

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

Park Advisory Board

Meeting Agenda

Wednesday, May 8, 2019 – 1:30 p.m.

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

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
1.	Call Meeting to Order	Chair	
2.	Approval of the Agenda	Chair	Approval
3.	Approval of Minutes	Chair	Approval
4.	Introductions / Presentations		
	A. Kiersten Steel, New Park Advisory Board Member	Chair	Information
	B. Terri Hayes Resolution	Chair	Approval
5.	Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6.	Development Applications		
	A. Grandview Reserve Preliminary Plan	Paul Whalen	Endorsement
	B. Monument Academy Approval of Location	Paul Whalen	Endorsement

Recommended



<u>Item</u>	<u>Presenter</u>	<u>Action</u>
C. Midtown at Hannah Ridge PUD Preliminary Plan Midtown at Hannah Ridge Filing No. 1 Final Plat Midtown at Hannah Ridge Filing No. 2 Final Plat	Ross Williams	Endorsement
D. The Retreat at TimberRidge Filing No. 1 Final Plat	Ross Williams	Endorsement
7. Information / Action Items		
A. 2019 – 2020 Officer Elections	Chair	Approval
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the April 17, 2019
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair
Alan Rainville
Ed Hartl
Kathi Schwan
Susan Jarvis-Weber

Staff Present:

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

Absent: Terri Hayes, Julia Sands de Melendez, Anne Schofield,

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

1. Call to Order: The meeting was called to order at 1:33 p.m. by Bob Falcone, Chair.

(Chair Bob Falcone started the meeting with the non-voting agenda items due to a delayed attendance of a board member required to have a quorum for the meeting.)

2. Monthly Reports:

Bob Falcone inquired about the Elephant Rock master planning process. Ross Williams stated that the launch of the master planning process has been delayed due to high priority capital improvement projects.

Tim Wolken stated that the Great American Clean-up is scheduled for April 27, 2019. Currently 300+ volunteers have registered.

The grand opening of the Falcon Dog Park will be conducted on Saturday, April 20. This is the third dog park in the County's park system.

3. Citizen Comments:

Susan Davies, Executive Director of the Trails and Open Space Coalition, informed the Park Advisory Board that she met with Commissioners Bremer and Williams regarding park funding needs.

Ms. Davies indicated that HB19-1221 involves allowing e-scooters to access any trails that currently allow e-bikes. If passed, she encourages the City and County to develop similar local rules to address the e-scooters.

(Susan Jarvis-Weber joined the meeting at 1:50 p.m.)

4. Information / Action Items:

B. E-Collar Research

Tim Wolken and Brian Bobeck provided an overview of e-collar research that was requested by the Park Advisory Board. Mr. Wolken stated that staff's internet search has struggled finding other jurisdictions that allow e-collars as an alternative to a leash. In most cases, e-collars are considered a training tool, not a substitute for a leash. The City of Boulder currently has a 'Voice and Sight' tag program that allows citizens to have dogs off-leash in designated open space and mountain parks. Brian Bobeck contacted the City of Boulder and their staff indicated that the program is challenging to enforce and creates confusion among citizens and tourists that assume it is acceptable to allow dogs off-leash. Tim Wolken stated that some governmental jurisdictions have unfenced, off-leash dog areas on selected trails. This could be a possibility for El Paso County but may create confusion among park users. The Park Advisory Board thanked staff for their efforts and recommended that this research effort be concluded until further notice.

5. Approval of Agenda: Ed Hartl made a motion to approve the meeting agenda. Kathi Schwan seconded the motion. The motion carried 5 - 0.

6. Approval of Minutes: Alan Rainville made a motion to approve the February 13, 2019 meeting minutes. Ed Hartl seconded the motion. The motion carried 5 - 0.

7. Introductions and Presentations:

Bob Falcone and Tim Wolken welcomed Susan Jarvis-Weber to the Park Advisory Board.

8. Development Applications:

A. Lorson Ranch East Filing No. 3 – Final Plat

Jason Meyer presented an overview of the Lorson Ranch East Filing No. 3 – Final Plat and addressed questions by the board. He stated that Filing No. 3 does not meet the 10% minimum requirement for open space but the overall development does exceed the 10% open space requirement.

Kathi Schwan recommended 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. Alan Rainville seconded the motion. The motion passed 5 – 0.

B. Sterling Ranch Phase II Preliminary Plan

Ross Williams provided an overview of the Sterling Ranch Phase II Preliminary Plan and addressed questions by the Board.

Ed Hartl recommended 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. Alan Rainville seconded the motion. The motion passed 5 – 0.

C. Copper Chase at Sterling Ranch PUD / Preliminary Plan

Ross Williams provided an overview of the Copper Chase at Sterling Ranch PUD / Preliminary Plan and addressed questions by the Board.

Alan Rainville recommended 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. Ed Hartl seconded the motion. The motion passed 5 – 0.

D. Homestead at Sterling Ranch Filing No. 2 Final Plat

Ross Williams provided an overview of the Homestead at Sterling Ranch Filing No. 2 Final Plat and addressed questions by the board.

Kathi Schwan recommended to the Planning Commission and Board of County Commissioners that approval of the Homestead at Sterling Ranch Filing No. 2 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$47,424 and urban park fees in the amount of \$29,952. Ed Hartl seconded the motion. The motion carried 5 – 0.

E. The Gardens at North Carefree Filing No.1 Final Plat

Ross Williams provided an overview of the The Gardens at North Carefree Filing No.1 Final Plat and updated the Board as it was addressed by the Board in September 2018.

Alan Rainville recommended to the Planning Commission and the Board of County Commissioners that approval of The Gardens at North Carefree Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$32,376 and urban park fees in the amount of \$20,448. Ed Hartl seconded the motion. The motion passed 5 – 0.

F. Sanctuary of Peace Co-Housing Community at Benet Hill PUD / Preliminary Plan

Paul Whalen presented the Sanctuary of Peace Co-Housing Community at Benet Hill PUD / Preliminary Plan.

Ed Hartl recommended to the Planning Commission and the Board of County Commissioners that approval of Sanctuary of Peace Residential Community PUD / Preliminary Plan include the following condition: Required fees in lieu of land dedication for regional park purposes in the amount of \$11,856 and urban park fees in the amount of \$7,488 will be required at time of the recording of the final plat. Kathi Schwan seconded the motion. The motion passed 5 – 0.

G. Windermere Preliminary Plan Amendment

Paul Whalen presented an overview of the Windermere Preliminary Plan Amendment and addressed questions by the Board.

Alan Rainville recommended to the Planning Commission and Board of County Commissioners that approval of the Windermere Preliminary Plan includes the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$92,112 and urban park fees in the total amount of \$58,176 will be required at time of the recording of the forthcoming final plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat. Ed Hartl seconded the motion. The motion passed 5 – 0.

9. Information / Action Items: (continued)

A. **2019 Park Advisory Board Tour**

Brian Bobeck informed the Board that the 2019 Park Advisory Board will tour the following North District locations on May 18, 2019: Palmer Lake Recreation Area, New Santa Fe Regional Trail, Black Forest Section 16 Trailhead, Black Forest Regional Park, Pineries Open Space, Fox Run Regional Park and the Baptist Road Trailhead.

10. Board / Staff Comments:

Tim Wolken announced that two new Park Advisory Board members will be considered and / or approved by the Board of County Commissioners over the next several weeks.

11. Adjournment: **The meeting adjourned at 2:50 p.m.**

Julia Sands de Melendez, Secretary

Resolution

WHEREAS, Terri Hayes served as a Commissioner District #1 representative on the El Paso County Park Advisory Board from April 2013 to May 2019; and

WHEREAS, Ms. Hayes served in numerous leadership roles on the Park Advisory Board including 3rd Vice-Chairperson in 2017 - 18 and 2nd Vice-Chairperson in 2018 - 19; and

WHEREAS, Ms. Hayes's leadership and commitment have contributed significantly to the development of the El Paso County system of parks, trails, open space, recreation and cultural programs and facilities; and

WHEREAS, Ms. Hayes consistently championed the development of neighborhood parks and encouraged developers to include urban park opportunities in their respective developments; and

WHEREAS, Ms. Hayes exhibited a strong desire for transparency and public participation in all aspects of the operation of the El Paso County park system and encouraged citizens to participate in public processes and provide input on park projects; and

WHEREAS, Ms. Hayes's insight, enthusiasm, and positive attitude have been appreciated by both the Park Advisory Board and staff; and

NOW, THEREFORE, BE IT RESOLVED that the Park Advisory Board hereby expresses its appreciation to Terri Hayes for her years of volunteer service to the community and El Paso County.

AND BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of the El Paso County Park Advisory Board Meeting, and thereafter preserved as a tribute to Terri Hayes's volunteer service, and an executed copy thereof be first read and then delivered to her.

DONE THIS 8th day of May, 2019, at Colorado Springs, Colorado.

Parks Advisory Board of El Paso County, Colorado

By:

Bob Falcone, Chair

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Grandview Reserve Preliminary Plan

Agenda Date: May 8, 2019

Agenda Item Number: #6 - A

Presenter: Paul Whalen, Landscape Architect

Information: **Endorsement:** X

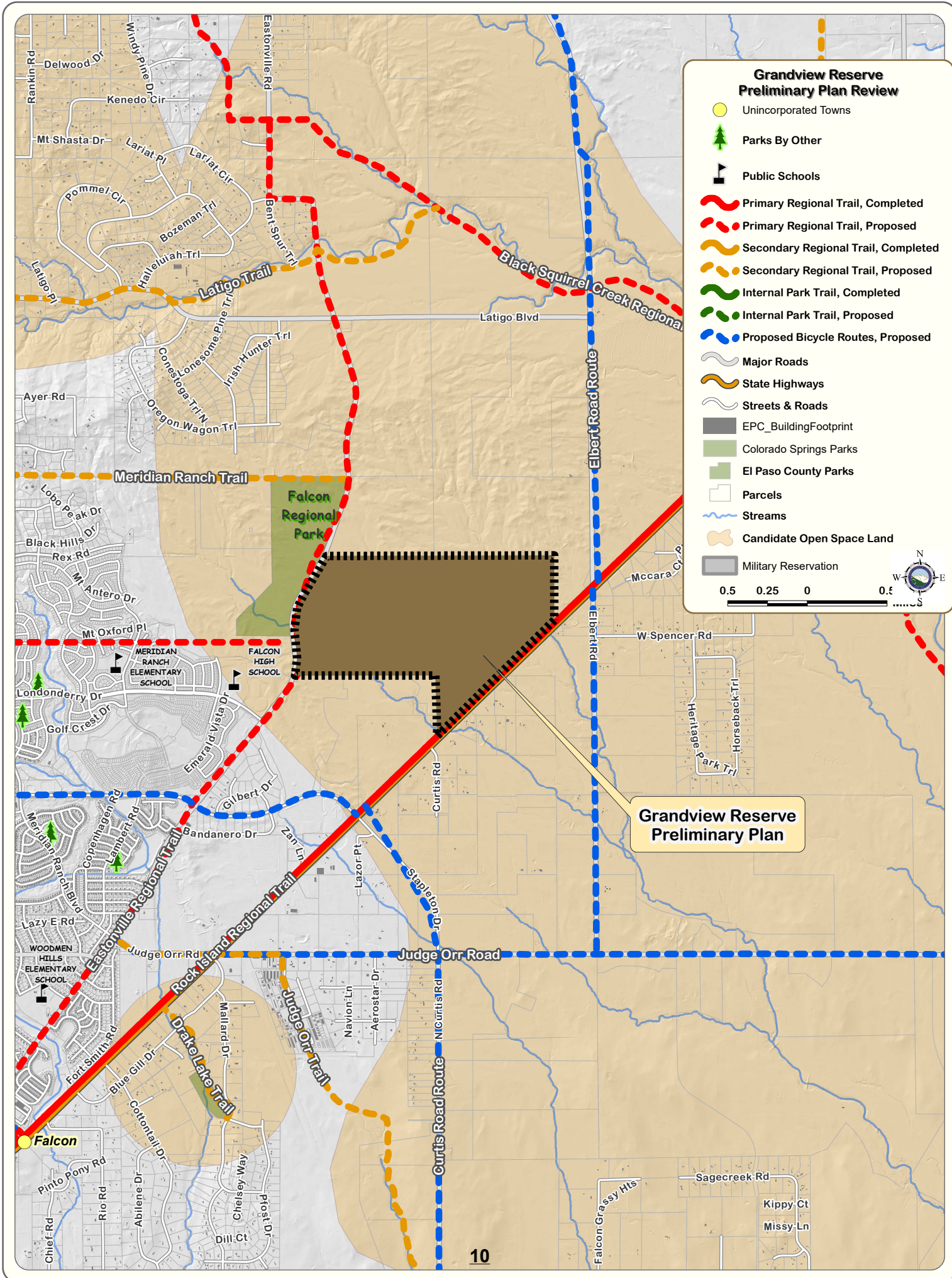
Background Information:

Request for approval by JR Engineering on behalf of 4 Site Investments, LLC. for Grandview Reserve Preliminary Plan, a 768.23-acre site with a maximum total of 184 single-family 2.5-acre minimum residential lots proposed with 54-acres of open. The site is zoned RR-2.5, and is located southwest of the intersection of State Highway 24 and Elbert Road in the Falcon/Peyton Small Area Master Plan.

The 2013 El Paso County Parks Master Plan shows several regional trail connections directly adjacent to this project. The proposed Eastonville Regional Trail adjacent to the site's western property line will require a 25-ft wide trail easement. The existing Rock Island Regional Trail is located along the eastern boundary.

Recommended Motion: (Preliminary Plan)

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



Development
Application
Permit
Review



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

April 30, 2019

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

Name:	The Grandview Reserve	Application Type:	Prelim Plan
PCD Reference #:	SP-19-004	Total Acreage:	768.23
		Total # of Dwelling Units:	184
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.60
4 Sites Investments LLC	JR Engineering	Regional Park Area:	2
Peter Martz	Mike Bramlett	Urban Park Area:	5
1272 Kelly Johnson Blvd #110	5475 Tech Center Drive Suite 235	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80920	Colorado Springs, CO 80919	Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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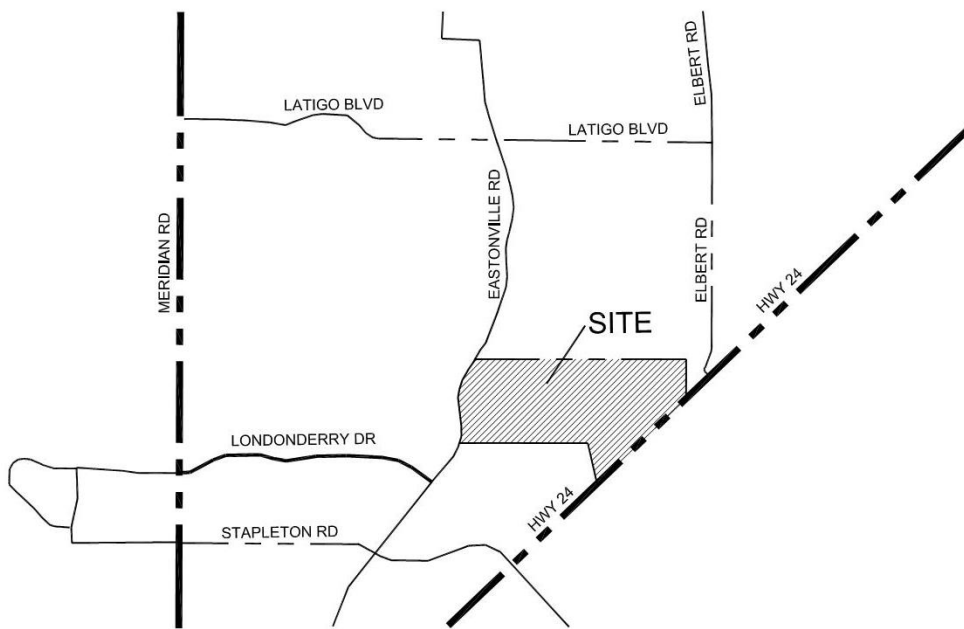
LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 5		
0.0194 Acres x 184 Dwelling Units = 3.570		Neighborhood:	0.00375 Acres x 184 Dwelling Units =	0.00
Total Regional Park Acres: 3.570		Community:	0.00625 Acres x 184 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 5		
Regional Park Area: 2		Neighborhood: \$113 / Dwelling Unit x 184 Dwelling Units =		\$0
\$456 / Dwelling Unit x 184 Dwelling Units = \$83,904		Community: \$175 / Dwelling Unit x 184 Dwelling Units =		\$0
Total Regional Park Fees: \$83,904		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

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

Park Advisory Board Recommendation: PAB Endorsement Required

Grandview Reserve Preliminary Plan Letter of Intent



VICINITY MAP

Developer:

4 Site Investments LLC
1271 Kelly Johnson Blvd. #100
Colorado Springs, CO 80920

Applicant/ Civil Engineers:

JR Engineering
5475 Tech Center Drive, Suite 235
Colorado Springs, CO 80919

Site Location, History, Size, Zoning:

The Grandview Reserve project is submitting a Preliminary Plan for 184 lots on 768.23 acres. The site is located between Highway 24 and Eastonville Road, north of Stapleton Drive. The Grandview Reserve site is county zoned RR-2.5 which shall remain permitting minimum lot sizes of 2.5 acres.

The entire site is currently vacant with four existing drainage ways that cross the site in a southeasterly fashion, all of which contain floodplain limits. There are no major stands of vegetation apart from small pockets of plant growth occurring within the two of the existing drainageways. This existing vegetation within the drainage ways will remain as part of the proposed preliminary plan.

These existing drainage ways vary in size and the proposed tracts were sized to contain the floodplains. The drainage ways have been studied to determine if any channel improvements are necessary to mitigate erosive velocities and those improvements are identified in the MDDP/PDR submitted with this application. The model will be updated with these proposed improvements to establish flood elevations and then processed through FEMA to establish Zone AE floodplains within the tracts.

Request & Justification:

The purpose of this application is to request approval of a Preliminary Plan for the Grandview Reserve project. The proposed submittal seeks to approval of 184 lots on 768.23 acres for a density of 0.24 dwelling units per acre. Of this approximately 57 acres will be platted as a tract for future development. All proposed lots shall meet the El Paso County Lands Development Code standards for the RR-2.5 zoning and development standards. The preliminary plan shows the detailed design of the single-family rural residential community and describes the lot sizes, transportation systems, public rights-of way, private roadways, drainage areas, and easements necessary for development.

The site is located within the Falcon/ Peyton Small Area Master Plan under Section 4.4.4 4-Way Ranch Area. This area is identified within the small area plan as Proposed Rural

Residential Development with Future Development Potential. The small area master plan defines this area as most suitable for rural residential development, with secondary priority growth to be considered if exceptional features such as buffering, transitions, etc. are enough to warrant increased densities. However, the proposed preliminary plan maintains the recommended large lot, rural residential densities proposed by the minimum 2.5 acre sized lots.

The Grandview Reserve plan is also consistent with the El Paso County Policy Plan as it relates to small area plan recommendations, compatibility with surrounding and consistency with Section 6.0 Growth and Land Use Goals as outlined below:

Goal 6.1a: The proposed plan continues the pattern of rural residential growth complementing the area's rural and natural character.

Goal 6.1b: The proposed lots will not burden nor require long term public infrastructure capacities

Goal 6.4: The proposed development maintains the rural residential character with the large lots and limits the burden placed on the natural environment.

The proposed subdivision addresses the approval criteria of LDC Sections 7.2.1 with respects to land use, development standards, water and wastewater, and compatibility with surrounding neighbors as discussed throughout this project narrative. The site plan meets all applicable zoning standards including lot width minimum and setbacks.

There are no areas of significant historical, cultural or recreational features found on site; however, the layout seeks to preserve the existing drainage channels flowing through the site. As part of this preliminary plan, it will be necessary to revise the floodplain limits found within the site. Preservation of these drainage corridors will continue to provide excellent habitat for wildlife. A Natural Features and Wetlands Report is included with this submittal discussing the natural features found on site in more detail.

The existing topography is gently rolling, draining to the south/ southeast with four separate existing drainage ways flowing in the same direction. There is a high point within the site north centrally located that will be utilized to maximize views to the west. The project will require culverts for providing vehicular access across the existing drawings ways. A surface storm sewer system will convey the flows from the proposed development into water quality facilities as required.

The proposed single family rural residential lots will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, or emergency services as this area has been planned and accounted for rural

residential development. Water and wastewater services will be provided for by individual well and individual onsite water treatment systems.

There are no geological hazards or potential soil or grading hazards that will require special precautions. Site specific foundation and septic system soil reports will be completed as may be required at the time of building permit.

A Preliminary Soil, Geology, Geologic Hazard and Wastewater Study investigation was prepared by ENTECH Engineering, Inc. dated January 15, 2019. The report identified no geologic hazards that would preclude development of the site for construction of residential structures; however, the report identified existing geologic and engineering geologic conditions that will impose constraints on some development and construction. The most notable constraints that may affect development include artificial fill, loose and expansive soils, slope stability, and shallow ground water. It is noted that development of the site can be achieved with mitigation of potential hazards as illustrated in the report with engineering design and construction methods commonly employed in the area or through the avoidance of these areas. Investigation of each lot is recommended prior to construction.

Total Number of Residential Units, Density, and Lot Sizes: 184 Single Family Rural Residential Lots with a Gross Density of 0.24 DU/ Acre. The minimum lot size shall be 2.5 acres as required under the zoning guidelines.

Waiver Requests:

A waiver is being requested for *Section 8.4.4.A, B, C, D* of the EPC Land Development Code to permit Private Roadways within this development as allowed in *Section 8.4.4.E Private Road Allowances*. The waiver request is to specifically permit gated, private roadways with construction of 20' asphalt mat with 6' wide shoulders. The use of the private roads requires a waiver and will be constructed and maintained to ECM standards. The purpose of the request for private streets is to create a rural residential ranchette community with gated access to enhance the living experience. The layout of the subdivision coupled with the provided open spaces maximizes the experience through mountain viewshed protection, large acreage of open space and natural land, and low residential density. The request for waivers meets the approval criteria of Land Development Code Section 7.3.3. in that the waiver request does not nullify the intent of the code; does not result in additional waiver requests; and the waiver request will not be detrimental to the health, safety and welfare of the area. Appropriate emergency access will be provided at each gate location as required by local fire protection districts. The proposed alignment of Rex Road will remain open and public through the development and shall be constructed to El Paso County public road requirement standards.

Traffic and Proposed Access Locations:

A Traffic Impact Study and Noise Impact Study was prepared by LSC Transportation Consultants dated January 11, 2019 and are included as part of this submittal. Per the Noise Impact Study, a noise wall along State Highway 24 will not be required. Rex Road is being shown extending through the site from Eastonville Road east to State Highway 24 and is proposed as a public Rural Major Collector with a Right of Way of 90' as illustrated on the drawings. The traffic impact study provides more detail on traffic patterns and recommended roadway improvements. Internal access will be provided via gated, private driveways as discussed above. The private roadways will be accessible to emergency personnel as required. Rex Road will also provide an access location to the south into the Waterbury development shall access be required or desired in this location.

Types of Proposed Recreational Facilities:

As part of the Grandview Reserve preliminary plan approximately 54 acres are being set aside for natural open space, drainage corridor preservation, and parkland. Much of this open space is the preservation of the existing drainage ways; however, a 11.2 acre community park site is proposed within the central portion of the site. This park will include a looped soft surface trail and a seating area for the residents to enjoy. In addition, an informal soft surface trail system will be developed throughout the project providing opportunities for passive recreation such as walking or jogging.

Total Number of Industrial or Commercial Sites:

There are no proposed commercial or industrial sites proposed as a part of the plan.

Flood Hazard/ Floodplain

This site is located within a designated FEMA floodplain as determined by the flood insurance map, community map numbers '08041C0556G' effective date December 7, 2018 and community map number '08041C0552G' effective date December 7, 2018. A LOMR will be submitted for the areas that are currently impacting lots located along the floodplain areas and no lots shall be platted that are impacted by the current floodplain limits. The LOMR will be completed once the model is updated with the proposed improvements to establish flood elevations and then processed through FEMA to establish Zone AE floodplains within the tracts.

Phasing Plan:

The Grandview Reserve project will be developed in one phase but platted in multiple filings which have yet to be determined. The sequence of construction and development is not dependent upon utilities or infrastructure as all lots will utilize individual well and septic systems. Rural roads will be constructed as necessary based upon buyer demand.

Areas of Required Landscaping:

The proposed rural residential development does not require any landscaping.

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

There are no open space minimums required with a straight zone Preliminary Plan; however, there are 54 acres of open space being provided for this development. The primary use of the open space will be for passive recreation such as pedestrian trails, preservation of grassland and drainage.

Water and Wastewater Services:

Each of the rural residential lots will utilize individual well and septic systems for water and wastewater. The proposed subdivision has sufficient water rights and capacity to serve the proposed 184 units. The proposed lots will also utilize onsite wastewater treatment systems (OWTS) as permitted on 2.5 acres by the land development code, as amended. Site specific soil and percolation testing reports and site-specific septic system designs will be completed as required by the El Paso County Health Department. These required reports and detailed design shall be required before a building permit can be granted for new housing structures.

Master Plan for Mineral Extraction:

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

Proposed Services:

- | | |
|-----------------------|--|
| 1. Water: | Individual Wells |
| 2. Wastewater: | Individual Septic Systems |
| 3. Gas: | Black Hills Energy |
| 4. Electric: | Mountain View Electric Association (MVEA) |
| 5. Fire: | Falcon Fire and Peyton Fire Protection Districts |
| 6. Police Protection: | El Paso County Sheriff’s Department |
| 7. School: | Falcon School District #49 |

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, SOUTH HALF OF SECTION 22, NORTH HALF OF SECTION 28 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PS INC PLS 30087 1996", BEING APPROPRIATELY MARKED, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE N00°52'26"W ON THE EAST LINE OF SAID SECTION, A DISTANCE OF 2645.09 FEET, TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID CORNER BEING THE POINT OF BEGINNING;

THENCE N89°41'03"E ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22 A DISTANCE OF 3938.18 FEET, THENCE S00°41'58"E ON THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2117.66 FEET TO A POINT ON THE NORTH-WESTERLY RIGHT-OF-WAY LINE OF THE ROCK LAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THAT WARRANTY DEED RECORDED IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID NORTH-WESTERLY RIGHT-OF-WAY, THE FOLLOWING FIVE (5) COURSES:

1. S45°55'49"W, A DISTANCE OF 758.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OS SAID SECTION 22;
2. N89°38'06"E ON SAID SOUTH LINE, A DISTANCE OF 36.18 FEET;
3. S45°55'49"W, A DISTANCE OF 3816.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;
4. S89°39'01"W ON SAID NORTH LINE, A DISTANCE OF 36.17 FEET;
5. S45°55'49"W, A DISTANCE OF 855.35 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 28;

THENCE N00°21'45"W ON THE EAST LINE OF THE SOUTEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 591.16 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER,

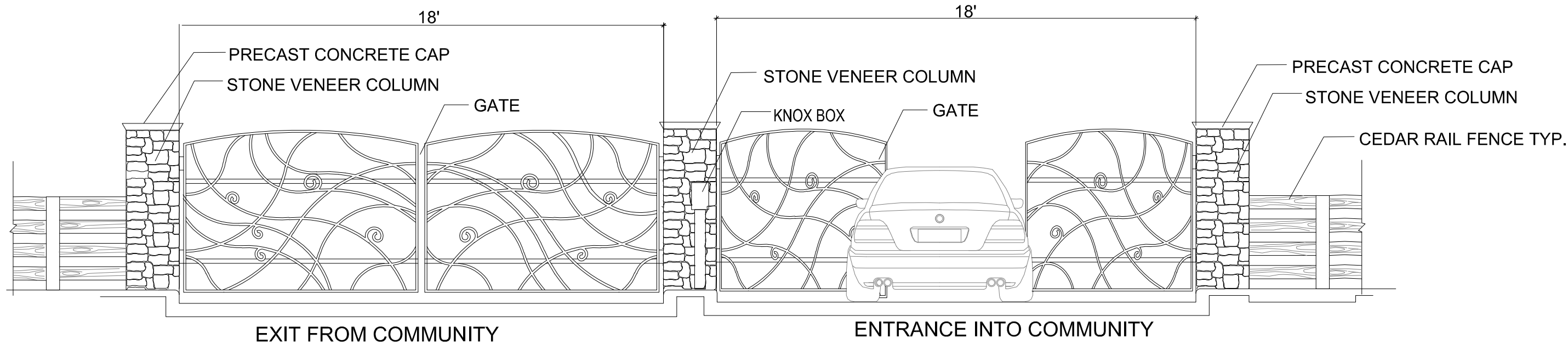
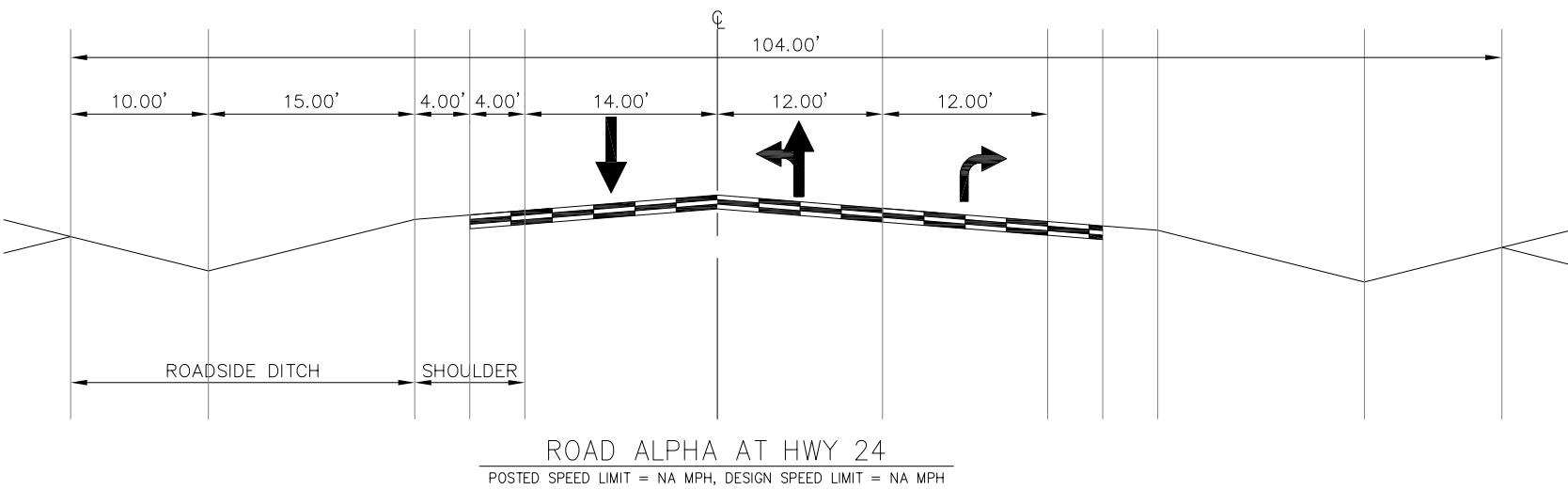
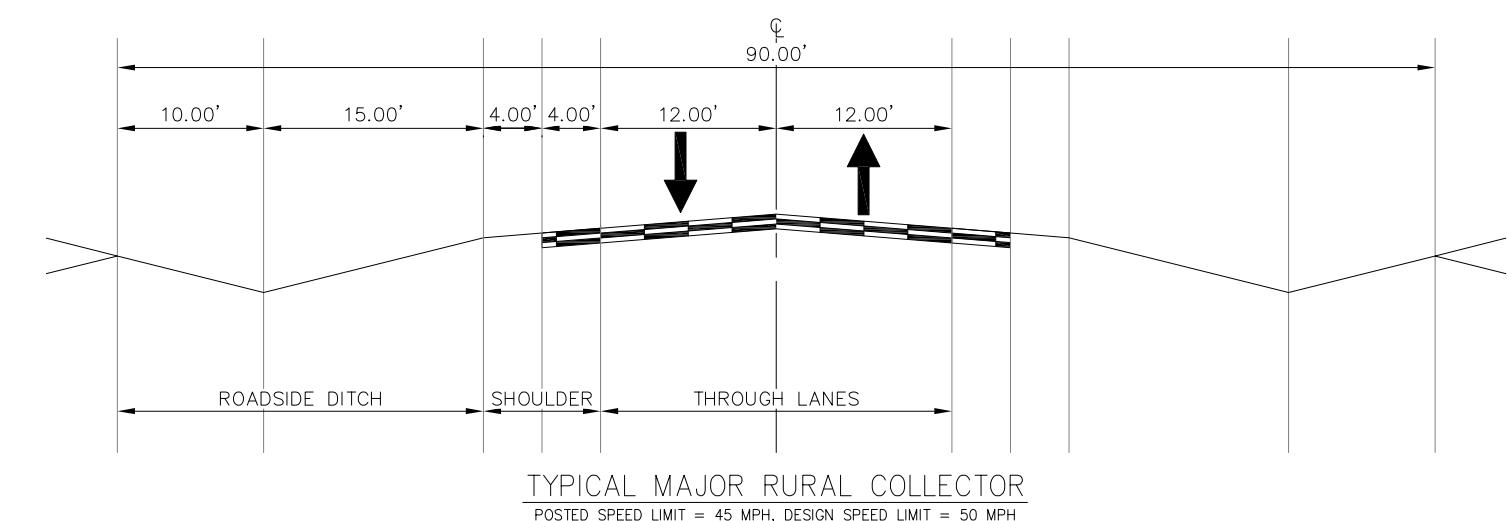
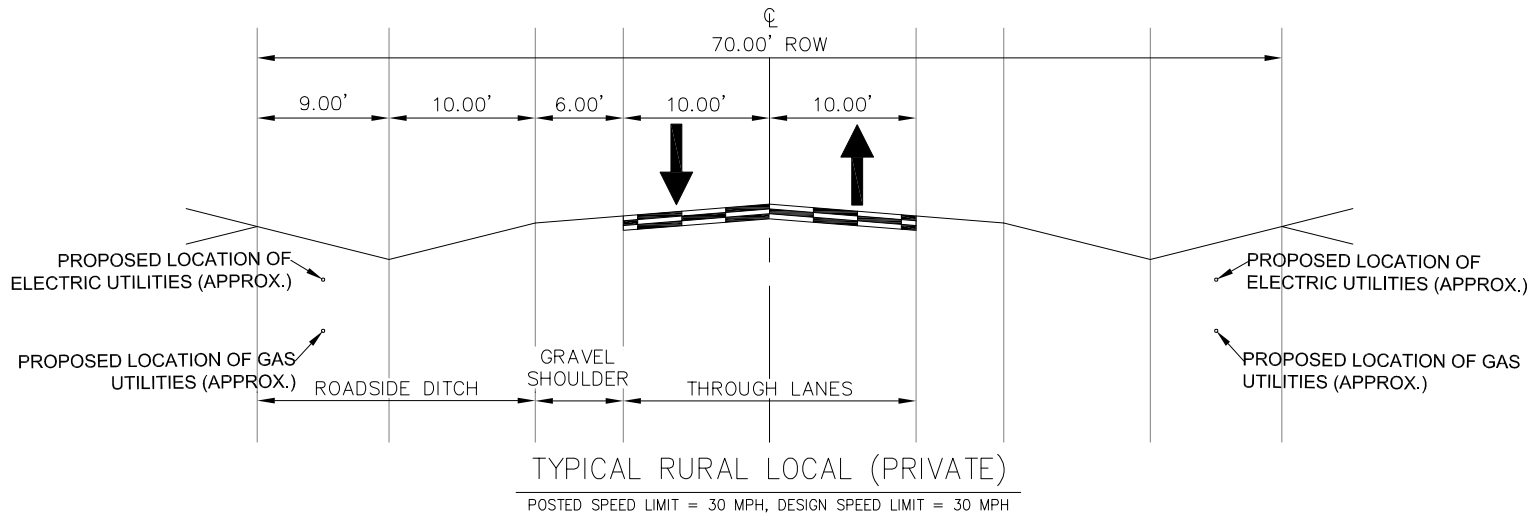
THENCE N00°21'38"W ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.24 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28,

THENCE N89°47'08"W ON SAID SOUTH LINE, A DISTANCE OF 4692.55 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE); THENCE ON SAID EASTERLY RIGHT-OF-WAY AS DEFINED BY CETIFIED BOUNDARY SURVEY, AS RECORDED UNDER DEPOSIT NO. 201900096, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N73°08'46"W, HAVING A DELTA OF 24°31'32", A RADIUS OF 1630.00 FEET, A DISTANCE OF 697.73 FEET TO A POINT OF TANGENT;
2. N07°40'18"W, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 39°01'10", A RADIUS OF 1770.00 FEET, A DISTANCE OF 1205.40 FEET TO A POINT OF TANGENT;
4. N31°20'52"E, A DISTANCE OF 1517.37 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 02°07'03", A RADIUS OF 1330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;

THENCE S89°50'58"E ON SAID NORTH LINE, A DISTANCE OF 3635.53 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 768.2334 ACRES



1 PRIVATE ROADWAY GATE DETAIL

NTS

GRANDVIEW RESERVE PRELIMINARY PLAN

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 21, SOUTH HALF OF SECTION 22, NORTH HALF OF SECTION 28 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES:

1. All common landscape, open space, parks, tracts, and private drainage facilities within this development shall be owned and maintained by the 4-Way Ranch Metropolitan District #2.
2. All detention ponds and cross lot drainage ditches will be located within drainage easements providing access for maintenance to the 4-Way Metropolitan District #2.
3. Park improvements provided by the developer may be applied to park land dedication and/ or fees with review and approval by El Paso County Parks. Any park improvements will be coordinated at a later date with El Paso County Parks via park land agreements.
4. See Grading Plan for proposed site grading.
5. There shall be no direct lot access to State Highway 24, Eastonville Road, or Rex Road.
6. Fees in lieu of land will be provided for schools and parks.
7. All Electric Service shall be provided by Mountain View Electric Association. Utility easements will be provided as required.
8. Site lighting, if required, will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code.
9. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to any listed species.
10. Water and wastewater services for this subdivision are provided by individual well and on site septic systems as permitted by the land development code.
11. All proposed fencing is subject to Design Review Committee approval as set forth in the Covenants and Design Guidelines for Grandview Reserve. No fences shall impede drainage in any way.
12. The mailbox kiosk will be determined with each final plat and in coordination with the U.S. Postal Service.
13. Public Utility/ Drainage Easements shall be provided around the perimeter of the project as follows:
 - a) Front: Ten feet (10')
 - b) Side: Five feet (5')
 - c) Rear: Five Feet (5')
 - d) All tracts, landscape and detention facilities will be designated for Public Utilities as required.

