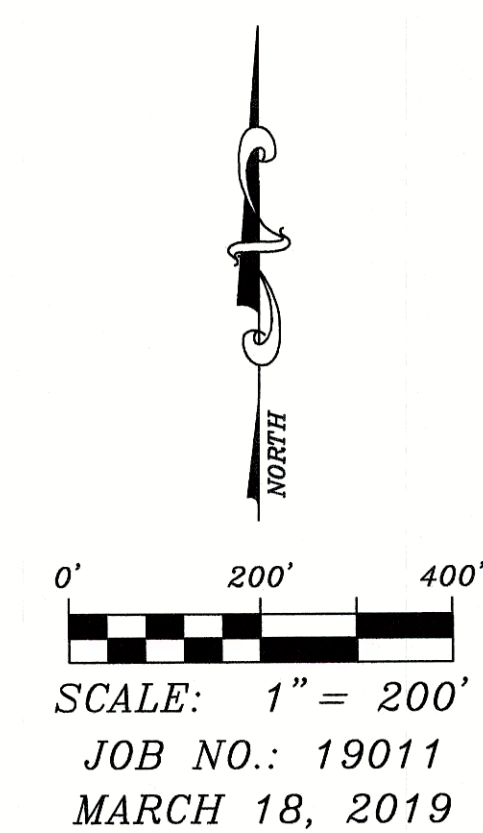
RAMPART
SURVEYS, INC.

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

DRAWING: 19011FP.DWG PAGE 1 OF 3

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ONLY PLATTED OR DEEDED BEARINGS AND DISTANCES SHOWN

PAGE 2 OF 3

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El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Grandwood Ranch Preliminary Plan

Agenda Date: June 12, 2019

Agenda Item Number: #6 - G

Presenter: Paul Whalen, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request by Land Resource Associates for approval of the Grandwood Ranch Preliminary Plan for a 48-lot subdivision. The site is located near the northeast corner of the intersection of Higby Road and Fairplay Drive. The property totals 151 acres and is currently zoned RR-5 with a minimum lot size of five acres. The property is located within the Tri-Lakes Comprehensive Plan Boundary and is adjacent to the Town of Monument. The applicant has submitted a concurrent rezoning request to rezone the property to RR-2.5 to allow for a total of 48 lot single-family residential subdivision.

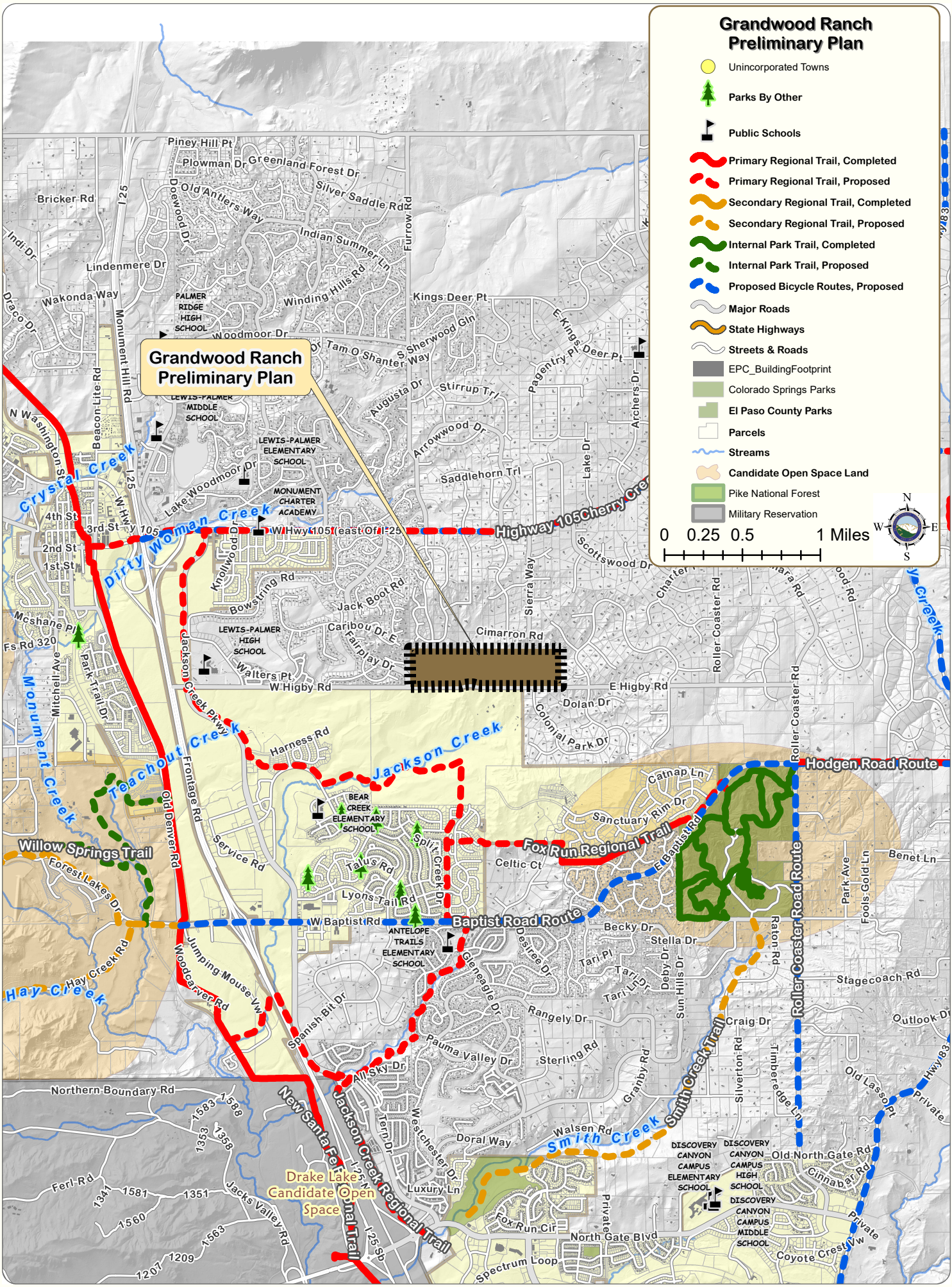
The 2013 El Paso County Parks Master Plan does not show any regional trail connections directly adjacent to this project. The proposed Jackson Creek Regional Trail and Fox Run Regional Trail are located to the south of the site, and Fox Run Regional Park is located 1.2 miles to the southeast. However, because the project site is adjacent to the Town of Monument staff recommends the applicant contact the Town of Monument to coordinate any potential park or trail projects.

The open space dedication proposed within the Grandwood Ranch development totals 11.81-acres, or 7.82% of the subdivision. However, because this application is for straight zoning to RR-2.5, there is no open space dedication requirement. This property is not located within any candidate open space.

Staff recommends fees in lieu of land for regional park purposes for the 48 residential lots.

Recommended Motion (Preliminary Plan):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Grandwood Ranch Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$21,888 will be required at the time of the recording of the final plat.



Development
Application
Permit
Review



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

May 21, 2019

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

Name:	Grandwood Preliminary Plan	Application Type:	Prelim Plan
PCD Reference #:	SP-19-005	Total Acreage:	151.00
		Total # of Dwelling Units:	48
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.79
Grandwood Enterprises LLC	Land Resource Associates	Regional Park Area:	2
William F Herebic II	David Jones	Urban Park Area:	1
270 Lodgepole Way	9736 Mountain Road	Existing Zoning Code:	RR-5
Monument, CO 80132	Chipita Park, CO 80809	Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 1		
0.0194 Acres x 48 Dwelling Units = 0.931		Neighborhood:	0.00375 Acres x 48 Dwelling Units =	0.00
Total Regional Park Acres: 0.931		Community:	0.00625 Acres x 48 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 1		
Regional Park Area: 2		Neighborhood:		\$113 / Dwelling Unit x 48 Dwelling Units = \$0
\$456 / Dwelling Unit x 48 Dwelling Units = \$21,888		Community:		\$175 / Dwelling Unit x 48 Dwelling Units = \$0
Total Regional Park Fees: \$21,888		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Grandwood Preliminary Plan include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$21,888 will be required at the time of the recording of the final plat.

Park Advisory Board Recommendation: PAB Endorsement Required

GRANDWOOD RANCH
LETTER OF INTENT
PRELIMINARY PLAN

Owners/Applicants: Grandwood Enterprises, LLC
William F. Herebic II, Manager
270 Lodgepole Way, Monument, CO 80132
719-651-9152

Consultants: Land Resource Associates
David Jones
9736 Mountain Road, Chipita Park, CO 80809
719-684-8413

Engineering: Evolution Design Group, LLC
20329 Vista Circle, Parker, CO 80138
303-514-5774

Vivid Engineering Group, Inc.
1053 Elkton Drive, Colorado Springs, CO 80907
719-896-4356

ERO Resources Corporation
1842 Clarkson Street, Denver, CO 80218
303-830-1188

LSC Transportation Consultants, INC.
545 East Pikes Peak Avenue, Suite 210, Colorado Springs, CO 80903
719-633-2868

Monson, Cummins & Shohet, LLC
13511 Northgate Estates Drive, Suite 250, Colorado Springs, CO 80921
719-471-1212

Forestree Development, LLC
7377 Osage Road, Larkspur, CO 80118
720-530-6527

Site Location: Northeast corner of Higby Road and Fairplay Drive. El Paso County Tax Schedule Number 6119000003.

