

COMMUNITY SERVICES DEPARTMENT
 PARK OPERATIONS – COMMUNITY OUTREACH
 ENVIRONMENTAL SERVICES – VETERAN'S SERVICES – RECREATION/CULTURAL SERVICES

Park Advisory Board

Meeting Agenda

Wednesday, November 13, 2019 – 1:30 p.m.

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

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations	Chair	
A. Terry Martinez, New Park Advisory Board Member		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Branding Iron at Sterling Ranch Filing No. 2 Final Plat	Ross Williams	Endorsement
B. The Trails at Aspen Ridge Filing No. 1 Final Plat	Ross Williams	Endorsement
C. The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 1 Final Plat	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
	D. Rolling Hills Ranch PUD Development Plan and Preliminary Plan	Ross Williams	Endorsement
7.	Information / Action Items		
	A. Facility Use Agreement – Pikes Peak Pickleball Association	Tim Wolken	Endorsement
	B. 2019 Rainbow Falls Historic Site Report	Todd Marts / Theresa Odello	Information
	C. County Parks Foundation	Tim Wolken	Information
	D. Park Advisory Board Bylaw Revisions	Tim Wolken	Endorsement
	E. 2020 Proposed Facility Use Fee Schedule	Tim Wolken	Endorsement
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

*Minutes of the October 9, 2019
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Bob Falcone, Chair
Ed Hartl, Vice Chair
Julia Sands de Melendez, Secretary
Anne Schofield
Alan Rainville
Susan Jarvis-Weber

Staff Present:

Tim Wolken, Community Services Director
Sabine Carter, Admin Services Coordinator
Jason Meyer, Project Manager
Todd Marts, Recreation / Cultural Services Manager
Ross Williams, Park Planner

Absent: Kiersten Steel, James Cassidy

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: **Ed Hartl made a motion to approve the meeting agenda. Alan Rainville seconded the motion. The motion carried 6 - 0.**
3. Approval of Minutes: **Alan Rainville made a motion to approve the September 11, 2019 meeting minutes. Julia Sands de Melendez seconded the motion. The motion carried 6 - 0.**

4. Introductions and Presentations:

None

5. Citizen Comments:

Susan Davies, Executive Director of the Trails and Open Space Coalition, stated that the City of Colorado Springs Issue 2B is on the November ballot and she encouraged the Board to support the ballot issue. If approved, the funds will be used to support City park projects.

6. Development Applications:

A. **Forest Lakes Filing No. 5 Final Plat**

Ross Williams provided an overview of the Forest Lakes Filing No. 5 Final Plat and answered questions from the Board. Ms. Davies inquired about a possible trail connection from the New Santa Fe Regional Trail to the U.S. Forest Service property. Mr. Williams stated that he has had preliminary discussions with the Forest Service and will resume discussions once the developer completes this portion of trail through Forest Lakes.

Julia Sands de Melendez recommended to the Planning Commission and the Board of County Commissioners that the approval of the Forest Lakes Filing No. 5 Final Plat include the following conditions: (1) County Parks acknowledges the waiver of \$15,048 in regional park fees in exchange for the proposed Forest Lake Secondary Regional Trail improvements; (2) require urban park fees in the amount of \$9,504. 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 carried 6 – 0.

7. Information / Action Items:

A. Urban Park Grant Application – Lorson Ranch Metropolitan District No. 3

Jason Meyer provided an overview of a grant application from Lorson Ranch Metropolitan District to support a Fitness/Exercise Park (Fit Park) within Lorson Ranch.

Ed Hartl moved to endorse the award of a \$25,000 urban park grant to Lorson Ranch Metropolitan District for the development of the Fit Park. Julia Sands de Melendez seconded the motion. The motion passed 6 – 0.

B. Facility Naming Rights Program

Tim Wolken provided an overview of the proposed Facility Naming Rights Program that will allow facilities managed by the Community Services Department to be named for civic, philanthropic or corporate reasons. The proposal provides a formal naming rights process and the potential to generate funds for facility development and operations. If approved by the Board of County Commissioners, the policy will be used by all County Administrative departments.

Bob Falcone moved to endorse the Facility Naming Rights Program Policies as amended. Ed Hartl seconded the motion. The motion carried 6 – 0.

8. Monthly Reports:

Susan Davies inquired about the Notice of Intent to Sue by the Center for Biological Diversity (Center) regarding the U.S. Forest Service's action to relocate a section of Trail 667 in the Bear Creek Watershed. Tim Wolken explained the trail was moved to the north side of Kineo Mountain due to cost / safety issues versus the original plan to construct the trail section on the south side of the Kineo Mountain. County Parks will continue to monitor this issue.

Chair Bob Falcone inquired about the overlook area of the Paint Mines Interpretive Park and whether the 'no dogs allowed' sign can be removed so dogs do not have to remain in the car while owners walk to the overlook. Tim Wolken stated that he will consult with staff and respond back.

Commissioner Stan VanderWerf promoted the upcoming Pikes Peak Apex mountain biking event which will likely include routes on County trails. The event is scheduled for September, 2020.

9. Board/Staff Comments:

Tim Wolken updated the Board about a previous request regarding adding Associate members to the Park Advisory Board to help address quorum issues. Mr. Wolken stated that two County boards have Associate members and the Park Advisory Board could endorse adding similar positions. The Board asked Mr. Wolken to continue to explore this opportunity.

10. Adjournment: **The meeting adjourned at 2:46 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

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

Agenda Date: November 13, 2019

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S., Inc., on behalf of SR Land, LLC, for approval of the Branding Iron at Sterling Ranch Filing No. 2 Final Plat, which includes 75 single-family residential lots on 18.88 acres. This Final Plat is a replat of Tract K of Sterling Ranch Master Plat Filing No. 1, which was endorsed by the Park Advisory Board in September 2016. The property is currently zoned RS-5000, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The proposed Sand Creek Regional Trail is located immediately east of the property, along Sand Creek, while the proposed western extension of the Sand Creek Regional Trail is located approximately 0.15 north of the property along the proposed extension of Briargate Parkway. The proposed Vollmer Road Bicycle Route is located approximately 0.25 mile west of the project location. The property is not located within any candidate open space land, as the Black Forest South Candidate Open Space is located approximately 1.50 miles to the northwest.

Although the current application shows no dedicated open space, the original Sterling Ranch Phase I Preliminary Plan, approved by the Board of County Commissioners in May 2016, included 35 acres of open space, constituting 19.5% of the total project acreage, which includes public open spaces, trail corridors, neighborhood parks, and community parks. The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Phase I Preliminary Plan added requirements for the dedication to El Paso County of 25-foot wide regional trail easements along Sand Creek and Briargate Parkway for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail and the Briargate Parkway extension. These trail easements, Instruments #218054786 and #218714151, were dedicated to El Paso County in May 2018 and are located immediately adjacent Filing No. 2.

When the aforementioned Sterling Ranch Phase I Preliminary Plan was approved in May 2016, the plan showed two neighborhood parks located immediately north and south of Branding Iron at Sterling Ranch Filing No. 2. The location of at least one of these park areas is identified as a 4-acre park in the approved Sterling Ranch Sketch Plan. Throughout the development of the Preliminary Plan, these two park areas were known as Tracts P and MM (2009 iteration), Tracts F and DD (final approved 2014 iteration), as well as Tracts F and CC in Sterling Ranch Master Plat Filing No. 1. Furthermore, these two tracts are also shown on a Landscape Plan included

with the Master Plat Filing No. 1 application. These two tracts were described in various manners, including:

- 2009 Preliminary Plan, Tract P: Park, Sign, Landscape, Mail Kiosk, Drainage, Trail and Open Space (Sand Creek Greenway)
- 2009 Preliminary Plan, Tract MM: Park, Landscape, Utility, Trail and Open Space
- 2014 Preliminary Plan, Tract F: Park, Trail, Utilities, Drainage
- 2014 Preliminary Plan, Tract DD: Park, Trail, Utilities, Drainage
- 2015 Landscape Plan, Tract F: Neighborhood Park
- 2015 Landscape Plan, Tract DD: Park
- 2016 Master Plat Filing No. 1 Final Plat, Tract F: Open Space, Floodplain, Public Improvements, Public Utility
- 2016 Master Plat Filing No. 1 Final Plat, Tract CC: Open Space, Park, Public Improvements, Public Utility, Trail

The applicant's Branding Iron at Sterling Ranch Filing No. 2 Final Plat Letter of Intent states the following: *"The Final Plat contains approximately 18.88 acres and is wholly within and consistent with the 182.26-acre Sterling Ranch Preliminary Plan approved May 26, 2015 by the Board of County Commissioners."* However, the Filing No. 2 Final Plat shows these two tracts as Tract F (Pond 4) and Tract CC (Pond 8), and a photo included in the Letter of Intent shows detention ponds in the two tract locations.

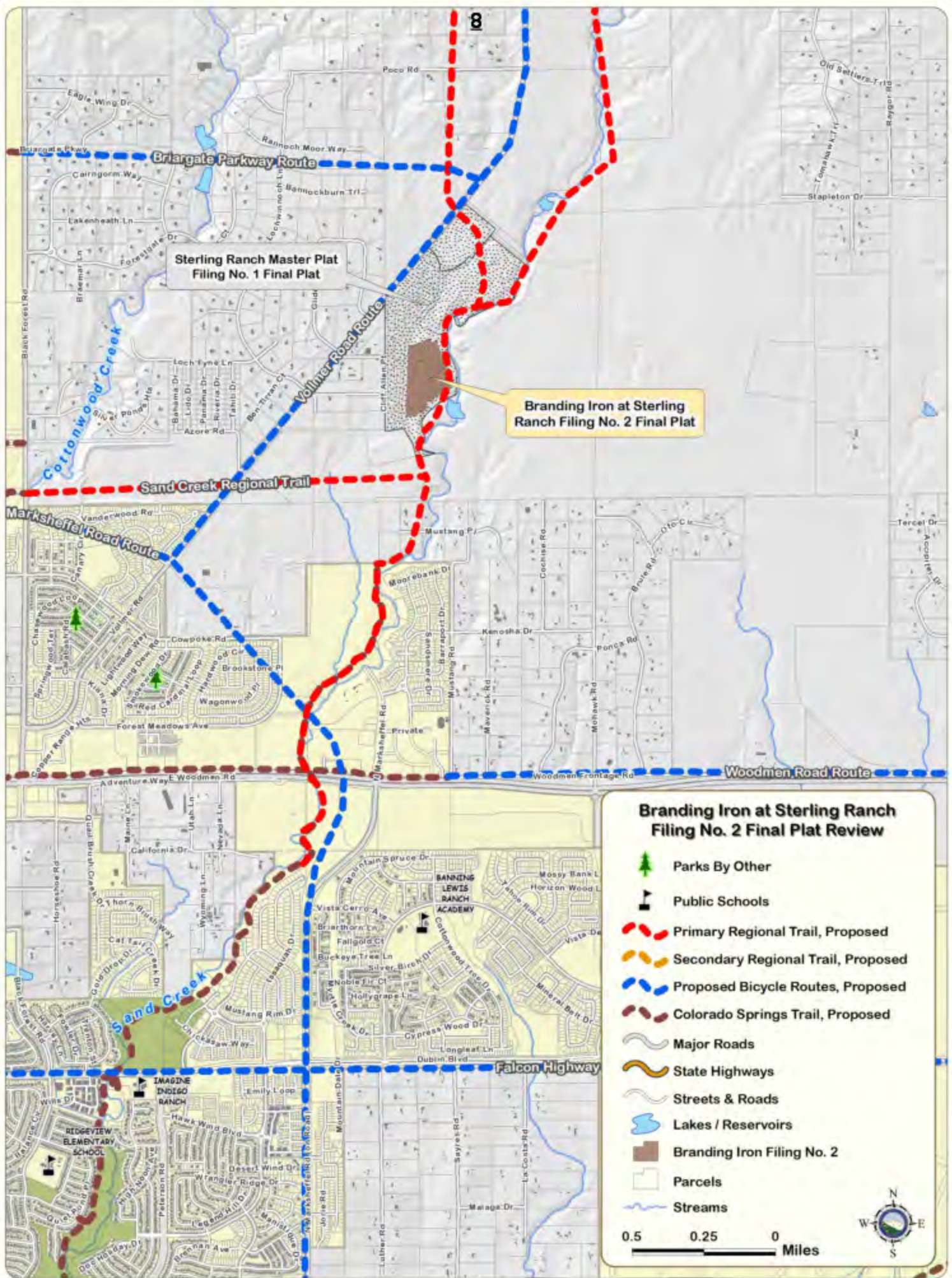
The two tracts in question are not included in the current Filing No. 2 Final Plat, nor have they been included in any of the previously approved adjacent plats. There have been three previously approved plats immediately adjacent to Branding Iron Filing No. 2, including Branding Iron Filing No. 1 to the west, Homestead Filing No. 1 to the northwest, and Homestead Filing No. 2 to the immediate north. As such, the park locations and plans have never been formally reviewed at the Final Plat level.

In order to provide easily accessible recreational opportunities for its residents and to be wholly consistent with prior development plan approvals, El Paso County staff strongly recommends that the developer reestablish the 4-acre neighborhood park, as well as the smaller 1.8-acre park within the boundary of the current filing or within those of the approved Sketch Plan, Phase I Preliminary Plan, and/or Master Plat Filing No. 1.

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

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of the Branding Iron at Sterling Ranch Filing No. 2 Final Plat include the following conditions: (1) in order to provide consistency with prior development plan approvals, staff strongly recommends the reestablishment of the 4-acre neighborhood park, as well as the smaller 1.8-acre park within the boundary of the current filing or within those of the previously approved Sketch Plan, Phase I Preliminary Plan, and/or Master Plat Filing No. 1.; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$34,200 and urban park fees in the amount of \$21,600. 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

November 13, 2019

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

Name:	Branding Iron at Sterling Ranch Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-018	Total Acreage:	18.88
Applicant / Owner:	SR Land	Total # of Dwelling Units:	75
	20 Boulder Crescent Street	Dwelling Units Per 2.5 Acres:	9.93
	Suite 102	Regional Park Area:	2
	Colorado Springs, CO 80903	Urban Park Area:	3
Owner's Representative:	N.E.S., Inc.	Existing Zoning Code:	RS-5000
	619 North Cascade Avenue	Proposed Zoning Code:	RS-5000
	Suite 200		
	Colorado Springs, CO 80903		

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.75 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 75 Dwelling Units = 1.455

Total Regional Park Acres: 1.455

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 75 Dwelling Units = 0.28

Community: 0.00625 Acres x 75 Dwelling Units = 0.47

Total Urban Park Acres: 0.75

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 75 Dwelling Units = \$34,200

Total Regional Park Fees: \$34,200

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 75 Dwelling Units = \$8,475

Community: \$175 / Dwelling Unit x 75 Dwelling Units = \$13,125

Total Urban Park Fees: \$21,600

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Branding Iron at Sterling Ranch Filing No. 2 Final Plat include the following conditions: (1) in order to provide consistency with prior development plan approvals, staff strongly recommends the reestablishment of the 4-acre neighborhood park, as well as the smaller 1.8-acre park within the boundary of the current filing or within those of the previously approved Sketch Plan, Phase I Preliminary Plan, and/or Master Plat Filing No. 1.; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$34,200 and urban park fees in the amount of \$21,600. 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:

BRANDING IRON AT STERLING RANCH FILING 2 – FINAL PLAT

LETTER OF INTENT

SEPTEMBER, 2019

OWNER/APPLICANT:

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

CONSULTANT:

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

REQUEST

SR Land request approval of the following application:

1. A Final Plat for Branding Iron at Sterling Ranch Filing No. 2, a replat of Tract K, Sterling Ranch Filing No. 1 Final Plat, as recorded at Reception No. 218714151. (TSN # 5233101002), into 75 single family lots and 1 tract.

LOCATION

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



PROJECT DESCRIPTION

The Branding Iron at Sterling Ranch Filing No. 2 Final Plat will create 75 single family dwelling units. The Final Plat contains approximately 18.88 acres and is wholly within and consistent with the 182.26 acre Sterling Ranch Preliminary Plan approved May 26, 2015 by the Board of County Commissioners. The zoning classification is RS-5000 and all proposed lots are greater than 5,000 square feet and meet all zoning standards.

The property is located within the boundaries of Sterling Ranch Metropolitan District No. 2. Water, wastewater, storm water and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2. The Final Plat contains lots (14.687 acres), streets (4.103 acres) and 1 tract (.091 acres) for drainage, landscaping, public improvements, and public utility purposes. These tracts, as well as certain off-site open space, landscaping, and storm water tracts previously dedicated as part of Sterling Ranch Filing No. 1, will be owned and maintained by Sterling Ranch Metropolitan District No. 1. The SWMP approved in 2015 is submitted for Branding Iron at Sterling Ranch Filing No. 2. Updated Grading plans are provided.

Drainage

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

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

Roads

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

Wastewater

The District has in intergovernmental agreement with Meridian Service Metropolitan District for the provision of wastewater treatment services. The District has also entered into an intergovernmental agreement with the City of Colorado Springs and Colorado Springs Utilities which provides for temporary wastewater treatment services while the District completes its connection to the Meridian system. The agreement with the City provides for interim treatment services for a period of up to one year from the execution of the agreement, or August 12, 2020. Financial Assurance Estimates and collateral in the amount of \$212,712.13 have been provided to the County to assure completion of the interim connection to the City. Financial Assurance Estimates and collateral in an amount satisfactory to the County to assure the completion of the connection to the Meridian system (the "Meridian Line Collateral") is also being provided to the County. It is agreed by the parties hereto that if the connection to the Meridian system is not substantially completed by April 30, 2020, or if the City of Colorado Springs has not extended the interim wastewater agreement beyond the August 12, 2020, date, the County may draw on the Meridian Line Collateral to complete the District's wastewater connection to the Meridian system. It is also agreed that should it become necessary for the County to draw on the Meridian Line Collateral to complete the connection, the County may impose a moratorium on the issuance of additional building permits on lots located in all recorded final plats at Sterling Ranch.

Other:

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

Districts Serving the Property:

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

PROJECT JUSTIFICATION

Consistency with County Plans

The proposed plat is consistent with the goals and objectives set forth in the Black Forest Preservation Plan, the Falcon-Peyton Small Area Plan, the Sterling Ranch Sketch Plan, approved in November of 2008, and the Sterling Ranch Preliminary Plan, approved in 2015. A detailed analysis of the relationship between the Sterling Ranch development and the goals and objectives of the two applicable Small Area Plans was previously provided at the sketch plan, zoning and preliminary plan stages with findings of consistency having been made by the Planning Commission and Board of County Commissioners. These included the provision of adequate buffering and transition from low density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of natural areas.

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

BRANDING IRON AT STERLING RANCH FILING NO. 2

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

BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

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

SAID TRACT BEING A PORTION OF THE SE 1/4 NW 1/4 AND THE NE 1/4 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 822.88 SQUARE FEET (19.661 ACRES) MORE OR LESS.

ACCEPTANCE CERTIFICATE FOR TRACTS:

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

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

STATE OF COLORADO }
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, A.D.
BY _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC.

OWNERS' CERTIFICATE/DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "BRANDING IRON AT STERLING RANCH FILING NO. 2". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT POWER, 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 ACCESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE ABOVEMENTIONED, SR LAND, LLC HAS
EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2019, A.D.

BY _____

PRINTED NAME _____

AS _____ OF SR LAND, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, 2019, A.D., BY

AS _____ OF SR LAND, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC.

PLAT NOTES:

- BASIS OF BEARINGS:**
BEARINGS ARE TAKEN ON THE SOUTH LINE OF THE SOUTH-WEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTH-WEST QUARTER (SW 1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "S 111024" AND AT THE SOUTHEAST CORNER OF SAID SOUTH-WEST QUARTER (SW 1/4) BY A 2-1/2" ALUMINUM CAP STAMPED "S 11624". SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET. THE UNIT OF MEASUREMENT IS U.S. SURVEY FEET.
- FLOODPLAIN STATEMENT:**
NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 0804100533C, EFFECTIVE DATE DECEMBER 7, 2018.

PLAT NOTES: (CONTINUED)

- TITLE COMMITMENT:**
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC. TO DETERMINE THE COMPATIBILITY OF THIS DEDICATION WITH THAT OF ADJACENT TRACTS OF LAND OWNERSHIP OR EASEMENTS OF RECORD. FOR AN INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, M&S CIVIL CONSULTANTS, INC. WOULD ADVISE TITLE COMMITMENT FILE NO. 2018047434-2 PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED FEBRUARY 27, 2019.
- WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1. (RESOLUTION RECORDED UNDER RECEPTION NO. 218154279 OF THE RECORDS OF EL PASO COUNTY.)**
- SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1. (RESOLUTION RECORDED UNDER RECEPTION NO. 218154277 OF THE RECORDS OF EL PASO COUNTY.)**
- ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.**
- NATURAL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.**
- FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.**
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.**
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WATERSHED DRAINAGE REPORT, NATURAL HAZARDS REPORT, GEOLOGY AND SOILS REPORT, METEOROLOGICAL PERMIT.**
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPIDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.**
- UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT SIDE YARD SHALL BE PLATTED AS A PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. EASEMENTS ARE HEREBY PLATTED IN THE LOCATIONS ON SHEETS 3 AND 4 OF THIS PLAT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.**
- SIDE LOT DRAINAGE SWALES SHALL BE CONSTRUCTED WHERE NECESSARY AT THE TIME OF HOME CONSTRUCTION.**
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.**
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.**
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.**
- NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS OTHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE DISPUTE RESOLUTION (ADR) PROGRAM PROVIDED FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.**

THIS PLAT RESTRICTION MAY BE REVOKED 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.

- NOTES: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE IMPLICATIONS THEREOF.**
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMITS A CLASS 10 (2) MISDEMEANOR (PENALTY: 18-6-502).**
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1.**
- THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.**
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NOS. 21803168 AND 21803169 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.**
- SPECIAL DISTRICT DISCLOSURE:**
A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAN.
- MILEAGES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES FEDERAL SERVICE REGULATIONS.**
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-454) OR ANY AMENDMENTS THEREOF, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAN RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND PLAT NOTES. A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.**



VICINITY MAP
N.T.S.

PLAT NOTES: (CONTINUED)

- THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS: VIOLATION LOCATIONS AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT GEOLOGIC HAZARD REPORT BY ENTECH ENGINEERING, INC. DATED JANUARY 2009, IN FILE SP-1A-015 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS ARE IMPACTED: POTENTIALLY SERIOUS SHALLOW GROUNDWATER; LOT 10; UNSTABLE SLOPES: LOTS 1, 5, 6, 15, 30, AND 40.**
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO OWEN BOULEVARD.**
- A PRIVATE DETENTION POND MAINTENANCE AGREEMENT FOR PONDS 4 & 5 IS RECORDED UNDER REC. NO. 218081179, IN REC. NO. 218081180, OF THE RECORDS OF EL PASO COUNTY.**
- A RIGHT-OF-WAY LANDSCAPE LICENSE AGREEMENT IS RECORDED UNDER REC. NO. 218081178, OF THE RECORDS OF EL PASO COUNTY.**
- A LANDSCAPE EXHIBIT IS RECORDED UNDER REC. NO. 218081176, OF THE RECORDS OF EL PASO COUNTY.**
- A STORM BYPASS EASEMENT IS RECORDED UNDER REC. NO. 218054780, OF THE RECORDS OF EL PASO COUNTY.**
- A DEVELOPERS SERVICE PLAN FOR STERLING RANCH METROPOLITAN DISTRICTS 1, 2 AND 3 IS RECORDED UNDER REC. NO. 218042282, OF THE RECORDS OF EL PASO COUNTY.**
- THE PROPERTY IS SUBJECT TO RESTRICTIONS AS DERIVED BY TRUSTEES SPECIAL WARRANTY DEED UNDER REC. NO. 208004045, OF THE RECORDS OF EL PASO COUNTY.**

SURVEYORS' CERTIFICATE

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

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

VERNON R. TAYLOR
COLORADO P.L.S. NO. 25988, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, COLORADO 80903

NOTICE:

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

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "BRANDING IRON AT STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2019, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "BRANDING IRON AT STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 2019, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATION 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

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT
_____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2019, A.D.,
AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF
EL PASO COUNTY, COLORADO.

BY _____
CLERK AND RECORDER, EL PASO COUNTY

FEES:

CHARGE FEE:	75 LOTS	14,487 ACRES	77,79K
RECORD FEE:	1 TRACTS	0.091 ACRES	0.48K
SCHOOL FEE:	102112-01-WAY	4,104 ACRES	21,22K
PARK FEE:	TOTAL	18,591 ACRES	100,00K

SUMMARY:

FINAL PLAT
BRANDING IRON AT
STERLING RANCH FILING NO. 2
JOB NO. 06-012
DATE PREPARED: 06/08/2019
DATE REVISED:



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
PHONE: 719/555.5465

BRANDING IRON AT STERLING RANCH FILING NO. 2

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

- LEGEND:**
- ST SQUARE FOOT
 - (R) RADIAL
 - (A) ADJACENT
 - (C) CHORD
 - (L) LENGTH
 - SET ORANGE PLASTIC SURVEYORS CAP ON N.S. 4 LEGS, CAP IS STAMPED TMS EX. P.S. 32520
 - ROUND MONUMENT AS NOTED
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - SEWAGE LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CENTERLINE
 - EXISTING SEWAGE
 - MATCHLINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SURVEY



SHEET INDEX
NOT TO SCALE



DETAIL A
NOT TO SCALE



LINE #	BEARING
(R)1	S89°48'23"E
(R)2	N02°35'18"W
(R)3	N08°36'01"W
(R)4	S74°34'17"W
(R)5	N25°58'52"E
(R)6	S40°27'41"E
(R)7	N18°58'32"E
(R)8	N15°09'08"W
(R)9	S76°28'38"W

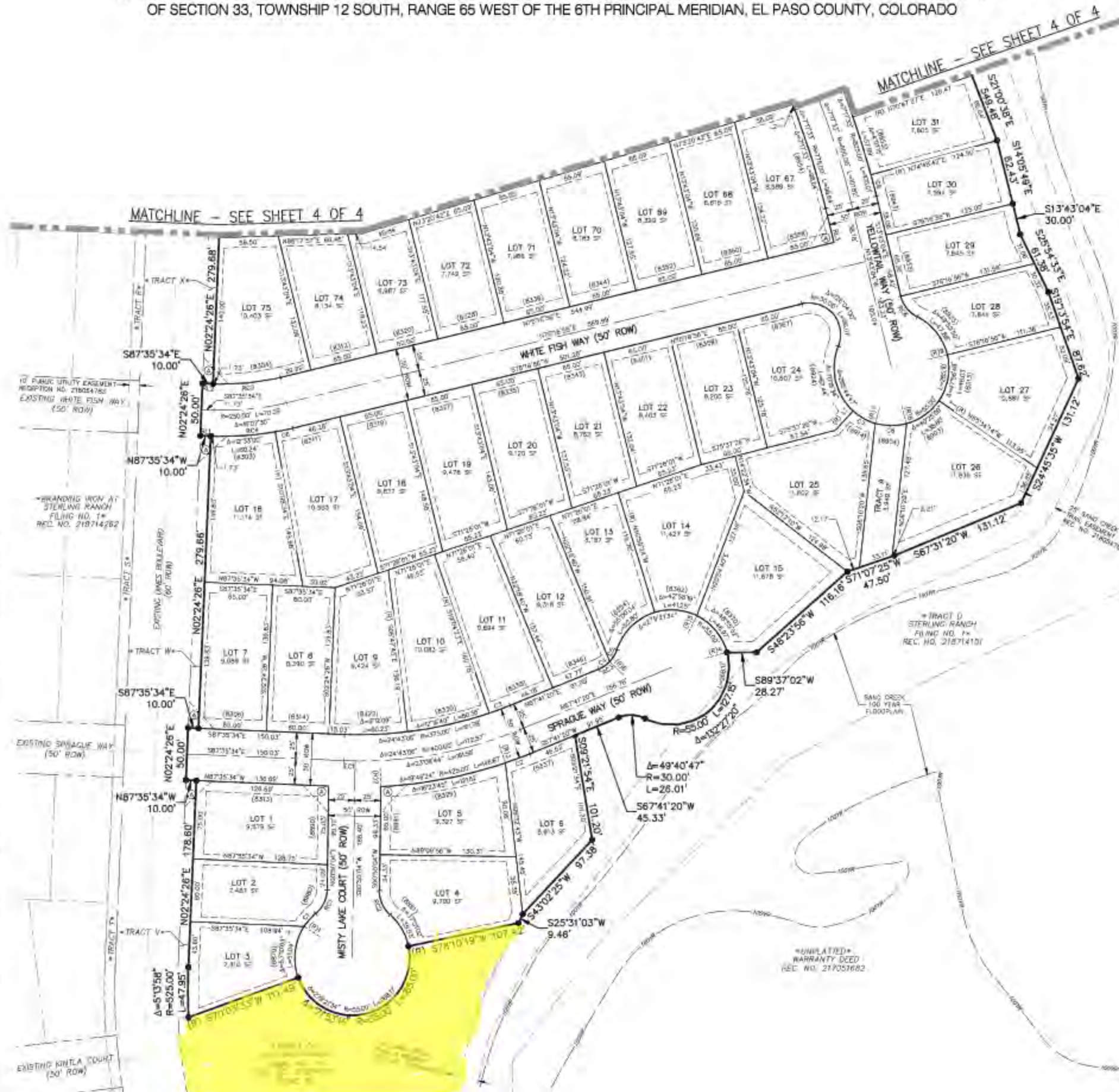
LINE #	DISTANCE	BEARING
R.1	11.73	N87°35'34"W
R.2	11.73	S87°35'34"E
R.3	33.78	S76°28'38"W

CURVE #	RADIUS	DELTA	LENGTH
RC1	30.00	89°48'23"	28.01
RC2	30.00	89°48'23"	28.01
RC3	30.00	89°48'23"	28.01
RC4	216.00	18°57'50"	78.39
RC5	323.00	18°57'50"	83.33
RC6	30.00	89°48'23"	28.01

CURVE #	RADIUS	DELTA	LENGTH
CC1	400.00	1°34'22"	10.99

LINE #	DISTANCE	BEARING
L1	25.00	S42°05'22"W
L2	5.89	S21°05'35"E

CURVE #	RADIUS	DELTA	LENGTH
C1	39.00	171°17'41"	16.59
C2	423.00	3°22'39"	28.00
C3	433.00	3°47'48"	21.19
C4	30.00	34°53'54"	12.59
C5	30.00	21°37'43"	13.42
C6	276.00	3°34'30"	17.15
C7	38.00	25°26'30"	24.42
C8	58.00	31°19'58"	30.93
C9	833.00	1°28'14"	21.13



FINAL PLAT
BRANDING IRON AT
STERLING RANCH FILING NO. 2
JOB NO. 09-012
DATE PREPARED: 03/08/2018
DATE REVISED:



20 BOULDER CREEK, SUITE 110
COLORADO SPRINGS, CO 80908
PHONE: 719.555.5465

LAND USE LEGEND:

44 AC. RESIDENTIAL: 0.2 DU/AC	8 D.U.
33 AC. RESIDENTIAL: 0.4 DU/AC	13 D.U.
35 AC. RESIDENTIAL: 1 DU/AC	35 D.U.
183 AC. RESIDENTIAL: 2 DU/AC	366 D.U.
551 AC. RESIDENTIAL: 3.5 DU/AC	2,580 D.U.
20 AC. RESIDENTIAL: 5.8 DU/AC	100 D.U.
257 AC. RESIDENTIAL: 5.8 DU/AC ACTIVE ADULT	1,286 D.U.
32 AC. RESIDENTIAL: 8.12 DU/AC	302 D.U.
41 AC. RESIDENTIAL: 12.20 DU/AC	575 D.U.
56 AC. COMMERCIAL	
57 AC. ELEMENTARY / K-8 SCHOOL	
19 AC. NEIGHBORHOOD PARK	
30 AC. COMMUNITY PARK	
57 AC. OPEN SPACE / PARK / GREENWAY	
43 AC. OPEN SPACE / BUFFER	
7 AC. UTILITY PARCEL	

TOTAL 1,444 AC. TOTAL 5,225 D.U. MAX

SYMBOL LEGEND:

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

VICINITY MAP:



LEGAL DESCRIPTION:

THE WEST HALF OF THE WEST HALF OF THE EAST HALF AND EAST HALF OF THE WEST HALF AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THE EAST HALF OF THE SOUTHEAST QUARTER AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLERMER ROAD, OF SECTION 28, THE WEST HALF OF THE EAST HALF AND THE WEST HALF OF SECTION 34, THE EAST HALF AND THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, AND ALL THAT PART OF THE NORTHWEST QUARTER OF SECTION 33 LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLERMER ROAD, EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 LYING SOUTH AND EAST OF SAID COUNTY ROAD AS DEEDED TO COLORADO INTERSTATE GAS COMPANY BY WARRANTY DEED RECORDED IN BOOK 3373 AT PAGE 359, AND THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTHEAST OF THE COUNTY ROAD KNOWN AS VOLLERMER ROAD, OF SECTION 32, EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32 DEEDED TO J. MARCUS BROWN BY TRUSTEES' DEED RECORDED IN BOOK 3282 AT PAGE 389, ALL IN TOWNSHIP 32 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO. ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 32 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO LYING SOUTH AND EAST OF THE COUNTY ROAD KNOWN AS VOLLERMER ROAD, ALSO, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 33 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, LYING SOUTHERLY OF AN EXISTING EAST-WEST FENCE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 2004 AT RECEPTION NO. 304209437, COUNTY OF EL PASO, STATE OF COLORADO, ALSO, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 32 SOUTH, RANGE 65 WEST OF THE 6TH P.M., LYING SOUTHEAST OF THE PUBLIC ROAD KNOWN AS VOLLERMER ROAD, EL PASO COUNTY, COLORADO, AND CONTAINING 1413.635 ACRES MORE OR LESS.