FLOODPLAIN NOTES:

1. This property is located within a designated FEMA Floodplain as determined by the flood insurance rate map, community map numbers '08041C0556G' and '08041C0552G' effective date December 7, 2018.
2. The existing floodplain boundaries will be revised via a LOMR modeling the proposed improvements to establish flood elevations and then processed through to FEMA to establish Zone AE floodplain limits.
3. Those lots either partially or entirely located within the current floodplain shall not be platted until the floodplain boundary revision process is completed effectively removing the floodplain limits from these lots.
4. The submittal and review of the floodplain revision occur independently of this Preliminary Plan and shall be approved prior to the platting of any lots currently located within floodplain boundaries.
5. No structures or solid fences are permitted within the designated Floodplain area.

PUBLIC STREETS

1. Rex Road as illustrated on the drawings will be a public street to be named, designed and constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, and shall be maintained by El Paso County Department of Transportation.
2. Public Streets within this development provide for levels of vehicular circulation required by the Traffic Study.
3. No sidewalks are required on rural roadways.
4. Per the traffic impact analysis a noise walls is not required along State Highway 24.

PRIVATE STREETS

1. A Waiver for Section 8.4.4.(A, B, C, D) of the EPC Land Development Code is requested to permit Private Roadways within this development as outlined in Section 8.4.4.(E) Private Road Allowances.
2. All private streets as illustrated on the drawings will be privately owned and maintained by the 4-Way Ranch Metropolitan District #2.
3. All private streets shall be named to El Paso County standards.
4. All private streets shall be constructed to El Paso County standards with the exception of gravel surfacing in lieu of asphalt.
5. There shall be no direct lot access from collector streets and above.

PHASING PLAN:

The Grandview Reserve project will be developed in one phase but platted in multiple filings which have yet to be determined. The sequence of construction and development is not dependent upon utilities or infrastructure as all lots will utilize individual well and septic systems. Rural roads will be constructed as necessary based upon buyer demand.

GEOLOGIC CONDITIONS:

A Preliminary Soil, Geology, Geologic Hazard and Wastewater Study investigation was prepared by ENTECH Engineering, Inc. dated January 15, 2019. The report identified no geologic hazards that would preclude development of the site for construction of residential structures; however, the report identified existing geologic and engineering geologic conditions that will impose constraints on some development and construction. The most notable constraints that may affect development include artificial fill, loose and expansive soils, slope stability, and shallow ground water. It is noted that development of the site can be achieved with mitigation of potential hazards as illustrated in the report with engineering design and construction methods commonly employed in the area or through the avoidance of these areas. Investigation of each lot is recommended prior to construction.

PROJECT DESCRIPTION:

GRANDVIEW RESERVE IS RURAL RESIDENTIAL SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH 184 LOTS ON 768 ACRES.

RESIDENTIAL SITE DATA:

SITE LOCATION:	VACANT LAND, LOCATED NORTH OF STAPLETON DR, BETWEEN HWY 24 AND EASTONVILLE RD.
TAX SCHEDULE NUMBER:	4200000396, 4200000328, 4200000397
SITE ACREAGE:	768.2 AC
EXISTING ZONING TO REMAIN:	RR-2.5
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	RURAL RESIDENTIAL
NUMBER OF UNITS:	184
DENSITY: (224 DU/ 88,632 AC)	0.24 DU / AC.
SCHEDULE FOR CONSTRUCTION:	2019 - 2020

RR-2.5 DEVELOPMENT STANDARDS:

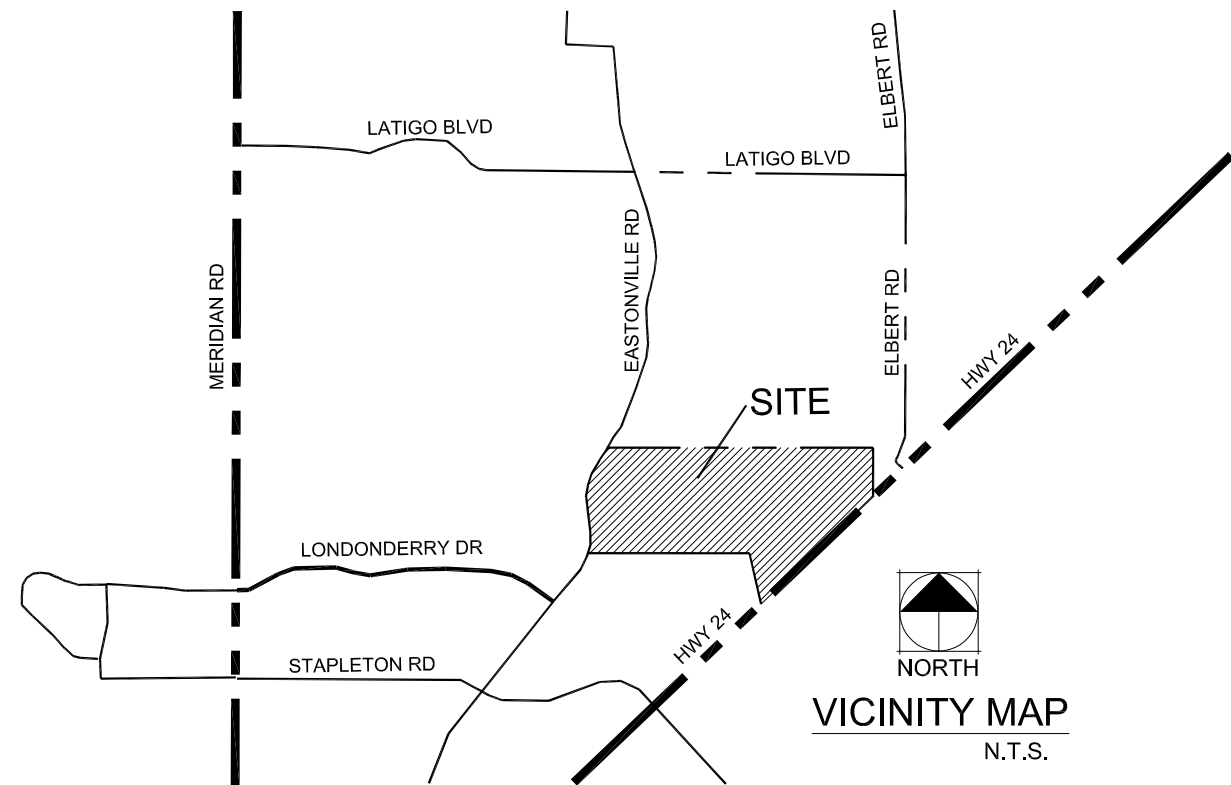
Minimum Lot Size: 2.5 acres
Maximum Building Height: Thirty Feet (30')
Maximum Lot Coverage: None
Minimum Width at Front setback line: 200'
Front Yard Setbacks: Twenty Five Feet (25')
Side Yard Setbacks: Twenty Five Feet (25')
Rear Yard Setbacks: Twenty Five Feet (25')
Accessory building uses and setbacks per the EPC Land Development Code for the RR-2.5 Zoning District

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
RURAL RESIDENTIAL (184 LOTS)	590.44 AC	77%
TRACT A (FUTURE DEVELOPMENT)	57.42 AC	7%
TRACTS/OPEN SPACE	53.59 AC	7%
PUBLIC STREET RIGHTS-OF-WAY	14.19 AC	2%
PRIVATE STREET RIGHTS-OF-WAY	52.59 AC	7%
TOTAL	768.23 AC	100%

TRACT TABLE

TRACT	SIZE	TYPE/ USE	OWNERSHIP & MAINTENANCE
TRACT A	2,501,011 SF	FUTURE DEVELOPMENT/ LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT B	487,845 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT C	77,132 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT D	137,845 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT E	267,603 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT F	69,116 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT G	92,895 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT H	393,287 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT I	171,097 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT J	62,666 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT K	331,198 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT L	227,793 SF	LANDSCAPE/OPEN SPACE/ TRAILS/ DRAINAGE/ UTILITIES/ SIGNAGE/ ACCESS GATES	4-WAY METROPOLITAN DISTRICT #2
TRACT M	43,405 SF	PRIVATE STREET/ DRAINAGE/ UTILITIES	4-WAY METROPOLITAN DISTRICT #2
TRACT N	2,247,515 SF	PRIVATE STREET/ DRAINAGE/ UTILITIES	4-WAY METROPOLITAN DISTRICT #2



SHEET INDEX:

P1	COVER SHEET
P2-4	PRELIMINARY PLAN
P5-7	PRELIMINARY GRADING PLANS

OWNERS:
4 SITE INVESTMENTS, LLC
1272 KELLY JOHNSON BLVD., SUITE 100
COLORADO SPRINGS, CO 80920

DEVELOPER:
4 SITE INVESTMENTS, LLC
1272 KELLY JOHNSON BLVD., SUITE 100
COLORADO SPRINGS, CO 80920

PLAINVIEW PROPERTIES LLC
2409 STRICKLAND RD
COLORADO SPRINGS, CO 80906

LINDA JOHNSON-CONNE, TRACY LEE,
DEBBIE ELLIOTT & PETER MARTZ
2409 STRICKLAND RD
COLORADO SPRINGS, CO 80906

CIVIL ENGINEER:
JR ENGINEERING
5475 TECH CENTER DR., SUITE 235
COLORADO SPRINGS, CO 80919

PCD PROJECT NUMBER:

Thomas+Thomas
planning, urban design + landscape architecture, inc.
702 North Tejon
Colorado Springs, Colorado 80903
(719) 592-6777

GRANDVIEW RESERVE
PRELIMINARY PLAN
Falcon, CO
El Paso County, CO

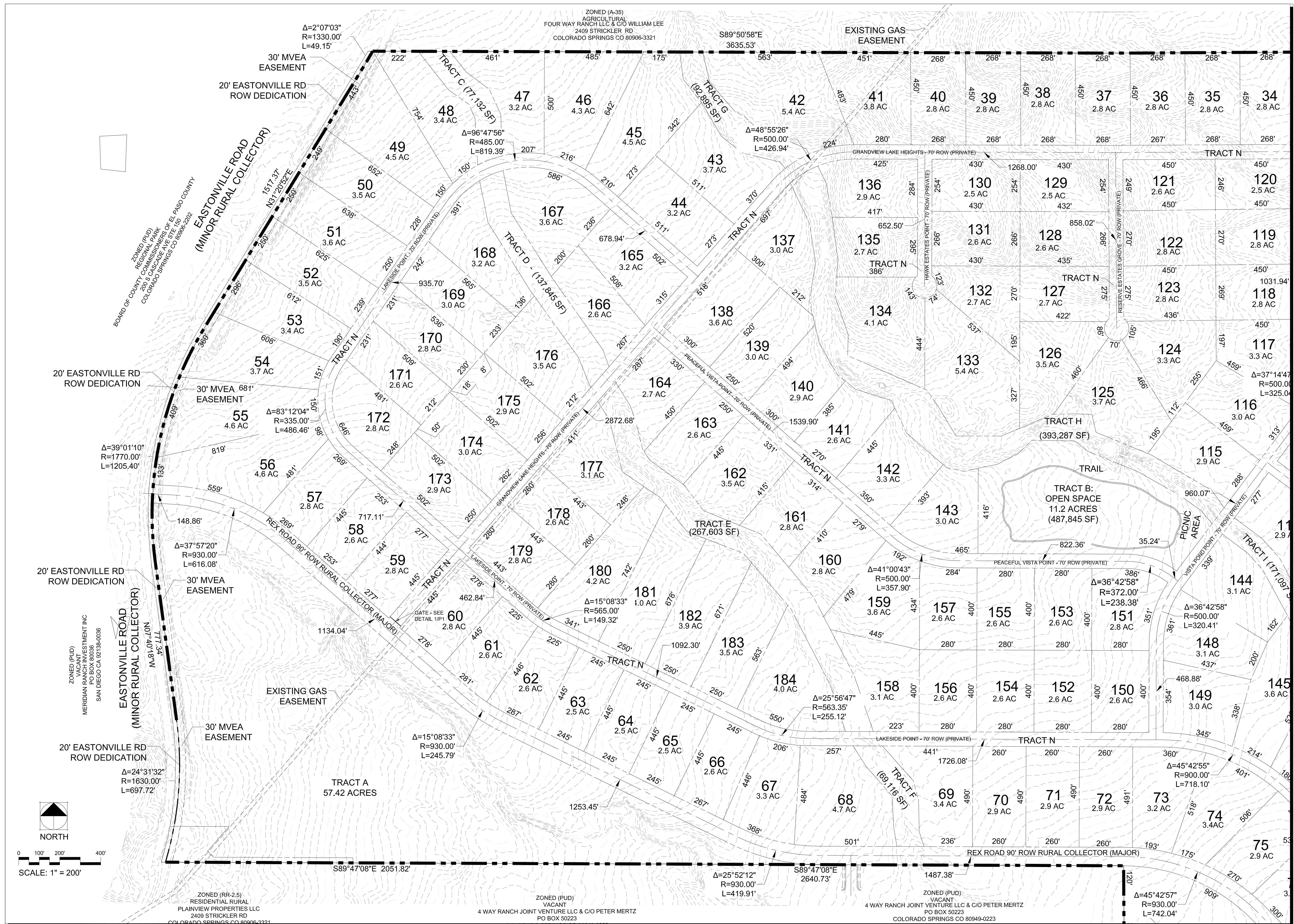
STAMP:

REV #	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

DESIGNED	MF	01.25.19	SCALE: AS NOTED
DRAWN	MF	01.25.19	
CHECKED	JRA	01.25.19	
PROJECT NUMBER:		3828.00	

COVER
SHEET

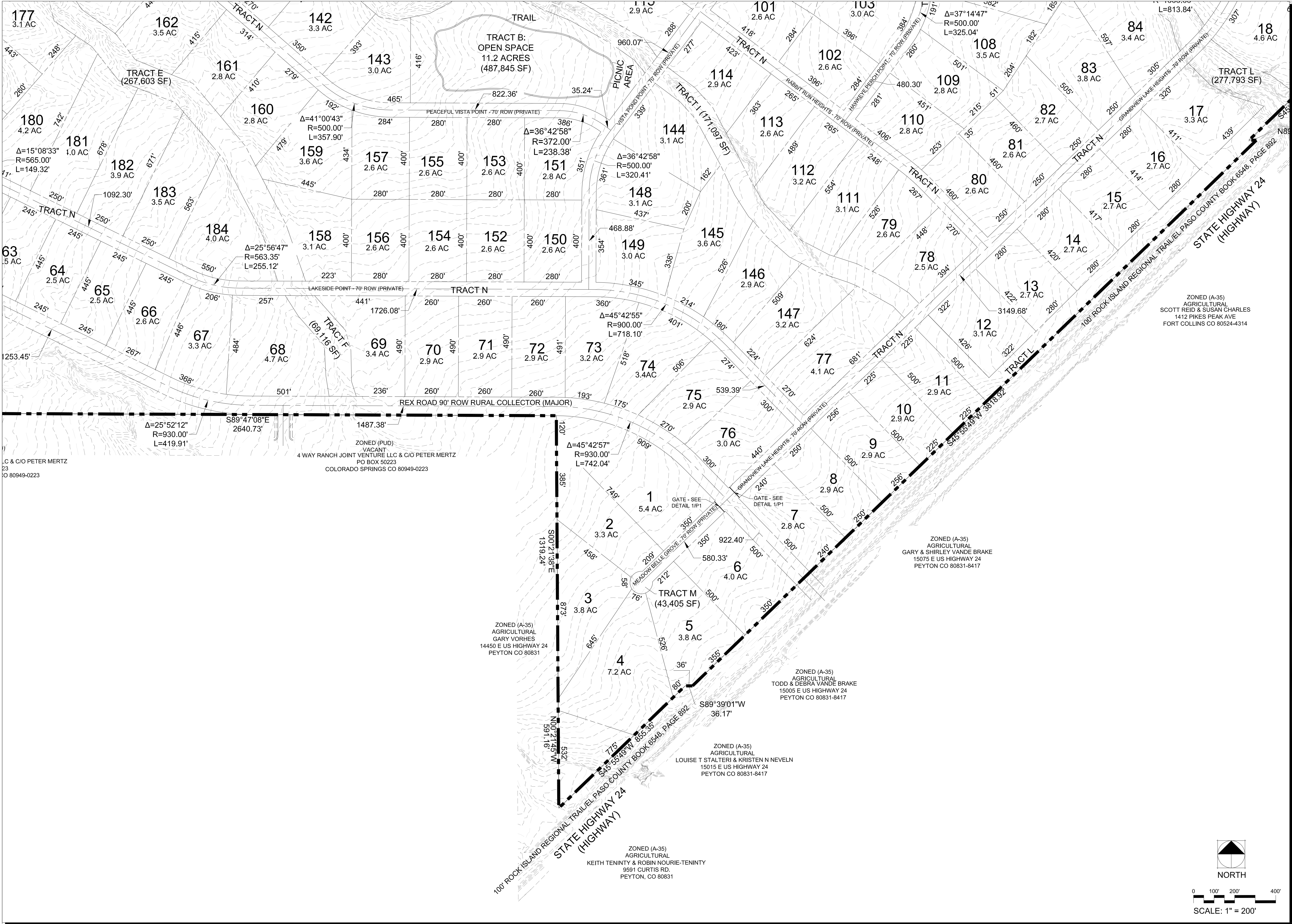
P1 1 OF 7



GRANDVIEW RESERVE PRELIMINARY PLAN

REV #	REVIEWS	DATE
1		
2		
3		
4		
5		
6		

PRELIMINARY
PLAN



**GRANDVIEW RESERVE
PRELIMINARY PLAN**

Falcon, CO
El Paso County, CO

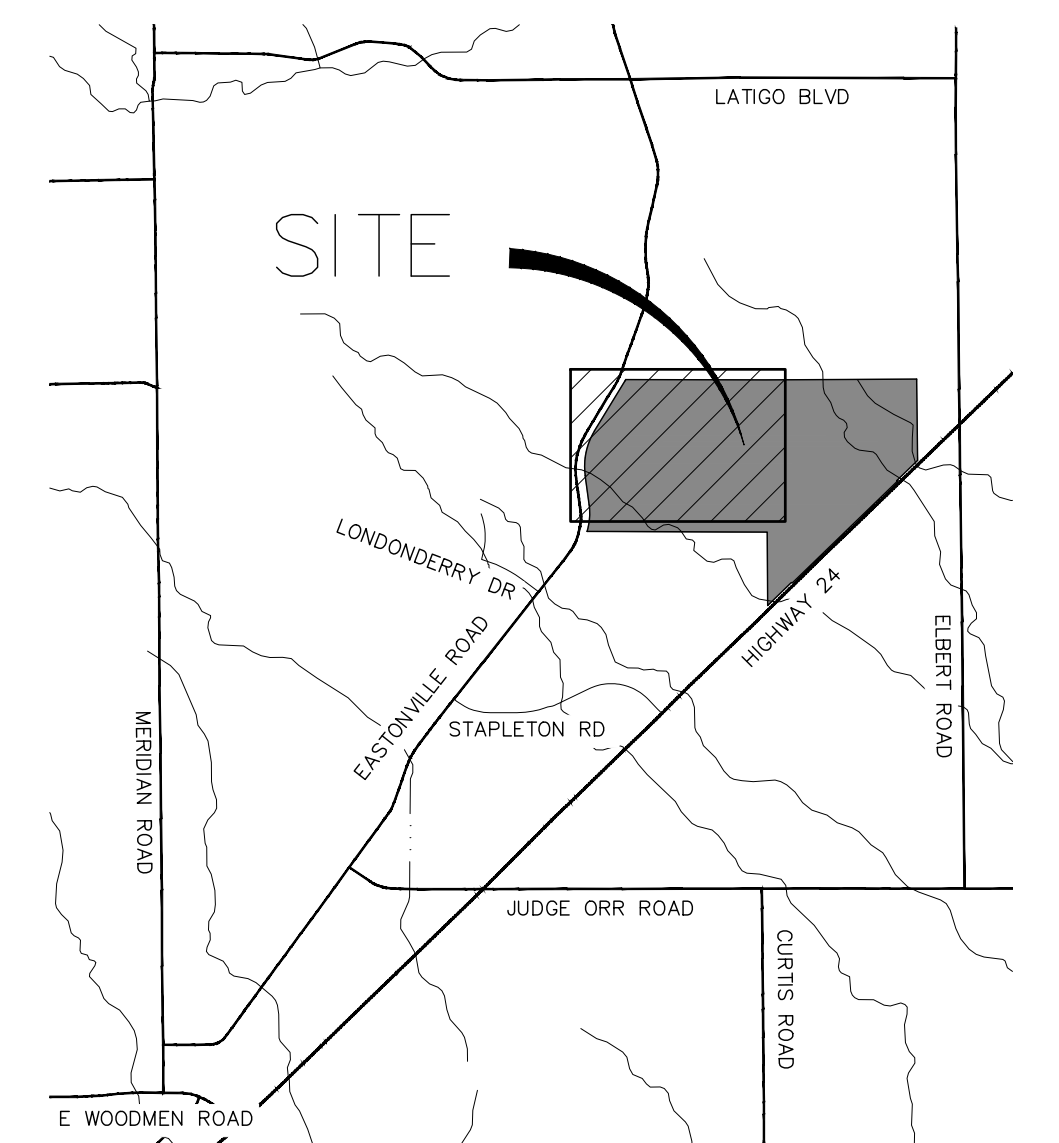
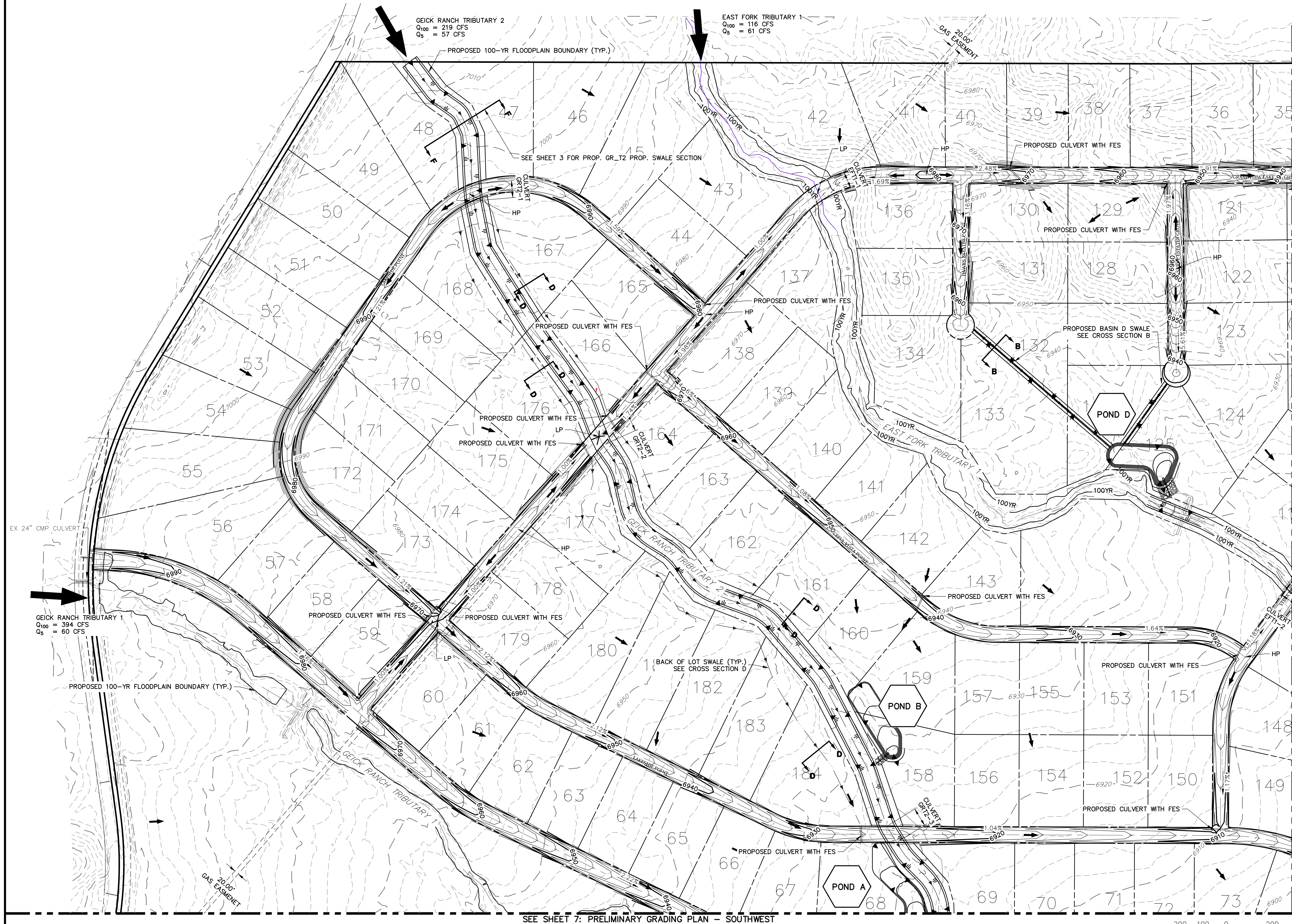
REV #	DATE	REVISIONS
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DESIGNED	MF	01.25.19	PROJECT NUMBER: 3828.00	SCALE: AS NOTED
DRAWN	MF	01.25.19		
CHECKED	JRA	01.25.19		

PRELIMINARY
PLAN

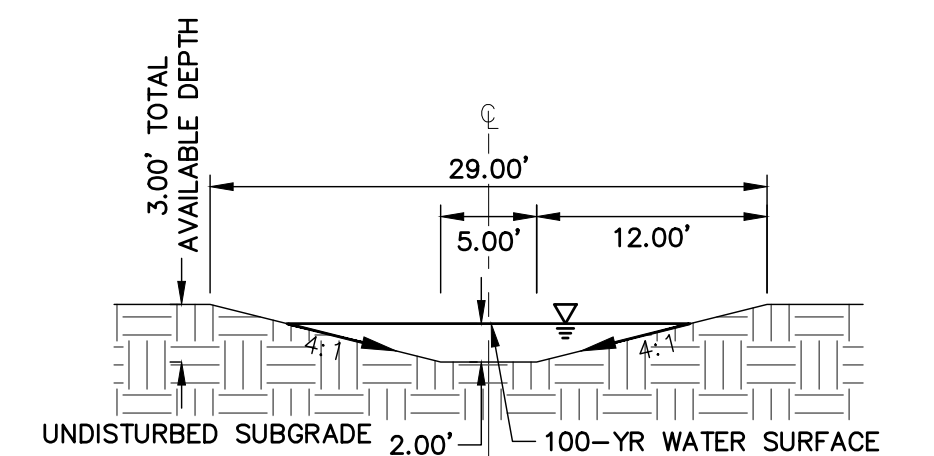
GRANDVIEW RESERVE

PRELIMINARY GRADING PLAN



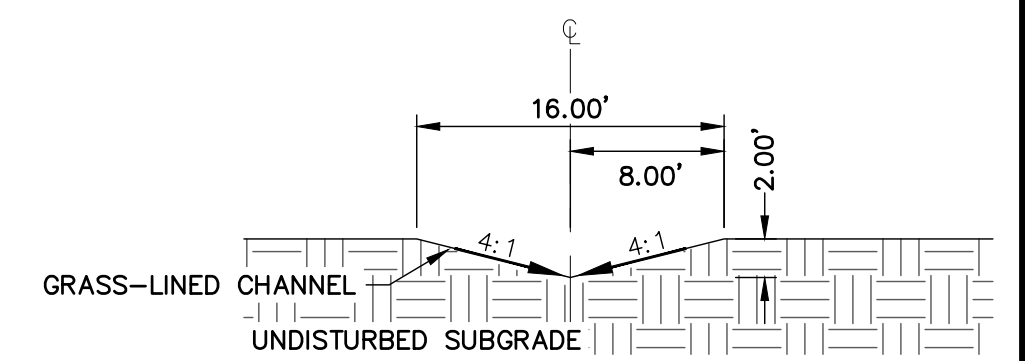
KEY MAP

SCALE: 1" = 5,000'



B BASIN D SWALE

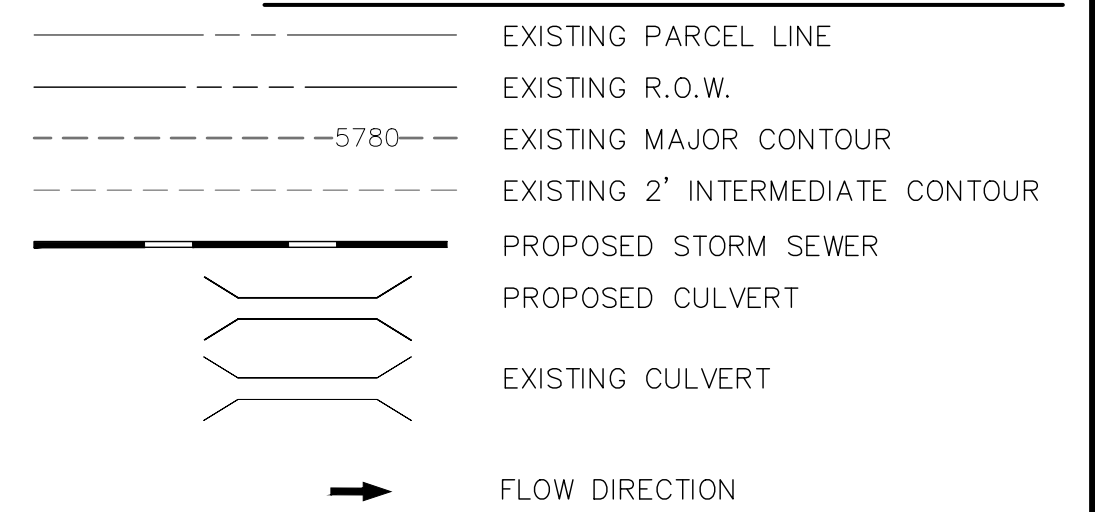
SCALE: 1" = 10'



D BACK OF LOT SWALE

SCALE: 1" = 10'

LEGEND



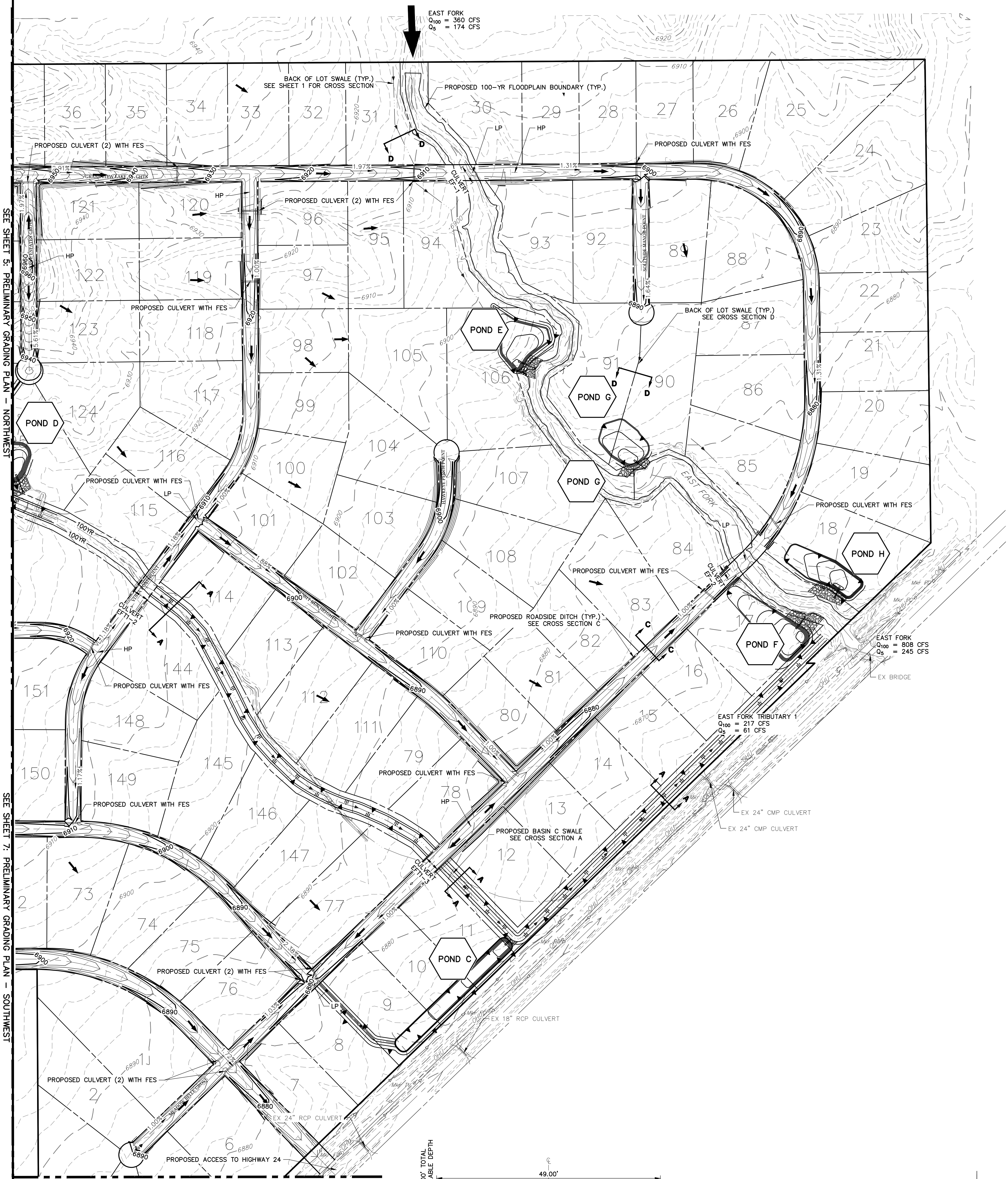
PRELIMINARY GRADING PLAN -
NORTHWEST
GRANDVIEW RESERVE
JOB NO. 29931.26
1/25/19
SHEET 5 OF 7