Request: Request by Grandwood Enterprises, LLC for approval of a preliminary plan to develop forty-eight single family residential lots at a minimum of 2.5 acres each, a 0.52 acre Tract for a future potential well site, a 3.69 acre Tract for a drainage detention basin, cistern for fire protection, and open space/conservation area, a 0.28 acre Tract for a drainage easement, a 0.73 acre Tract for a drainage detention basin and cistern for fire protection, and a 10.80 acre Tract for open space/conservation area (collectively the "Property").

Site and Plan Information/Justification for Request:

The proposed preliminary plan is consistent with the goals and objectives set forth in the 2000 Tri-Lakes Comprehensive Plan.

Preliminary Plan. Forty-eight single family residential lots each containing a minimum of 2.5 acres, a 0.52 acre Tract for a future potential well site, a 3.69 acre Tract for a drainage detention basin, cistern for fire protection, and open space/conservation area, a 0.28 acre Tract for a drainage easement, a 0.73 acre Tract for a drainage detention basin and cistern for fire protection, and a 10.80 acre Tract for open space/conservation area are proposed. The Property falls within Sub-Areas #9 Ponderosa Breaks and #10 Gleneagle/Academy View of the 2000 Tri-Lakes Comprehensive Plan. The recommendations for the Property, as shown in the Concept Plan for these Sub-Areas, Map 7.1, are Low Density. Sub-Area #9 Ponderosa Breaks is described in the 2000 Tri-Lakes Comprehensive Plans thusly, *"The northern portion of the Sub Area is zoned for 2.5 acres (i.e. Arrowwood and Bent Tree)."*

The forty-eight single family lots and Tracts will be subject to a comprehensive set of Covenants, Conditions, and Restrictions and Owners' Associations. In addition to other duties, the Owners' Association will be responsible for insurance with compliance with the plan for augmentation for the use of the Dawson aquifer groundwater.

General. In addition to the forty-eight residential lots, the Preliminary Plan contains Tracts. Tract is a 0.52 acre parcel intended to be future potential well site. Tract is a 3.69 acre parcel intended for a drainage detention facility which will handle developed flows for the single family lots on the western portion of the Property, a 33,000 gallon underground cistern for fire protection of the western portion of the Property, and open space/conservation of riparian habitat. Tract is a 0.28 acre parcel intended for a drainage facility channeling developed flows from an existing detention basin just east of the Property. Tract is a 0.73 acre parcel intended for a drainage detention facility which will handle developed flows for the single family lots on the eastern portion of the Property and a 33,000 gallon underground cistern for fire protection of the eastern portion of the Property. Tract is a 10.80 acre parcel intended for open space/conservation of riparian habitat.

Vehicular Access. Two vehicular access points are provided onto Higby Road, a 60' right of way County owned and maintained Roadway. Applicant proposes to dedicate 50' from the existing centerline of Higby Road northward onto the Property. The easterly access point from Higby Road onto the Property is a proposed "Rural Local" cul de sac serving twenty-one single family residences. The westerly access point from Higby Road onto the Property is proposed to be a continuation of Furrow Road built to "Rural Minor Collector" standards northward to the existing southerly terminus of Furrow Road. A "Rural Local" cul de sac serving eighteen single family residences is proposed to the east of the T-Intersection. A "Rural Local" cul de sac serving nine single family residences is proposed to the west of the T-Intersection. There will be no driveway access permitted onto Higby Road and Furrow Road.

Grading and Drainage. Two detention basins will control developed stormwater flows within the Property. One drainage channel will control the release of stormwater from an existing detention basin to the east of

the Property. Grading will commence following installation of erosion control measures and notice to proceed from El Paso County.

Development Phasing. Three phases of construction are anticipated. The first phase of construction will be twenty-one single family residential lots on the easterly cul de sac. The second phase of construction will be eighteen single family residential lots east of Furrow Road. The third phase of construction will be nine single family residential lots west of Furrow Road.

Water. Water will be provided by individual wells. A plan for augmentation for use of Dawson aquifer groundwater for residential use for 300 years has been submitted for consideration.

Criteria for Approval - Land Development Code Section 7.2.1(D)(2)(e):

“The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.” For the reasons stated above, the Preliminary Plan is consistent with the objectives the Tri-Lakes Comprehensive Plan (Map 7.1 - Tri-Lakes Area Concept Plan).

“The subdivision is in conformance with the purposes of this Code.” For the reasons stated herein, the subdivision is consistent with each of the purposes of the Code set forth in Section 1.4 of the Code.

“The subdivision is in conformance with the subdivision design standards and any approved sketch plan.” The subdivision is in conformance with all design standards contained in the El Paso County Land Development Code and Engineering Criteria Manual.

“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)(b)] and the requirements of Chapter 8 of this Code.” As evidenced in the Water Supply Report and plan for augmentation for use of the Property’s groundwater, this standard has been met.

“All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions [C.R.S. 30-28-133(6)(c)].” The recommendations contained in the subdivision’s geologic and soils reports have been incorporated into the preliminary plan and this standard has been met.

“Adequate drainage improvements complying with State law [C.R.S. 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design.” The drainage improvements incorporated into the subdivision’s design documents meet or exceed this requirement.

“Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.” No waivers or deviations to the Code or ECM are being requested. This requirement has been met.

“The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County’s plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost of effective delivery of other services consistent with the adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.” For the reasons stated above, as well as numerous other design features incorporated into the plans for this subdivision, these requirements have been met.

“Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.” Police services will be provided by the El Paso County Sheriff’s Department and fire protection by the Tri-Lakes Monument Fire Protection District which has provided a letter of commitment. The subdivision is located within the service areas of Mountain View Electric Association and Black Hills Energy (natural gas) which have both provided commitment letters. For the reasons stated herein, these requirements have been met.

“The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.” A Wildfire Hazard Mitigation Report was prepared for the subdivision addressing the criteria in Chapter 6. This report incorporates the Community Wildfire Protection Plan adopted by the Tri-Lakes Monument Fire Protection District.

“The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.” To the best of the Applicant’s knowledge all applicable sections of Chapters 6 and 8 of the Land Development Code have been met.

Districts Serving the Property:

Lewis-Palmer School District 38
Mountain View Electric Association
Black Hills Energy
Tri-Lakes Monument Fire Protection District

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Bear Creek Regional Park Master Plan Amendments

Agenda Date: June 12, 2019

Agenda Item Number: #7 - A

Presenter: Brian Bobeck, Park Operations Division Manager
Paul Whalen, Landscape Architect

Information: **Endorsement:** X

Background Information:

County Parks is proposing to complete a variety of improvements at Bear Creek Regional Park in 2019 – 2020. Please find attached a power point presentation regarding the respective improvements.

The Bear Creek Regional Park Master Plan was most recently updated in 2014. Several of the recommended projects described below were not anticipated when the master plan was updated and it is proposed to amend the master plan to add these projects.

Replace main restroom facility

The main restroom facility is over forty years old and is no longer American with Disabilities Act (ADA) compliant. The restroom also fails to provide an adequate level of service and cannot meet current demands. Finally, staff struggles to maintain effective sanitary conditions during large events at the park. The County is proposing to replace the restroom with a new structure that meets ADA standards and will double the number of fixtures.

Remove south tennis courts / replace with pickleball courts

Over the past five years, the four southern tennis courts have experienced significant cracking and are no longer playable. Additionally, the plaza and landscaping between the courts is in need of replacement. The County is proposing to demolish the southern tennis courts and due to the significant popularity of pickleball, replace with twelve pickleball courts with new plaza and landscaping. The northern tennis courts will remain and are slated for upgrades in the 2020 – 2024 Capital Improvement Program.

These proposed improvements meet the goals of the master plan by: enhancing existing facilities to improve functionality, providing new facilities to meet current user needs, and providing high-quality and safe recreation experiences.

A public meeting to review the proposed improvements was conducted on June 4, 2019 with approximately 25 residents in attendance. Overall, it appeared that most were supportive of the proposed improvements including the restroom replacement and pickleball court construction.

Staff requests Park Advisory Board endorsement of the proposed amendments to the Bear Creek Regional Park Master Plan.