NOTES:

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

OWNER & DEVELOPER INFO:

MOBLEY-BENTLEY INVESTMENTS, LLC
20 BOULDER CRESSENT ST
COLORADO SPRINGS, CO 80903
TEL: (719) 471-1742



By NES, Inc.
610 D. Colorado Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719-471-0073
Fax: 719-471-0207
www.nesinc.com
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STERLING RANCH

SKETCH PLAN

MOBLEY-BENTLEY INVESTMENTS, LLC

AMENDMENT

NO.	DATE	DESCRIPTION
1.1	10/20/11	COUNTY COMMENTS
1.2	10/20/11	COUNTY COMMENTS
1.3	10/20/11	COUNTY COMMENTS
1.4	10/20/11	COUNTY COMMENTS
1.5	10/20/11	COUNTY COMMENTS
1.6	10/20/11	COUNTY COMMENTS
1.7	10/20/11	COUNTY COMMENTS
1.8	10/20/11	COUNTY COMMENTS
1.9	10/20/11	COUNTY COMMENTS
1.10	10/20/11	COUNTY COMMENTS

1

SKP 07-007

SP 09-005

Sterling Ranch Phase One
PRELIMINARY PLAN

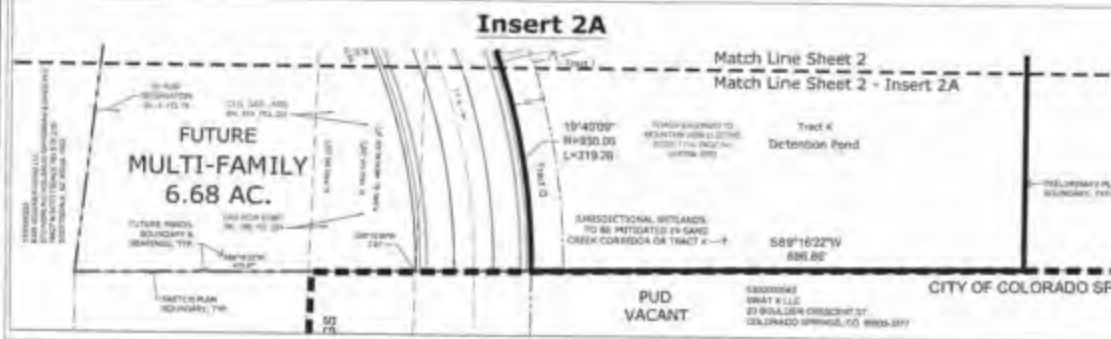
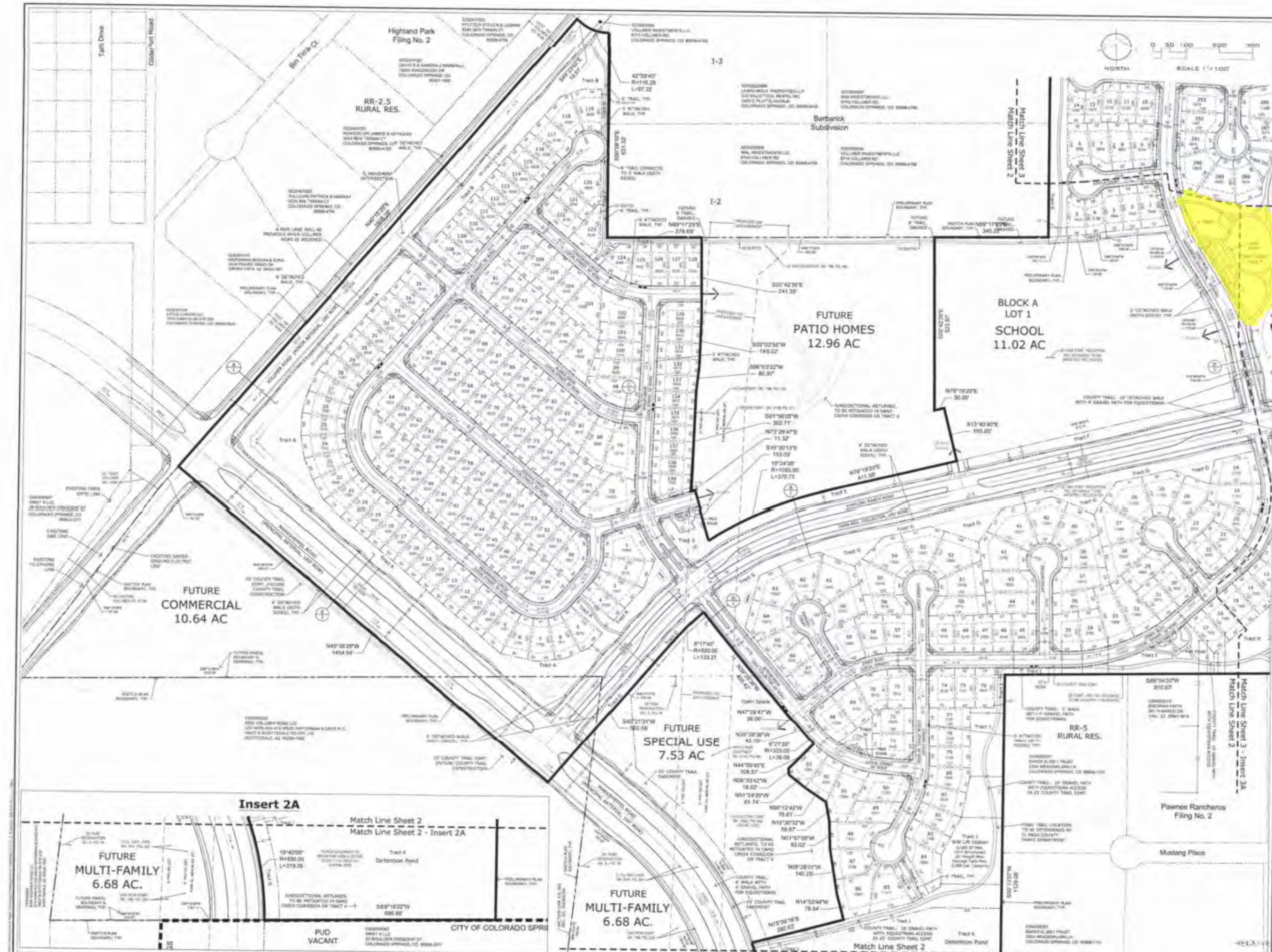
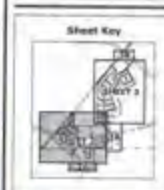
EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

2
OF 4 SHEETS

SP 09-005

URBAN DESIGN
LAND & MARINE
PLANNING
ARCHITECTURE



[illegible]

REFUGEE	
DATE	NO.
10/10/80	11
10/10/80	14
10/10/80	14
10/10/80	14

3

SP 09-005



EL PASO COUNTY, COLORADO

date:	by:	checked by:
10/10/2012	JA	JA
10/10/2012	JA	JA
10/10/2012	JA	JA

4

SP 09-005



SE ¼ OF SEC. 32 & 33; T12S, R65W; NW ¼ OF SEC 4 & NE ¼ OF SEC. 5, T13S, 465W, BOTH OF THE
6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

A PORTION OF THE LAND WITHIN THE QUADRANT QUARTER OF SECTION 2, TOWNSHIP 25 NORTH, RANGE 10 WEST, 10TH PRINCIPAL MERIDIAN, QUARTER 4 AND THE NORTH 1/4 QUARTER OF SECTION 1, TOWNSHIP 25 NORTH, RANGE 10 WEST, BOTH OF SECTION 25, PUEBLO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

[illegible]

BOUNDARY AT THE POINT OF INTERSECTION OF THE NORTH-WEST-CORNER CORNER OF ANY LOT OF LAND LIES WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID MY OWN ESTATE, 5.00 FEET OF CORNER MEASUREMENT OF ONE OF THE LOTS BEING, 207.00 FEET TO THE NORTH-NORTHEAST CORNER OF SAID MY OWN ESTATE, 100.00 FEET ALONG THE NORTH-NORTHEAST CORNER, 5.00 FEET, THENCE S 29°24'48" E, 100.00 FEET TO THE POINT OF THE E LINE, AND THENCE ALONG THE E LINE OF SAID BOUNDARY PARCELS, THENCE ALONG SAID CORNER CORNER OF SAID ESTATE S 82°20'27" E, 78.11 FEET.

710.563 N 5 30 53.00" W, 15.000 FEET
 710.563 N 5 30 54.00" W, 15.120 FEET
 710.563 N 5 30 55.00" W, 15.240 FEET
 710.563 N 5 30 56.00" W, 15.360 FEET
 710.563 N 5 30 57.00" W, 15.480 FEET
 710.563 N 5 30 58.00" W, 15.600 FEET
 710.563 N 5 30 59.00" W, 15.720 FEET
 710.563 N 5 30 59.50" W, 15.840 FEET
 710.563 N 5 30 59.50" W, 15.960 FEET
 710.563 N 5 30 59.50" W, 16.080 FEET
 710.563 N 5 30 59.50" W, 16.200 FEET
 710.563 N 5 30 59.50" W, 16.320 FEET
 710.563 N 5 30 59.50" W, 16.440 FEET
 710.563 N 5 30 59.50" W, 16.560 FEET
 710.563 N 5 30 59.50" W, 16.680 FEET
 710.563 N 5 30 59.50" W, 16.800 FEET
 710.563 N 5 30 59.50" W, 16.920 FEET
 710.563 N 5 30 59.50" W, 17.040 FEET
 710.563 N 5 30 59.50" W, 17.160 FEET
 710.563 N 5 30 59.50" W, 17.280 FEET
 710.563 N 5 30 59.50" W, 17.400 FEET
 710.563 N 5 30 59.50" W, 17.520 FEET
 710.563 N 5 30 59.50" W, 17.640 FEET
 710.563 N 5 30 59.50" W, 17.760 FEET
 710.563 N 5 30 59.50" W, 17.880 FEET
 710.563 N 5 30 59.50" W, 18.000 FEET

[illegible][illegible][illegible]

THE SET $\{x \in \mathbb{R}^n : x_1 = 0\}$ IS A SUBSPACE OF \mathbb{R}^n WITH DIMENSION $n-1$.
 THE SET $\{x \in \mathbb{R}^n : x_1 = 1\}$ IS NOT A SUBSPACE OF \mathbb{R}^n .
 THE SET $\{x \in \mathbb{R}^n : x_1 = 0, x_2 = 0\}$ IS A SUBSPACE OF \mathbb{R}^n WITH DIMENSION $n-2$.
 THE SET $\{x \in \mathbb{R}^n : x_1 = 0, x_2 = 1\}$ IS NOT A SUBSPACE OF \mathbb{R}^n .
 THE SET $\{x \in \mathbb{R}^n : x_1 = 0, x_2 = 0, x_3 = 0\}$ IS A SUBSPACE OF \mathbb{R}^n WITH DIMENSION $n-3$.
 THE SET $\{x \in \mathbb{R}^n : x_1 = 0, x_2 = 0, x_3 = 1\}$ IS NOT A SUBSPACE OF \mathbb{R}^n .

[illegible]

1. 本局(處) 公告之各項行政程序及行政裁處, 均應以本局(處) 公告為準。

RECEIVED: PROBABLY:
MAY 1961, 11:00 AM
102 EAST PINE STREET, SUITE 100
CAROLINA BEACH, N.C.

VOLUME 204 • TYPICAL URBAN MINOR ARTERIAL CROSS SECTION

[illegible]

C TYPICAL 50' ROW URBAN LOCAL STREET CROSS SECTION **D** BYNUM / DINES BLVD. (TYPE 1)

E MARKSHEFFEL ROAD (MODIFIED 4-LANE URBAN PRINCIPAL ARTERIAL CROSS SECTION)

[illegible][illegible][illegible]

Country	Year	Population (millions)	Population growth rate (%)	Population density (per sq km)	Population density (per sq mi)
China	1995	1,212	1.2	150	390
India	1995	950	1.2	320	830
United States	1995	265	0.7	30	78
Japan	1995	125	0.2	330	860
Germany	1995	82	0.1	230	590
France	1995	61	0.1	100	260
United Kingdom	1995	58	0.1	260	670
Italy	1995	57	0.1	200	520
Spain	1995	40	0.1	90	230
Canada	1995	32	0.1	30	78
South Africa	1995	25	0.1	30	78
Sweden	1995	9	0.1	20	52
Norway	1995	4	0.1	20	52
Finland	1995	5	0.1	30	78
Denmark	1995	5	0.1	130	340
Netherlands	1995	16	0.1	400	1,040
Belgium	1995	10	0.1	340	880
Switzerland	1995	7	0.1	170	440
Austria	1995	8	0.1	90	230
Portugal	1995	11	0.1	110	280
Greece	1995	11	0.1	50	130
Turkey	1995	65	1.2	70	180
Poland	1995	38	0.1	120	310
Czech Republic	1995	10	0.1	130	340
Slovakia	1995	5	0.1	110	280
Hungary	1995	10	0.1	110	280
Romania	1995	22	0.1	70	180
Bulgaria	1995	8	0.1	70	180
Slovenia	1995	2	0.1	110	280
Croatia	1995	4	0.1	70	180
Serbia	1995	7	0.1	70	180
Montenegro	1995	1	0.1	70	180
Bosnia and Herzegovina	1995	4	0.1	70	180
Herzegovina	1995	1	0.1	70	180
Yugoslavia	1995	7	0.1	70	180
Ukraine	1995	48	0.1	30	78
Belarus	1995	10	0.1	30	78
Lithuania	1995	3	0.1	30	78
Latvia	1995	2	0.1	30	78
Estonia	1995	1	0.1	30	78
Finland	1995	5	0.1	30	78
Sweden	1995	9	0.1	30	78
Norway	1995	4	0.1	30	78
Denmark	1995	5	0.1	30	78
Netherlands	1995	16	0.1	400	1,040
Belgium	1995	10	0.1	340	880
Switzerland	1995	7	0.1	170	440
Austria	1995	8	0.1	90	230
Portugal	1995	11	0.1	110	280
Greece	1995	11	0.1	50	130
Turkey	1995	65	1.2	70	180
Poland	1995	38	0.1	120	310
Czech Republic	1995	10	0.1	130	340
Slovakia	1995	5	0.1	110	280
Hungary	1995	10	0.1	110	280
Romania	1995	22	0.1	70	180
Bulgaria	1995	8	0.1	70	180
Slovenia	1995	2	0.1	110	280
Croatia	1995	4	0.1	70	180
Serbia	1995	7	0.1	70	180
Montenegro	1995	1	0.1	70	180
Bosnia and Herzegovina	1995	4	0.1	70	180
Herzegovina	1995	1	0.1	70	180
Yugoslavia	1995	7	0.1	70	180
Ukraine	1995	48	0.1	30	78
Belarus	1995	10	0.1	30	78
Lithuania	1995	3	0.1	30	78
Latvia	1995	2	0.1	30	78
Estonia	1995				

As Approved By The
El Paso County
Board of County Commissioners
Date May 26 2015

Sheet 1 of 4 Cover Sheet
Sheet 2 of 4 Site Map
Sheet 3 of 4 Site Plan
Sheet 4 of 4 Potential Cumulative Effect

98 Land, LLC
20 Boulder Creek
Est. 1990
Colorado Springs, CO 80901
(719) 471-1742

Owner
Acacia Home
7401 W. 121st Street
Overland Park, KS 66213
(816) 273-1350

419 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
(719) 471-0075

H & S Civil Consultants
10000 E. 15th Avenue, Suite 200
Colorado Springs, CO 80904
(719) 555-5485

Sterling Ranch Phase One
PRELIMINARY PLAN

Sterling Ranch Phase One
PRELIMINARY PLAN

12. PASO ENTRA, COLLEADO

DATE	17.03.2018	20.03.18
Customer ID	45,791410	
Invoice No.	4447710102	

PRELIMINARY
PLAN

Sheet No. 2 of 4

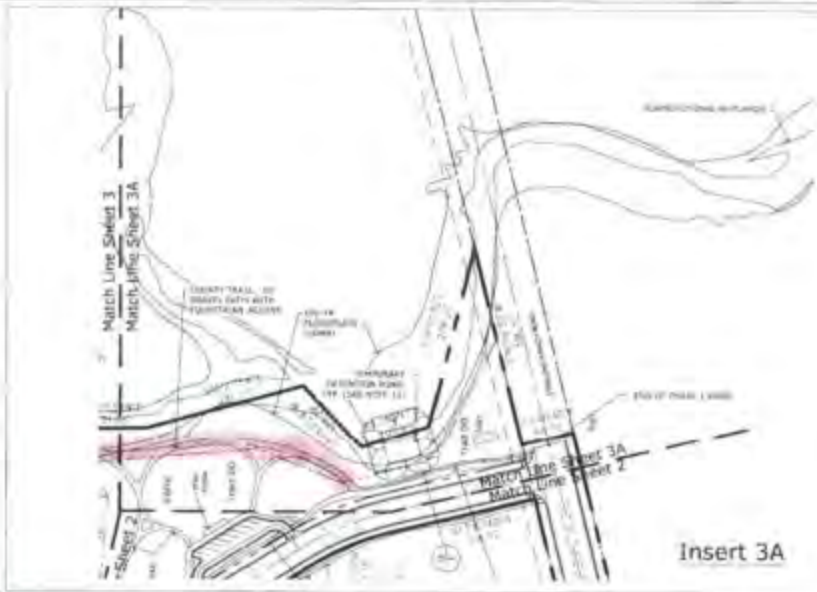
SP 14-015



Sterling Ranch Phase One
PRELIMINARY PLAN

DATE	10/10/13
BY	W. J. BROWN
CHECKED BY	W. J. BROWN
APPROVED BY	W. J. BROWN
SCALE	AS SHOWN

PRELIMINARY PLAN
3
SP 14-015



Vicinity Map



Geological Hazard Legend

- us - Unstable Slopes
- pu - Potentially Unstable Slopes
- sg - Shallow Groundwater
- sw - Seasonal Shallow Groundwater
- psw - Potentially Seasonal Shallow Groundwater
- 100-year Floodplain

Lots with Geological Hazards

- West Residential: (12 Lots)
#221-232
- North Residential: (81 Lots)
#1-6, 11-16, 19-21, 27-47, 49-59, 65-70, 111, 117, 132-134, 151-162, 229, 269-271, 277-278, 281-282, 285-287

Notes

1. Geological Hazards will be mitigated per recommendations in the "Geological Hazard Evaluation" report by Entech Engineering dated 1/20/2009, and by grading & drainage plans.



SCALE 1" = 300'

Sterling Ranch Phase One PRELIMINARY PLAN

STERLING RANCH
PHASE ONE
PRELIMINARY PLAN
1/20/2009

NO.	DATE	REVISION
1	1/20/2009	ISSUED FOR PERMITTING

AREAS OF
GEOLOGICAL
HAZARD

SHEET NO.
4

SP 14-015



BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 28 AND A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO AND BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BASES OF BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT ITS WEST END BY A 3-1/4" ALUMINUM CAP STAMPED "2006 E5 PLUS 1037N", AND AT ITS EAST END BY A 2-1/2" ALUMINUM CAP STAMPED "PLUS 4842". THE LINE BETWEEN THEM IS ASSUMED TO BEAR N 89°05'30" E, A DISTANCE OF 2681.17 FEET.

COMMENCING AT SAID NORTH ONE-QUARTER CORNER OF SAID SECTION 27, THENCE S 45°29'54" W, A DISTANCE OF 9548.73 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTLY RIGHT-OF-WAY LINE OF VOLMER ROAD WITH THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 33 SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE N 29°33'48" E ON SAID SOUTHEASTLY RIGHT-OF-WAY LINE OF VOLMER ROAD, A DISTANCE OF 2,885.81 FEET;
THENCE S50°26'12" E, A DISTANCE OF 888.00 FEET;
THENCE S 38°33'48" W, A DISTANCE OF 130.00 FEET;
THENCE S 50°26'12" E, A DISTANCE OF 746.13 FEET;
THENCE S 38°33'48" W, A DISTANCE OF 15.90 FEET;
THENCE S 14°00'14" E, A DISTANCE OF 112.26 FEET;
THENCE S 42°37'17" W, A DISTANCE OF 154.57 FEET;
THENCE S 51°50'18" W, A DISTANCE OF 229.19 FEET;
THENCE S 00°14'12" W, A DISTANCE OF 243.48 FEET;
THENCE S 50°31'52" W, A DISTANCE OF 178.0 FEET;
THENCE S 87°30'37" W, A DISTANCE OF 117.08 FEET;
THENCE S 65°02'48" W, A DISTANCE OF 632.56 FEET;
THENCE S 40°27'18" W, A DISTANCE OF 150.00 FEET;
THENCE S 50°58'40" W, A DISTANCE OF 94.24 FEET;
THENCE N 00°00'25" W, A DISTANCE OF 72.52 FEET;
THENCE N 19°30'33" W, A DISTANCE OF 584.51 FEET;
THENCE N 88°53'18" W, A DISTANCE OF 58.14 FEET;
THENCE S 13°28'59" W, A DISTANCE OF 371.46 FEET;
THENCE S 04°22'24" E, A DISTANCE OF 296.89 FEET;
THENCE S 00°06'12" E, A DISTANCE OF 387.47 FEET;
THENCE S 02°44'27" W, A DISTANCE OF 452.46 FEET;
THENCE S 02°30'18" W, A DISTANCE OF 252.47 FEET;
THENCE S 40°18'33" W, A DISTANCE OF 160.84 FEET;
THENCE S 48°04'45" W, A DISTANCE OF 252.38 FEET;
THENCE S 01°47'33" W, A DISTANCE OF 139.61 FEET;
THENCE S 08°53'19" E, A DISTANCE OF 151.83 FEET;
THENCE S 15°27'56" E, A DISTANCE OF 244.77 FEET;
THENCE S 46°52'24" W, A DISTANCE OF 128.28 FEET;
THENCE S 17°54'47" E, A DISTANCE OF 165.91 FEET;
THENCE S 36°15'42" E, A DISTANCE OF 276.31 FEET;
THENCE S 36°19'28" W, A DISTANCE OF 581.51 FEET;
THENCE N 1°40'40" W, A DISTANCE OF 574.80 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A 420.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 187°57'09", AN ARC LENGTH OF 134.76 FEET (THE LONG CHORD OF WHICH BEARS N 27°32'10" W, A LONG CHORD DISTANCE OF 134.18 FEET);
THENCE S 32°33'40" W, 152.09 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A 548.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87°15'44" (THE LONG CHORD OF WHICH BEARS N 27°57'43" W, A LONG CHORD DISTANCE OF 55.07 FEET);
THENCE S 80°22'30" W, A DISTANCE OF 194.64 FEET;
THENCE S 80°21'08" W, A DISTANCE OF 58.39 FEET;
THENCE S 80°57'10" W, A DISTANCE OF 59.92 FEET;
THENCE S 80°59'30" W, A DISTANCE OF 54.23 FEET;
THENCE N 04°50'24" W, A DISTANCE OF 20.06 FEET TO A POINT ON SAID WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF SAID SECTION 33;
THENCE N 89°07'25" W, ALONG SAID WEST LINE, A DISTANCE OF 2414.11 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING A CALCULATED AREA OF 5,853,541 SQUARE FEET (134.39 ACRES) MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "STERLING RANCH FILING NO. 1". ALL RIGHT OF WAYS 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 ENTIRE RESPONSIBILITY 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.

SHE, A/DRENCHESDOR, SR. LAND, LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2018.

BY: _____ OF SR. LAND, LLC.

STATE OF COLORADO) SS
COUNTY OF EL PASO)

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

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

NOTARY PUBLIC

STERLING RANCH FILING NO. 1

A PORTION OF THE SOUTH ONE-HALF OF SECTION 28 AND A PORTION OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

PLAT NOTES:

1. THE DATE OF PREPARATION IS AUGUST 24, 2018.
2. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT ITS WEST END BY A 3-1/4" ALUMINUM CAP STAMPED "2006 E5 PLUS 1037N", AND AT ITS EAST END BY A 2-1/2" ALUMINUM CAP STAMPED "PLUS 4842". THE LINE BETWEEN THEM IS ASSUMED TO BEAR N89°05'30"E.
3. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
4. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT.
5. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
6. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
7. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAN FOR THE SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT:
8. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE OBTAINED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT.
9. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DETACHES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMETS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-6-4-508.
10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
11. NO RETRAIT OR RECONSTRUCTION OF TRACTS C, D, E, F OR G SHALL BE RECORDED UNTIL AND UNLESS THE IMPROVEMENTS DESCRIBED IN EXHIBIT A TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR STERLING RANCH FILING NO. 1 HAVE BEEN COMPLETED BY THE SUBDIVIDER AND DISTRICT AND APPROVED BY THE COUNTY AND THE DISTRICT FOR PRELIMINARY ACCEPTANCE PURSUANT TO THE COUNTY'S ENGINEERING CRITERIA MANUAL.
12. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2, CIVIL ACTION NO. 2018025114.
13. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

FLOODPLAIN STATEMENT:

A PORTION OF THIS SITE, STERLING RANCH FILING NO. 1, IS WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 58041C0303F, DATED MARCH 17, 1997.

ACCEPTANCE CERTIFICATE FOR TRACTS:

BY: _____

AS: _____ OF SR. LAND, LLC.

STATE OF COLORADO) SS

COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D.

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

BY: _____

AS: _____ OF STERLING RANCH METRO DISTRICT (CUMO)

STATE OF COLORADO) SS

COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018, A.D.

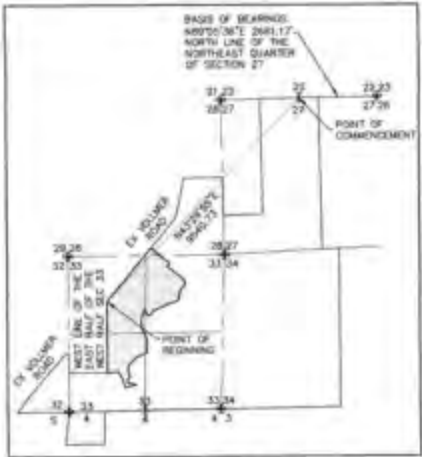
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

EASEMENTS:

UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:

- A. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.

TRACT/LOT TABLE:

TRACT	USE	MAINTENANCE	OWNERSHIP
A	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
B	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
C	FUTURE COMMERCIAL PAD SITES	SR LAND, LLC	SR LAND, LLC
D	OPEN SPACE/FLOODPLAIN/TRAIL	"I"	SRMD/LUP
E	FUTURE SINGLE FAMILY LOTS	SR LAND, LLC	SR LAND, LLC
F	FUTURE SINGLE FAMILY LOTS	SRMD	SRMD
G	FUTURE SINGLE FAMILY LOTS	SR LAND, LLC	SR LAND, LLC
H	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
I	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
J	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
K	PUBLIC SINGLE FAMILY LOTS	SR LAND, LLC	SR LAND, LLC
L	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY/TRAIL	SRMD	SRMD
M	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
N	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
O	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
P	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
Q	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
R	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
S	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
T	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
U	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
V	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
W	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
X	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
Y	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
Z	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
AA	LANDSCAPE/PUB. IMPROVEMENTS/PUB. UTILITY	SRMD	SRMD
BB	FUTURE SINGLE FAMILY LOTS	SR LAND, LLC	SR LAND, LLC
CC	FUTURE SINGLE FAMILY LOTS	SRMD	SRMD

*SRMD = STERLING RANCH METROPOLITAN DISTRICT

SURVEYOR'S STATEMENT:

I, DORY L. SHARP, 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 PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THE _____ DAY OF _____, 2018.

DORY L. SHARP
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 32820
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC.
20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903

NOTICE:

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

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION DISCOVERS OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONDUCT SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH ACTION BE BROUGHT MORE THAN TEN YEARS AFTER COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE EASEMENTS 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

EL PASO COUNTY DIRECTOR OF DEVELOPMENT SERVICES

DATE

CLERK AND RECORDER:

STATE OF COLORADO) SS

COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2018, A.D., AND DULY RECORDED UNDER RECEIPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK HROBMAN, RECORDER

BY: _____

DEPUTY

SUMMARY:

FEES:	29 TRACTS	122.12 ACRES	90.88%
	8521-18-1-WAY	17.28 ACRES	9.12%
DRAINAGE FEE		TOTAL	139.39 ACRES
WRECK FEE			
SCHOOL FEE			
PAVING FEE			



20 BOULDER CRESCENT, SUITE 110
COLORADO SPRINGS, CO 80903
TEL: 719.575.1100
FAX: 719.575.1101
WWW.MANDS-CVIL.COM
SHEET 1 OF 8

FINAL PLAT
STERLING RANCH FILING NO. 1
JOB NO. 09-002
DATE PREPARED: 8/24/16
DATE REVISED:

A PORTION OF THE SOUTH ONE-HALF OF SECTION 28 AND A PORTION OF SECTION 33,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



Curve #	Length	Radius	Delta	Chord Direction	Chord Long
21	134.46	420.00	182°10'	S22°57'10"W	134.18
22	85.74	595.00	89°15'	N27°57'32"W	85.07

STERLING RANCH FIL. NO.1
TOTAL AREA = (134.389 AC +/-)

SAND CREEK
100YR FLOODPLAIN

UNPLATTED
(NOT A PART OF THIS
SUBDIVISION)

— SAND CREEK
100YR FLOODPLAIN

UNPLATTED
(NOT A PART OF THIS
SUBDIVISION)

TWAL PLAT
STERLING RANCH FILING NO. 1
JOB NO. 09-000
DATE PREPARED: 8/24/16
DATE REVISED:



SHEET 2 OF 6

UNPLATTED
(NOT A PART OF THIS
SUBDIVISION)

UNPLATTED
(NOT A PART OF THIS
SUBDIVISION)

POINT OF BEGINNING
POINT OF INTERSECTION OF
THE SOUTHEASTERN
NORTH-OF-84TH LINE OF
VOLUME ROAD WITH THE
WEST LINE OF THE EAST
ONE-HALF OF THE
NORTHWEST ONE-QUARTER OF
SAND SECTION 22.
RED PLASTIC CAP EXEMBED
ALLEN SURVEYING, P.O. BOX

WILDRIDGE SUB NO. 2
RECEPTION NO. 587636

UNPLATTED
(NOT A PART OF THIS SUBDIVISION)

*BARBARICK SUBDIVISION
RECEPTION NO. 206712754*

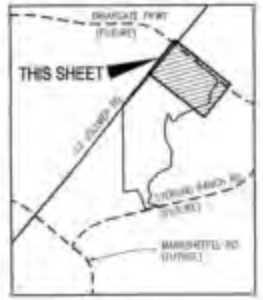
LEGEND

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STERLING RANCH FILING NO. 1

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 (NOT A PART OF THIS SUBDIVISION)
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KEYMAP
N.T.S.