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

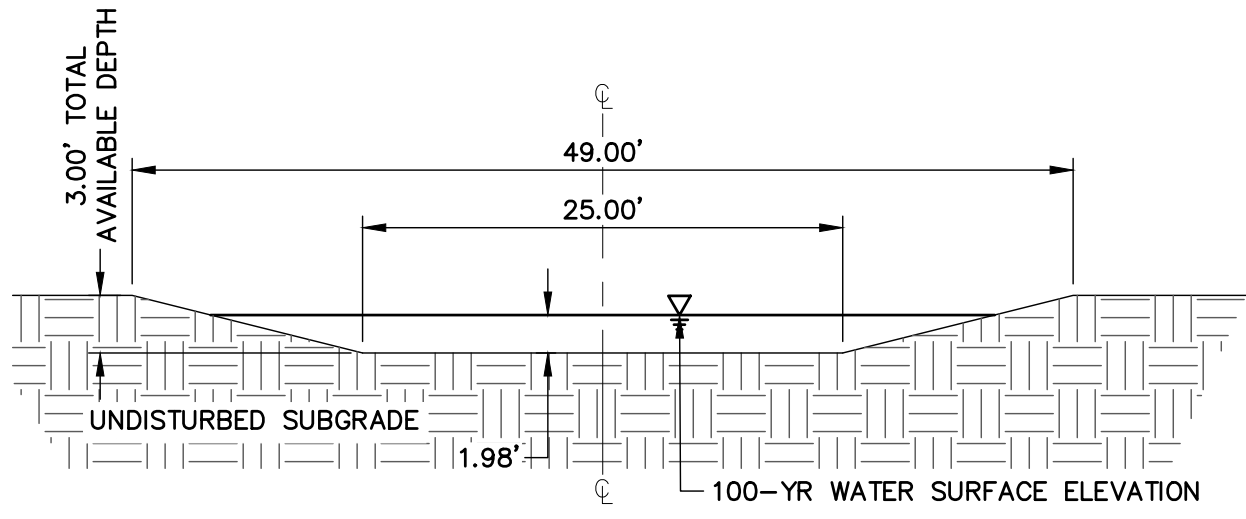
GRANDVIEW RESERVE

PRELIMINARY GRADING PLAN

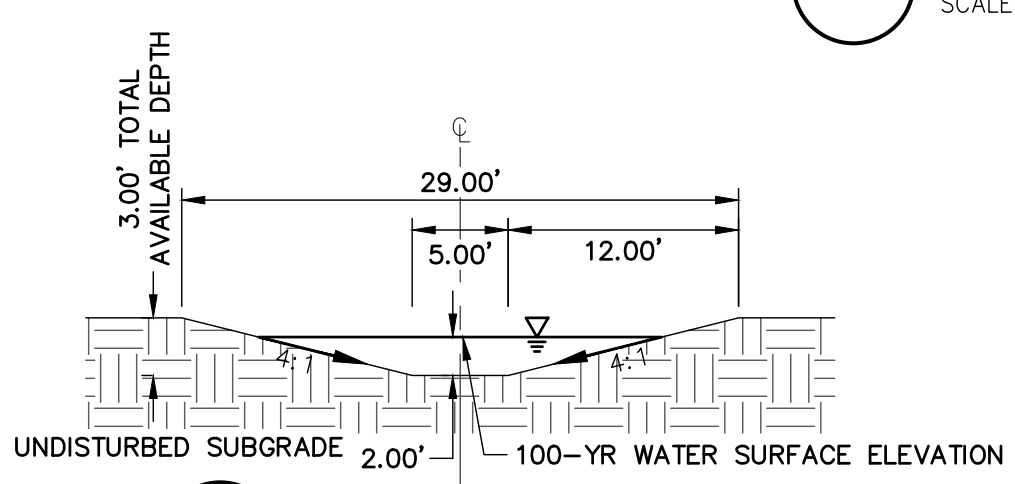


SEE SHEET 5: PRELIMINARY GRADING PLAN - NORTHWEST

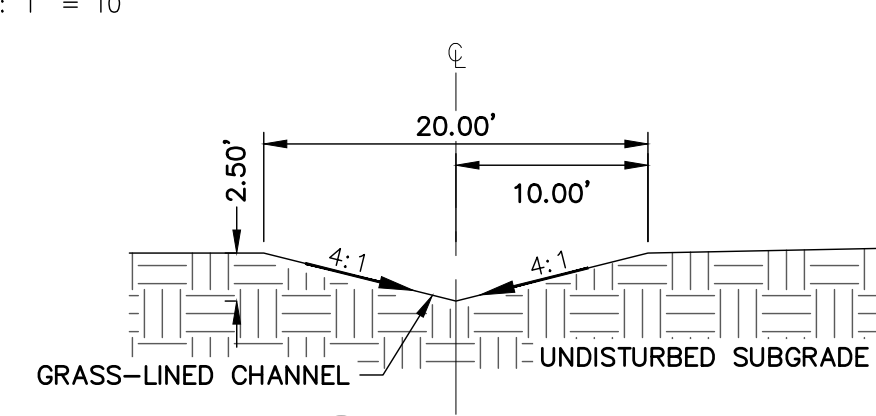
SEE SHEET 7: PRELIMINARY GRADING PLAN - SOUTHWEST



A EF_T1_R3_PROP CHANNEL SECT.
SCALE: 1" = 10'



B BASIN D SWALE
SCALE: 1" = 10'



C ROADSIDE DITCH
SCALE: 1" = 10'

200 100 0 200
ORIGINAL SCALE: 1" = 200'

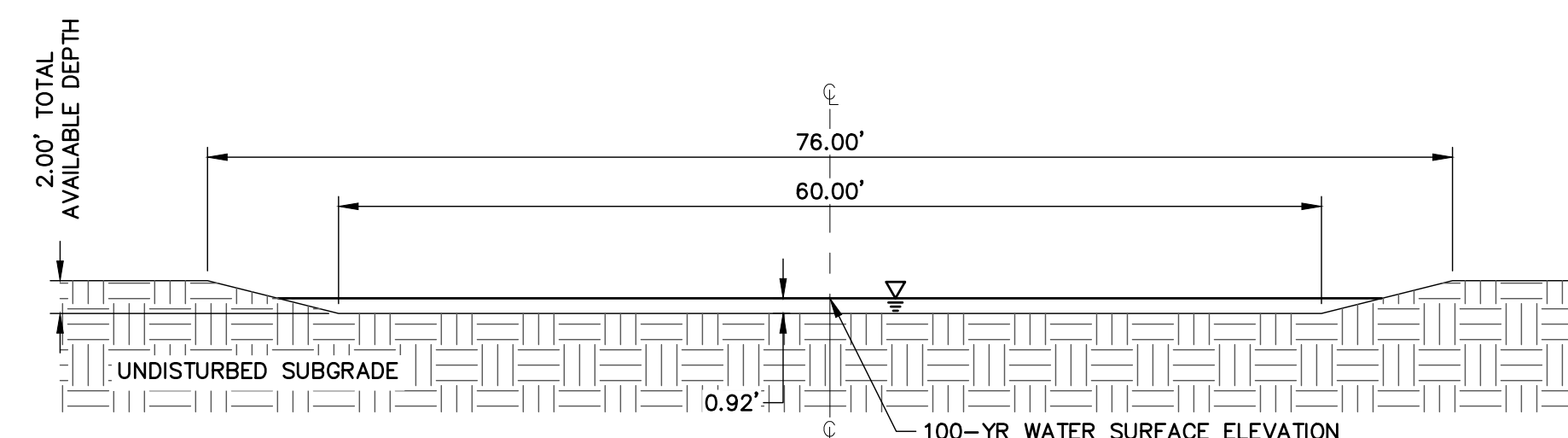
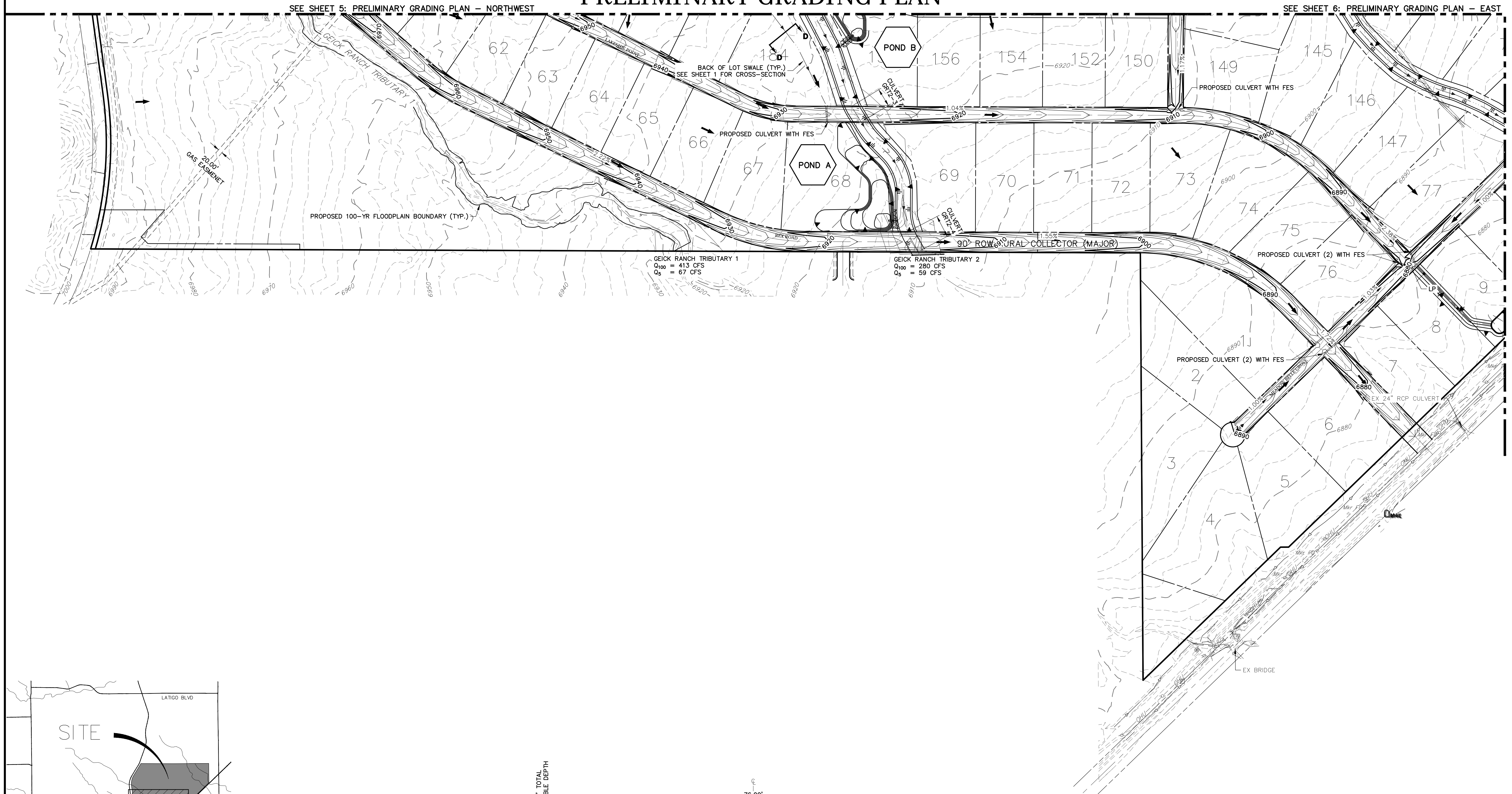


PRELIMINARY GRADING PLAN -
EAST
GRANDVIEW RESERVE
JOB NO. 29931.26
1/25/19
SHEET 6 OF 7

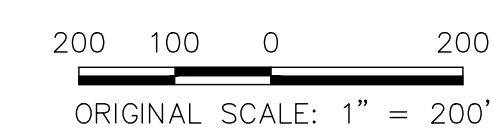
J-R ENGINEERING
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PRELIMINARY GRADING PLAN



GR_T2_PROP CHANNEL SECT.
SCALE: 1" = 10'



PRELIMINARY GRADING PLAN -
SOUTHWEST
GRANDVIEW RESERVE
JOB NO. 29931.26
1/25/19
SHEET 7 OF 7



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El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Monument Academy Approval of Location

Agenda Date: May 8, 2019

Agenda Item Number: #6 - B

Presenter: Paul Whalen, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request by Land Resources Associates on behalf of Monument Academy for approval of an Approval of Location application to construct a new charter middle school and high school. The site totals 64.10-acres and is located at the southeast corner of the State Highway 83 and Walker Road intersection.

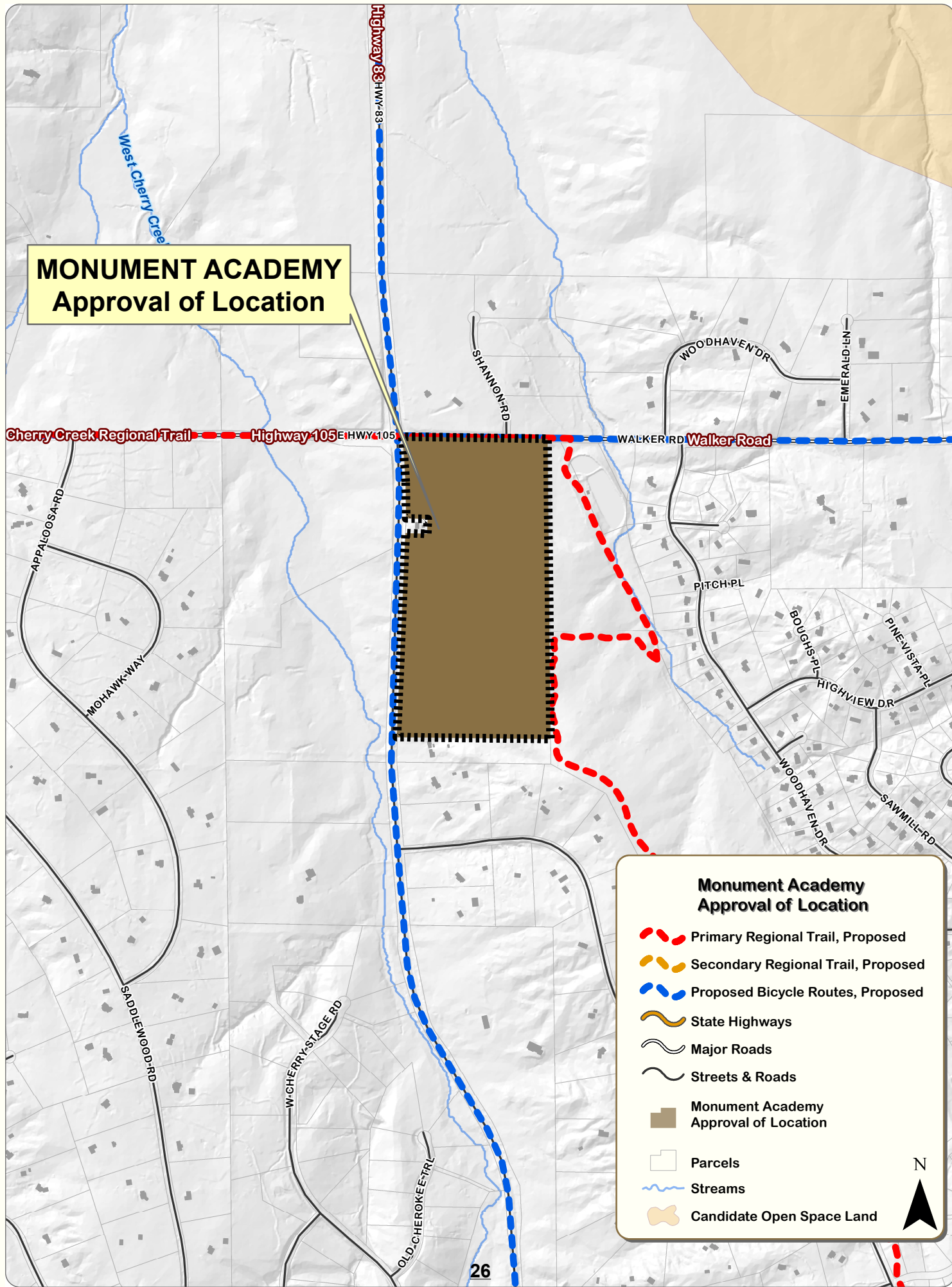
The El Paso County Parks Master Plan (2013) shows the future Cherry Creek Regional Trail extending along the north and east boundaries of the Monument Academy property. The trail easement to the east is addressed in the Walden Preserve 2004 Development Agreement and the 2014 Park Lands Agreement. The Walden Preserve subdivision will provide a trail easement at time of platting. However, a 25-ft wide trail easement along the subject sites northern boundary parallel to Highway 105/Walker Road is requested.

El Paso County Parks staff recommends dedication of a 25-foot wide public trail easement for the Cherry Creek Regional Trail along the northern site boundary.

Recommended Motion (Approval of Location):

Recommend to the Planning Commission and Board of County Commissioners that approval of the Approval of Location application for the Monument Academy Charter School include the following condition: Dedicate to El Paso County a 25-foot wide trail easement along the northern site boundary that allows for public access, as well as maintenance by El Paso County for the Cherry Creek Regional Trail.

MONUMENT ACADEMY Approval of Location



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

April 30, 2019

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

Name:	Monument Academy	Application Type:	Approval of Location
PCD Reference #:	U-19-002	Total Acreage:	64.10
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
83 Walker LLC	Lands Resources Associates	Regional Park Area:	2
Matt Dunston, Manager	David Jones	Urban Park Area:	1
1230 Scarsbrook Ct.	9736 Mountain Road	Existing Zoning Code:	RR-5
Monument, CO 80132	Chipita Park, CO 80809	Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 0 Dwelling Units = 0.000
Total Regional Park Acres: 0.000

Urban Density (> 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 0 Dwelling Units = 0.00
 Community: 0.00625 Acres x 0 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0

Urban Park Area: 1

Neighborhood: \$113 / Dwelling Unit x 0 Dwelling Units = \$0
 Community: \$175 / Dwelling Unit x 0 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Approval of Location application for the Monument Academy Charter School include the following condition: Dedicate to El Paso County a 25-foot wide trail easement along the northern site boundary that allows for public access, as well as maintenance by El Paso County for the Cherry Creek Regional Trail.

Park Advisory Board Recommendation:

PAB Endorsement Required

LETTER OF INTENT

March 13, 2019

RE: MONUMENT ACADEMY – APPROVAL OF LOCATION APPLICATION

PARCEL NUMBERS: 6100000245

OWNER:

83 Walker, LLC a Colorado Limited Liability Company
Matthew W. Dunston, Managing Partner
1230 Scarsbrook Ct.
Monument, CO 80132
719.339.2410
mattdunston@hotmail.com

APPLICANT

Monument Academy
Don Griffin, PhD, Executive Director
1150 Village Ridge Point
Monument, CO 80132
719.481.1950 ext. 1701
dgriffin@monumentacademy.net

CONSULTANTS

Land Resource Associates, c/o David Jones
9736 Mountain Road
Chipita Park, CO 80809
719.684.2298
chipita1@comcast.net

CRP Architects, Brian Risley, Principal Architect
100 East St. Vrain St., Suite 300
Colorado Springs, CO 80903
719.633.5901 ext. 1008
brian@crparchitects.com

JPS Engineers, John Schwab, Principal Engineer
19 East Willamette Ave.
Colorado Springs, CO 80903
719.477.9429
john@jpsengr.com

LSC Transportation Consultants, Inc., Jeff Hodsdon, Principal Engineer

545 East Pikes Peak Ave, Suite 210
Colorado Springs, CO 80903
719 633.2868
jeff@lsctrans.com

PROJECT DESCRIPTION

Monument Academy, a Colorado Charter School authorized by the Lewis-Palmer School District No. 38, desires to construct a new middle/high school serving grades 6-12. The school intends to open in the fall of 2020 with approximately 600 students and anticipates growing its enrollment to 1,000 students at full build out. The school as proposed, would consist of approximately 55,000 SF built in phase one, and an additional 30,000 SF to be constructed in a future phase. The school will contain all customary program spaces such as academic spaces, athletic and gymnasium spaces, band, vocal music, art, drama and typical support spaces such as administrative and counseling spaces. While most of these functions will be constructed in the first phase, the second phase would likely expand the athletic and performance arts spaces including a multi-purpose performance venue.

In addition to the school functions, Monument Academy is currently negotiating with the YMCA of the Pikes Peak Region, the largest non-profit community support organization serving El Paso County, to occupy approximately 12,000 SF of phase one space that would be co-located with the school. The YMCA program would consist of athletic spaces such as a healthy living center, group exercise class space, personal training, and other similar functions. As with the school, the YMCA envisions constructing their program space in phases. Phase two could include an expanded healthy living center, additional group exercise spaces and potentially a competition aquatics venue. While negotiations with the YMCA have yet to be finalized, if all of these envisioned uses are eventually constructed, future phases would total approximately 40,000 SF of additional space.

Primary vehicular access to the school site from Walker Road will be provided via an 80 foot right-of-way public collector status roadway traversing the site from the north to south. The Walker Road / collector road intersection is proposed to be a roundabout configuration due to sight distance / safety considerations. A second vehicular access to the school site from Highway 83 will be provided via an 80 foot right-of-way public collector status roadway in an east/west configuration. The intersection at Highway 83 is proposed to be a right-in/right-out configuration. All interior roadways will be constructed by the applicant and will be designed and constructed to El Paso County specifications.

On-site traffic circulation and parking facilities are being proposed to support the proposed uses. Located north of the building and accessed from a north/south 80 foot right-of-way public collector roadway are approximately 266 student and faculty parking spaces. Located southeast of the building and accessed from an east/west 80 foot right-of-way public collector roadway are approximately 312 school visitor and faculty parking spaces. The southeast parking lot also facilitates substantial student pick up / drop off and vehicular stacking facilities. The proposed stacking distance is approximately 1300 lineal feet facilitating 66 vehicles. Located southwest of the building and accessed from a north/south 80 foot right-of-way public collector roadway are an additional 132 YMCA parking spaces. Proposed vehicular parking for the entire facility totals 710 spaces.

Additional site improvements also include regional athletic fields and connection to a regional pedestrian and equestrian trail system.

SITE INFORMATION

The Monument Academy is located within a portion of the NW ¼ of Section 15, T11S, R66W of the 6th PM. More specifically, the property is located at the southeast corner of the intersection of Highway 83 and Walker Road. Vehicular access to the site is provided from the north by Walker Road and from the west by Highway 83.

The Monument Academy site totals approximately 64.10 acres and is currently zoned RR-5. The school facilities portion of the site, including building, parking, interior vehicular circulation and athletic fields, encompasses approximately 20.75 acres. The remaining 43.35 acres will facilitate additional dedication to adjoining right-of-ways (Hwy 83 and Walker Rd), interior public collector status roadways and 2 vacant undeveloped tracts currently zoned RR-5. The 2 vacant undeveloped tracts are expected to be the subject of future County land use applications unrelated to this specific Approval of Location Permit application.

DEVELOPMENT REQUEST

The applicant is requesting an APPROVAL OF LOCATION allowing the applicant to construct and operate a middle school and high school on the site as defined and described in the previous PROJECT DESCRIPTION.

JUSTIFICATION FOR REQUEST

The El Paso County Land Development Code's Section 5.3.3(G)(1) Approval of Location requires that the applicant "...ensure that the proposed site conforms to the adopted Master Plan as far as is feasible". The Monument Academy site is located within the Black Forest Preservation Plan (adopted Master Plan). Section 9 of the Black Forest Preservation Plan addresses Community Services and Public Facilities including schools.

9. Community Services and Public Facilities – 9.A goal: Provide adequate, efficient and economically feasible community services and public facilities to the planning area.

The Monument Academy's proposal to provide much needed middle school and high school facilities along with access to community recreational facilities is consistent with goal 9.A.

Policies – Schools – 9.4 Encourage cooperation between County, other governmental entities, the development community and area school districts to reserve adequate and appropriate school sites in a timely manner.

This site was originally owned by District 38. District 38 held the property for a number of years with the intent of developing a public high school on the site. Over the years, the District's infrastructure expansion plans changed and the District sold the site to the developers of the adjoining Walden community. In turn, the developers of the Walden community agreed to donate 20.75 acres to the Monument Academy for the construction of a middle and high school facility serving all of the north El Paso area community. This public / private partnership exemplifies the cooperation encouraged by Policy 9.4.

Policies – Schools – 9.5 Promote multiple utilization of school facilities for such uses as recreation, adult education, vocational training, senior citizens programs and community events.

As discussed in the previous PROJECT DESCRIPTION, the Monument Academy is negotiating with the YMCA, as a tenant within the Monument Academy facilities, to provide significant community recreational and educational programs. If successful in their joint negotiations, additional governmental entitlements will be required in order to implement the proposed land uses. In addition to the community facilities and programs offered by the YMCA, the Monument Academy site will be integrated into an existing County Parks regional trail system. This existing trail system provides non-motorized trail access to the adjoining Walden community as well as the entire northern El Paso County community (see El Paso County Parks Regional Trail Master Plan).

Proposed Actions – Schools 9.c Analyze proposed school sites to ensure that they are not located in flood plains or immediately adjacent to proposed major transportation corridors.

The Monument Academy site is not located within an established flood plain (see Plot Plan). While the actual school site is located nearby Highway 83, a major transportation corridor, it is buffered from the Highway by the 16.6 acre Tract B. Additionally and importantly, vehicular access to the school site is provided via an internal public collector status roadway rather than directly onto the Highway or from within the adjoining residential community.

Proposed Actions – Schools 9.d The interconnection of school sites with recreational areas and trail corridors should be encouraged.

The Monument Academy site is interconnected with an existing El Paso County Parks Regional Trail connecting adjoining communities and recreational facilities including the Black Forest Regional Park and the Fox Run Regional Park.

EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel are related to past ranching activities including fences and erosion control facilities. Future improvements include middle and high school facilities (see previous PROJECT DESCRIPTION), collector status public roadways and dry underground utilities including telephone/communication, electric and natural gas.

Water service, including fire protection, will be provided by the Walden Corporation's central water system. Waste water collection and treatment will be provided by the Walden Corporation's central waste water collection and treatment system. Both the water and waste water systems are existing but will require substantial expansion in order to handle the school's water and waste water demands. Storm water runoff will be detained and managed within two proposed detention pond facilities (see Plot Plan).

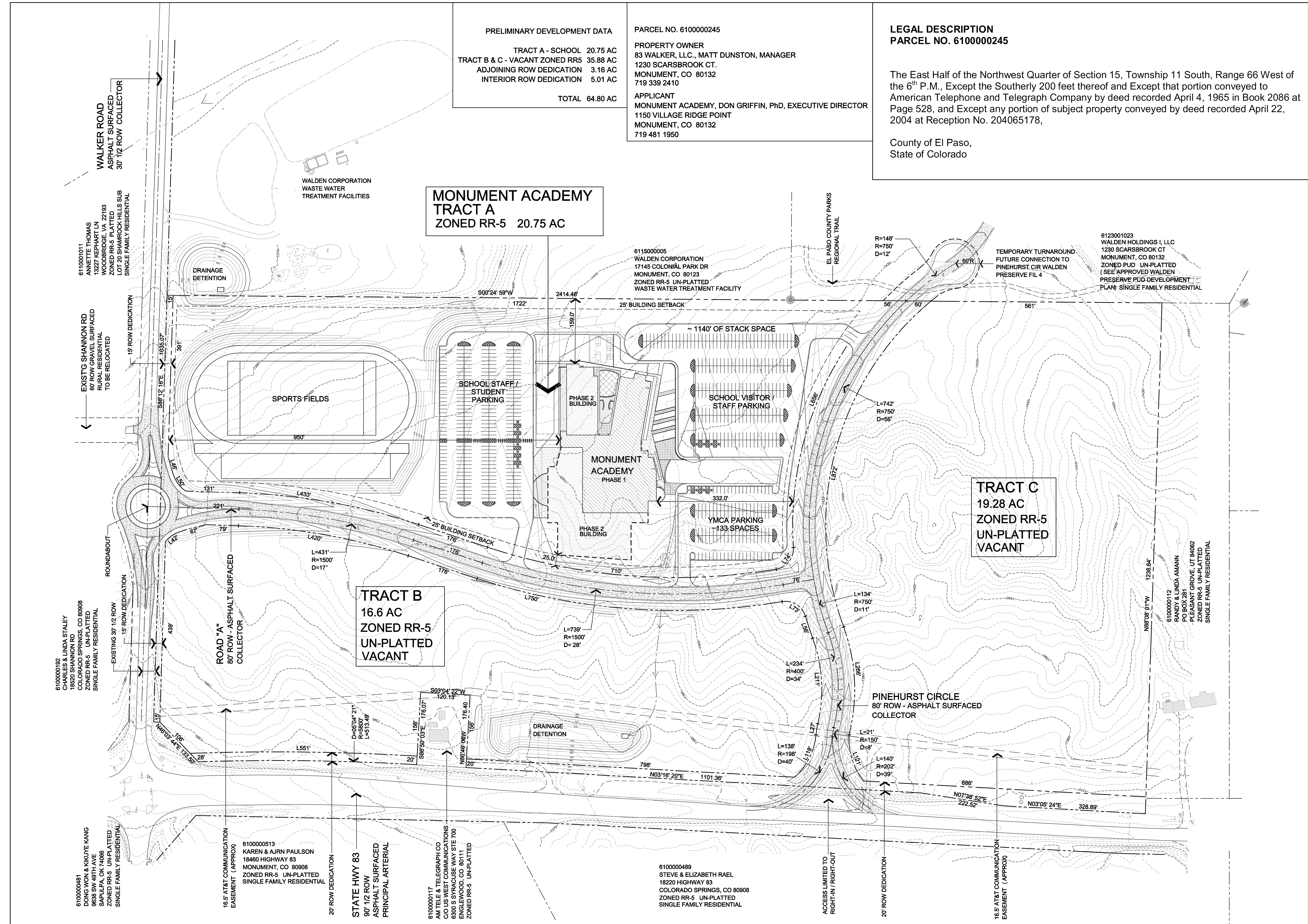
The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone and the Tri-lakes Monument Fire Protection District.

SUPPLEMENTAL INFORMATION

The applicant will be responsible for constructing all required public improvements at its sole expense. Installation of the required improvements will be guaranteed by a completion bond, letter of credit or joint certificate of deposit acceptable to the El Paso County Board of County Commissioners.

There are no slopes exceeding 30% within the proposed development areas or road ROW. A few areas of slopes exceeding 30% may exist within future open space and storm water facilities areas and are limited to existing pond embankments and drainage swale side slopes. No construction is proposed within these areas.

No waivers to the El Paso County Land Development Code or deviations to the El Paso County Engineering Criteria Manual are proposed within this application. The applicant has waived the statutory 30 day requirement for EPC to schedule the Planning Commission's approval.



PRELIMINARY DEVELOPMENT DATA

TRACT A - SCHOOL 20.75 AC

TRACT B & C - VACANT ZONED RR5 35.88 AC

ADJOINING ROW DEDICATION 3.16 AC

INTERIOR ROW DEDICATION 5.01 AC

TOTAL 64.80 AC

PARCEL NO. 6100000245

PROPERTY OWNER
83 WALKER, LLC., MATT DUNSTON, MANAGER
1230 SCARSBROOK CT.
MONUMENT, CO 80132
719 339 2410

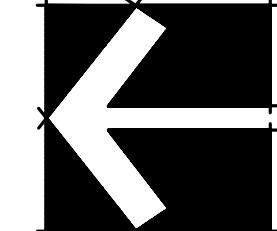
APPLICANT
MONUMENT ACADEMY, DON GRIFFIN, PhD, EXECUTIVE DIRECTOR
1150 VILLAGE RIDGE POINT
MONUMENT, CO 80132
719 481 1950

LEGAL DESCRIPTION

PARCEL NO. 6100000245

The East Half of the Northwest Quarter of Section 15, Township 11 South, Range 66 West of the 6th P.M., Except the Southerly 200 feet thereof and Except that portion conveyed to American Telephone and Telegraph Company by deed recorded April 4, 1965 in Book 2086 at Page 528, and Except any portion of subject property conveyed by deed recorded April 22, 2004 at Reception No. 204065178,

County of El Paso,
State of Colorado



NORTH

CONTOUR INTERVAL = 2'

SCALE 1"=100'

0'

50'

100'

150'

200'

LRA

LAND RESOURCE ASSOCIATES

9736 MOUNTAIN RD.
CHRYTA PARK, CO 80809
719-884-2298

PLOT PLAN

MONUMENT ACADEMY

MIDDLE & HIGH SCHOOL

ISSUED FOR:

COUNTY REVIEW

project number

computer file

Issue date

JAN 21, 2019

drawn by

DFJ

checked by

revisions

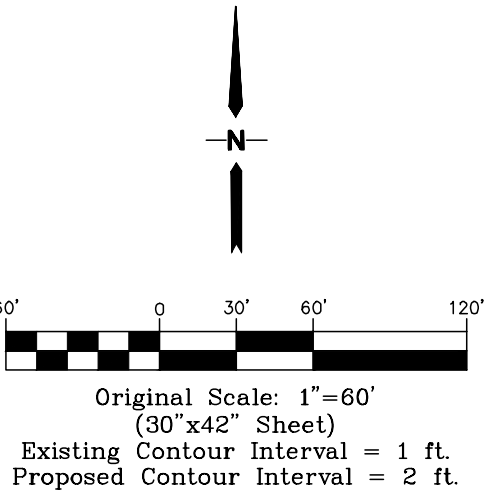
sheet number

1

P&CD FILE NO.

MONUMENT
ACADEMY
MIDDLE/HIGH
SCHOOL

DEVELOPMENT PLAN



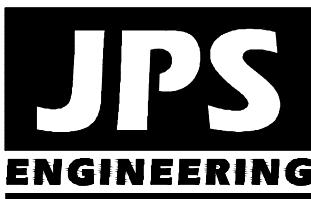
SITE DATA:

OWNER:	MONUMENT ACADEMY 1150 VILLAGE RIDGE PT MONUMENT, CO 80132
LEGAL DESCRIPTION:	E 1/2 OF NW 1/4 OF SEC. 15, T11S, R66W OF 6TH P.M.
SITE ADDRESS:	XX
PARCEL NUMBER:	61000-00-245
SITE ACREAGE:	64.1 ACRES
LAND USE:	EDUCATION - HS
SITE ZONING:	RR5
SCHEDULE FOR CONSTRUCTION:	2019 - 2020
DRAINAGE BASIN:	WEST CHERRY CREEK
MAXIMUM LOT COVERAGE:	25%
PROPOSED BUILDING COVERAGE:	1.57%
BUILDING SETBACKS:	25' F, S, & R
MAX. BUILDING HEIGHT:	30'

PARKING DATA:

PARKING RATIOS:	
TOTAL NUMBER OF MIDDLE SCHOOL CLASSROOMS	21
SPACES REQUIRED (2 SPACES/CLASSROOM)	42
TOTAL NUMBER OF HIGH SCHOOL STUDENTS	472
SPACES REQUIRED (1 SPACE/4 STUDENTS)	118
HEALTH CLUB & POOL AREA	28,100 SF
SPACES REQUIRED (1 SPACE/150 SF)	188
TOTAL SPACES REQUIRED:	348
TOTAL SPACES PROVIDED:	660
HANDICAP SPACES:	
REQUIRED:	13
PROVIDED:	15
VAN ACCESSIBLE:	15

- GENERAL NOTES:
1. SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.
 2. SITE LIGHTING SHALL BE DOWNCAST LIGHTS WITH FULL CUT-OFF SHIELDS.
 3. SIGNAGE WILL REQUIRE APPROVAL OF A SEPARATE SIGN PERMIT.
 4. EL PASO COUNTY PLANNING WILL REQUIRE A FINAL SITE INSPECTION PRIOR TO BUILDING PERMIT CERTIFICATE OF OCCUPANCY.