Recommended motion:

Move to endorse the following amendments to the Bear Creek Regional Park Master Plan: (1) Replace the main restroom facility (2) Remove the southern four tennis courts and replace with pickleball courts.




Park Advisory Board Meeting

Bear Creek Regional Park
2019-20 Proposed Improvements

June 12, 2019

1




Presenters

Brian Bobeck, Park Operations Division Manager,
Community Services Department

Paul Whalen, Landscape Architect, Community Services
Department

2



Project Goals

1. Maintain and enhance existing facilities to improve functionality, protect infrastructure and enhance user experiences
2. Provide new facilities to meet park user needs
3. Maintain the conservation values per the Bear Creek Regional Park conservation easement
4. Provide high-quality and safe recreation experiences for park users

3



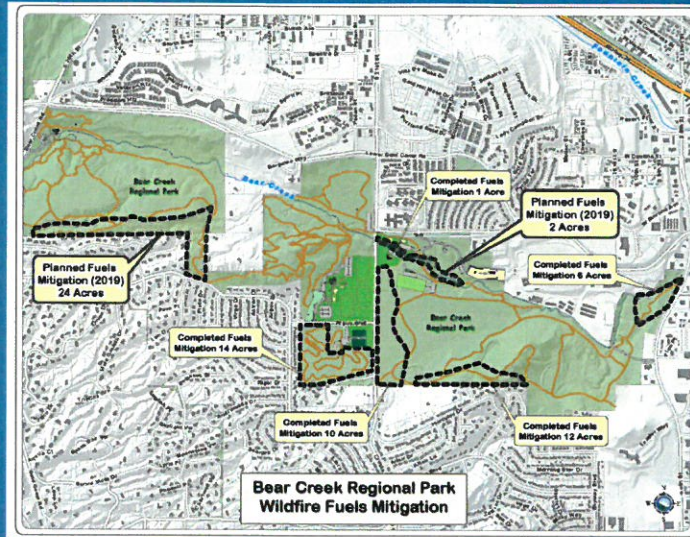
Specific Project Objectives

1. Continue with forest management efforts that enhances plant health, native species diversity and wildfire mitigation to protect property and improve user experiences
2. Complete the replacement of the perimeter dog park fencing
3. Remove and replace restroom facility
4. Remove and repurpose the southern tennis courts
5. Continue with roadway and parking lot upgrades

4

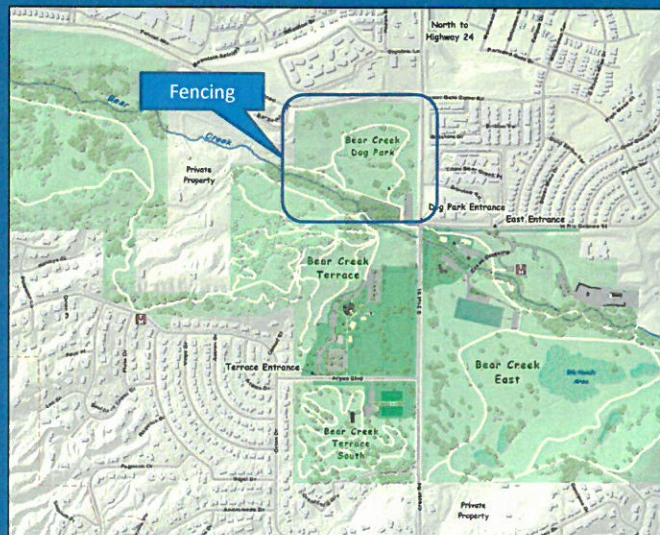
Forest Management Projects

- 43 Acres completed
- 26 Acres planned in 2019



Bear Creek Dog Park Fencing

- Completed fencing upgrades along the southern and western boundary in 2018
- Upgrade fencing along the northern and eastern boundary to be completed in 2019



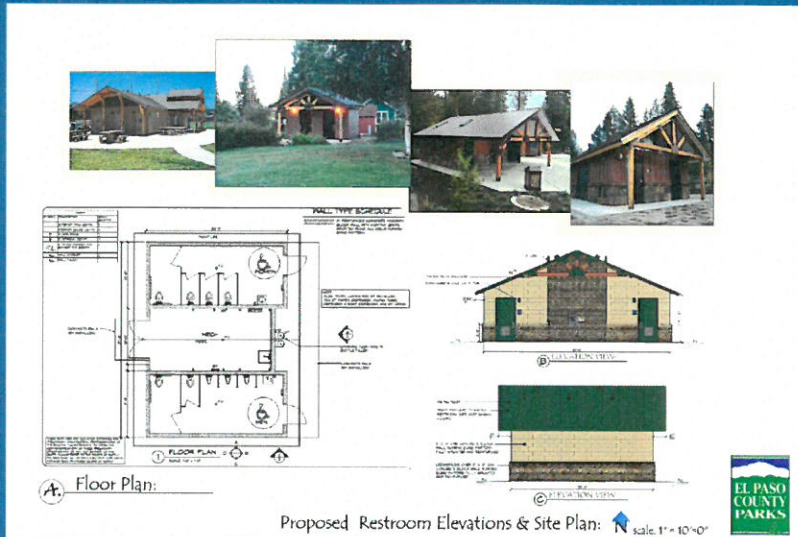
Restroom and Tennis / Pickleball Improvements



Restroom Project



Proposed Restroom Facility



Pickleball Courts Project



10

Pickleball Courts Project

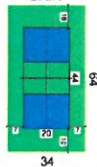


Proposed Site Plan:

Objectives

- The south tennis courts will be demolished and site grading completed
- Construction of (12) pickleball courts with pad preparations, post-tension concrete, fencing and netting
- Demolish plaza landscape beds and install new plaza area
- North tennis courts to remain for upgrades in future years

Tournament Pickleball Court



34
North-South
Orientation:



scale: 1" = 20'-0"



11

Implementation Plan

Funding Sources:

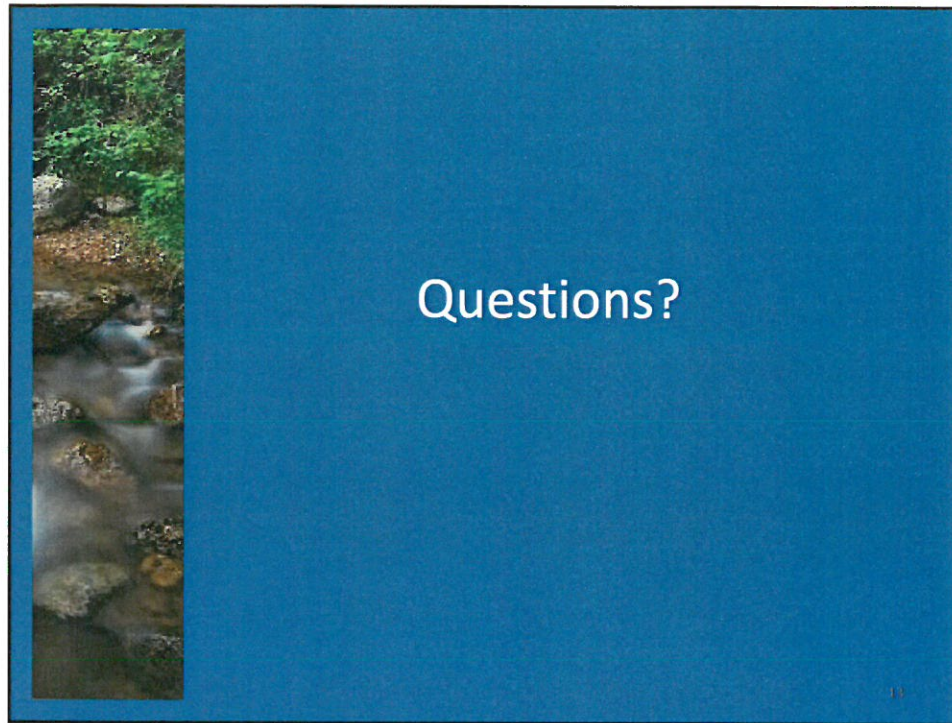
1A TABOR Funds	\$465,000
Regional Park Fees	\$ 75,000
Lottery Funds	\$160,000
County / City Forestry Funds	\$ 40,000
Fundraising	<u>\$200,000</u>
Total	\$940,000

Proposed Timeline:

• South Tennis Court Removal	Aug – Sept 2019
• Finalize Project Plans and Specs	July – Oct 2019
• Bid Project Construction	Nov – Dec 2019
• Project Construction*	Jan – June 2020

*Pickleball court construction in April – June 2020

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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Naming Rights Program Proposal

Agenda Date: June 12, 2019

Agenda Item Number: #7 - B

Presenter: Tim Wolken, Director, Community Services Department

Information: X **Endorsement:**

Background Information:

The 2019 Action Plan includes exploring the establishment of a Naming Rights Program that will allow facilities managed by the Community Services Department to be named for civic, philanthropic or corporate reasons.