* MORLEY-BENTLEY INVESTMENTS, LLC *
 UNPLATTED
 (NOT A PART OF THIS SUBDIVISION)

* MORLEY-BENTLEY INVESTMENTS, LLC *
 UNPLATTED
 (NOT A PART OF THIS SUBDIVISION)

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 - * NOT A PART OF THE SUBDIVISION
 - RIGHT-OF-WAY LINE
 - ADJACENT SUBDIVISION LINE
 - EASEMENT LINE
 - CENTER LINE
 - PROPERTY LINE
 - BOUNDARY LINE
 - MATCHLINE



MATCHLINE - SEE SHEET 4 OF 6

MATCHLINE - SEE SHEET 4 OF 6

FINAL PLAT
 STERLING RANCH FILING NO. 1
 JOB NO. 09-002
 DATE PREPARED: 8/24/18
 DATE REVISED:



SHEET 3 OF 6

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Trails at Aspen Ridge Filing No. 1 Final Plat

Agenda Date: November 13, 2019

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by Stantec on behalf of COLA, LLC, for The Trails at Aspen Ridge Filing No. 1 Final Plat, consisting of 180 residential single-family lots on 55.82 acres. This proposed subdivision is within the boundaries of the Springs East at Waterview Preliminary Plan, which was endorsed by the Park Advisory Board in December 2017. The site of Filing No. 1 Final Plat is located outside of the adjacent Trails at Aspen Ridge PUD Development Plan and is not required to conform to the provisions of that PUD plan. Zoned RS-5000, the site is located southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir.

The 2013 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 on the west side of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road approximately 0.45 mile north of the project site. Dedicated public right-of-ways already exist along the proposed bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

When the Springs East at Waterview Preliminary Plan was endorsed by the Park Advisory Board on December 13, 2017, staff encouraged the developer to explore more robust and unique multi-generational urban park opportunities in the form of neighborhood pocket parks, trails, open space, outdoor exercise zones, or other recreational amenities. The final approved Preliminary Plan showed three separate tracts (Tracts B, C, D) as dedicated to neighborhood parks and/or open space. In the current Filing No. 1 Final Plat, former Tracts C and D have been absorbed into Tract A, which is designated as a stormwater detention facility. Tract H (formally Tract D) does not have a formal designation and has been reduced in size by half. As such, no parks or trails are shown in the current Filing No. 1 Final Plat.

In their Letter of Intent for The Trails at Aspen Ridge Preliminary Plan, the applicant proposed the following:

"various types of recreational amenities to include active and passive open space areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 6-acre central park site."

Furthermore, Filing No. 1 Final Plat Tracts Note states the following:

"Tracts A thru P are to be owned and maintained by the Waterview II Metropolitan District for the purposes of open space, drainage, mail kiosk, trails, parks, and utilities."

Lastly, the current Filing No. 1 Final Plat Letter of Intent states:

"The application is in general conformance with the County Master Plan and previous County approvals; in this case, the Waterview Sketch Plan and Waterview East Preliminary Plan."

In order to provide easily accessible recreational opportunities for its residents and to be wholly consistent with prior development plan approvals, El Paso County staff recommends that the developer reestablish one of the previously planned neighborhood parks within the boundary of the current filing. Although Filing No. 1 Final Plat is located near the 6-acre park site and is connected to the Trails at Aspen Ridge community via sidewalks and a proposed neighborhood trail network, as shown and designated in the Trails at Aspen Ridge PUD Development Plan, the reestablishment of one of the neighborhood park sites would allow for a recreational facility within walking distance for the residents of Filing No. 1. Staff further recommends that the applicant show the reestablished park and neighborhood trails on the Final Plat.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication.

Recommended Motion: Filing No. 1 Final Plat

Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Trails at Aspen Ridge Filing No. 1 Final Plat includes the following condition: (1) in order to provide consistency with prior development plan approvals, staff recommends the reestablishment of one of the neighborhood parks as shown in the Preliminary Plan, and that this park and neighborhood trail system be shown on the Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the total amount of \$82,080 and urban park fees in the total amount of \$51,840. 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

November 13, 2019

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

Name:	The Trails at Aspen Ridge Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-002	Total Acreage:	55.82
		Total # of Dwelling Units:	180
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.06
COLA, LLC	Stantec	Regional Park Area:	4
555 Middle Creek Parkway	5725 Mark Dabbling Boulevard	Urban Park Area:	4
Suite 380	Suite 190	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80921	Colorado Springs, CO 80919	Proposed Zoning Code:	RS-5000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 180 Dwelling Units = 3.492

Total Regional Park Acres: 3.492

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

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 180 Dwelling Units = 0.68

Community: 0.00625 Acres x 180 Dwelling Units = 1.13

Total Urban Park Acres: 1.80

FEE REQUIREMENTS

Regional Park Area: 4

\$456 / Dwelling Unit x 180 Dwelling Units = \$82,080

Total Regional Park Fees: \$82,080

Urban Park Area: 4

Neighborhood: \$113 / Dwelling Unit x 180 Dwelling Units = \$20,340

Community: \$175 / Dwelling Unit x 180 Dwelling Units = \$31,500

Total Urban Park Fees: \$51,840

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that the approval of The Trails at Aspen Ridge Filing No. 1 Final Plat includes the following condition: (1) in order to provide consistency with prior development plan approvals, staff recommends the reestablishment of one of the neighborhood parks as shown in the Preliminary Plan, and that this park and neighborhood trail system be shown on the Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the total amount of \$82,080 and urban park fees in the total amount of \$51,840. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the Final Plat.

Park Advisory Board Recommendation:

Letter of Intent
The Trails at Aspen Ridge
12/18

Owners: COLA LLC
555 Middle Creek Parkway, Suite 380
Colorado Springs, CO 80921

Applicant: COLA LLC
555 Middle Creek Parkway, Suite 380
Colorado Springs, CO 80921

Consultant: Stantec
5725 Mark Dabling Boulevard
Suite 190
Colorado Springs, CO 80919

Tax Schedule Nos.: 5500000412

Site Information:

The Trails at Aspen Ridge is a proposed single family subdivision and is within the boundaries of the Waterview East Preliminary Plan a proposed mixed use development on 195.25 acres; The proposal is for 180 single family (RS-5000) lots on 55.82 acres.

The site lies in Section 9 of Township 15 South, Range 65 West. The proposed development is south and east of Bradley Road and Powers Boulevard.

The property is presently zoned RS-5000 and is part of the Waterview Sketch Plan.

The proposed Final Plat area legal description is as follows:

A TRACT OF LAND LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9;

1) THENCE S89°33'35"W ON THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 9, A DISTANCE OF 2,495.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 21, AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

2) THENCE N00°29'10"W ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 222.83 FEET;

- 3) THENCE N89°30'50"E A DISTANCE OF 224.98 FEET;
- 4) THENCE S00°29'10"E A DISTANCE OF 20.98 FEET TO A POINT OF CURVE TO THE LEFT;
- 5) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.00 FEET, A DELTA ANGLE OF 89°57'15", AN ARC LENGTH OF 42.39 FEET, WHOSE LONG CHORD BEARS S45°27'48"E A DISTANCE OF 38.17 FEET;
- 6) THENCE N89°33'35"E A DISTANCE OF 358.00 FEET TO A POINT OF CURVE TO THE LEFT;
- 7) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET, WHOSE LONG CHORD BEARS N44°33'35"E A DISTANCE OF 28.28 FEET;
- 8) THENCE N00°26'25"W A DISTANCE OF 55.00 FEET;
- 9) THENCE N89°33'35"E A DISTANCE OF 160.00 FEET;
- 10) THENCE S00°26'25"E A DISTANCE OF 12.59 FEET;
- 11) THENCE N89°33'35"E A DISTANCE OF 110.00 FEET;
- 12) THENCE N00°00'00"E A DISTANCE OF 13.82 FEET;
- 13) THENCE N90°00'00"E A DISTANCE OF 159.90 FEET;
- 14) THENCE N00°26'25"W A DISTANCE OF 193.86 FEET;
- 15) THENCE N14°55'16"E A DISTANCE OF 66.77 FEET;
- 16) THENCE N32°43'04"E A DISTANCE OF 66.86 FEET;
- 17) THENCE N36°30'56"E A DISTANCE OF 65.58 FEET;
- 18) THENCE N36°30'56"E A DISTANCE OF 51.07 FEET;
- 19) THENCE N35°26'44"E A DISTANCE OF 49.01 FEET;
- 20) THENCE N29°42'04"E A DISTANCE OF 49.02 FEET;
- 21) THENCE N27°14'20"E A DISTANCE OF 22.28 FEET;
- 22) THENCE N25°12'20"E A DISTANCE OF 44.55 FEET;
- 23) THENCE N22°29'47"E A DISTANCE OF 44.55 FEET;
- 24) THENCE N19°47'14"E A DISTANCE OF 44.56 FEET;
- 25) THENCE N17°04'35"E A DISTANCE OF 44.59 FEET;
- 26) THENCE N13°41'29"E A DISTANCE OF 44.57 FEET;
- 27) THENCE N10°58'49"E A DISTANCE OF 44.56 FEET;
- 28) THENCE N08°16'16"E A DISTANCE OF 44.55 FEET;
- 29) THENCE N05°32'45"E A DISTANCE OF 44.55 FEET;
- 30) THENCE N02°52'08"E A DISTANCE OF 44.56 FEET;
- 31) THENCE N00°08'37"E A DISTANCE OF 44.57 FEET;
- 32) THENCE N88°27'00"E A DISTANCE OF 160.00 FEET;
- 33) THENCE S01°25'17"E A DISTANCE OF 4.78 FEET;
- 34) THENCE N88°42'27"E A DISTANCE OF 110.10 FEET;
- 35) THENCE N00°00'00"E A DISTANCE OF 214.74 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- 36) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 965.00 FEET, A DELTA ANGLE OF 06°15'56", AN ARC LENGTH OF 105.53 FEET, WHOSE LONG CHORD BEARS S70°51'04"E A DISTANCE OF 105.47 FEET;
- 37) THENCE N15°57'58"E A DISTANCE OF 50.00 FEET;
- 38) THENCE S74°09'06"E A DISTANCE OF 5.45 FEET TO A POINT OF CURVE TO THE LEFT;

- 39) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF $92^{\circ}53'07''$, AN ARC LENGTH OF 32.42 FEET, WHOSE LONG CHORD BEARS $N59^{\circ}14'06''E$ A DISTANCE OF 28.99 FEET;
- 40) THENCE $N12^{\circ}47'44''E$ A DISTANCE OF 80.40 FEET;
- 41) THENCE $N30^{\circ}26'45''W$ A DISTANCE OF 5.46 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 42) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 810.00 FEET, A DELTA ANGLE OF $59^{\circ}31'04''$, AN ARC LENGTH OF 841.41 FEET, WHOSE LONG CHORD BEARS $N45^{\circ}24'44''W$ A DISTANCE OF 804.09 FEET;
- 43) THENCE $N15^{\circ}39'12''W$ A DISTANCE OF 679.59 FEET TO A POINT OF CURVE TO THE LEFT;
- 44) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 110.00 FEET, A DELTA ANGLE OF $79^{\circ}43'24''$, AN ARC LENGTH OF 153.06 FEET, WHOSE LONG CHORD BEARS $S89^{\circ}23'18''W$ A DISTANCE OF 141.01 FEET TO A POINT OF A COMPOUND CURVE;
- 45) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 370.00 FEET, A DELTA ANGLE OF $27^{\circ}29'45''$, AN ARC LENGTH OF 177.56 FEET, WHOSE LONG CHORD BEARS $S35^{\circ}46'43''W$ A DISTANCE OF 175.86 FEET;
- 46) THENCE $N67^{\circ}58'24''W$ A DISTANCE OF 80.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 47) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A DELTA ANGLE OF $35^{\circ}44'30''$, AN ARC LENGTH OF 280.72 FEET, WHOSE LONG CHORD BEARS $N39^{\circ}54'03''E$ A DISTANCE OF 276.19 FEET;
- 48) THENCE $N57^{\circ}46'18''E$ A DISTANCE OF 68.47 FEET TO A POINT OF CURVE TO THE LEFT;
- 49) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF $43^{\circ}29'55''$, AN ARC LENGTH OF 56.94 FEET, WHOSE LONG CHORD BEARS $N36^{\circ}01'21''E$ A DISTANCE OF 55.58 FEET TO A NON-TANGENT LINE SEGMENT;
- 50) THENCE $N15^{\circ}39'12''W$ A DISTANCE OF 394.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
- 51) THENCE $N74^{\circ}20'48''E$ ON SAID RIGHT-OF-WAY, A DISTANCE OF 120.00 FEET;
- 52) THENCE $S15^{\circ}39'12''E$ A DISTANCE OF 392.40 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- 53) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF $60^{\circ}04'25''$, AN ARC LENGTH OF 78.64 FEET, WHOSE LONG CHORD BEARS $S75^{\circ}37'00''E$ A DISTANCE OF 75.08 FEET;
- 54) THENCE $N74^{\circ}20'48''E$ A DISTANCE OF 199.80 FEET;
- 55) THENCE $S15^{\circ}39'12''E$ A DISTANCE OF 80.00 FEET;
- 56) THENCE $S74^{\circ}20'48''W$ A DISTANCE OF 149.80 FEET TO A POINT OF CURVE TO THE LEFT;
- 57) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 135.00 FEET, A DELTA ANGLE OF $58^{\circ}24'49''$, AN ARC LENGTH OF 137.63 FEET,

WHOSE LONG CHORD BEARS S45°08'23"W A DISTANCE OF 131.75 FEET TO A NON-TANGENT LINE SEGMENT;

58) THENCE S15°39'12"E A DISTANCE OF 686.07 FEET TO A NON-TANGENT LINE SEGMENT;

59) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 690.00 FEET, A DELTA ANGLE OF 74°20'48", AN ARC LENGTH OF 895.34 FEET, WHOSE LONG CHORD BEARS S52°49'36"E A DISTANCE OF 833.84 FEET;

60) THENCE N90°00'00"E A DISTANCE OF 511.94 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9;

61) THENCE S00°19'32"E ON SAID LINE, A DISTANCE OF 1,600.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 2,431,522 SQUARE FEET OR 55.820 ACRES, MORE OR LESS.

Request and Reason:

To approve a Final Plat for 180 single family (RS-5000) lots on 55.8 acres. This letter serves as a request to receive El Paso County approval of Final Plat for this site along with Construction Drawing approval. The applicant anticipates findings of sufficiency of water quality and water capacity based on service provided by Widefield Water and Sanitation District.

The proposed Final Plat is in conformance with the County Policy Plan based on the following Policy analysis:

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

This application meets this policy by maintaining density and land use in accordance with the Waterview Sketch Plan and Waterview East Preliminary Plan and within the parameters of the adjacent proposed residential properties to the east (Bradley Heights approved in the City of Colorado Springs). Access will be from Bradley Road in accordance with the approved Preliminary Plan. Capacity of these roads is addressed in the accompanying TIS.

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

This application meets this policy by taking advantage of existing urban supporting facilities provided by Widefield Water and Sanitation District. Service will be provided based on a recently approved inclusion agreement with this District. Water and Sewer service will be provided by extending water and sewer lines from Fontaine Boulevard north to the property. Easements have been acquired from the State Land Board for installation. Construction of these facilities is underway.

Policy 10.1.2: Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.

The Widefield Water and Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Widefield Water and Sanitation District; an inclusion agreement has recently been approved.

Policy 10.2.2: Carefully consider the availability of water and wastewater services prior to approving new development.

The Widefield Water and Sanitation District has indicated the ability to serve the property as well as the State Engineers Office from previous reviews. The proposed project is within the service boundary of the Widefield Water and Sanitation District; an inclusion agreement has recently been approved. Water and Sewer service will be provided by extending water and sewer lines from Fontaine Boulevard north to the property. Easements have been acquired from the State Land Board for installation. Construction of these facilities are underway.

This request meets the criteria for approval outlined in Section 5.3.5 of the El Paso County Land Development Code by the following:

- The application is in general conformance with the County Master Plan and previous county approvals; in this case the Waterview Sketch Plan and Waterview East Preliminary Plan.
- The proposed Land Use and Zone District is compatible with the existing and permitted land uses in the area.
- The site is suitable for the intended use.

This request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code by the following:

- The application for Final Plat is in conformance with the County Master Plan.
- The subdivision is in conformance with the Zoning, Waterview East Preliminary Plan and the Waterview Sketch Plan.
- The proposed subdivision is consistent with the adjacent subdivision design.
- The proposed water supply is adequate and will be provided by the Widefield Water and Sanitation District.
- The proposed sewage disposal is to be provided by the Widefield Water and Sanitation District.
- Adequate drainage solutions are provided and follow Preliminary Drainage Report, MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by the Widefield Water and Sanitation District, Security Fire Protection District, El Paso County, the City of Colorado Springs (gas) and Mountain View Electric (electric).
- Fire Protection will be provided by the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided.
- The subdivision meets all other El Paso County criteria or waivers have been requested in this document.

- No mineral extraction is planned for this site.

Existing and Proposed Facilities:

The site currently is vacant. Proposed services in the development include the following:

- Water-Widefield Water and Sanitation District
- Sewer- Widefield Water and Sanitation District
- Electric Service – Mountain View Electric
- Natural Gas Service – City of Colorado Springs
- Telephone Service – Qwest
- Fire Protection – Security Fire Protection District

Offsite Improvements

- Widefield Water and Sanitation District sewer and water extensions from Fontaine Boulevard north across the State Land Board property to The Trails at Aspen Ridge Filing No. 1.

Traffic Impact Fees:

The applicant requests that platted lots within The Trails at Aspen Ridge Filing No. 1 be included in the county wide Public Improvements District (PID 2) being formed and implemented as part of the Traffic Impact Fee resolution.

The calculated Traffic Impact Fee for Springs at Waterview Residential development is estimated to be \$166,140 (180 lots x \$923.00 per lot) based on the inclusion in the PID 2 and current fees.

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

Impact Identification:

Wildlife

A Wildlife Impact Report was approved with the Waterview East Preliminary Plan. This report indicates a potential for minor wildlife impact to the burrowing owl and recommended mitigation. Development will include following the mitigation guidelines identified in this report.

Site Geology:

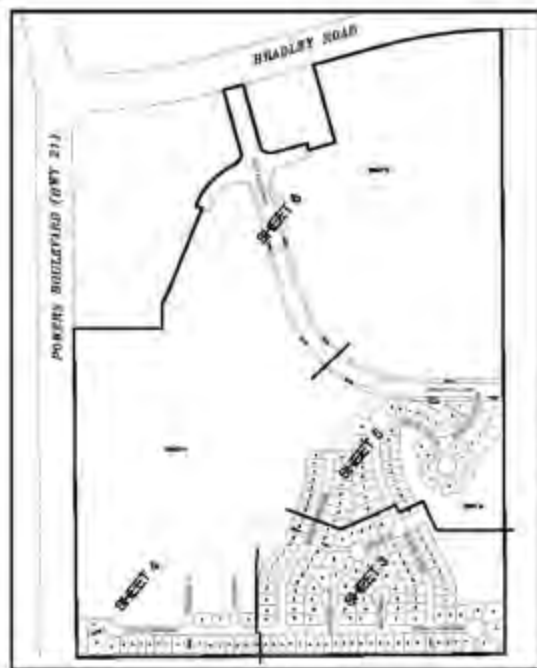
Entech Engineering, Inc. has provided a Soils, Geology and Geologic Hazard report to accompany this application. This report has identified several potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the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

Waiver Requests:

1. Waiver for double frontage lots; The proposed development has Powers Boulevard on the west and a collector road that runs through the property. Consequently some lots back up to these roads and therefore are considered double frontage.
2. Deviation for Local street intersection spacing from a collector; previously approved as part of the Waterview East Preliminary Plan
3. Deviation for a reduction in curve radii for a non-residential collector; previously approved as part of the Waterview East Preliminary Plan

Respectfully,

Dan Romano
COLA LLC



KEY MAP
N.T.S.

LEGAL DESCRIPTION:

BEFORE ME, BY THESE PRESENTS:

THAT COLA LLC, AND CPR ENTITLEMENTS LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

A TRACT OF LAND LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9, THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

1. THENCE S00°19'32"E CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3638.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
2. THENCE S89°33'36"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2480.44 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 0307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
3. THENCE N00°29'10"W ON SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1914.34 FEET;
4. THENCE S90°00'00"E A DISTANCE OF 815.00 FEET;
5. THENCE N00°00'00"E A DISTANCE OF 148.75 FEET TO A NON-TANGENT CURVE TO THE LEFT;
6. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'36", AN ARC LENGTH OF 61.46 FEET, WHOSE LONG CHORD BEARS N28°47'53"E A DISTANCE OF 81.31 FEET;
7. THENCE N22°01'35"E A DISTANCE OF 638.15 FEET;
8. THENCE N87°56'24"W A DISTANCE OF 40.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
9. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A DELTA ANGLE OF 35°44'30", AN ARC LENGTH OF 180.73 FEET, WHOSE LONG CHORD BEARS N39°54'03"E A DISTANCE OF 176.19 FEET;
10. THENCE N27°45'00"E A DISTANCE OF 58.47 FEET TO POINT OF CURVE TO THE LEFT;
11. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 43°29'55", AN ARC LENGTH OF 56.94 FEET, WHOSE LONG CHORD BEARS N30°01'21"E A DISTANCE OF 56.96 FEET;
12. THENCE N15°36'12"W A DISTANCE OF 394.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 0307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
13. THENCE N74°20'48"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 120.00 FEET;
14. THENCE S15°39'12"E A DISTANCE OF 892.40 FEET TO A NON-TANGENT CURVE TO THE LEFT;
15. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 60°04'20", AN ARC LENGTH OF 78.64 FEET, WHOSE LONG CHORD BEARS S75°31'00"E A DISTANCE OF 75.08 FEET;
16. THENCE N74°20'48"E A DISTANCE OF 199.80 FEET;
17. THENCE S15°39'12"E A DISTANCE OF 40.00 FEET;
18. THENCE N74°20'48"E A DISTANCE OF 160.21 FEET;
19. THENCE N15°36'12"W A DISTANCE OF 480.98 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 0307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FOUR (4) CURVES ARE ON SAID SOUTHERLY RIGHT-OF-WAY OF BRADLEY ROAD:

20. THENCE N74°20'48"E A DISTANCE OF 345.14 FEET;
21. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 9,759.74 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 736.29 FEET, WHOSE LONG CHORD BEARS N81°50'38"E A DISTANCE OF 728.16 FEET;
22. THENCE N80°30'29"E A DISTANCE OF 3.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 7,362,982 SQUARE FEET OR 168,800 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°21'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" ALUM. CAP PLS 17864) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" ALUM. CAP PLS 10377).

FLOOD PLAIN STATEMENT

ALL OF THE PROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 08041C078R G DATED DECEMBER 12, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

THE TRAILS AT ASPEN RIDGE FILING NO.1

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.

EL PASO COUNTY, COLORADO

SHEET 1 OF 6

DEDICATION:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFOCIARIES 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 "THE TRAILS AT ASPEN 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 OWNERS EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF ACCESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE ABOVEMENTIONED TIMOTHY BUSCHAR, PRESIDENT COLA LLC, A LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT.

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

TIMOTHY BUSCHAR, PRESIDENT COLA LLC.

STATE OF COLORADO) SS.

COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY FRANK HOWARD, AS APPROVING AGENT OF COLA LLC.

NOTARY PUBLIC

(BY COMMISSION EXPIRES: _____)

OWNER:

THE ABOVEMENTIONED _____, CPR ENTITLEMENTS LLC, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 20____, A.D.

BY: _____

(PRINT NAME), CPR ENTITLEMENTS LLC

STATE OF COLORADO) SS.

COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, AS APPROVING AGENT OF CPR ENTITLEMENTS LLC.

NOTARY PUBLIC

(BY COMMISSION EXPIRES: _____)

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT AND A FIVE FEET PUBLIC IMPROVEMENT EASEMENT IN THE FIRST FIVE FEET ADJACENT TO ROAD RIGHT OF WAY. SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

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

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

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

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT (EASEMENT) RECORDED AT RECEPTION NUMBER 213006737 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

TRACTS:

TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT FOR THE PURPOSES OF OPEN SPACE, DRAINAGE, MAIL, HIGH, TRAILS, PARKS AND UTILITIES. OWNERSHIP BY WATERVIEW II METROPOLITAN DISTRICT WILL BE CONVEYED AFTER THE RECORDING OF THIS PLAT BY SEPARATE INSTRUMENT.

TRACTS Q AND R, ARE TO BE OWNED AND MAINTAINED BY COLA LLC FOR FUTURE DEVELOPMENT.

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

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. _____ PREPARED BY LAND TITLE GUARANTEE, DATED _____.
2. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY ONTO A COUNTY ROAD, ANY ACCESS PERMIT MUST BE GRANTED BY EL PASO COUNTY. EACH LOT MAY ONLY ACCESS ONE STREET.
3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, EROSION CONTROL REPORT, TRAFFIC IMPACT STUDY.
4. NO LOT OR INTEREST THEREON SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. SECURITY WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEWS AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
8. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO COCCS, COVENANTS AND RESTRICTIONS OF THE WATERVIEW II METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
9. THE ADDRESSES SHOWN ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WILDFIRE SCHOOL DISTRICT, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO UNDO THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THIS AREA.
11. BURNING OWLS/HABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER, AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
12. THERE WILL BE NO DIRECT LOT ACCESS TO HIGHWAY 31 AND LEGACY DRIVE FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ADJUTING ANY TRACT IS NOT PERMITTED.
13. THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY LSC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 18, 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED ALONG POWERS BOULEVARD AT THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDDT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.
14. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 18-471. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 24, EL PASO COUNTY, COLORADO (PEI 24) SUBJUNCT TO RESOLUTION NO. 13-419 OF THE BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 212150204.
15. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
16. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFIED IN THIS PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
17. TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE WATERVIEW II METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT WATERSHED (ADU) RES.
18. THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF BUFFALO HORN DRIVE AND WAGON HAMMER DRIVE CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT BUFFALO HORN DRIVE OR WAGON HAMMER DRIVE IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER EXTEND BUFFALO HORN DRIVE OR WAGON HAMMER DRIVE.
19. NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, JOINTLY MUTUAL METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVELS ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND IMPLICATIONS THEREOF.
20. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FEET.
21. LOTS 1-181 ACRES: 28.484
TRACTS A-H ACRES: 132.295
STREETS SURFACE: 15.021
TOTAL ACRES: 165.800

FEES:

DRAINAGE _____ BRIDGE _____
SCHOOL _____ GARY _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION:

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

JAMES F. LEND
PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, NO. 34593
FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.

COUNTY CERTIFICATION:

THIS PLAT FOR "THE TRAILS AT ASPEN RIDGE FILING NO.1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2018, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, TRACTS, AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE: _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE: _____
SIEVE SCHLEIKER, COUNTY ASSESSOR _____ DATE: _____

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2018, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY _____ REC: _____

OWNER/DEVELOPER

COLA LLC
7900 GATEWAY BLVD EAST #102
EL PASO, TX 79915-1801

ENGINEER

MATHE
2435 RESEARCH PARKWAY
COLORADO SPRINGS, CO 80902

SURVEYED

DECEMBER 2018

DATE OF PREPARATION

APRIL 2019
SEPTEMBER 2018 - COUNTY COMMENTS



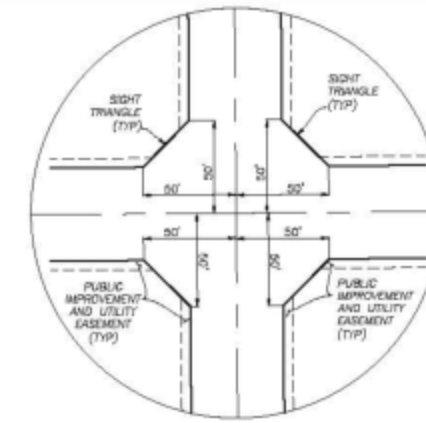
31 S. PLATTE AVE., SUITE 200
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

DATE: 09/24/19
SHEET 1 OF 6 PCD 5F182

THE TRAILS AT ASPEN RIDGE FILING NO.1

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

SHEET 3 OF 6

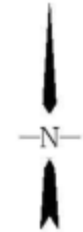


INTERSECTION DETAIL

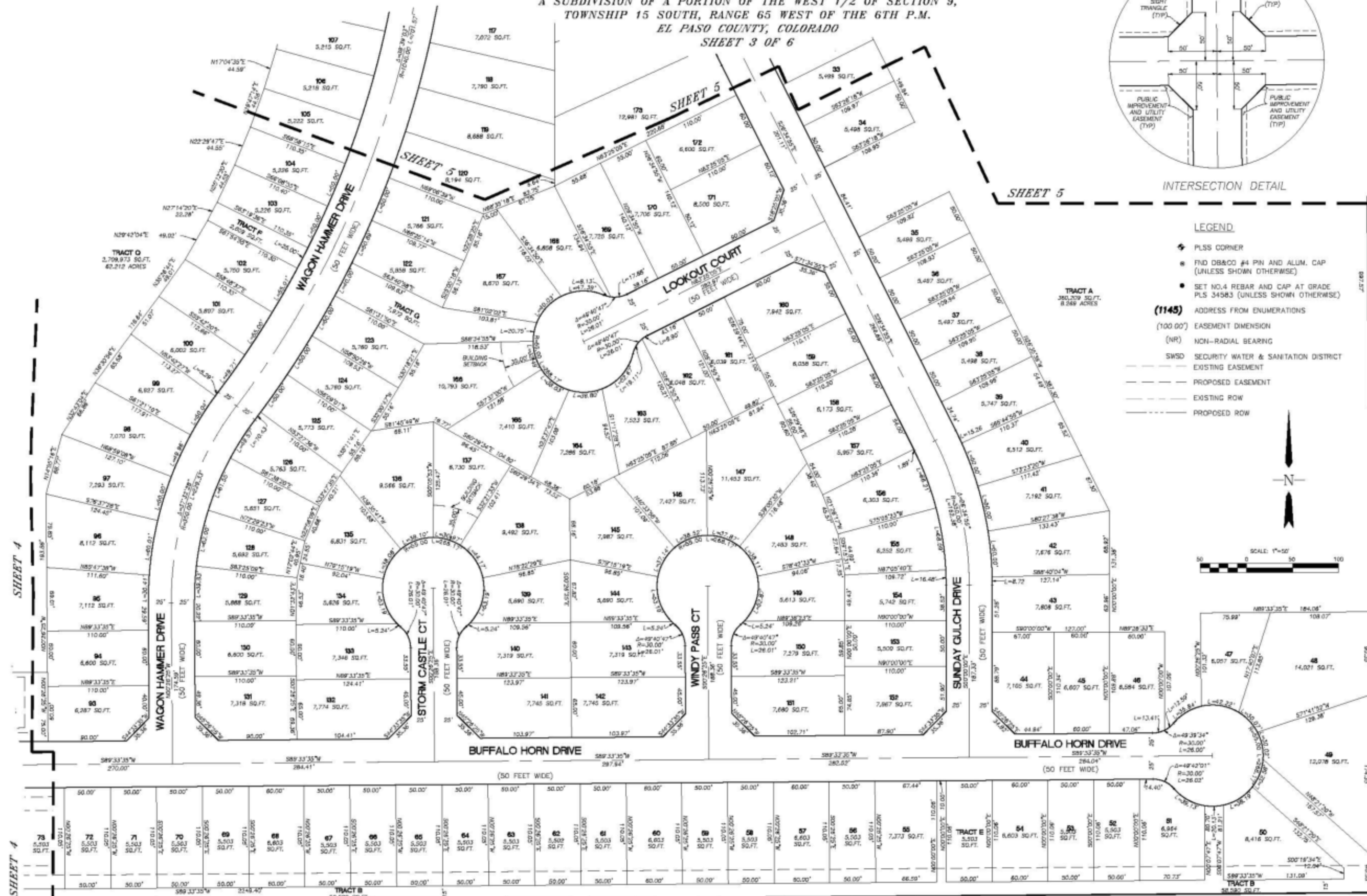
LEGEND

- PLSS CORNER
- FND DB&CO #4 PIN AND ALUM. CAP (UNLESS SHOWN OTHERWISE)
- SET NO.4 REBAR AND CAP AT GRADE PLS 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS
- (100.00') EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- SWSD SECURITY WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW

SCALE: 1"=50'



MARKSHEFFEL-
WOODMEN INVEST LLC
6880000055
UNPLATTED

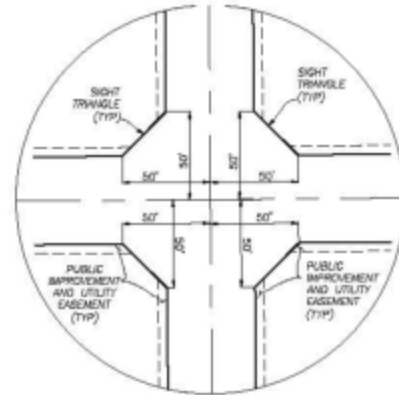


SET W 1/16 CORNER SEC. 9
3 1/4" ALUM. CAP PLS 34583

SEC. 16 T15S, R65W

THE TRAILS AT ASPEN RIDGE FILING NO.1

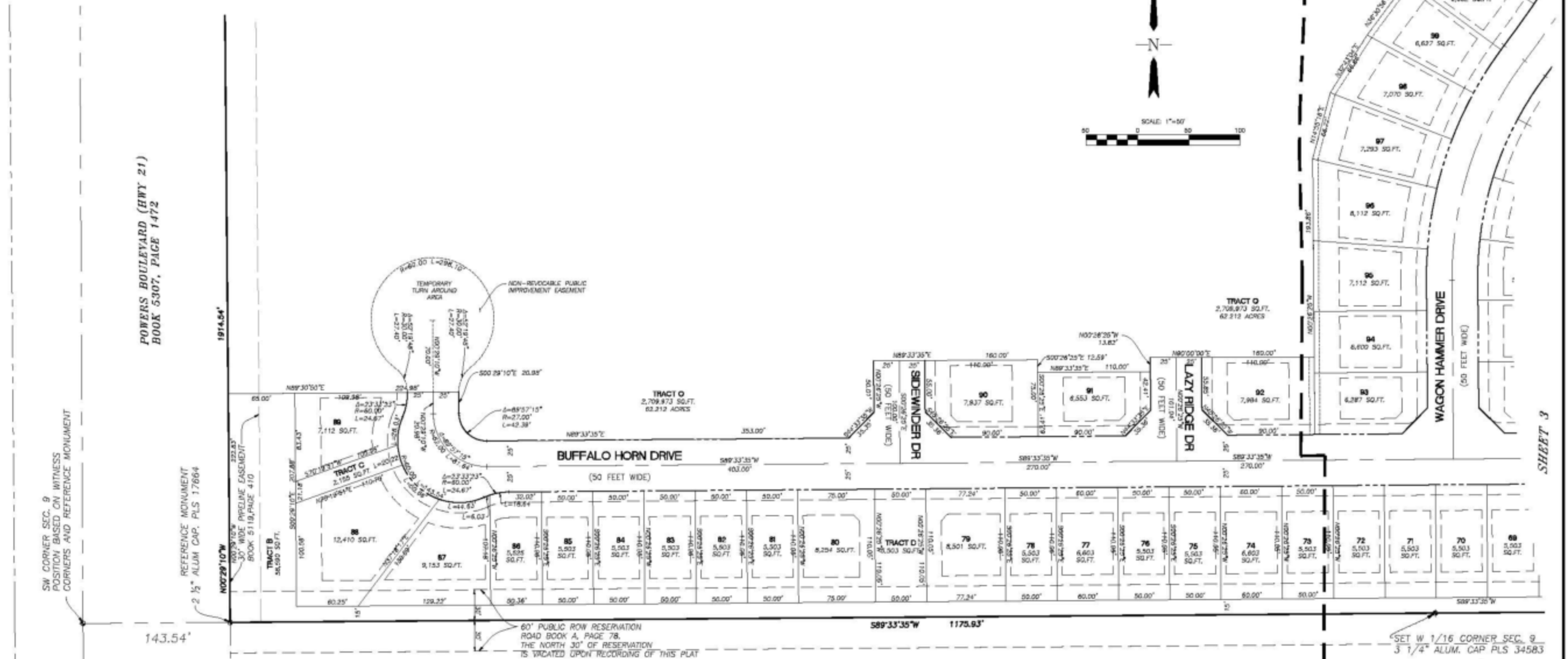
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 4 OF 6



INTERSECTION DETAIL

- LEGEND**
- PLSS CORNER
 - FND DB&CO #4 PIN AND ALUM. CAP (UNLESS SHOWN OTHERWISE)
 - SET NO.4 REBAR AND CAP AT GRADE PLS 34583 (UNLESS SHOWN OTHERWISE)
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 - SWSD SECURITY WATER & SANITATION DISTRICT
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING ROW
 - PROPOSED ROW

SHEET 5



SHEET 6

THE TRAILS AT ASPEN RIDGE FILING NO.1

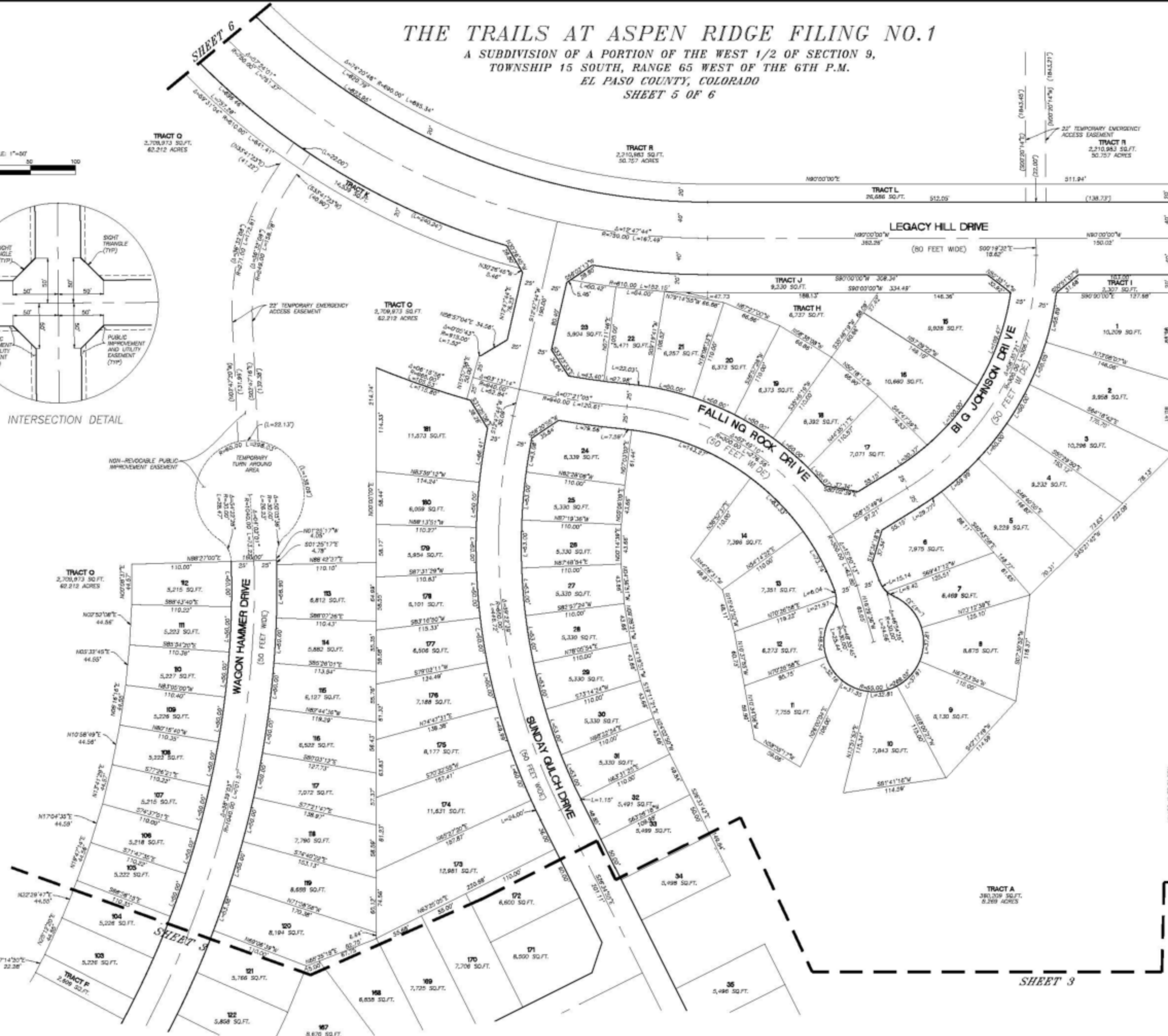
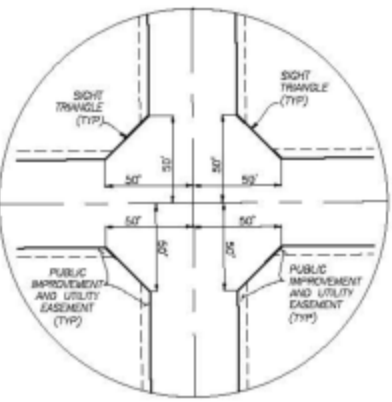
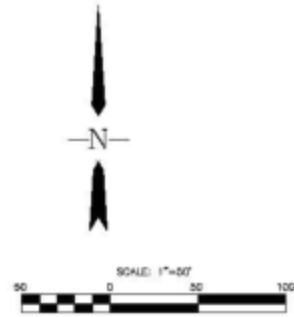
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 5 OF 6

MARKSHEFFEL-
WOODMEN INVEST LLC
5500000392
UNPLATTED

LINDSEY J CASE
5500000388
UNPLATTED

LEGEND

- ◆ PLSS CORNER
- ⊙ FND DB&CO #4 PIN AND ALUM. CAP (UNLESS SHOWN OTHERWISE)
- SET NO.4 REBAR AND CAP AT GRADE PLS 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS
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- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW



THE TRAILS AT ASPEN RIDGE FILING NO.1

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 6 OF 6

BRADLEY ROAD
BOOK 5307, PAGE 1472
(210' WIDE R.O.W.)

CPR ENTITLEMENTS LLC
5500000413
UNPLATTED

CPR ENTITLEMENTS LLC
5500000413
UNPLATTED

LEGACY HILL DRIVE
(100 FEET WIDE)

FRONTSIDE DRIVE
(80 FEET WIDE)

MATCH LINE LEFT

LEGACY HILL DRIVE
(80 FEET WIDE)

TRACT Q
2,708,973 SQ. FT.
62.212 ACRES

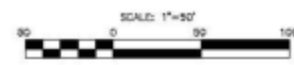
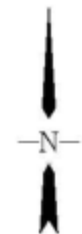
TRACT R
2,210,983 SQ. FT.
50.757 ACRES

TRACT R
2,210,983 SQ. FT.
50.757 ACRES

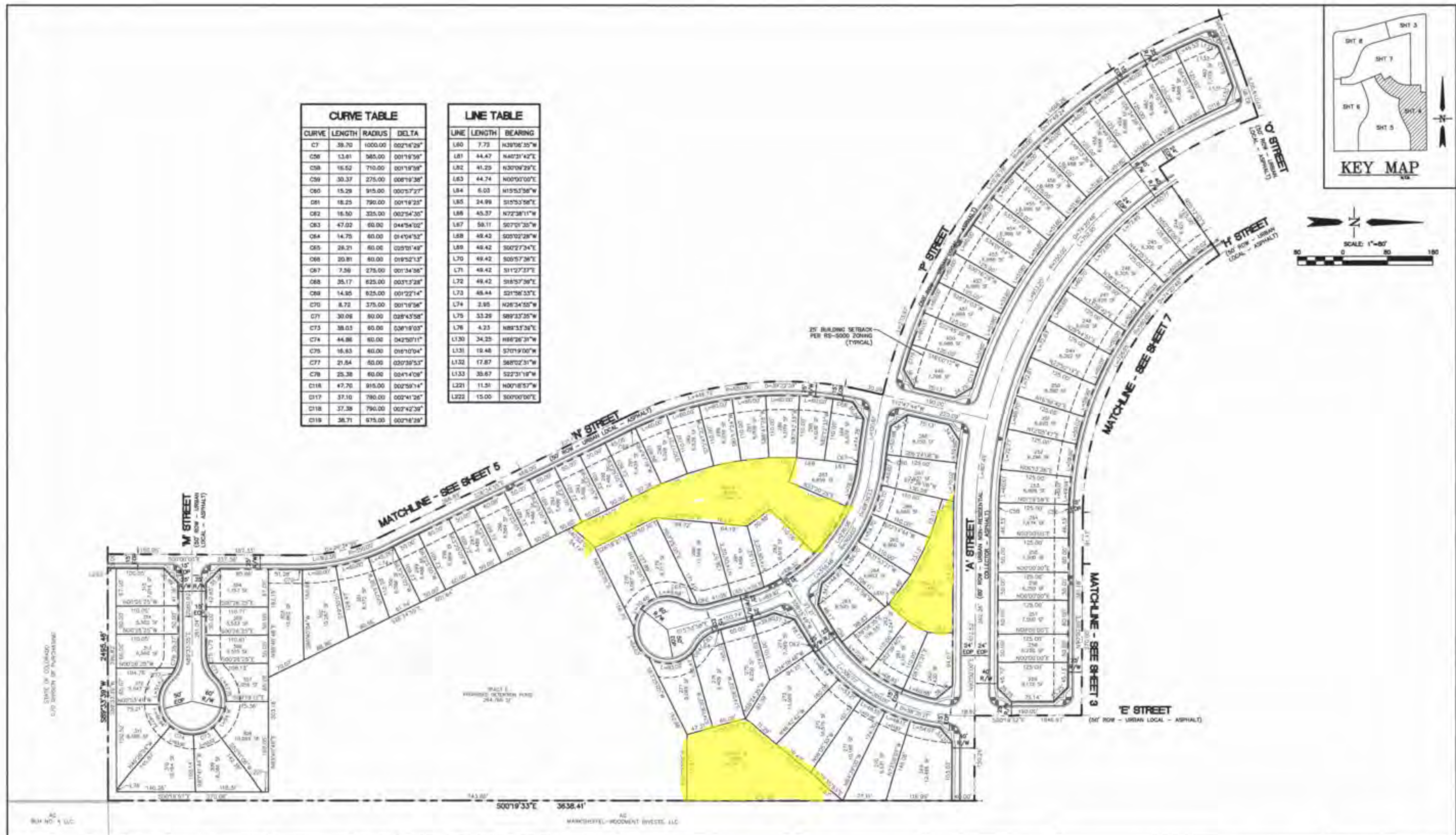
TRACT Q
2,708,973 SQ. FT.
62.212 ACRES

LEGEND

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- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING ROW
- PROPOSED ROW



Ridgeline
Land Surveying
31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917
DATE: 05/24/19
SHEET 6 OF 6



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 1 Final Plat

Agenda Date: November 13, 2019

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by N.E.S., Inc., on behalf of GTL, Inc., for approval of The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 1 Final Plat. The Estates at Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, east of the intersection of Meridian Road and Rex Road. The proposed 28.9-acre development will include 16 single-family residential lots, with a minimum lot size of 1.03 acres. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows the proposed and partially existing Meridian Ranch Secondary Regional Trail running east-west through the northern-most section of the property. This trail is completed and paved concrete trail to the west of the development, while it is proposed to the east, as it proceeds into Falcon Regional Park approximately 0.95 mile east of site. Furthermore, the proposed Arroyo Lane Regional Trail alignment is located 0.45 mile south of the property, while the proposed Eastonville Regional Trail is located approximately 1 mile southeast of the property. Both the Eastonville and Meridian Ranch Regional Trails will be constructed within the boundary of Falcon Regional Park within the next 6 months, thus allowing for future connectivity between Falcon Regional Park and the overall Meridian Ranch development.

The open space dedication proposed within The Estates at Rolling Hills Ranch comprises 5.2 acres, or 18% of the subdivision, and therefore exceeds the required open space dedication of 10%. An extensive trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including the neighborhood parks, community and recreation centers, and an 18-hole golf course.

The current PUD Development Plan and Preliminary Plan show a 25-foot trail easement along the northern boundary of the project site, however, the Final Plat notes do not reference the dedication of the trail easement to El Paso County. As such, staff recommends that the applicant designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 1 Final Plat, within Tract A, that allows for public access of the Meridian Ranch Secondary

Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat.

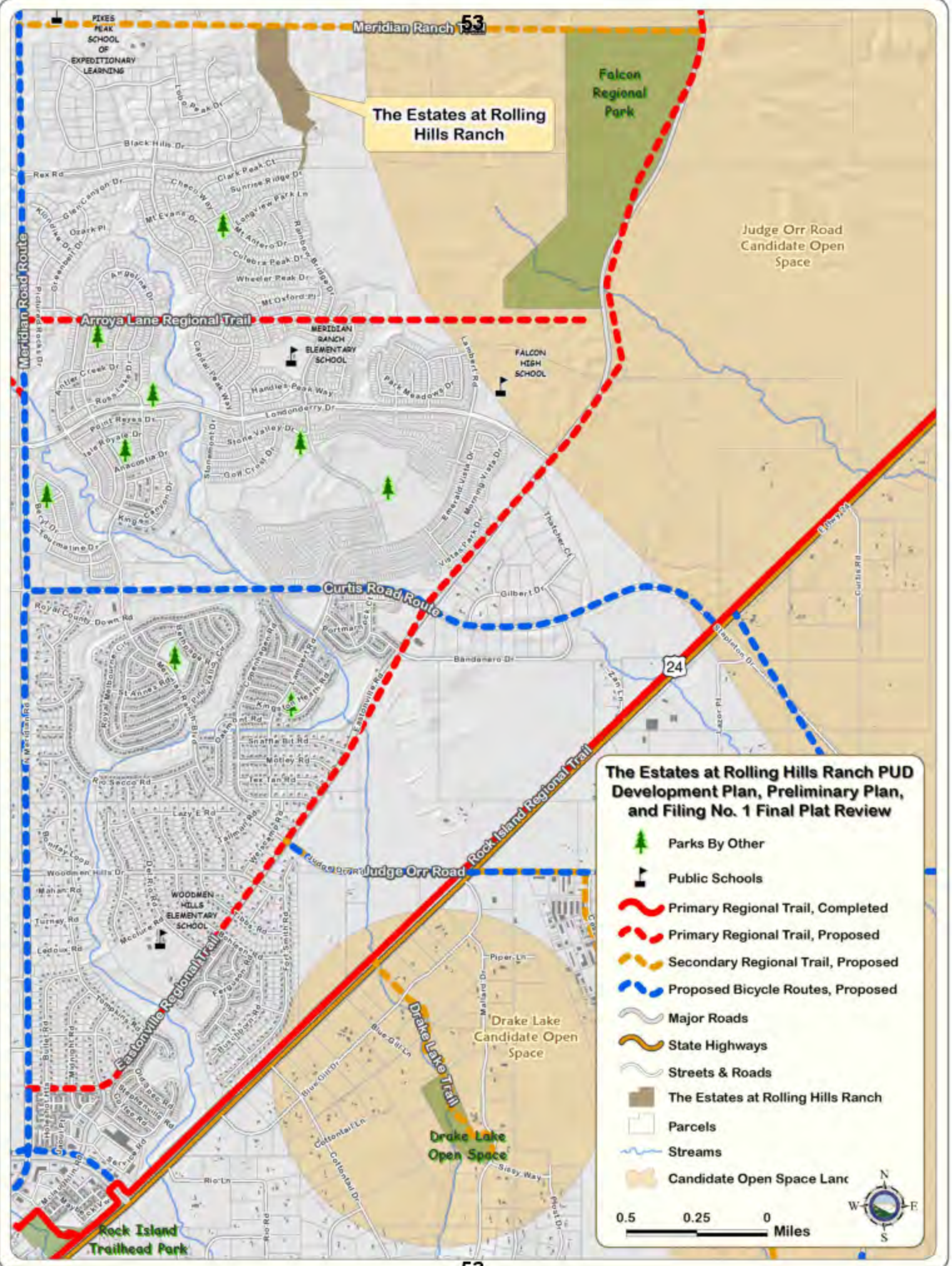
County Parks acknowledges the waiver of \$7,296 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands, and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intends to submit a request for a Park Lands Agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of Final Plat. If no park lands agreement is requested, total final plat urban park fees would amount to \$4,608.

Recommended Motion (PUD Development Plan / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch PUD Development Plan and Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 1, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) fees in lieu of land dedication for urban park purposes in the amount of \$4,608 will be required at 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 forthcoming Final Plat.

Recommended Motion: (Filing No. 1 Final Plat)

Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 1 Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 1 Final Plat, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) require fees in lieu of land dedication for urban park purposes in the amount of \$4,608. 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

November 13, 2019

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

Name:	The Estates at Rolling Hills Ranch PUD/Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-19-007	Total Acreage:	28.90
		Total # of Dwelling Units:	16
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	1.38
GTL Development, Inc.	N.E.S., Inc.	Regional Park Area:	2
3575 Kenyon Street	619 North Cascade Avenue	Urban Park Area:	3
San Diego, CA 92110	Suite 200	Existing Zoning Code:	PUD
	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 16 Dwelling Units = 0.310

Total Regional Park Acres: 0.310

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 16 Dwelling Units = 0.06

Community: 0.00625 Acres x 16 Dwelling Units = 0.10

Total Urban Park Acres: 0.16

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 16 Dwelling Units = \$7,296

Total Regional Park Fees: \$7,296

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 16 Dwelling Units = \$1,808

Community: \$175 / Dwelling Unit x 16 Dwelling Units = \$2,800

Total Urban Park Fees: \$4,608

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch PUD Development Plan and Preliminary Plan include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 1, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) fees in lieu of land dedication for urban park purposes in the amount of \$4,608 will be required at 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 forthcoming Final Plat.

Park Advisory Board Recommendation:

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

November 13, 2019

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

Name:	The Estates at Rolling Hills Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-19-019	Total Acreage:	28.90
		Total # of Dwelling Units:	16
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	1.38
GTL Development, Inc.	N.E.S., Inc.	Regional Park Area:	2
3575 Kenyon Street	619 North Cascade Avenue	Urban Park Area:	3
San Diego, CA 92110	Suite 200	Existing Zoning Code:	PUD
	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

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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

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Total Regional Park Acres: 0.310

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Urban Park Area: 3

Neighborhood: 0.00375 Acres x 16 Dwelling Units = 0.06

Community: 0.00625 Acres x 16 Dwelling Units = 0.10

Total Urban Park Acres: 0.16

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 16 Dwelling Units = \$7,296

Total Regional Park Fees: \$7,296

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 16 Dwelling Units = \$1,808

Community: \$175 / Dwelling Unit x 16 Dwelling Units = \$2,800

Total Urban Park Fees: \$4,608

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 1 Final Plat include the following conditions: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 1 Final Plat, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) require fees in lieu of land dedication for urban park purposes in the amount of \$4,608. 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:

MERIDIAN RANCH: ESTATES AT ROLLING HILLS RANCH

PUD DEVELOPMENT, PRELIMINARY PLAN AND FINAL PLAT

LETTER OF INTENT

AUGUST 2019

PROPERTY OWNER:

Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

DEVELOPER:

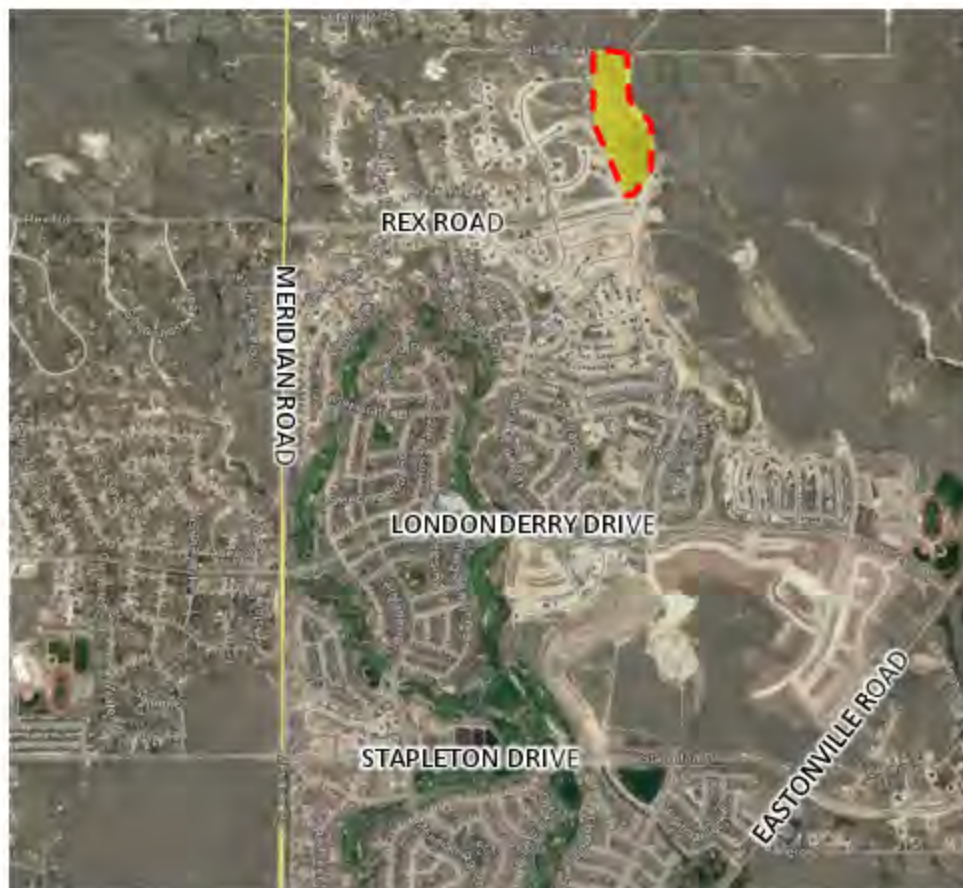
GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:

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

LOCATION

The Estates at Rolling Hills Ranch is located north of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 28.9 acres and is zoned PUD. To the west is the Estates Filing No. 3 residential development and to the southwest Filing 9 of Meridian Ranch.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for the Estates at Rolling Hills Ranch, consisting of 16 single-family dwelling lots, landscaping, open space, and trails on approximately 28.9 acres.
2. A Final Plat for Estates at Rolling Hills Ranch, consisting of 16 lots and 2 tracts for landscaping, open space, and utilities on approximately 5 acres.
3. A PUD Modification of ECM Section 2.5.2.C.4 in relation to the requirement to provide midblock pedestrian crossings.
4. Early Metro District improvements.

PROJECT JUSTIFICATION**a. Consistency with Approved Sketch Plan**

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on March 14, 2018. This shows the land use designation of the area now comprising the Estates at Rolling Hills Ranch as MR-R2 (2 du/ac).

The PUD Development/Preliminary Plan for Estates at Rolling Hills Ranch comprises 16 lots on approximately 28.9 acres, which represents a density of 1.8 dwellings per acre. The net density, excluding the tracts and right-of-way is 1.47 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Policy Plan and Small Area Plan Compliance

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

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

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

c. Parks and Open Space Requirement

Estates at Rolling Hills Ranch includes open space tracts approximately 5.2 acres in size trail connection to the extensive trail and open space provision within Meridian Ranch. As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$272 per subdivision lot for

Urban Parks and \$430 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Estates at Rolling Hills Ranch
Urban	\$4,352
Regional	\$6,880
Total	\$11,232

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.

d. PUD Modification

Section 2.5.2.C.4 of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. Proposed Palmer Peak Place does not meet this requirement. In this area of development for the 16 lots, the need for a midblock crossing is not considered necessary as there is no pedestrian destination in these areas that would necessitate a midblock crossing that the current attached sidewalks wont already facilitate.

e. Drainage

A Preliminary/Final Drainage Report for the Estates at Rolling Hills Ranch is submitted with this application package.

f. Traffic

A Traffic Report prepared by LSC is submitted in support of this application.

g. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application.

h. Utilities

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

i. Wildlife

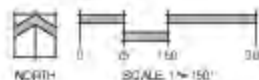
Estates at Rolling Hills Ranch is in a developing area and there is no significant impact to wildlife.

In accordance with the impact identification report of the Meridian Ranch Sketch Plan, in 2009 the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

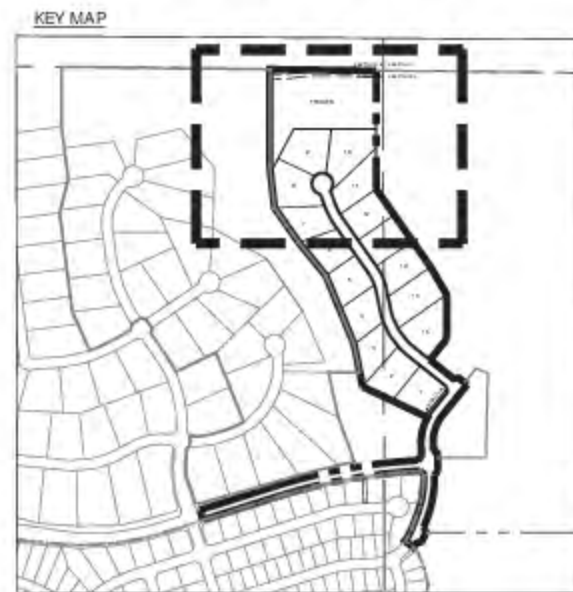
At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

SHEET 1 of 13	COVER SHEET
SHEET 2 of 13	LEGAL PLAN
SHEET 3 of 13	SITE PLAN
SHEET 4 of 13	SITE PLAN
SHEET 5 of 13	SITE PLAN
SHEET 6 of 13	UTILITIES & GRADING PLAN
SHEET 7 of 13	UTILITIES & GRADING PLAN
SHEET 8 of 13	UTILITIES & GRADING PLAN
SHEET 9 of 13	LANDSCAPE DETAILS & NOTES
SHEET 10 of 13	LANDSCAPE PLAN
SHEET 11 of 13	LANDSCAPE PLAN
SHEET 12 of 13	LANDSCAPE PLAN
SHEET 13 of 13	ADJACENT PROPERTY OWNERS

PCOE PLINSE

[illegible]

PCD# PUDSP.