19 E. Willamette Ave.
Colorado Springs, CO
80903

PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com

OWNERSHIP OF INSTRUMENTS OF SERVICE:
ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY DESIGN PROFESSIONAL AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT THEREON.

ARCHITECTS AIA
100 E. St. Vrain, Suite 300
Colorado Springs, Colorado 80903

ENLARGED SCHOOL SITE
DEVELOPMENT PLAN

SCALE : 1"=60'

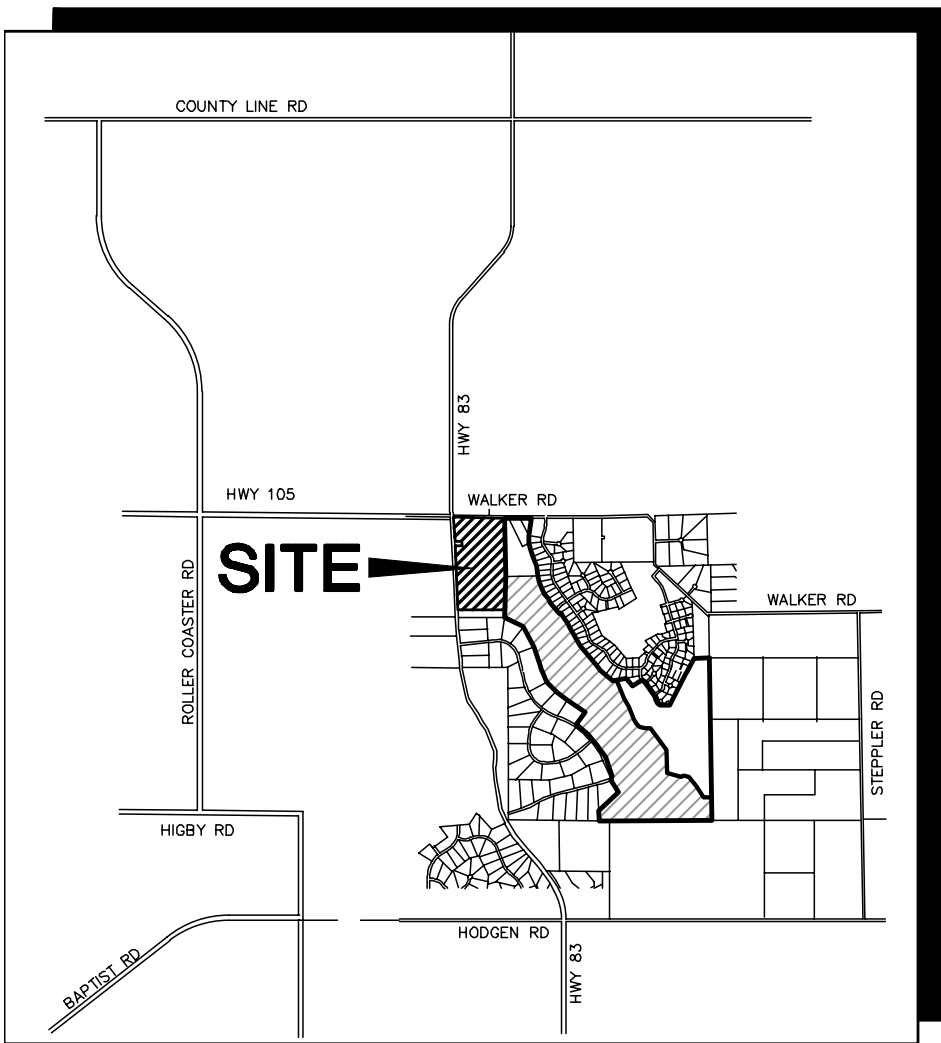


DATE: 1/22/19
DRAWN BY: BJJ
CHECKED BY: JPS
REVISED: 2/08/2019

NO.	REVISION	BY	DATE
1	SDP SUBMITTAL	JPS	2/08/19

PCD PROJECT NO. PPR-19-XX

C1.2



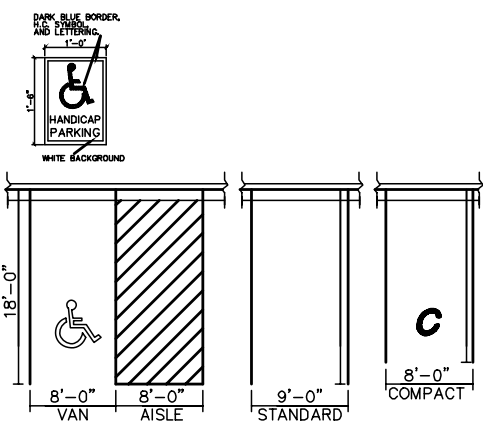
VICINITY MAP
NOT TO SCALE

LEGEND

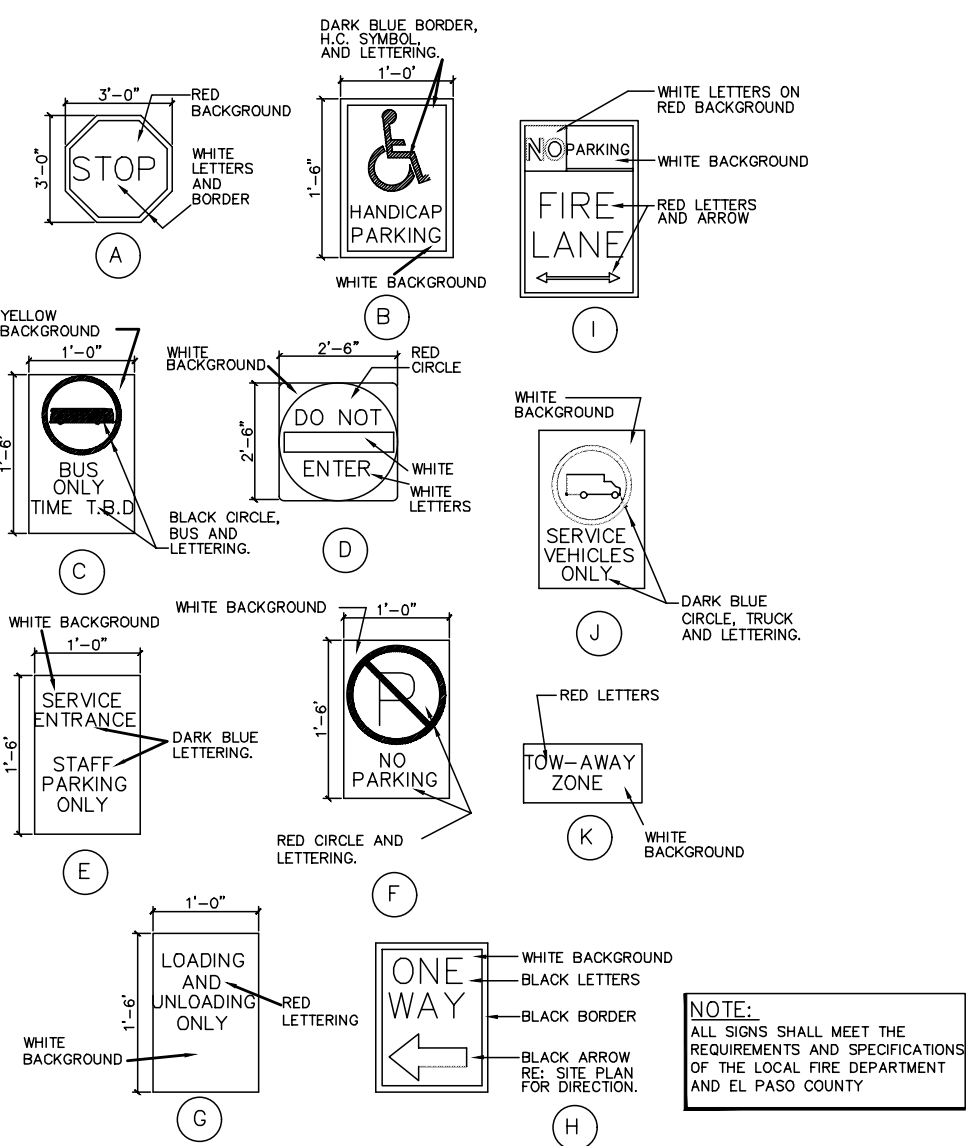
- PROPERTY LINE
- EASEMENT
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION (FLOWLINE)
- EXIST. SPOT ELEVATION
- NUMBER OF PARKING SPACES

KEYED NOTES:

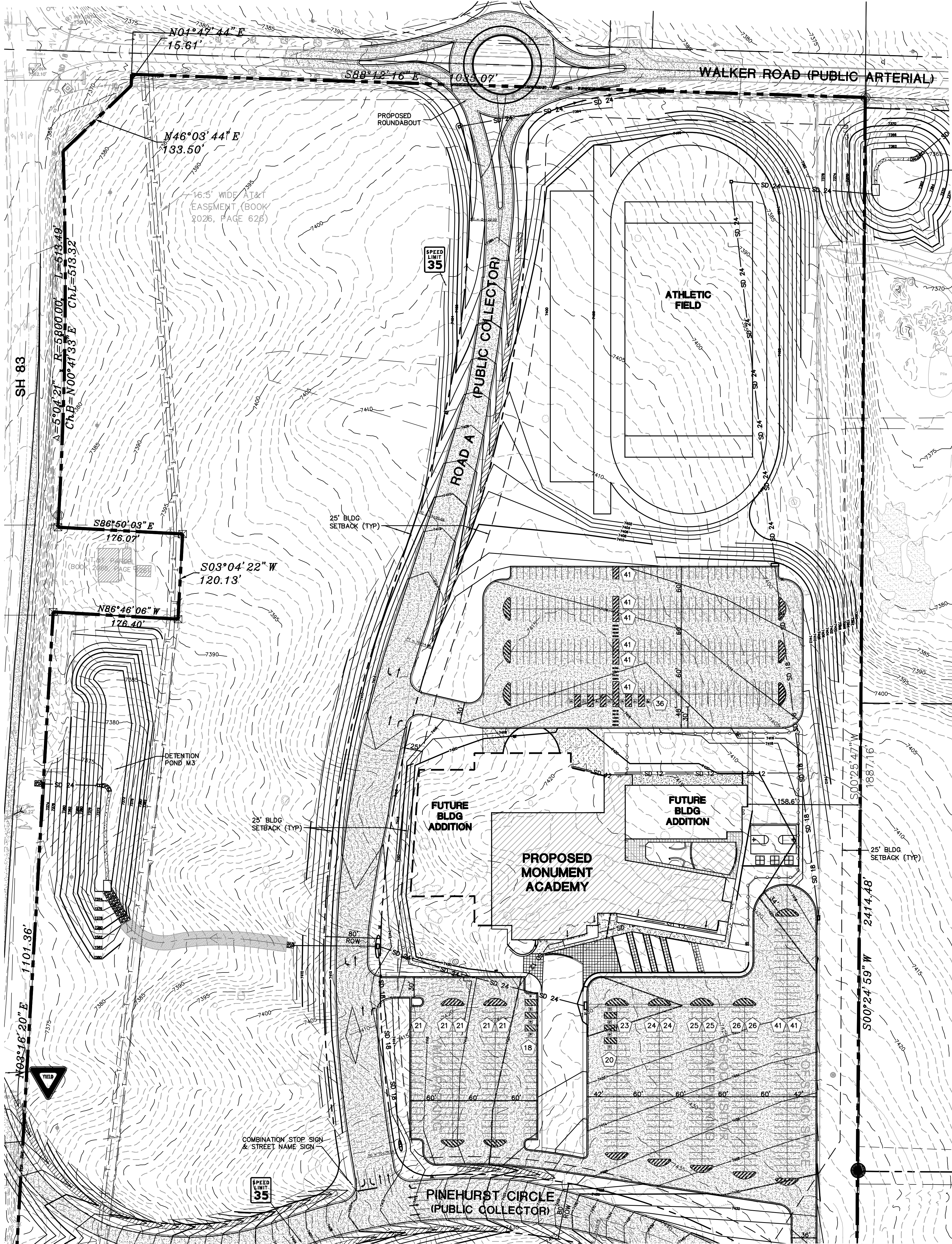
- 1 TRASH DUMPSTERS
- 2 STRIPED CROSSWALK
- 3 SNOW STORAGE AREA
- 4 ASPHALT PAVEMENT
- 5 CONCRETE PAVEMENT
- 6 4' METAL ORNAMENTAL FENCE (AMERISTAR OR EQUAL)



ADA/STANDARD PARKING DETAIL
SCALE: NTS



SIGN DETAILS
SCALE: NTS



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Midtown at Hannah Ridge PUD Preliminary Plan
Midtown at Hannah Ridge Filing No. 1 Final Plat
Midtown at Hannah Ridge Filing No. 2 Final Plat

Agenda Date: May 8, 2019

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request for approval by Classic Consulting Engineers & Surveyors, LLC, on behalf of Feathergrass Investments, LLC, for Midtown at Hannah Ridge PUD Preliminary Plan and Filings No. 1 and 2 Final Plats. Filing No. 1 consists of 61 single-family residential lots on 9.12 acres, while Filing No. 2 consists of 28 lots on 3.26 acres, each with a minimum lot size of 2,086 square feet. The applicant refers to the lot sizes and layout as a "small lot community design." The property is located near the intersection of Constitution Avenue and Akers Drive.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route is located approximately 0.75 mile east of the project sites. The City of Colorado Springs' Rock Island Trail is located immediately adjacent the westernmost boundary of the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located 1 mile to the southeast of the project site.

Each filing contains numerous open space tracts designated for general open space, drainage and stormwater retention, landscaping, or public utilities, as outlined in the general notes for each filing and the applicant's Letter of Intent. Filing No. 1 contains 3.96 acres (43%) of open space tracts, while the adjacent Filing No. 2 lists 1.05 acres (32%), with each filing exceeding the 10% PUD open space requirement. Furthermore, the Hannah Ridge at Feathergrass Preliminary Plan/PUD Development Plan, which was approved by the Board of County Commissioners in 2013, open space dedication totaled 11.80 acres, meeting the PUD minimum 10% open space land dedication requirement. These open space tracts include a 3.07-acre open space tract for wetlands, a 5.38-acre tract for a park site, and a 1.33-acre drainage corridor. A trail is proposed within the drainage corridor and park site to create connectivity between the open space parcels. The Development Plan also indicated a number of smaller open space tracts within the subdivision to provide connections to the aforementioned Rock Island Trail.

As no park land or trail easement dedications are necessary for these filings, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion (PUD Preliminary Plan):

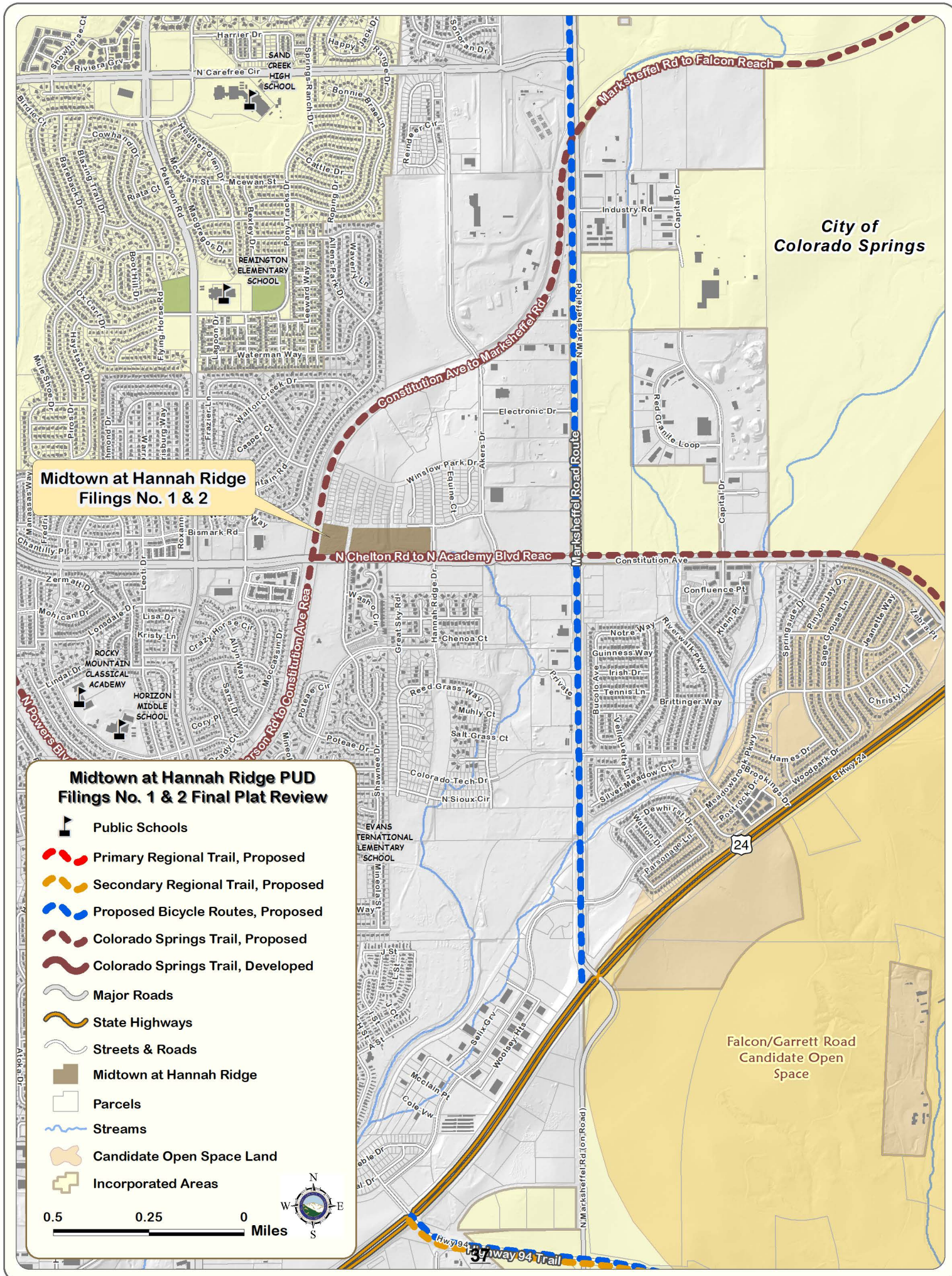
Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge PUD Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$40,584 and urban park fees in the total amount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

Recommended Motion (Filing No. 1 Final Plat):

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

Recommended Motion (Filing No. 2 Final Plat):

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



Development
Application
Permit
Review



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

May 8, 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:	Midtown at Hannah Ridge PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-19-004	Total Acreage:	12.38
		Total # of Dwelling Units:	89
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	17.97
Feathergrass Investment, LLC	Classic Consulting Engineers, LLC	Regional Park Area:	2
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	Urban Park Area:	3
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Existing Zoning Code:	RM-30
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
LAND REQUIREMENTS	Urban Density (> 1 Dwelling Unit Per 2.5 Acres): YES
Regional Park Area: 2	Urban Park Area: 3
0.0194 Acres x 89 Dwelling Units = 1.727	Neighborhood: 0.00375 Acres x 89 Dwelling Units = 0.33
Total Regional Park Acres: 1.727	Community: 0.00625 Acres x 89 Dwelling Units = 0.56
	Total Urban Park Acres: 0.89
FEE REQUIREMENTS	
Regional Park Area: 2	Urban Park Area: 3
\$456 / Dwelling Unit x 89 Dwelling Units = \$40,584	Neighborhood: \$113 / Dwelling Unit x 89 Dwelling Units = \$10,057
Total Regional Park Fees: \$40,584	Community: \$175 / Dwelling Unit x 89 Dwelling Units = \$15,575
	Total Urban Park Fees: \$25,632

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge PUD Preliminary Plan include the following condition: fees in lieu of land dedication for regional park purposes in the total amount of \$40,584 and urban park fees in the total amount of \$25,632 will be required at the time of the recording of the Final Plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Park Advisory Board Recommendation:

Development
Application
Permit
Review



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

May 8, 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:	Midtown at Hannah Ridge Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-007	Total Acreage:	9.12
		Total # of Dwelling Units:	61
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	16.72
Feathergrass Investment, LLC	Classic Consulting Engineers, LLC	Regional Park Area:	2
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	Urban Park Area:	3
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Existing Zoning Code:	RM-30
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
LAND REQUIREMENTS	Urban Density (> 1 Dwelling Unit Per 2.5 Acres): YES
Regional Park Area: 2	Urban Park Area: 3
0.0194 Acres x 61 Dwelling Units = 1.183	Neighborhood: 0.00375 Acres x 61 Dwelling Units = 0.23
Total Regional Park Acres: 1.183	Community: 0.00625 Acres x 61 Dwelling Units = 0.38
	Total Urban Park Acres: 0.61
FEE REQUIREMENTS	
Regional Park Area: 2	Urban Park Area: 3
\$456 / Dwelling Unit x 61 Dwelling Units = \$27,816	Neighborhood: \$113 / Dwelling Unit x 61 Dwelling Units = \$6,893
Total Regional Park Fees: \$27,816	Community: \$175 / Dwelling Unit x 61 Dwelling Units = \$10,675
	Total Urban Park Fees: \$17,568

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Midtown at Hannah Ridge Filing No. 1 Final Plat include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$27,816 and urban park fees in the amount of \$17,568. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Park Advisory Board Recommendation:

Development
Application
Permit
Review



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

May 8, 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:	Midtown at Hannah Ridge Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-006	Total Acreage:	3.26
		Total # of Dwelling Units:	28
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	21.47
Feathergrass Investment, LLC	Classic Consulting Engineers, LLC	Regional Park Area:	2
4715 North Chestnut Street	619 North Cascade Avenue, Suite 200	Urban Park Area:	3
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Existing Zoning Code:	RM-30
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 3	
0.0194 Acres x 28 Dwelling Units = 0.543		Neighborhood:	0.00375 Acres x 28 Dwelling Units = 0.11
Total Regional Park Acres: 0.543		Community:	0.00625 Acres x 28 Dwelling Units = 0.18
		Total Urban Park Acres: 0.28	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 3	
\$456 / Dwelling Unit x 28 Dwelling Units = \$12,768		Neighborhood:	\$113 / Dwelling Unit x 28 Dwelling Units = \$3,164
Total Regional Park Fees: \$12,768		Community:	\$175 / Dwelling Unit x 28 Dwelling Units = \$4,900
		Total Urban Park Fees: \$8,064	

ADDITIONAL RECOMMENDATIONS

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

Park Advisory Board Recommendation:



Midtown Collection at Hannah Ridge Filing No. 1 and 2 Letter of Intent

OWNER:

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

DEVELOPER: (Contract Purchaser)

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

APPLICANT/CONSULTANT:

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

SITE LOCATION:

Both filings are generally located north and west of Hannah Ridge Drive and Constitution Avenue in two previously platted Tracts (Tracts AA and BB, Hannah Ridge at Feathergrass Filing No. 1)

Size:

Filing No. 1: 9.123 Acres
Filing No. 2: 3.260 Acres

Zoning:

RM-30 CAD-0 (Existing)

REQUEST:

Applicant requests that the 2 previously platted Tracts AA (Filing No. 2) and BB (Filing No. 1) be replatted to reflect a total of 89 lots. The breakdown per filing is:

- Filing No. 1: 61 Lots
- Filing No. 2: 28 Lots

The following tracts are also proposed:

Filing 1:	Tract A	3.720 Ac
	Tract B	3,418 sf
	Tract C	7,094 sf
	Tract D	8,072sf
	Tract E	7,350 sf
	Tract F	12,149 sf
	Tract G	5,229 sf

Filing 2:	Tract A	42,914 sf
	Tract B	745 sf
	Tract C	2,192 sf
	Tract D	11,716 sf

All tracts will be for parks, open space, public drainage, private access and public utilities as defined on the final plats and be owned and maintained by the Midtown Collection at Hannah Ridge Home Owners Association (HOA).

PHASED CONSTRUCTION AND ANTICIPATED DEVELOPMENT SCHEDULE:

Overall development phasing will begin on the east side of Filing No. 1 adjacent to Hannah Ridge Drive and continue west to Filing No. 2. All open space tracts will be developed with the adjacent residential phases as they occur. Commercial phases are to be designed and developed as demand dictates. All directly adjacent single-family development (Filing 2, 3 and 4) are either built out or under construction.

DEVIATION REQUESTS:

A PUD Modification request for both filings for lot frontage along a public street of less than 30' and to allow lot access to private roadways is proposed and included in this submittal.

JUSTIFICATION:

The proposed Filings 1 and 2 are the final residential phases of this previously approved Master Planned Residential Community. The layout of the proposed street network conforms to the previously approved anticipated design with the exception of one additional eastern public street.

The proposed PUD plan and plats within the developing Hannah Ridge at Feathergrass community are proposed under the anticipated residential density reflected on the approved Hannah Ridge at Feathergrass sketch plan. 89 residential homes are proposed where 205 had been anticipated. Development will also be in accordance with the proposed Midtown Collection at Hannah Ridge PUD Plan. The PUD Guidelines, with which the development will conform, are being concurrently reviewed with the final plats.

The proposed development will provide a new buyer option for single family residential housing lots. The unique building orientation and rear-loaded garages, along with a unique "small lot" community design provides for an alternative community type not seen in El Paso County. Adequate provisions for drainage and utilities and continued build-out of the proposed Preliminary plan and PUD plan will enhance the public health, safety and general welfare within this portion of El Paso County.

The owner understands and agrees to certain Conditions of Approval including payment of School Fees, payment of Park Fees, payment of Drainage and Bridge Fees, and payment of road impact fees that now include signal costs, negating the need for the prior escrow agreement for the Constitution and Hannah Ridge Drive intersection. Required fees will be paid at time of plat recording.

This application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code.

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

The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following relevant policies from the Policy Plan as they specifically relate to this request: **Policy 6.1.3** – Encourage new development which is contagious and compatible with previously developed areas in terms of factors such as density, land use and access. **Policy 6.1.4** – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services. **Policy 6.1.2** – Utilize buffer zones to provide mutually compatible transitions between neighborhoods and adjoining development with differing uses or densities. **Policy 6.2.11** – Encourage compatible physical character, density and scale in existing neighborhoods.

The proposed subdivision is consistent with the surrounding single-family residential zoned properties to the north. The proposed subdivisions are adjacent to and is the logical extension of the recently platted Hannah Ridge at Feathergrass Filing No's 2, 3 and 4. A pre-cast wall along the southerly boundary of the Filings 2, 3 and 4 sites will mitigate the impacts to the residential development along Hunter Jumper Drive to the north and will be maintained by the HOA. A 6' wall is also proposed along Constitution Avenue to reduce the noise impact from the arterial roadway. The proposed subdivision is the continuation of the ongoing Hannah Ridge at Feathergrass development. The site is not contained within any Small Area Plans of the County. The proposed subdivision plat is in compliance with the Parks Master Plan, which does not call for trails or parks in the site vicinity. The proposed subdivisions are also in compliance with the Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

2. *The subdivision is in substantial conformance with the approved preliminary plan.*

The proposed Final Plat is consistent and in conformance with the concurrently proposed Preliminary Plan for the Midtown Collection at Hannah Ridge development.

3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*

The proposed Final Plat is prepared in accordance with all applicable subdivision design standards.

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 if this Code.*

The site is contained within the service area of Cherokee Metropolitan District and the District has agreed to serve the property. The Owner has secured water rights for the district, which are reserved for use in this development. Existing and directly adjacent water mains will be utilized.

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.*

The site is contained within the service area of Cherokee Metropolitan District and the District has agreed to serve the property. The sanitary sewer mains to serve the proposed site will be extended from existing adjacent mains already constructed in Filing No's 1, 2, 3 and 4, which were approved by the District.

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

A soils report has been prepared for the site and the owner will comply with the recommendations of the report.

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

The Midtown Collection at Hannah Ridge development has planned a comprehensive drainage system. Public drainage infrastructure built within Filings 1, 2, 3 and 4 have adequate capacity necessary to serve this subdivision. The drainage improvements will be consistent with the operable Drainage Basin Planning Study (DBPS), The Master Development Drainage Plan (MDDP) for Hannah Ridge at Feathergrass, the Preliminary Drainage Report and the Final Drainage Reports for each subdivision filing.

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

Each proposed lot on the site will access a public street either directly or via a private tract and there are multiple exit and entry points available for the safety of the future residents. Four public cul-de-sacs are proposed as a part of these filings.

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

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provided police protection for the site and surrounding area. Midtown Collection at Hannah Ridge Filing No. 1 is located within the Falcon Fire Protection District. Filing No 2 is within the Cimarron Hills Fire Department coverage area. Fire Hydrant locations for the site are being reviewed and approved by both fire departments. Water and Sanitary Sewer infrastructure is being provided by the developer in accordance with Cherokee Metropolitan District standards. The completed development will include natural open space and open space areas. Transportation is provided by the adjacent existing and proposed roadway system.

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

Midtown Collection at Hannah Ridge Filings No. 1 and 2 are located within two fire protection districts (1 is within Falcon), and the Cimarron Hills Fire Department on the west for Filing No. 2. The water main system is designed to provide adequate fire flows at the site as reviewed by Cherokee Metropolitan District. Fire Hydrant locations for the site are being reviewed and approved by both fire departments.

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

Off-site transportation and drainage impacts are considered and mitigated by the recommendations of the Final Drainage Report and Traffic Impact Study Update Memo. The developer will make

improvements to Constitution Avenue by adding sidewalk along the development frontage. With the recent amendment to the El Paso County Road Impact Fee, a separate escrow for the future signal at Hannah Ridge Drive and Constitution Avenue will no longer be required. The owner has requested the property be admitted to PID #2.

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

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

13. *The subdivision meets other applicable sections of Chapter 6 and 8.*

The subdivision meets the requirements of the Land Development Code other than the PUD Modification request pending with this application.

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

No separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:

All adjacent roadway and utility infrastructure are in place to support the development for this residential community.

Existing offsite roads include Constitution Avenue (160' row) to which this developer has made previous improvements, Akers Drive (80' row) constructed by this owner/developer in cooperation with El Paso County. Other existing facilities include the storm drain line along the north side of Constitution Avenue, the box culvert crossing of Constitution Avenue at Akers Drive and various utility line stub-outs in Akers Drive and Constitution Avenue that were previously constructed by this owner/developer. Hannah Ridge at Feathergrass Filing No. 5 will also include additional improvements to Akers Drive at the proposed Electronic Drive intersection, including curb returns, sound wall and public sidewalks.

Existing facilities provided in Hannah Ridge at Feathergrass include Hunter Jumper Drive (60-80' row), Winslow Park Drive (60' row) and all of Shawnee Drive, as well as the associated mainline utilities and utility services for the lots. Storm drainage and stormwater quality facilities were also provided.

Existing facilities provided in adjacent Hannah Ridge at Feathergrass Filing No. 2 include a portion of Hunter Jumper Drive (60-80' row), a portion of Winslow Park Drive (60' row), all of Half Chaps Court (60' row), and a portion of Hannah Ridge Drive (60'-90' row) as well as the associated mainline utilities and utility services for the lots. Storm drain in Hannah Ridge Drive and Half Chaps Court, the Hannah Ridge Drive concrete box culvert, and stormwater quality facilities were also provided.

Facilities provided in Filing No. 3 include a portion of Hunter Jumper Drive (60' row), a portion of Winslow Park Drive (60' row), a portion of Grand Prix Court (50' row), and all of Horsemanship Court (50' row). Filing No. 3 facilities included the associated mainline utilities and utility services for the lots, the major storm drain line that conveys the Sand Creek Tributary 6 storm flows south to the Constitution Avenue channel, and storm drain lines in Hunter Jumper Drive and the necessary stormwater quality facilities.

Facilities provide in Filing No. 4 include the westerly portion of Hunter Jumper Drive (60' row), the westerly portion of Winslow Park Drive (60' row), all of Shawnee Drive (60' row) from Constitution Avenue to Winslow Park Drive, and a portion of Pony Club Lane (50' row). Filing No. 4 facilities include the associated mainline utilities and utility services for the lots, storm drain facilities in Shawnee Drive and the necessary stormwater quality facilities.

Utility Providers:

Water and Wastewater:	Cherokee Metro District
Gas:	Colorado Springs Utilities
Electrical:	Mountain View Electric

UTILITIES- WATER AND SEWER:

Water and sewer will be provided by Cherokee Metropolitan District. The district has provided a detailed Service Commitment letter which explains how capacity is available for the planned development. The developer has purchased water rights and transferred these rights to Cherokee Metropolitan District, which has in turn reserved this water for use in the Hannah Ridge at Feather grass development. The developer will construct all streets, utilities and storm drainage improvements. Utilities will be routed underground in the public streets and utility easement per El Paso County design standard. Cherokee Metropolitan District will provide maintenance of proposed water and sewer system.

FIRE PROTECTION:

Midtown Collection at Hannah Ridge Filing No. 1 is located completely within the Falcon Fire Protection District and the District has provided a letter of agreement to serve. Additionally, Filing No. 2 is located within the Cimarron Hills Fire Department service area on the east. This boundary between the two is located along Shawnee Drive.

PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:

Existing single-family residential development exist to the north on the opposite side of the adjacent Hunter Jumper Drive. Densities of this proposal are less than previously anticipated for this multi-family site.

LANDSCAPING AND BUFFERING:

Frontage of Constitution Avenue will be landscaped in accordance with the proposed PUD plan. Landscape trees will be planted and pre-cast concrete wall will be constructed along Constitution Avenue.

Street right-of-way's and entries will also be landscaped as indicated on the PUD Plan. The landscaping, wall and open space tracts are to be installed by the Developer of the project and will be maintained by the Midtown Collection at Hannah Ridge Homeowners Association.

PROPOSED ACCESS LOCATIONS:

Access locations have been previously identified on the approved sketch plan. All proposed access points are full movement. A Traffic Impact Study update memo for the proposed development is provided with this application.

TRAFFIC IMPACT FEES:

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 12-382. The owner is petitioning for inclusion of the new residential lots into the Public Improvements District No. 2 (the 10 mil PID). Fees at building permit for each Single-family Detached dwelling in the 10mil PID is \$1,221.00. This fee will be paid at the time of building permit issuance. The Midtown Collection at Hannah Ridge property is also contained within the Constitution Heights Metropolitan

District and lots subject to traffic impact related building permit fees pursuant to a 2009 IGA. The fee in Midtown Collection at Hannah Ridge is \$923.00 per single family residential lot to be paid at the building permit issuance. However, the lots in Midtown Collection at Hannah Ridge are also eligible for credit in the El Paso County Road Impact Fee Program as established by El Paso County Resolution Number 12-389. The credit is designed to offset the contribution mandated by the IGA as well as amounts already contributed to the County's transportation system in the form of road construction and dedication of right of way for portions of Constitution Avenue and Akers Drive by the developer.

