

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

Park Advisory Board

Meeting Agenda

Wednesday, March 13, 2019 – 1:30 p.m.

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

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
1.	Call Meeting to Order	Chair	
2.	Approval of the Agenda	Chair	Approval
3.	Approval of Minutes	Chair	Approval
4.	Introductions / Presentations	Chair	
	A. Susan Jarvis-Weber – New Park Advisory Board Member		
5.	Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6.	Development Applications		
	A. Lorson Ranch East Filing No. 3 - Final Plat	Jason Meyer	Endorsement
	B. Sterling Ranch Phase II Preliminary Plan	Ross Williams	Endorsement
	C. Copper Chase at Sterling Ranch PUD / Preliminary Plan	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	<u>Information / Action Items</u>		
	A. County Master Plan Steering Committee	Tim Wolken	Endorsement
	B. 2019 Park Board Tour	Brian Bobeck	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

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

Members Present:

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

Staff Present:

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

Absent: Jane Dillon, Terri Hayes

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

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

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

5. Citizen Comments

None

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

7. Information / Action Items:

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

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

Section 2 – Regional Park Operational Hours:

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

Section 8.7 – Dogs, Domestic Animals:

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

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

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

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

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

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

6. Development Applications:

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

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

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

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

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

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

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

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

C. Lorson Ranch Sketch Plan Amendment No. 2

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

Ed Hartl recommended to the Planning Commission and Board of County Commissioners that approval of Lorson Ranch Sketch Plan Amendment No. 2 include the following conditions: (1) show proposed trail corridors, future community and neighborhood parks, and open space areas on the sketch plan drawings, to include approximate acreages, as required by the Land Development Code; (2) remove 25-acre school site from open space calculations; (3) required fees for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed

prior to recording the forthcoming final plats. Alan Rainville seconded the motion. The motion passed 6 – 0.

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

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

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

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

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

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

F. The Ranch Sketch Plan Review

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

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

7. Information / Action Items:

B. Annual City / County Park Advisory Board Meeting

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

C. Park Advisory Board Membership

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

D. 2019 Sunshine Act Memorandum

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

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

E. Memorandum of Understanding – CONO Neighbor Up! Month

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

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

RECORD OF PROCEEDINGS

8. Monthly Reports:

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

9. Board/Staff Comments:

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

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

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

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

Agenda Date: March 13, 2019

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Project Manager

Information: **Endorsement:** X

Background Information:

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

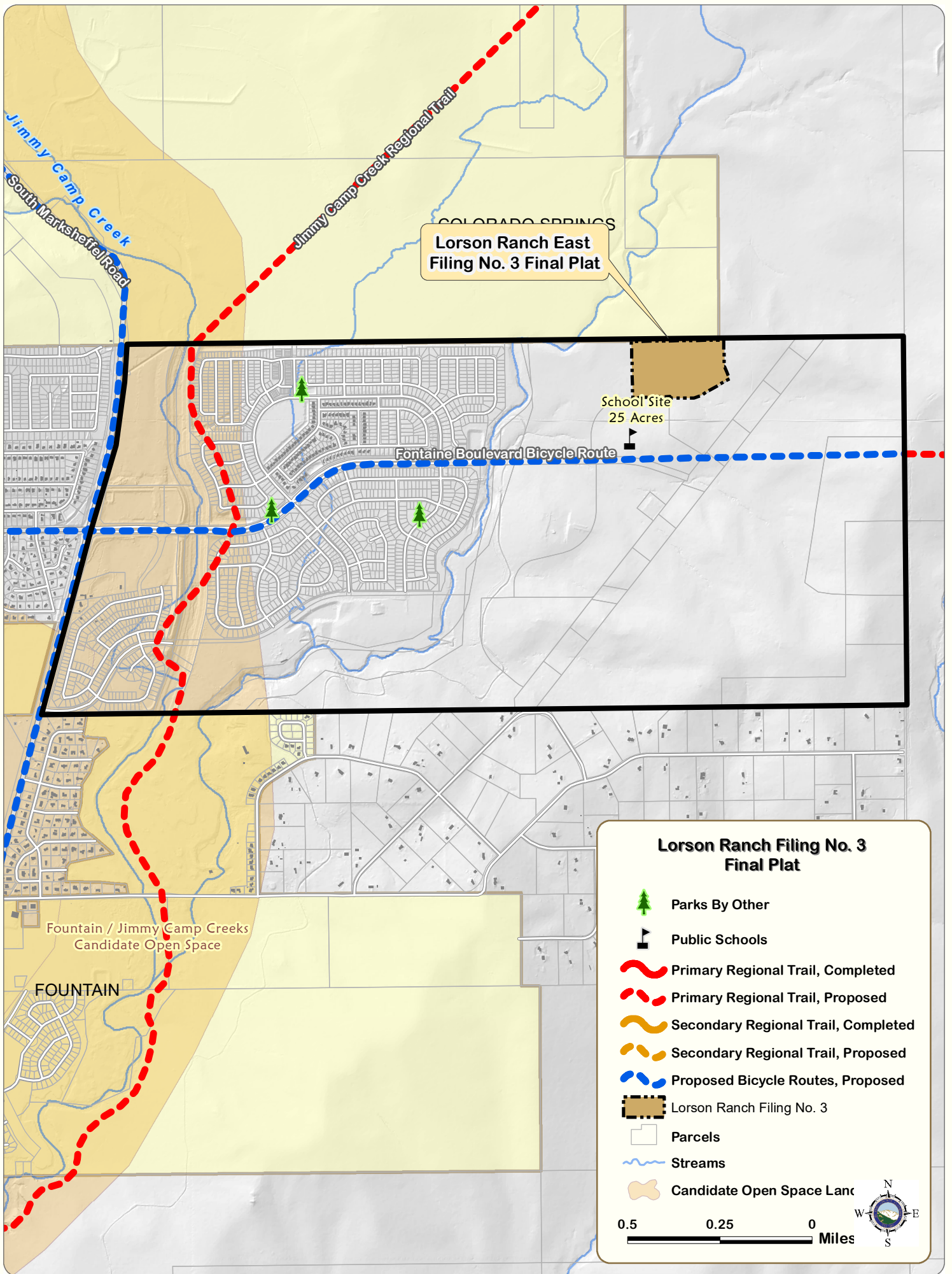
Consistent with the approved Lorson Ranch East PUD and Preliminary Plan, the applicant is proposing to provide 0.96 acres, or 5% of the site, as open space. The open space is identified as Tract A and runs along the northern site boundary. This does not meet the 10% minimum for PUD zoning, however the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

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

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

Recommended Motion:

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



Development
Application
Permit
Review



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

February 13, 2019

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

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

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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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 81 Dwelling Units = 1.571		Neighborhood:	0.00375 Acres x 81 Dwelling Units =	0.30
Total Regional Park Acres: 1.571		Community:	0.00625 Acres x 81 Dwelling Units =	0.51
		Total Urban Park Acres:		0.81
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$113 / Unit Acres x 81 Dwelling Units =	\$9,153
\$456 / Dwelling Unit x 81 Dwelling Units = \$36,936		Community:	\$175 / Unit Acres x 81 Dwelling Units =	\$14,175
Total Regional Park Fees: \$36,936		Total Urban Park Fees:		\$23,328

ADDITIONAL RECOMMENDATIONS

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

Park Advisory Board Recommendation:

LETTER OF INTENT

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

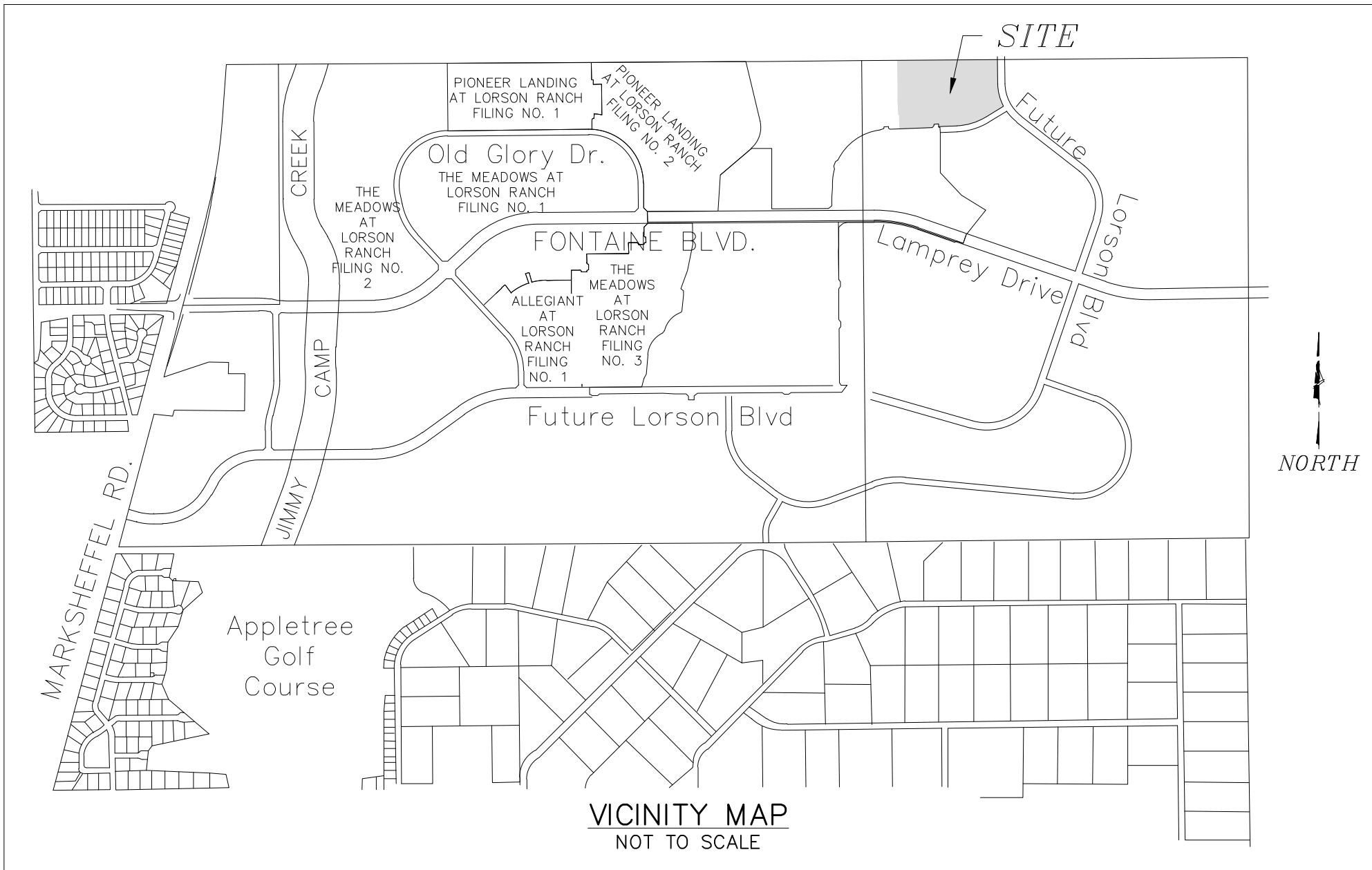
3. **Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.** – Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space and transitions to the north. To the west is Lorson Ranch East Filing No. 2 which is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

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

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LORSON RANCH EAST FILING NO. 3

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



SURVEYORS CERTIFICATE

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

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

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

COUNTY APPROVAL:

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

EL PASO COUNTY DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

EL PASO COUNTY ASSESSOR

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

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

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____
DEPUTY

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

PCD FILE NUMBER ____ SF--XX--XXX ____



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

SHEET 1 OF 3

KNOW ALL MEN BY THESE PRESENTS:

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

TO WIT:

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

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

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OWNERS CERTIFICATE:

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

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

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

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

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

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

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

EASEMENTS:

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

FLOOD PLAIN CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. PANEL NO. 08041C0976C, DATED REVISED DECEMBER 7, 2016, AND LOMC _____. HAVE BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACT A FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT .
APPROVAL IS GRANTED FOR THIS PLAT OF LORSON RANCH EAST FILING NO. 3.

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

STATE OF COLORADO }
COUNTY OF EL PASO } ss

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

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

LORSON RANCH EAST FILING NO. 3

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

GENERAL PLAT NOTES:

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

GENERAL PLAT NOTES: (CONT.)

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

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

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

PCD FILE NUMBER SE-XX-XXX



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

LORSON RANCH EAST FILING NO. 3

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

UNPLATTED
REC. NO. 216067718

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

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

LEGEND:

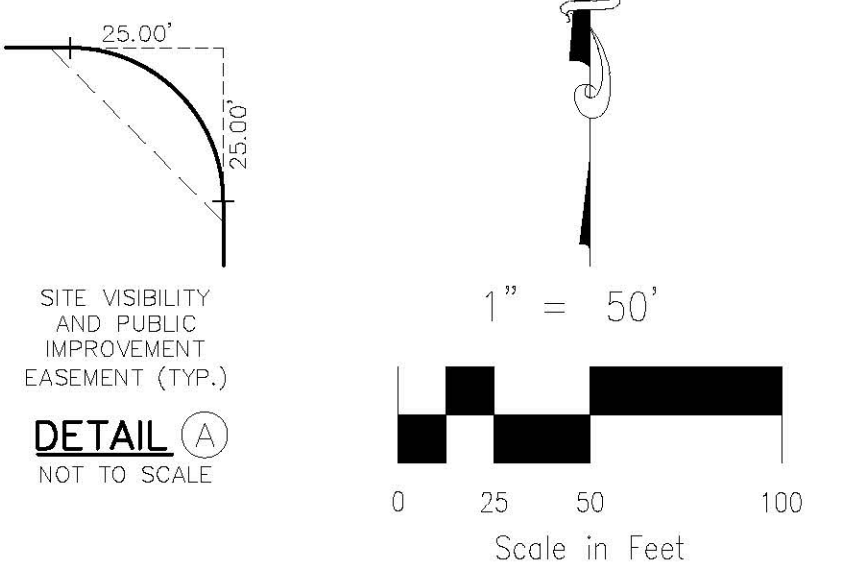
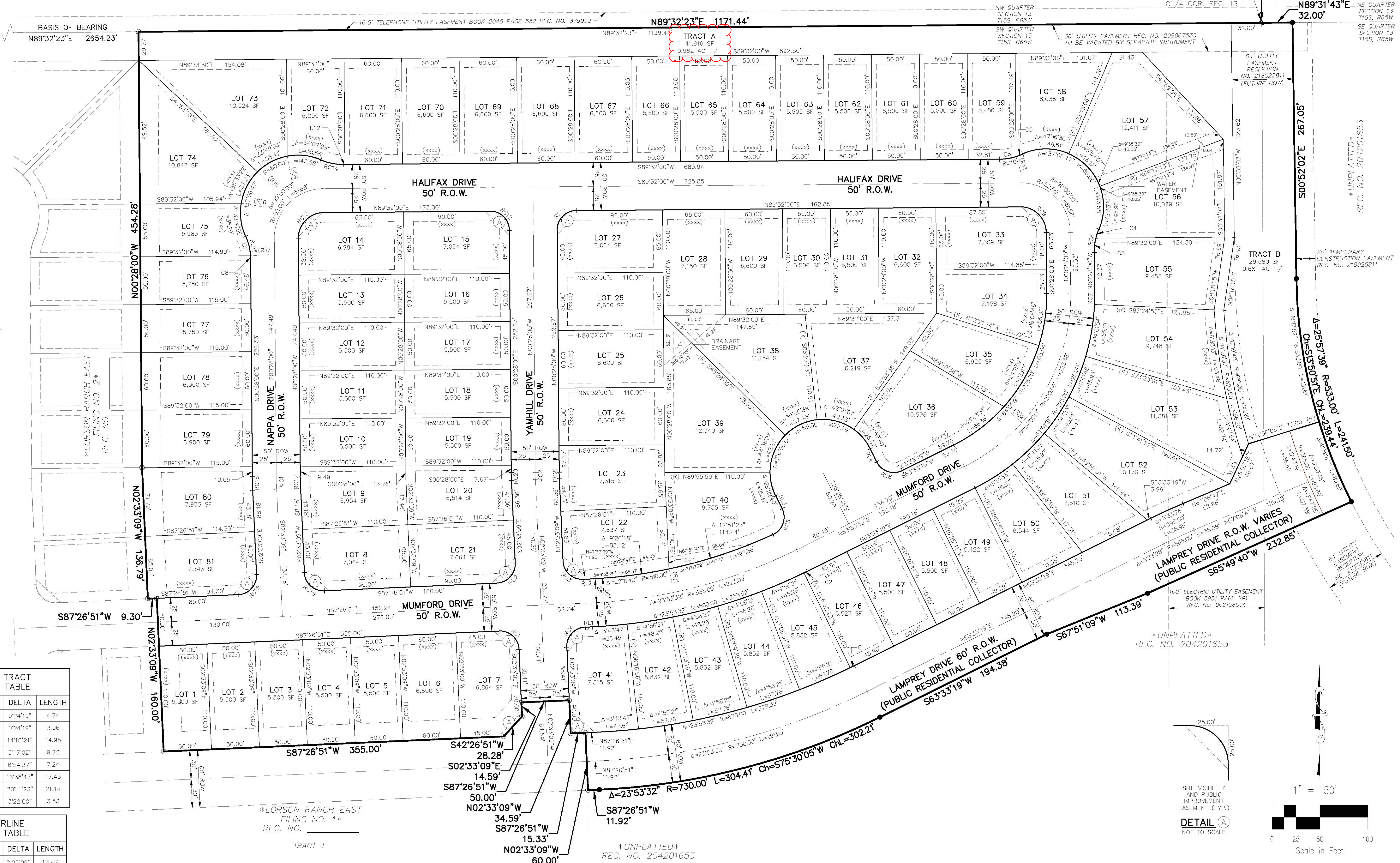
SF	SQUARE FEET
(R)	RADIAL
(xxxx)	ADDRESS
CH	CHORD
CH L	CHORD LENGTH
●	SET ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
○	FOUND ORANGE PLASTIC SURVEYORS CAP ON NO 4 REBAR, CAP IS STAMPED "M&S CIVIL PLS 25966"
⊗	FOUND MONUMENT AS NOTED
---	BOUNDARY LINE
---	PROPERTY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

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

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

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

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



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



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

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch Phase II Preliminary Plan