Land Planning
Landscape
Architecture
Urban Design

NES

NES Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903

Tel: 719.471.0073
Fax: 719.471.0367

www.nescolorado.com

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The Estates at
Rolling Hills
Ranch
Filing 1

PUD Development Plan /
Preliminary Plan

DATE: September 25, 2018
PROJECT WBS: J. 100000
DRAWN BY: K. Winkler

ENTITLEMENT

DATE	BY	DESCRIPTION

SITE PLAN

3
OF 13

PCD# PUDSP

The Estates at
Rolling Hills
Ranch
Filing 1

PUD Development Plan /
Preliminary Plan

DATE: September 28, 2018
PROJECT: MGR: J. Hansen
DRAWN BY: K. Winkler

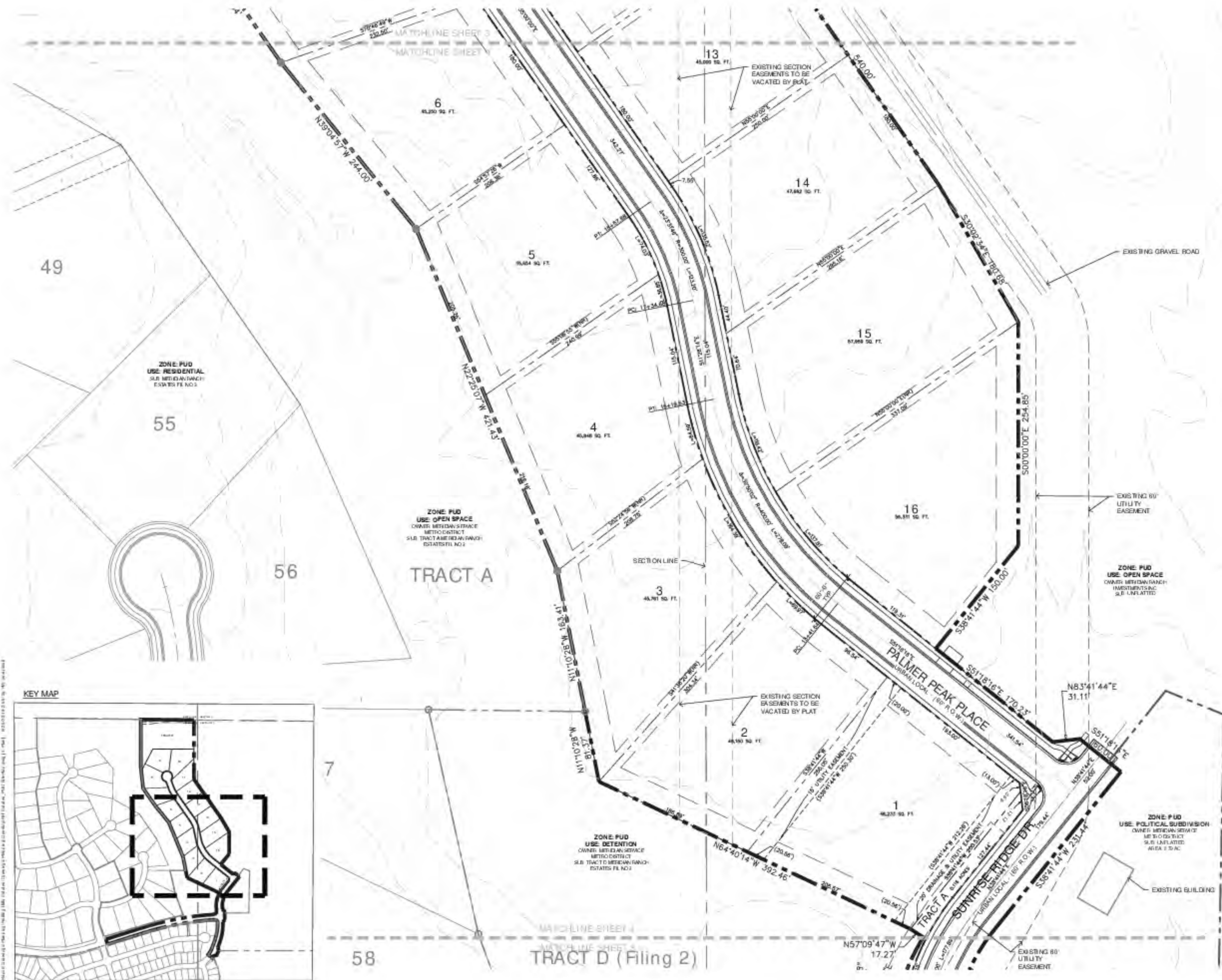
ENTITLEMENT

SITE PLAN

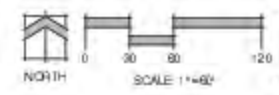
4

OF 13

PCD# PUDSP



KEY MAP



PUD Development Plan /
Preliminary Plan

DATE: September 28, 2018
PROJECT NAME: J. Isom
PROJECT NO.: K. Smith

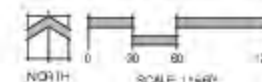
ENTITLEMENT

SITE PLAN

5

OF 13

PCD# PUDSP.





The Estates at Rolling Hills Ranch Filing 1

PUD Development Plan /
Preliminary Plan

DATE: September 28, 2018
PROJECT NO.: J. 10000
DRAWN BY: K. MURRAY

ENTITLEMENT

DATE	BY	DESCRIPTION

UTILITIES AND GRADING PLAN

6
OF 13

PCD# PUDSP

The Estates at
Rolling Hills
Ranch
Filing 1

PUD Development Plan /
Preliminary Plan

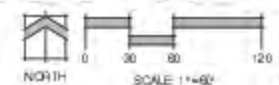
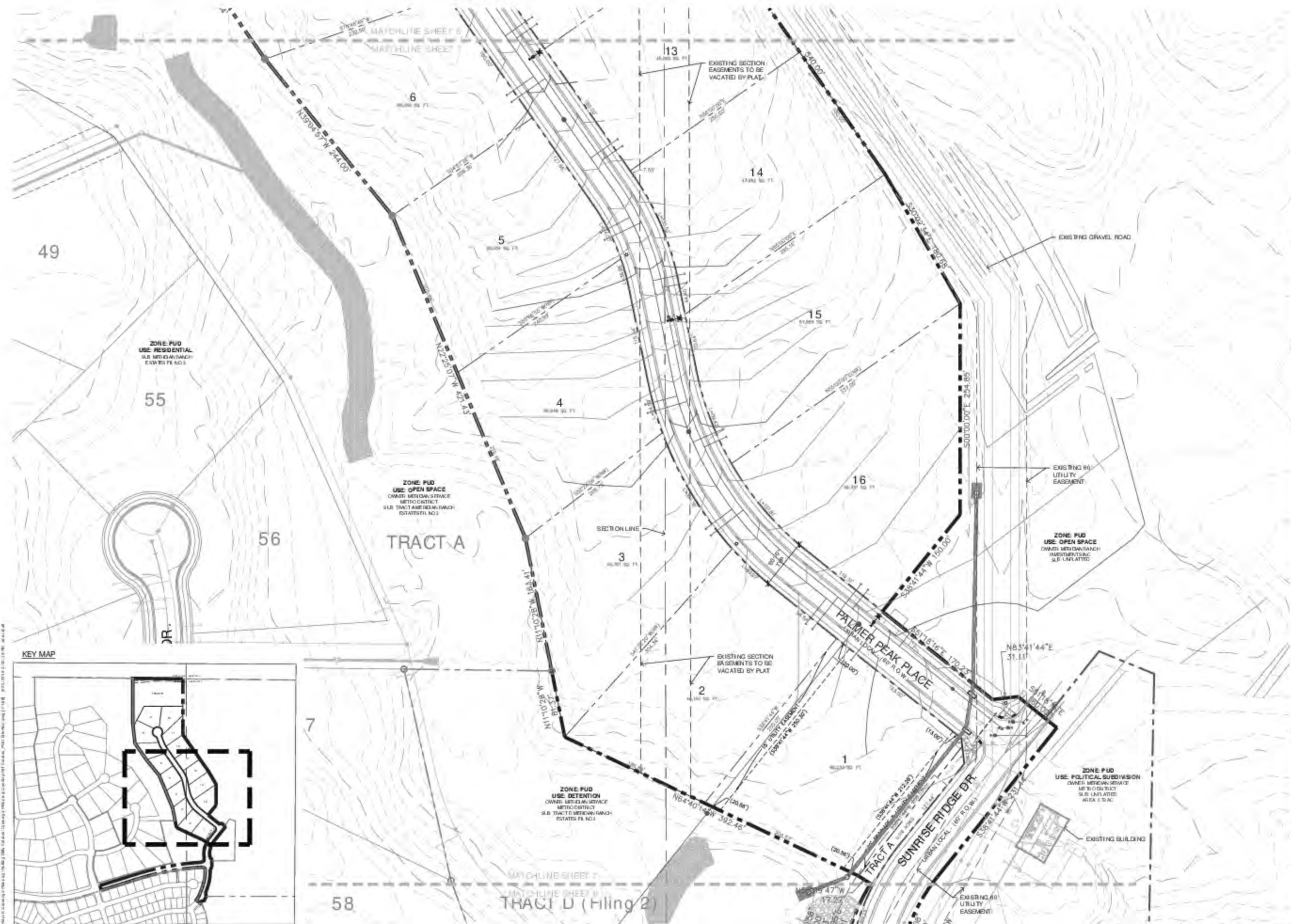
DATE: September 28, 2018
PROJECT: MGR: J. Hansen
DRAWN BY: K. Winkler

ENTITLEMENT

UTILITY AND
GRADING PLAN

7
OF 13

PCD# PUDSP



PUD Development Plan /
Preliminary Plan

DATE	September 28, 2018
PROJECT NAME	J. Thomas
PROJECT ID NO.	K. Thomas

ENTITLEMENT

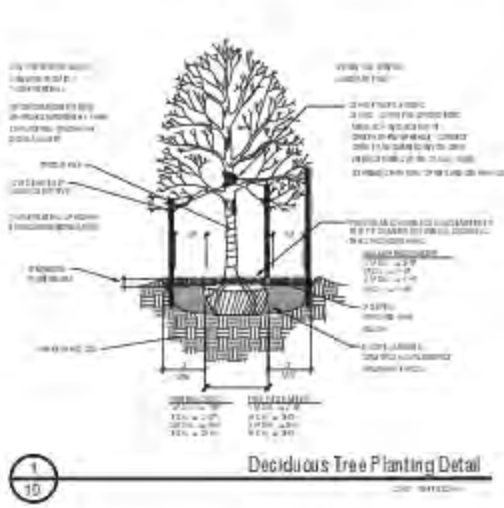
UTILITY AND GRADING PLAN

8

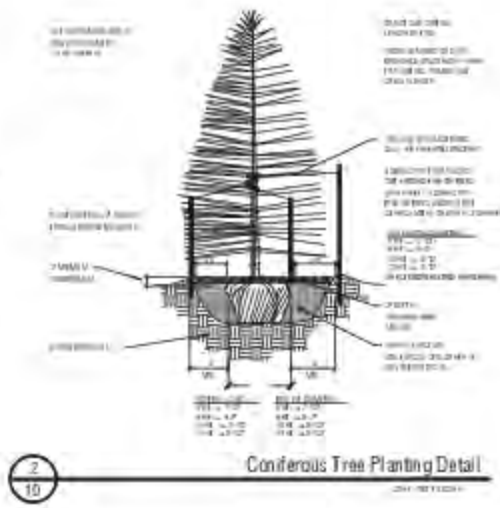
OF 13

PCD# PUDSP.

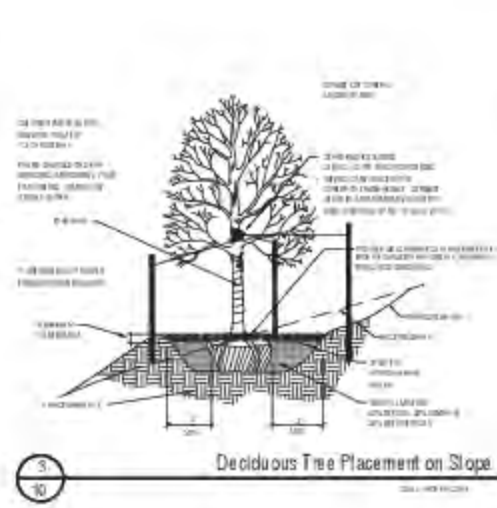




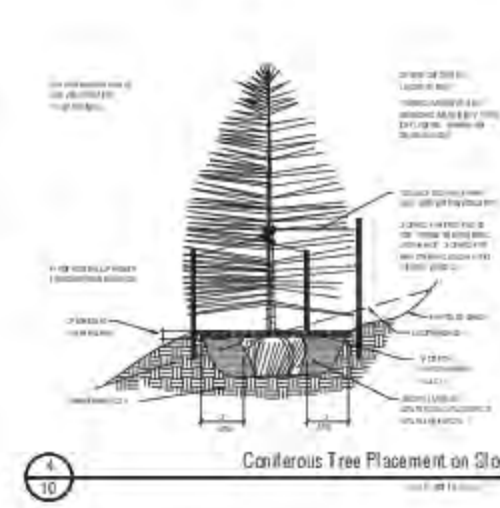
Deciduous Tree Planting Detail



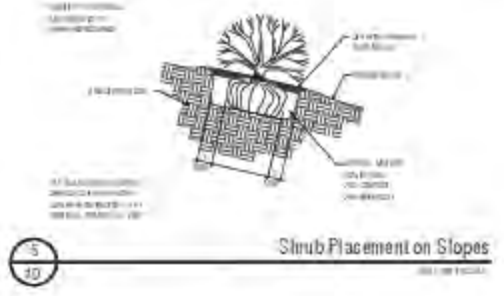
Coniferous Tree Planting Detail



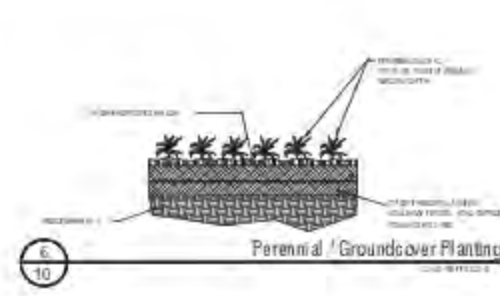
Deciduous Tree Placement on Slope



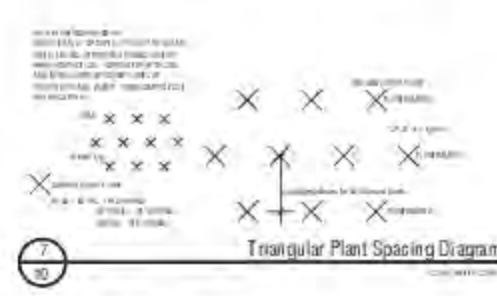
Coniferous Tree Placement on Slope



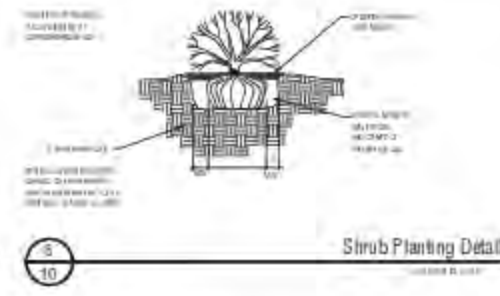
Shrub Placement on Slopes



Perennial / Groundcover Planting



Triangular Plant Spacing Diagram



Shrub Planting Detail

GROUND COVER KEY

	ROCK/COBBLE	1.100 sq
	ROCK/MULCH	1.200 sq
	SEED MIX A	30.123 sq
	SEED MIX B WITH WILDFLOWERS	50.355 sq

Seed Mix B with Wildflowers

20% Kentucky Bluegrass	10% Low Dry Mix
20% Orchard Grass	10% Annual Ryegrass
20% Fescue	10% Annual Ryegrass
10% Annual Ryegrass	10% Annual Ryegrass
10% Annual Ryegrass	10% Annual Ryegrass

SPREADER TYPE	Hand Broadcast or Broadcast
APPLICATION RATE	10 lbs/1000 sq ft
APPLICATION METHOD	Hand Broadcast or Broadcast

Seed Mix A

10% Kentucky Bluegrass	10% Annual Ryegrass
10% Annual Ryegrass	10% Annual Ryegrass
10% Annual Ryegrass	10% Annual Ryegrass
10% Annual Ryegrass	10% Annual Ryegrass

APPLICATION RATE	10 lbs/1000 sq ft
APPLICATION METHOD	Hand Broadcast or Broadcast

SITE DATA

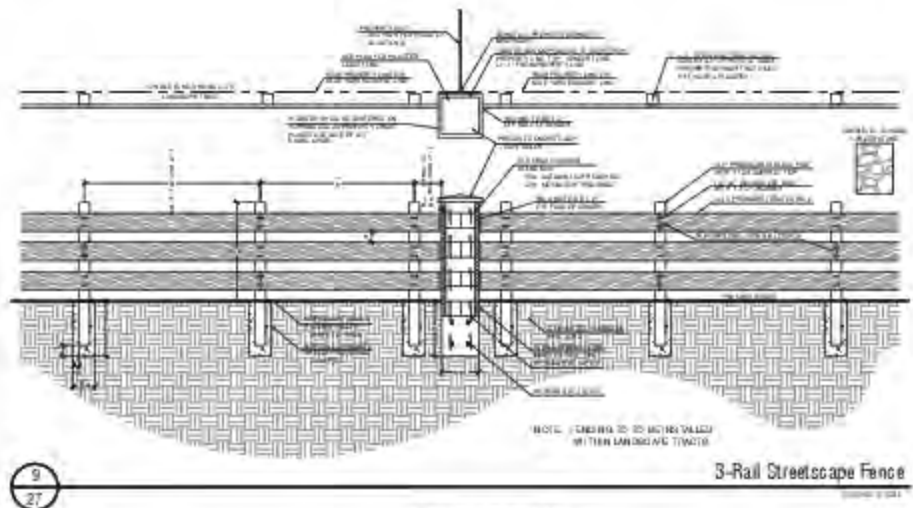
Land Use	Single Family Residential
Number of Lots	10 Lots
Total Area	25,007 AC
Total Tree Area	5,180 AC

LANDSCAPE NOTES

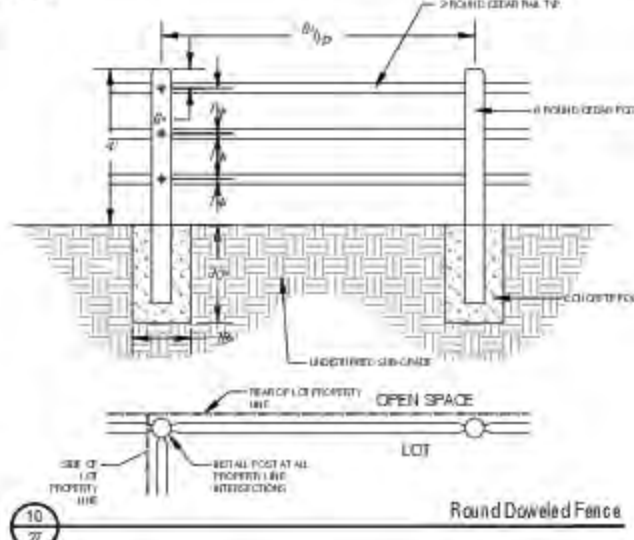
- CONTRACTOR TO UTILIZE STOCKPILE TOPSOIL FROM GRADING OPERATION AS AVAILABLE OR IMPORT AS REQUIRED AND FILL INTO TOP 4" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEER'S DRAWINGS.
- ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 80% IMPORTED LOWMOY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL DECIDUOUS TREES AND EVERGREEN TREES OVER 8" USE 3" WOOD STAKES (STAKE TO GROUND LEVEL).
- MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALE APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED. PUNCH LIST SITE INSPECTION AND FINAL INSPECTION SITE VISITS.
- PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE IRRIGATION SUBMITTALS.
- IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.
- IRRIGATION 95% PUNCH INSPECTION.
- IRRIGATION FINAL ACCEPTANCE INSPECTION.
- LANDSCAPE 95% INSPECTION - 1/2 THROUGH ENTIRE PROJECT.
- LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.
- LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION APPROVALS.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- ALL PLANTS TO RECEIVE 3" HIGH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE 12" DIA. FOR 5 GALLON SHRUBS AND 36" DIA. FOR TREES NOT PLANTED IN BEDS. WITH THE EXCEPTION OF BLUEGRASS, SOD AREAS IN WHICH TREES SHALL RECEIVE 8" DIA. MULCH RING AVAILABLE FROM C&S SAND CEDAR MULCH (719) 471-7222.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
- CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
- LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
- FINISHING DETAILS ARE TYPICAL AND MAY BE SUBJECT TO MINOR VARIATIONS IN MATERIALS. ANY VARIATION SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES DIRECTOR. AFTER REVIEW OF ALTERNATE PLANS, DETAILS, OR OTHER DOCUMENTATION IN SUPPORT OF THE VARIATION.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITH NO GAPS BETWEEN STRIPS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION SHALL BE CORRECTED PRIOR TO ACCEPTANCE. SOD TO BE FERTILIZED ACCORDING TO OWNERS' RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL SOD/TURF, ROCK & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP WITHOUT STEEL EDGING.

TREE REQUIREMENTS

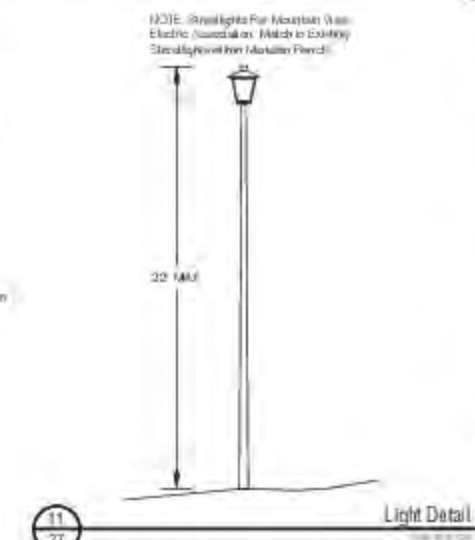
Plant Category	Plant Classification	Plant Height Range	Plant Quantity	Plant Type	Plant Size	Plant Spacing
DEC	Deciduous	10' - 15'	10	10'	10'	10'
CON	Coniferous	10' - 15'	10	10'	10'	10'



3-Rail Streetscape Fence



Round Doweled Fence



Light Detail

PLANT SCHEDULE

DECIDUOUS TREE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
1	1	Aster - Foreman / Aster - Foreman	20'	30'	2.5' Cal.
2	1	Quercus macrocarpa / Bur Oak	40'	50'	8' Cal.
3	1	Tilia americana / American Linden	40'	50'	2.5' Cal.
EVERGREEN TREE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
4	1	Pinus strobus / Spruce / Spruce Blue Spruce	15'	25'	8' HT
5	1	Pinus strobus / Spruce / Spruce Blue Spruce	30'	20'	8' HT
6	1	Pinus strobus / Spruce / Spruce Blue Spruce	40'	40'	8' HT
7	1	Pinus strobus / Spruce / Spruce Blue Spruce	40'	40'	8' HT
ORNAMENTAL TREE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
8	1	Malus x 'Redpurpurea' / Redpurpurea Crab Apple	25'	25'	2' Cal.
9	1	Malus x 'Spring Snow' / Spring Snow Crab Apple	25'	25'	2' Cal.
SHRUBS	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
10	1	Euonymus alatus / Compactus / Compact Burning Bush	3'	4'	5 GAL
11	1	Juniperus horizontalis / Blue Chip / Blue Chip Juniper	1'	6'	5 GAL
12	1	Retanilla rugosa / Gold Drop / Gold Drop Retanilla	3'	4'	5 GAL
13	1	Retanilla rugosa / Gold Drop / Gold Drop Retanilla	3'	4'	5 GAL
14	1	Retanilla rugosa / Gold Drop / Gold Drop Retanilla	3'	4'	5 GAL
15	1	Retanilla rugosa / Gold Drop / Gold Drop Retanilla	3'	4'	5 GAL
GRASSES	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
16	1	Calamagrostis canadensis / Red Clover	4'	5'	1 GAL
17	1	Calamagrostis canadensis / Red Clover	4'	5'	1 GAL
18	1	Calamagrostis canadensis / Red Clover	4'	5'	1 GAL
PERENNIALS	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
19	1	Hemerocallis x 'Shade' / Shade Hemerocallis	1.5'	1.5'	1 GAL
20	1	Laylandia virginica / Hecore / Hecore Laylandia	2'	4'	1 GAL

The Estates at Rolling Hills Ranch Filing 1

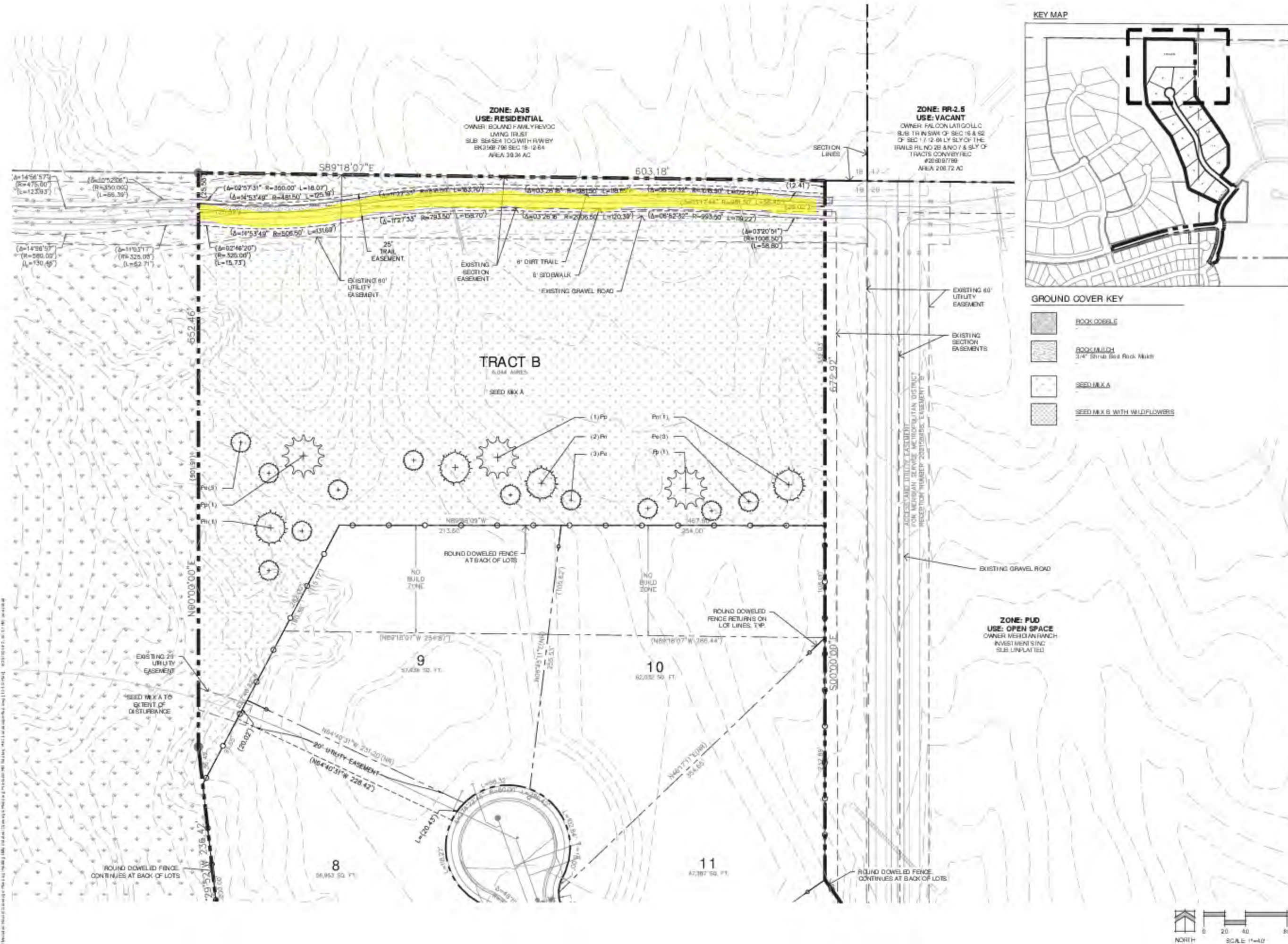
PUD Development Plan / Preliminary Plan

DATE	10/10/2010
REVISION	1
BY	10/10/2010

ENTITLEMENT

NO.	DATE	DESCRIPTION
1	10/10/2010	10/10/2010
2	10/10/2010	10/10/2010
3	10/10/2010	10/10/2010
4	10/10/2010	10/10/2010
5	10/10/2010	10/10/2010
6	10/10/2010	10/10/2010
7	10/10/2010	10/10/2010
8	10/10/2010	10/10/2010
9	10/10/2010	10/10/2010
10	10/10/2010	10/10/2010

LANDSCAPE DETAILS AND NOTES



Land Planning
Landscape
Architecture
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NES

NES Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903

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Fax: 719.471.0367
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The Estates at
Rolling Hills
Ranch Filing 1

PUD Development Plan /
Preliminary Plan

DATE: August 10, 2018
PROJECT NO: J. 10000
DRAWN BY: K. Winkler

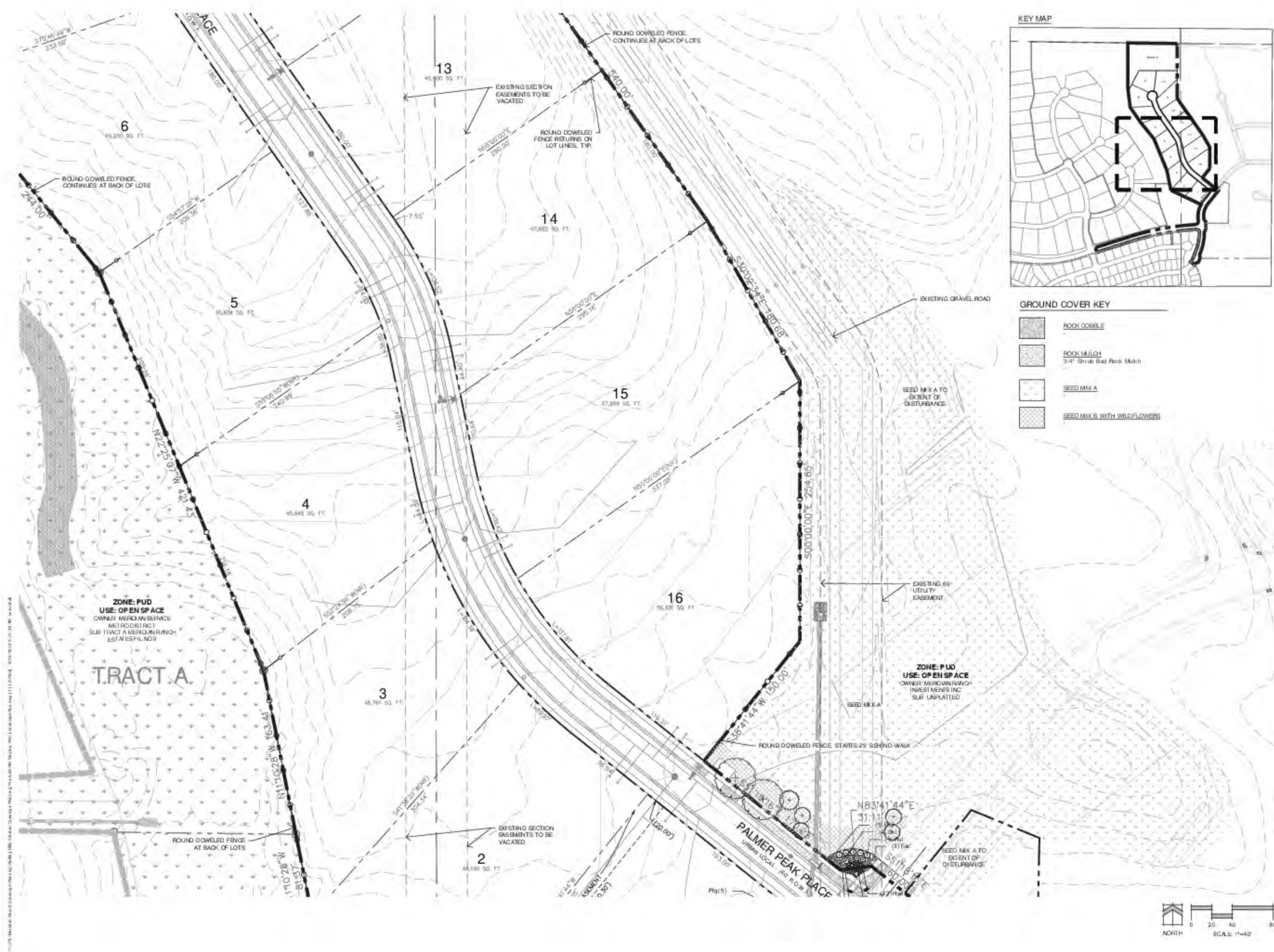
ENTITLEMENT

DATE	BY	DESCRIPTION

LANDSCAPE PLAN

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OF 13

PCD# PUDSP



KEY MAP



GROUND COVER KEY

- ROCK COBBLE
- ROCK MULCH
3/4" Shrub Bed Rock Mulch
- SEED MIX A
- SEED MIX B WITH WILDFLOWERS



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The Estates at
Rolling Hills
Ranch Filing 1

PUD Development Plan /
Preliminary Plan

DATE: August 13, 2018
PROJECT: MERIDIAN RANCH
DRAWN BY: J. Johnson
CHECKED BY: K. Johnson