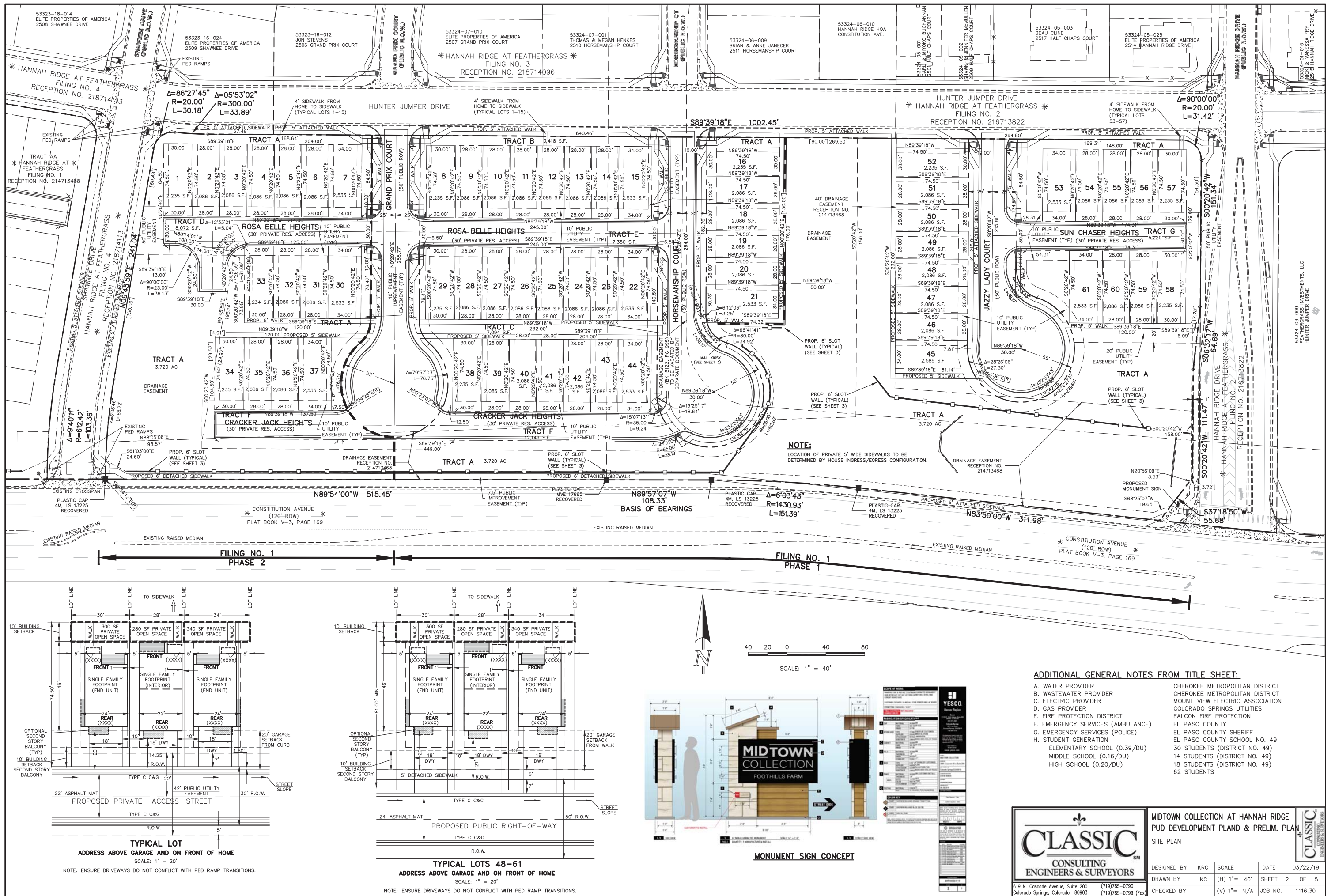
A summary of the fees for each single-family lot in the subdivision is provided below:

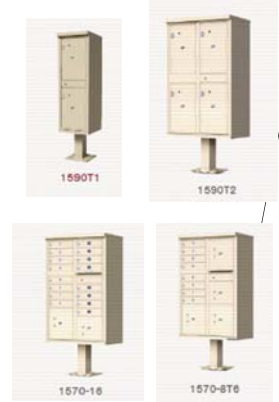
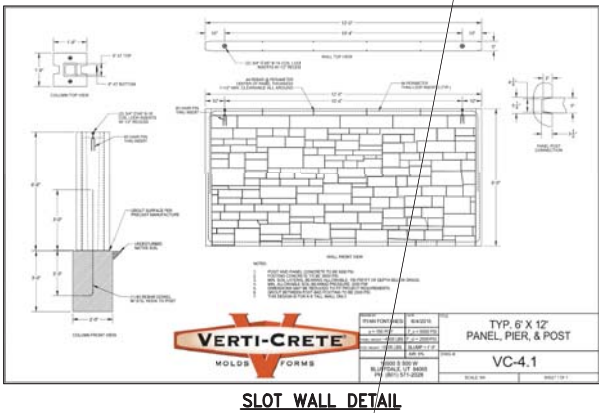
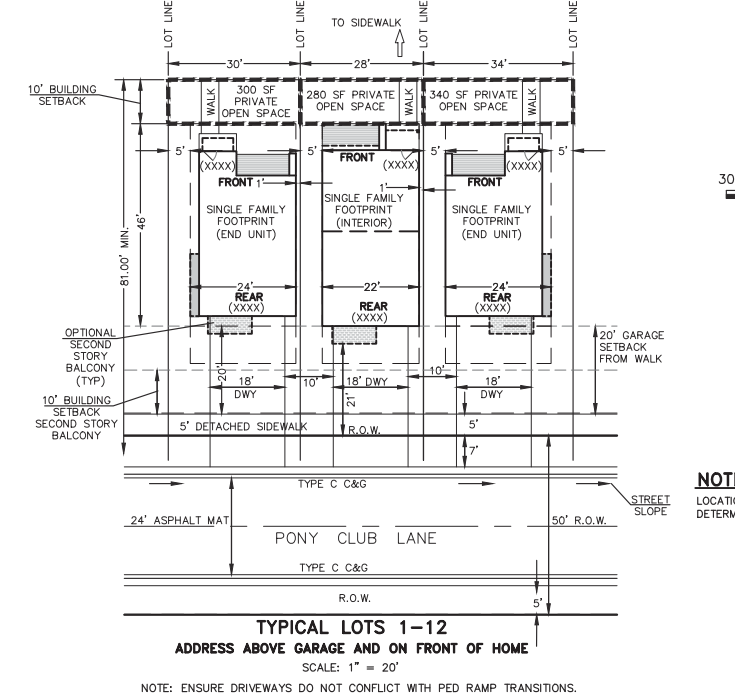
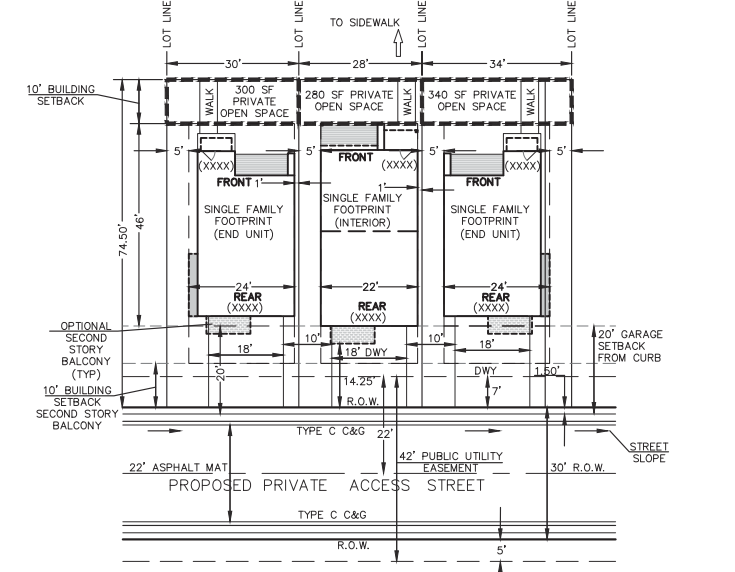
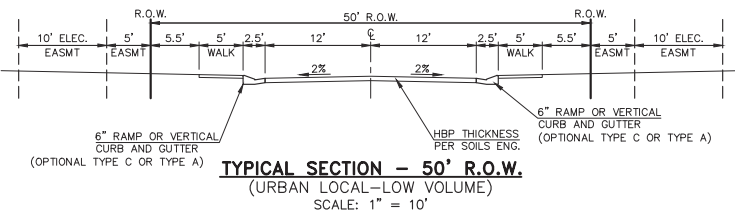
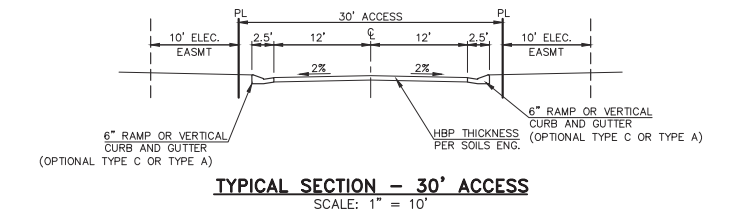
The development enters Public Improvements District No. 2 (the 10 mil PID) and is subject to the requirements thereof. The developer will pay the \$923.00 fee to El Paso County pursuant to the 2009 IGA and Resolution 12-389. The county will reimburse Pikes Peak Rural Transportation Authority from this fee payment. The accrual and use of any credit in the El Paso County Road Impact Fee Program is governed according to Resolution 12-389.

Sm/111630/letter of intent

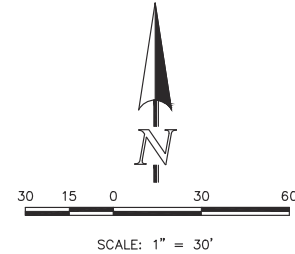
MIDTOWN COLLECTION AT HANNAH RIDGE
COUNTY OF EL PASO, STATE OF COLORADO
PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN
FILING NO. 1 AND FILING NO. 2

KEY MAP
SCALE: 1"=100'

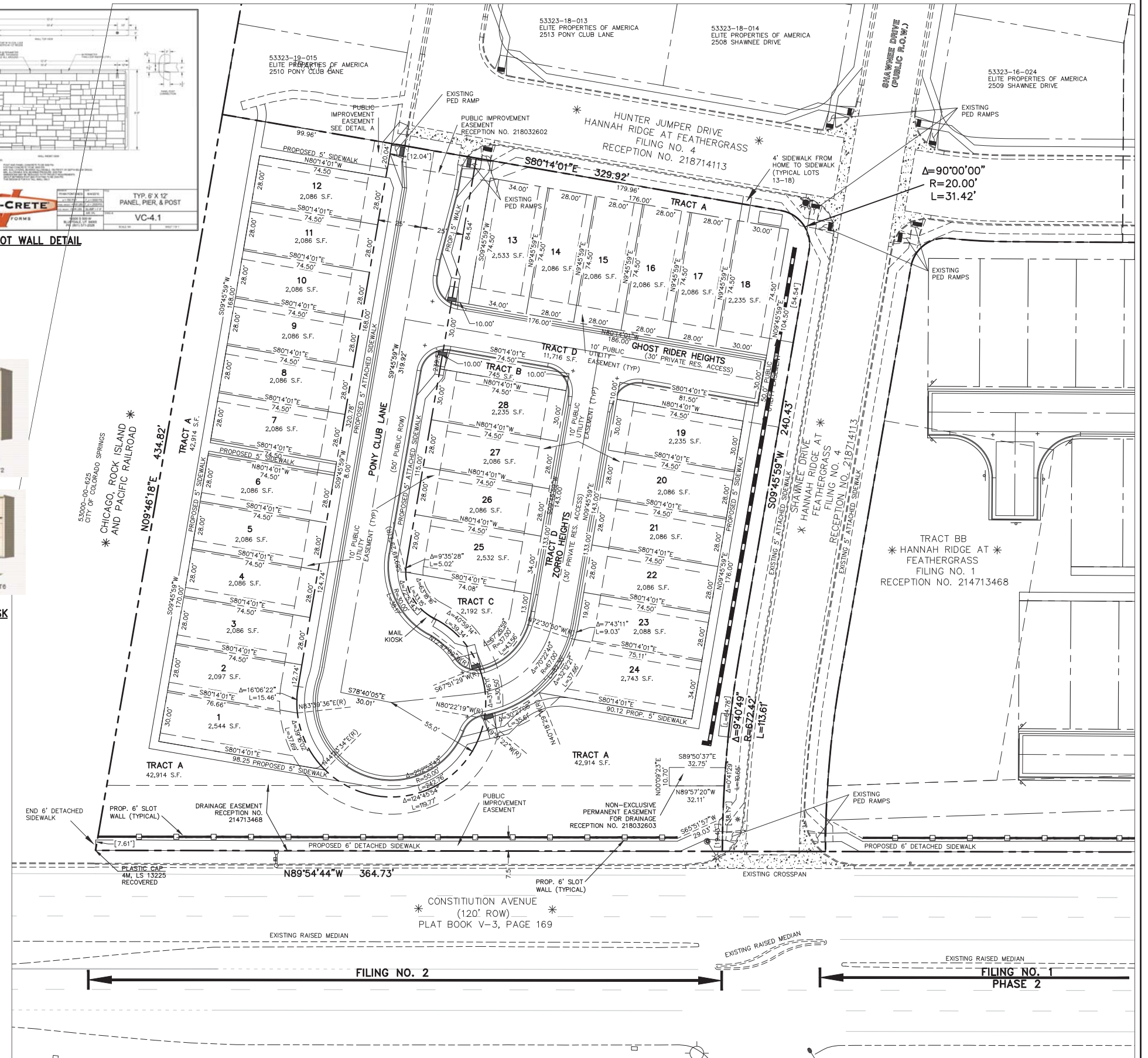




PROPOSED MAIL KIOSK
NOT TO SCALE



NOTE:
LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.



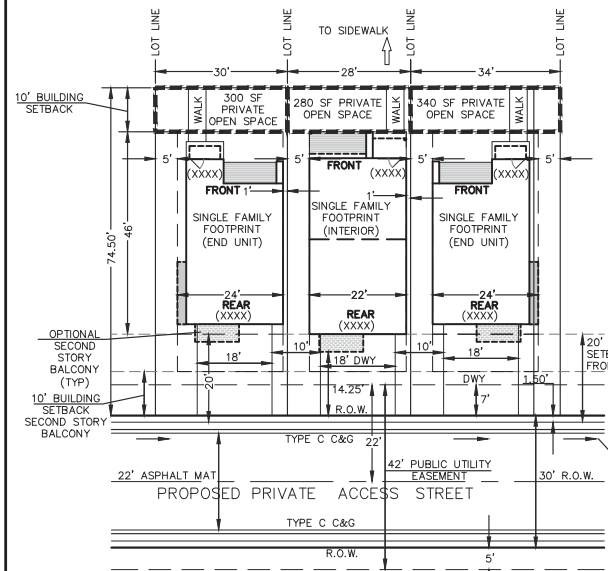
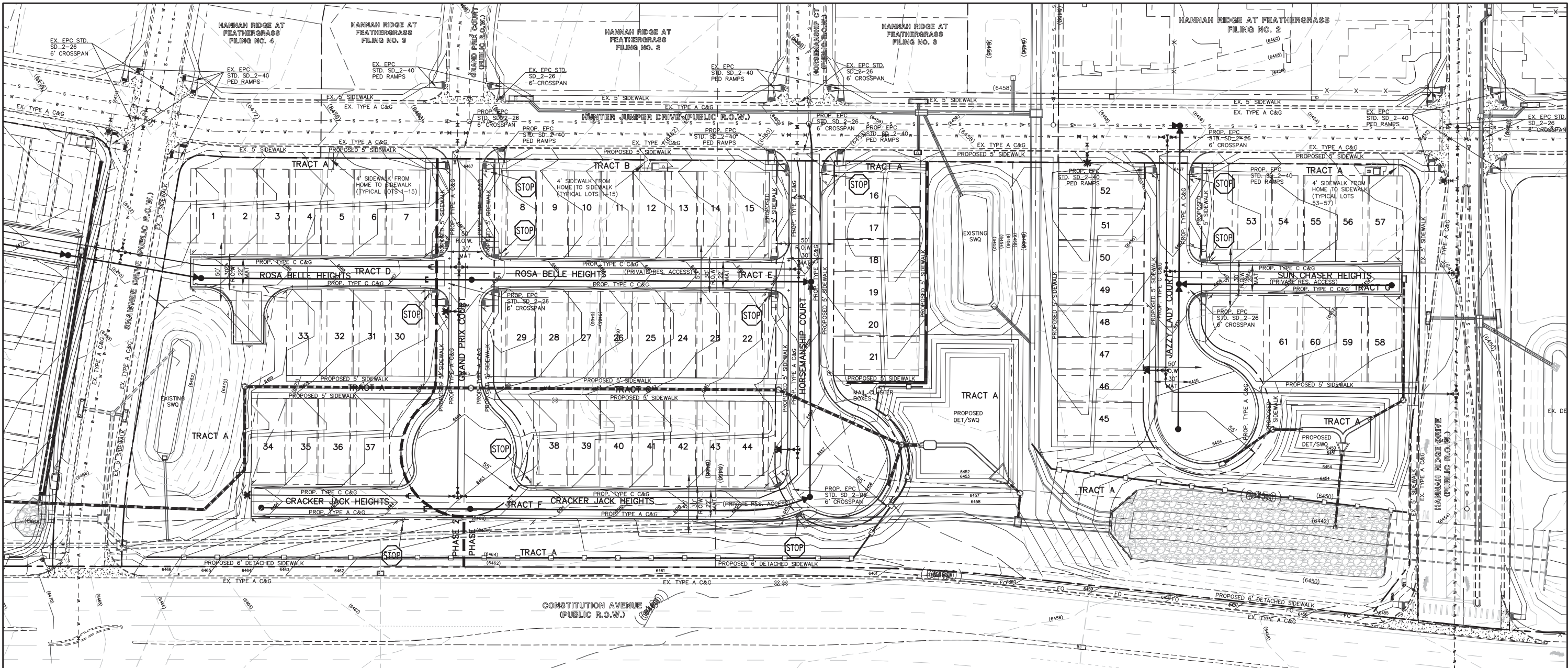
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(719)785-0799 (Fax)

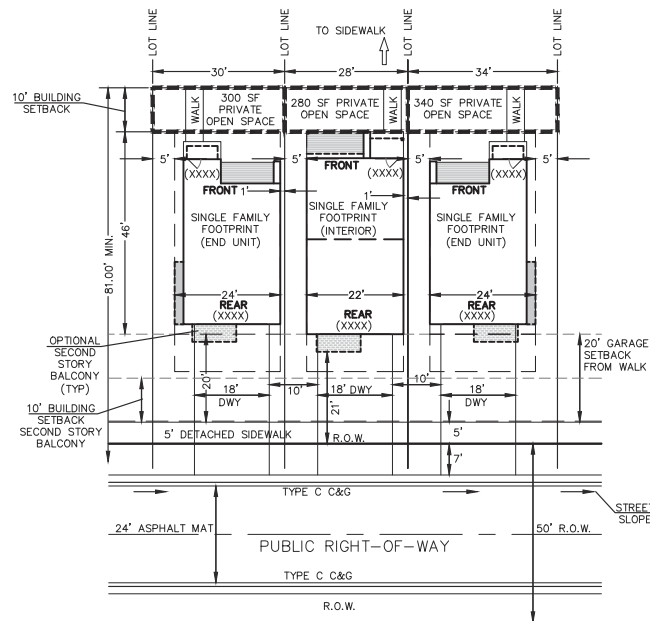
MIDTOWN COLLECTION AT HANNAH RIDGE
PUD DEVELOPMENT PLAN & PRELIM. PLAN
SITE PLAN

DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1" = 30'	SHEET	3 OF 5
CHECKED BY	(V) 1" = N/A	JOB NO.	1116.30	



TYPICAL LOT
ADDRESS ABOVE GARAGE AND ON FRONT OF HOME
SCALE: 1" = 20'

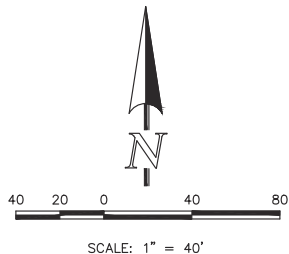
NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.



TYPICAL LOTS 48-61
ADDRESS ABOVE GARAGE AND ON FRONT OF HOME
SCALE: 1" = 20'

NOTE: ENSURE DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.

NOTE:
LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO BE
DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.



DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6640)
PROPOSED FINISHED CONTOUR	6650
SUBDIVISION BOUNDARY	
EXISTING WATER LINE	
EXISTING FIRE HYDRANT	
EXISTING GATE VALVE	
EXISTING SANITARY SEWER	
EXISTING SANITARY SEWER MANHOLE	
EXISTING GAS MAIN	
PROPOSED GATE VALVE	
PROPOSED WATER MAIN	
PROPOSED FIRE HYDRANT	
PROPOSED SANITARY SEWER MANHOLE	
PROPOSED SANITARY SEWER SERVICE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXIST. STORM SEWER	
EXIST. STORM INLET	



MIDTOWN COLLECTION AT HANNAH RIDGE
PUD DEVELOPMENT PLAND & PRELIM. PLAN
PRELIMINARY GRADING & UTILITIES PLAN

DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1"= 40'	SHEET	4 OF 5
CHECKED BY	(V) 1"= N/A	JOB NO.	1116.30	

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Colorado Springs, Colorado 80903

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(719)785-0799 (Fax)

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[illegible]

The site plan illustrates three lots along Pony Club Lane, each with a 10' building setback. The lots are separated by 30', 28', and 34' lot lines. The first lot on the left is 300 SF private open space, the middle lot is 280 SF private open space, and the right lot is 340 SF private open space. Each lot contains a single family footprint (end unit) with a front, rear, and side yard. The front yard is 1' wide, the rear yard is 24' wide, and the side yard is 5' wide. The lots are also separated by 5' detached sidewalks. The plan includes dimensions for the building footprint, setbacks, and lot lines. A 24' asphalt mat is shown on the left, and a 50' R.O.W. is shown on the right. The plan also indicates a 10' building setback, a 10' detached sidewalk, and a 20' garage setback from the walk. The plan is labeled with 'TYPE C C&G' and 'PONY CLUB LANE'.

DESIGNED BY	KRC	SCALE	DATE	03/22/19
DRAWN BY	KC	(H) 1"= 30'	SHEET	5 OF 5
CHECKED BY		(V) 1"= N/A	JOB NO.	1116.30

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1

KNOW ALL MEN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

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

CONTAINING A CALCULATED AREA OF 9.123 ACRES.

OWNERS CERTIFICATE:

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

OWNER:

THE AFOREMENTIONED, FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

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

STATE OF COLORADO)
COUNTY OF EL PASO)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 20____, A.D. BY _____
AS _____ OF FEATHERGRASS INVESTMENTS, LLC A COLORADO
LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

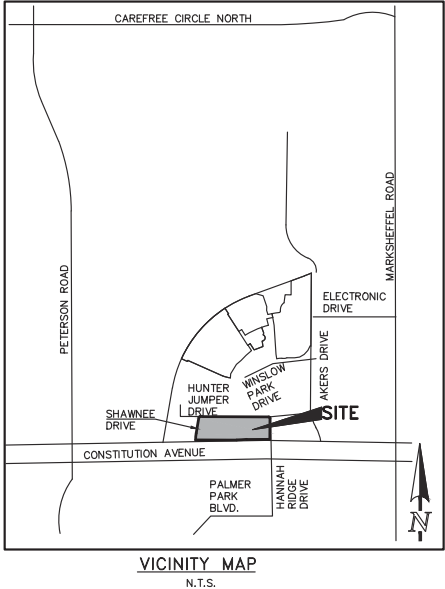
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS JANUARY 15, 2019.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- UNLESS SHOWN OTHERWISE, ALL LOT AND TRACT LINES ADJACENT TO PUBLIC RIGHTS OF WAY OR PRIVATE ACCESS TRACTS ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT, ALL OTHER EASEMENTS ARE AS SHOWN HEREON, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 61. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 7.
- THE ARTICLES OF INCORPORATION FOR MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER 20181968201. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIDTOWN COLLECTION AT HANNAH RIDGE AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS AMENDED.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- FLOODPLAIN STATEMENT:
THIS SITE, MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0752G, DATED DECEMBER 7, 2018.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____. IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE AUTHORIZED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

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



VICINITY MAP
N.T.S.

GENERAL NOTES (CONT.):

- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY CIMARRON HILLS FIRE PROTECTION DISTRICT AND FALCON FIRE PROTECTION DISTRICT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 181211-AMENDMENT NO. 3 PREPARED BY CAPSTONE TITLE AS AGENT FOR STEWART TITLE GUARANTY, WITH AN EFFECTIVE DATE OF JANUARY 9, 2019 AT 8:00 A.M.
- PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- BASIS OF BEARINGS: A PORTION OF THE NORTHERLY RIGHT OF WAY OF CONSTITUTION AVENUE BEING MONUMENTED AT THE EAST END BY A 4M PLASTIC CAP STAMPED "PLS 13225" AND ON THE WEST END BY A PLASTIC CAP STAMPED "MVE 17665", IS ASSUMED TO BEAR N89°57'07"W, A DISTANCE OF 108.33 FEET.
- TRACTS A, B AND C ARE FOR PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, PUBLIC UTILITIES AND DRAINAGE AND WILL BE OWNED AND MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION INC. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT.
- TRACTS D, E, F AND G ARE FOR PRIVATE ACCESS AND PUBLIC UTILITIES AND WILL BE OWNED AND MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION INC. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT.
- ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 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.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT, AS RECORDED UNDER RECEPTION NO. 214022684 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
- UTILITY PROVIDERS:
SANITARY SEWER: CHEROKEE METROPOLITAN DISTRICT
WATER: CHEROKEE METROPOLITAN DISTRICT
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: COLORADO SPRINGS UTILITIES
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE CONSTITUTION HEIGHTS METROPOLITAN DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 209112366.

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A, B, C, (PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, PUBLIC UTILITIES, DRAINAGE)	172,576	43.44%	HOA	SURFACE MAINTENANCE HOA
TRACTS D, E, F, G (PRIVATE ACCESS, PUBLIC UTILITIES)	32,801	8.25%	HOA	HOA
LOTS (61 TOTAL)	133,261	33.53%	INDIVIDUAL LOT OWNERS	
R.O.W.	58,748	14.78%	COUNTY	COUNTY
TOTAL	397,386	100%		

SURVEYOR'S STATEMENT:

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

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

DATE _____

NOTICE:

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

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

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

COUNTY ASSESSOR _____ DATE _____

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C, D, E, F AND G WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

BY: _____

AS _____
OF HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

STATE OF COLORADO)
COUNTY OF EL PASO)ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 20____, A.D. BY _____
AS _____ OF HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC., A COLORADO
NONPROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO)ss

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

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

MIDTOWN COLLECTION AT
HANNAH RIDGE FILING NO. 1
JOB NO. 1116.30
JANUARY 15, 2019
SHEET 1 OF 3



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

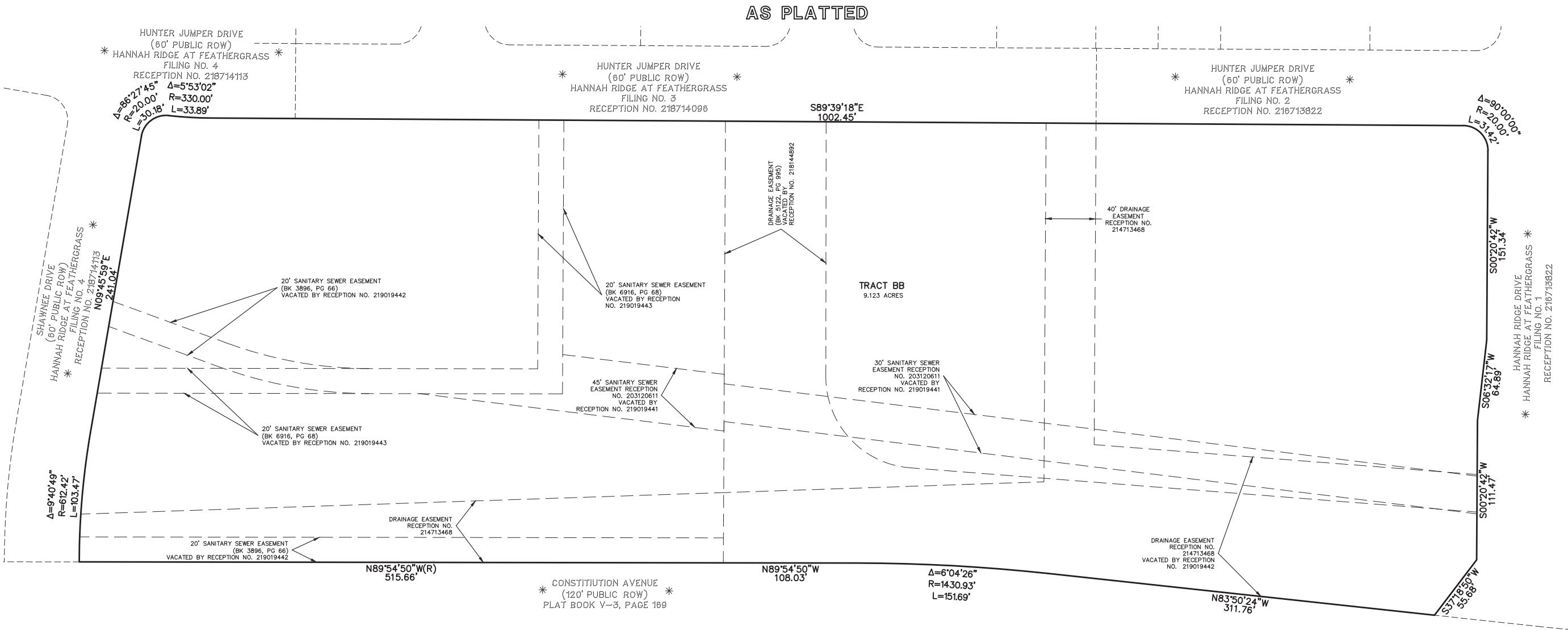
(719)785-0790
(719)785-0799 (Fax)

NO.	REVISION	DATE
1		
2		

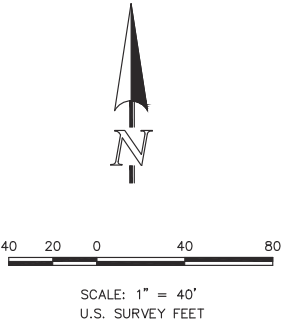
MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1

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

54



LEGEND
* NOT PART OF THIS PLAT



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

MIDTOWN COLLECTION AT
HANNAH RIDGE FILING NO. 1
JOB NO. 1116.30
JANUARY 15, 2019
SHEET 2 OF 3

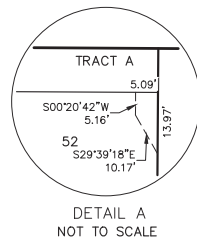
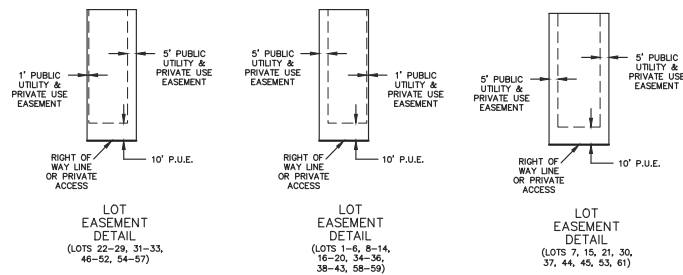
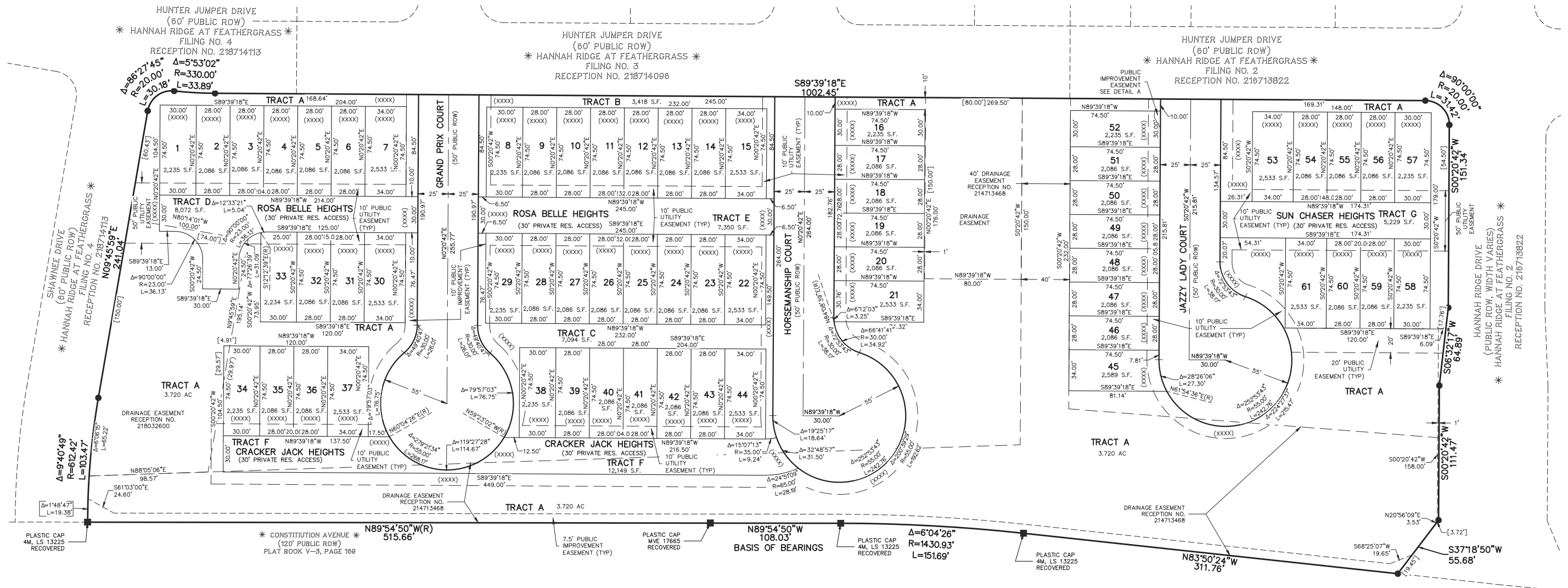


619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

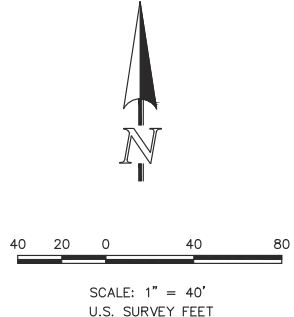
MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 1

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

55



- LEGEND
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET
 - RECOVERED MONUMENT AS NOTED
 - (XXXX) ADDRESS
 - * NOT PART OF THIS PLAT
 - (R) RADIAL BEARING
 - [80.00'] PARTIAL DIMENSION
 - S.F. SQUARE FEET



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

MIDTOWN COLLECTION AT
HANNAH RIDGE FILING NO. 1
JOB NO. 1116.30
JANUARY 15, 2019
SHEET 3 OF 3



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

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2

KNOW ALL MEN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

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

CONTAINING A CALCULATED AREA OF 3.260 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNER, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, FEATHERGRASS INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

AS _____

OF FEATHERGRASS INVESMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO)

COUNTY OF EL PASO)ss

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

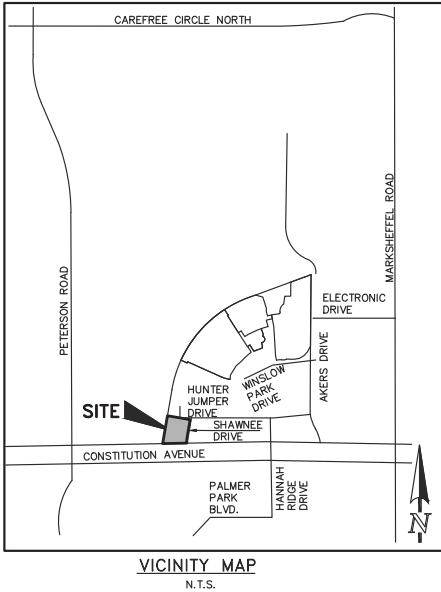
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS JANUARY 15, 2019.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- UNLESS SHOWN OTHERWISE, ALL LOT AND TRACT LINES ADJACENT TO PUBLIC RIGHTS OF WAY OR PRIVATE ACCESS TRACTS ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT, ALL OTHER EASEMENTS ARE AS SHOWN HEREON, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 28. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 4.
- THE ARTICLES OF INCORPORATION FOR MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER 20181968201. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR MIDTOWN COLLECTION AT HANNAH RIDGE AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS AMENDED.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- FLOODPLAIN STATEMENT:
THIS SITE, MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0752G, DATED DECEMBER 7, 2018.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

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



GENERAL NOTES (CONT.):

- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY FALCON FIRE PROTECTION DISTRICT.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 181211-AMENDMENT NO. 3 PREPARED BY CAPSTONE TITLE AS AGENT FOR STEWART TITLE GUARANTY, WITH AN EFFECTIVE DATE OF JANUARY 9, 2019 AT 8:00 A.M.
- PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- BASIS OF BEARINGS: A PORTION OF THE NORTHERLY RIGHT OF WAY OF CONSTITUTION AVENUE BEING MONUMENTED AT THE EAST END BY A 4M PLASTIC CAP STAMPED "PLS 13225" AND ON THE WEST END BY A PLASTIC CAP STAMPED "MVE 17665", IS ASSUMED TO BEAR N89°57'07"W, A DISTANCE OF 108.33 FEET.
- TRACTS A, B AND C ARE FOR PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, PUBLIC UTILITIES AND DRAINAGE AND WILL BE OWNED AND MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION INC. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT.
- TRACT D IS FOR PRIVATE ACCESS AND PUBLIC UTILITIES AND WILL BE OWNED AND MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNERS ASSOCIATION INC. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
- ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 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.
- ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT, AS RECORDED UNDER RECEPTION NO. 214022684 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
- UTILITY PROVIDERS:
SANITARY SEWER: CHEROKEE METROPOLITAN DISTRICT
CHEROKEE METROPOLITAN DISTRICT
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: COLORADO SPRINGS UTILITIES
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE CONSTITUTION HEIGHTS METROPOLITAN DISTRICT AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 209112366.