Agenda Date: March 13, 2019

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

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

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

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

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

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

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

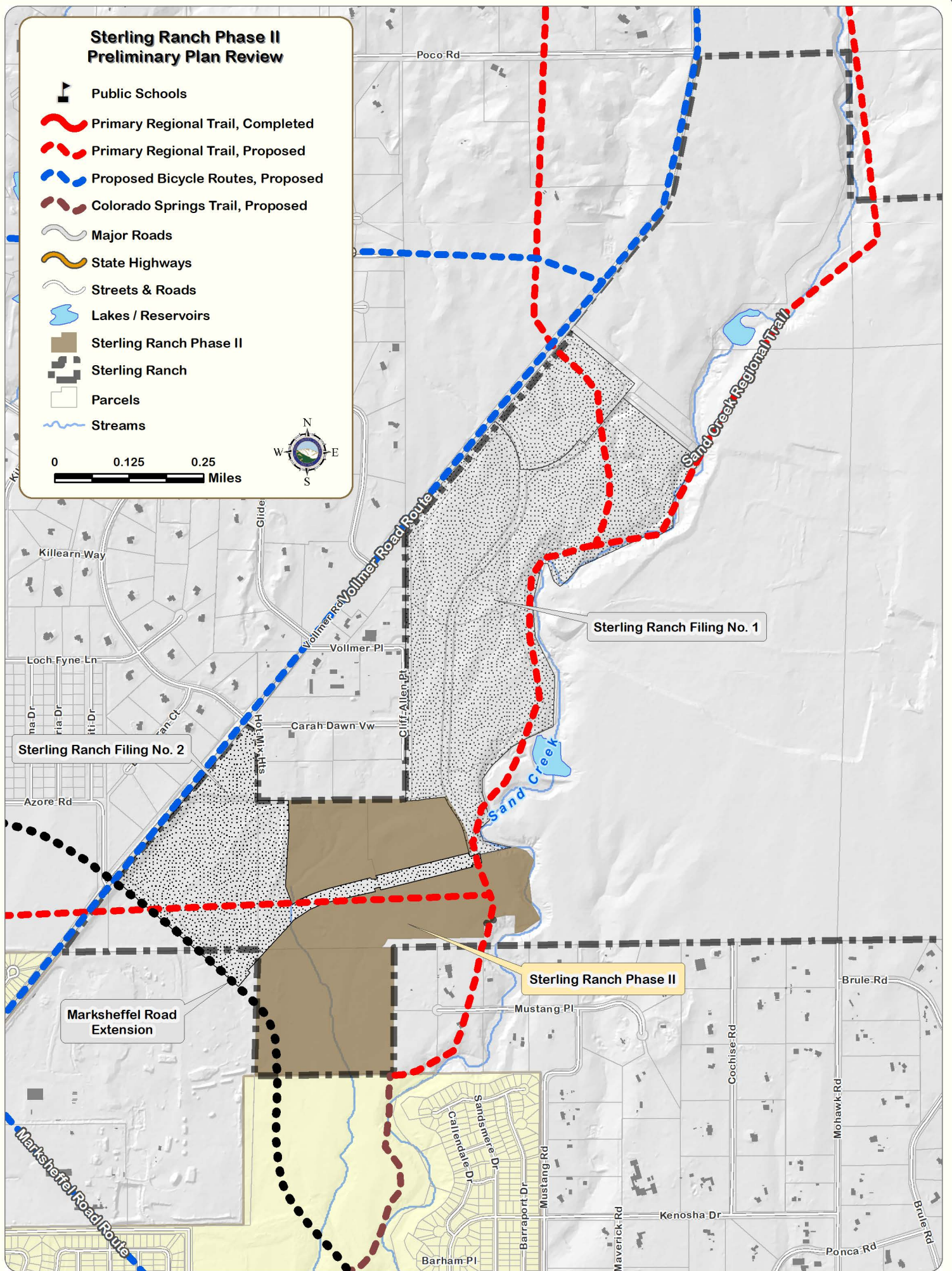
Recommended Motion:

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

Sterling Ranch Phase II Preliminary Plan Review

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

0 0.125 0.25
Miles



Development
Application
Permit
Review



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

March 13, 2019

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

Name:	Sterling Ranch Phase II Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-19-001	Total Acreage:	87.99
		Total # of Dwelling Units:	212
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	6.02
SR Land	NES, Inc.	Regional Park Area:	2
20 Boulder Crescent Street	619 North Cascade Avenue	Urban Park Area:	2
Suite 102	Suite 200	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	RS-5000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

LAND REQUIREMENTS	Urban Density (> 1 Dwelling Unit Per 2.5 Acres):	YES
Regional Park Area: 2	Urban Park Area: 2	
0.0194 Acres x 212 Dwelling Units = 4.113	Neighborhood: 0.00375 Acres x 212 Dwelling Units = 0.80	
Total Regional Park Acres: 4.113	Community: 0.00625 Acres x 212 Dwelling Units = 1.33	
	Total Urban Park Acres: 2.12	
FEE REQUIREMENTS		
Regional Park Area: 2	Urban Park Area: 2	
\$456 / Dwelling Unit x 212 Dwelling Units = \$96,672	Neighborhood: \$113 / Dwelling Unit x 212 Dwelling Units = \$23,956	
Total Regional Park Fees: \$96,672	Community: \$175 / Dwelling Unit x 212 Dwelling Units = \$37,100	
	Total Urban Park Fees: \$61,056	

ADDITIONAL RECOMMENDATIONS

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

Park Advisory Board Recommendation:

STERLING RANCH PHASE 2 PRELIMINARY PLAN

LETTER OF INTENT

JANUARY, 2019

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

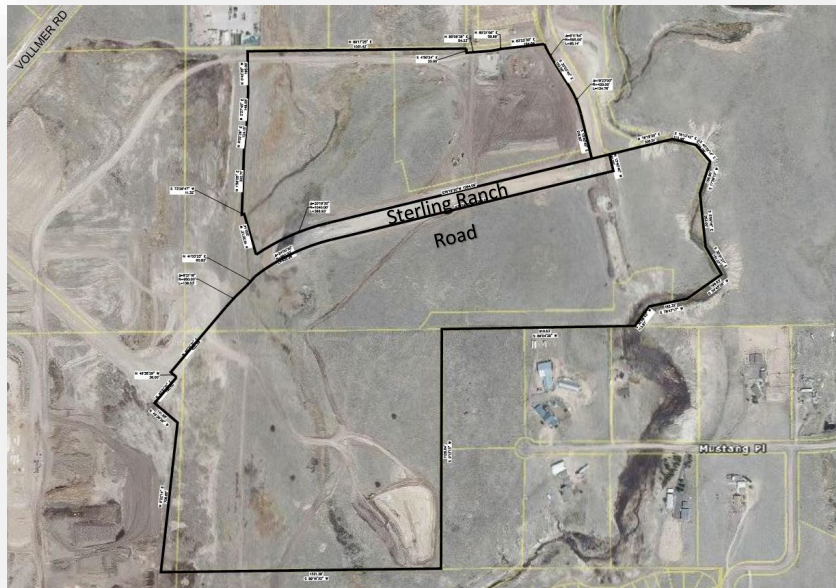
REQUEST

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

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

LOCATION

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



PROJECT DESCRIPTION/CONTEXT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Districts Serving the Property:

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

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

PROJECT JUSTIFICATION

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

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

Black Forest Preservation Plan Goals & Policies

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

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

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

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

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

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

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

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. Land use compatibility with this purpose is

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

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

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

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

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

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

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

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

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

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

These matters are addressed in the Preliminary Drainage Report prepared by M & S Civil Consultants Inc.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The site lies within the Black Forest Fire Rescue Protection District. A Fire Protection Report and Fire Commitment Letter is included with this submittal.

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

The proposed subdivision meets the applicable sections of these parts of the Code.

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

STERLING RANCH PHASE TWO
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR PARCEL A:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N77°08'06"W, A DISTANCE OF 3334.72 FEET, POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STERLING RANCH ROAD AND THE WEST RIGHT OF WAY LINE OF DINES BOULEVARD, AND THE TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED:

THENCE ALONG SAID NORTH RIGHT OF WAY OF SAID STERLING RANCH ROAD THE FOLLOWING TWO (2) COURSES:

- THENCE S 76°19'20" W, A DISTANCE OF 1284.09 FEET TO A POINT OF CURVE;
- THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 20°19'30", (THE CHORD OF WHICH BEARS S 66°09'35" W, A CHORD DISTANCE OF 367.00 FEET), AN ARC DISTANCE OF 368.93 FEET;

THENCE N 16°30'13" W, A DISTANCE OF 200.14 FEET;
THENCE S 73°29'47" W, A DISTANCE OF 11.32 FEET;
THENCE N 01°56'05" E, A DISTANCE OF 302.71 FEET;
THENCE N 06°02'39" E, A DISTANCE OF 124.15 FEET;
THENCE N 02°27'45" E, A DISTANCE OF 148.55 FEET;
THENCE N 00°42'35" W, A DISTANCE OF 195.00 FEET;
THENCE N 89°17'25" E, A DISTANCE OF 1031.42 FEET;
THENCE S 04°50'24" E, A DISTANCE OF 20.00 FEET;
THENCE N 85°09'36" E, A DISTANCE OF 54.23 FEET;
THENCE N 85°53'10" E, A DISTANCE OF 59.92 FEET;
THENCE N 80°21'06" E, A DISTANCE OF 59.99 FEET;
THENCE N 83°22'30" E, A DISTANCE OF 194.64 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 08°11'54", (THE CHORD OF WHICH BEARS S 27°57'43" E, A CHORD DISTANCE OF 85.07 FEET), AN ARC DISTANCE OF 85.14 FEET;
THENCE S 32°03'40" E, A DISTANCE OF 152.06 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 18°23'00", (THE CHORD OF WHICH BEARS S 22°52'10" E, A CHORD DISTANCE OF 134.18 FEET), AN ARC DISTANCE OF 134.76 FEET TO A POINT OF TANGENT;

THENCE S 13°40'40" E, A DISTANCE OF 218.90 FEET TO THE TRUE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 1,127,975 SQUARE FEET (25.895 ACRES) MORE OR LESS.

LEGAL DESCRIPTION FOR PARCEL B:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND IN A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 4 AND THE NORTHEAST QUARTER (NE1/4) OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N 89°14'14" E, A DISTANCE OF 2,722.56 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N77°08'06"W, A DISTANCE OF 3334.72 FEET, POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STERLING RANCH ROAD AND THE WEST RIGHT OF WAY LINE OF DINES BOULEVARD;
THENCE N 76°19'20" E ALONG SAID NORTH RIGHT OF WAY OF SAID STERLING RANCH ROAD, A DISTANCE OF 85.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED:

THENCE N 76°19'20" E CONTINUING ALONG SAID NORTH RIGHT OF WAY OF SAID STERLING RANCH ROAD, A DISTANCE OF 306.51 FEET;
THENCE S 76°13'42" E, A DISTANCE OF 113.48 FEET;
THENCE S 40°32'14" E, A DISTANCE OF 104.08 FEET;
THENCE S 17°59'13" W, A DISTANCE OF 156.80 FEET;
THENCE S 05°59'16" E, A DISTANCE OF 253.00 FEET;
THENCE S 30°01'27" E, A DISTANCE OF 151.07 FEET;
THENCE S 54°45'26" W, A DISTANCE OF 199.43 FEET;
THENCE S 78°47'17" W, A DISTANCE OF 182.32 FEET;
THENCE S 35°56'43" W, A DISTANCE OF 113.87 FEET;
THENCE S 89°04'30" W, A DISTANCE OF 910.43 FEET;
THENCE S 00°13'13" W, A DISTANCE OF 1128.04 FEET;
THENCE S 89°16'32" W, A DISTANCE OF 1321.38 FEET;
THENCE N 06°22'14" E, A DISTANCE OF 708.85 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF MARKSHEFFEL ROAD;
THENCE N 49°38'29" W ALONG SAID SOUTHWEST RIGHT OF WAY LINE, A DISTANCE OF 141.98 FEET;
THENCE N 40°21'31" E, A DISTANCE OF 160.00 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF SAID MARKSHEFFEL ROAD;

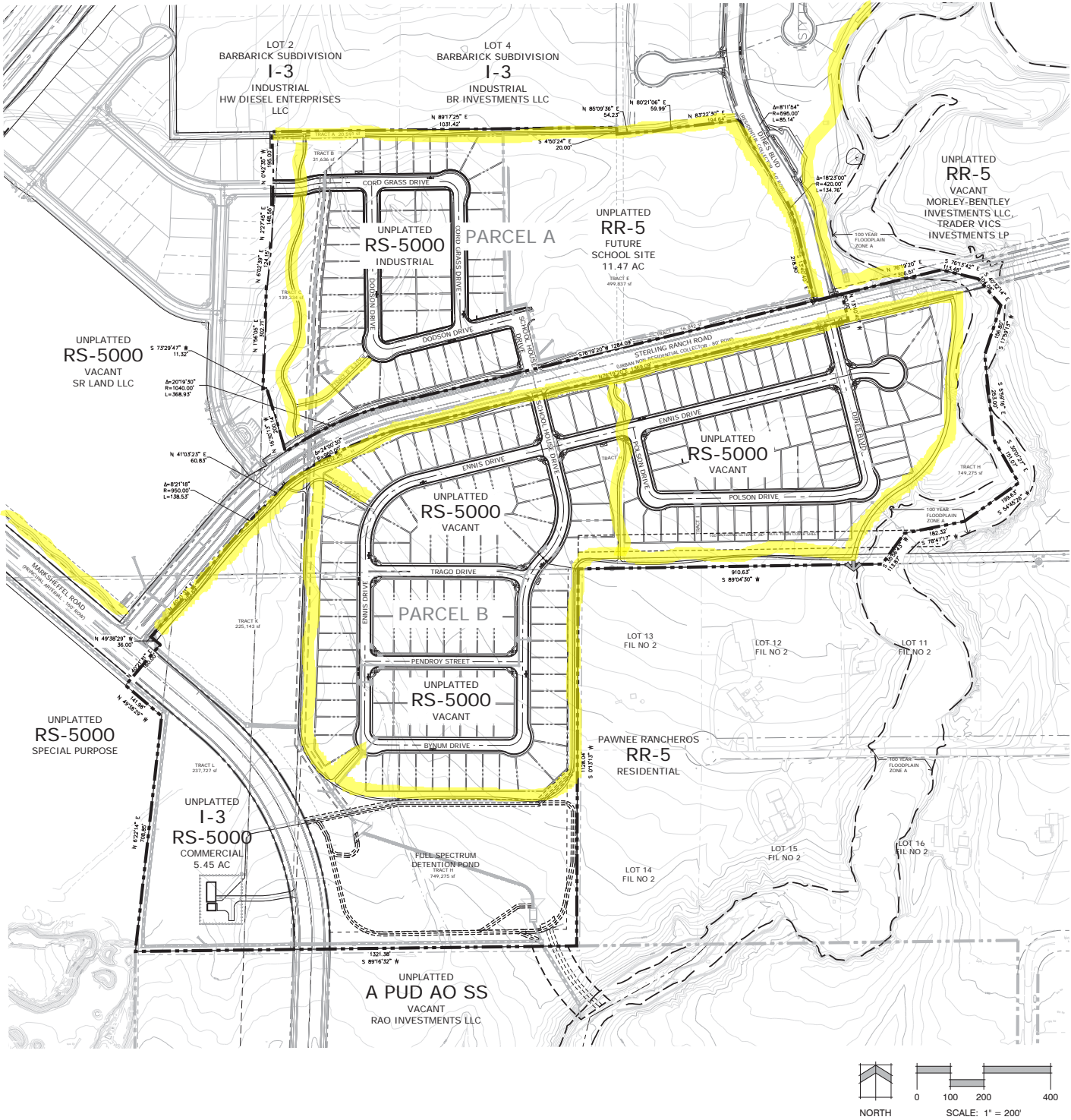
THENCE N 49°38'29" W ALONG SAID NORTHEAST RIGHT OF WAY LINE, A DISTANCE OF 36.00 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF STERLING RANCH ROAD;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF STERLING RANCH ROAD THE FOLLOWING FIVE (5) COURSE:

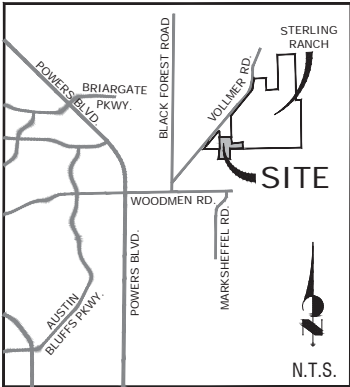
- THENCE N 40°21'31" E, A DISTANCE OF 402.59 FEET TO A POINT OF CURVE;
- THENCE ALONG THE ARC OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 08°21'18", (THE CHORD OF WHICH BEARS N 44°32'10" E, A CHORD DISTANCE OF 138.41 FEET), AN ARC LENGTH OF 138.53 FEET;
- THENCE N 41°03'23" E, NON-TANGENT TO THE PREVIOUS COURSE, 60.83 FEET;
- THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 24°00'30", (THE CHORD OF WHICH BEARS N 64°19'05" E, A CHORD DISTANCE OF 399.33 FEET), AN ARC DISTANCE OF 402.26 FEET TO A POINT OF TANGENT;
- THENCE N 76°19'20" E, A DISTANCE OF 1369.09 FEET;

THENCE N 13°40'40" W, A DISTANCE OF 80.00 FEET TO THE TRUE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS A CALCULATED AREA OF 2,705,237 SQUARE FEET (62.104 ACRES) MORE OR LESS.



VICINITY MAP



SITE DATA

OWNER:	
SR LAND LLC, 20 BOULDER CRESCENT ST STE 102 COLORADO SPRINGS CO 80903-3300	VOLLMER ROAD LLC, C/O PIONEER SAND CO. 5000 NORTH PARK DR. COLORADO SPRINGS CO 80918-3822
CHALLENGER COMMUNITIES LLC, 8605 EXPLORER DR. STE 250 COLORADO SPRINGS CO 80920-1013	TRADER VICS INVESTMENTS LP PO BOX 217 GALENA KS 66739-0217

Tax ID Numbers: 5233000010, 5200000364, 5233000011, 5233000012, 5300000173, 5300000222

Sketch Plan: SKP 07-007 (Approved 2008)
Current Zoning: RS-5000, RR-5, I-3
Development Schedule: 2019

Proposed Land Use: Single Family Residential
Max Building Height: 35'
Max Lot Coverage: 40% (45% for single-story ranch style residence)
Minimum Lot Width: 50' at front setback line

Land Use:
Lots: 30.18 ac - 212 Lots (34.3%)
Open Space/Tracts: 21.72 ac (24.8%)
Future Dev. (Tracts K&L): 10.62 ac (12.1%)
R.O.W.: 13.99 ac (15.9%)
School Site (Tract E): 11.47 ac (13.1%)
Total Area: 87.99
Density: 3.22 du/ac (excludes Tracts E, K, &L)

Landscape Setbacks/Buffers:
-Sterling Ranch Road: 20' (30' from back of curb)
-North Boundary: 20'
-South Boundary: 50' Buffer
-East Boundary: 30' adjacent to Pawnee Rancheros

Building Setbacks:
-Front: 25'
-Side: 5'
-Rear: 25'
Minimum Lot Size: 5,000 sf
Lot Size Range: 5,000 sf - 12,130 sf
Average Lot Size: 6,201 sf

NOTES

- All trails to be non-motorized trails.
- Trails labeled as "County Trail" will be maintained by El Paso County Parks Department.
- Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
- Developer shall analyze the need to provide all necessary offsite road improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
- All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
- Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
- Residential lots shall not have direct access to a street classified as a Residential Collector or higher.
- "The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 12-382), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property."
- Lots followed by "T" will be used as Temporary Detention Ponds. These ponds shown along the Sand Creek Channel shall be constructed outside the 100-year floodplain. These ponds may be final platted within tracts and owned and maintained by the Sterling Ranch Metropolitan District.
- Per Approved Sketch Plan (SKP 07-007) lots along the southern property boundary (Lots 12-24 and 66) adjacent to the Pawnee Rancheros Subdivision are to have a 100' minimum building setback, with an overall average 150' setback along the entirety of the approved Sketch Plan's south boundary.