ENTITLEMENT

LANDSCAPE PLAN

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OF 13

PCD# PUDSP

The Estates at
Rolling Hills
Ranch Filing 1

PUD Development Plan /
Preliminary Plan

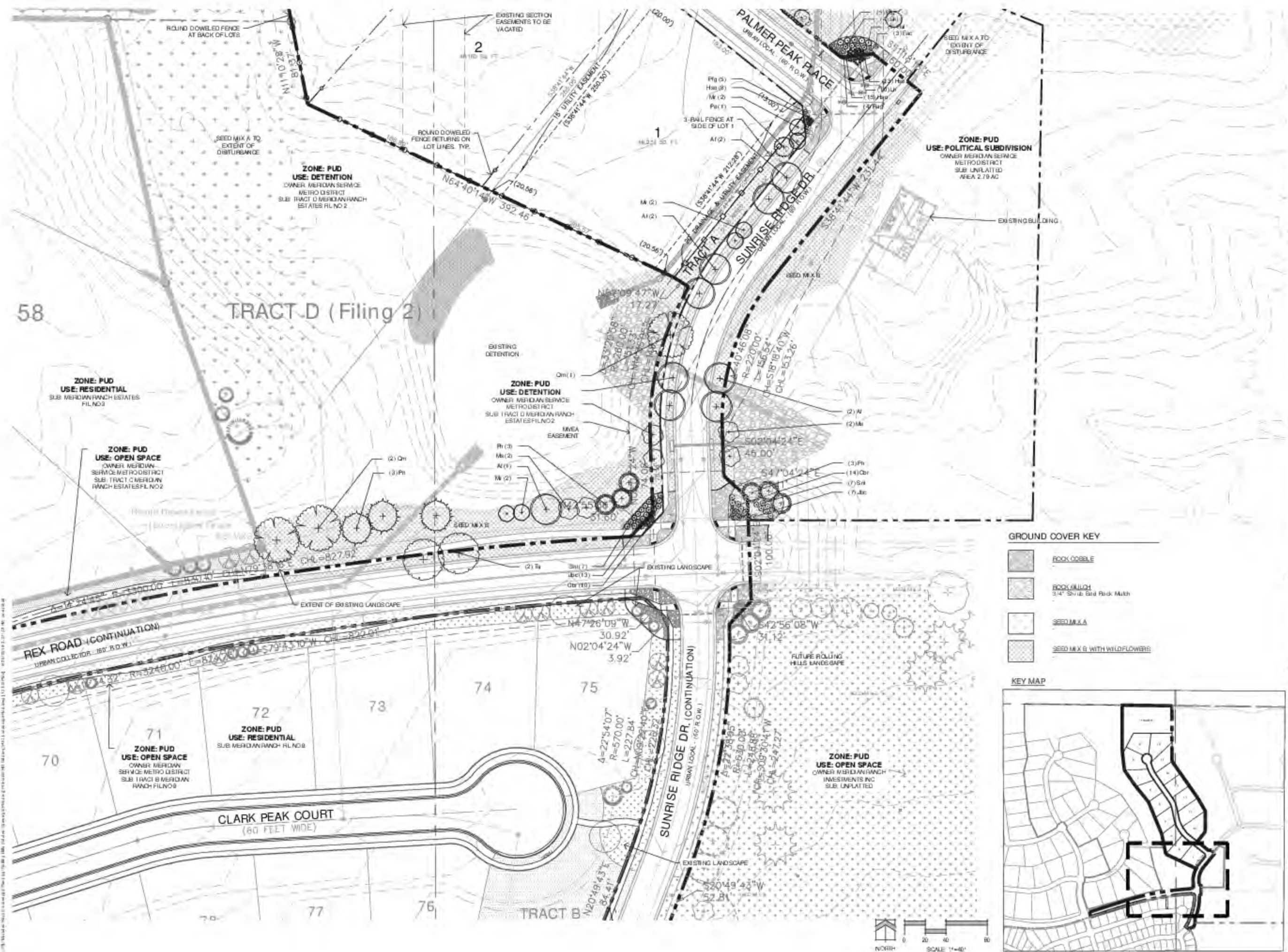
DATE: August 10, 2010
PROJECT NO: 1000000000
DRAWN BY: J. TORRES
CHECKED BY: K. WILSON

ENTITLEMENT

SITE PLAN

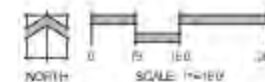
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OF 13

PCD# PUDSP



ADJACENT PROPERTY OWNERS:

1. 1305 H. MERIDIAN RD.
SOLANO FAMILY REVOC TRUST
1305 H. MERIDIAN RD. REYTON CO. 80831-810
EASTONVILLE RD.
FALCON LAKES LLC
580 S. ROSLYN ST. STE. 100 BRIDGEWOOD CO. 80111-2126
H. MERIDIAN RD.
MERIDIAN RANCH INVESTMENTS INC
PO BOX 80038 SAN DIEGO CA, 92138-0038
2. REX RD.
MERIDIAN SERVICE (METROPOLITAN DISTRICT)
C/O COMMUNITY RESOURCE SERVICES
1888 STAPLETON DRIVE REYTON CO. 80831
EASTONVILLE RD.
MERIDIAN RANCH INVESTMENTS INC
PO BOX 80038 SAN DIEGO CA, 92138-0038
3. 1085 SHAWNEE PEAK CT.
MARTIN MARK AND BLUE
1085 SHAWNEE PEAK CT. REYTON CO. 80831
1202 SUNSET RD. DR.
MERIDIAN SERVICE (METROPOLITAN DISTRICT)
C/O COMMUNITY RESOURCE SERVICES
1888 STAPLETON DRIVE REYTON CO. 80831
4. 1280 CLARK PEAK CT.
MARTIN DAVID AND CHADY
1280 CLARK PEAK CT. REYTON CO. 80831-4117
1280 CLARK PEAK CT.
EDWIN DE CLARKE AND AMY RENO
1280 CLARK PEAK CT. REYTON CO. 80831-4117
5. 1282 CLARK PEAK CT.
FELTNER KRISTINA AND RANDALL
1282 CLARK PEAK CT. REYTON CO. 80831-4117
6. 1288 CLARK PEAK CT.
QUESADA, FELIX
1315 CEDARVILLE WAY COLORADO SPRINGS CO. 80921-1118
7. 1294 CLARK PEAK CT.
MUNIZANES, LORNI AND SHAYLA
1294 CLARK PEAK CT. REYTON CO. 80831
8. 1298 CLARK PEAK CT.
EARL RONALD AND CHARLENE
1298 CLARK PEAK CT. REYTON CO. 80831
9. 1278 CLARK PEAK CT.
KIRKHAM GLENN AND LINDA
1278 CLARK PEAK CT. REYTON CO. 80831
10. 1282 CLARK PEAK CT.
BENNETT, JAMES AND JIMMY
1282 CLARK PEAK CT. REYTON CO. 80831
11. 1278 CLARK PEAK CT.
MAJESTIC CUSTOM HOMES INC
1315 CEDARVILLE WAY COLORADO SPRINGS CO. 80921-1118
12. 1278 CLARK PEAK CT.
HARVEY, JOHNNIE JR.
1278 CLARK PEAK CT. REYTON CO. 80831-4118
13. 1270 CLARK PEAK CT.
OZZO, DANIEL AND JEFFREY
1270 CLARK PEAK CT. REYTON CO. 80831-4118
14. 1208 CLARK PEAK CT.
REUNION HOMES INC
PO BOX 38888 COLORADO SPRINGS CO. 80907-8888
15. 1255 BLACK HILLS DR.
MANGUBAT, NELSON AND JAH
1255 BLACK HILLS DRIVE REYTON CO. 80831-4118
16. 1255 BLACK HILLS DR.
BENNETT, PREDICT AND ROGER
1255 BLACK HILLS DRIVE REYTON CO. 80831-4117
17. 1255 BLACK HILLS DR.
TAYLOR, MICHAEL AND STEPHANIE
1255 BLACK HILLS DRIVE REYTON CO. 80831-4118
18. 1205 BLACK HILLS DR.
PITTS, MARLENE AND DAVID
1205 BLACK HILLS DRIVE REYTON CO. 80831
19. 1205 BLACK HILLS DR.
BRYAN, JEFFREY AND USA
1205 BLACK HILLS DRIVE REYTON CO. 80831
20. 1205 BLACK HILLS DR.
MANNERS, RONALD AND BELLE
1205 BLACK HILLS DRIVE REYTON CO. 80831-1100
21. 1278 REX RD.
MERIDIAN SERVICE (METROPOLITAN DISTRICT)
C/O COMMUNITY RESOURCE SERVICES
1888 STAPLETON DRIVE REYTON CO. 80831
22. 1205 BLACK HILLS DR.
MERIDIAN SERVICE (METROPOLITAN DISTRICT)
C/O COMMUNITY RESOURCE SERVICES
1888 STAPLETON DRIVE REYTON CO. 80831
23. 1205 BLACK HILLS DR.
WILLIAMS, LINDA TRUST
1205 BLACK HILLS DRIVE REYTON CO. 80831-4118
24. 1201 BLACK HILLS DR.
MAJESTIC CUSTOM HOMES INC
1315 CEDARVILLE WAY COLORADO SPRINGS CO. 80921-1118
25. 1105 LOBOPEAK DR.
WETTERBE, ANTHONY AND DEBRA
1105 LOBOPEAK DR. REYTON CO. 80831
26. 1107 LOBOPEAK DR.
REIL, RILL AND ANDREA
1107 LOBOPEAK DR. REYTON CO. 80831
27. 1107 LOBOPEAK DR.
PUGH, MICHAEL AND DANIEL
1107 LOBOPEAK DR. REYTON CO. 80831-0807
28. 1105 PYRAMID PEAK DR.
ACHINDA, JAMES AND CATHERINE
1105 PYRAMID PEAK DR. REYTON CO. 80831-7818
29. 1101 PYRAMID PEAK DR.
CURT, KRISTINA AND JEFFREY
1101 PYRAMID PEAK DR. REYTON CO. 80831
30. 1107 PYRAMID PEAK DR.
LARRY DETHON AND SUSAN GALLIMORE DETHON
1107 PYRAMID PEAK DR. REYTON CO. 80831-7818



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The Estates at Rolling Hills Ranch Filing 1

PUD Development Plan /
Preliminary Plan

DATE: 08/01/2011
DRAWN BY: J. BRYAN
CHECKED BY: J. BRYAN
APPROVED BY: J. BRYAN

ENTITLEMENT

ADJACENT
OWNERS

13
OF 13

PCD# PUDSP



INDEX MAP

N.T.S.

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT OTL, INC. DBA OTL DEVELOPMENT, INC., THEREFORE TOHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 19 AND 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF TRACT C OF MERIDIAN RANCH ESTATES FILING NO. 2, RECORDED WITH RECEPTION NO. 212713406 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING EIGHT (8) COURSES ARE ALONG SAID LINE OF TRACT C AND BOUNDARY OF SAID MERIDIAN RANCH ESTATES FILING NO. 2:

1. THENCE N72°25'54"E A DISTANCE OF 442.10 FEET TO A CURVE TO THE RIGHT;
2. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 142°44'50", AN ARC LENGTH OF 530.30 FEET, WHOSE LONG CHORD BEARS N79°38'16"E A DISTANCE OF 827.42 FEET;
3. THENCE N47°55'30"E A DISTANCE OF 31.00 FEET;
4. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 33°07'07", AN ARC LENGTH OF 151.33 FEET, WHOSE LONG CHORD BEARS N74°38'16"E A DISTANCE OF 148.21 FEET;
5. THENCE N57°04'47"W A DISTANCE OF 17.27 FEET;
6. THENCE N64°41'44"W A DISTANCE OF 39.48 FEET;
7. THENCE N117°02'28"W A DISTANCE OF 80.37 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT A OF MERIDIAN RANCH ESTATES FILING NO. 2, RECORDED WITH RECEPTION NO. 215713052 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIX (6) COURSES ARE ALONG SAID TRACT A AND THE BOUNDARY OF SAID MERIDIAN RANCH ESTATES FILING NO. 2:

8. THENCE N117°02'28"W A DISTANCE OF 193.41 FEET;
9. THENCE N22°25'07"W A DISTANCE OF 421.43 FEET;
10. THENCE N33°04'51"W A DISTANCE OF 344.00 FEET;
11. THENCE N34°57'33"W A DISTANCE OF 236.34 FEET;
12. THENCE N08°29'52"W A DISTANCE OF 236.42 FEET;
13. THENCE N00°00'00"E A DISTANCE OF 302.46 FEET TO A POINT ON THE NORTH LINE OF THE NORTH-EAST 1/4 OF SAID SECTION 19;
14. THENCE S89°16'07"E ON SAID NORTH SECTION LINE A DISTANCE OF 603.18 FEET;
15. THENCE S00°00'00"E A DISTANCE OF 879.92 FEET;
16. THENCE S33°01'00"E A DISTANCE OF 540.00 FEET;
17. THENCE S30°02'54"E A DISTANCE OF 180.68 FEET;
18. THENCE S00°00'00"E A DISTANCE OF 254.65 FEET;
19. THENCE S38°41'46"W A DISTANCE OF 160.00 FEET;
20. THENCE S81°16'16"E A DISTANCE OF 170.25 FEET;
21. THENCE N63°41'44"E A DISTANCE OF 31.11 FEET;
22. THENCE S81°16'16"E A DISTANCE OF 30.00 FEET;
23. THENCE S38°41'46"W A DISTANCE OF 231.44 FEET TO A POINT ON CURVE TO THE LEFT;
24. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 40°46'08", AN ARC LENGTH OF 158.54 FEET, WHOSE LONG CHORD BEARS S18°18'40"W A DISTANCE OF 153.28 FEET;
25. THENCE S02°34'24"E A DISTANCE OF 48.00 FEET;
26. THENCE S47°24'24"E A DISTANCE OF 100.00 FEET;
27. THENCE S42°28'08"W A DISTANCE OF 24.10 FEET TO A NON-TANGENT POINT OF CURVE TO THE RIGHT;
28. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 830.00 FEET, A DELTA ANGLE OF 22°28'08", AN ARC LENGTH OF 248.68 FEET, WHOSE LONG CHORD BEARS S09°35'41"W A DISTANCE OF 247.27 FEET;
29. THENCE S29°44'32"E A DISTANCE OF 80.41 FEET;
30. THENCE S22°25'52"E A DISTANCE OF 32.00 FEET;
31. THENCE S24°25'55"W A DISTANCE OF 80.00 FEET;
32. THENCE S72°38'20"W A DISTANCE OF 32.69 FEET TO A NON-TANGENT POINT OF CURVE TO THE RIGHT;
33. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 04°41'46", AN ARC LENGTH OF 27.00 FEET, WHOSE LONG CHORD BEARS S33°41'37"W A DISTANCE OF 27.04 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. 216713763 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING EIGHT (8) COURSES ARE ON SAID BOUNDARY LINE:

34. THENCE N57°13'32"W A DISTANCE OF 80.00 FEET TO A NON-TANGENT CURVE TO THE LEFT;
35. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 17°44'47", AN ARC LENGTH OF 81.43 FEET, WHOSE LONG CHORD BEARS N08°55'27"E A DISTANCE OF 81.12 FEET;
36. THENCE N20°44'32"E A DISTANCE OF 104.41 FEET TO A CURVE TO THE LEFT;
37. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 570.00 FEET, A DELTA ANGLE OF 22°54'07", AN ARC LENGTH OF 227.04 FEET, WHOSE LONG CHORD BEARS N09°22'40"E A DISTANCE OF 226.32 FEET;
38. THENCE N02°04'24"W A DISTANCE OF 3.92 FEET;
39. THENCE N47°28'08"W A DISTANCE OF 31.92 FEET TO A NON-TANGENT CURVE TO THE LEFT;
40. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 324.00 FEET, A DELTA ANGLE OF 14°34'32", AN ARC LENGTH OF 824.23 FEET, WHOSE LONG CHORD BEARS S70°43'10"W A DISTANCE OF 822.01 FEET;
41. THENCE S72°25'54"W A DISTANCE OF 442.10 FEET TO A POINT ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH ESTATES FILING NO. 2;
42. THENCE N17°34'08"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE PARCEL OF LAND CONTAINS 28.907 ACRES, MORE OR LESS.

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 19 & 20, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.

PLAT NO. _____



VICINITY MAP

N.T.S.

NOTES:

- 1) BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T22S, R64W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR S89°16'16"E FROM THE NORTHWEST CORNER OF SECTION 19 (2) REFERENCE MONUMENTS PLUS 24884) TO THE NORTH QUARTER CORNER OF SECTION 19 (2) 255' ALUM. CAP NLS 24884).
- 2) THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO REX ROAD.
- 3) ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE ENTIRE AREA OF THESE EASEMENTS ARE HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE, METROPOLITAN DISTRICT AND OTL, INC. DBA OTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 4) UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 5) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 6) THE WATER AND SEWER PROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.
- 7) NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO-BUILD ZONES, EXCEPT FENCES; FENCES SHALL NOT BE LOCATED RUNOFF FROM REACHING DRAINAGE SWALES.
- 8) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORT, EROSION CONTROL REPORT, TRAFFIC IMPACT STUDY, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT.
- 9) A DRIVEWAY PERMIT MUST BE ISSUED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 10) THE 80 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1992, AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON REDEMPTION OF THIS PLAT.
- 11) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED 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, THE HOME OWNERS ASSOCIATION, 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. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 12) DUE TO POTENTIAL FOR HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- 13) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PRAIRIE DOG, JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- 14) TRACTS A & B ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACTS TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT. THE ENTIRE AREA OF THESE TRACTS IS HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND OTL, INC. DBA OTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. ALL OTHER SPACE/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.
- 15) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. _____ BY HERITAGE TITLE COMPANY, DATED _____.
- 16) ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A WELL LEVY, PLATING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- 17) ALL PUBLIC LAND SURVEY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY URS CORPORATION DATED APRIL 13, 2000. BOUNDARY SURVEY IS RECORDED WITH RECEPTION NUMBER 20140604 OF EL PASO COUNTY RECORDS.
- 18) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF THE EL PASO COUNTY, COLORADO.
- 19) THE PLAT IS REGULATED BY A P.L.D. DEVELOPMENT PLAN FILED PUSP-18-103 AS RECORDED WITH RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- 20) 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 IMPIDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 21) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED, WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUPERIOR IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- 22) NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') RIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS. NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A TWENTY FOOT (20') BY THIRTY FOOT (30') RIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS ALONG BARRANCO DRIVE DRIVE.
- 23) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 24) THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND SHALL NOT BE REQUIRED TO PARTICIPATE IN THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, IN ACCORDANCE WITH THE PROVISIONS OF THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT CONCERNING WOODMEN ROAD ADOPTED PURSUANT TO RESOLUTION NO. 13-041.
- 25) FLOOD PLAIN: "THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1" IS NOT LOCATED WITHIN ANY DESIGNATED F.E.M.A. FLOOD ZONE BASED ON LOWR CASE NO. 14-26-1121P, EFFECTIVE DATE MARCH 24, 2015 WHICH IS A REVISION TO THE FLOOD HAZARDS IDENTIFIED ON F.E.M.A. FIRM MAP 15040C25-F DATED MARCH 17, 1997.
- 26) LOTS 1-16 ACREAGE: 18.333
TRACT A & B ACREAGE: 2.184
STREET ACREAGE: 3.416
TOTAL ACREAGE: 23.937

DEDICATION:

THE ABOVE OWNER(S) HAVING CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THE PLAT, WHICH SUBDIVISION SHALL BE DEDICATED "THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1" A SUBDIVISION IN EL PASO COUNTY, COLORADO. ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED AND PROPER DRAINAGE PROVIDED AT THE OWNER'S EXPENSE AND ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO UPON ACCEPTANCE BY RESOLUTION. ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE OF EL PASO COUNTY, COLORADO WITH THE EXCEPTION OF MEDANS WHICH WILL BE MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT.

IN WITNESS WHEREOF:

OTL, INC. DBA OTL DEVELOPMENT, INC., RAUL GUZMAN, VICE PRESIDENT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 20____.

U.S. INC. DBA OTL DEVELOPMENT, INC.

BY: RAUL GUZMAN, VICE PRESIDENT

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY RAUL GUZMAN, VICE PRESIDENT, OTL, INC. DBA OTL DEVELOPMENT, INC.

NOTARY PUBLIC: _____ ADDRESS: _____

MY COMMISSION EXPIRES: _____

MERIDIAN SERVICE METROPOLITAN DISTRICT

BY: WILTON GARRISON, PRESIDENT

STATE OF COLORADO)
COUNTY OF EL PASO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY WILTON GARRISON, MERIDIAN SERVICE METROPOLITAN DISTRICT.

NOTARY PUBLIC: _____ ADDRESS: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION:

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

JAMES F. LENT
PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, PLS NO. 34963

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

APPROVALS:

RE: ACCOMPANYING PLAT OF "THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1", EL PASO COUNTY, COLORADO, WAS APPROVED FOR FILING THIS _____ DAY OF _____, 20____.

APPROVED BY THE PRESIDENT, BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THIS _____ DAY OF _____, 20____.

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THIS _____ DAY OF _____, 20____.

EL PASO COUNTY CLERK AND RECORDER

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

FILE: _____ BY: _____
DEPUTY

Fees:

RECEIPT NO: _____
PLAT FEE: _____
SURCHARGE: _____
SCHOOL: _____
PAVE: _____
THROW: _____
DRAINAGE: _____

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 19 & 20, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.

EL PASO COUNTY, COLORADO.



1 inch = 50 ft

□ - FOUND MONUMENT AS SHOWN
 ● - FOUND #1 REBAR WITH CAP
 PLS 34583
 ● - SET #4 REBAR W/CAP
 PLS 34583
 ○ - NON-RADIAL BEARING
 (12.82) - EASEMENT OF NO-BUILD LTL
 (12.145) - ADDRESS
 ——— - MATCHLINE

MERIDIAN RANCH
 ESTATES FILING NO. 2
 RECEPTION NO.
 213713406
 (NOT A PART)

MERIDIAN RANCH
 FILING NO. 9
 RECEPTION NO.
 216713763
 (NOT A PART)

UNPLATTED

DRANN BY: LCO	DATE: JULY 2010
CHECKED BY: TAE	SHEET: 2 OF 5

NOT PROTECT NO. 10-XX-XXV

HCU PROJECT NO. 98-XX-XXX

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1

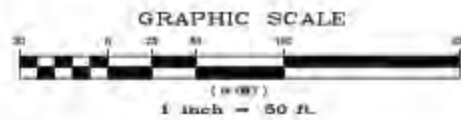
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 19 & 20, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.

LEGEND

- = FOUND MONUMENT AS SHOWN
- = FOUND IN REBAR WITH CAP
P.L.S. 34553
- = SET IN REBAR W/CAP
P.L.S. 34553
- = NON-RADIAL BEARINGS
- (52.62) = EASEMENT OR NO-BUILD DM
- (72.543) = ADDRESS
- = MATCHLINE



55

56

57

58

59

TRACT A

MERIDIAN RANCH
ESTATES FILING NO. 3
RECEPTION NO.
216713852
(NOT A PART)

MERIDIAN RANCH
ESTATES FILING NO. 2
RECEPTION NO.
213713406
(NOT A PART)

TRACT D

SHEET 2

SHEET 4

14

15
(3.84 AC. ±)

16
(3.84 AC. ±)

UNPLATTED

UNPLATTED

PALMER PEAK PL.

SUNRISE RIDGE DR.

MSMD
PARCEL
SCH. #
4200000408

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 19 & 20, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.

- LEGEND**
- = FOUND MONUMENT AS SHOWN
 - = FOUND IN REBAR WITH CAP PLS 34553
 - = SET IN REBAR W/CAP PLS 34553
 - = NON-RADIAL BEARING
 - (52.62) = EASEMENT OR NO-BUILD DIM.
 - (72.543) = ADDRESS
 - = MATCHLINE

MERIDIAN RANCH
ESTATES FILING NO. 3
RECEPTION NO.
216713852
(NOT A PART)

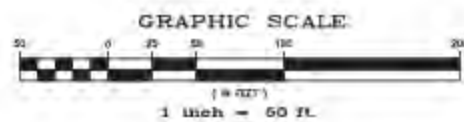
TRACT A

SHEET 5

PALMER PEAK PL.
140 FT. WIDE

UNPLATTED

UNPLATTED



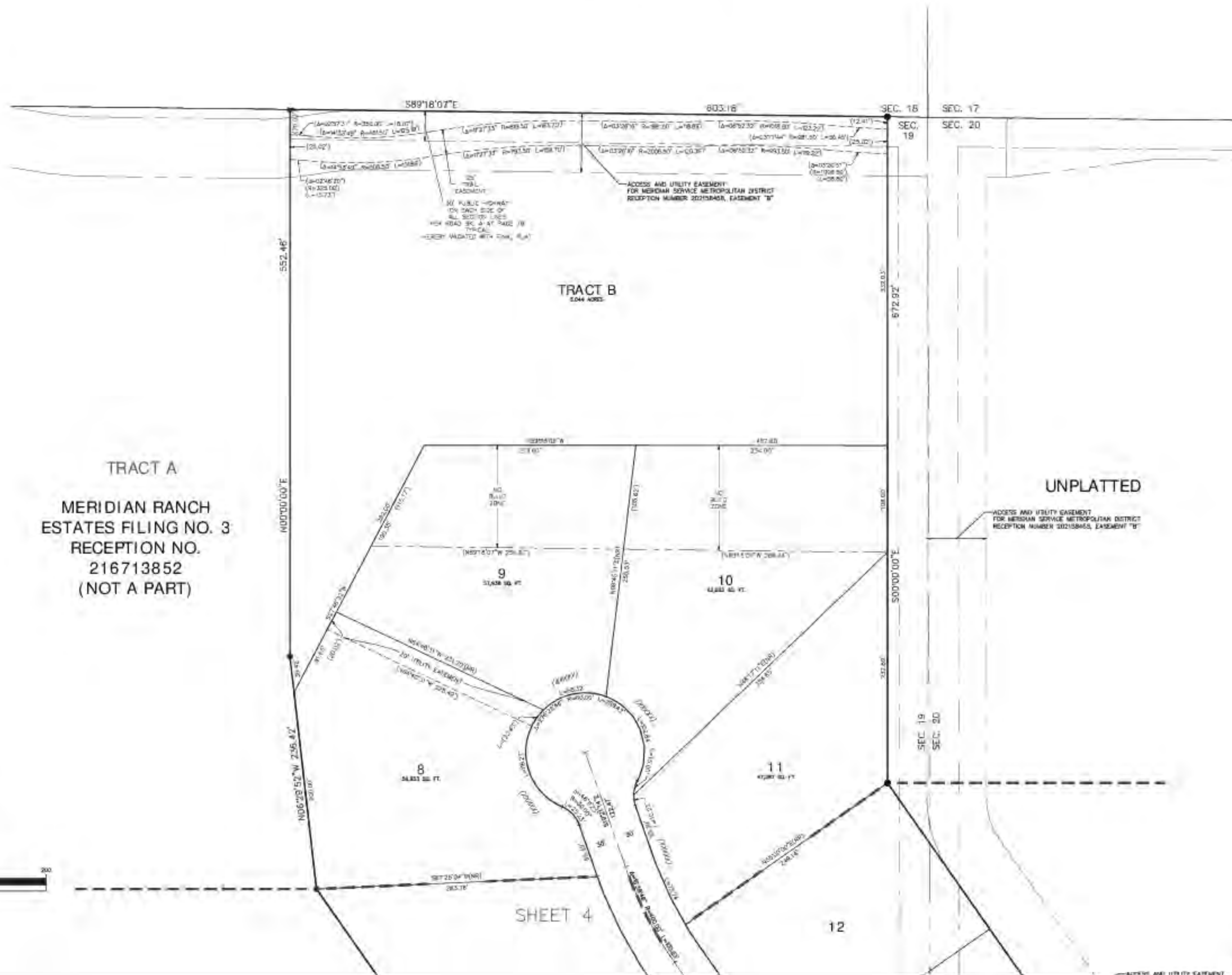
THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 19 & 20, IN TOWNSHIP 12 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO.



INDEX MAP
N.T.S.

- LEGEND**
- = FOUND MONUMENT AS SHOWN
 - = FOUND #4 REBAR WITH CAP PLS 34553
 - = SET #4 REBAR W/CAP PLS 34553
 - = NON-RADIAL BEARINGS
 - (52.62) = EASEMENT OR NO-BUILD DIM.
 - (72.543) = ADDRESS
 - = MATCHLINE



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Rolling Hills Ranch PUD Development Plan and Preliminary Plan

Agenda Date: November 13, 2019

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by N.E.S., Inc., on behalf of GTL, Inc., for approval of the Rolling Hills Ranch PUD Development Plan and Preliminary Plan. Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, north of Londonderry Drive, at the current terminus of Rex Road. The proposed 251-acre development will include 725 single-family residential lots, with a minimum lot size of 6,000 square feet. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open spaces directly impacted by this proposed subdivision. Falcon Regional Park is located immediately adjacent the project site, while the proposed Eastonville and Meridian Ranch Regional Trails are located 0.25 and 0.50 mile to the east and north, respectively. The proposed Arroyo Lane Regional Trail alignment is currently located within the southern portion of the property; however, the Arroyo Lane Trail will utilize paved Meridian Ranch trails already existing or planned along both Rex Road and Londonderry Drive. Both alignments will allow for future connectivity between Falcon Regional Park, the Eastonville Regional Trail, and the overall Meridian Ranch development. As such, no trail easements will be required along this trail corridor.

The open space dedication proposed within Rolling Hills Ranch comprises 66 acres, or 26% of the subdivision, and therefore exceeds the required open space dedication of 10%. A 1-acre neighborhood park is planned for the development, and an extensive trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including neighborhood parks, community and recreation centers, an 18-hole golf course, as well as direct connectivity to Falcon Regional Park.

County Parks acknowledges the waiver of \$330,600 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intends to submit requests for Park Lands Agreements via forthcoming final plats to address credits against urban park fees for this subdivision. Parks staff will

review the agreements, and if acceptable, will submit them for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of forthcoming final plats. If no Park Lands Agreements are requested, total final plat urban park fees for all filings in Rolling Hills Ranch would amount to \$208,800.

Recommended Motion (PUD Development Plan / Preliminary Plan):

Recommend to the Planning Commission and the Board of County Commissioners that approval of the Rolling Hills Ranch PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$208,800 will be required at time of the recording of the forthcoming final plats. Park Lands Agreements may be an acceptable alternative to urban park fees, provided the agreements are approved by the County and executed prior to recording the forthcoming final plats.

Rolling Hills Ranch

Arroyo Lane Regional Trail

Curtis Road Route

Rock Island Regional Trail

Judge Orr Road

Eastonville Regional Trail

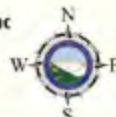
Drake Lake Trail

Rock Island Trailhead Park

Rolling Hills Ranch PUD Development Plan and Preliminary Plan Review

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

0.5 0.25 0 Miles



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

November 13, 2019

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

Name:	Rolling Hills Ranch PUD / Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-19-009	Total Acreage:	251.00
		Total # of Dwelling Units:	725
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.22
GTL Development, Inc.	N.E.S., Inc.	Regional Park Area:	2
3575 Kenyon Street	619 North Cascade Avenue	Urban Park Area:	3
San Diego, CA 92110	Suite 200	Existing Zoning Code:	PUD
	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 725 Dwelling Units = 14.065

Total Regional Park Acres: 14.065

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

Urban Park Area: 3

Neighborhood: 0.00375 Acres x 725 Dwelling Units = 2.72

Community: 0.00625 Acres x 725 Dwelling Units = 4.53

Total Urban Park Acres: 7.25

FEE REQUIREMENTS

Regional Park Area: 2

\$456 / Dwelling Unit x 725 Dwelling Units = \$330,600

Total Regional Park Fees: \$330,600

Urban Park Area: 3

Neighborhood: \$113 / Dwelling Unit x 725 Dwelling Units = \$81,925

Community: \$175 / Dwelling Unit x 725 Dwelling Units = \$126,875

Total Urban Park Fees: \$208,800

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and the Board of County Commissioners that approval of the Rolling Hills Ranch PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$208,800 will be required at time of the recording of the forthcoming final plats. Park Lands Agreements may be an acceptable alternative to urban park fees, provided the agreements are approved by the County and executed prior to recording the forthcoming final plats.