DRAINAGE: SANDCREEK BASIN
BRIDGE FEES: SANDCREEK BASIN
URBAN PARK: _____
REGIONAL PARK: _____
SCHOOL FEE: DISTRICT 11

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

APPLICANT:
ELITE PROPERTIES OF AMERICA, INC.
6385 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS, CO 80919

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A, B, C (PARKS, MAILBOXES, FENCES, WALLS, OPEN SPACE, PRIVATE PEDESTRIAN ACCESS, PUBLIC UTILITIES, DRAINAGE)	45,842	32.29%	HOA	HOA
TRACT D (PRIVATE ACCESS, PUBLIC UTILITIES)	11,716	8.25%	HOA	HOA
LOTS (28 TOTAL)	60,877	42.87%	INDIVIDUAL LOT OWNERS	
R.O.W.	23,564	16.59%	COUNTY	COUNTY
TOTAL	141,999	100%		

SURVEYOR'S STATEMENT:

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

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

DATE _____

NOTICE:

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

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

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C AND D WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE MIDTOWN COLLECTION AT HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

BY: _____

AS _____

OF HANNAH RIDGE HOMEOWNER'S ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

STATE OF COLORADO)

COUNTY OF EL PASO)ss

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

AS _____ OF HANNAH RIDGE HOMEOWNERS ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CLERK AND RECORDER:

STATE OF COLORADO)

COUNTY OF EL PASO)ss

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

CHUCK BROERMAN, RECORDER

BY: _____

DEPUTY

MIDTOWN COLLECTION AT
HANNAH RIDGE FILING NO. 2
JOB NO. 1116.30
JANUARY 15, 2019
SHEET 1 OF 3



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

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

NO.	REVISION	DATE
1		
2		

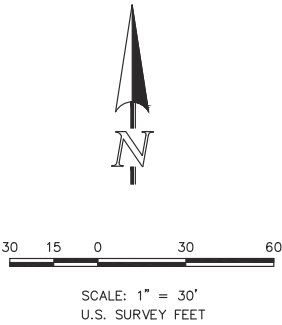
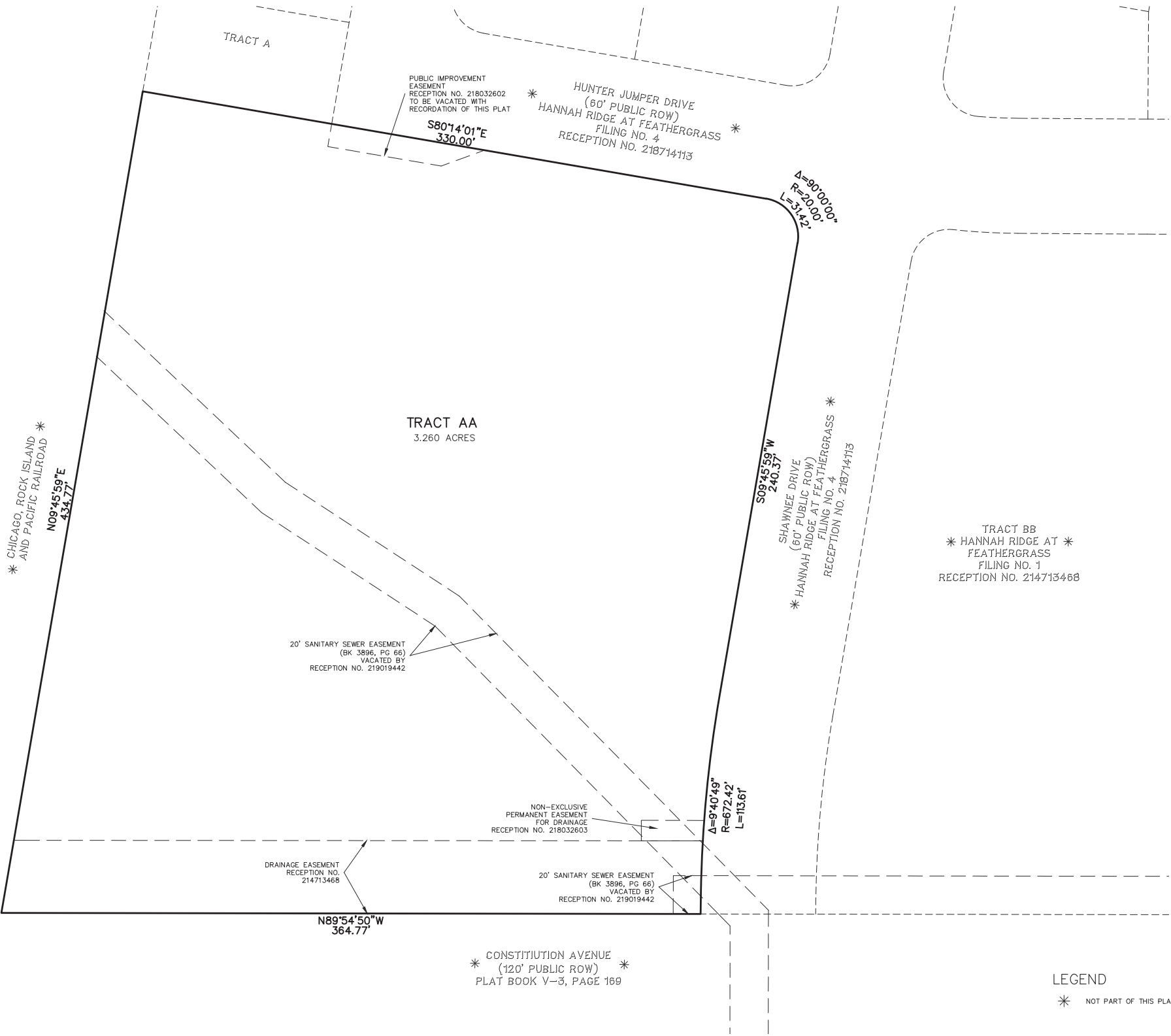
PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 2

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

AS PLATTED



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

MIDTOWN COLLECTION AT
HANNAH RIDGE FILING NO. 2
JOB NO. 1116.30
JANUARY 15, 2019
SHEET 2 OF 3

LEGEND
* NOT PART OF THIS PLAT

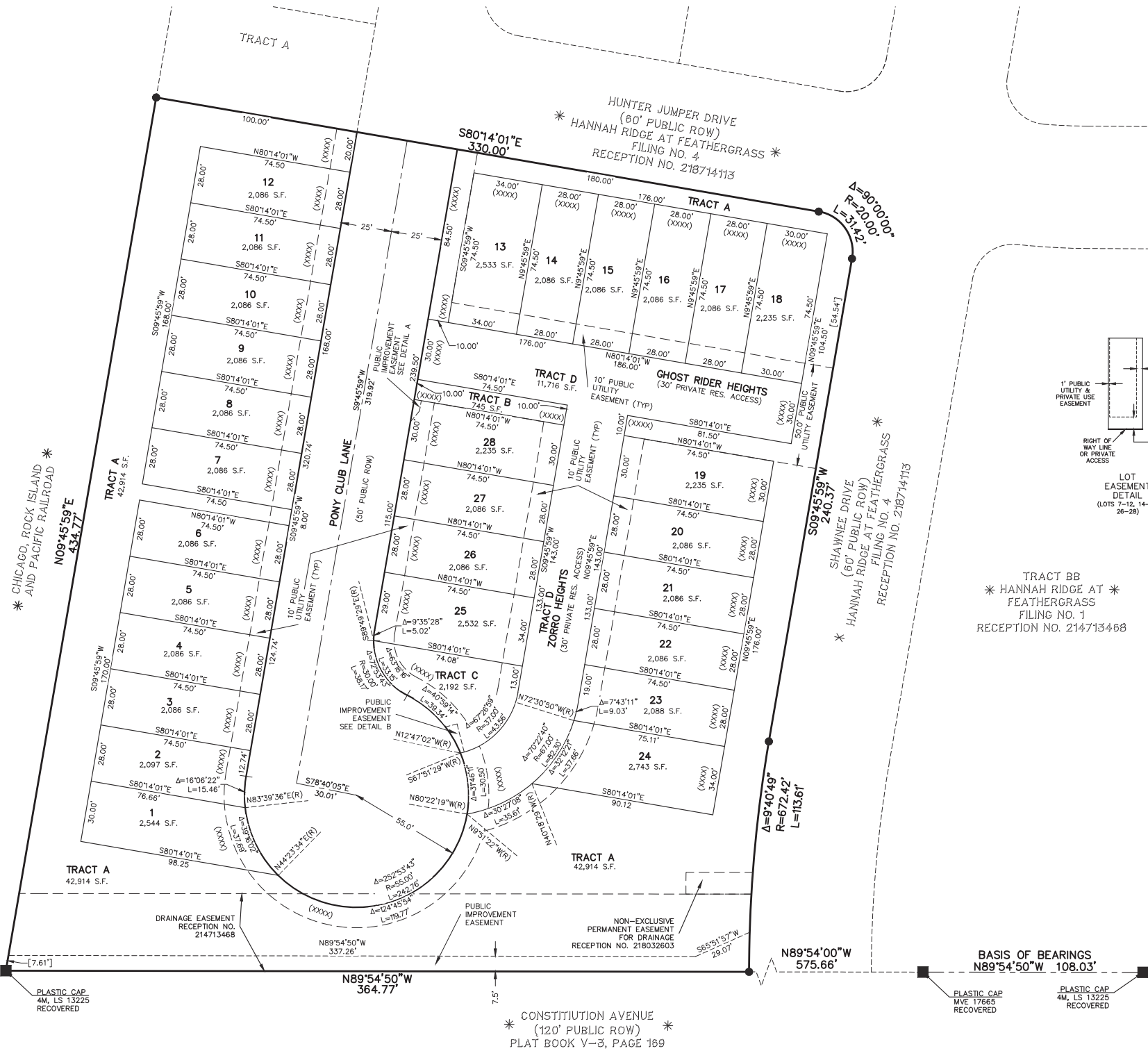
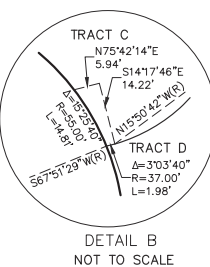
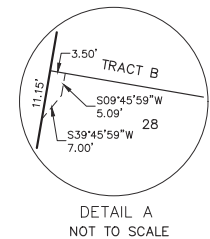


619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

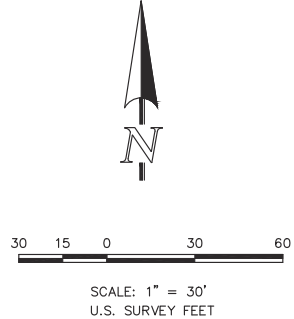
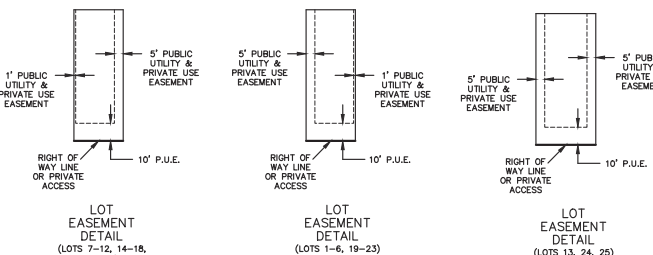
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A REPLAT OF TRACT AA OF HANNAH RIDGE AT FEATHERGRASS FILING NO. 1,
RECEPTION NO. 214713468, RECORDS OF EL PASO COUNTY, COLORADO
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

AS REPLATTED



- LEGEND
- NO. 5 REBAR WITH 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET
 - RECOVERED MONUMENT AS NOTED
 - (XXXX) ADDRESS
 - * NOT PART OF THIS PLAT
 - (R) RADIAL BEARING
 - [80.00'] PARTIAL DIMENSION
 - S.F. SQUARE FEET



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

MIDTOWN COLLECTION AT
HANNAH RIDGE FILING NO. 2
JOB NO. 1116.30
JANUARY 15, 2019
SHEET 3 OF 3



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

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Retreat at TimberRidge Filing No. 1 Final Plat

Agenda Date: May 8, 2019

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by Classic Consulting on behalf of TimberRidge Development Group, LLC, for approval of the Retreat at TimberRidge Filing No. 1 Final Plat, consisting of 70 residential lots on 68.14 acres. Minimum lot sizes vary from 12,000 square feet in the eastern portion of the property to 2.5 acres on the western side near Vollmer Road. The property is located along Vollmer Road, at the intersection of Arroyo Lane. The project is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows one proposed regional trail connection and one proposed bicycle route impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses the central portion of the property, along Sand Creek, while the proposed Vollmer Road Bicycle Route runs adjacent to the western property boundary.

The revised Retreat at TimberRidge PUD Development Plan, endorsed by the Park Advisory Board in January 2018 and approved by the Board of County Commissioners in March 2018, included 26.32 acres (10% of total acreage) of open space, dedicated to public open space, regional trails, internal trail corridors, water detention, and landscaping. The plan also included the Arroyo Lane and Sand Creek Primary Regional Trail corridors, which closely followed the proposed routes shown in the 2013 Parks Master Plan, but did not include the originally-planned 3.6 acre neighborhood park, as included in the first versions of the PUD Preliminary Plan. The revised PUD Development Plan was endorsed by the Park Advisory Board with the follow recommendations:

“Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge PUD Rezone/Development Plan include the following conditions, to be implemented on all forthcoming preliminary plans and final plats: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on forthcoming final plats; (2) reestablish the neighborhood park in order to not only meet the recreational needs of residents, but also to increase the open space acreage to at least 10%, thus meeting the PUD Development Plan open space requirement as dictated in the El Paso County Land Development Code; and (3) require fees in lieu of land dedication for regional park purposes. The amount of \$91,160 was calculated for informational purposes and is

based upon the preliminary lot layout and will be adjusted as preliminary plans and final plats are submitted.”

The Retreat at TimberRidge Preliminary Plan, which increased the total open space percentage to 11.3%, was subsequently endorsed by the Park Advisory Board in May 2018 with the following recommendations:

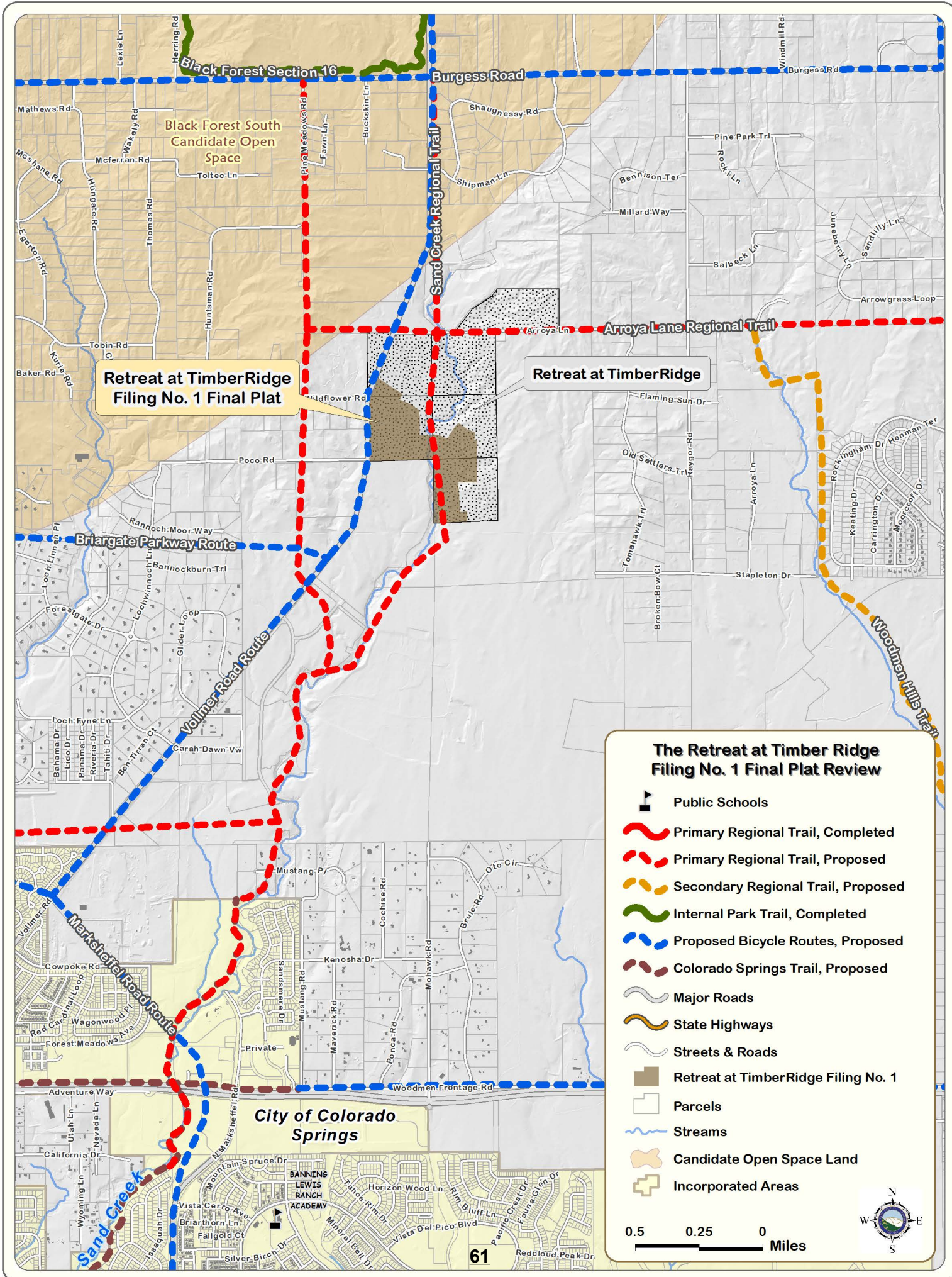
“Recommend to the Planning Commission and Board of County Commissioners that approval of the Retreat at TimberRidge Preliminary Plan include the following conditions: (1) provide to El Paso County 25-foot public trail easements along the Sand Creek Drainage and Arroyo Lane that allow for public access, as well as construction and maintenance by El Paso County of primary regional trails, and these easements shall be shown on and dedicated to El Paso County on forthcoming final plats; (2) strongly recommends and encourages the reestablishment of the neighborhood park in order to meet the recreational needs of residents; and (3) fees in lieu of land dedication for regional park purposes in the amount of \$88,150 will be required at time of the recording of the Final Plat.”

The current Filing No. 1 Final Plat application includes 0.63-acre Tract E, which according to General Note #25, is designated for “public park and open space,” to be owned and maintained by the TimberRidge Metropolitan District. While much smaller than the originally-planned 3.6-acre neighborhood park, this park facility will allow for additional recreation facilities for the residents of the Retreat at TimberRidge. Moreover, the applicant states in their Letter of Intent, that “an El Paso County regional multi-use trail (10’ wide gravel) will be provided along the west side of Sand Creek and the south side of Arroya Lane within a 25’ trail easement.” This trail easement, however, is not shown on the current Final Plat.

In addition to regional and urban park fees, Parks staff requires that the applicant provide to El Paso County a 25-foot public trail easement along the Sand Creek drainage that allows for public access, as well as construction and maintenance by El Paso County of the regional trail, and this easement be shown on and dedicated to El Paso County on this Final Plat. A park lands agreement may be acceptable alternative to urban park fees, should the applicant choose to build the neighborhood park to a cost that meets or exceeds the urban park fees for Filing No. 1.

Recommended Motion:

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



Development
Application
Permit
Review



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

May 8, 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:	Retreat at TimberRidge Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-007	Total Acreage:	68.14
		Total # of Dwelling Units:	70
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	2.57
TimberRidge Development Group, LLC	Classic Consulting Engineers, LLC	Regional Park Area:	2
6385 Corporate Drive, Suite 200	619 North Cascade Avenue, Suite 200	Urban Park Area:	2, 3
Colorado Springs, CO 80919	Colorado Springs, CO 80903	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
LAND REQUIREMENTS	Urban Density (> 1 Dwelling Unit Per 2.5 Acres): YES
Regional Park Area: 2	Urban Park Area: 2, 3
0.0194 Acres x 70 Dwelling Units = 1.358	Neighborhood: 0.00375 Acres x 70 Dwelling Units = 0.26
Total Regional Park Acres: 1.358	Community: 0.00625 Acres x 70 Dwelling Units = 0.44
	Total Urban Park Acres: 0.70
FEE REQUIREMENTS	
Regional Park Area: 2	Urban Park Area: 2, 3
\$456 / Dwelling Unit x 70 Dwelling Units = \$31,920	Neighborhood: \$113 / Dwelling Unit x 70 Dwelling Units = \$7,910
Total Regional Park Fees: \$31,920	Community: \$175 / Dwelling Unit x 70 Dwelling Units = \$12,250
	Total Urban Park Fees: \$20,160

ADDITIONAL RECOMMENDATIONS

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

Park Advisory Board Recommendation:

LETTER OF INTENT

Retreat at TimberRidge

Filing No. 1

Owner: TimberRidge Development Group, LLC
6385 Corporate Dr., Suite 200
Colorado Springs, CO 80919
(719) 592-9333

**Applicant/
Consultant:** Classic Consulting, LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-2802

Tax Schedule No. 52280-00-019, 52270-00-003, 52270-00-004

Request:

The proposed development is the second Final Plat request within the approved Retreat at TimberRidge Preliminary Plan. This Final Plat encompasses 68.135 acres and 70 single family lots are proposed. Eleven lots (Lots 1-11) are proposed to be 2.5 Ac. minimum in size. The remaining 59 lots (Lots 12-70) are proposed to be 12,000 SF minimum in size. This remains consistent with both the approved PUD Development Plan and Preliminary Plan.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the Final Plat for Retreat at TimberRidge Filing No. 1. This Plat represents the second and third phase of development as presented on the TimberRidge Preliminary Plan, approved October 2018. This proposed Final Plat consists of 70 single family homes and six tracts for open space, drainage, utilities and trails. The total acreage for this Final Plat equals 68.135 acres.

The site is located in a portion of sections 27 and 28, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due east of Vollmer Road, south of Arroya Lane and north and west of the Sterling Ranch Development. The entire property is zoned PUD with proposed residential land uses of both rural (2.5 Ac. lots) and urban (12,000 SF min. lots). The zoning of the property was approved with the Retreat at TimberRidge PUD Development Plan, April 2018.

PROJECT DESCRIPTION:

SOILS & GEOLOGY HAZARDS/CONSTRAINTS

The Geology and Soils Report provided by Entech Engineering, Inc., outlines potential Geologic Hazards and Constraints as defined in the Engineering Criteria Manual. Mitigation is identified and discussed in Section 6 of the Report. All constraints can be properly mitigated or avoided through standard construction practices. No significant hazards or constraints were identified and “no build areas” are not necessary in regards to geology and soils.

TRAFFIC

Retreat at TimberRidge Filing No. 1 will be accessed by the extension of Poco Road westerly into the property including the crossing of Sand Creek. This direct access from Vollmer Road will service all of Filing No. 1 with a secondary emergency access to the north through future TimberRidge development up to Arroya Lane. The Traffic Technical Memorandum prepared by LSC Transportation Consultants, Inc. describes this condition.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 16-454, the applicant elects to include this Filing No. 1 in the ten mill Public Improvement District as noted on the final plat. The 2019 ten mil PID building permit fee equals \$1,221 per lot.

TRAILS & CONNECTIVITY

Per the approved PUD Development Plan and Preliminary Plan, an El Paso County regional multi-use trail (10' wide gravel) will be provided along the west side of Sand Creek and the south side of Arroya Lane within a 25' trail easement.

UTILITY SERVICES

Urban Lots (Lots 12-70)

Water and Wastewater services will be provided by the Sterling Ranch Metropolitan District through an agreement between the Developer and the District. (See provided commitment letter) As referenced in the Water Resources Report, prepared by JDS Hydro Consultants, Inc., the projected water demands for these urban lots are 0.353 AF/unit for a total annual demand of 20.83 Acre-feet for Filing No. 1. The projected average daily wastewater loads are 172 GPD/unit for a total average daily flow of 10,148 GPD for Filing No. 1.

Off-site utility infrastructure to be designed and constructed with Filing 1 includes: water booster station located adjacent to existing tank, 12" mainline within Arroya Lane from the existing tank site to the property, sewer outfall creek crossing and mainline extension southerly to Sterling Ranch Filing No. 1.

UTILITY SERVICES

Rural Lots (Lots 1-11)

Water will be provided by individual wells on each lot and Wastewater will be provided through individual On-site Wastewater Treatment Systems (OWTS). Based on the Geology and Soils Report, Section 8, these lots are suitable for OWTS with additional testing required for each individual lot prior to construction. As referenced in the Water Resources Report, prepared by JDS Hydro Consultants, Inc., the projected water demands for these rural lots are 0.53 AF/unit for a total annual demand of 5.83 Acre-feet for Filing No. 1. An augmentation plan (18CWxxxxx) relinquishes 3,100 acre-feet of Laramie Fox Hills NT water to augment these 11 single family wells in Filing No. 1 along with the future rural lots within the property.

All residential lots (both urban and rural) will be serviced by Mountain View Electric Association for electric service and Black Hills Energy for gas service. (See provided utility commitment letters)

DRAINAGE & PONDS

The overall site contains an existing stock pond outside of the proposed Filing No. 1 area that will remain in place until future development. (See Grading and Erosion Control Plan) Along with the Filing No. 1 development, two other Extended Detention Basins (EDB) are also proposed to provide detention and water quality treatment for the Filing No. 1 development area. These facilities will be owned and maintain by the Retreat at TimberRidge Metro District.

Reach SC-9 of the Sand Creek channel traverses the site north-south. This drainageway is a significant natural feature that includes some wetlands and to the greatest extent possible will be preserved to provide an open space corridor through the development. (Reference the Wetland Delineations Report prepared by CORE Consultants, Inc.) The Sand Creek DBPS, prepared by Kiowa Engineering Corporation, recommends a floodplain preservation design concept through this Reach. This concept includes specifically located grade control and/or drop structure improvements and rip-rap bank protection in an effort to slow the channel velocities and prevent localized and long-term stream degradation. Any disturbance of the delineated wetlands will be permitted under the Section 404.

RETREAT AT TIMBERRIDGE FILING NO. 1

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4"ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4"ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1326.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°30'49"W, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1270.77 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430, RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N21°41'10"E, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 450.63 FEET;
THENCE S57°10'00"E, A DISTANCE OF 661.28 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S57°10'00"E, HAVING A DELTA OF 09°20'00", A RADIUS OF 770.00 FEET AND A DISTANCE OF 125.43 FEET TO A POINT ON CURVE;
THENCE S66°30'00"E, A DISTANCE OF 255.51 FEET;
THENCE S54°48'53"E, A DISTANCE OF 205.37 FEET;
THENCE S00°50'00"E, A DISTANCE OF 507.39 FEET;
THENCE N89°10'00"E, A DISTANCE OF 389.42 FEET;
THENCE S66°00'00"E, A DISTANCE OF 197.47 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S66°00'00"E, HAVING A DELTA OF 12°37'30", A RADIUS OF 525.00 FEET AND A DISTANCE OF 115.68 FEET TO A POINT OF TANGENT;
THENCE N36°37'30"E, A DISTANCE OF 263.98 FEET;
THENCE S53°22'30"E, A DISTANCE OF 243.17 FEET;
THENCE S71°41'17"E, A DISTANCE OF 171.36 FEET;
THENCE S11°05'00"W, A DISTANCE OF 147.40 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N11°05'00"E, HAVING A DELTA OF 05°02'42", A RADIUS OF 725.00 FEET AND A LENGTH OF 63.84 FEET TO A POINT ON CURVE;
THENCE S06°02'18"W, A DISTANCE OF 136.13 FEET;
THENCE S00°54'30"E, A DISTANCE OF 720.00 FEET;
THENCE S89°05'30"W, A DISTANCE OF 160.00 FEET;
THENCE N88°03'59"W, A DISTANCE OF 85.10 FEET;
THENCE S89°05'30"W, A DISTANCE OF 145.17 FEET;
THENCE S05°04'00"E, A DISTANCE OF 416.10 FEET;
THENCE S00°54'30"E, A DISTANCE OF 175.00 FEET;
THENCE N89°05'30"E, A DISTANCE OF 150.00 FEET;
THENCE S00°54'30"E, A DISTANCE OF 154.28 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 01°30'30", A RADIUS OF 1025.00 FEET AND A DISTANCE OF 26.98 FEET TO A POINT OF TANGENT;
THENCE S02°25'00"E, A DISTANCE OF 18.66 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE S87°35'00"W, ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 693.40 FEET TO THE SOUTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 27 AND 28;
THENCE N00°53'18"W ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, A DISTANCE OF 1316.78 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28;
THENCE S89°08'28"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1326.68 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 68.135 ACRES.

OWNERS CERTIFICATE:

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

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS B, D, E AND F WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE TIMBERRIDGE METROPOLITAN DISTRICT.

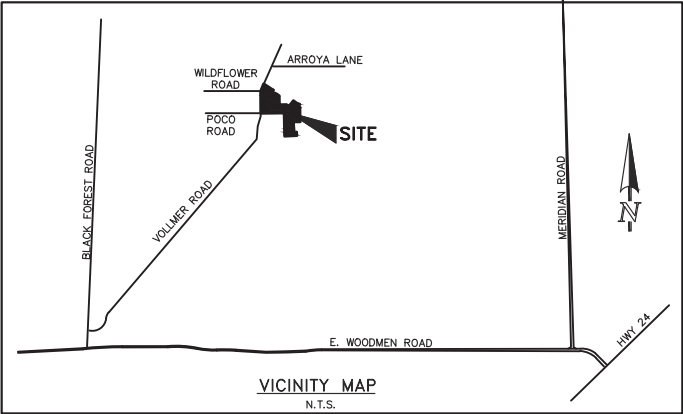
BY:

STATE OF COLORADO)
COUNTY OF EL PASO) ss
OF TIMBERRIDGE METROPOLITAN DISTRICT.

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

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

PCDD FILE NO.: SF-19-_____



GENERAL NOTES:

- THE DATE OF PREPARATION IS FEBRUARY 22, 2019.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- LOTS 1 - 7: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 60' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- LOTS 8 - 11: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 60' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- LOTS 12 - 70: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 50' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. SP-182.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 70. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 4.
- THE ARTICLES OF INCORPORATION FOR TIMBERRIDGE METROPOLITAN DISTRICT, WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NUMBER _____. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS AMENDED.

DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.

THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

FLOODPLAIN STATEMENT:
THIS SITE, RETREAT AT TIMBERRIDGE FILING NO. 1, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0535G, DATED DECEMBER 7, 2018. (ZONE X AND AE)

- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

- THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 218040692 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.

OWNER:

THE AFOREMENTIONED, TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, A.D.

BY: _____ DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
COUNTY OF EL PASO) ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES OF AMERICA INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

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

GENERAL NOTES (CONT.):

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER 180293-AMENDMENT NO. 4, PREPARED BY CAPSTONE TITLE, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2019, AT 8:00 A.M.
- PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF RETREAT AT TIMBERRIDGE FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. ____ AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1326.68 FEET.
- TRACT A IS FOR REGIONAL AND LOCAL TRAILS, EXISTING DRAINAGEWAY AND OPEN SPACE. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
- TRACT B IS FOR DETENTION AND WATER QUALITY. TRACT WILL BE OWNED AND MAINTAINED BY THE TIMBERRIDGE METROPOLITAN DISTRICT. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
- TRACT C IS FOR EXISTING DRAINAGEWAY AND OPEN SPACE. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
- TRACT D IS FOR DETENTION AND WATER QUALITY AND LOCAL TRAILS. TRACT WILL BE OWNED AND MAINTAINED BY THE TIMBERRIDGE METROPOLITAN DISTRICT. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
- TRACT E IS FOR PUBLIC PARK AND OPEN SPACE. TRACT WILL BE OWNED AND MAINTAINED BY THE TIMBERRIDGE METROPOLITAN DISTRICT. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
- TRACT F IS FOR SIGNAGE AND ENTRY MONUMENTATION. TRACT WILL BE OWNED AND MAINTAINED BY THE TIMBERRIDGE METROPOLITAN DISTRICT. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
- UTILITY PROVIDERS: WATER AND SANITARY SEWER: LOTS 1-11 INDIVIDUAL WELL AND SEPTIC SYSTEM WATER AND SANITARY SEWER: LOTS 12-70 STERLING RANCH METROPOLITAN DISTRICT ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION GAS: BLACK HILLS ENERGY
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE TIMBERRIDGE HOMEOWNERS ASSOCIATION, SECRETARY OF STATE ID NO. _____ SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED _____, UNDER RECEPTION NO. _____
- ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO VOLLMER ROAD.