SHEET INDEX

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

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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STERLING RANCH

PRELIMINARY PLAN

El Paso County,
Colorado

ENTITLEMENT

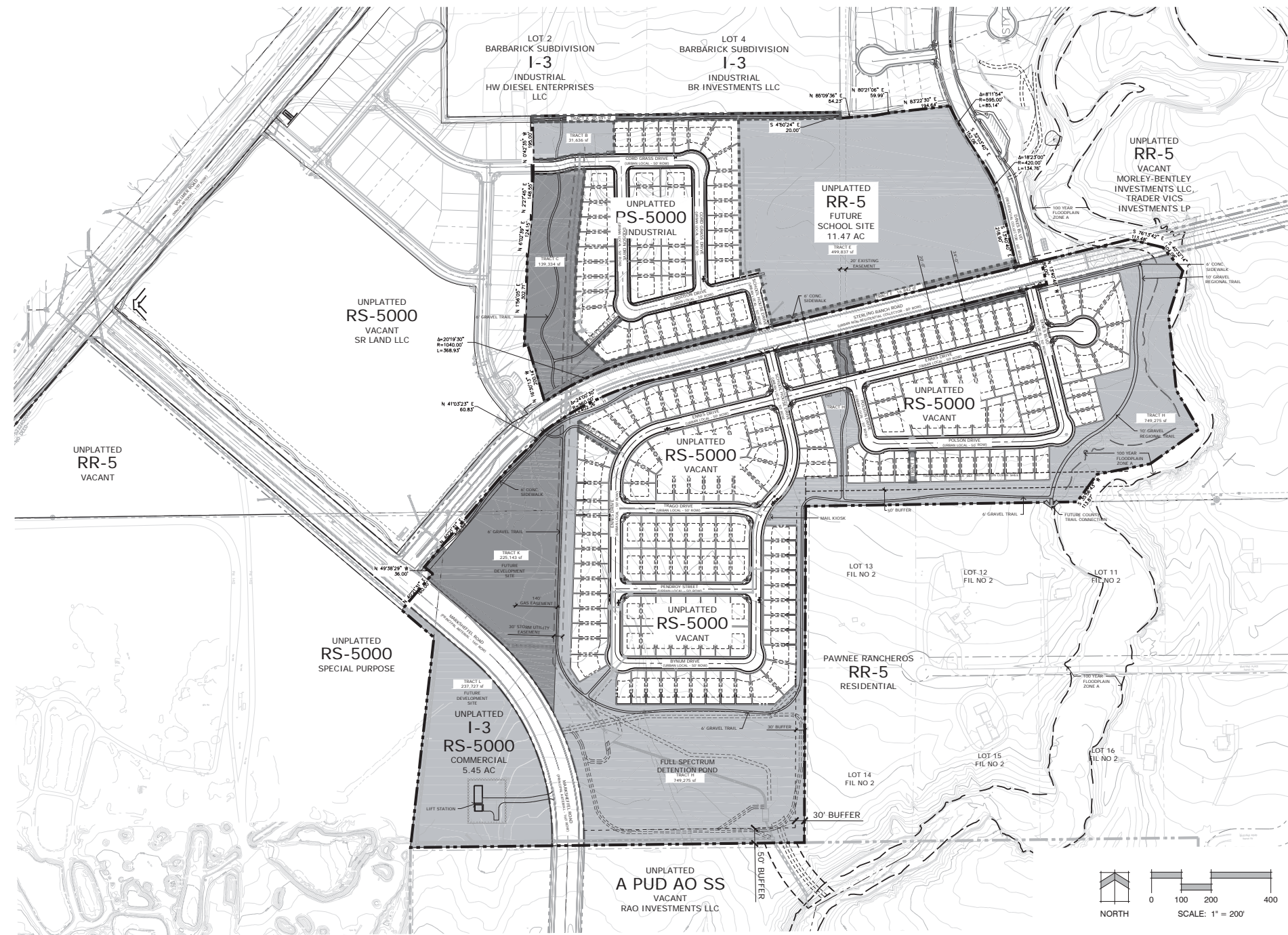
DATE: BY: DESCRIPTION:

COVER SHEET

1
1 OF 5

CPC #

STERLING RANCH PHASE TWO
PRELIMINARY PLAN
EL PASO COUNTY, COLORADO



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

1. ALL COUNTY TRAILS TO BE A 10' WIDE BREEZE GRAVEL PATH. WHERE COUNTY TRAIL MERGES WITH SIDEWALK, WALK TO BE MIN. 10' WIDE CONCERNING A 4' WIDE BREEZE GRAVEL BRIDGE PATH ADJACENT TO WALK FOR EQUESTRIAN ACCESS.

2. SET PLAN FOR WIDTH OF ALL OTHER TRAILS THAT ARE NOT SPECIFIED AS 1. COUNTY TRAILS.

3. USE 2% CROSS SLOPE FOR PITCHED SLOPED AREAS.

4. CROWN CENTER FOR ALL FLAT SIDE SLOPE AREAS.

5. SWALE TO INTERCEPT DRAINAGE FROM SLOPES UPWIND OF TRAIL.

COMPACTED 3/8" MINUS BREEZE GRAVEL TRAIL

COUNTY TRAIL - 10' WIDE

OTHER TRAILS - WIDTH=VARIES - SEE PLAN

2% CROSS SLOPE

2" MIN. PAVEMENT

PIPE - PERFORATED STEEL EDGING, BOTH SIDES

2" MIN. PAVEMENT

KEEP SHOULDER CLEAR FOR MOUNTAIN BIKE ACCESS OR TRAILER ACCESS TO SHOULDER

EXISTING GRADE

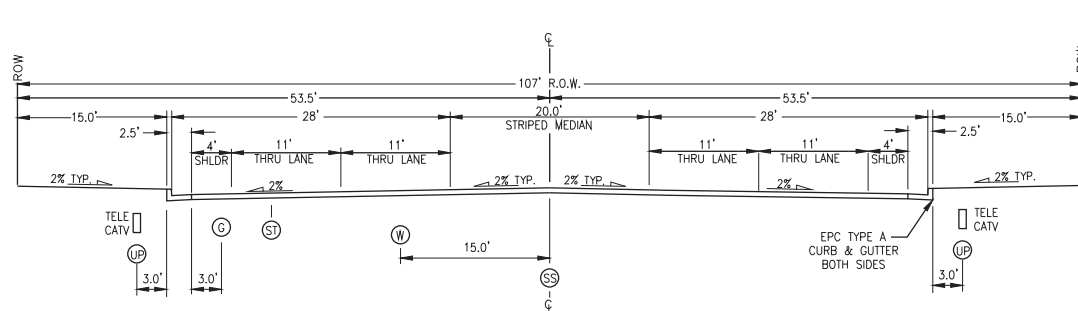
CUT EXISTING GRADE DOWN 4" MIN. AND COMPACT SUBGRADE

COMPACTED SUBGRADE 95% SPD

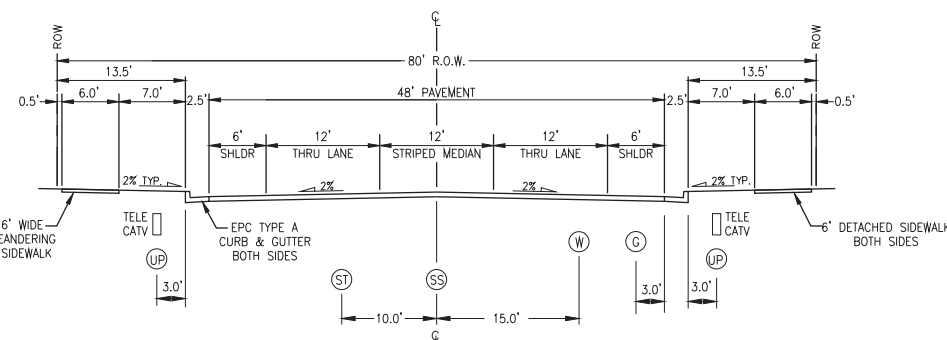
3' OFFSET

D GRAVEL TRAIL

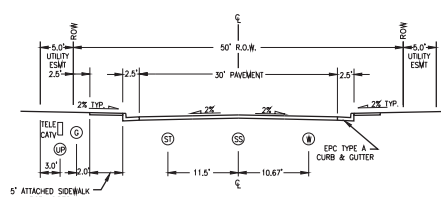
SCALE: 1/2" = 1'-0"



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



B STERLING RANCH ROAD
URBAN NON-RESIDENTIAL COLLECTOR



(C) (MODIFIED) URBAN LOCAL CROSS SECTION

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NES

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Fax 719.471.0267

www.nescolorado.com

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STERLING
RANCH

PRELIMINARY PLAN

El Paso County,
Colorado

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

ENTITLEMENT

[illegible]**TRACT MAP**

2
2 OF 5

CPC #



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STERLING RANCH

PRELIMINARY PLAN

El Paso County,
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DATE: 8.27.18
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

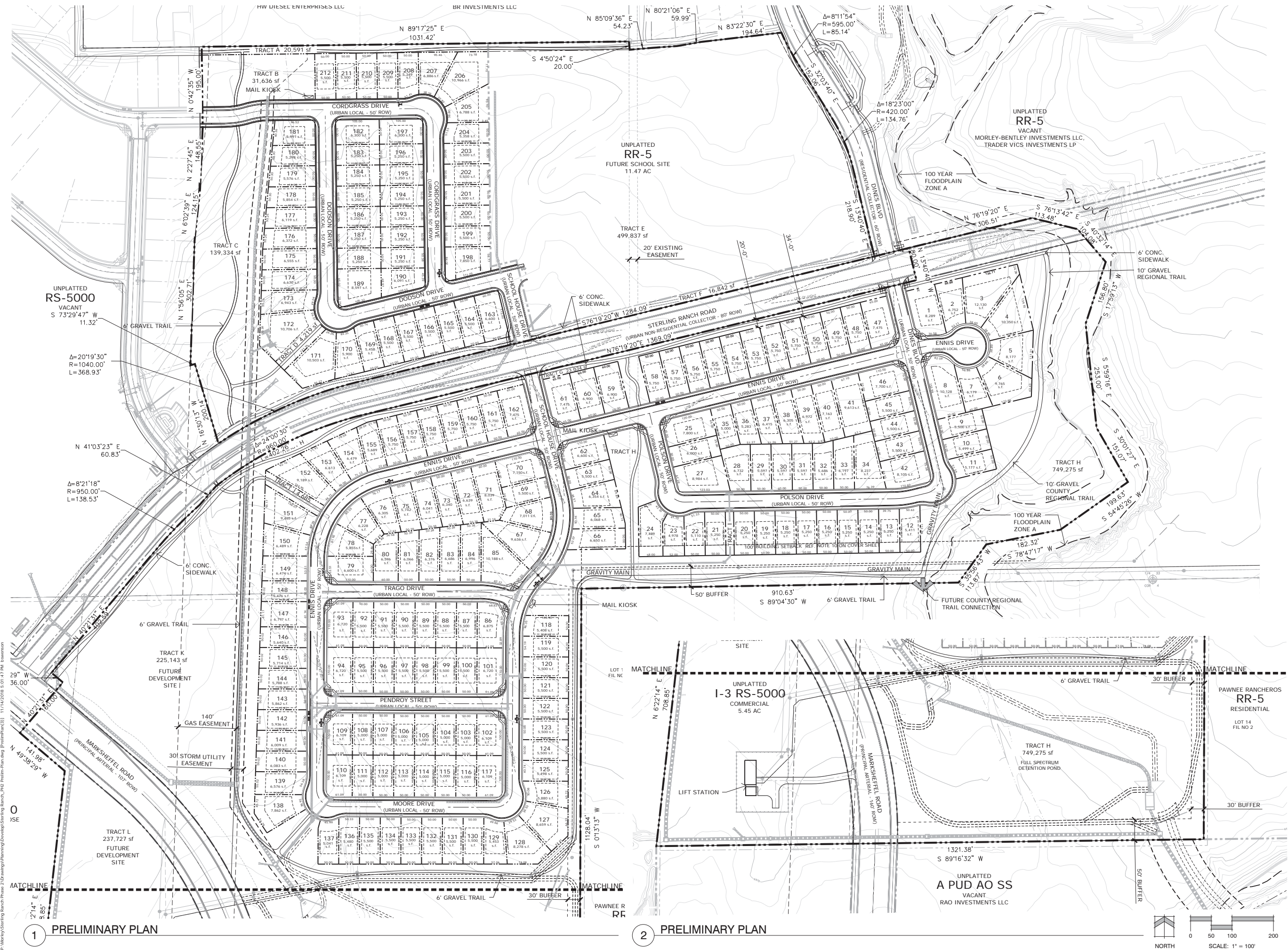
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

PRELIMINARY PLAN

3
3 OF 5

CPC #



LAND USE LEGEND:

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

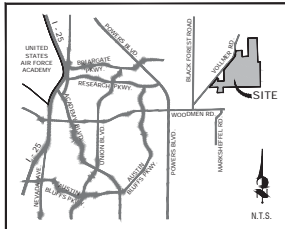
TOTAL: 1,444 AC.

TOTAL: 5,225 D.U. Max

SYMBOL LEGEND:

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

VICINITY MAP:



LEGAL DESCRIPTION:

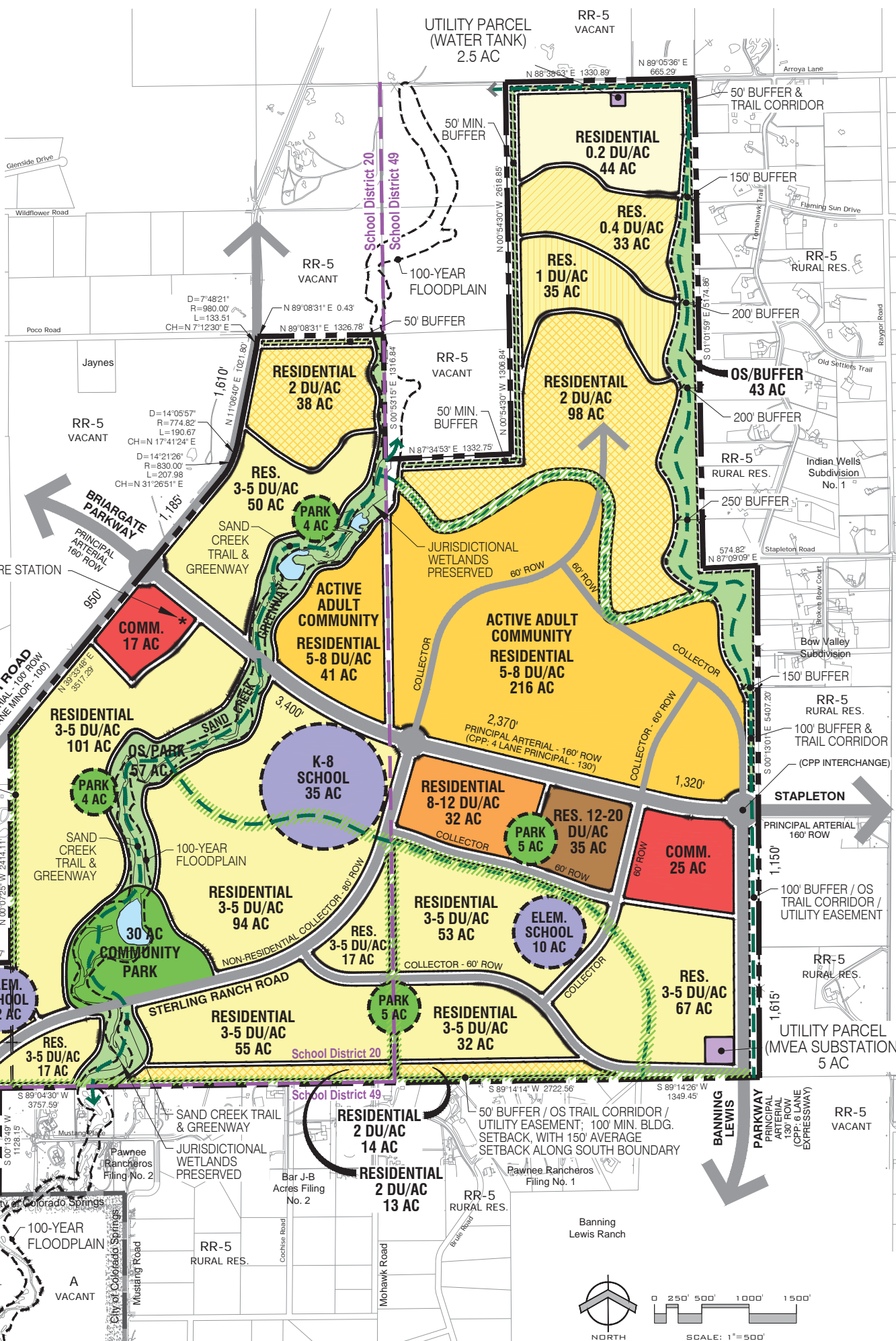
THE WEST HALF OF THE WEST HALF OF THE EAST HALF AND EAST HALF OF THE WEST HALF AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27; THE EAST HALF OF THE SOUTHEAST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLMER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

NOTES:

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

OWNER & DEVELOPER INFO:

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



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STERLING RANCH

SKETCH PLAN

MORLEY-BENTLEY
INVESTMENTS, LLC.