Park Advisory Board Recommendation:

MERIDIAN RANCH: ROLLING HILLS RANCH FILINGS 1-3

PUD DEVELOPMENT, PRELIMINARY PLAN AND FINAL PLAT

LETTER OF INTENT

OCTOBER 2019

PROPERTY OWNER:

Meridian Ranch Investments Inc.
PO BOX 80036,
San Diego, CA 92138

DEVELOPER:

GTL Development, Inc.
3575 Kenyon Street,
San Diego, CA 92110

CONSULTANT:

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

LOCATION

The Rolling Hills Ranch is located southeast of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 251 acres and is zoned PUD. To the west is the Meridian Ranch Filing No. 9 residential development and to the south Filing 11 of Meridian Ranch.



REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for the Rolling Hills Ranch Filings 1-3, consisting of 725 single-family dwelling lots, landscaping, open space, and trails on approximately 252 acres.
2. A Final Plat for Rolling Hills Ranch Filing 1, consisting of 262 lots and 4 tracts for landscaping, open space, and utilities on approximately 95 acres.
3. A PUD Modification of ECM Section 2.5.2.C.4 in relation to the requirement to provide midblock pedestrian crossings.
4. Early Metro District improvements.

PROJECT JUSTIFICATION**a. Consistency with Approved Sketch Plan**

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on March 14, 2018. This shows the land use designation of the area now comprising the Rolling Hills Ranch as MR-R3 (3 du/ac).

The PUD Development/Preliminary Plan for Rolling Hills Ranch Filings 1-3 comprises 725 lots on approximately 251 acres, which represents a density of 2.98 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.21 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Policy Plan and Small Area Plan Compliance

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision also satisfies the following policies of the County Policy Plan:

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

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

c. Parks and Open Space Requirement

Rolling Hills Ranch Filings 1-3 includes open space tracts approximately 66 acres in size including trail connections to the extensive trail and open space provisions within Meridian Ranch. As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$272 per

subdivision lot for Urban Parks and \$430 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Rolling Hills Ranch Filings 1-3
Urban	\$197,200
Regional	\$311,750
Total	\$508,950

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.

d. PUD Modification

Section 2.5.2.C.4 of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. In this area of development for the 725 lots, the need for a midblock crossing is not considered necessary as there is no pedestrian destination in these areas that would necessitate a midblock crossing that the current attached sidewalks and open space trail connections wont already facilitate.

e. Drainage

A Preliminary/Final Drainage Report for the Rolling Hills Ranch is submitted with this application package.

f. Traffic

A Traffic Report prepared by LSC is submitted in support of this application.

g. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application.

h. Utilities

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

i. Wildlife

Rolling Hills Ranch is in a developing area and there is no significant impact to wildlife.

In accordance with the impact identification report of the Meridian Ranch Sketch Plan, in 2009 the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

DATE: October 10, 2010
PROJECT NO.: 10-000001
DESIGNED BY: NES

ENTITLEMENT

DATE: 10/10/10
BY: NES
CHECKED BY: NES

LEGAL PLAN

2
OF 34

PROJECT # PUDSP#

LEGAL DESCRIPTION - ROLLING HILLS RANCH FILING 1-3:

KNOW ALL MEN BY THESE PRESENTS:

THAT L. L. MC ALLEN DEVELOPMENT, INC., THE UNDERTAKING, PRESIDENT AND MANAGER SERVICE
MEMORIAL RANCH DISTRICT BOARD THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 AND 28
IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BECAUSE SAID THE NORTH-EAST CORNER OF TRACT OF MERIDIAN RANCH FILING NO. 1
RECORDED WITH RECEPTION NO. 245713 IN THE RECORDS OF EL PASO COUNTY;

1. THENCE 84°59'30" W OR SAID TRACT LINE A DISTANCE OF 26.33 FEET TO A CURVE TO THE RIGHT;
2. THENCE ON THE ARC OF SAID CURVE, HAVING AN RADIUS OF 250.00 FEET, A CURVE ANGLE OF
0°01'30", AN ARC LENGTH OF 27.05 FEET, WHOSE LONG CHORD BEARS 84°59'30" E A DISTANCE OF 27.05
FEET;
3. THENCE 17°55'20" E A DISTANCE OF 30.90 FEET;
4. THENCE 24°30'30" E A DISTANCE OF 30.00 FEET;
5. THENCE 22°35'20" W A DISTANCE OF 32.00 FEET;
6. THENCE 20°40'30" E A DISTANCE OF 30.44 FEET TO A CURVE TO THE LEFT;
7. THENCE ON THE ARC OF SAID CURVE, HAVING AN RADIUS OF 250.00 FEET, A CURVE ANGLE OF
22°35'20", AN ARC LENGTH OF 24.30 FEET, WHOSE LONG CHORD BEARS 80°59'30" E A DISTANCE OF 24.32
FEET;
8. THENCE 82°50'00" E A DISTANCE OF 8.12 FEET;
9. THENCE 80°29'30" W A DISTANCE OF 100.00 FEET;
10. THENCE 80°59'30" E A DISTANCE OF 100.00 FEET TO A CURVE TO THE RIGHT;
11. THENCE ON THE ARC OF SAID CURVE, HAVING AN RADIUS OF 1000.00 FEET, A CURVE ANGLE OF
0°09'30", AN ARC LENGTH OF 107.50 FEET, WHOSE LONG CHORD BEARS 80°59'30" E A DISTANCE OF 107.50
FEET;
12. THENCE 80°59'30" E A DISTANCE OF 40.00 FEET TO A CURVE TO THE RIGHT;
13. THENCE ON THE ARC OF SAID CURVE, HAVING AN RADIUS OF 7500.00 FEET, A CURVE ANGLE OF
0°02'00", AN ARC LENGTH OF 293.36 FEET, WHOSE LONG CHORD BEARS 80°59'30" E A DISTANCE OF 293.36
FEET;
14. THENCE 107°07'24" W A DISTANCE OF 1000.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
15. THENCE ON THE ARC OF SAID CURVE, HAVING AN RADIUS OF 7500.00 FEET, A CURVE ANGLE OF
0°02'00", AN ARC LENGTH OF 40.44 FEET, WHOSE LONG CHORD BEARS 80°59'30" E A DISTANCE OF 40.44
FEET;
16. THENCE 140°28'30" E A DISTANCE OF 100.13 FEET;
17. THENCE 102°18'40" E A DISTANCE OF 120.00 FEET;
18. THENCE 102°18'40" E A DISTANCE OF 80.00 FEET;
19. THENCE 140°28'30" E A DISTANCE OF 80.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF
FALCON REGIONAL PARK, RECORDED WITH RECEPTION NO. 244962 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING TWO (2) COURSES ARE ON SAID BOUNDARY LINE:

20. THENCE 140°28'30" E A DISTANCE OF 110.00 FEET;
21. THENCE 100°11'40" E A DISTANCE OF 550.00 FEET;
22. THENCE 100°11'40" W A DISTANCE OF 600.00 FEET;
23. THENCE 100°11'40" W A DISTANCE OF 715.00 FEET;
24. THENCE 140°28'30" E A DISTANCE OF 145.47 FEET;
25. THENCE 100°11'40" W A DISTANCE OF 120.00 FEET;
26. THENCE 100°11'40" E A DISTANCE OF 100.00 FEET;
27. THENCE 117°01'30" E A DISTANCE OF 100.00 FEET;
28. THENCE 120°04'45" E A DISTANCE OF 174.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF
FALCON HIGH SCHOOL, RECORDED WITH RECEPTION NO. 20029547 IN THE RECORDS OF EL PASO COUNTY;
29. THENCE 100°11'40" W A DISTANCE OF 2170.00 FEET ALONG SAID BOUNDARY;
30. THENCE 100°11'40" W A DISTANCE OF 1000.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF
MERIDIAN RANCH FILING NO. 1A, RECORDED WITH RECEPTION NO. 241813 IN THE RECORDS OF EL PASO
COUNTY AND A NON-TANGENT CURVE TO THE LEFT;

THE FOLLOWING NINE (9) COURSES ARE ON SAID BOUNDARY LINE:

31. THENCE ON THE ARC OF SAID CURVE, HAVING AN RADIUS OF 1710.00 FEET, A CURVE ANGLE OF
0°03'30", AN ARC LENGTH OF 15.54 FEET, WHOSE LONG CHORD BEARS 82°24'40" W A DISTANCE OF 15.54
FEET;
32. THENCE 122°04'45" W A DISTANCE OF 63.00 FEET;
33. THENCE 140°28'30" W A DISTANCE OF 400.00 FEET;
34. THENCE 140°28'30" W A DISTANCE OF 400.00 FEET;
35. THENCE 100°07'00" W A DISTANCE OF 150.37 FEET;
36. THENCE 140°28'30" W A DISTANCE OF 180.35 FEET;
37. THENCE 100°11'40" W A DISTANCE OF 147.84 FEET;
38. THENCE 140°28'30" W A DISTANCE OF 100.00 FEET;
39. THENCE 172°14'40" W A DISTANCE OF 304.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF
MERIDIAN RANCH FILING NO. 3, RECORDED WITH RECEPTION NO. 215213 IN THE RECORDS OF EL PASO
COUNTY;

THE FOLLOWING ELEVEN (11) COURSES ARE ON SAID BOUNDARY LINE:

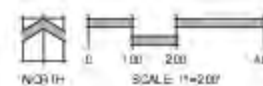
40. THENCE 100°07'00" W A DISTANCE OF 100.00 FEET;
41. THENCE 100°11'40" W A DISTANCE OF 100.00 FEET;
42. THENCE 140°28'30" W A DISTANCE OF 100.00 FEET;
43. THENCE 140°28'30" W A DISTANCE OF 100.00 FEET;
44. THENCE 100°11'40" W A DISTANCE OF 100.00 FEET;
45. THENCE 140°28'30" E A DISTANCE OF 100.00 FEET;
46. THENCE 140°28'30" W A DISTANCE OF 114.00 FEET;
47. THENCE 140°28'30" W A DISTANCE OF 132.00 FEET;
48. THENCE 172°14'40" W A DISTANCE OF 131.00 FEET;
49. THENCE 140°28'30" W A DISTANCE OF 100.00 FEET;
50. THENCE 140°28'30" E A DISTANCE OF 36.77 FEET TO A POINT ON THE EASTERLY BOUNDARY OF
MERIDIAN RANCH FILING NO. 4;

THE FOLLOWING SEVEN (7) COURSES ARE ON SAID BOUNDARY LINE:

51. THENCE 140°28'30" W A DISTANCE OF 162.33 FEET;
52. THENCE 140°28'30" W A DISTANCE OF 210.35 FEET;
53. THENCE 100°04'25" W A DISTANCE OF 180.00 FEET;
54. THENCE 140°13'00" W A DISTANCE OF 87.14 FEET;
55. THENCE 140°28'30" E A DISTANCE OF 80.75 FEET;
56. THENCE 140°28'30" W A DISTANCE OF 81.33 FEET;
57. THENCE 122°13'10" W A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING

THE ABOVE PARCEL OF LAND CONTAINS 24.09 ACRES, MORE OR LESS.

BECAUSE SAID INFORMATION THE SOUTH LINE OF THE 1/4 OF
SECTION 20, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS 89°20'42" E FROM
THE NORTHWEST CORNER OF SAID SECTION 20 (A POINT) TO THE SOUTHWEST CORNER
OF SAID SECTION 20 (A POINT) 1/4 MILE, CAPS 15.00000;





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 Ranch Filings 1-3
 At Meridian
 Ranch

PUD Development Plan /
 Preliminary Plan

ENTITLEMENT

WEST & SOUTH
 SITE PLAN

4

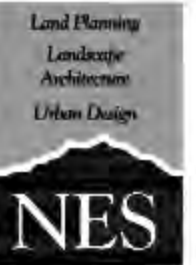
OF 34

PUD # PUDSP#





ZONE PUD
USE RESIDENTIAL
SUBSISTENCE
TRACT C
TRACT D
TRACT E



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Preliminary Plan

DATE: 10/10/10
PROJECT NO.: 1000000000
DESIGNED BY: NES

ENTITLEMENT

WEST & SOUTH
SITE PLAN

5
of 34

PUD # PUDSP-



Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

1/10/10
1/10/10
1/10/10

ENTITLEMENT

FILE BY: _____
DATE: _____
BY: _____
DATE: _____

WEST & SOUTH
SITE PLAN

6
OF 34

PUD # PUDSP-_____



Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

DATE: October 10, 2010
PROJECT NO.: 10-0000
DESIGNED BY: NES

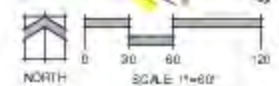
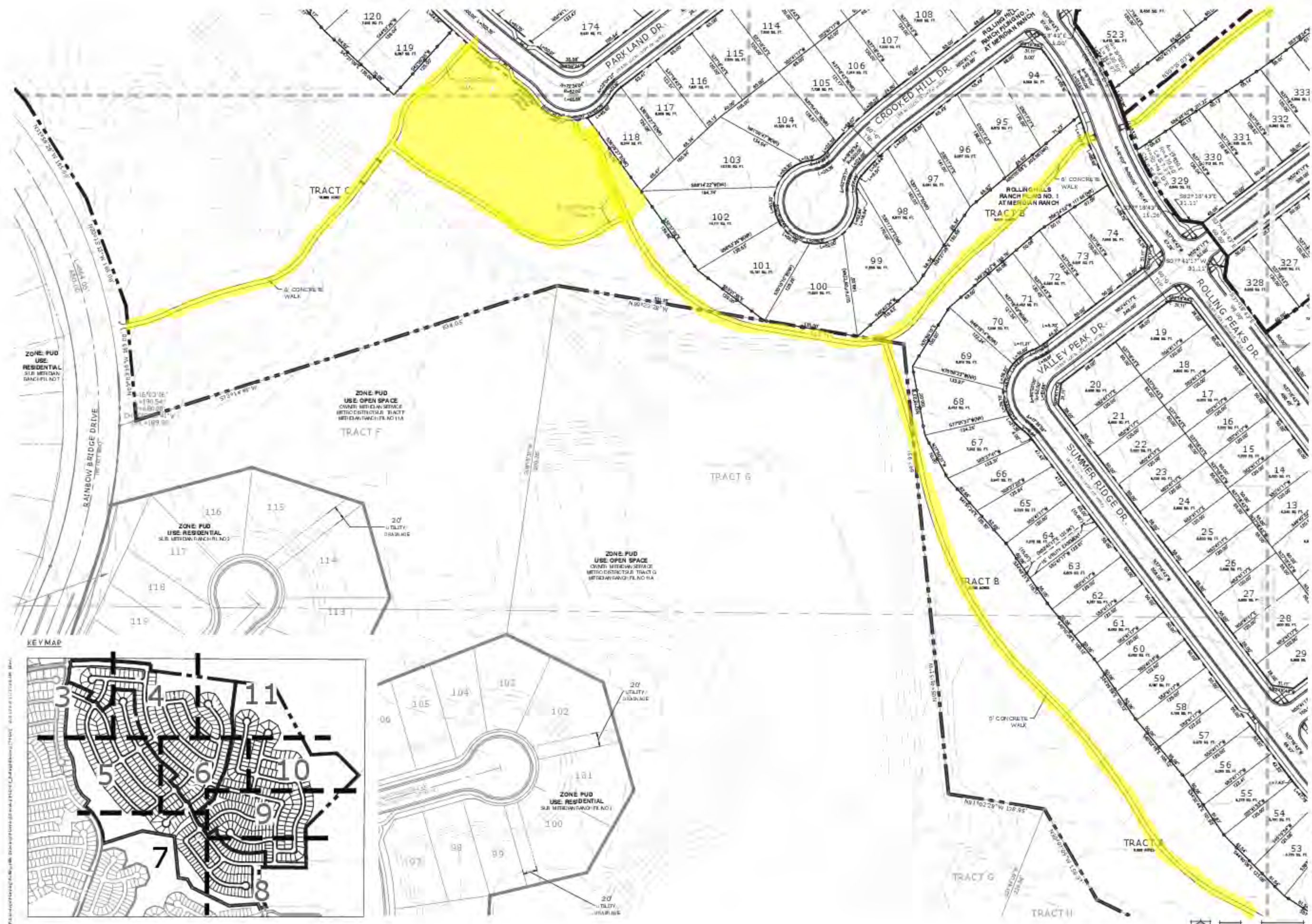
ENTITLEMENT

WEST & SOUTH
SITE PLAN

7

OF 34

PCD # PUDSP-



Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

DATE: 10/10/2009
PROJECT NO.: 1000000000
DESIGNED BY: NES

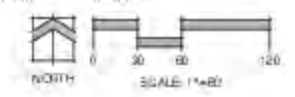
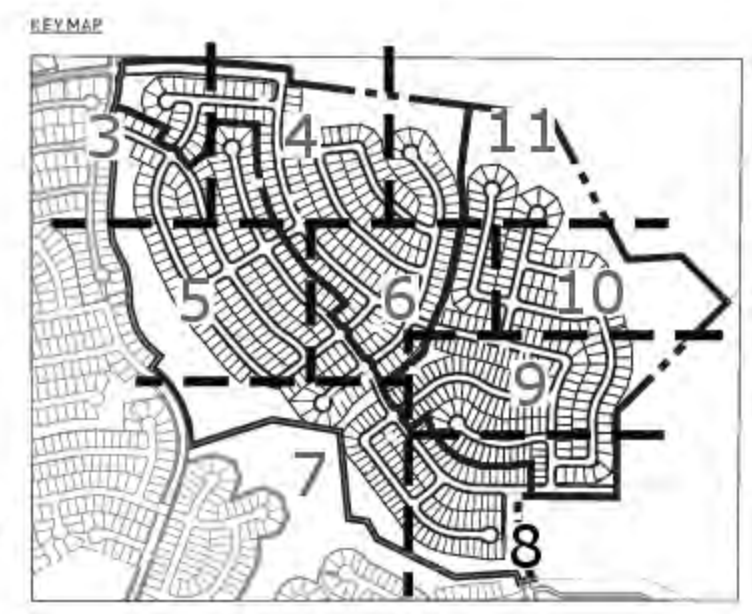
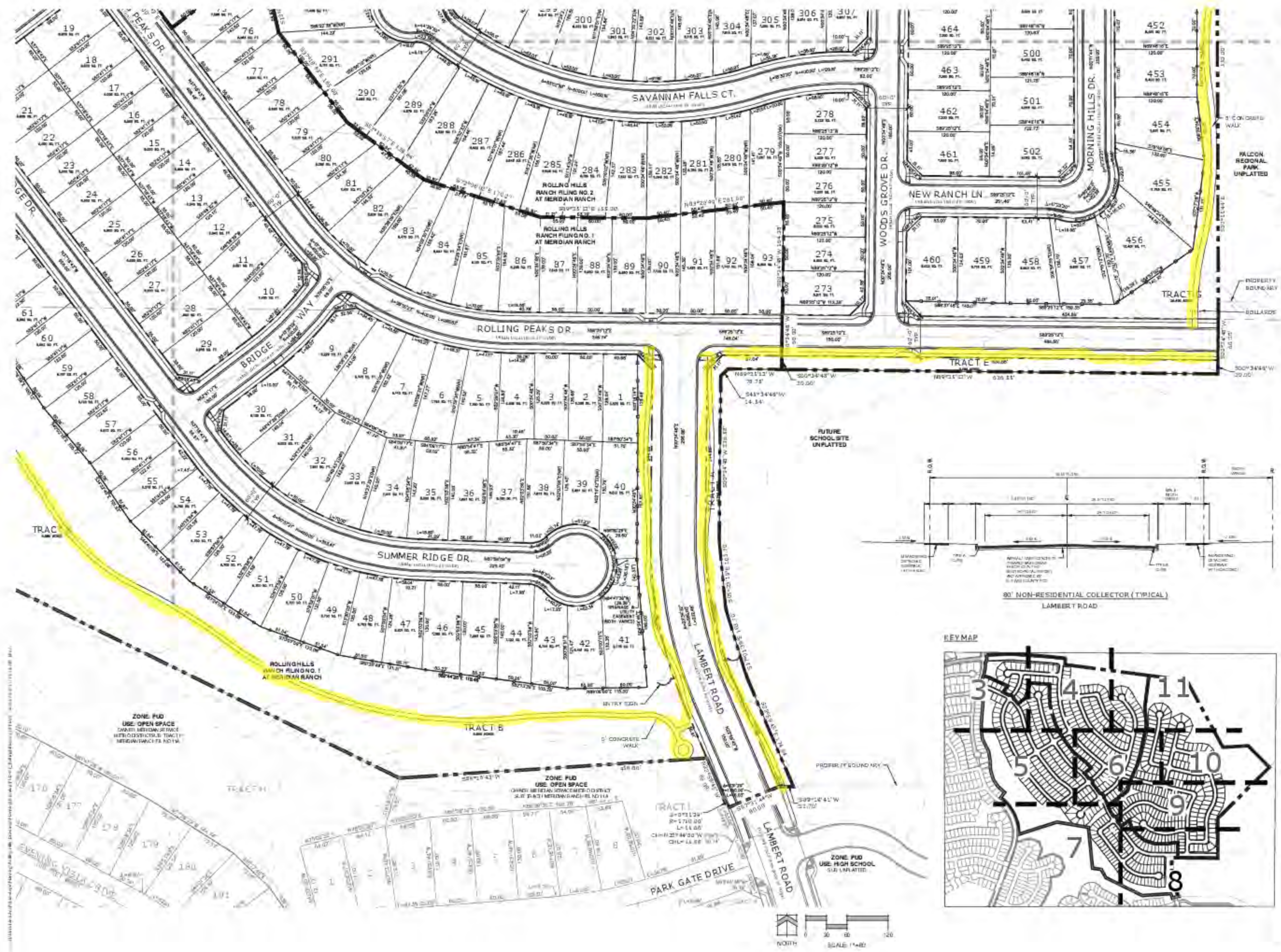
ENTITLEMENT

WEST & SOUTH
SITE PLAN

8

OF 34

PCD # PUDSP-



PUD Development Plan /
Preliminary Plan

DATE	version 1.0, 2011
PREPARED BY	1. graham
PREPARED BY	1. graham

ENTITLEMENT

WEST & SOUTH
SITE PLAN

9

34

PCD# PUDSP-





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Preliminary Plan

DATE: 10/10/2009
PROJECT NO.: 1000000000
DESIGNED BY: NES

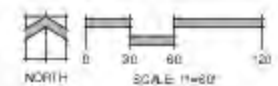
ENTITLEMENT		
FILED	BY	DATE

WEST & SOUTH
SITE PLAN

10

OF 34

PCD # PUDSP-



KEY MAP



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Rolling Hills Ranch Filings 1-3 At Meridian Ranch

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PROJECT NO. 11
PROJECT NAME: ROLLING HILLS RANCH
FILINGS 1-3

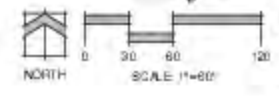
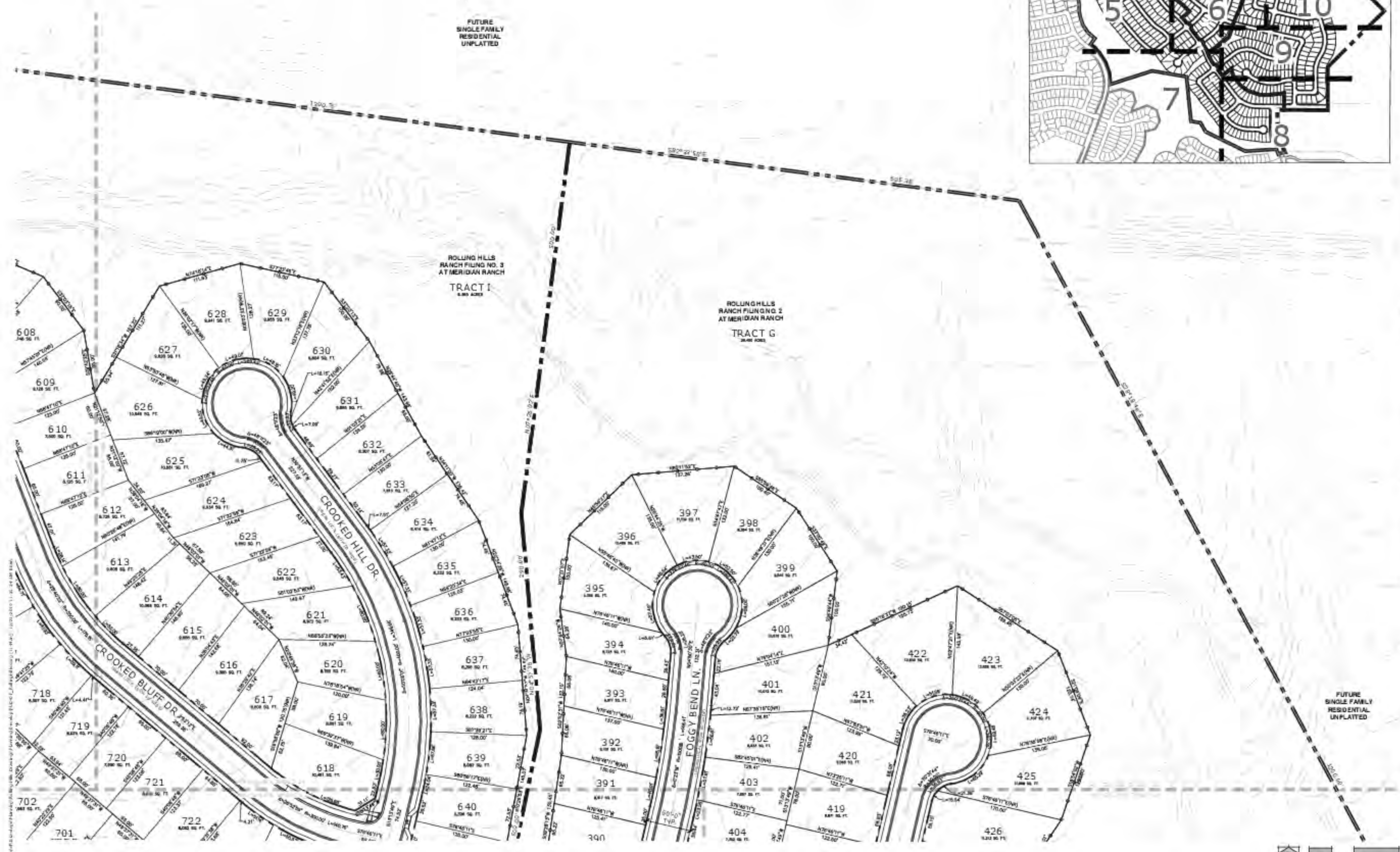
ENTITLEMENT

WEST & SOUTH
SITE PLAN

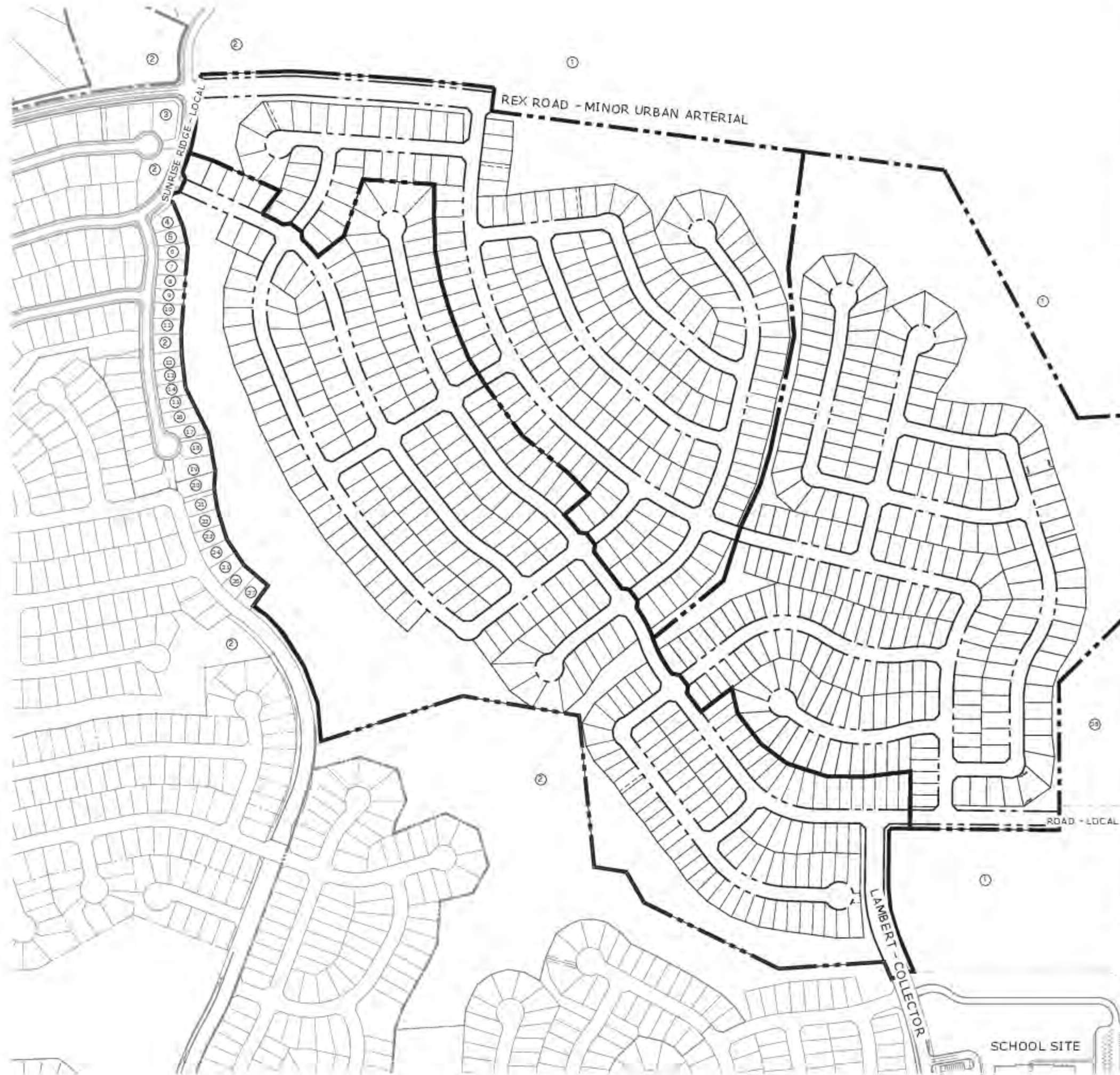
11

OF 34

PUD # PUDSP#



Owner	Mailing Address	City, State, Zip
1. MERIDIAN RANCH INVESTMENTS INC.	PO BOX 80786	DANVER CO, 80511
2. MERIDIAN SERVICE DISTRICT, LTD COMMUNITY BENEFIT SVCS	1588 SHAWANO PEAR CT	PORTON CO, 80801
3. MARTIN DAVID WAYNE	1588 CLARE PEAR CT	PORTON CO, 80801
4. MARTIN DAVID WAYNE	1588 SHAWANO PEAR CT	PORTON CO, 80801
5. BLAIRY KATHY PATRICK	1588 SHAWANO PEAR CT	PORTON CO, 80801
6. OTTON JESSICA L OTTON	1588 SHAWANO PEAR CT	PORTON CO, 80801
7. REBEKA KOSCH	1588 SHAWANO PEAR CT	PORTON CO, 80801
8. ART NICKS & ART VETERNA	1588 SHAWANO PEAR CT	PORTON CO, 80801
9. LUTHER THOMAS POLAND	1588 SHAWANO PEAR CT	PORTON CO, 80801
10. SONG TANGHUA J SONG	1588 SHAWANO PEAR CT	PORTON CO, 80801
11. LINDA STEPHEN Q LINDA	1588 SHAWANO PEAR CT	PORTON CO, 80801
12. RICHARD R. RICH	1588 SHAWANO PEAR CT	PORTON CO, 80801
13. JACKSON STEVEN R JACKSON	1588 SHAWANO PEAR CT	PORTON CO, 80801
14. MARGIE JERRY LIVING	1588 SHAWANO PEAR CT	PORTON CO, 80801
15. DEANER BARBARA DEANER	1588 SHAWANO PEAR CT	PORTON CO, 80801
16. ARTHUR JAMES G	1588 SHAWANO PEAR CT	PORTON CO, 80801
17. MARTINEZ KORY L	1588 SHAWANO PEAR CT	PORTON CO, 80801
18. VILLANUEVA-OUTERIDGE	1588 SHAWANO PEAR CT	PORTON CO, 80801
19. FRUIT ADRIANA FRUIT	1588 SHAWANO PEAR CT	PORTON CO, 80801
20. RICHARD T RICHARD	1588 SHAWANO PEAR CT	PORTON CO, 80801
21. SCOTT MARLA E	1588 SHAWANO PEAR CT	PORTON CO, 80801
22. QUON ALVIN Q	1588 SHAWANO PEAR CT	PORTON CO, 80801
23. LUTHE ARTHUR E	1588 SHAWANO PEAR CT	PORTON CO, 80801
24. BRETTON ERIN J BRETTON	1588 SHAWANO PEAR CT	PORTON CO, 80801
25. BROWN SCOTT A	1588 SHAWANO PEAR CT	PORTON CO, 80801
26. HAM BERNETH CHARLES H	1588 SHAWANO PEAR CT	PORTON CO, 80801
27. MCCOY WILLIAM M	1588 SHAWANO PEAR CT	PORTON CO, 80801
28. BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY	200 S. CALLE ANA ST. BOX	COLORADO SPRINGS CO, 80903



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OWNER: MERIDIAN RANCH
PROJECT NO: 1000000000
REVISED BY: 1000000000

ENTITLEMENT

ADJACENT OWNERS

34

PCD # PUD SP-



Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

DATE: December 18, 2018
PROJECT: Meridian Ranch
DRAWN BY: J. Jensen
CHECKED BY: R. M. B. B.