Over the years, El Paso County has elected to name respective facilities without a specific process. This proposal will provide for a formal naming rights process and provide the potential to generate needed funds for facility development and / or operations.

Please find attached a power point presentation to initiate discussions on this proposal.

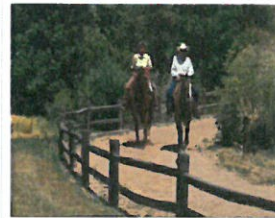
Recommended Motion:

Information only

Naming Rights Program Proposal

Park Advisory Board Presentation

June 12, 2019



Program Objectives

1. Reserve the naming of facilities for exceptional circumstances.
2. Ensure that naming rights will create a strong public image and have community support by being significant and appropriate.
3. Encourage gifts of lands and facilities or donations by individuals, groups and corporations without undue commercialization of the facility.
4. Contributions will result in significant and direct benefits to the County including providing funding to construct, improve, and / or maintain a facility.
5. The granting of naming rights does not compromise the County's ability to carry out the functions of the facility.
6. The granting of naming rights will not entitle any naming entity to preferential treatment outside the specific naming rights agreement.
7. The granting of naming rights does not confer any rights to ownership or property management.

Naming Rights Considerations

1. Does the proposed name have a historical, cultural and / or social significance?
2. Will the name generate a strong and positive image?
3. Will the name memorialize or commemorate people, places or events that are of enduring importance to the community?
4. Will the name be identified with some major achievement or the advancement of the public good within the community?
5. Will the name be particularly suitable based on the location or history of the building, major component, room or surrounding neighborhood?
6. Will the naming request that accompanies a major gift result in the undue commercialization of the facility?
7. Has the individual, organization or business been significantly involved in the development or management of the facility (civic / philanthropic)?

Potential Naming Rights Opportunities

Civic Naming Rights

Facilities may be named after individuals, families or groups who have made exceptional contributions to El Paso County.

Philanthropic Naming Rights

Facilities may be named after individuals, groups, or organizations who have made substantial philanthropic donations of property or who have made substantial contributions towards the purchase and / or development of a respective facility.

Corporate Naming Rights

Corporate naming rights may be granted when a mutually beneficial business arrangement between El Paso County and an external entity (for-profit, not-for-profit, or other organization) provides financial or other support in return for marketing benefits from the external entity's name on the facility.

Civic Naming Rights

- A. A written letter of request for naming must be received by the Director. The applicant's letter of request shall include:
 - a. Request for naming rights including the respective facility
 - b. Reason for recommendation with full biography of the person or group / organization being recommended
 - c. Description of exceptional contributions
 - d. Acknowledgement that funds are available by requestor for cost of naming signage or other proposed recognition
 - e. Signatures of at least 50 El Paso County residents indicating support for the proposal
- B. The Director will review the proposal and if the proposal meets the civic naming rights guidelines, the Director will prepare a Naming Rights Agreement for consideration.
- C. The County Attorney will review the Naming Rights Agreement as approval to form.
- D. The Director or his / her designee will notify the applicant of a public hearing date when the Director will present the Naming Rights Agreement to the respective advisory board.
- E. The respective Advisory Board will present a recommendation to the Board of County Commissioners for consideration and / or approval of the Naming Rights Agreement.
- F. The intent of Civic Naming Rights is for permanent recognition. To respect the original contribution, no facility shall be re-named without a public process and El Paso County Board of County Commissioner approval.
- G. Any existing named facility prior to the approval of the Naming Rights Guidelines will remain.
- H. Named areas shall be identified by the installation of appropriate plaques, signs or recognition and the date of recognition. All signage shall compliment the facility. All costs for signage and / or recognition shall be paid the requestor.

Philanthropic Naming Rights

Philanthropic naming rights will be considered if one or more of the following are met:

- A. Land for the facility is deeded to the County.
- B. Contributions of a minimum of 50% of the capital construction cost associated with fully developing the facility.
- C. Provision of a significant, mutually agreed upon endowment for the continued maintenance and/or programming of the facility. Endowments received for the naming of the facility shall be owned by El Paso County. Endowment proceeds, the income and principal balance shall be and remain payable solely for the benefit of El Paso County and the respective facility.

The proposal procedures for Philanthropic Naming Rights are as follows:

- A. Interested donors contact the Director to discuss the proposal. If the proposal meets Philanthropic Naming Rights guidelines and the parties agree to proceed, the Director will prepare a draft Naming Rights Agreement for consideration by both parties.
- B. The County Attorney will review the Naming Rights Agreement as approval to form.
- C. The Director will notify the applicant of a public hearing date when the Director will present the Naming Rights Agreement to the respective advisory board.
- D. The respective Advisory Board will present a recommendation to the Board of County Commissioners for consideration and / or approval of the Naming Rights Agreement.

Corporate Naming Rights

Corporate Naming Rights Guidelines:

- A. Corporate naming rights may be provided through a procurement process, staff approach or approach from an external entity to El Paso County.
- B. The naming entity products, services and business practices shall not contradict with El Paso County's mission, vision, and values.
- C. The following industries and products are not eligible for naming rights:
 - a. law enforcement regulated businesses
 - b. faith-based organizations
 - c. political organizations
 - d. companies whose business is primarily derived from the sale of alcohol, tobacco, marijuana, firearms, adult-use or other businesses deemed inappropriate by El Paso County
- D. Corporate logos and similar graphic identifiers will not be permitted on any signage related to naming rights.
- E. Assets for which naming opportunities will be offered shall be valued as a function of capital costs, annual operating and maintenance costs, and desirability or marketability of the opportunity.
- F. Naming rights shall be approved for a specific term which shall not be longer than the useful life of the facility.

Corporate Naming Rights

The proposal procedures for Corporate Naming Rights are as follows:

- A. Interested donors contact the Director to discuss the proposal. If the proposal meets Corporate Naming Rights Guidelines and the parties agree to proceed, the Director will prepare a draft Naming Rights Agreement for consideration by both parties.
- B. The County Attorney will review the Naming Rights Agreement as approval to form.
- C. The Director will notify the applicant of a public hearing date when the Director will present the Naming Rights Agreement to the respective advisory board.
- D. The respective Advisory Board will present a recommendation to the Board of County Commissioners for consideration and / or approval of the Naming Rights Agreement.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Personnel Policies / Conflict of Interest

Agenda Date: June 12, 2019

Agenda Item Number: #7 - C

Presenter: Tim Wolken, Director, Community Services Department

Information: X **Endorsement:**

Please find below information from Diana May, County Attorney, regarding recent changes in the County's Personnel Policies regarding conflict of interest. Staff has been asked to provide this information to our respective advisory boards.

To: Citizen Volunteer Boards, Community Partners, and Partner Agencies:

As you may be aware, the Board of County Commissioners recently amended the El Paso County Personnel Manual. One of the changes to the manual encompassed citizen volunteers and conflict of interest provisions. The new provision may be found in the El Paso County Personnel Policies Manual 2019, Chapter V (Working Conditions), Section 5.1(B), and reads as follows:

Conflict of Interest: Employees, including temporary employees, and volunteers should avoid interests that would conflict with the interest of El Paso County. A conflict of interest arises when an employee's or volunteer's personal or financial interests conflict or appear to conflict with his or her official capacity and responsibility whether operating on their own time or equipment or operating on the employer's equipment or time. Conflict of interest includes but is not limited to the direct or indirect participation in any arrangement, agreement, investment, or other activity, which is conducted with any vendor, supplier, affiliate or other party conducting business with El Paso County where said participation has resulted or could result in personal benefit to the employee. Conflict of interest may also include the direct or indirect receipt of any salary payments, loans or gifts of any kind, or any free service or discounts or the payment of fees from or on behalf of any person or organization engaged in any transaction with El Paso County. Elected Officials or Hiring Authorities (or their designees) will determine whether specific instances called to their attention apply in accordance with this policy. Employees will be subject to disciplinary action up to and including termination from employment for any violations of this policy.

By way of clarification, a conflict of interest involves situations when a volunteer board member has a direct or indirect personal interest in a matter that comes before a volunteer board. Volunteer board members frequently have knowledge, expertise, or personal connections related to the subject matters of a volunteer board. These factors are what makes citizen volunteers effective in their volunteer positions and an asset to the boards they serve. Merely having specific and specialized subject matter background relevant to the board you serve on does not rise to a conflict of interest. Volunteers need to be aware, however, of when their

personal interests may intersect with decisions that come before the purview of their volunteer board. Conflicts of interest may exist when a volunteer personally benefits, financially or otherwise, from their service on the board. If a volunteer is unable to be impartial on a board matter due to their personal interests, a conflict of interest may be present. If a volunteer perceives they have a conflict of interest with a specific issue brought before the board, or there is a potential conflict of interest, the volunteer may seek advice from the board chair or the County Attorney's Office in evaluating the possible conflict of interest.