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

AMENDMENT

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

1
OF 1

SKP 07-007

El Paso County Park Advisory Board

Agenda Item Summary Form

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

Agenda Date: March 13, 2019

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

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

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

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

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

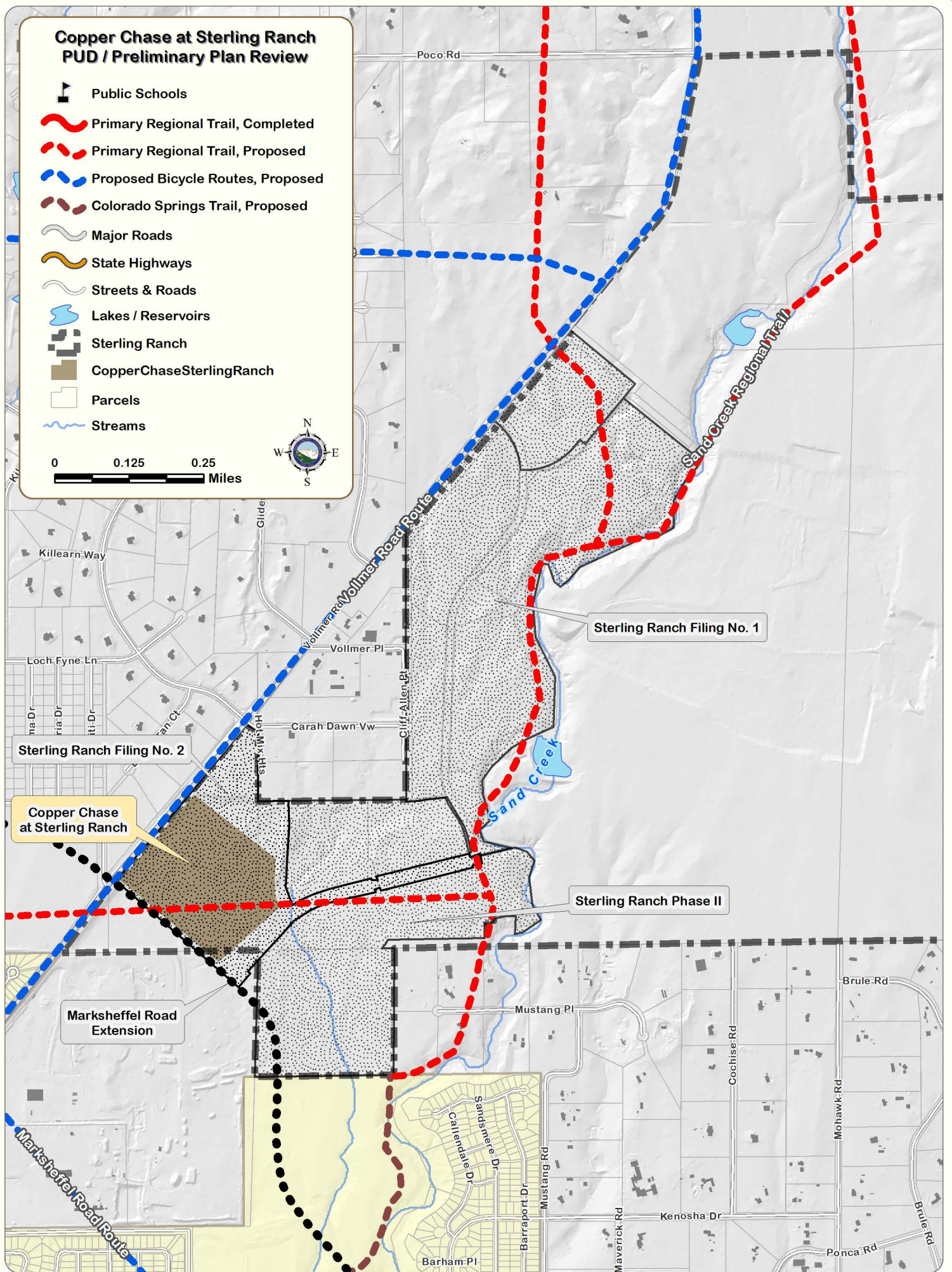
Recommended Motion:

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

Copper Chase at Sterling Ranch PUD / Preliminary Plan Review

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

0 0.125 0.25
Miles



Development
Application
Permit
Review



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

March 13, 2019

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

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

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
LAND REQUIREMENTS	Urban Density (> 1 Dwelling Unit Per 2.5 Acres): YES
Regional Park Area: 2	Urban Park Area: 2
0.0194 Acres x 132 Dwelling Units = 2.561	Neighborhood: 0.00375 Acres x 132 Dwelling Units = 0.50
Total Regional Park Acres: 2.561	Community: 0.00625 Acres x 132 Dwelling Units = 0.83
	Total Urban Park Acres: 1.32
FEE REQUIREMENTS	
Regional Park Area: 2	Urban Park Area: 2
\$456 / Dwelling Unit x 132 Dwelling Units = \$60,192	Neighborhood: \$113 / Dwelling Unit x 132 Dwelling Units = \$14,916
Total Regional Park Fees: \$60,192	Community: \$175 / Dwelling Unit x 132 Dwelling Units = \$23,100
	Total Urban Park Fees: \$38,016

ADDITIONAL RECOMMENDATIONS

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

Park Advisory Board Recommendation:

COPPER CHASE AT STERLING RANCH PUD PRELIMINARY PLAN

LETTER OF INTENT

FEBRUARY, 2019

APPLICANT:

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

OWNER:

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

CONSULTANT:

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

REQUEST

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

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

LOCATION

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



PROJECT CONTEXT

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

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

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

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

PROJECT DESCRIPTION

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

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

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

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

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

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

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

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

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

Districts Serving the Property.

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

PROJECT JUSTIFICATION

PUD Zoning Criteria Chapter 4.2.6.D

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

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

El Paso County Master Plan

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

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

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

Falcon/Peyton Small Area Plan

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

3.1 Land Use

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

3.3 Residential Areas and Densities

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

Black Forest Preservation Plan

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

1. Growth and Land Use Goals:

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

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

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

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

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

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

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

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

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

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

There are no such features within this site.

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

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

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

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

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

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

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

There are no mineral rights owners on this property.

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

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

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

The owner has signed the application.

PUD Preliminary Plan Review Criteria Chapter 4.2.6.E

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

El Paso County Master Plan

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

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

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

Falcon/Peyton Small Area Plan

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

3.1 Land Use

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

3.3 Residential Areas and Densities

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

Black Forest Preservation Plan

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

2. Growth and Land Use Goals:

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

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

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

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

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

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

- 4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;**
A sufficient water supply is available as demonstrated by the water supply commitment letter provided by the Sterling Ranch Metropolitan District and Water resources report provided by JDS Hydro.
- 5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.**
Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report provided by JDS Hydro.
- 6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];**
These matters are addressed in the Soils and Geology report provided for Sterling Ranch by Entech Engineering Inc.
- 7. Adequate drainage improvements complying with State law [C.R.S. §30-28- 133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**
These matters are addressed in the Drainage Report prepared by M&S Civil.
- 8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;**
All lots will be accessible by new public streets that comply with the LDC and ECM.
- 9. The proposed subdivision has established an adequate level of compatibility by**
 - (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**
There are no natural physical features on the site. Sufficient open space is provided in Tracts B-K.
 - (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;**
Appropriate provision is made in this regard given the context of the site and surrounding area. Sidewalks are included throughout the project and connect to the surrounding Sterling Ranch trails and open space.

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

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

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

There are no environmentally sensitive areas on the property.

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

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

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

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

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

The site lies within the Falcon Fire Protection District. A service commitment letter from the District and a Fire Protection Report are included with the submittal.

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

The proposed subdivision meets the applicable sections of these parts of the Code, subject to the requested PUD modification and deviation requests.

PUD Modification/Deviation Request

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

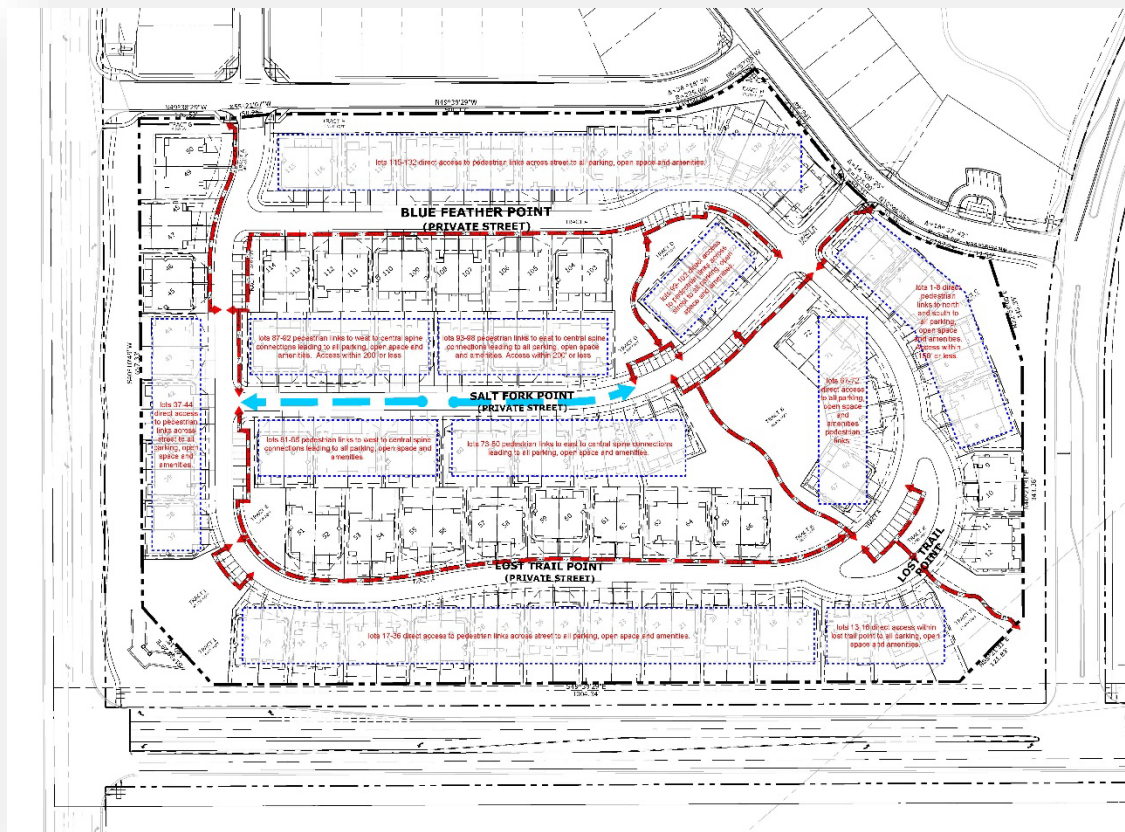
There is no ECM standard for Private Streets in townhome developments. The street section is a modified roadway design utilizing an inverted crown without curb and gutter. The section includes a 24-foot drive aisle a 3.5-foot buffer between the drive aisle and the 5-foot sidewalk. The sidewalk is proposed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

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

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

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

Figure 1. Sidewalk Connectivity



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

GENERAL PROVISIONS:

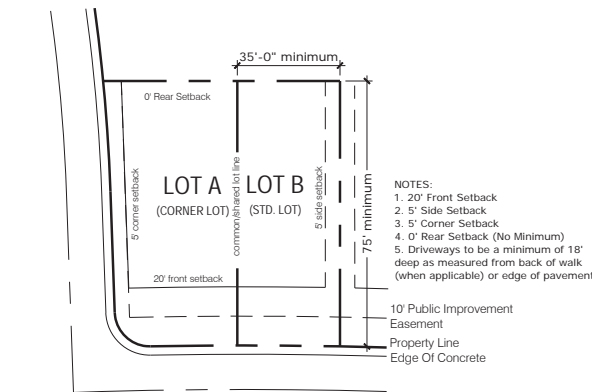
- A. Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. Applicability. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns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

DEVELOPMENT GUIDELINES:

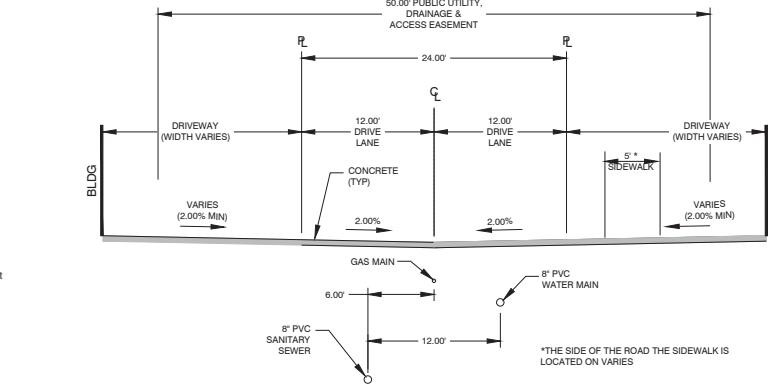
- A. Project Description: Copper Chase at Sterling Ranch is a planned residential community on 19.67 acres of land located East of Vollmer Rd. and Mark Sheffel Rd. The project is planned as a single family attached community.
- B. Principal Uses: Principal uses within Copper Chase at Sterling Ranch subdivision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

PUD MODIFICATIONS

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



A TYPICAL LOT DIAGRAM
1 SINGLE FAMILY ATTACHED



B TYPICAL SECTION - INTERNAL ACCESS ROAD (PRIVATE)
1 SCALE: NTS

COPPER CHASE AT STERLING RANCH
EL PASO COUNTY, COLORADO

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

LEGAL DESCRIPTION

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

LEGAL DESCRIPTION:

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

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

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

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

TRACT TABLE

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

County Certification

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

President, Board of County Commissioners date

Director, Planning & Community Development Department date

Clerk and Recorder Certification

State of Colorado) _____ ss.
El Paso County)

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

El Paso County Clerk and Recorder

SR Land, LLC

Name of Landowner

Landowner's Signature, notarized

Ownership Certification

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

Notarized signature

OR Name of Attorney and registration number

Morley-Bentley Investments, LLC

Name of Landowner

Landowner's Signature, notarized

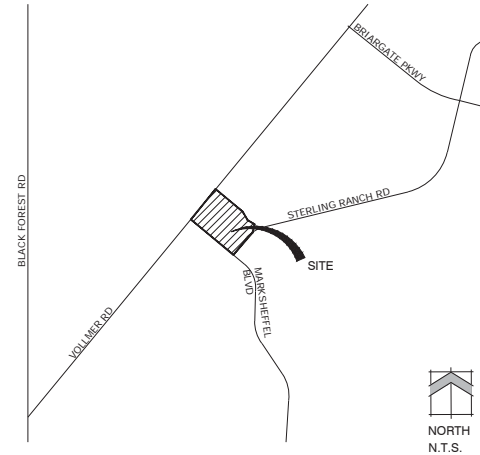
Ownership Certification

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

Notarized signature

OR Name of Attorney and registration number

VICINITY MAP



SITE DATA

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

Open Space Required = (10% of 857,000 sf = 85,700 sf)

Open Space Provided = 173,164

25% min. usable open space required (25% of 85,700 sf) = 21,425 sf

Usable open space provided (Tracts B,C,D,E,F,I,J,K) = 151,218 sf (87%)

F.E.M.A. FLOODPLAIN STATEMENT

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

GEOLOGIC HAZARD STATEMENT

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

GENERAL NOTES

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

SHEET INDEX

Sheet 1 of 6	Cover
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Sheet 5 of 6	Development Plan - PUD
Sheet 6 of 6	Development Plan - PUD

Land Planning
Landscape
Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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CHALLENGER
HOMES

COPPER CHASE AT
STERLING RANCH

PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

COVER

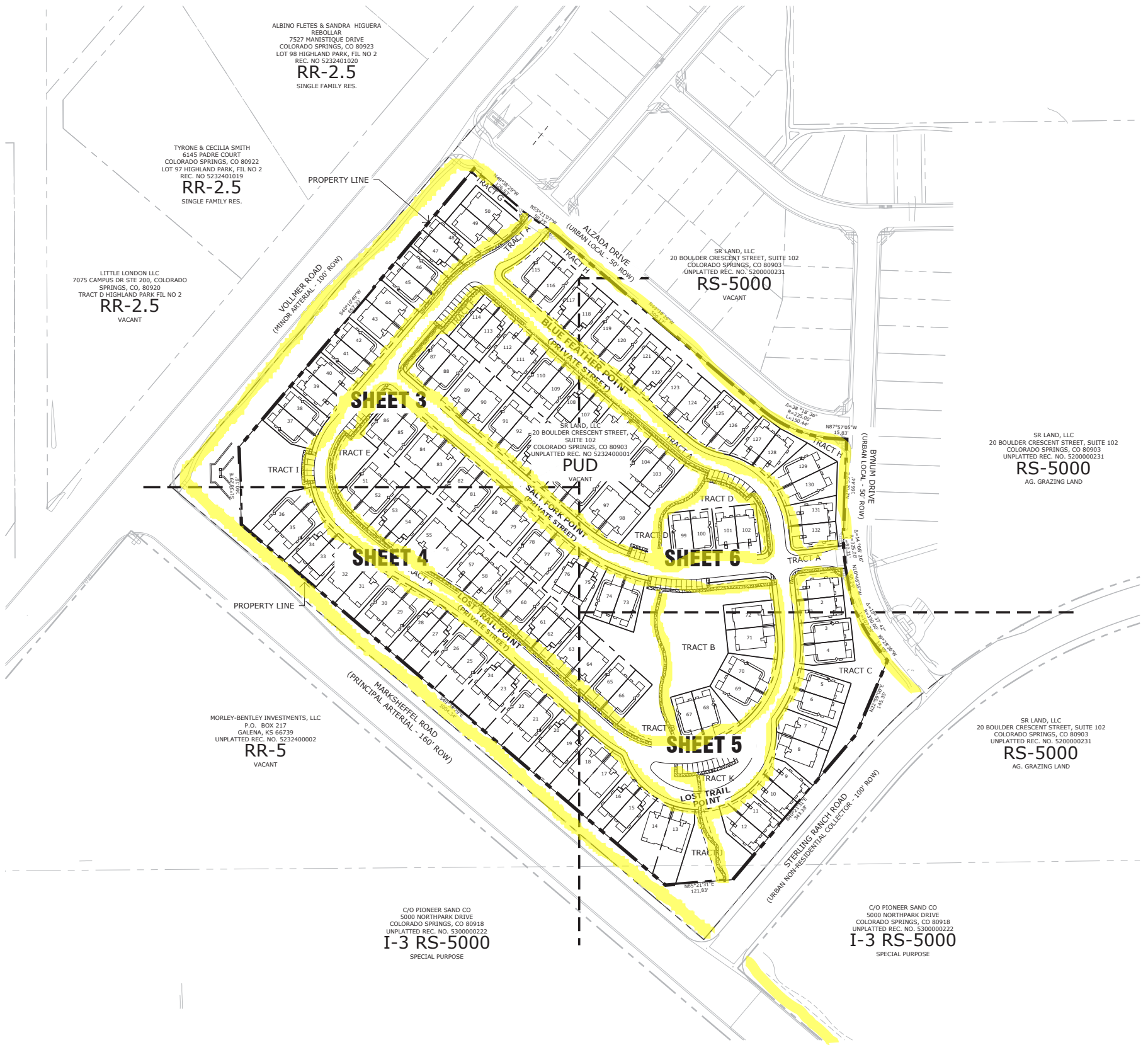
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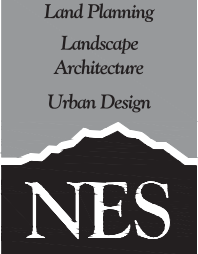
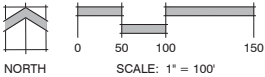
COPPER CHASE AT STERLING RANCH