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (REGIONAL AND LOCAL TRAILS, EXISTING DRAINAGEWAY AND OPEN SPACE)	106,230	3.58%	EL PASO COUNTY	EL PASO COUNTY
TRACT B (DETENTION AND WATER QUALITY)	33,571	1.13%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
TRACT C (EXISTING DRAINAGEWAY AND OPEN SPACE)	196,599	6.62%	EL PASO COUNTY	EL PASO COUNTY
TRACT D (DETENTION AND WATER QUALITY AND LOCAL TRAILS)	101,427	3.42%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
TRACT E (PUBLIC PARK AND OPEN SPACE)	27,454	0.93%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
TRACT F (SIGNAGE/ENTRY MONUMENTATION)	4,247	0.14%	TIMBERRIDGE METROPOLITAN DISTRICT	TIMBERRIDGE METROPOLITAN DISTRICT
LOTS (70 TOTAL)	2,068,670	69.70%	INDIVIDUAL LOT OWNERS	
R.O.W.	429,764	14.48%	COUNTY	COUNTY
TOTAL	2,967,962	100%		

SURVEYOR'S STATEMENT:

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

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

NOTICE:

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

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

CHAIR, BOARD OF COUNTY COMMISSIONERS
DATE

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
DATE

COUNTY ASSESSOR
DATE

CLERK AND RECORDER:

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

CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

DRAINAGE: _____

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: FALCON SCHOOL DISTRICT NO. 49
ACADEMY SCHOOL DISTRICT NO. 20

OWNER:

TIMBERRIDGE DEVELOPMENT GROUP, LLC
6385 CORPORATE DRIVE, SUITE 200
COLORADO SPRINGS, CO 80919

RETREAT AT TIMBERRIDGE
FILING NO. 1
JOB NO. 1185.00
FEBRUARY 22, 2019
SHEET 1 OF 5



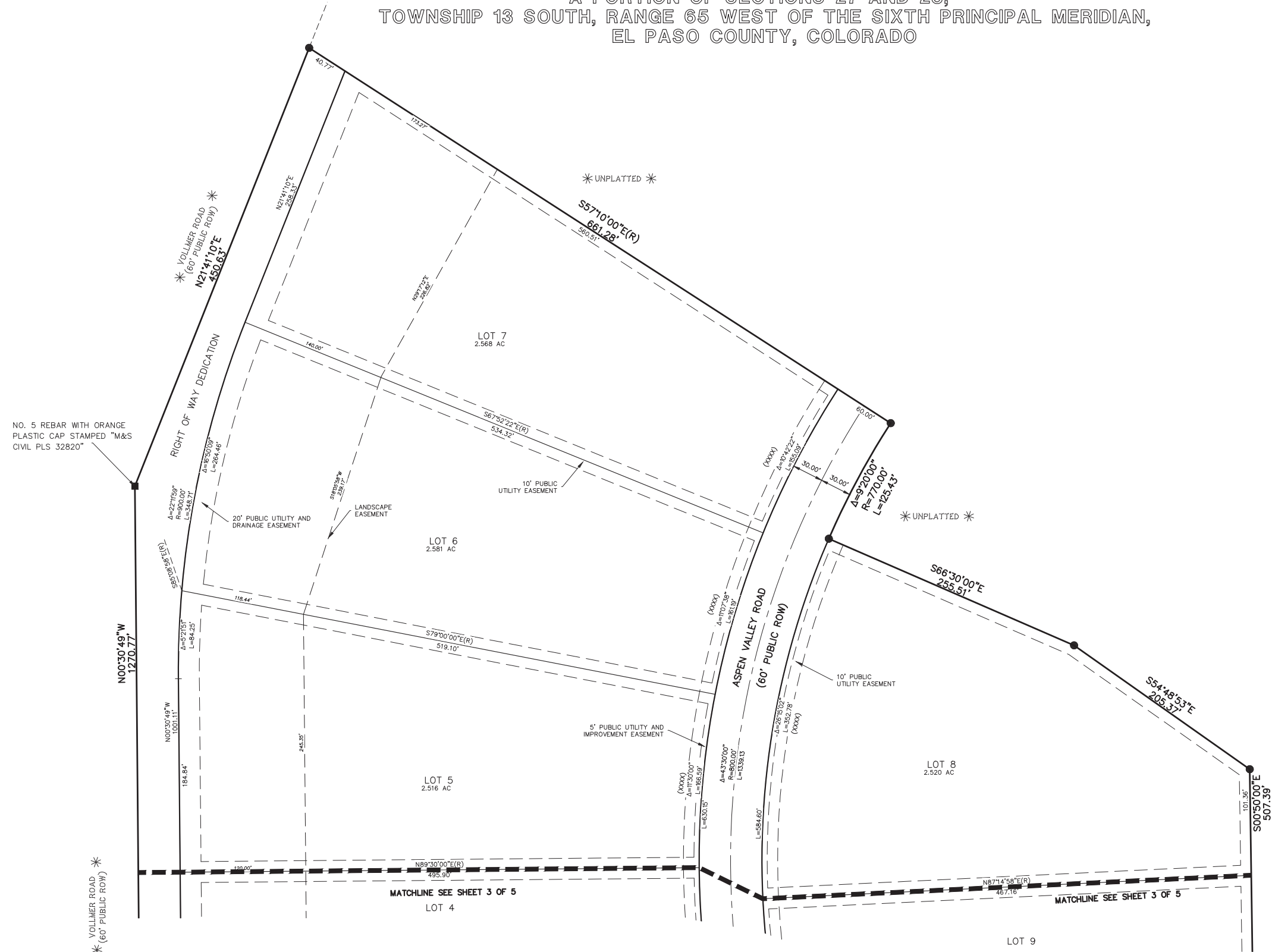
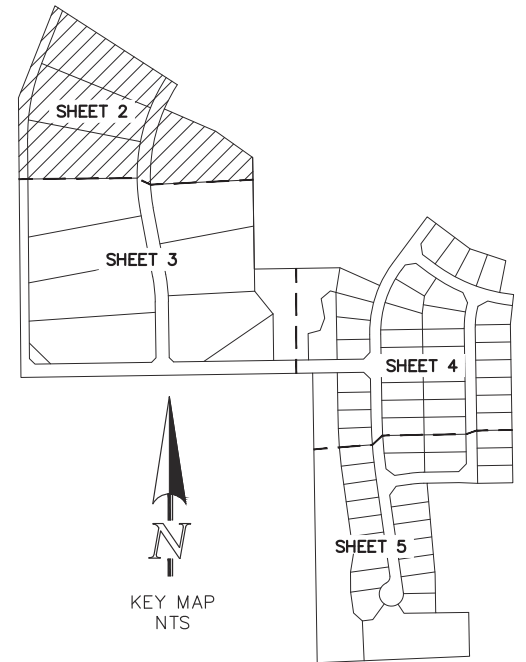
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

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

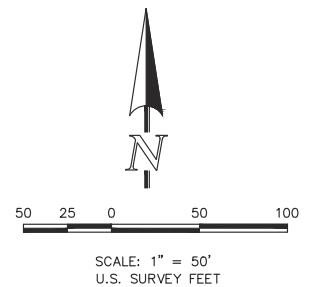
NO.	REVISION	DATE

RETREAT AT TIMBERRIDGE FILING NO. 1

A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



- LEGEND
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET UNLESS OTHERWISE NOTED
 - * NOT PART OF THIS SUBDIVISION
 - (XXX) ADDRESS



RETREAT AT TIMBERRIDGE
FILING NO. 1
JOB NO. 1185.00
FEBRUARY 22, 2019
SHEET 2 OF 5



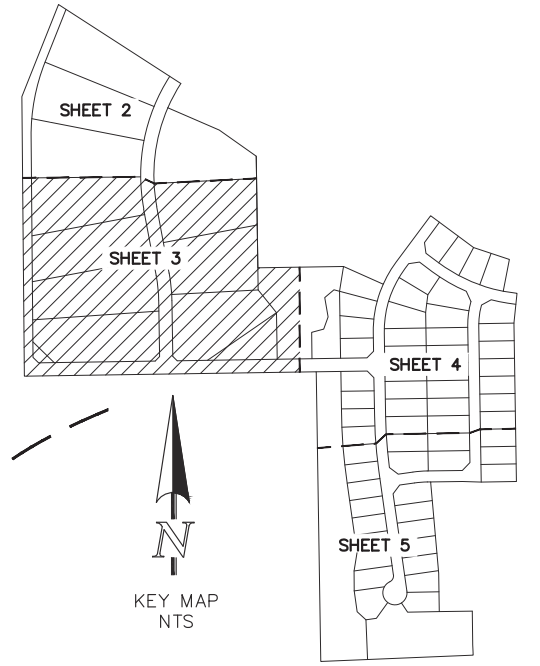
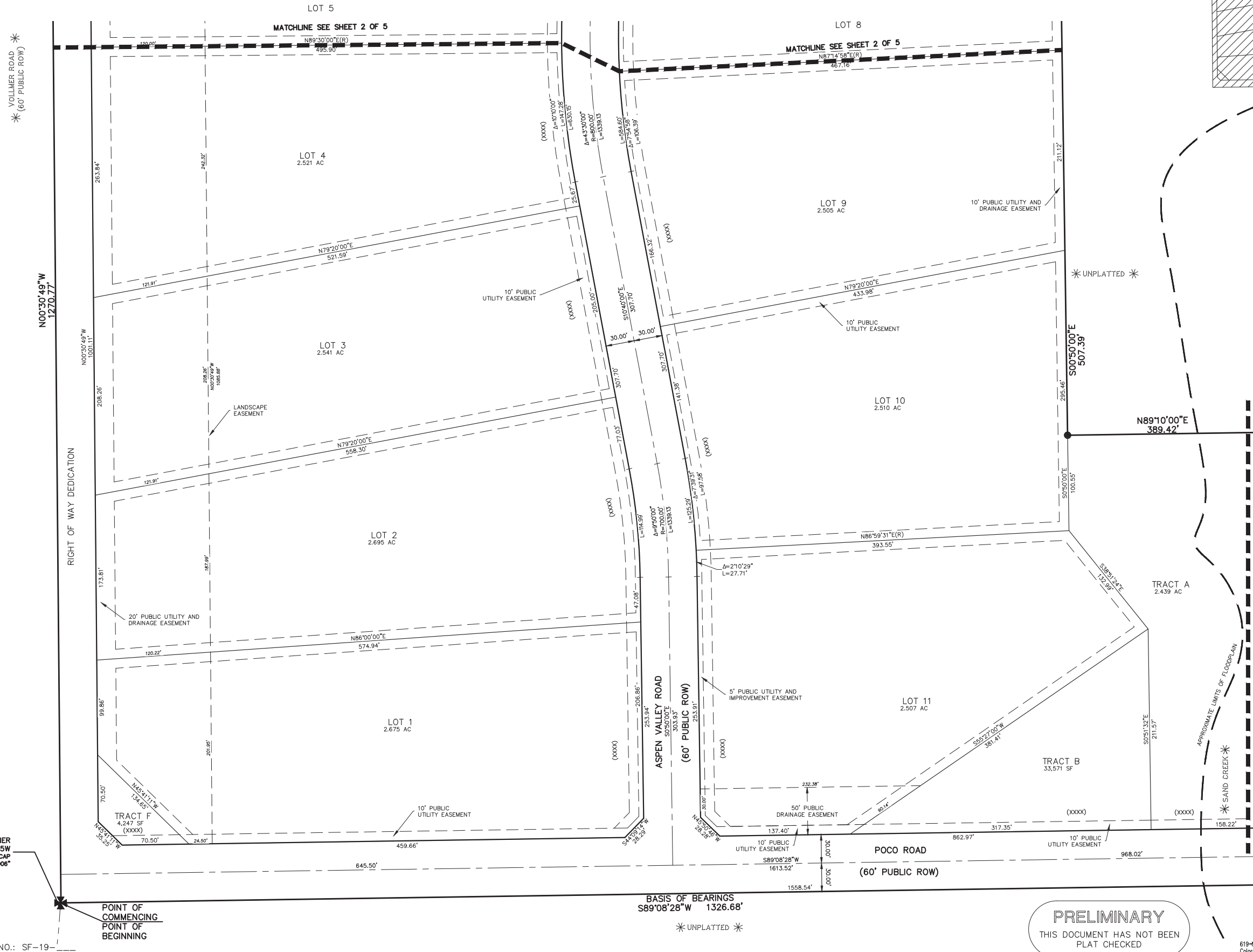
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

RETREAT AT TIMBERRIDGE FILING NO. 1

A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET UNLESS OTHERWISE NOTED
- * NOT PART OF THIS SUBDIVISION
- (XXX) ADDRESS

SCALE: 1" = 50' U.S. SURVEY FEET

RETREAT AT TIMBERRIDGE FILING NO. 1
JOB NO. 1185.00
FEBRUARY 22, 2019
SHEET 3 OF 5

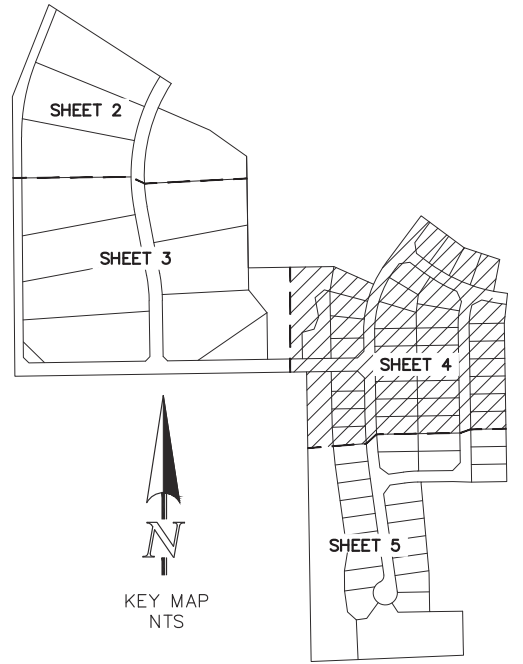
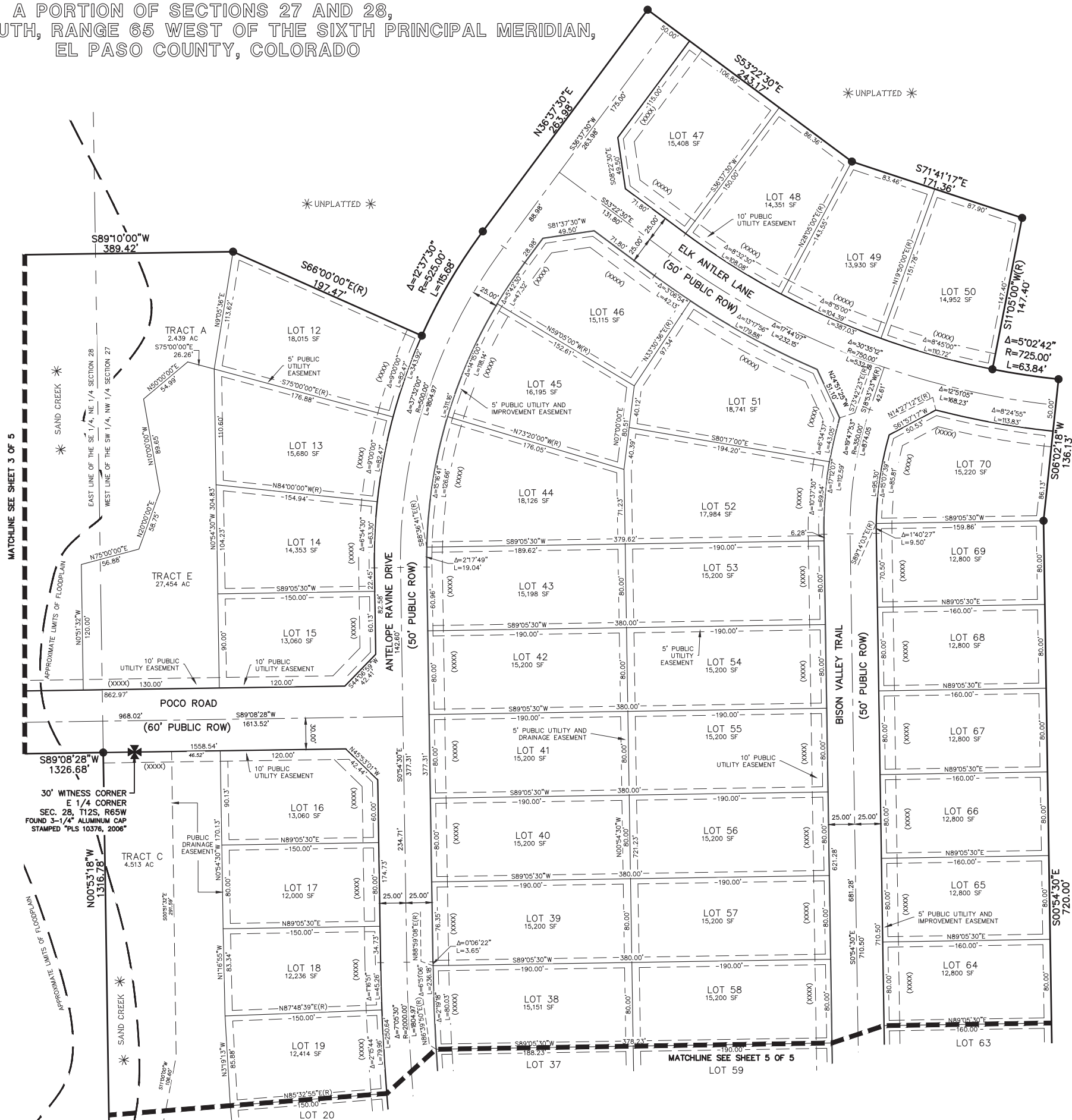
PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
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619-N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

RETREAT AT TIMBERRIDGE FILING NO. 1

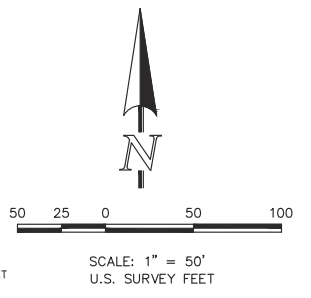
A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



* UNPLATTED *

LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET UNLESS OTHERWISE NOTED
- * NOT PART OF THIS SUBDIVISION
- (XXX) ADDRESS



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

RETREAT AT TIMBERRIDGE
FILING NO. 1
JOB NO. 1185.00
FEBRUARY 22, 2019
SHEET 4 OF 5

CLASSIC
CONSULTING

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

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

RETREAT AT TIMBERRIDGE FILING NO. 1

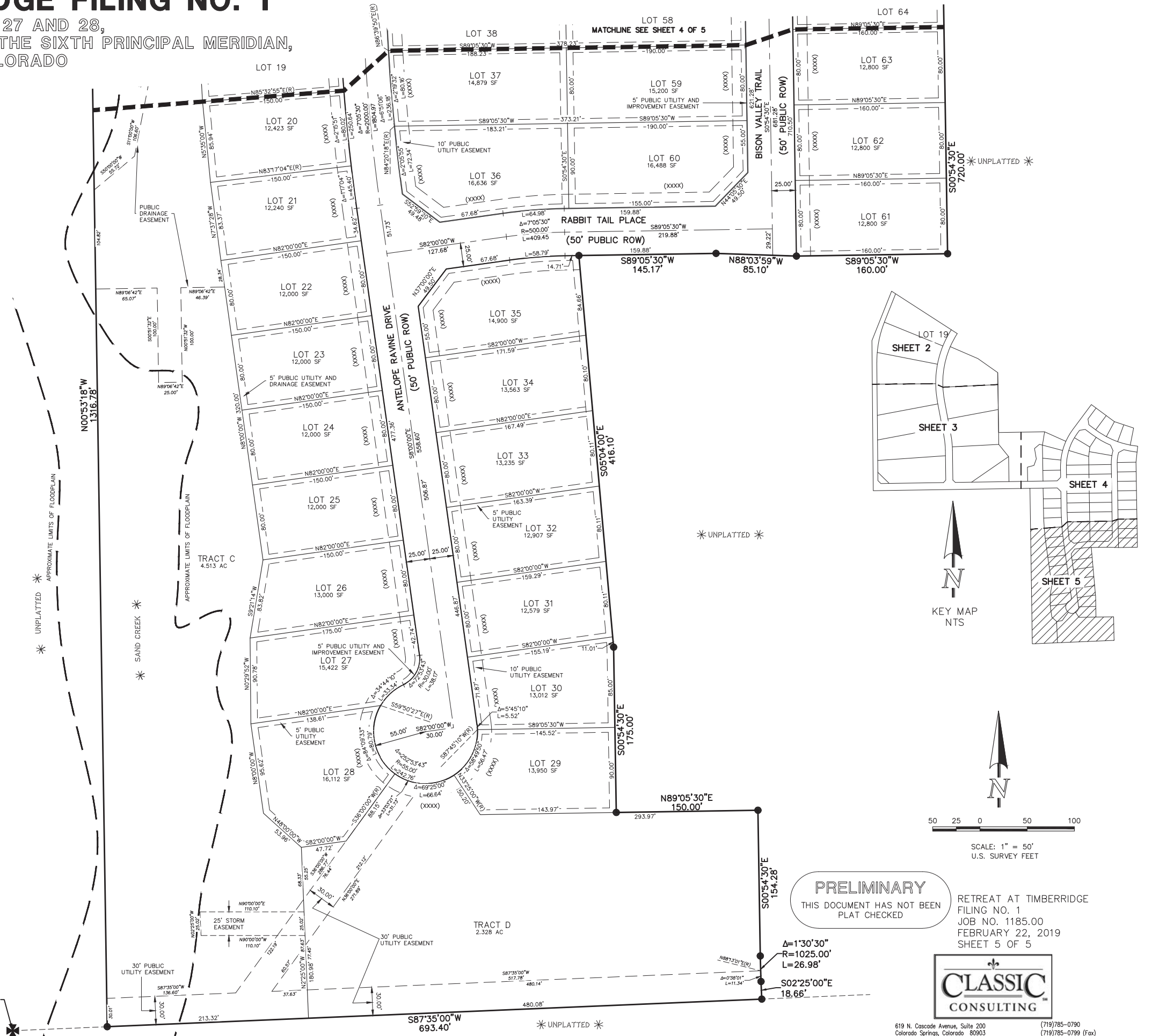
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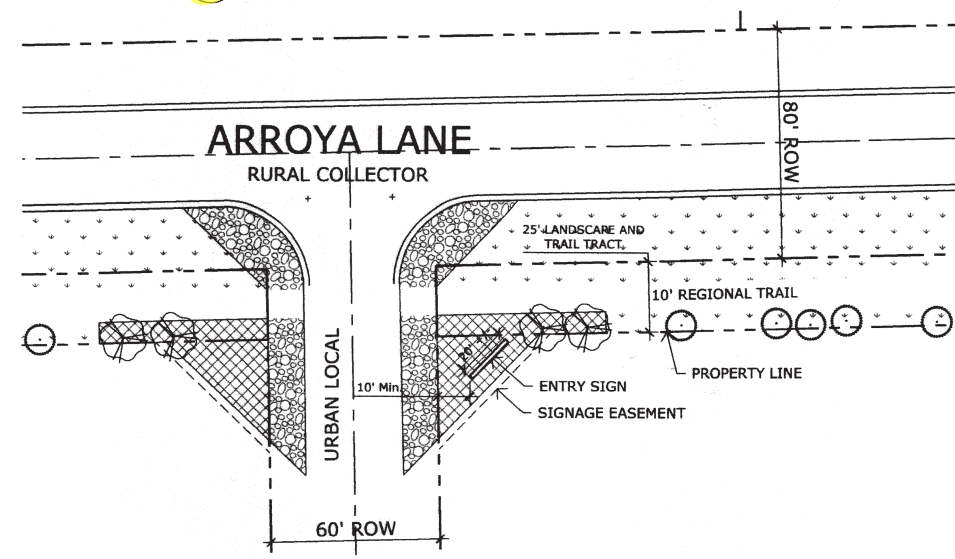
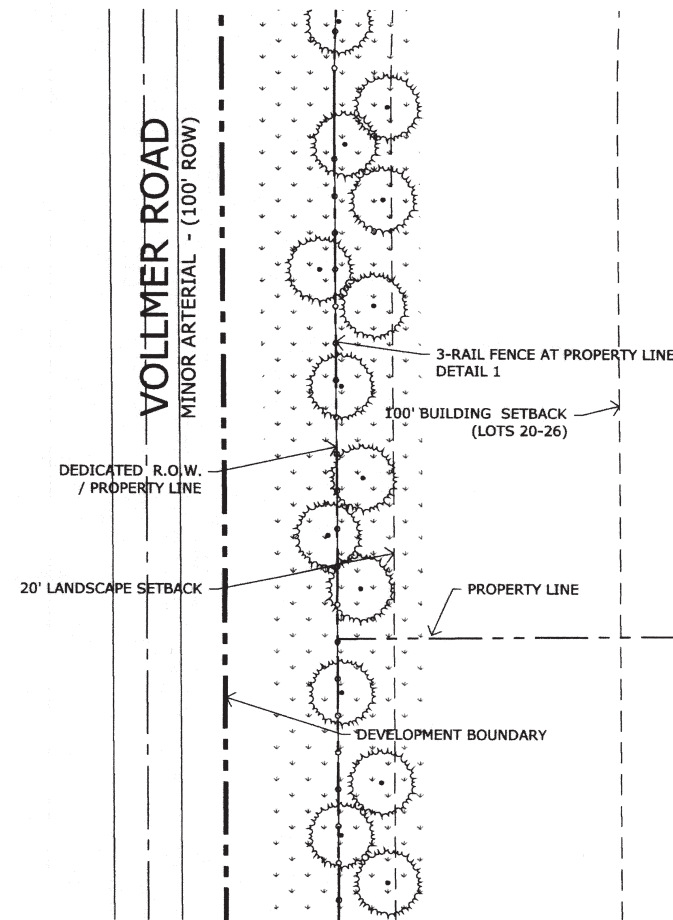
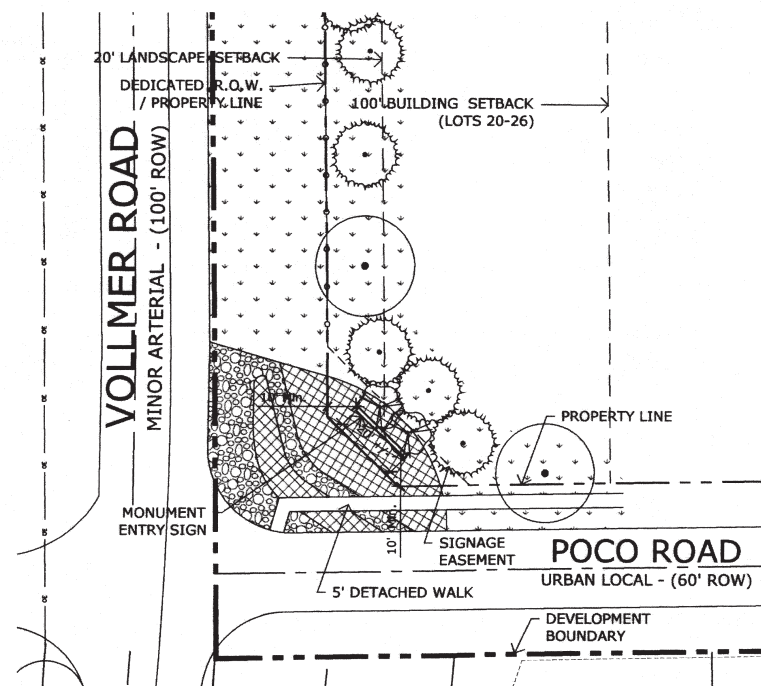
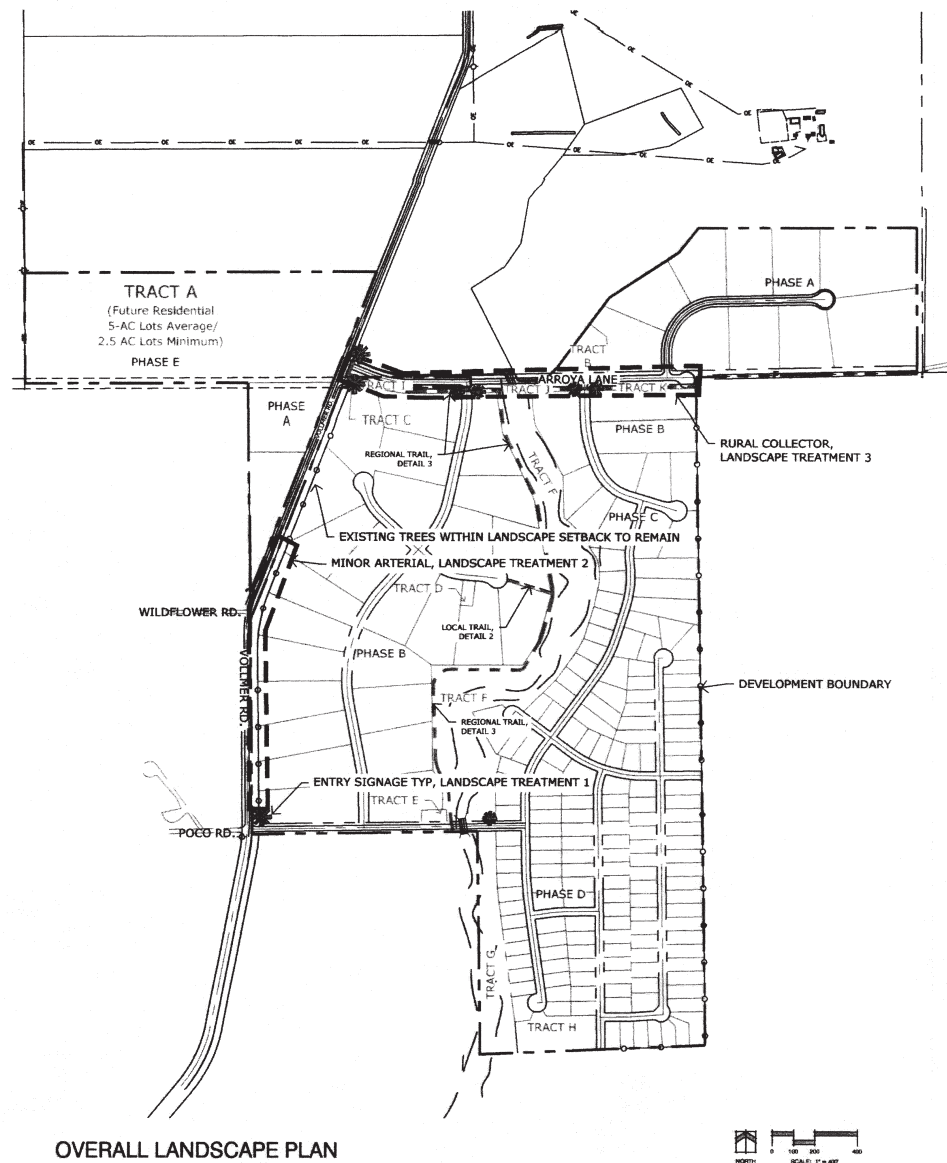
LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- 1-1/2" ALUMINUM SURVEYORS CAP
STAMPED "CCES LLC PLS 30118" TO BE SET
UNLESS OTHERWISE NOTED
- * NOT PART OF THIS SUBDIVISION
- (XXX) ADDRESS

PCDD FILE NO.: SF-19- ____

100' WITNESS CORNER
S 1/16 CORNER
SEC. 27 & 28, T12S, R65W
FOUND 3-1/4" ALUMINUM CAP
STAMPED "PLS 10376, 2006"





LANDSCAPE REQUIREMENTS

Roadway Landscape

Street Name or Zone Boundary	Street Classification	Width (In Ft.) Req./Prov.	Tree/Feet Required
Vollmer Road	Minor Arterial	20' / 20'	1 / 25'
Arroya Lane	Rural Collector	10' / 25'	1 / 30'

PRELIMINARY TREE SCHEDULE

DECIDUOUS TREES

Acer grandidentatum / Highland Park / Highland Park Bigtooth Maple	40'	25'	2" Cal.	B&B	Xeric
Celtis occidentalis / Common Hackberry	60'	50'	3" Cal.	B&B	Xeric
Gleditsia triacanthos / Honey Locust	60'	40'	3" Cal.	B&B	Xeric
Gymnocladus dioica / Kentucky Coffee Tree	60'	50'	3" Cal.	B&B	NonX
Populus angustifolia / Narrowleaf Poplar	50'	30'	2.5" Cal.	B&B	NonX

EVERGREEN TREES

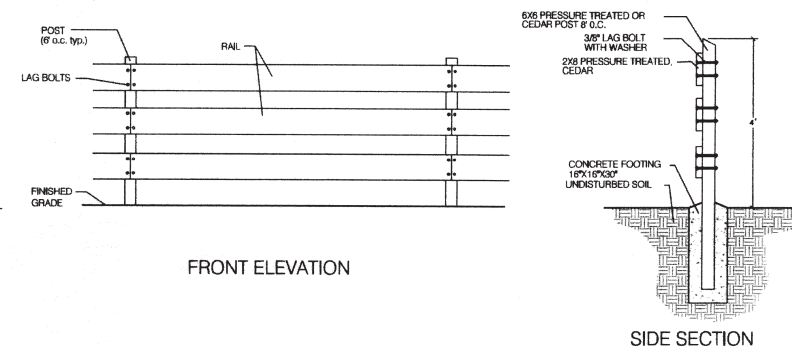
Abies concolor / White Fir	60'	30'	8" HT	B&B	NonX
Juniperus scopulorum / Rocky Mountain Juniper	30'	15'	6" HT	B&B	Xeric
Juniperus virginiana / Eastern Red Cedar	20'	10'	6" HT	B&B	Xeric
Picea pungens glauca / Baby Blue Eyes / Baby Blue Eyes Colorado Blue Spruce	15'	10'	6" HT	B&B	NonX
Pinus flexilis / Limber Pine	50'	30'	6" HT	B&B	Xeric
Pinus ponderosa / Ponderosa Pine	80'	40'	8" HT	B&B	Xeric
Pinus strobus / Southwestern White Pine	50'	30'	8" HT	B&B	NonX

ORNAMENTAL TREE

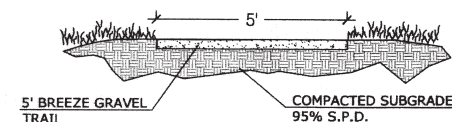
Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B	Xeric
Malus x 'Indian Magic' / Indian Magic Crab Apple	20'	20'	2" Cal.	B&B	NonX
Prunus virginiana 'Shubert' / Canada Red Cherry	30'	25'	2" Cal.	B&B	Xeric
Rhus glabra / Smooth Sumac	15'	10'	2" Cal.	B&B	Xeric

CONCEPT TREE & GROUND COVER LEGEND

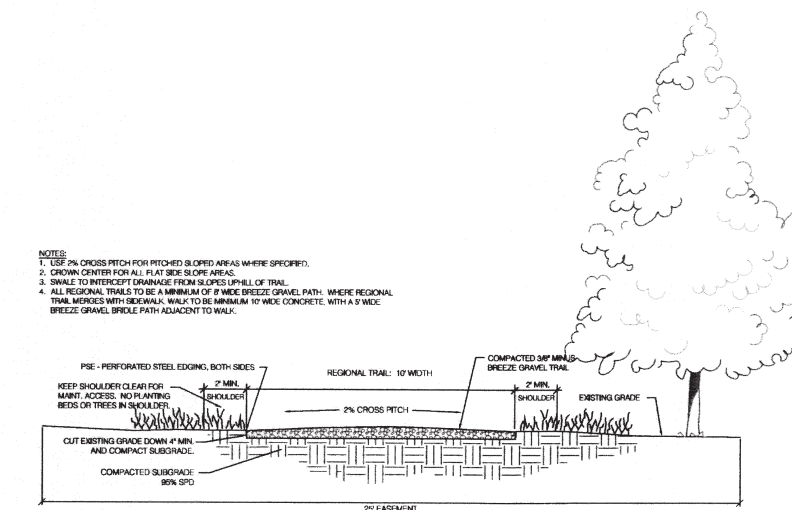
	LARGE EVERGREEN TREE		SHRUB BED
	SMALL EVERGREEN TREE		NATIVE SEED
	DECIDUOUS TREE		ROCK COBBLE
	ORNAMENTAL TREE		FESCUE SOD



D1 3-RAIL WOODEN FENCE



D2 GRAVEL METRO. DISTRICT (LOCAL) TRAIL SECTION



D3 BREEZE GRAVEL REGIONAL MULTI-USE TRAIL SECTION



N.E.S. Inc.
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Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

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Retreat at TimberRidge

PUD Development Plan

VOLLMER RD &
ARROYA LN

EL PASO COUNTY, CO
80908

DATE: 04-12-17
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE:	BY:	DESCRIPTION:
06-21-17	KMM	Per County Review Comments
08-24-17	KMM	Per County Review Comments
01-19-18	KMM	Density and Layout Changes
02-08-18	KMM	Per County Review Comments

LANDSCAPE PLAN & DETAILS

4

OF 4

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2019 - 2020 Officer Elections

Agenda Date: May 8, 2019

Agenda Item Number: #7 - A

Presenter: Chairperson

Information:

Endorsement:

Approval: X

Background Information:

The Park Advisory Board By-Laws include the election of officers at the May meeting.
The 2018 - 19 officers include:

Chairperson -	Bob Falcone
Vice-Chairperson -	Vacant (Jane Dillon)
Second Vice-Chairperson -	Terri Hayes
Third Vice-Chairperson -	Vacant (Todd Weaver)
Secretary -	Julia Sands de Melendez

Please find below an excerpt from the Park Advisory Board By-Laws regarding the election process:

V. BOARD ORGANIZATION AND PROCEDURES

A. Officers

- 1. At the regular May meeting of each year, the Park Advisory Board shall meet and elect officers for the coming year. Officers shall serve from June through May.*
- 2. Election of officers shall be in accordance with Roberts' Rules of Order, Newly Revised, as said rules pertain to small boards and committees, or as otherwise directed by the Board of County Commissioners*
- 3. In case a vacancy shall occur in any of the offices, an election may be held at any regular meeting.*
- 4. The Chairperson of the Park Advisory Board shall preside at the meetings of the Board and shall perform the duties ordinarily performed by that office. The Chairperson shall be an ex-officio member of all committees appointed by the Park Advisory Board.*

5. *The Vice-Chairperson of the Park Advisory Board, in the absence of the Chairperson, shall perform all the duties of the Chairperson.*
6. *The Second Vice-Chairperson, in the absence of the Chairperson and the Vice-Chairperson, shall perform all the duties of the Chairperson.*
7. *The Third Vice-Chairperson, in the absence of the Chairperson, the Vice-Chairperson and the Second Vice-Chairperson, shall perform all the duties of the Chairperson.*
8. *The Secretary, in the absence of the Chairperson, the Vice-Chairperson, the Second Vice-Chairperson and the Third Vice-Chairperson, shall call the meeting to order and preside until the immediate election of a chairperson pro tem.*
9. *The Secretary shall sign all recorded minutes of meetings that have been approved by the Park Advisory Board.*
10. *Ex-officio Secretary of the Park Advisory Board shall be the Community Services Director or his designee. Duties to include: preparation of the agenda, keeping a full and true record of all meetings, custodianship of all documents and written materials belonging to the Park Advisory Board, and issuance of notice of meetings.*
11. *The Chairperson, as needed, shall designate committees.*

Recommended Motion:

Move to elect _____ as the _____ for the Park Advisory Board for the 2019 - 2020 year.