If you have any questions on how to navigate these issues, please feel free to contact me at any time.

*Regards,
Diana K. May
County Attorney*

Recommended Motion:

Information only

**Community Services Department
Parks / Recreation & Cultural Services Divisions
May 2019 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2019			2018	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 114,725	\$ 65,275		\$ 110,722
County Fair / Fairgrounds		\$ 309,800	\$ 107,365	\$ 202,435		\$ 123,846
Total		\$ 489,800	\$ 222,090	\$ 267,710		\$ 234,568
<u>Fundraising Revenue</u>		2019			2018	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 83,000	\$ (8,000)		\$ 57,500
Partners in the Park Program	Park Operations	\$ 35,000	\$ 20,000	\$ 15,000		\$ 15,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 14,000	\$ (4,000)		\$ 17,410
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 5,327	\$ 19,673		\$ 3,499
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 48,000	\$ (8,000)		\$ 44,000
Total		\$ 185,000	\$ 170,327	\$ 14,673		\$ 137,409
<u>Grant Funds</u>		<u>Awarded</u>				
CPW State Trails Non-Motorized Trail Grant	Eastonville Regional Trail	\$ 136,000				
CSFS Forest Restoration Capacity Building Grant	Forest Improvement Equipment	\$ 4,400				
CDBG DR - Black Forest Regional Park		\$ 790,000				
Total		\$ 930,400				
<u>Parks Division Reservations</u>		2019			2018	2018
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		9	110	N/A	10	426
February		14	546	N/A	10	85
March		15	192	N/A	13	294
April		186	9519	4.2	154	5480
May		338	18036	4.3	342	16459
June						
July						
August						
September						
October						
November						
December						
Total		562	28403	4.25	529	22744

<u>Parks Facility Reservations</u>		2019			2018	2018
<u>May</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>					1	30
Archery Lanes		8	8			
Athletic Fields		25	2480		33	2720
Pavilions		65	3343		67	3356
Trails		1	400		4	1300
Vendor		4	12		4	8
Tennis Courts						
Vita Course						
Meeting Room		8	74		10	99
<u>Black Forest Regional Park</u>					1	11
Athletic Fields		1	60			
Pavilions		21	987		19	876
Vendor						
Tennis Courts		11	42		10	40
<u>Falcon Regional Park</u>						
Baseball Fields		32	3680		47	1175
<u>Fountain Creek Regional Park</u>						
Athletic Fields		3	180		3	180
Pavilions		36	1323		32	1356
Trails		1	200		1	225
Disc Golf Course						
Vendor						
<u>Fox Run Regional Park</u>						
Athletic Fields		49	1439		27	1135
Gazebo		3	120		3	125
Warming Hut		2	38		1	10
Pavilions		56	3300		64	3205
Trails		2	100		3	138
<u>Homestead Ranch Regional Park</u>						
Pavilions		7	218		11	455
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>		3	32		1	15
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>						
Total Park Facility Reservations		338	18036		342	16459

<u>Fairgrounds Facility Reservations</u>		2019			2018	2018
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		8	447		23	445
February		16	782		21	731
March		16	529		17	846
April		23	3213		19	1175
May		15	3519	4.3	17	2992
June						
July						
August						
September						
October						
November						
December						
Total		78	8,490	4.3	97	6,189
<u>Fairgrounds Facility Reservations</u>		2019			2018	
	<u>May</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		1	5	0	0	
Lions Club Meeting		1	20	1	20	
FAB Board Meeting		1	40	1	28	
Senior Dinner		2	96	2	102	
COC Meeting		1	20	1	20	
Calhan HS School Testing		1	20	2	40	
Life Line Screening		1	45			
Calhan Quilters Group		1	3			
EPC Assessor's Office - Public Meeting		1	6			
CSU Extension - Public information dinner		1	30			
AARP Tax Preparation		2	40	2	14	
Birthday Party		1	150	1	75	
<u>Track</u>						
Race		1	1711			
Test & Tune		1	50			
<u>Barns</u>						
<u>Livestock Arena</u>						
Colorado Australian Shepherd Dog Show		1	150	1	120	
Bull Riding		2	300			
Select Sale				1	150	
Snow & Go				1	10	
Demo Derby Work Shop				1	3	
<u>Grounds -</u>						
Spring Fling		1	75			
Great American Clean Up		1	2	1	3	

<u>Whittemore - Fairgrounds</u>						
4-H Mock Dog Show		1	50	1	50	
United Methodist Women Rummage Sale		1	400	1	500	
4-H Dog Committee Practices				2	40	
<u>Arena</u>						
Month Total Fair Facility Reservations		23	3,213	19	1,175	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Traffic accident - Car vs Dog park gate	1/19/2019	Bear Creek Dog Park	Parking lot	\$400		
Graffiti	4/13/2019	Widefield Community Park	Restroom exterior	\$75		
Graffiti	4/19/2019	Rainbow Falls	Rocks	\$600		
			Total	\$1,075		
<u>Volunteerism</u>		2019		2018		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		196	925	151	820	
February		189	1,098	125	1,073	
March		174	1,193	170	1,308	
April		590	2,398	573	2,314	
May		600	3,179	689	2,924	
June						
July						
August						
September						
October						
November						
December						
Totals	20,000 hours	1749	8,793	1708	8,439	
		2019				
<u>May</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Park Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		110	575			
Adopt-A-Park / Trail / Volunteer Projects		461	2,444			
Front Range Community Service		1	49			
Total		600	3,179			

<u>Programming</u>	Goal	2019			2018	2018
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		40	1409	4.96	35	461
February		36	2303	4.91	44	1104
March		62	1060	4.99	69	2791
April		185	4928	4.94	122	2204
May		210	4415	4.97	195	4350
June						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	533	14115	4.95	465	10910
<u>May</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Discover Bear Creek	BCNC	18	243	5.00		
Habitat	BCNC	24	337	4.90		
Incredible Insects	BCNC	30	460	4.90		
Colorado Wildlife Detectives	BCNC	10	135	4.80		
Foothills Field Experience	BCNC	3	60	5.00		
Community Intersections	BCNC	3	23			
Manitou Elementary Stream Team	BCNC	1	12			
Bird Walk	BCNC	1	5			
First Presbryterian Preschool	BCNC	1	16			
Adult Hiking Group	BCNC	1	9			
Birthday Party: Bugs & Beasts	BCNC	2	38	5.00		
Cheyenne Village	BCNC	1	4			
Nature Explorers: Eggcellent Eggs	BCNC	2	45	5.00		
Teen Camp Assistant Volunteer Training	BCNC	1	9			
Pikes Peak Christian School	BCNC	1	55			
PPBNF: Photography Workshop	BCNC	1	36			
PPBNF: Bird Sketching	BCNC	1	14			

PPBNF: Bird ID w/ Nathan Pipelow	BCNC	1	60	
Little Wonders: TREEmendous Trees	BCNC	2	40	5.00
Wild Food Foraging Workshop	BCNC	1	27	
Pikes Peak Mycological Society Program	BCNC	1	40	
Calm Enterprises	BCNC	1	8	
Paint Mines Night Sky Photography	BCNC	1	5	
Aiken Audubon Monthly Meeting	BCNC	1	43	
Friends of EPCNC Board Meeting	BCNC	1	8	
Teen Camp Assistant Volunteer Training	BCNC	1	5	
Awesome Arthropods	FCNC	10	181	5.00
Map & Compass	FCNC	1	21	5.00
Walk the Wetlands	FCNC	35	633	4.96
Discover the Wetlands	FCNC	8	122	5.00
Nature Adventures: Little Dogs on the Prairie	FCNC	1	32	5.00
Fountain Creek Family Fun Day	FCNC	21	876	5.00
Springs Alternative High School	FCNC	1	12	
2's & 3's Outdoors: Feline Friends	FCNC	1	10	5.00
Homeschool Fridays	FCNC	1	5	5.00
Spring Bird Count	FCNC	1	40	5.00
Birthday Party: Nature Detectives	FCNC	1	30	5.00
Sierra High School	FCNC	1	25	
Children's Water Festival	FCNC	6	180	
Bird Festival Birds N Brews	FCNC	1	122	
Bird Festival Field trip departures	FCNC	2	20	
Rental:	FCNC	2	40	
Jr. Docent Training	FCNC	1	16	
Church Group	FCNC	1	15	
Patriot Elementary GT Trash pick up	FCNC	1	12	
Free Youth Fishing Derby: Participants	SPEVT	1	162	4.90
Free Youth Fishing Derby: Spectators	SPEVT	1	100	4.90
Rainbow Falls: Visiting Geology Group	RF	1	24	
TOTALS		210	4415	4.97