EL PASO COUNTY, COLORADO

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



A
2 OVERALL SITE PLAN & ADJACENT PROPERTY OWNERS



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
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COPPER CHASE AT
STERLING RANCH

PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

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

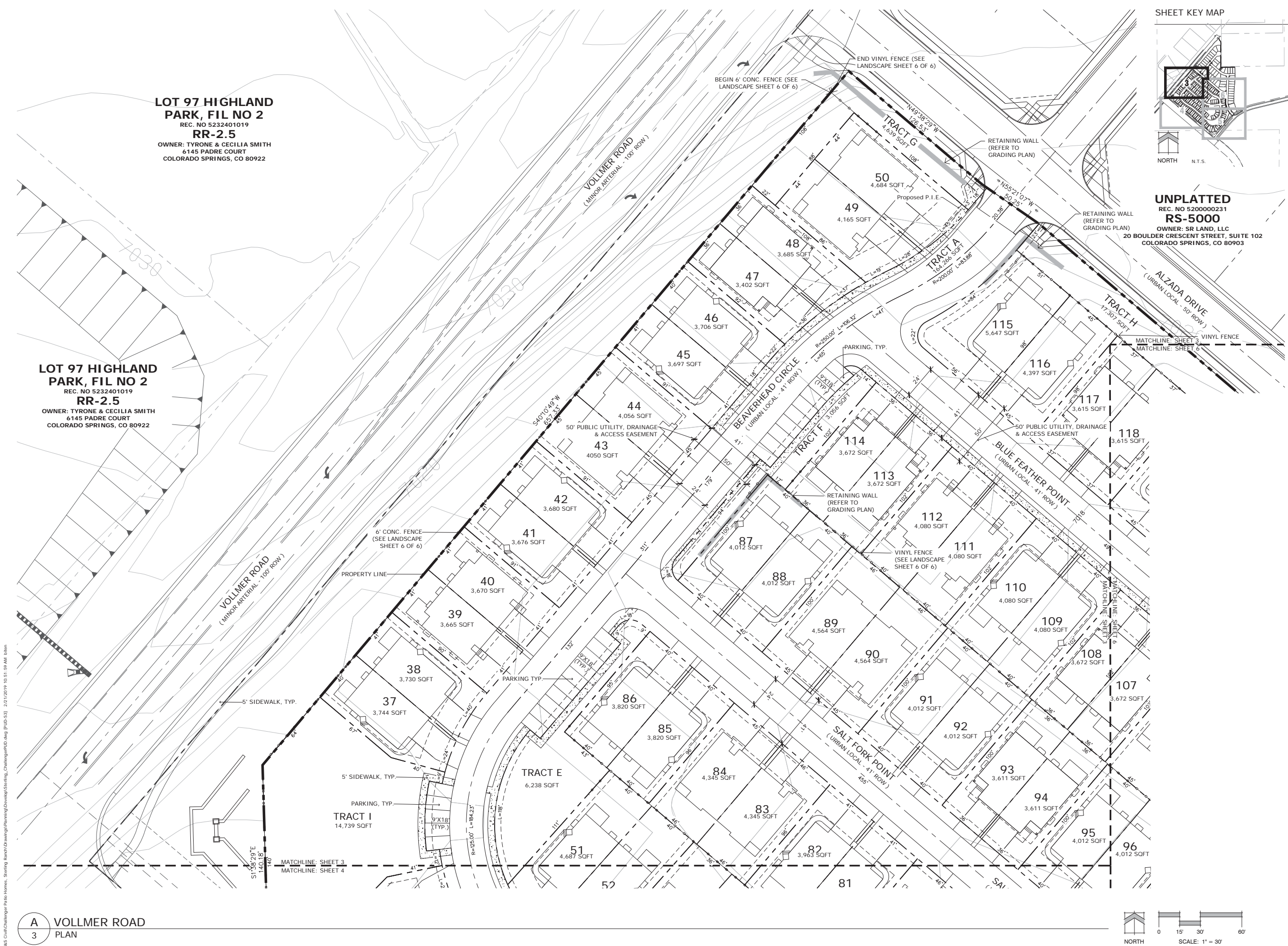
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DATE:	BY:	DESCRIPTION:

OVERALL SITE PLAN

2

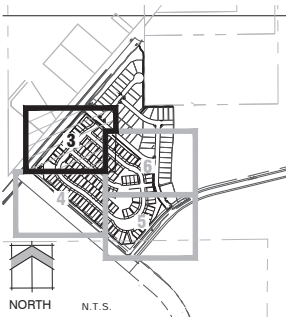
2 OF 6



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

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

SHEET KEY MAP



UNPLATTED
REC. NO 5200000231
RS-5000

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

**CHALLENGER
HOMES**

**COPPER CHASE AT
STERLING RANCH**

PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

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

ENTITLEMENT

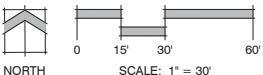
DATE: BY: DESCRIPTION:

DEVELOPMENT PLAN - PUD

3

3 OF 6

A
3
**VOLLMER ROAD
PLAN**



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PUD DEVELOPMENT
/PRELIMINARY PLAN

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COLORADO SPRINGS, CO 80918

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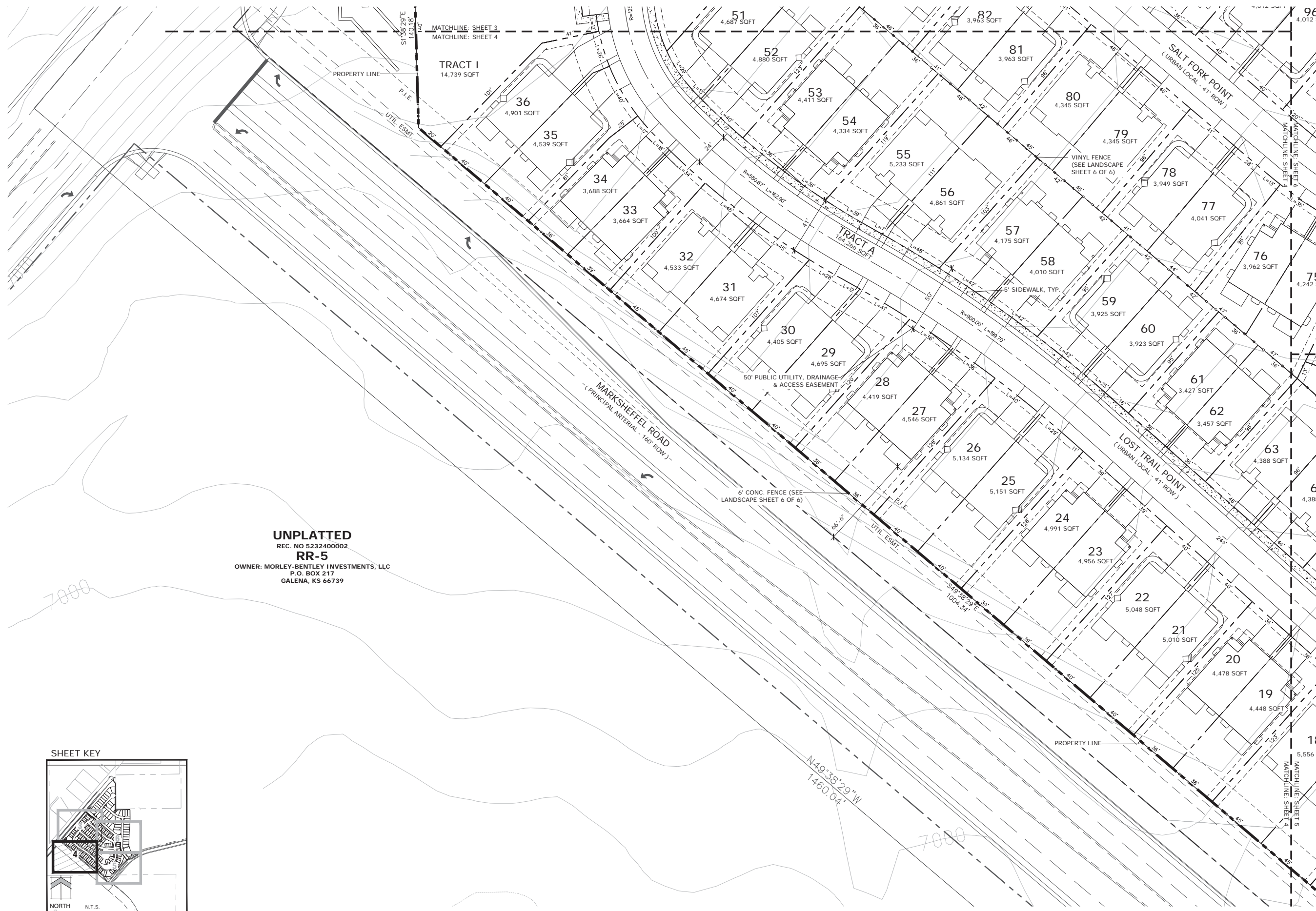
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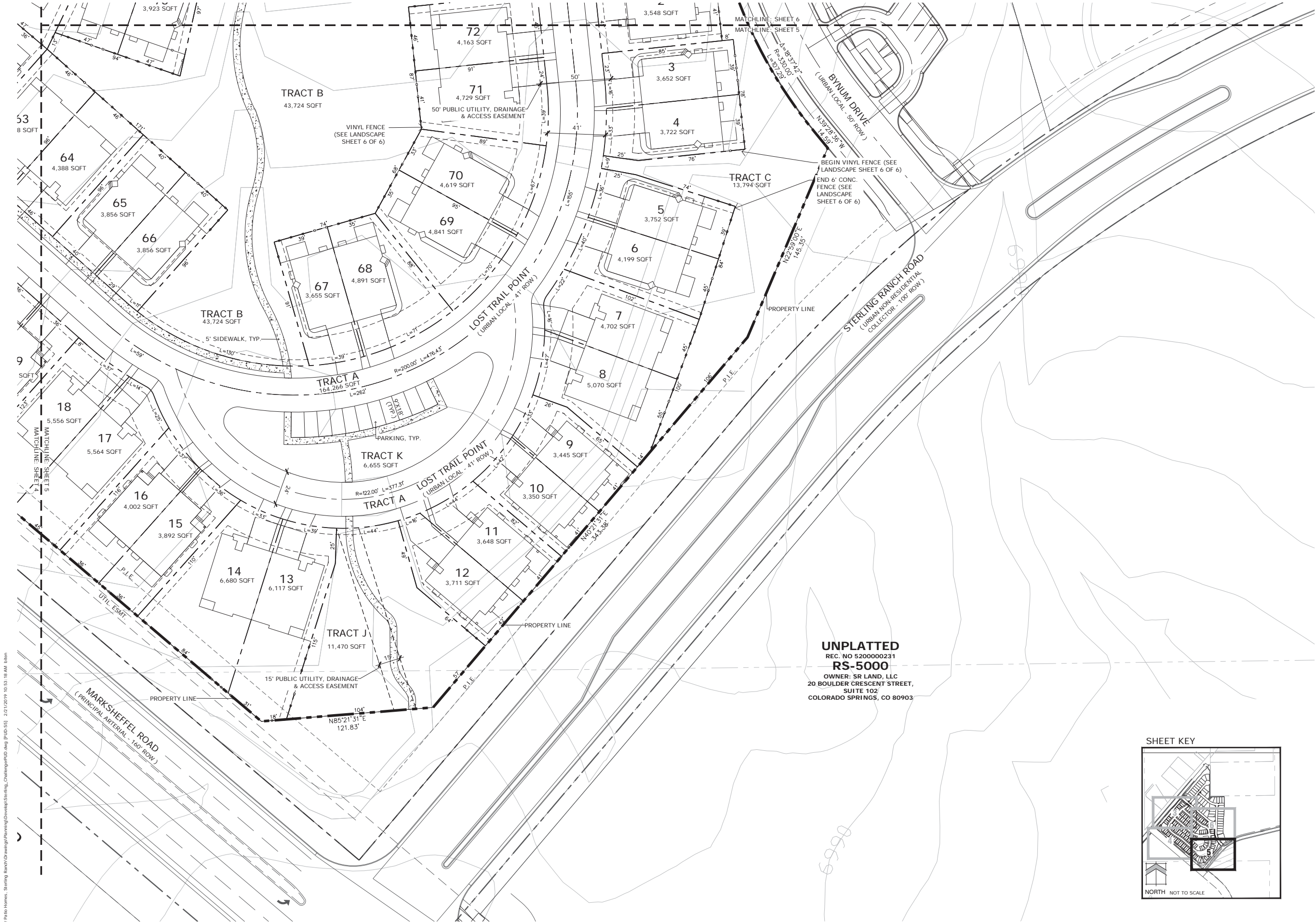
DEVELOPMENT PLAN - PUD

4

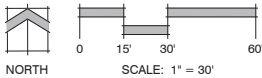
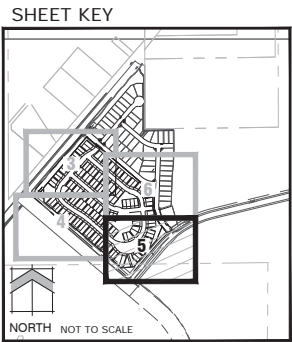
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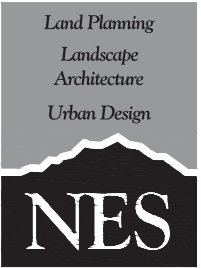
SCALE: 1" = 30'



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



A MARKSHEFFEL ROAD AND STERLING RANCH ROAD
5 PLAN



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PUD DEVELOPMENT
/PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

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PROJECT MGR: J. ROMERO
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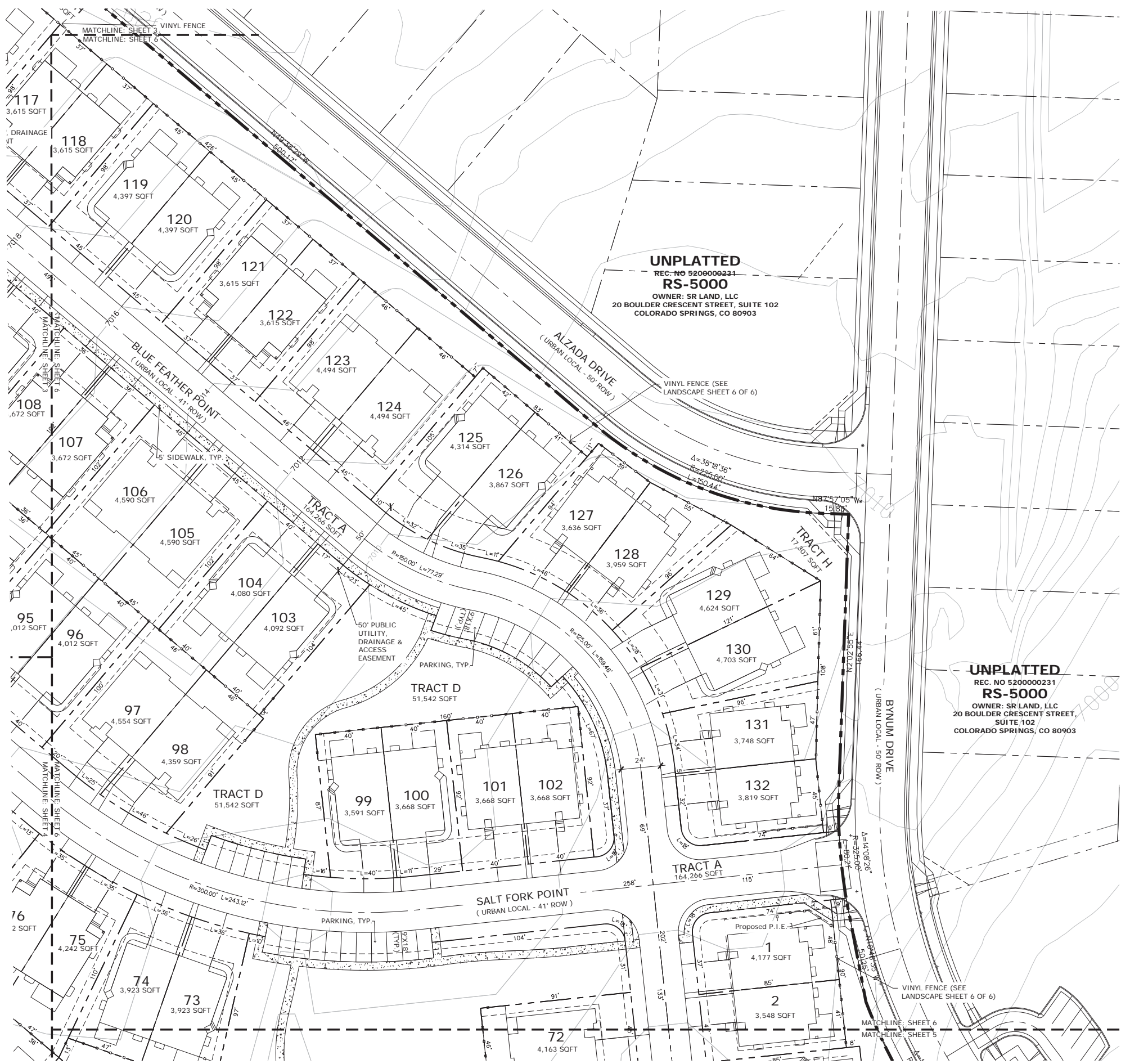
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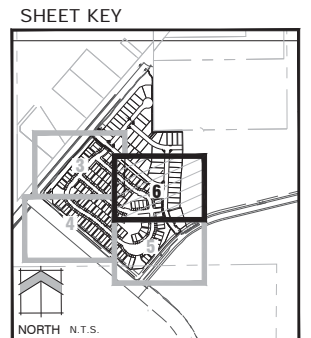
DEVELOPMENT PLAN - PUD

5

5 OF 6



A BYNUM DRIVE
6 PLAN



Land Planning
Landscape
Architecture
Urban Design

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CHALLENGER
HOMES

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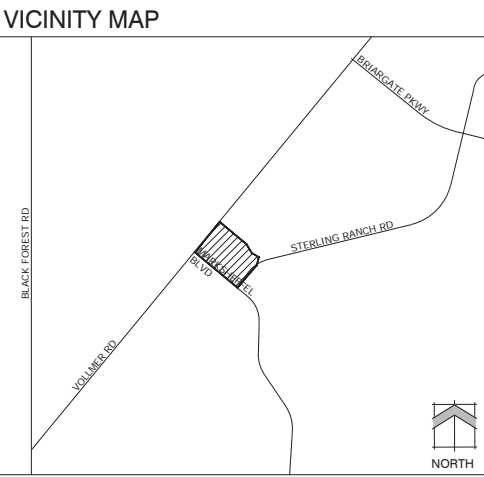
DATE:	BY:	DESCRIPTION:

DEVELOPMENT PLAN - PUD

6

6 OF 6

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



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PUD DEVELOPMENT/
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8335 VOLLER ROAD
COLORADO SPRINGS, CO 80918

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

ENTITLEMENT

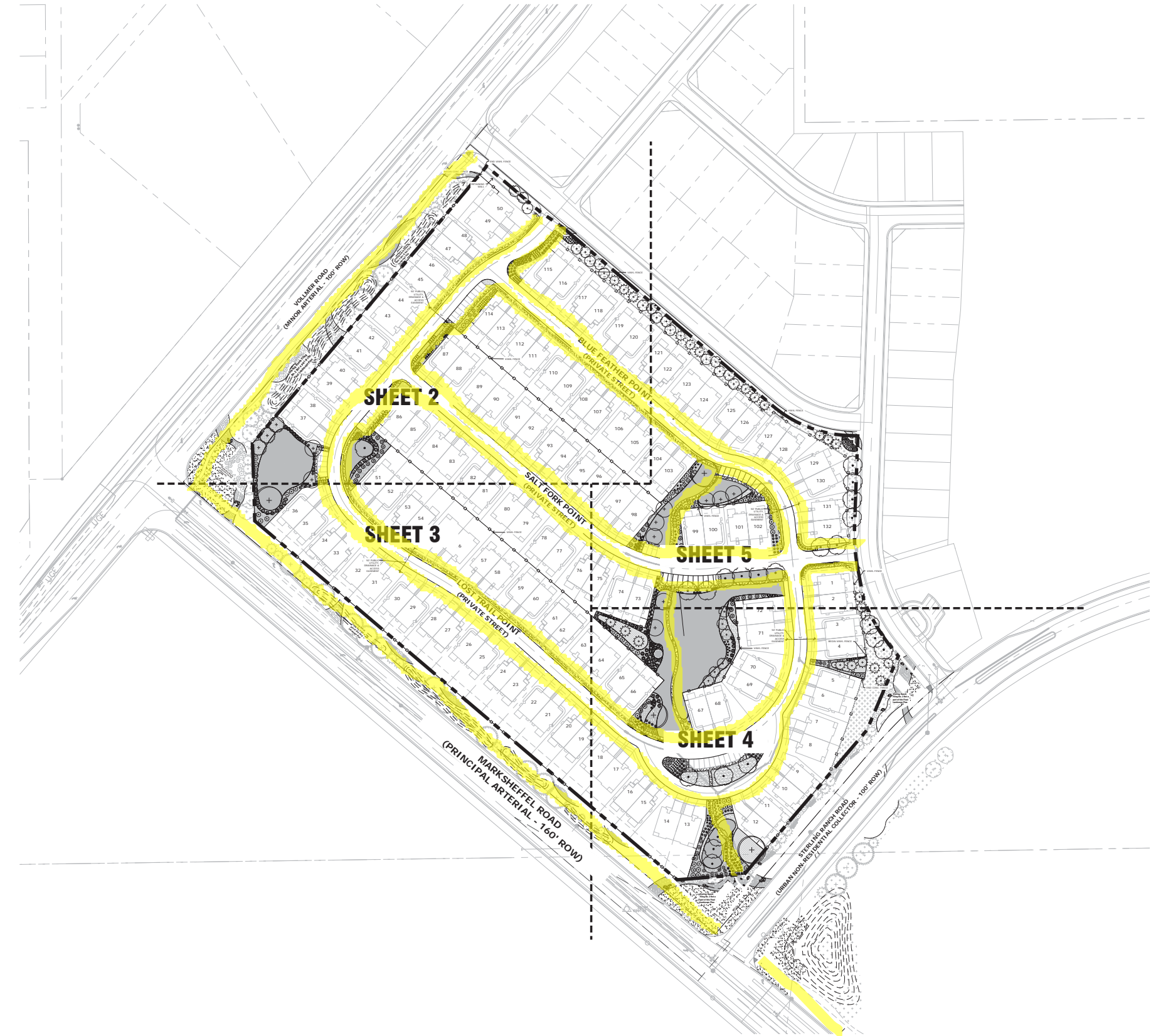
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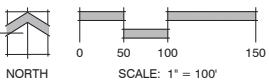
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1 OF 6

SHEET INDEX

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



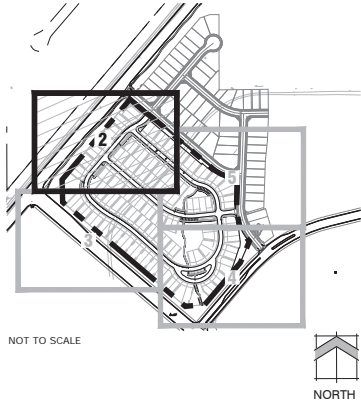
AA OVERALL SITE PLAN
21



GROUND COVER LEGEND

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

SHEET KEY



Land Planning
Landscape Architecture
Urban Design

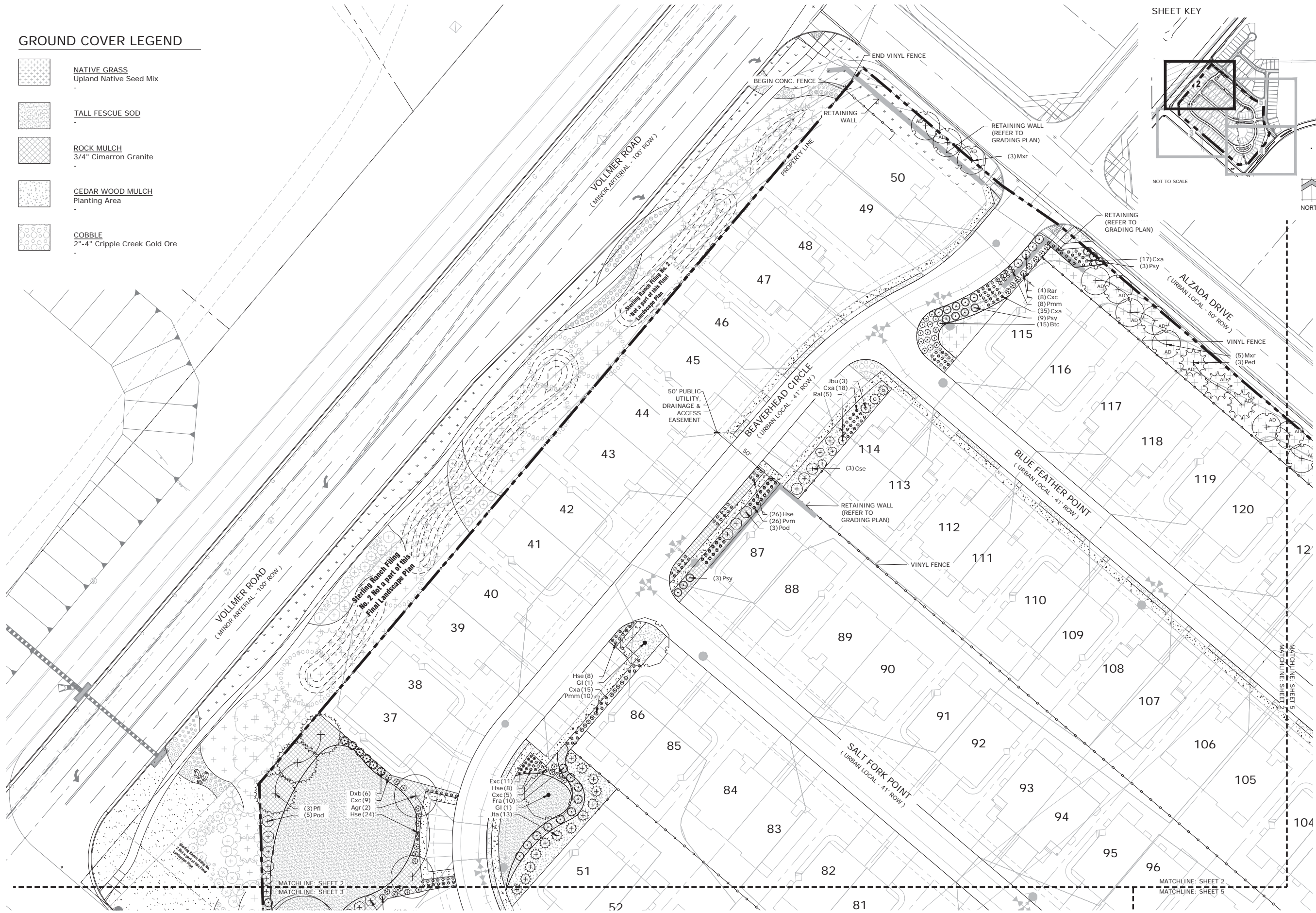
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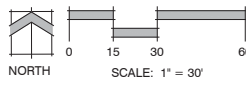
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1 VOLLMER ROAD AND MARKSHEFFEL ROAD
2 PLAN



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PUD DEVELOPMENT/
PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

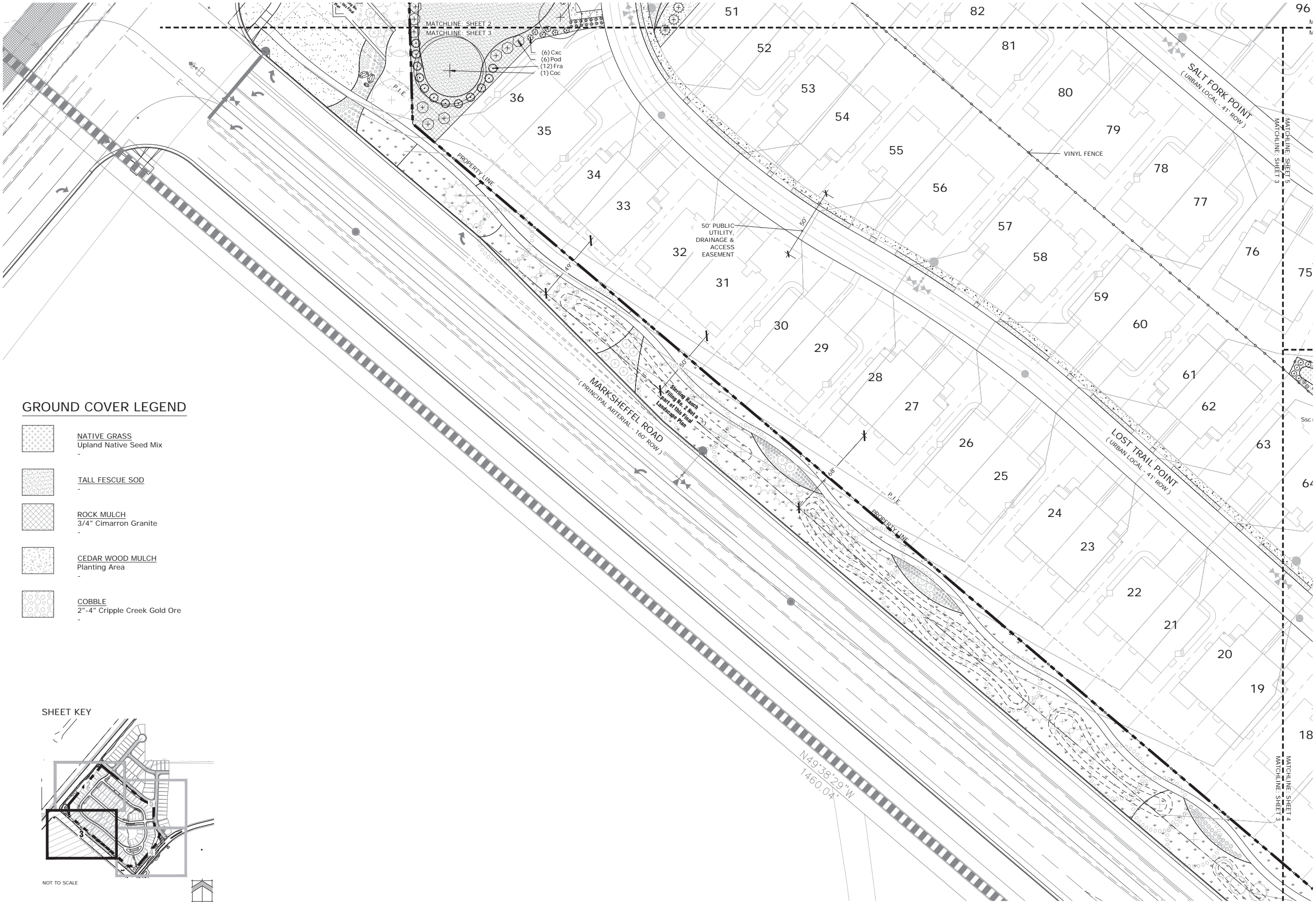
DATE:	02.20.19
PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN & M. SWIFT

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

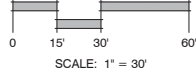
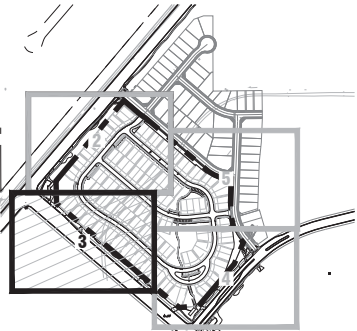
2
2 OF 6



GROUND COVER LEGEND

- NATIVE GRASS
Upland Native Seed Mix
- TALL FESCUE SOD
- ROCK MULCH
3/4" Cimarron Granite
- CEDAR WOOD MULCH
Planting Area
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SHEET KEY



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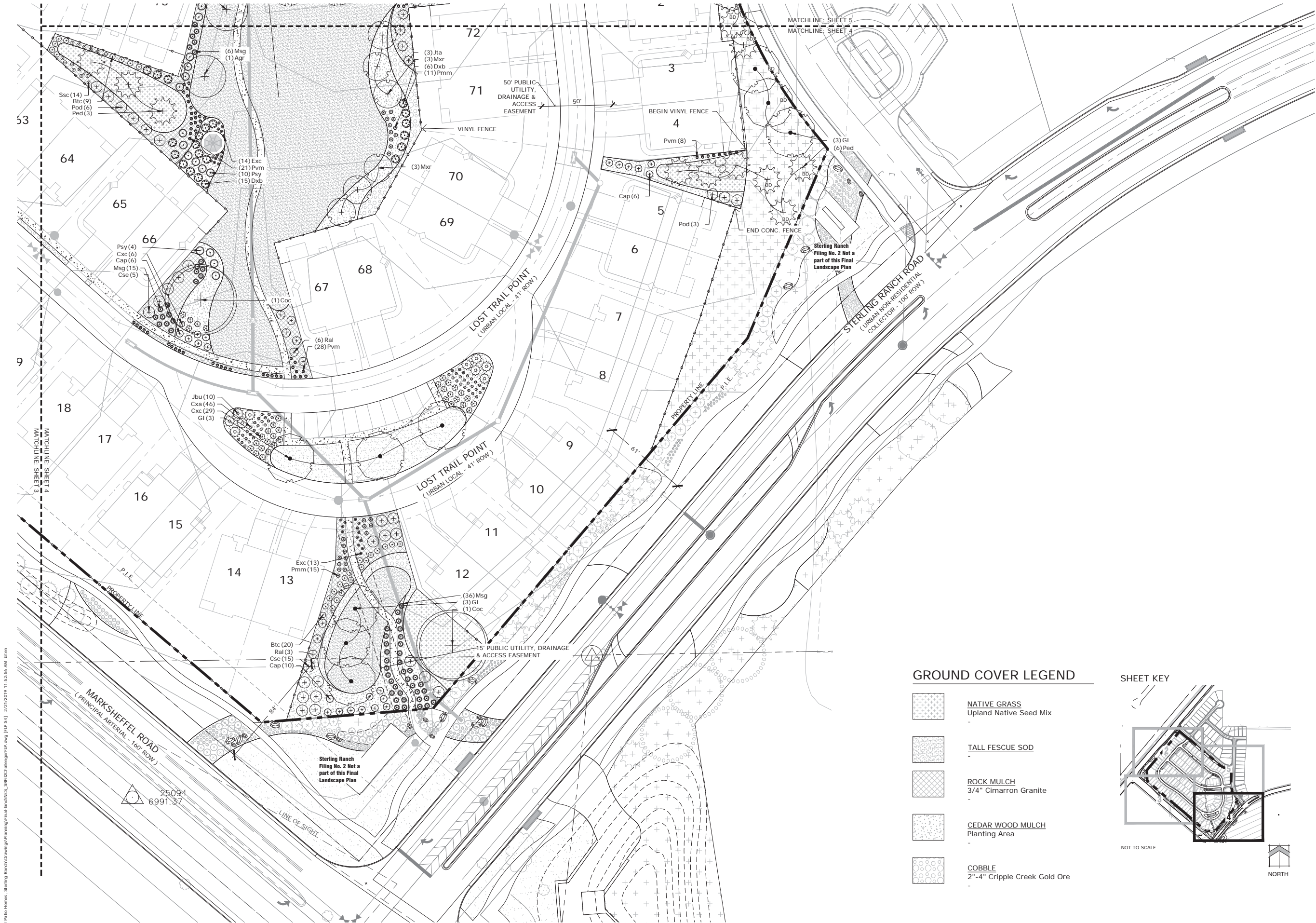
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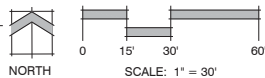
LANDSCAPE PLAN

3

3 OF 6



1 MARKSHEFFEL ROAD AND STERLING RANCH ROAD
4 PLAN



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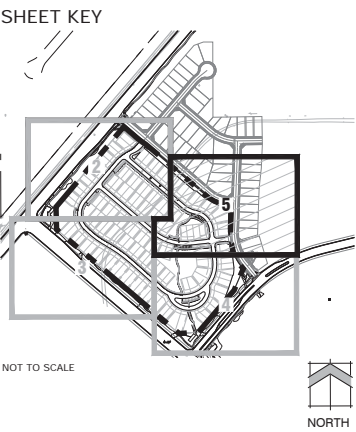
ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

4

4 OF 6



GROUND COVER LEGEND

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

Land Planning
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8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

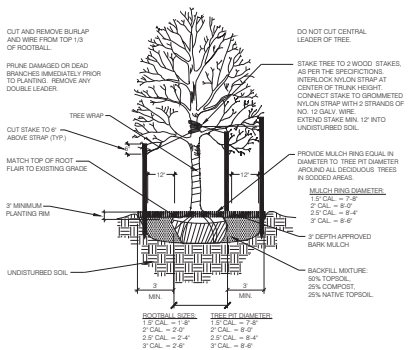
DATE: 02.20.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN & M. SWIFT

ENTITLEMENT		
DATE:	BY:	DESCRIPTION:

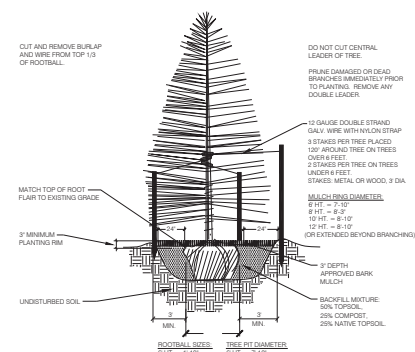
LANDSCAPE PLAN

5

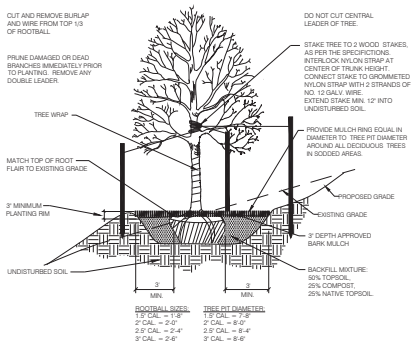
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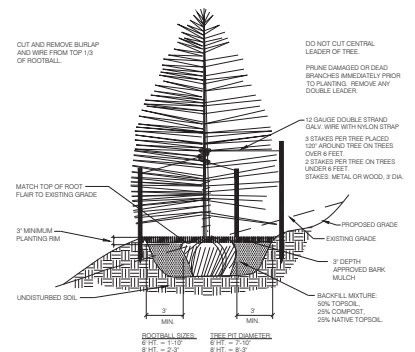
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



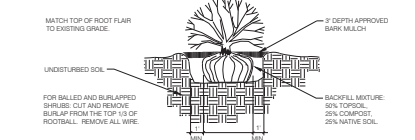
2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



3 DECIDUOUS TREE PLACEMENT ON SLOPE
SCALE: NOT TO SCALE



4 CONIFEROUS TREE PLACEMENT ON SLOPE
SCALE: NOT TO SCALE



5 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

PLANT SCHEDULE									
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND		
	Agr	10	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B		
	Coc	4	Celtis occidentalis / Common Hackberry	60'	50'	2" Cal.	B&B		
	GI	23	Gleditsia triacanthos 'Imperial' / Imperial Honeylocust	40'	35'	2" Cal.	B&B		
EVERGREEN TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND		
	Ped	24	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B		
	PII	3	Pinus flexilis / Limber Pine	50'	30'	8" HT	B&B		
FLOWERING TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND		
	Mxr	24	Malus x 'Radiant' / Radiant Crabapple	25'	20'	2" Cal.	B&B		
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND		
	Btc	71	Berberis thunbergii 'Crimson Pygmy' / Crimson Pygmy Barberry	4'	4'	5 GAL	CONT		
	Cxc	63	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Shrub	4'	4'	5 GAL	CONT		
	Cse	44	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT		
	Cap	25	Cotoneaster apiculatus / Coral Beauty Cotoneaster	1.5'	5'	5 GAL	CONT		
	Dxb	27	Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne	6'	6'	5 GAL	CONT		
	Fra	20	Fendlera rupicola / Cliff Fendlerbush	6'	6'	5 GAL	CONT		
	Jbu	13	Juniperus sabina 'Buffalo' / Buffalo Savin Juniper	1'	8'	5 GAL	CONT		
	Jta	39	Juniperus sabina 'Tamariscifolia' / Tamarix Savin Juniper	6'	8'	5 GAL	CONT		
	Pod	24	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	8'	8'	5 GAL	CONT		
	Pmm	60	Pinus mugo 'Mops' / Mops Mugo Pine	3'	3'	5 GAL	CONT		
	Psy	33	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	2'	6'	5 GAL	CONT		
	Rar	19	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2' Ht.	6'	5 GAL	CONT		
	Ral	14	Ribes alpinum / Alpine Currant	6'	6'	5 GAL	CONT		
	Rzk	16	Rosa x 'Knockout' TM / Rose	3'	3'	5 GAL	CONT		
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND		
	Exc	63	Echinacea x 'Cheyenne Spirit' / Cheyenne Spirit Coneflower	2' Ht.	2'	1 GAL	CONT		
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND		
	Cxa	168	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT		
	Hse	66	Helictotrichon sempervirens / Blue Out/Blue Avena	3'	2'	1 GAL	CONT		
	Msg	70	Miscanthus sinensis 'Gracillimus' / Maiden Grass	6'	4'	1 GAL	CONT		
	Pvm	95	Panicum virgatum / Switch Grass	4'	2'	1 GAL	CONT		
	Ssc	38	Schizachyrium scoparium / Little Bluestem Grass	4'	2.5'	1 GAL	CONT		
SHRUB PLACEMENT ON SLOPES	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND		
PERENNIAL / GROUND COVER PLANTING	CODE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SIZE	COND		

SITE DATA

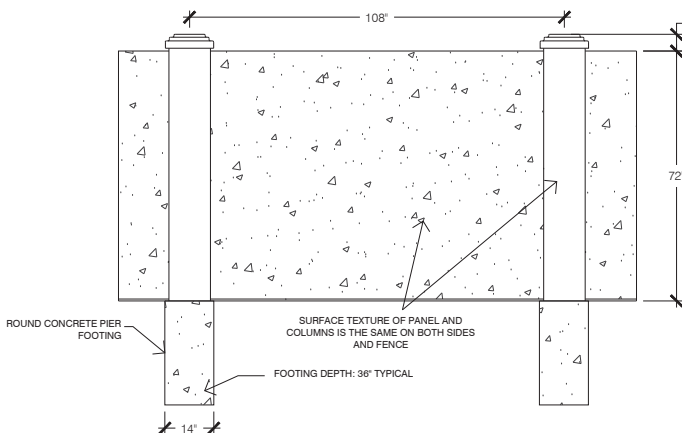
Consultant:	N.E.S. Inc, 619 N. Cascade Ave, Suite 200 Colorado Springs, CO 80903
Owners:	SR Land, LLC 20 Boulder Crescent Street, Suite 102 Colorado Springs, CO 80903 Morley-Bentley Investments, LLC PO Box 217 Galena, KS 66739
Applicant:	Challenger Communities, LLC 8605 Explorer Drive, Suite 250 Colorado Springs, CO 80920
Tax ID Number:	5200000364; 5233000011; 5232400002; 5300000173
Site Acreage:	
Sketch Plan:	SKP 18-3 (Approved 2018)
Current Zoning:	RR-5 & RS-5000
Proposed Zoning:	PUD
Development Schedule:	2019
Land Use	
Lots:	12 ac - 132 Lots (61%)
Open Space (Tracts B-L):	3.9 ac (19.8%)
R.O.W.(Tract A):	3.77 ac (19.2%)
Total Area:	19.67 ac
Density:	6.7 du/ac (includes Tracts)
Landscape Setbacks:	
Markshoeffel Blvd:	25'
Vollmer Rd:	20'
Sterling Ranch Rd:	10'

Landscape Setbacks

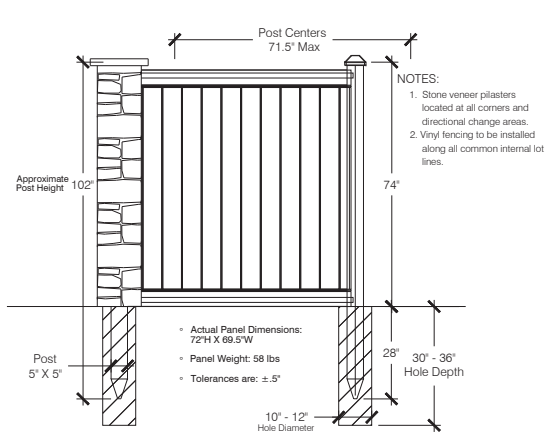
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.	Setback Abbr. Denoted on Plan
Bynum Drive	Urban Local	10' / 15'	417'	1 / 30'	14 / 14	BD
Alzada Drive	Urban Local	10' / 15'	884'	1 / 30'	30 / 30	AD

LANDSCAPE NOTES

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



7 6' CONCRETE FENCE
SCALE: NOT TO SCALE



8 VINYL FENCE
SCALE: NOT TO SCALE



N.E.S. Inc.
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COPPER CHASE AT STERLING RANCH

PUD DEVELOPMENT/
PRELIMINARY PLAN

8335 VOLLMER ROAD
COLORADO SPRINGS, CO 80918

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

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE DETAILS & NOTES

6

6 OF 6

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: County Master Plan Steering Committee

Agenda Date: March 13, 2019

Agenda Item Number: # 7 - A

Presenter: Tim Wolken, Director, Community Services Department

Information: **Endorsement:** X

Background Information

The El Paso County Planning and Community Development Department (PCDD) is overseeing the development of an El Paso County Master Plan. The Master Plan is a guiding document concerning land use planning issues, topical elements regarding specific planning issues, small area plans for specific geographical areas of the County, drainage basin plans, and previously approved development master plans including the County Parks master plan.

The PCDD is seeking a Park Advisory Board representative on the Master Plan Steering Committee. The first committee meeting is Tuesday, March 19, 2019 from 11 a.m. to 1 p.m. at the Pikes Peak Regional Development Center, 2880 International Circle (a conference call option will be available). Since the Parks Master Plan is a part of the overall Master Plan, the role of the Park Advisory Board liaison member will be to represent County Park interests in Steering Committee discussions.

The PCDD is also interested in a Steering Committee member to represent rural interests and would appreciate if any Park Advisory Board member may be interested in representing the rural area.

Recommended Motion:

Move to endorse _____ to serve as the Park Advisory Board representative on the County Master Plan Steering Committee.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2019 Park Advisory Board Tour
Agenda Date: March 13, 2019
Agenda Item Number: #7 - B
Presenter: Brian Bobeck, Park Operations Division Manager
Information: X **Endorsement:**

Background Information

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

We would appreciate feedback on potential tour opportunities for 2019:

North

Palmer Lake Recreation Area
New Santa Fe Regional Trail
Fox Run Regional Park
Black Forest Regional Park
Black Forest Section 16 Trail
Pineries Open Space

Central

Bear Creek Regional Park
Bear Creek Nature Center
Rainbow Falls Historic Site
Ute Pass Regional Trail

We would also appreciate your feedback on the following potential dates:

Saturday, May 4
Saturday, May 18

Recommended Motion:

Discussion

**El Paso County Parks
2019 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Create a podcast for self-guided tours on FCNC trails			Completed
Expand materials / supplies for outreach activities	Nancy Bernard	Low	
Develop a cultural history field trip for 4th graders	Nancy Bernard	Low	
Create a middle school nature camp	Mary Jo Lewis	Medium	
Create a scientific inquiry program	Mary Jo Lewis	Low	
Create a "Winter Adaptations in the Foothills" program	Mary Jo Lewis	Low	
Create a robust Rainbow Falls volunteer program	Theresa Odello	High	
Create a Rainbow Falls giving program	Theresa Odello	High	
Create a Park Rx program	Theresa Odello	Low	
Co-host an event for military families with MP Living	Theresa Odello	Medium	
Expand remote control flying opportunities	Theresa Odello	Medium	
Implement a marketing plan for Fairgrounds usage	Janice Brewer	High	
Create a Paint Mines 5K Run	Janice Brewer	High	
Complete needs assessment / expand Frgds programming	Stacy Starr	High	
Complete the Northern Nature Center feasibility study	Todd Marts	High	Development Phase
Park Operations Division	Project Manager	Priority	Status
Establish an on-call forestry process	Brian Bobeck	High	
Develop individual park operation plans	Brian Bobeck	Low	
Establish a part-time custodial position(s)	Brian Bobeck	High	
Establish a five year equipment replacement program	Brian Bobeck	Medium	
Complete a Paint Mines (west) Master Plan	Ross Williams	Medium	
Complete the Elephant Rock Open Space Master Plan	Ross Williams	High	
Complete the Jones Park Master Plan	Tim Wolken	High	Development Phase
Complete a Homestead Ranch Regional Park Master Plan	Ross Williams	Low	
Establish a Planning Division Internship Program	Jason Meyer	Medium	
Complete a feasibility study to expand GIS use	Ross Williams	Low	
Pursue formal water rights for Drake Lake	Tim Wolken	Low	
Upgrade the CIP document	Tim Wolken	Medium	
Capital Improvement Projects	Project Manager	Priority	Status
Pinerias Open Space - Phase 1	Ross Williams	High	Design Phase
Bear Creek Regional Park improvements	Paul Whalen	Medium	
Fox Run Regional Park improvements	Brian Bobeck	High	Bid Phase
Kane Ranch Open Space Improvements	Ross Williams	Medium	
Eastonville Regional Trail Improvements	Paul Whalen	Low	
New Santa Fe Regional Trail flood repairs	Jason Meyer	High	Construction
Fountain Creek bank stabilization project	Jason Meyer	Medium	
Hanson Trailhead renovation	Jason Meyer	Low	
New Santa Fe Regional Trail trailhead improvements	Randy Smith	High	Design Phase
Black Forest Regional Park / disaster recovery project	Jason Meyer	High	Bid Phase
Falcon Regional Park - Phase II	Paul Whalen	Medium	
Ute Pass Regional Trail expansion - State Trails Grant	Jason Meyer	High	Design Phase
Ute Pass Regional Trail expansion - TAP grant	Jason Meyer	Medium	
Willow Springs Ponds - bridge replacement	Paul Whalen	High	Bid Phase
Drake Lake repair project	Tim Wolken	High	Bid Phase

Community Outreach	Project Manager	Priority	Status
Expand the Partner in the Park program	Dana Nordstrom	High	
Expand the Friends Group capacity	Dana Nordstrom	Medium	
Explore the Northern Nature Center capital campaign	Christine Burns	Low	
Complete Nature Center Fundraising Program	Todd Marts	Medium	
Explore the development of a County Parks Foundation	Tim Wolken	Medium	
Research the establishment of a naming rights process	Christine Burns	Medium	
Develop a photo campaign for NRPA Month	Christine Burns	Medium	
Explore sponsorship opportunities for a Fairgrounds sign	Christine Burns	High	
Publicize the social and economic benefits of County Parks	Christine Burns	High	

**Community Services Department
Parks / Recreation & Cultural Services Divisions
February 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	\$ 33,155	\$ 146,845	\$ 34,936	
County Fair / Fairgrounds		\$ 309,800	\$ 56,383	\$ 253,417	\$ 9,126	
Total		\$ 489,800	\$ 89,538	\$ 400,262	\$ 44,062	
<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	\$ 49,500	\$ 25,500	\$ 8,000	
Partners in the Park Program	Park Operations	\$ 35,000	\$ 15,000	\$ 20,000	\$ 5,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 6,213	\$ 3,787	\$ 5,791	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 1,200	\$ 23,800	\$ 1,818	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 48,000	\$ (8,000)	\$ 44,000	
Total		\$ 185,000	\$ 119,913	\$ 65,087	\$ 64,609	
<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						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total		23	656		20	511

<u>Parks Facility Reservations</u>		2019			2018	2018
February		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes						
Athletic Fields						
Pavilions						
Trails		2	416			
Vendor						
Tennis Courts						
Vita Course						
Meeting Room		12	130		8	71
<u>Black Forest Regional Park</u>						
Athletic Fields						
Pavilions						
Vendor						
Tennis Courts						
<u>Falcon Regional Park</u>						
Baseball Fields						
<u>Fountain Creek Regional Park</u>						
Athletic Fields						
Pavilions						
Trails						
Disc Golf Course						
Vendor						
<u>Fox Run Regional Park</u>						
Athletic Fields						
Gazebo						
Warming Hut						
Pavilions						
Trails						
<u>Homestead Ranch Regional Park</u>						
Pavilions						
Athletic Fields						
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail						
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor						
<u>Paint Mines Trail</u>					1	4
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>					1	10
Total Park Facility Reservations		14	546		10	85

<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						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total		24	1,229		44	1,176
<u>Fairgrounds Facility Reservations</u>		2019		2018		
<u>February</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		0	0	1	4	
Lions Club Meeting		1	20	1	20	
FAB Board Meeting		1	25	1	22	
Senior Dinner		1	53	2	84	
COC Meeting		1	24	1	20	
Gardening Seminar		1	35			
Golden Prairie 4H meeting		1	20			
Calhan Quilters Group		1	8			
Queen Clinic		1	45	1	44	
Calhan School ASVB Testing				1	30	
AARP Tax Preparation		4	60	4	60	
<u>Track</u>						
<u>Barns</u>						
<u>Livestock Arena</u>						
EPSO Mounted Unit Practice		1	12	1	10	
4-H Beef Weigh In		1	50	1	50	
Snow & Go Gymkhana				1	25	
<u>Grounds -</u>						
<u>Whittemore - Fairgrounds</u>						
4-H Dog Committee Practices				1	30	
Goat/Swine Clinic		1	30			
Banning Lewis Baton Twirl team practice				4	32	
Hathaway Automotive swap meet		1	400	1	300	

<u>Exhibit Hall - Fairgrounds</u>						
<u>Arena</u>						
Month Total Fair Facility Reservations		16	782	21	731	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Traffic accident - Car vs Dog park gate	1/19/2019	Bear Creek Dog Park	Parking lot	\$400		
			Total	\$400		
<u>Volunteerism</u>		2019		2018		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		196	925	151	820	
February		189	1,098	125	1,073	
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Totals	20,000 hours	385	2,023	276	1,893	
		2019				
<u>February</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Parks Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		72	339			
Adopt-A-Park / Trail / Volunteer Projects		88	610			
Front Range Community Service		1	38			
Total		189	1,098			

<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						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	76	3712	4.94	79	1565
<u>February</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Discover Bear Creek	BCNC	2	20	5.00		
Birthday Party: All About Animals	BCNC	1	16			
Active Adults: Snowshoe Hike	BCNC	1	11			
Fungi: The Forgotten Kingdom	BCNC	1	18			
Nature Explorers: Snow Science!	BCNC	3	35	4.80		
Kids' Night Out	BCNC	1	14			
Little Wonders: Hoppin' Hares	BCNC	3	31	5.00		
Aiken Audubon: Coffee & Birds	BCNC	1	33			
Homeschool Group	BCNC	1	17			
Connecting with Community	BCNC	1	12			
Community Intersections	BCNC	1	10			
Bear Den Rental	BCNC	1	27			
Foundation for Successful Living	BCNC	1	12			
Outreach: Bighorn Sheep Day	BCNC	1	1000			
Spinning/Weaving/Dyeing Program	FCNC	1	23	4.90		
Nature Adventures: Backbone Bonanza	FCNC	1	14	5.00		
Mom's Group	FCNC	1	25			
Community Intersections	FCNC	1	7			
2's & 3's Outdoors: The Three Bears	FCNC	1	21	5.00		
Valentine's is for the Birds	FCNC	1	22	5.00		
Birthday Party: Nature Detectives	FCNC	2	49	5.00		
Creek Week Steering Committee Meeting	FCNC	1	15			
Julia Archibald Holmes: Bloomer Girl on Pikes Peak	FCNC	1	13	4.50		
PP Bird Festival Committee Meeting	FCNC	1	12			

Outreach: Pepper Grass at Black Rose Acoustic Soc.	FCNC	1	250		
Wilderness and Remote First Aid Class	SPEVT	2	12		
Winter Hobby Wine Competition	SPEVT	1	9		
Wine Tasting Event	SPEVT	1	40		
Rainbow Falls Winter Waterfall Viewing	RF	1	535		
TOTALS		36	2303	4.91	



COMMISSIONERS:
MARK WALLER (CHAIR)
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIMAS
STAN VANDERWERF
CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

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

ADMINISTRATIVE SERVICES

MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

February 2019

General Updates:

1. Facility rentals have generated \$33,155 which is 18.42% of our \$180,000 annual goal.

Special Events:

1. The Pikes Peak Road Runners held the Winter Series IV running event on the trails of Bear Creek Regional Park East. This is four-part classic cross country race series now in its 34th year.
2. The El Paso County Search & Rescue K 9 unit received a permit for search and rescue training at Bear Creek Regional Park.