**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	High	
Create a scientific inquiry program	Mary Jo Lewis	Low	
Create a "Winter Adapations in the Foothills" program	Mary Jo Lewis	Low	
Create a robust Rainbow Falls volunteer program	Theresa Odello		Completed
Create a Rainbow Falls giving program	Theresa Odello		Completed
Create a Park Rx program	Theresa Odello	Low	
Co-host an event for military families with MP Living	Theresa Odello	Medium	
Expand remote control flying opportunities	Theresa Odello	Medium	
Implement a marketing plan for Fairgrounds usage	Janice Brewer		Completed
Create a Paint Mines 5K Run	Janice Brewer	High	
Complete needs assessment / expand Frgds programming	Stacy Starr	High	Survey Phase
Complete the Northern Nature Center feasibility study	Todd Marts	High	Development Phase
Park Operations Division	Project Manager	Priority	Status
Establish an on-call forestry process	Brian Bobeck	High	
Develop individual park operation plans	Brian Bobeck	Low	
Establish a part-time custodial position(s)	Brian Bobeck	High	
Establish a five year equipment replacement program	Brian Bobeck	Medium	
Complete a Paint Mines (west) Master Plan	Ross Williams	Low	
Complete the Elephant Rock Open Space Master Plan	Ross Williams	High	
Complete the Jones Park Master Plan	Tim Wolken	High	Development Phase
Complete a Homestead Ranch Regional Park Master Plan	Ross Williams		Moved to 2020
Establish a Planning Division Internship Program	Jason Meyer	Medium	
Complete a feasibility study to expand GIS use	Ross Williams	Low	
Pursue formal water rights for Drake Lake	Tim Wolken	Low	
Upgrade the CIP document	Tim Wolken		Completed
Capital Improvement Projects	Project Manager	Priority	Status
Pineries Open Space - Phase 1	Ross Williams	High	Design Phase
Bear Creek Regional Park improvements	Paul Whalen	Medium	Design Phase
Fox Run Regional Park improvements	Brian Bobeck	Medium	Bid Phase
Kane Ranch Open Space Improvements	Ross Williams	Medium	
Eastonville Regional Trail Improvements	Paul Whalen	Low	
New Santa Fe Regional Trail flood repairs	Jason Meyer	High	Construction
Fountain Creek bank stabilization project	Jason Meyer	Medium	
Hanson Trailhead renovation	Jason Meyer	Medium	
New Santa Fe Regional Trail trailhead improvements	Randy Smith	High	Design Phase
Black Forest Regional Park / disaster recovery project	Jason Meyer	High	Construction
Falcon Regional Park - Phase II	Paul Whalen	Medium	
Ute Pass Regional Trail expansion - State Trails Grant	Jason Meyer	High	Bid Phase
Ute Pass Regional Trail expansion - TAP grant	Jason Meyer	Medium	
Willow Springs Ponds - bridge replacement	Paul Whalen	High	Design Phase
Drake Lake repair project	Tim Wolken	High	Construction

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

**Community Services Department
Parks / Recreation & Cultural Services Divisions
April 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	\$ 79,953	\$ 100,047		\$ 84,202
County Fair / Fairgrounds		\$ 309,800	\$ 77,225	\$ 232,575		\$ 110,714
Total		\$ 489,800	\$ 157,178	\$ 332,622		\$ 194,916
<u>Fundraising Revenue</u>		2019			2018	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 64,500	\$ 10,500		\$ 70,500
Partners in the Park Program	Park Operations	\$ 35,000	\$ 20,000	\$ 15,000		\$ 15,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 10,075	\$ (75)		\$ 9,467
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 5,327	\$ 19,673		\$ 2,464
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 48,000	\$ (8,000)		\$ 44,000
Total		\$ 185,000	\$ 147,902	\$ 37,098		\$ 141,431
<u>Grant Funds</u>		<u>Awarded</u>				
CPW State Trails Non-Motorized Trail Grant	Eastonville Regional Trail	\$ 136,000				
CSFS Forest Restoration Capacity Building Grant	Forest Improvement Equipment	\$ 4,400				
CDBG DR - Black Forest Regional Park		\$ 790,000				
Total		\$ 930,400				
<u>Parks Division Reservations</u>		2019			2018	2018
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		9	110	N/A	10	426
February		14	546	N/A	10	85
March		15	192	N/A	13	294
April		186	9519	4.2	154	5480
May						
June						
July						
August						
September						
October						
November						
December						
Total		224	10367		187	6285

<u>Parks Facility Reservations</u>		2019			2018	2018
<u>April</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes					1	25
Athletic Fields		21	2200		28	2580
Pavilions		22	967		14	638
Trails		2	175			
Vendor		2	4		4	8
Tennis Courts					16	64
Vita Course						
Meeting Room		13	118		9	76
<u>Black Forest Regional Park</u>						
Athletic Fields					1	50
Pavilions		3	150		6	260
Vendor						
Tennis Courts		14	56		22	88
<u>Falcon Regional Park</u>						
Baseball Fields		48	3820		23	575
<u>Fountain Creek Regional Park</u>						
Athletic Fields		1	60		2	120
Pavilions		7	292		2	90
Trails						
Disc Golf Course						
Vendor						
<u>Fox Run Regional Park</u>						
Athletic Fields		35	803		16	450
Gazebo		2	155		3	270
Warming Hut		1	10			
Pavilions		10	433		2	100
Trails						
<u>Homestead Ranch Regional Park</u>						
Pavilions		1	60		3	70
Athletic Fields						
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail						
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor						
<u>Paint Mines Trail</u>		3	16		2	16
<u>Rock Island Trail</u>		1	200			
<u>Black Forest Section 16</u>						
Total Park Facility Reservations		186	9519		154	5480

<u>Fairgrounds Facility Reservations</u>		2019			2018	2018
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		8	447		23	445
February		16	782		21	731
March		16	529		17	846
April		23	3213		19	1175
May						
June						
July						
August						
September						
October						
November						
December						
Total		63	4,971		80	3,197
<u>Fairgrounds Facility Reservations</u>						
<u>April</u>						
		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<i>Swink Hall - Fairgrounds</i>						
Fair Corporation Meeting		1	5	0	0	
Lions Club Meeting		1	20	1	20	
FAB Board Meeting		1	40	1	28	
Senior Dinner		2	96	2	102	
COC Meeting		1	20	1	20	
Calhan HS School Testing		1	20	2	40	
Life Line Screening		1	45			
Calhan Quilters Group		1	3			
EPC Assessor's Office - Public Meeting		1	6			
CSU Extension - Public information dinner		1	30			
AARP Tax Preparation		2	40	2	14	
Birthday Party		1	150	1	75	
<i>Track</i>						
Race		1	1711			
Test & Tune		1	50			
<i>Barns</i>						
<i>Livestock Arena</i>						
Colorado Australian Shepherd Dog Show		1	150	1	120	
Bull Riding		2	300			
Select Sale				1	150	
Snow & Go				1	10	
Demo Derby Work Shop				1	3	
<i>Grounds -</i>						
Spring Fling		1	75			
Great American Clean Up		1	2	1	3	

Whittemore - Fairgrounds						
4-H Mock Dog Show		1	50	1	50	
United Methodist Women Rummage Sale		1	400	1	500	
4-H Dog Committee Practices				2	40	
Arena						
Month Total Fair Facility Reservations		23	3,213	19	1,175	
Vandalism Report						
Incident	Date	Location	Area	Cost		
Traffic accident - Car vs Dog park gate	1/19/2019	Bear Creek Dog Park	Parking lot	\$400		
Graffiti	4/13/2019	Widefield Community Park	Restroom exterior	\$75		
Graffiti	4/19/2019	Rainbow Falls	Rocks	\$600		
			Total	\$1,075		
Volunteerism						
		2019		2018		
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	
January		196	925	151	820	
February		189	1,098	125	1,073	
March		174	1,193	170	1,308	
April		590	2,398	573	2,314	
May						
June						
July						
August						
September						
October						
November						
December						
Totals	20,000 hours	1149	5,614	1019	5,515	
		2019				
April		Volunteers	Total Hours			
Park Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		97	339			
Adopt-A-Park / Trail / Volunteer Projects		464	1,940			
Front Range Community Service		1	8			
Total		590	2,398			

Programming	Goal	2019			2018	2018
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance
January		40	1409	4.96	35	461
February		36	2303	4.91	44	1104
March		62	1060	4.99	69	2791
April		185	4928	4.94	122	2204
May						
June						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	323	9700	4.95	270	6560
April	Facility	Programs	Attendance	Evaluation		
Discover Bear Creek	BCNC	6	50	5.00		
Habitat	BCNC	39	514	4.97		
Incredible Insects	BCNC	26	367	4.95		
Colorado Wildlife Detectives	BCNC	3	40	5.00		
Birthday Party: All About Animals	BCNC	1	20	5.00		
Hike A Baby	BCNC	1	19			
Community Intersections	BCNC	2	14			
Pikes Peak Community College	BCNC	1	25			
Overture	BCNC	1	15			
Fox Run Full Moon Hike	BCNC	1	27	5.00		
Chocolate Bunny Egg Hunt	BCNC	4	850			
Environmental Education Volunteer Training	BCNC	2	26			
Scout Group: American Heritage Girls	BCNC	1	19	5.00		
Aiken Audubon Public Program	BCNC	1	48			
Watershed Roundtable Meeting	BCNC	1	20			
Moth Blacklighting Program	BCNC	1	30			
Great American Cleanup Downtown	BCNC	1	30			
Great American Cleanup Bear Creek	BCNC	1	40			

Little Wonders: Sounds and Smells of Spring	BCNC	2	43	5.00	
Nature Explorers: Magnificent Magpies	BCNC	2	37	5.00	
Awesome Arthropods	FCNC	9	171	5.00	
Walk the Wetlands	FCNC	16	258	4.96	
Discover the Wetlands	FCNC	22	378	4.92	
Pikes Peak Community College	FCNC	1	11		
Outreach: Front Porch Giving Circle	FCNC	1	30		
5 Star Special Needs	FCNC	1	18		
shriva	FCNC	1	5		
Cheyenne Village	FCNC	2	15		
Nature Adventures: Heron Homecoming	FCNC	2	15	5.00	
Hawking & Owling w/Fountain's Bird Whisperer	FCNC	1	20	5.00	
Birthday Party: Walk the Wetlands	FCNC	1	14	5.00	
Special Group	FCNC	1	10		
2's & 3's: What Neat Feet	FCNC	1	6	5.00	
Homeschool Fridays: Discover Wetlands	FCNC	1	20	5.00	
Fountain Creek's Famous Visitor-Zeb Pike	FCNC	1	30	5.00	
Eagle Scout project	FCNC	1	8		
Birthday Party: Wildlife Scavenger Hunt	FCNC	1	10	5.00	
Citizen's Outreach Group meeting	FCNC	1	25		
Environmental Education Leader Training	FCNC	2	20		
Community Intersections	FCNC	1	10		
Chocolate Bunny Walk & Egg Hunt	FCNC	3	540	5.00	
Widefield Terrific Tots	FCNC	4	68		
Colorado Springs Parks & Recreation	FCNC	1	24		
Great American Cleanup	FCNC	1	55		
Kohl's Stewardship Day	FCNC	1	16		
Trails, Tails and Ales: BCRP	SPEVT	1	16	4.90	
Intro to Navigation Class	SPEVT	1	16	3.90	
Rainbow Falls Attendance	RF	8	848		
Great American Clean-up: Rock Island Trail/Falcon	SPEVT	1	37		
TOTALS		185	4928	4.94	



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

April 2019

General Updates:

1. Facility rentals have generated \$79,953 which is 44% of our \$180,000 annual goal.

Special Events:

1. The Arizona State University Alumni Association held a running event on the Rock Island Regional Trail in April. This event was a shadow run to the "Pat's Run", a fundraising event to support the Pat Tillman Foundation's Tillman Scholars program.
2. The Friends of the Equestrians Skills Course hosted the 2nd annual Spring Fling 5K Poker Ride/Run on the trails of Bear Creek Regional Park East. 146 people participated to include 107 horseback riders, 3 mini horse driving carts, a full size horse and wagon, a ridden mule and 9 burros with runners. 19 runners, 17 walkers and 3 cyclists also took part in this fun event.
3. Baseball, soccer, rugby, LaCrosse and Frisbee leagues have kicked off their Spring practices and tournaments throughout our park system.
4. The Colorado Springs Fire Department held multi-day wildland fire training in the Skyway neighborhood and utilized Bear Creek Regional Park as their equipment staging area. The event helped familiarize the fire department with the area in case of an emergency.



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – April 2019

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

Community Outreach

1. **Falcon Dog Park Grand Opening** was a huge success with over 100 people in attendance on Saturday, April 20. We would like to thank Commissioner Waller and Parks Board members for joining us.
2. **Great American Cleanup Pikes Peak Partners** was held Saturday April 27 at over 30 sites. We had 828 volunteers that collected 706 bags of trash. Some unusual items found include a gnome, hubcap, comforter, shopping carts, shoes, bed, a muffler, leftover Easter eggs, tires, fencing, chairs, and a TV. What a great way to celebrate spring!
3. **Partner in the Park Program:** We received Gold Hill Mesa's 2019 partnership donation as the Bear Creek Nature Center Partner in the Park. We will focus our partnership development efforts on Fountain Creek Regional Park and El Paso County Fair and Event Center for NEW partners.
4. **El Paso County Fair:** Annually staff helps generate sufficient revenue to successfully operate the Fair. Sponsors have committed 86% towards our financial goal. We are looking for a 2019 County Fair "Presenting Sponsor." Please forward any suggested / potential sponsors to dananordstrom@elpasoco.com.
5. **Adopt A Park/Trail Groups:** We currently have 30 active Adopt a Park/Trail Groups.
6. **Friends Groups:** 2019 Parties for Parks connected with over a 100 citizens interested in the parks, trails, open spaces and nature centers. Staff coordinated April Stools Day at the Bear Creek Dog Park with Colorado Springs Stormwater, Keep Colorado Springs Beautiful and Republic of Paws.

Grants

1. El Paso County has received full reimbursement (\$45,000) for the Falcon Dog Park GOCO Mini-grant. The Dog Park opened officially on April 20, 2019.
2. If interested in helping with grant application development 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 – March 2019

Submitted by: Todd Marts, Division Manager

General

1. Interpretive Program Coordinator, Jessica Miller, was hired and began on April 16. She comes from Fripp Island, South Carolina where she was Head Naturalist and Recreation Director. It is great to have her on board! Degree in biology and certification as Certified Interpretive Guide from National Association for Interpretation.
2. Two Seasonal Nature Center Interpreters were also hired in April: 1. Emily Hooser, undergraduate degree in Zoology and Master's in Biology and is a Certified Interpretive Guide from NAI. 2. Alex Collopy, degree in Environmental Education from CSU and is a Certified Interpretive Guide from NAI. Great to have all three on board!
3. Rainbow Falls Historic Site opened in April. The April opening times were on Saturday and Sunday from 10am to 4pm. There were 848 visitors averaging 106 per day, 6 volunteer shifts covered, and \$540.45 were donated in April. The Part-Time Park Interpreter/Caretaker staffs Rainbow Falls on weekends.
4. Staff conducted an American Red Cross AED Certification class for 8 employees from both Fountain Creek and Bear Creek Nature Centers.

Projects, Fundraising & Grants:

1. Presented the nature centers and Friends of El Paso County Nature Centers to the Front Porch Giving Circle on April 3. They invite 8 organizations to present each year and then decide how much money they will grant to the organization in October. The giving ceremony will be in December.
2. Eagle Scout Project completed with Alex of Troop 110. He and his scouts cut and assembled 4 "stump greeters" to welcome guests to the nature center. Very creative project and nicely installed around the front doors and bird feeders.

Programs & Events:

1. Extremely popular Hawking & Owling with Fountain's Bird Whisperer filled very quickly. He did not disappoint. The group learned about respectful bird viewing and where Great

horned owls, Cooper's hawks, Northern Harriers and others were nesting, nesting habits, and photography tips.

2. Fountain Creek's Famous Visitor—Zebulon Pike drew a great crowd of 30 people to hear guest presenter, Carol Kennis Lopez, talk about Pike's journey to the west. This continues the cultural history focus on Fountain Creek since the new exhibit "Fountain Creek is a Pathway of History" was installed in January.
3. Chocolate Bunny Walk & Egg Hunt filled all three sessions. Children and their parents got to see live rabbits courtesy of Fountain 4-H, made a rabbit craft assisted by KOHL's Associates, learned about rabbits in a short educational presentation, and enjoyed hunting for eggs in the woods with the help of THE Easter bunny and nature center adult and teen volunteers. Attendance 540+; Revenue approximately \$1,000. A grant from KOHL's is imminent.
4. Great American Cleanup—55+ volunteers picked up trash in Fountain Creek Regional Park, Ceresa Park and Crews Gulch.
5. KOHL's Stewardship Day—16 Associates prepared the woods for Family Fun Day, dug up invasive teasel plants, and did other preparations for Family Fun Day. A grant is imminent.
6. Bear Creek Nature Center hosted their Annual Chocolate Bunny Egg Hunt fundraising event on April 20. This consisted of four egg hunts throughout the day, all of which were filled to capacity with 60 children and their caregivers. Local business Soccer Buddies was an event partner, contributing \$100 and hosting a table at the event where participants could try simple soccer demos and learn more about Soccer Buddies. Approximately 850 attended throughout the day and the event earned \$1,360 for Friends of El Paso County Nature Centers.
7. Bear Creek Nature Center staff and volunteers offered a Moonlight Storytelling Hike at Fox Run Regional Park on April 19. The program was full with twenty-seven participants. The group enjoyed a hike in the light of April's "Pink Moon" and engaged in interactive stories related to the natural world. Program evaluation scores averaged 5/5 and comments included, "What fun! Loved the moon, the view, the stories, the group was great!" The program earned \$131 for Friends of El Paso County Nature Centers. A photographer from the Tri-Lakes Community News attended and will highlight the event in May's Community News edition.
8. Bear Creek Nature Center had a busy field trip schedule in the month of April, leading a total of 74 field trip groups serving 971 participants. Programs included Discover Bear Creek, serving Pre-K and Kindergarten students, Foothills Habitats, serving 1st and 2nd grade students, Incredible Insects serving 1st through 3rd grade students, and Colorado Wildlife Detectives, serving 3rd through 5th grade students. Field trip evaluation scores averaged 4.9/5 and teacher comments included, "Superior experience! Thank you for a wonderful tour and class."

9. Bear Creek Nature Center staff led two Great American Cleanup sites- Downtown Colorado Springs, with 30 participants, and Bear Creek Nature Center, with 40 participants. Bear Creek Nature Center's attendees included El Paso County Commissioner Stan VanderWerf. Participants improved the health and beauty of the Pikes Peak Region by collecting 32 bags of trash Downtown and 10 bags of trash at Bear Creek Nature Center.
10. Introduction to Navigation class was very popular with 16 participants and a revenue of \$210. Jason Marstiner with The Survival University instructed this class, and participants learned the basics of map and compass and how to use them in tandem.
11. Tails, Trails and Ales was on a snowy Saturday, but still had 16 people attend and generated a revenue of \$79. The group hiked Bear Creek Regional Park East and then headed to Cerberus Brewing Company to learn about IPA's.
12. The Great American Clean Up at Rock Island Trail head in Falcon had 37 volunteers and collected 58 bags of trash.



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

HOLLY WILLIAMS
STAN VANDERWERF
CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

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

PARK OPERATIONS DIVISION MONTHLY REPORT APRIL, 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 September 2019.

Pineries Open Space - The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March 2017. The contractor completed design documents in August 2018. Staff completed marking of singletrack trail corridors in July 2018, and Mile High Youth Corp crews completed approximately 1.5 miles of singletrack trail. RMFI completed the final ½-mile of singletrack trail and boardwalk in late-summer 2018, thus connecting to the powerline trail. Mile High Youth Corps and the Rocky Mountain Field Institute will be constructing singletrack trails in April-May 2019. IFBs for trailhead and trail construction will go out in April-May 2019, with construction taking place summer and fall 2019. The park is scheduled for opening in fall 2019.

Rainbow Falls Historic Site - 2015 FEMA-funded work, resurfacing of a portion of the main trail/service road with road base material, was completed with assistance from the Department of Public Works. Staff prepared an Invitation for Bids (IFB) for the \$345,000 Transportation Enhancement Grant project, and bids were due on March 7. Two bids were received, both considerably over budget. A revised IFB focused on access improvements to the waterfall only



was issued in March and awarded to Avery Asphalt in April, 2018. The site has been reopened. Parks is evaluating different bridge options.

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

El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75 mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT is scheduled for BoCC approval on April 9th to recognize and appropriate the grant funds awarded from the Transportation Improvement Program (TIP) and Transportation Alternative Program (TAP). Procurement of a design consultant is planned in May, 2019 with design launching in the summer. Design will last through 2020 with construction planned afterwards.

Falcon Dog Park - The County received a Great Outdoors Colorado grant to construct the Falcon Dog Park. Improvements include fencing, trails, parking lot, and site furnishings. Staff prepared a Request for Quote (RFQ) to complete the fencing in September, 2018. Three quotes were received and Law Fence was selected to install the fencing. Fencing was completed in December. Park Operations Staff completed construction of the trails and parking lot in January, 2019. Installation of site furnishings and signage was completed in February. The Dog Park was opened on March 15, 2019. A grand opening celebration was held on Saturday, April 20.

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a ball field, multi-use field, parking lot, restroom, playground, landscape improvements, site grading and drainage improvements. The County retained the professional landscape architecture and engineering services of NES, Inc. to complete the final design of the proposed Phase II improvements. NES continues design services with 50% plan review tentatively scheduled for June. Scope of Phase II construction will be based on available County funding.

Planning:

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

Fountain Creek Regional Park Master Plan / Phase I Improvements - Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden was finished spring 2018. Designsapes Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018-2019. Nearly all improvements have been completed, with the Dog Park parking lot as the only remaining project, scheduled for completion in April 2019.

Widefield Community Park Master Plan / Phase I Improvements - The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the

\$110,000 Colorado Springs Health Foundation notice of award in October, 2017. These two grants will fund the installation of exercise equipment, restroom renovation, updated playground and trails, and basketball / pickleball court improvements. Designscales Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Summer–Winter 2018-2019. Nearly all improvements are complete, except for the pickleball and basketball court resurfacing and trail construction, which will take place in late spring 2019.

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

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

Flood Recovery:

Willow Springs Ponds Embankment Repairs - A contract was awarded to J3 Engineering to complete engineering and design of the creek bank repairs. The design is currently at 90% and was submitted to FEMA for review. FEMA provided concurrence in March, 2019. Design is under way with construction planned in 2019-2020.

Hanson Trailhead Repairs - A contract for engineering and design was awarded to Bohanna-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA for review. Refinement of the design will continue in 2019. Presentations to the Fountain Creek Watershed and Greenway District are scheduled for April and May, 2019 to discuss a potential partnership.

New Santa Fe Trail Repairs - An IFB was advertised in November, 2017 but was canceled after receiving no qualified bids. FEMA approved an extension in August, 2018. An IFB was advertised in October, 2018 with bids due in December. RMC Consultants was selected after a review of two bids. Work commenced in January, 2019 and will be completed by June, 2019. Trail repairs north of the United States Air Force Academy (USAFA) were completed in February, 2019. Trail repairs north of the Northgate Trailhead were completed in March. Trail repairs on the USAFA installation were completed in April. Current efforts are focused on the concrete low water crossing. The project is scheduled for completion in May, 2019.

Black Forest Regional Park (CDBG) - The County applied for excess CDBG-DR funds and was awarded \$790,000 to complete 150 acres of forestry work, 3-miles of trail construction and decommissioning, and construction of drainage improvements in 2019. An IFB to complete drainage improvements was advertised in December, 2018. A contract was awarded to RMC Consultants totaling \$93,330. Construction will be completed in May, 2019. An IFB to complete forestry work was advertised in February, 2019. A contract was awarded to Front Range Arborist's totaling \$281,100. An IFB for trail construction was advertised in March with bids due on April 15th. Bids are currently under review and a contract will be awarded in May, 2019. All work must be completed by July, 2019.

Other:

Development Permit Application Reviews - Staff reviewed 6 development permit applications in April, to be presented to the PAB for endorsement in May, and provided internal administrative comments for an additional 10 applications.

Staff was approached by the developer of several subdivisions to discuss a reroute of the Woodmen Regional Trail. The reroute would shift the proposed Woodmen Hills Trail from its current proposed location to avoid an existing residential area along Arroya Lane, and route the trail through future open space tracts included within The Ranch and Sterling Ranch subdivisions. The reroute would make connections to proposed non-County trails, parks, commercial centers, and future residential neighborhoods.

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

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

Grants for Capital Projects - Planning Staff received a GOCO mini-grant for the Falcon Regional Park dog park and a GOCO planning grant for Kane Ranch Open Space in 2017. A State Trails Grant to construct a segment of the Eastonville and Meridian Ranch Regional Trails through Falcon Regional Park was awarded in March, 2018. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, and was awarded the \$150,000 grant in July 2017. Staff has also submitted and was awarded 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 \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park.

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

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

Park Operations / Miscellaneous Projects

Widefield Park / Fontaine Blvd Tunnel – Staff met with structural engineers on April 3rd to review and modify plans which will help reduce the amount of standing water in the tunnel connecting Widefield Park to McCrae Reservoir. Plans are currently being reviewed by Public Works Engineering. Once approved, bids will be solicited for installing a concrete overlay to help create positive drainage. Currently the tunnel is flat with no positive drainage.

Baptist Road Trailhead Restroom - Olson Plumbing completed installation of the new 4" sewer line in April. The restrooms are now connected to the new Triview sanitation mainline that runs directly east of the restroom. Parks staff met with Olson Plumbing to verify ADA compliance and to follow recommendations submitted by the County ADA Coordinator, David Mejia. Olson submitted the updated engineered drawings to Regional Building Development for approval the week of the April 22nd. This project will convert the restrooms from current waterless plumbing fixtures over to standard flush units and bring the restroom into ADA compliance by early summer 2019.

County Fairgrounds - Lenz Electric has completed the electrical service installation for the new walk-in refrigeration unit. Bids are being solicited for installing white vinyl fencing around the unit for safety and aesthetics.

Architectural / engineering plans have been received for converting the Exhibit Hall to staff office space and shop area. The design plans were reviewed and approved by EPC Facilities Management and now currently under review by Regional Building Development. Once plans are approved, bids will be solicited for construction. During the design process, it was discovered that the main electrical panel that supplies the Exhibit Hall needs to be upgraded. This upgrade is scheduled for the first week of May.

Staff continues seeking budgetary quotes to install garage doors or barn style sliding doors along the west side of the new entertainment pavilion. This will help protect against wind and rain during special events.

Ed Green Construction will be applying sealant to the new pavilion concrete the last week of April / first week of May. This will help protect the concrete from spills and provide a longer lasting product.

Bear Creek Nature Center - Carpet Resources has completed the installation of additional carpet in the work / breakroom area. This was a much needed upgrade that gives the facility a fresh look on the main level and replaces the original carpet from 2001.

Homestead Ranch Regional Park – The windmill pump repairs that were scheduled for March have been delayed until May 3rd due to weather and large snowdrifts prohibiting access. Barnhart Pump will investigate and complete repairs by the middle of May.

Central District:

General Information - Spring is in full swing and numbers of park guests are on the rise. Maintenance staff has maintained a high level of customer service while balancing a challenging workload. Overall the District is in great condition and is being enjoyed by many.

Bear Creek Regional Park – The Central team has put much effort towards providing a safe, clean, and aesthetically pleasing Park. We have completed aeration, over seeding, fertilization and irrigation troubleshooting / programming. Staff is now focused on broadleaf weed control, decorative mulch installation, trail / parking lot maintenance, and mowing.

All “dog off leash prohibited” signs we updated to reflect recent policy adjustments and were reinstalled throughout the Park.

Seasonal staff hiring has been a primary focus as additional help is critical for providing additional coverage and assistance with tasks and events. The Central team is expecting three new employees in the upcoming week.

Warm weather seems to be a catalyst for illegal camping in Bear Creek Regional Park. Three camps were posted and removed. Removal of trash and debris in natural areas has been a challenge due to the increased camping.

Bear Creek Dog Park – The Park is experiencing a large volume of guests and staff continues to commit significant effort with trash removal and facility cleaning. Sediment was removed from several check dams and rip-rap was added to reinforce dam structures.

Rainbow Falls Historic Site – The site is now opened on weekends and many visitors are enjoying the Historic Site. A new donation pipe was constructed and installed on the north end

of the main parking area. Manitou Trail Cats is making great progress with the trail and step construction leading to the new overlook area.

Downtown Facilities – The downtown team has charged all irrigation systems and is in the process of aeration, fertilization and over seeding. With the recent warm weather staff has begun mowing operations at several properties. Broadleaf weed control and mulch installation are being completed as time allows.

Jones Park – No new maintenance tasks to report.

Training – Adam Robertson completed his Master Gardener training. Kyle Melvin is attending Leadership Development training. Tyler Watters obtained his class-A CDL.

East District:

County Fairgrounds – The fairgrounds team provided event support for two major rentals in the Livestock Building. Spring bull riding held its final ride for the season and staff had a short turnaround time to convert the facility from bull riding events to an Australian Sheppard Dog Agility Show.

The East team has focused attention to the overall signage within the fairgrounds. A signage plan has been completed and staff has begun removing old dilapidated signs and replacing with new signs. The plan has provided us with a great road map for signage condition and replacement.

The County entered into an agreement with Envida to park their transportation bus at the Fairgrounds. The East team worked closely with Envida to come up with an acceptable location for bus parking that will still be usable during the County Fair. Staff graded an area and installed crushed limestone for the designated parking spot and a sign will be ordered to clearly identify Envida bus parking.

The 2019 Racing season began April 27th. Staff focused efforts on prepping the grandstands, restrooms, and kitchens as well as installing sponsor signs, checking sound systems, and charging the water systems. The Fairgrounds is ready to go racing for the season.

Falcon Regional Park – Staff repaired parking lot damage caused by vehicles and drainage. Many of the parking lot timbers were reset and the entire lot was regraded.

Falcon Dog Park – Staff completed ADA access and parking in the new dog park parking lot prior to the Grand Opening celebration on April 20th. The event had a great turn out and the new dog park has seen considerable use. Staff has received numerous compliments on the new park. A big thanks to all Parks staff, Public Works staff, and our funding partners that helped make this project successful.

Rock Island Regional Trailhead - The Great American Cleanup and Pat Tillman Shadow run both took place on April 27th. Staff mowed and prepped the area prior to hosting both events.

North District:

General Information – The North team continued with snow removal from park facilities as needed and continued clearing dangerous windblown trees and snags caused by the blizzard. All public restrooms and drinking fountains have been charged, tested, and opened for the season.

Fox Run Regional Park – Staff has been gearing up for the busy season. All roads and parking lots have been graded, pine needles and leaves have been removed from all athletic fields and landscape beds, and all damaged photocells and timers for park lighting have been replaced. The Sheriff department thanked us for the light repairs and reported that it greatly reduces after hour activities in the park.

The wedding gazebo was vandalized this month. Individuals removed some of the pavers and threw them into the lake. Staff was able to repair and reinstall new pavers.

Staff completed installation of the remaining concrete blocks for our material storage area which allows us to streamline deliveries and materials used in the north park district. Staff continues to assist EPC Wildland Fire in the mitigation efforts around pavilions 1, 2, and 3.

Black Forest Regional Park - All parking lots and roads have been graded and the damaged retaining wall near the south parking lot was repaired by the North team. We also began grinding tree stumps in the landscape beds along with the removal of pine needles and leaves from the athletic field and landscape beds. The irrigation system has been charged for the season.

Pineries Open Space - Staff continues cutting burned trees around the maintenance shop area in preparation for an upcoming cleanup day. Mile High Youth Corp continues new single track trail construction, staff assisted by removing fallen trees along the new trail alignment.

Santa Fe Regional Trail – FEMA funded construction and repair work continues in areas along the trail that was damaged during previous flooding. Work is anticipated to be complete by the end of May. The irrigation system at Baptist Road Trailhead has been charged for the season.

Section 16 – Staff continues to cut up and remove windblown trees.

South District:

General Information – Staff completed irrigation start-up procedures at all park locations. Granular pre-emergent was applied to various landscape beds and trailhead locations. The South team completed turf aeration, over seeding and fertilizing in all parks. Seasonal staff returned to the south district for the season and we have been in the process of hiring an additional Park Maintenance I. All restrooms were detailed and opened for the season and our weekend coverage schedule began this month.

Fountain Creek Regional Park – In addition to turf and irrigation maintenance, many other seasonal maintenance tasks were completed. The pond aerator was re-installed for the season, trimming of trees and shrubs, and post emergent weed treatment was completed.

The main well pump pressure switches were repaired by staff and Five Star Automation.

The dog park continues to see moderate use prior to completion and we anticipate heavy use once it is officially open. Staff installed the fire hydrant art piece (built by the South team) and boulders inside the dog park. The parking lot construction should be complete by the end of April / beginning of May.

Staff continues to make progress on the demonstration garden construction and planting is scheduled for May.

While installing the new toddler playground, the contractor hit an irrigation line located under the playground. Repairs should be complete by the end of April with the playground reopening early May.

Fountain Creek Nature Center – The South team provided special event support during April. The entrance road was box bladed and significant repairs were made to a section of the road that held water. Trails near the Nature Center were also graded and repaired.

The new Olson Plumbing sponsorship sign was installed at the Nature Center entrance.

Willow Springs – Staff box bladed and made needed repairs to the west parking lot. Peakview Roofing began replacing all the shake shingle roofs damaged during the 2018 hail storm with new metal roofing to match all other park pavilions. Roof replacement is schedule for completion by the end of April.

Widefield Community Park – Designscares continued phase II construction improvements which included installing new picnic tables and trash cribs. Staff began routinely cleaning out mud and debris from the Fontaine Tunnel which connects Widefield Park to McCrae Reservoir.

Fountain Creek Regional Trail – Staff continued forestry thinning along trail corridors.