**El Paso County Parks
2019 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Create a podcast for self-guided tours on FCNC trails			Completed
Expand materials / supplies for outreach activities	Nancy Bernard	Low	
Develop a cultural history field trip for 4th graders	Nancy Bernard	Medium	
Create a middle school nature camp	Mary Jo Lewis		Completed
Create a scientific inquiry program	Mary Jo Lewis	Low	
Create a "Winter Adaptations in the Foothills" program	Mary Jo Lewis	Low	
Create a robust Rainbow Falls volunteer program	Theresa Odello		Completed
Create a Rainbow Falls giving program	Theresa Odello		Completed
Create a Park Rx program	Theresa Odello	Low	
Co-host an event for military families with MP Living	Theresa Odello	Medium	
Expand remote control flying opportunities	Theresa Odello	Medium	
Implement a marketing plan for Fairgrounds usage	Janice Brewer		Completed
Create a Paint Mines 5K Run	Janice Brewer	High	
Complete needs assessment / expand Frgds programming	Stacy Starr	High	Survey Phase
Complete the Northern Nature Center feasibility study	Todd Marts	High	Development Phase
Park Operations Division	Project Manager	Priority	Status
Establish an on-call forestry process	Brian Bobeck	High	
Develop individual park operation plans	Brian Bobeck	Low	
Establish a part-time custodial position(s)	Brian Bobeck	High	
Establish a five year equipment replacement program	Brian Bobeck	Medium	
Complete a Paint Mines (west) Master Plan	Ross Williams	Low	
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		Moved to 2020
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		Completed
Capital Improvement Projects	Project Manager	Priority	Status
Pinerias Open Space - Phase 1	Ross Williams	High	Bid Phase
Bear Creek Regional Park improvements	Paul Whalen	High	Design Phase
Fox Run Regional Park improvements	Brian Bobeck	Medium	Bid Phase
Kane Ranch Open Space Improvements	Ross Williams	High	
Eastonville Regional Trail Improvements	Paul Whalen	Medium	
New Santa Fe Regional Trail flood repairs	Jason Meyer		Completed
Fountain Creek bank stabilization project	Jason Meyer	Medium	
Hanson Trailhead renovation	Jason Meyer	Medium	
New Santa Fe Regional Trail trailhead improvements	Randy Smith	High	Design Phase
Black Forest Regional Park / disaster recovery project	Jason Meyer	High	Construction
Falcon Regional Park - Phase II	Paul Whalen	Medium	
Ute Pass Regional Trail expansion - State Trails Grant	Jason Meyer	High	Bid Phase
Ute Pass Regional Trail expansion - TAP grant	Jason Meyer	Medium	
Willow Springs Ponds - bridge replacement	Paul Whalen	High	Design Phase
Drake Lake repair project	Tim Wolken	High	Construction

Community Outreach	Project Manager	Priority	Status
Expand the Partner in the Park program	Dana Nordstrom	High	
Expand the Friends Group capacity	Dana Nordstrom	Medium	
Explore the Northern Nature Center capital campaign	Christine Burns	Low	
Complete Nature Center Fundraising Program	Todd Marts	Medium	
Explore the development of a County Parks Foundation	Tim Wolken	Medium	
Research the establishment of a naming rights process	Christine Burns	High	Review phase
Develop a photo campaign for NRPA Month	Christine Burns	High	
Explore sponsorship opportunities for a Fairgrounds sign	Christine Burns		Completed
Publicize the social and economic benefits of County Parks	Christine Burns		Completed



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COMMUNITY SERVICES DEPARTMENT

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

ADMINISTRATIVE SERVICES

MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

May 2019

General Updates:

1. Facility rentals have generated \$114,725 which is 63% of our \$180,000 annual goal.

Special Events:

1. Mad Moose Events, a Colorado based race promotor for premier running events held the annual "High Drive Challenge" at Bear Creek Regional Park. 400 running enthusiasts took part in the 10Mile and 4Mile running event which featured an elevation gain of 1500 ft. to the top of High Drive.
2. Kids on Bikes, a local non-profit is holding summer bike camps at Bear Creek Regional Park again. The camps provide kids the opportunity to develop overall bicycling and mountain bike skills while seeing a variety of terrain and exploring the local trail systems.
3. Summit Ministries has started their summer camps at Bear Creek Regional Park as well. The camps bring several hundred kids to the park three times per week until the end of summer.
4. The Falcons Youth Rugby Club has started rugby camps at Fox Run Regional Park and also held a youth rugby tournament in May.
5. Several companies, churches, local organizations and families received permits to include bounce houses and other large inflatable equipment into their events.



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – May 2019

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

Community Outreach

1. **Partner in the Park Program:** Staff applied for a partnership grant with FedEx for Black Forest Regional Park. We will focus our partnership development efforts for Fountain Creek Regional Park and El Paso County Fair and Event Center for 2019.
2. **El Paso County Fair:** Sponsors have committed \$83,000 in sponsorship to support the 2019 County Fair. Staff is now focused on Marketing and the VIP Reception. Please, **“Save the Date”** for the opening day of the Fair and our VIP Reception, Saturday, July 13, at 3 pm.
3. **Community Outreach:** Staff coordinated four volunteer events this month, two at Bear Creek Regional Park, one at Fountain Creek Regional Park and one at Fox Run Regional Park. Staff supported the Pikes Peak Birding & Nature Festival as well.
4. **Concerts in the Park:** We are starting our series off this year at Homestead Ranch Regional Park, Friday, June 28th from 6 – 8 pm. Enjoy the 101st Army Country Band and the 101st Army Rock Band at this FREE summer concert! The following concerts are on Wednesdays from 6-8 pm at Bear Creek Regional Park unless otherwise noted. Please see the attached flyer for more information.
5. **Creek Week: September 28 – October 6, 2019.** Plan on joining the largest clean-up in the State of Colorado. Trash and debris on the land eventually end up in our waterways. This rubbish clogs drainage systems, impacts wildlife, affects water quality and ruins the view of our beautiful natural landscapes. For more information go to: www.fountaincreekweek.com.

Grants

1. If interested in helping with Great Outdoors Colorado and/or Colorado Parks and Wildlife grant application development to support park projects, please call Christine at 520-6996.



Free!

Concerts in the Park!

Bring your lawn chair or blanket and enjoy the summer nights.

All Concerts are on Wednesdays from 6-8pm at
Bear Creek Regional Park unless otherwise noted.

For More Information, www.ppjass.org or call 719-520-6977.

July 10: All In Jazz

July 17: New Horizons Kick's Band

July 24: The Swing Connection

July 31: Springs Contemporary Jazz Big Band

August 7: Triple Play Quartet

August 14: Academy Jazz Ensemble

August 21: JoRiCa + 1

Final Concert
August 28, 5-8pm
USAF Academy Band Falconaires
and Alumni Band



COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division

Monthly Report – May 2019

Submitted by: Todd Marts, Division Manager

General

1. Jr. Docent Training: trained 8 new Junior Docents from ages 12-16, to give presentations throughout the summer on three topics: 1. Uses of Yucca, 2. Cattails are the Swamp Superheroes, 3. Wild About Wildlife. They will enhance drop in visitors' experience through on-going, hands-on demonstrations.
2. Bear Creek Nature Center staff held a training for their teen nature camp assistants. This is the first year the nature center offered this training before the beginning of camp season. Teen volunteers had a chance to meet each other and the staff and learned about basic first aid and approaches for working with children.

Projects, Fundraising & Grants:

1. Rainbow Falls Historic Site was open for eight days in May on Saturdays and Sundays from 10am to 4pm. There were 1417 visitors averaging 177 per day, 4 volunteer shifts covered, and \$1047.31 in donations was collected in May. The Manitou Trail Cats did a wonderful job repairing the overlook trail leading off from the parking lot.
2. The Pikes Peak Family Adventure Guide will be released on June 1 in coordination with the Get Outdoors Day event. Staff worked with the Pikes Peak Outdoor Recreation Alliance to get this website off the ground.

Programs & Events:

1. Children's Water Festival at Pikes Peak Community College. Over 800 4th graders from area schools participated in the third annual water festival. The nature centers again presented, "Life in, On, and Around the Ponds" with an active game about water pollution and an investigation of macro-invertebrates. The programs were extremely well received. It is great to be part of a huge community event with partners like Colorado Springs Utilities, PPCC, Sierra Club, Cool Science, Colorado Parks & Wildlife, Catamount Institute, and many, many more!
2. Pikes Peak Birding and Nature Festival: Fountain Creek Nature Center is the hub for the festival including being a meet-up point for many early morning bird trips on Saturday and Sunday, to hosting the Saturday evening Birds N Brews gathering. The festival continues to grow and expand field trip offerings, bring in more out of state visitors, and be a model



for inter-agency partnerships. Partners included CPW, City of Colorado Springs, Aiken Audubon Society, Cheyenne Mountain Zoo, Phantom Canyon, Pikes Peak Community College, Palmer Land Trust and many more.