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – February 2019

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

Community Outreach

1. **Outreach News:** Staff has sent out 35 Adopt-A-Park / Trail renewal agreements and is assisting with the fundraising and marketing for the Pikes Peak Birding and Nature Festival.
2. **Partner in the Park Program:** We have received \$5,000 from Bob and Elli Hostetler for Fox Run Regional Park, \$5,000 from GE Johnson for Bear Creek Regional Park and \$5,000 from Tender Care Veterinary Center for Falcon Dog Park.
3. **El Paso County Fair:** Every year staff helps generate sufficient revenue to successfully operate the Fair. Sponsors have committed 66% towards our financial goal. We are in need of a "Presenting Sponsor". Please see the enclosed County Fair Sponsorship Brochure.
4. **Friends Groups: Please mark your calendars for our Parties for Parks coming soon:**
 - **South District:** FCNC, Saturday March 16, 3 pm – 4 pm (Party/Reception following the film showing of the Garden Experience)
 - **East District:** JAKs Brewing Company, Wednesday, March 20, 6 pm – 8 pm
 - **North District:** Pikes Peak Brewing Company, Thursday, April 4, 6 pm -8 pm
 - **Central District:** Trails End Taproom, Thursday, April 11, 6 pm – 8 pm.

Grants

1. Current grant funded projects include a grant from the Colorado Springs Health Foundation for improvements at Widefield Community Park, grants from Colorado Parks and Wildlife for the Ute Pass Regional Trail and for Eastonville Regional Trail, and a Great Outdoors Colorado grant for the Falcon Dog Park.
2. If you have an interest in working with El Paso County Parks on grants (grant research and/or writing) to support park projects, please call Christine Burns at 520-6996.



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

Recreation & Cultural Services Division
Monthly Report – February 2019
Submitted by: Todd Marts, Division Manager

General

1. Staff attended a Visit Colorado Springs Partner meeting facilitated by VCOS. Staff learned about how to utilize VCOS to cross promote events, and learned tips on how to get more visitors to El Paso County Parks and nature centers.
2. Recruiting for Seasonal Nature Center Interpreters; interviews begin March 1.
3. 114 applications received for the Interpretive Program Coordinator position. Interviews will begin in March and continue until positions are filled.

Projects, Fundraising & Grants:

Programs & Events:

1. Rainbow Falls Winter Waterfall Viewing was held on February 23 from 11am to 3pm. 535 participants attended this event and there were eight volunteers assisting staff. The event generated \$535 in revenue. It was very successful and staff recommends repeating the event every year in the winter.
2. Staff conducted a two-day, 16-hour course in Wilderness and Remote First Aid, certifying six participants through the American Red Cross. The class filled up immediately with participants from the El Paso County CERT team. The class generated \$224 in revenue. Staff recommends repeating the class twice a year.
3. The first ever El Paso County Winter Hobby Wine Competition was a success. The awards were handed out at the Wine Tasting Event, held on February 16 at Bear Creek Nature Center. Over 40 people attended the event, and both events generated a revenue of \$175 for the Friends of El Paso County Nature Centers.
4. Staff submitted an event proposal for an Unmanned Aircraft Day at Bear Creek Regional Park. The event could include demonstrations of various types of unmanned aircraft,



scheduled presentations on topics including where to fly in Colorado Springs, and a special challenge for youth to see how close they can land a drone to the landing pad.

5. Spinning/Weaving/Dyeing Program by Deb of Wild Willow's Webs & Weaves. 23 people attended; \$115 revenue. The presenter demonstrated different native plants, dyeing techniques, weaving and spinning fibers. Visitors participated in a variety of activities.
6. Valentines is for the Birds—program developed by staff included a short presentation on how to make your yard more bird friendly by reducing grass and planting native flowering plants; an activity making birdseed ornaments followed by a beginners birding hike. 22 attendees, \$81 revenue; Score: 5.
7. Julia Archibald Holmes: The Bloomer Girl on Pikes Peak. 13 attendees discovered what it was like for a woman to hike Pikes Peak 160 years ago by this interpreter who re-created Holmes' hike in 2018 wearing the bloomer costume, leather backpack and moccasins she made herself to closely replicate the 1859 hike. Excellent cultural history program which tied into the new cultural history exhibit, Fountain Creek is a Pathway of History. Partner Interpreter from Garden of the Gods, Elizabeth Barber; \$55 revenue; score: 4.5.
8. Bear Creek Nature Center hosted a station at Garden of the Gods' Bighorn Sheep Day on February 9. An estimated 3,550 people attended this year's event. Nature Center staff and volunteers gave children an opportunity to make a take-home sheep headband and communicated with participants about El Paso County Nature Centers and the programming opportunities they offer. As a testament to the success of this outreach event, several families left Bighorn Sheep Day and immediately drove to Bear Creek Nature Center to visit and experience the center for themselves.
9. Bear Creek Nature Center offered two successful Active Adult Series programs in February. A Snowshoe Workshop at Catamount Ranch Open Space allowed participants to enjoy outdoor winter activity and hands-on snow science on the trail. A Sunset Photography Workshop at Fountain Creek was filled to capacity and allowed participants to gain photography skills in a beautiful El Paso County Park.
10. Bear Creek hosted one of its popular 'Kids Night Out' programs in February. This gives children an opportunity to experience the trails of Bear Creek Nature Center at night, cook over a campfire, and learn more about the natural world with other children their age while their parents have an opportunity to enjoy several hours to themselves. The program served 14 children and earned \$255.
11. Bear Creek Nature Center opened Summer Nature Camp Registration in early February. Two of the five weeks of camp are already filled to capacity with wait lists. The other three weeks have a significant number of registrations and are expected to fill. Staff is busy planning camp themes and activities.



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COMMUNITY SERVICES DEPARTMENT

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

PARK OPERATIONS DIVISION MONTHLY REPORT FEBRUARY, 2019

Parks Planning

Capital Project Management:

New Santa Fe Regional Trail Hwy 105 – The concrete underpass is in need of repairs including replacement of damaged concrete and clean-out of the creek channel. The County has developed a scope of work and is seeking quotes to complete the repairs. The Town of Monument has partnered with the County to provide funding. Quotes are anticipated in spring, with construction to follow in 2019.

Elephant Rock Open Space - The acquisition process is complete. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing occurred in August 2017. The master plan process has been initiated, with master plan completion due in June 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. IFBs for trailhead and trail construction will go out in March 2019, with construction taking place spring and summer 2019. The park is scheduled for opening in fall 2019.

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



Ute Pass Regional Trail - The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. An on-call contract for professional engineering services was awarded to Michael Baker International to complete final design. Conceptual designs were evaluated and a preferred design is being pushed forward. A public open house was held on August 28, 2018. Final design and engineering is currently underway with completion anticipated in February, 2019. An extension request was approved by the State seeking allowing additional time to complete construction by December 31, 2019. The Trust for Public Lands has committed \$50,000 towards the project.

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. Staff advertised an RFQ to construct the parking lot but was canceled after the received quotes exceeded available funds. Park Operations Staff is completed construction of the trails and parking lot in January, 2019. Installation of site furnishings and signage will be completed in February. The Dog Park should be open in March, 2019.

Falcon Regional Park Phase II - Staff launched Phase II, which includes final design and construction of ball field, multi-use field, parking lot, restroom, playground, and landscape improvements. The County retained the professional landscape architecture and engineering services of NES, Inc. to complete the final design of the proposed Phase II improvements. A GOCO grant was submitted in November to fund construction in 2019. Received notice the County's Falcon Regional Park Phase II GOCO grant application has been denied for 2019, continuing forward with NES contracted design services, 50% plan review tentatively scheduled for early March. Scope of Phase II construction is limited to 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. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018-2019.

Widefield Community Park Master Plan / Phase I Improvements - The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. These two grants will fund the installation of exercise equipment, restroom renovation, updated playground and trails, and basketball / pickleball court improvements. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Summer–Winter 2018-2019. The restroom renovation, playground expansion, pedestrian lighting, and park bench installation are complete.

Kane Ranch Open Space Master Plan / Phase I Improvements - The master planning process for the property was initiated in March 2018. The County selected Design Concepts to lead the effort which included stakeholder interviews, public open house, and several site visits

taking place in April–June 2018. The Kane Ranch Open Space Master Plan was presented before the Park Advisory Board in July 2018 for endorsement, and was presented to the Board of County Commissioners for final approval in August 2018. Design and implementation of the master plan is anticipated to begin spring 2019.

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

Flood Recovery:

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

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

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. Current efforts are focused on the trail north of the United States Air Force Academy.

Black Forest Regional Park (CDBG) - The County applied for excess CDBG-DR funds and was awarded \$790,000 to complete 150 acres of forestry work, 3-miles of trail construction and decommissioning, and construction of drainage improvements in 2019. An IFB to complete drainage improvements was advertised in December, 2018. Four bids were received and are currently under review. Award is anticipated in February with construction beginning in March. An IFB to complete forestry work was advertised in February with bids due in March. An IFB for trail construction will be advertised in March with bids due in April. All work must be completed by July, 2019.

Other:

Development Permit Application Reviews - Staff reviewed 1 development permit application in February, to be presented to the PAB for endorsement in March, and provided internal administrative comments for an additional 4 applications.

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

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

Grants for Capital Projects - Planning Staff received a GOCO mini-grant for the Falcon Regional Park dog park and a GOCO planning grant for Kane Ranch Open Space in 2017. A State Trails Grant to construct a segment of the Eastonville and Meridian Ranch Regional Trails through Falcon Regional Park was awarded in March, 2018. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, and

was awarded the \$150,000 grant in July 2017. Staff has also submitted and was awarded a \$110,000 grant application to the Colorado Springs Health Foundation for the installation of exercise equipment, updated trails, and basketball/pickleball court improvements at Widefield Community Park. Staff has applied for a 2019 CDBG grant for Phase II Improvements at Widefield Community Park.

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

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

Park Operations / Miscellaneous Projects

Baptist Road Trailhead Restroom – Olson Plumbing is tentatively scheduled to install the new 4” sewer main in March or early April; this will connect the restrooms to the newly completed Triview sanitation mainline that runs directly east of the restroom. The County ADA Coordinator, David Mejia, completed an assessment of the restroom facility this month. Except for a couple of the cinderblock partitions that don’t meet ADA requirements, the rest of the facility is ADA compliant. Staff will generate a scope of work to convert the current waterless plumbing fixtures to standard flush units and bring the restroom into ADA compliance.

County Fairgrounds – Lenz Electric has scheduled the new electrical service installation for the new walk-in refrigeration unit in March. After meeting with a Lenz representative this month, completion should only take a couple of days, but trenching is required for this service and the depth of frozen ground may be a determining factor in completion of this project. Bids will also be solicited for installing vinyl fencing around the refrigeration unit for safety and aesthetics.

Bear Creek Nature Center – Carpet Resources will be installing additional carpet in the work/breakroom area. There was additional carpet left over from the 2018 renovation project that will cover half of this area, the rest of the carpet has been ordered and should be in by mid-March.

Fountain Creek Nature Center – Blue Ridge Contractors has completed the Nature Center repairs; they removed the basement carpet and replaced with VCT tile, replaced all basement ceiling tiles, and also replaced the damaged carpet in the main entrance with VCT tile. Thanks to the South district staff for moving all the materials out of the basement for the contractor to have better access. New rugs for the main entrance have been ordered.

County Fairgrounds Office Renovation: The electrical distribution panel was upgraded in the Exhibit Hall to accommodate additional electric circuits for the proposed new office space. EPC Facility Maintenance electricians completed the new electric panel installation which helped reduce the overall project cost. We greatly appreciate Facilities staff and providing their assistance. A proposal for the architectural/engineering design of the new East district office space has been provided by Blue Ridge Contractors.

Central District:

General Information- February has brought several significant snow events providing much needed moisture to our region. As a result, snow removal efforts have increased leaving staff with less time to complete projects. Despite mentioned challenges, several projects were completed.

Bear Creek Regional Park – 120 additional tons of road base was added to the Equestrian Skills Course to complete the flats and narrows obstacle. The material was graded and compacted to ensure a solid platform for obstacle construction.

Staff completed excavation of a fairly large landscape bed and is now backfilling with topsoil. A planting design plan was completed and plant installation will begin in late spring.

The Central Team continues to remove large amounts of trash generated by the homeless community, but illegal camps have not been an issue during this review period.

Bear Creek Dog Park – The Park continues to experience a large volume of guest and staff has spent much time with trash removal and facility cleaning.

Rainbow Falls – Site is closed for the season. Two 18 inch concrete pillars were poured in preparation for the historical sign installation. Once the concrete cures sign installation will begin.

A volunteer group has committed to constructing a rock step feature leading to the new overlook area above the main parking lot. Materials have been ordered and construction should begin in late March.

Downtown Facilities – The Downtown Team completed the paver project in front of the County Courthouse. Staff removed deteriorated and damaged pavers and replaced with new pavers to eliminate trip hazards in high traffic areas.

Landscape renovation efforts are currently underway at the Pikes Peak Center. Staff has completed the demolition phase and design concepts have been approved. The team will begin hauling materials and start the installation process over the next few weeks.

Jones Park – Community survey results have been posted and a public workshop regarding possible trail corridors has been scheduled for mid-March.

Training – Adam Robertson is continuing his Master Gardener training course. Kyle Melvin is attending Leadership Development training. All Central Staff attended a non-potable water seminar and an irrigation valve troubleshooting course.

East District:

County Fairgrounds – Staff provided event support this last month for an Auto Swap Meet, 4-H Weigh-in, and the Annual County Fair Queen Clinic.

The team has focused efforts on facility improvements throughout the Fairgrounds. The first project was completing restroom improvements in the Whittemore Building. Floors were stripped and waxed in both restrooms as well as the cleaning closet, entry doors were painted, and kick plates were installed on the doors to help prevent future damage. The second project was buffing the tile floors in Swink Hall and the Livestock Arena Building.

Falcon Regional Park – Construction of the new Falcon Dog Park has been completed and staff has been working on assembling site amenities. The only item staff is waiting on is the entrance sign. All of the amenities will be installed once weather permits.

North District:

General Information – The North district continued to assist with completing the new parking lot at Falcon Dog Park. Staff attended irrigation training classes at Denver Brass Company. The month was a success using our game cameras on multiple fields to help catch people vandalizing the park by driving vehicles on the athletic fields. A special thanks to Park Security for tracking down and reaching out to the individuals. The parks benefited from a considerable amount of snow this last month which also required snow removal from County facilities, trailheads, and our northern regional parks.

Fox Run Regional Park – Staff has continued to upgrade the Fox Run maintenance shop which included cleaning loft areas, installing new shelving units, sorting irrigation bins, removing old material and supplies from the late 80's, upgrading the lighting, and additional organizing to maximize our shop space for the 2019 season. Staff has also completed construction of a much needed new storage shed. Staff and Wildland Fire continue to focus on prescribed forest mitigation around the active use areas in Fox Run this winter to prevent conflicts with park users during the busy season.

Black Forest Regional Park - Wildland Fire coordinated and executed another 2 days of burning slash piles in Black Forest. Wildland has burned more than 95% of the slash piles in the park which has contributed greatly to improving the overall appearance of the park. Staff began removing old irrigation and overgrown plants in the landscape beds near the playground. We plan to prep the areas in the winter months for new irrigation and plants that will bring more color and aesthetics to the area.

Pineries Open Space - Staff worked on cutting burned trees around the maintenance shop area in preparation for an upcoming cleanup day in conjunction with Wildland Fire and the District 20 TCA school group.

Santa Fe Regional Trail – Staff removed 2 Willow trees that broke due to high wind damage at the Highway 105 trailhead. RMC began the FEMA funded repair work along the trail that was damaged during previous flooding.

Black Forest Section 16 – Staff repaired damaged fence along northern boundary of the park.

South District:

General Information - Homeless camps within the South district have been minimal throughout the month with little to no activity. Staff attended various training opportunities including the ProGreen EXPO and Public Water System Conference in Denver, El Paso County Harassment training, and backflow prevention device training. Staff also worked on rebuilding trash cribs and sanding / painting picnic tables.

Fountain Creek Regional Park – Designsapes continues to make progress on the dog park construction. Remaining items include the parking lot, drainage work, and installation of site amenities. The South team has been fabricating an oversized fire hydrant that will be installed inside the dog park. This amenity will add a unique touch to the dog park while also providing the public with some fun and great photo opportunities with their pets. The hydrant was built using a recycled 220 gallon water tank that was leaking and replaced. The dog park is anticipated to open spring 2019.

The new park entrance traffic lights are now operational. Traffic can now safely exit the park, but we encourage the public to verify that traffic stops before entering HWY 85/87. We have witnessed cars running the red lights since people are probably still getting use to the new lights.

Wildcat Construction completed the bank armament project to protect the Chilcott Ditch Company augmentation station along Fountain Creek Regional Trail. Chilcott Ditch Company plans on repairing trail damaged during construction in March / April. They will need to resurface a section approximately 1/8 mile or 660 feet long.

Designscapes is nearing completion of the new toddler playground with an anticipated opening early spring.

Staff began constructing a solar powered water feature in the demonstration garden. It will be a small feature but in line with the demonstration garden purpose. It will show visitors that it is possible to harvest the sun's energy to run a garden water feature. The garden design has also expanded to incorporate wildflower beds in order to attract pollinating insects.

Fountain Creek Nature Center – Staff continues daily maintenance. Staff refurbished the Nature Center entrance signs and built a new frame for special event banners.

The Contractor awarded the contract for repairing 2018 hail damage replaced damaged wood fence rails around the Nature Center. The basement and entryway flooring damaged by 2018 flooding was also replaced this last month. Staff assisted the contractor with this project by moving cabinets and workbenches in the basement.

Willow Springs – New playground construction is slowly progressing this winter and currently about 90% complete. Playground safety surface material has been installed.

Staff sanded and repainted picnic tables.

Widefield Community Park – Designscapes continued phase II construction improvements which included installing new picnic tables and trash cribs.

Fountain Creek Regional Trail - Staff conducted forestry thinning work at various locations from Mule Train trail area to Crews Gulch.