3. On May 25, we had a visit from a geology class from State University of New York at New Platz, with 3 professors and 21 students who spent time examining the granite, identifying the minerals and percentage within, and figuring out under what circumstances that granite was formed.
4. The Annual Free Youth Fishing Derby was on May 11 and was well attended by 162 youth, about 100 spectators, and 358 fish. Volunteers and judges were provided by Fountain Valley Bass Club and Colorado The Bass Federation (TBF). Sponsors of the event included Angler's Covey, Colorado Parks and Wildlife, Sportsman's Warehouse, Bass Pro Shops, Generation Wild, and Red Lobster. It was a beautiful day, and those that attended loved learning more about fishing, and of course, loved the free hot dogs that were barbequed up by Commissioner Gonzalez.
5. Bear Creek Nature Center hosted a Wild Food Foraging Workshop on May 25. "Wild Food Girl" Erica Marciniac led participants on an exploration to gather and learn to identify wild plants that grow in this region. The workshop culminated with cooking and eating some of these plants. The program was full with a waiting list and earned \$216 for Friends of El Paso County Nature Centers.
6. Bear Creek continued a very busy field trip season through the month of May, leading 85 field trip groups serving 1,235 participants ranging from Pre-K through 6th Grade. Program evaluation scores averaged 4.95 and teacher comments included, "Really wonderful job-enjoyed the food chain activity and the hike. Staff is very knowledgeable!"
7. Bear Creek hosted the first of a monthly series of Pikes Peak Mycological Society meetings and public programs. The topic for May's educational program was 'At Home Mushroom Cultivation'. Forty participants attended this free program and were able to take home their own mushroom starter kits. The Mycological Society will host six more free public programs at Bear Creek Nature Center in the coming months.



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COMMUNITY SERVICES DEPARTMENT

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PARK OPERATIONS DIVISION MONTHLY REPORT MAY, 2019

Parks Planning

Capital Project Management:

New Santa Fe Regional Trail Hwy 105 – The concrete underpass is in need of repairs including replacement of damaged concrete and clean-out of the creek channel. The County has developed a scope of work and is seeking quotes to complete the repairs. The Town of Monument has partnered with the County to provide funding. Quotes are anticipated in May, 2019, with construction planned for June-July, 2019.

Elephant Rock Open Space - The acquisition process is complete. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing occurred in August 2017. The master plan process has been initiated, with master plan completion due in September 2019.

Pineries Open Space - The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March 2017. The contractor completed design documents in August 2018. Staff completed marking of singletrack trail corridors in July 2018, and Mile High Youth Corp crews completed approximately 1.5 miles of singletrack trail. RMFI completed the final ½-mile of singletrack trail and boardwalk in late-summer 2018, thus connecting to the powerline trail. Mile High Youth Corps and the Rocky Mountain Field Institute will be constructing singletrack trails in April-October 2019. IFBs for trailhead and trail construction will go out in June 2019, with construction taking place summer and fall 2019. The park is scheduled for opening in fall 2019.

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



was issued in March and awarded to Avery Asphalt in April, 2018. The site has been reopened. Parks is evaluating different bridge options.

Ute Pass Regional Trail - The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. An extension request was approved by the State allowing additional time to complete construction by December 31, 2019. The Trust for Public Lands has committed \$50,000 towards the project. An on-call contract for professional engineering services was awarded to Michael Baker International to complete final design which was completed in May, 2019. Staff prepared an Invitation for Bid (IFB) to construct the 2/3 mile segment of the trail which will be advertised in June, 2019. Construction is anticipated to start in July, 2019.

El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75 mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC on April 9th to recognize and appropriate the grant funds awarded from the Transportation Improvement Program (TIP) and Transportation Alternative Program (TAP). Staff prepared a Request for Quote (RFQ) for professional engineering and design services in April, 2019. Three quotes were received and Stantec Consulting Services was selected in May, 2019. The Design project will last through 2020 with construction planned afterwards.

Falcon Dog Park - The County received a Great Outdoors Colorado grant to construct the Falcon Dog Park. Improvements include fencing, trails, parking lot, and site furnishings. Staff prepared a Request for Quote (RFQ) to complete the fencing in September, 2018. Three quotes were received and Law Fence was selected to install the fencing. Fencing was completed in December. Park Operations Staff completed construction of the trails and parking lot in January, 2019. Installation of site furnishings and signage was completed in February. The Dog Park was opened on March 15, 2019. A grand opening celebration was held on Saturday, April 20.

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a ball field, multi-use field, parking lot, restroom, playground, landscape improvements, site grading and drainage improvements. The County retained the professional landscape architecture and engineering services of NES, Inc. to complete the final design of the proposed Phase II improvements. NES continues design services with 50% plan review tentatively scheduled for June. Scope of Phase II construction will be based on available County funding.

Planning:

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

Fountain Creek Regional Park Master Plan / Phase I Improvements - Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden was finished spring 2018. Designsapes Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall-Winter 2018-2019. Nearly all improvements have been completed with the Toddler Playground safety surfacing as the only remaining project component, scheduled for completion in June 2019.

Widfield 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. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Summer 2018-2019. Nearly all improvements are complete, except for the pickleball and basketball court resurfacing and trail construction, which will take place in May-June 2019.

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

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

Flood Recovery:

Willow Springs Ponds Embankment Repairs - A contract was awarded to J3 Engineering to complete engineering and design of the creek bank repairs. The design is currently at 90% and was submitted to FEMA for review. FEMA provided concurrence in March, 2019. Final design is under way with construction planned in 2019-2020.

Hanson Trailhead Repairs - A contract for engineering and design was awarded to Bohanna-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA for review. Refinement of the design will continue in 2019. Presentations to the Fountain Creek Watershed and Greenway District were held in April and May, 2019 to discuss a potential partnership. The District reposed favorably and will consider the partnership formally in summer, 2019.

New Santa Fe Trail Repairs - An IFB was advertised in November, 2017 but was canceled after receiving no qualified bids. FEMA approved an extension in August, 2018. An IFB was advertised in October, 2018 with bids due in December. RMC Consultants was selected after a review of two bids. Work commenced in January, 2019 and will be completed by June, 2019. Trail repairs north of the United States Air Force Academy (USAFA) were completed in February, 2019. Trail repairs north of the Northgate Trailhead were completed in March. Trail repairs on the USAFA installation were completed in April. Repairs to the concrete low water crossing were completed in early May, 2019. The project was completed on May 15, 2019.

Black Forest Regional Park (CDBG) - The County applied for excess CDBG-DR funds and was awarded \$790,000 to complete 150 acres of forestry work, 3-miles of trail construction and decommissioning, and construction of drainage improvements in 2019. An IFB to complete drainage improvements was advertised in December, 2018. A contract was awarded to RMC Consultants totaling \$93,330 and work was completed in May, 2019. An IFB to complete forestry work was advertised in February, 2019. A contract was awarded to Front Range Arborist's totaling \$281,100 and work began in May, 2019. An IFB for trail construction was advertised in March, 2019. A contract was awarded to Meridiam Partners totaling \$204,072 with work scheduled to begin in June, 2019. All work must be completed by July, 2019. An extension request was submitted to the State seeking additional time and funds to complete construction.

Other:

Development Permit Application Reviews - Staff reviewed 6 development permit applications in May, to be presented to the PAB for endorsement in June, and provided internal administrative comments for an additional 8 applications.

Staff was approached by the developer of several subdivisions to discuss a reroute of the Woodmen Regional Trail. The reroute would shift the proposed Woodmen Hills Trail from its current proposed location to avoid an existing residential area along Arroya Lane, and route the trail through future open space tracts included within The Ranch and Sterling Ranch subdivisions. The reroute would make connections to proposed non-County trails, parks, commercial centers, and future residential neighborhoods.

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

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

Grants for Capital Projects - Planning Staff received a GOCO mini-grant for the Falcon Regional Park dog park and a GOCO planning grant for Kane Ranch Open Space in 2017. A State Trails Grant to construct a segment of the Eastonville and Meridian Ranch Regional Trails through Falcon Regional Park was awarded in March, 2018. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, and was awarded the \$150,000 grant in July 2017. Staff has also submitted and was awarded an \$110,000 grant application to the Colorado Springs Health Foundation for the installation of exercise equipment, updated trails, and basketball/pickleball court improvements at Widefield Community Park. Staff has applied for a \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park.

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

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

Park Operations / Miscellaneous Projects

Widefield Park / Fontaine Blvd Tunnel – The engineered plans submitted by Criterium McCafferty Engineers have been approved by Public Works Engineering. A RFQ is being generated and was sent out at the end of May. Once a contractor is approved, a schedule will be set for installing a concrete overlay to help create positive drainage. Currently the tunnel is flat with no positive drainage.

Baptist Road Trailhead Restroom - Parks staff met with Olson Plumbing to verify ADA compliance and to follow recommendations submitted by the County ADA Coordinator, David Mejia. Olson Plumbing is revising the restroom renovation plans and Parks will receive the plans early June. The original bid submitted for renovating the restroom was higher than anticipated and the County will generate a RFQ for the restroom renovations.

County Fairgrounds - Architectural / engineering plans have been received for converting the Exhibit Hall to staff office space and shop area. The design plans have been reviewed and approved by Regional Building Development. There was a slight delay in having the stamped drawings approved by the local fire department. An RFQ has been sent out for construction and quotes are due by Monday June 3rd. During the design process, it was discovered that the main electrical panel that supplies the Exhibit Hall needed to be upgraded. This upgrade has been completed by Lenz Electric.

Ed Green Construction completed sealing the new entertainment pavilion concrete. This will help protect the concrete from spills and provide a longer lasting product.

Homestead Ranch Regional Park – The windmill repairs have been completed by Barnhart Pump and the windmill is now operational. They discovered that the leathers in the pump were worn and a coupling had also failed.

Irrigation Controllers - The Rainmaster irrigation controllers at Fox Run Regional Park and Black Forest Regional Park have been upgraded with 3G communication boards. Falcon Regional Park and Widefield Park are slated for upgrades by the end of month. These new upgrades will improve communications with the I-Central control system.

Central District:

General Information – Mild temperatures and above average moisture has proven beneficial to the overall aesthetic value of the Central District. The perennial beds are coming in nicely and the athletic fields are in great condition. Overall the Central Team is maintaining a high level of customer service and providing safe and clean facilities for all to enjoy.

Hiring seasonal help continues to be a struggle and fulltime staff is filling the void to provide weekend coverage. The additional coverage leaves little time for tasks outside of routine maintenance. Luckily we have had several successful volunteer events and one Eagle Scout project completed. Recent volunteer efforts have focused on mulch installation, landscape renovations, and trash removal.

Bear Creek Regional Park – Staff is currently obligated with mowing, string trimming, herbicide application, over seeding, pavilion cleaning and janitorial responsibilities. Several other projects are moving along as time allows.

An unexpected snow storm caused significant damage throughout the District. The team spent several days hauling and chipping limbs and removing debris.

Speed bumps were reinforced throughout the Park and staff is currently painting and installing signs to alert guest. We are hoping the new structures significantly reduce speeding.

New targets were purchased for the Archery Range and old targets are being removed. We hope to have the new targets installed before archery camps in mid-June.

There has been an increase in illegal camps as four have been posted and removed over the last few weeks.

Staff is working with Kleen Tech Services Corporation to provide janitorial services starting June 3rd for the Nature Centers and the Park Administration building.

Bear Creek Dog Park – The Park is experiencing a large volume of guests and staff continues to commit significant effort with trash removal and facility cleaning. A scope of work is being developed to replace the north and east sections of the perimeter fence.

Rainbow Falls Historic Site – The site is now open on weekends and many visitors are enjoying the Historic Site. Restoration efforts to the overlook trail and picnic area are complete. Camera pole installation is complete and a new camera will be installed near the falls. We hope to have the system fully operational by the end of June.

Downtown Facilities – Staff is busy with mowing, spraying, over seeding, trash removal and overall landscape improvements.

Jones Park – No new maintenance tasks to report.

East District:

County Fairgrounds – Staff has taken advantage of the wet weather during the month of May and reseeded several areas at the County fairgrounds. The rain has helped with establishment due to a lack of underground irrigation. We hope to have the areas established and healthy prior to the extensive use during fair. The team repaired sections of fencing within the south parking lot.

The East team has focused on our fair preparation list and several items are well under way in an effort to have the fairgrounds ready to host the 2019 County Fair. Panels have been installed in the sheep and goat barns, miscellaneous painting, and floor maintenance, all while continuing to provide coverage for the scheduled rentals during the month.

Falcon Dog Park – The team focused on completing a minor project at the dog park this month. Timbers were purchased to frame around the benches and trash receptacles which tied back into the trail. The team completed by filling the framed areas with trail surfacing material.

Homestead Ranch Regional Park – Parks Security notified the district supervisor of a damaged gate at the park. It appeared that someone had rammed the gate leading into the trails. Although the gate was not damaged, one of the posts was damaged and replaced.

The windmill was damaged at the end of the 2018 season and the team decided it would be best to make repairs at the beginning of the 2019 season. Once repairs were completed, staff cleaned the debris out of the bottom of the tank and refilled with fresh water.

North District:

General Information – May was a unique and challenging month with the abnormal weather patterns and heavy park usage. The North district rehired Conner Sargent as a third year seasonal and we are happy to have him back as a part of our team. Travis Jackson is our new Park Maintenance I and he brings park maintenance and urban forestry experience from the Broomfield area.

Fox Run Regional Park – This month we had a total of 96 volunteers provide mitigation work around all three pavilions in Oak Meadows. The volunteers were students from The Classical Academy and scouts from Trail Life USA.

The irrigation pump station cistern located near the ponds began leaking from a conduit that enters the pump house. Staff is currently in the process of repairing the leak and looking into lowering the sensor probes in the cistern to help reduce water pressure.

Staff cleared numerous broken branches and trees from the recent 13 inches of snow and installed the pond fountain for the season. Irrigation clocks and antennas from the old pager system have been upgraded to a 3G system that will help improve remote access. Despite the ongoing moisture, all roads and parking lots were graded.

Black Forest Regional Park – Front Range Arborist continues removing burnt trees and clearing the areas south of Vessie Ponds to the Palmer Divide Regional Trail. We have had more than 250 volunteers this last month from Black Forest Together, Eagle Scouts, and local churches. The volunteer groups are greatly appreciated and they have helped with fuels mitigation, tree planting, firewood removal, invasive weeds removal, trash removal, and cleaning trails.

All roads and parking lots were graded in between May snow storms. Staff cleared broken branches and trees from the last 13 inches of wet / heavy snow received. We have also upgraded our irrigation clocks and antennas from the old pager system to a 3G system that will help improve remote access.

Pineries Open Space - Staff assisted RMFI by removing fallen trees near the new single track trail alignment that is being built. On a sad note, it was discovered this month that the largest CMT in our parks system was blown over during the March bomb cyclone. Discussions are taking place on how to preserve the trunk of this rare tree.

Santa Fe Regional Trail – Staff started the irrigation at the Palmer Lake and Baptist Road Trailhead this month. The backflow at Palmer Lake was repaired due to minor leaks. Staff also applied pre-emergent to flower beds and rock areas. In addition, we are happy to announce the completion of another Eagle Scout project which entailed the building and installation of two metal bike racks located across from the Palmer Lake restrooms. These bike racks have already been heavily used during the first few weeks after installation.

Black Forest Section 16 – Staff continues to cut up and remove windblown trees and branches.

South District:

General Information – Mowing operations shifted into high gear during the month of May. Staff completed turf over seeding, fertilizing, and made progress on various projects within the district. We welcomed a second seasonal employee and Isaac Donnelly as the new Park Maintenance I. Staff assisted with repairing the north fairgrounds entry gate that was damaged by the bomb cyclone in March. With the ongoing moisture, staff has increased weed control applications throughout the district.

Fountain Creek Regional Park – The Park has been very busy throughout the month with increased reservations for graduation picnics / parties and field usage.

The Dog Park parking lot has been completed and the dog park is receiving more and more usage. Staff put the final touch on the oversized dog park fire hydrant by putting the name “Fountain Creek Dog Park” in black and gold fire engine style lettering.

Staff planted the first two demonstration garden beds and the two remaining beds will be planted in June. Staff completed the installation of two wildflower beds with the goal of promoting more cross-pollination and improving the overall beauty of the park.

The new toddler playground poured-in-place surfacing that was damaged by a water line is still pending repair by the contractor.

Fountain Creek Nature Center – The South team provided special event support during May which included the very popular Family Fun Day event.

Willow Springs – The Willow Springs Fishing Derby was a huge success again this year and the event was so popular that there weren't any parking spaces left. The new playground has been well received by the public and many kids enjoy it daily. All shake shingle roofs have been replaced with new metal roofing to match all other park pavilions.

We have a new volunteer group at Willow Springs. Britany Fechko and her "Hike it Baby" group consists of 10 people that joined the "Adopt-a-trail" program. They will begin trash clean-up from Willow Springs to the Fountain Creek Nature Center.

Widefield Community Park – Designsapes continued phase II construction improvements which include new trail construction and completion of the pickleball court surfacing. Staff made repairs to the older swing set.

Fountain Creek Regional Trail – Staff continued forestry thinning along trail corridors.