ENTITLEMENT

LANDSCAPE PLAN

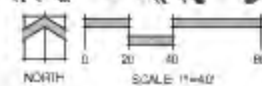
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OF 34

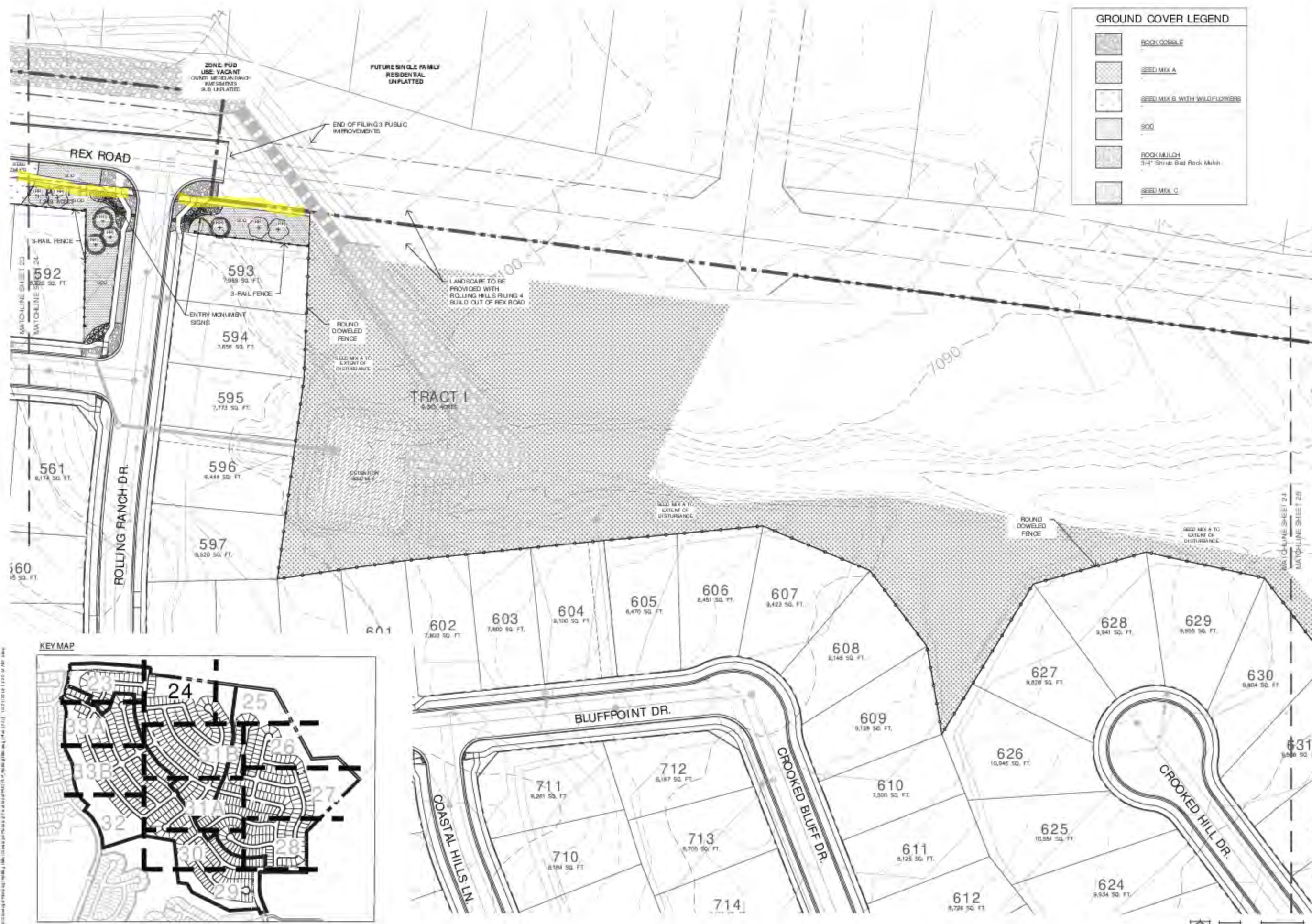
PCD# PUDSP-



GROUND COVER LEGEND

- ROCK COBBLE
- SEED MIX A
- SEED MIX B WITH WILDFLOWERS
- SOO
- ROCK MULCH 3/4" Strub-Bed Rock Mulch





GROUND COVER LEGEND	
	ROCK COBBLE
	SEED MIX A
	SEED MIX B WITH WILDFLOWERS
	SOD
	ROCK MULCH
	SEED MIX C

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Preliminary Plan

DATE: December 18, 2018
PROJECT NO: J. 180000
DRAWN BY: J. 180000

ENTITLEMENT

LANDSCAPE PLAN

24
OF 34

PCD# PUDSP-



GROUND COVER LEGEND	
	ROCK COBBLE
	SEED MIX A
	SEED MIX B WITH WILDFLOWERS
	SOIL
	ROCK MULCH 3/4" Shrub Bed Rock Mulch

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PUD Development Plan /
Preliminary Plan

DATE: December 18, 2018
PROJECT: MERIDIAN RANCH
DRAWN BY: J. BERNARD
K. BERNARD

ENTITLEMENT

LANDSCAPE PLAN

25
OF 34

PCD# PUDSP-



	<u>ROCK COBBLE</u>	5,727 sf
	<u>SEED MIX A</u>	746,384 sf
	<u>SEED MIX B WITH WILDFLOWERS</u>	129,410 sf
	<u>S20</u>	115,997 sf
	<u>ROCK MULCH</u> 3/4" Shrub Bed Rock Mulch	8,874 sf
	<u>SEED MIX C</u>	311,010 sf

DATE: December 18, 2018
PROJECT NAME: J. Newman
PREPARED BY: K. Marshall

HAIR	SPY	OSMOTIC
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26 OF 34

PCD# PUDSP:

PUD Development Plan /
Preliminary Plan

DATE	December 18, 2018
PROJECT NAME	1. Spencer
PREPARED BY	P. MURRAY

ENTITLEMENT

LANDSCAPE PLAN

27 OF 34

PCD# PUDSP:



PUD Development Plan/
Preliminary Plan

DATE	12/06/18 - 2018
PROJECT NAME	J. Schenck
PROJECT ID	18/0004

ENTITLEMENT

LANDSCAPE PLAN

28
OF 34

PCD# PUDSP:



Rolling Hills
Ranch Filings 1-3
At Meridian
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PUD Development Plan/
Preliminary Plan

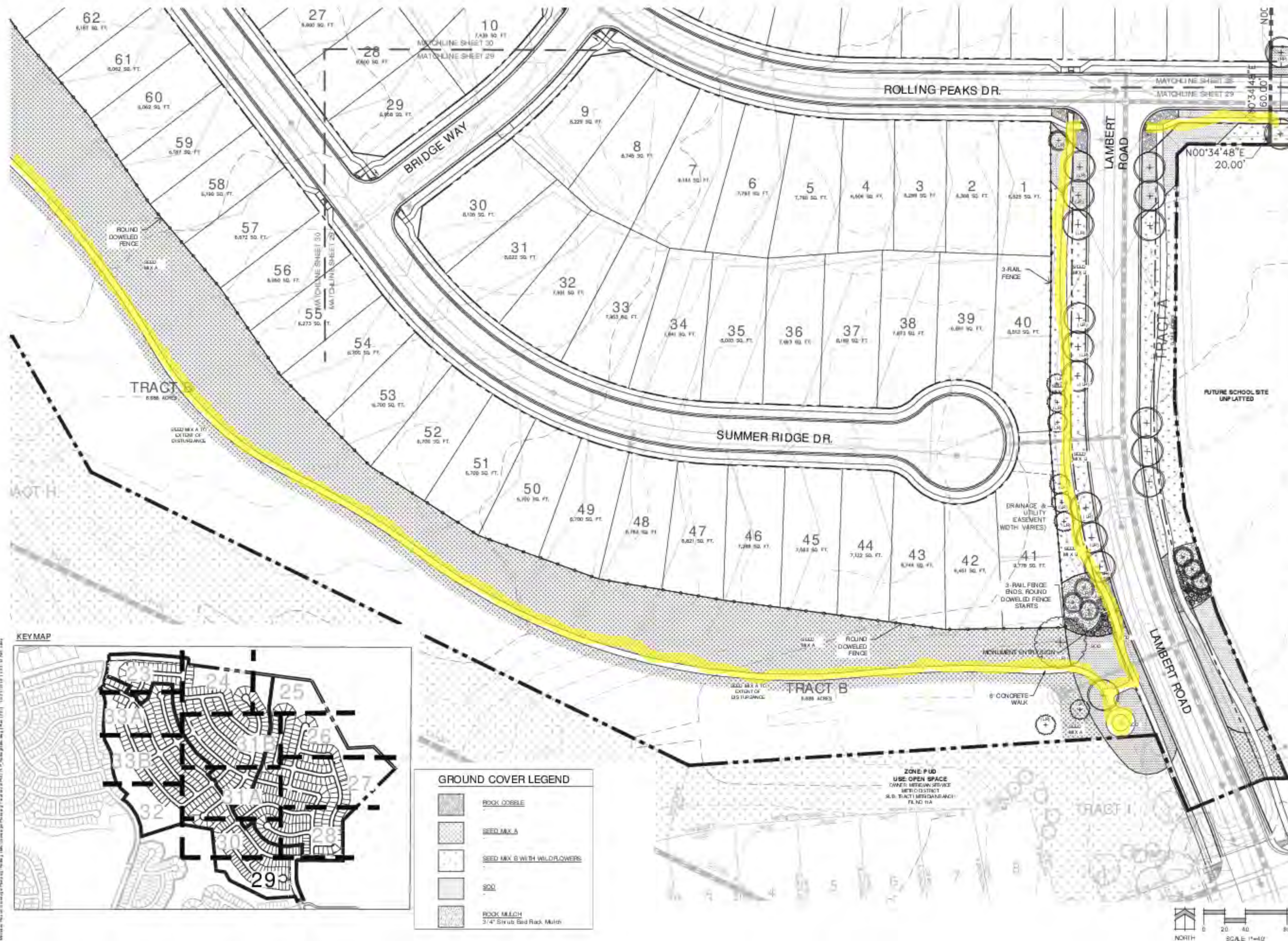
DATE	October 18, 2018
PROJECT NAME	1. New York
PREPARED BY	P. M. M. M.

ENTITLEMENT

LANDSCAPE PLAN

29

PCD# PUDSP.



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Ranch Filings 1-3
At Meridian
Ranch

PUD Development Plan /
Preliminary Plan

DATE: 01/20/2018
PROJECT: 107
DRAWN BY: J. Jensen
CHECKED BY: R. Jensen

ENTITLEMENT

LANDSCAPE PLAN

30
OF 34

PCD# PUDSP-

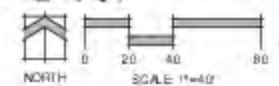


GROUND COVER LEGEND

- ROCK COBBLE
- SEED MIX A
- SEED MIX B WITH WILDFLOWERS
- SOD
- ROCK MULCH
3/4" Shrub Bed Rock Mulch

ZONE PUD
USE: OPEN SPACE
OWNER: MERIDIAN SERVICE
METRO DISTRICTS: TRACT G
METRO DISTRICTS: TRACT H

KEY MAP



KEY MAP



GROUND COVER LEGEND

- ROCK COBBLE
- SEED MIX A
- SEED MIX B WITH WILDFLOWERS
- GRASS
- ROCK MULCH



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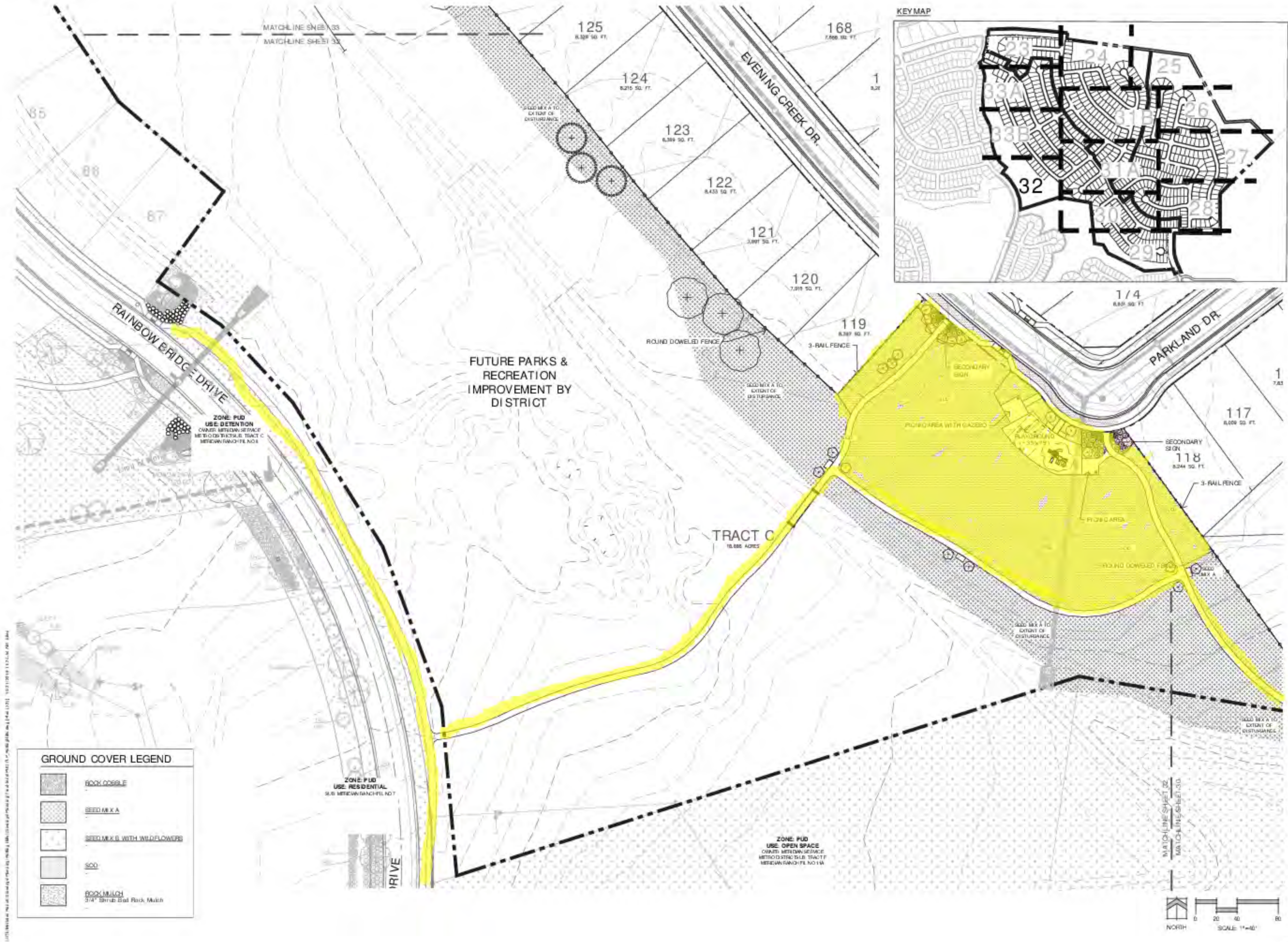
DATE: 11/15/2010
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS

ENTITLEMENT

LANDSCAPE PLAN

31
OF 34

PCD# PUDSP-



KEYMAP



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Landscape
Architecture
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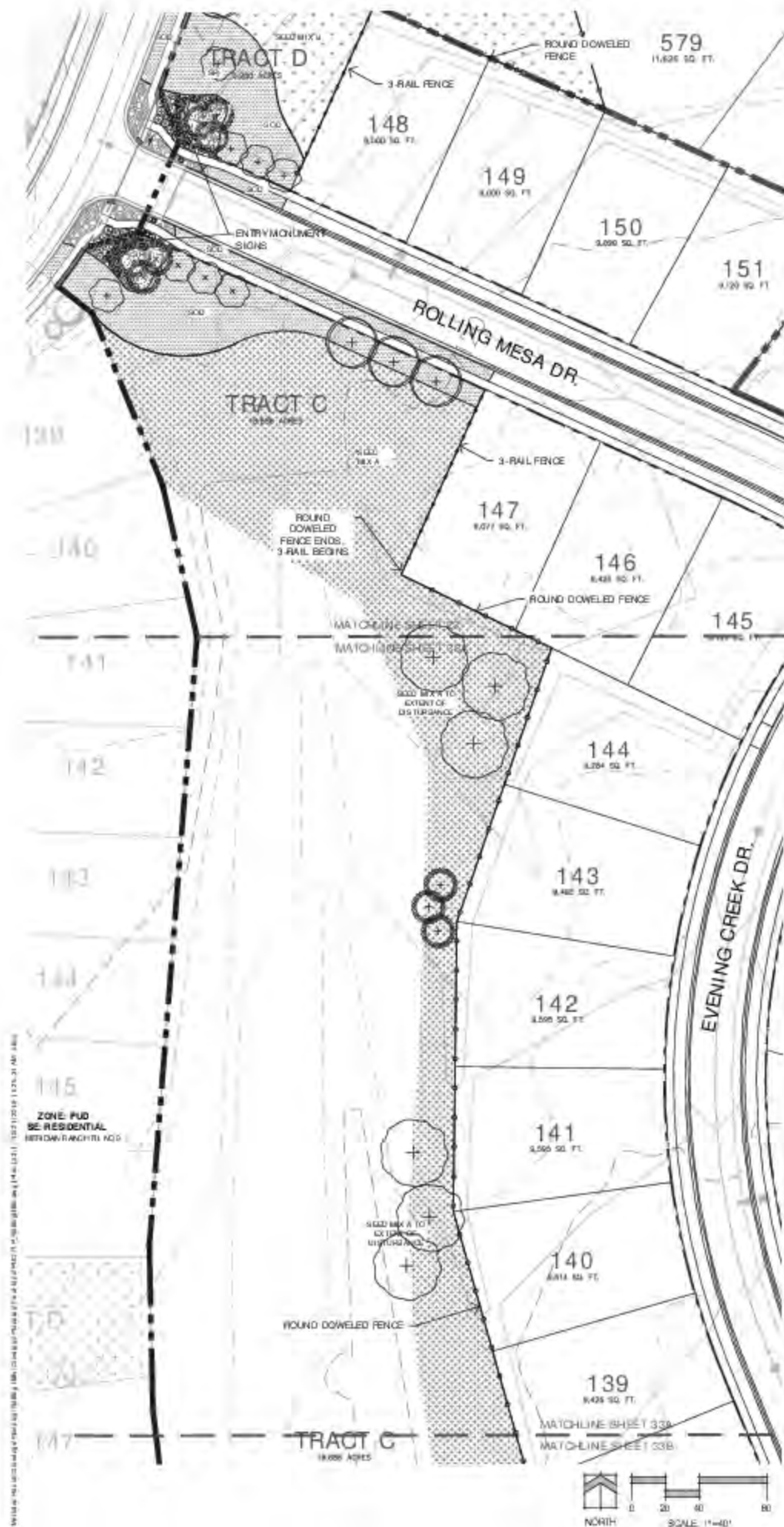
DATE: October 18, 2018
PROJECT NO: J. 10000
DRAWN BY: K. 10000

ENTITLEMENT

LANDSCAPE PLAN

32
OF 34

PCD# PUDSP



Rolling Hills
Ranch Filings 1-3
At Meridian
Ranch

PUD Development Plan/
Preliminary Plan

DATE	December 18, 2018
PROJECT NAME	J. Gower
THROWING BY	P. M. M. M.

ENTITLEMENT

LANDSCAPE PLAN

33 OF 3

PCD# PUDSP.

MERIDIAN RANCH

2017 SKETCH PLAN AMENDMENT

A PORTION OF SECTIONS 19, 20, 28, 29 AND 30, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Adoption
The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that this Development Plan for Meridian Ranch is in general conformity with the El Paso County Master Plan, is authorized by the provisions of Part IV, Section 16 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to County Regulations
The provisions of this Development Plan shall prevail and govern the development of Meridian Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provision of the El Paso County Zoning Resolution, as amended, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

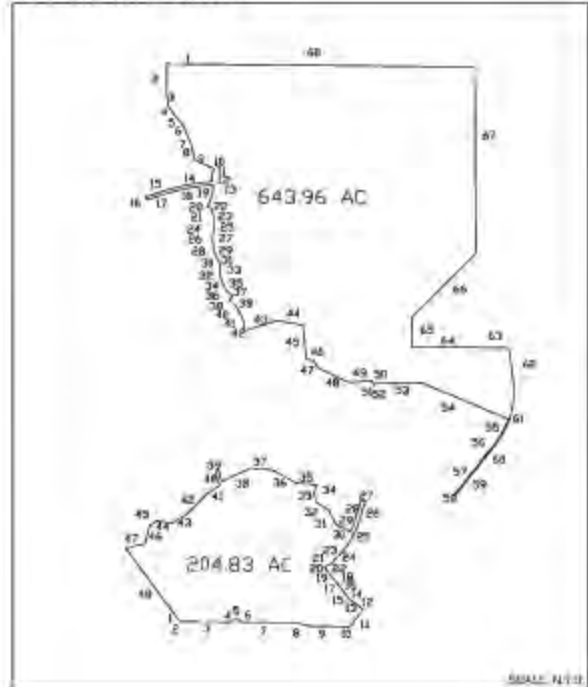
Development Data

Existing Zoning: PUD
Total Area: 648.8 Acres (Amendment Area)
Total Number of Units: 1,901 (Amendment Area)
School Dedication: 45 Acres

General Notes

- A TOTAL OF FOUR THOUSAND AND SEVEN HUNDRED TWENTY-ONE (4,071) DWELLING UNITS ARE ALLOWED WITHIN THE MERIDIAN RANCH PUD DISTRICT.
- CLUSTERING OF UNITS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND DIVERSE DESIGN ALTERNATIVES.
- A DENSITY TRANSFER MAY BE PERMITTED ON MERIDIAN RANCH FOR ALL RESIDENTIAL DISTRICTS. THIS TRANSFER SHOULD BE PROPOSED AT THE TIME OF PRELIMINARY PLAN AND SUBMITTED TO BE REVIEWED BY STAFF TO ENSURE THAT THE OVERALL DEVELOPMENT CONCEPT IS ACHIEVED TO. A DENSITY TRANSFER NOT TO EXCEED 75% PERCENT (75% OF THE MAXIMUM ALLOWABLE DENSITY) IS PERMITTED. THE TRANSFERRED DENSITY SHALL MEET ALL MINIMUM REQUIREMENTS OF THE RESIDENTIAL AREA SUCH AS LOT SIZE, SETBACKS, ETC. IN NO CASE SHALL THE OVERALL DENSITY CAP EXCEED FOUR THOUSAND (4,000) DWELLING UNITS.
- IF ANY NON-RESIDENTIAL DISTRICT IS CONVERTED TO A RESIDENTIAL USE, ADDITIONAL DENSITY SHALL BE PERMITTED ABOVE THE DENSITY LIMIT FOR THE CONVERTED ACREAGE AT A DENSITY RATE OF ONE (1) DWELLING UNIT PER ACRE.
- COMMERCIAL AND BUSINESS PARK USES SHALL BE ALLOWED TO DEVELOP INDEPENDENT OF THEIR PHASE PLANS AS MARKET FACTORS ALLOW.
- SPEDIC SETBACKS, LOT COVERAGE, BUILDING HEIGHTS, AND LAND USES SHALL BE ADDRESSED WITH A SPECIFIC PUD DEVELOPMENT PLAN.
- A FEMA APPROVED LOAN WILL BE REQUIRED PRIOR TO DEVELOPMENT WITHIN 300 FEET OF THE 100-YEAR DESIGNATED FLOODPLAIN.
- A 25' REGIONAL TRAIL EASEMENT ALONG EASTONVILLE RD. TO BE DEDICATED TO EL PASO COUNTY.
- UNITS APPROVED BY THE COUNTY ENGINEER SHALL BE CONSIDERED AS CONCEPTUAL AND NON-BINDING UNLESS THE COUNTY APPROVAL OF THIS SKETCH PLAN AMENDMENT SHALL NOT BE INTERPRETED TO INCLUDE APPROVAL OF ANY ACCESS TO ANY PUBLIC ROADS. THE COUNTY ENGINEER SHALL APPROVE ALL ACCESSES IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OF THE ENGINEERING CRITERIA MANUAL AT THE TIME OF PUD DEVELOPMENT PLAN AND/OR SUBMISSION SUBMITTAL AND REVIEW.

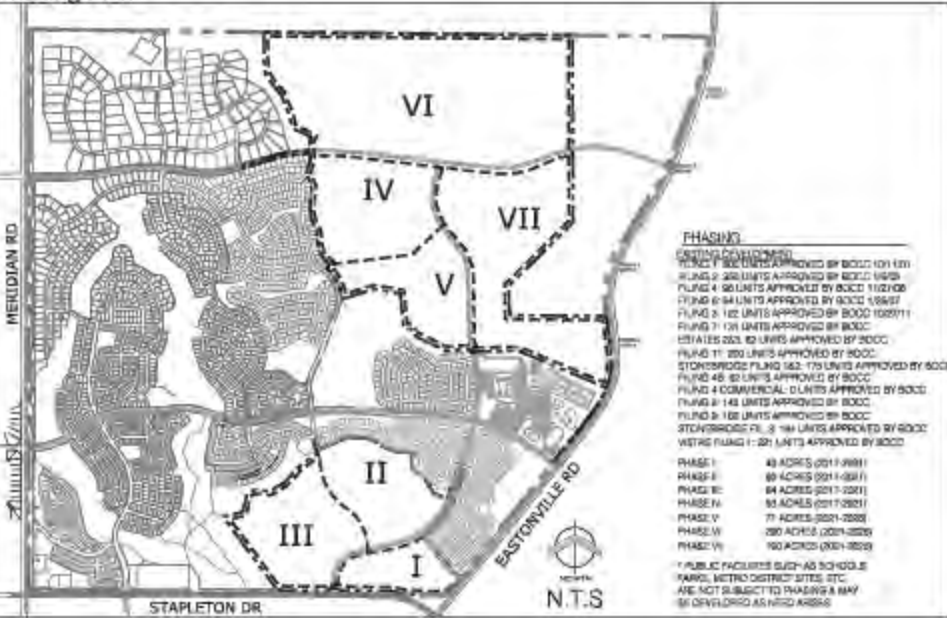
BOUNDARY EXHIBIT - OVERALL



Vicinity Map



Phasing Plan

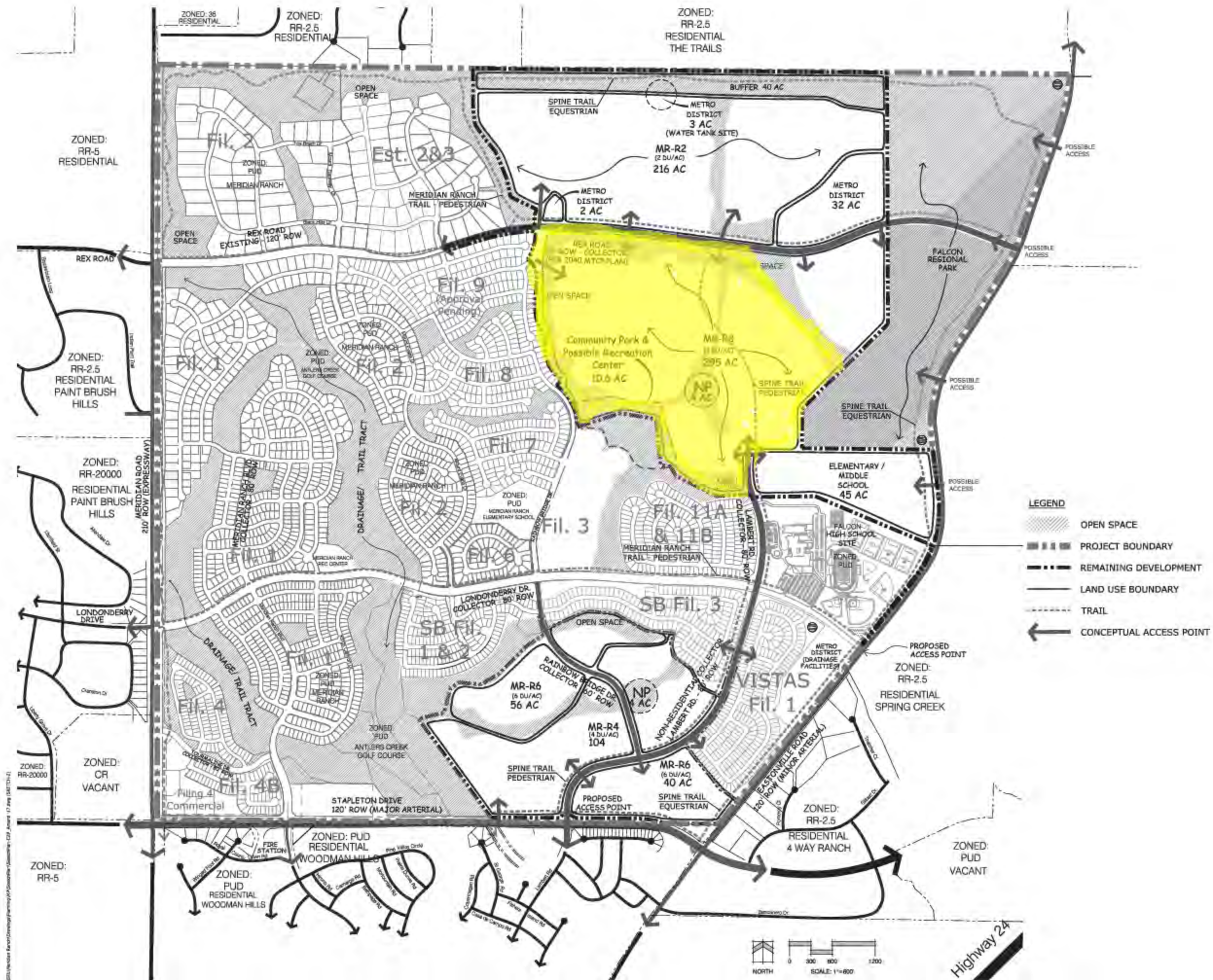


Overall Development Dwelling Unit Table

	PLING 1 SF-01-029	PLING 2 SF-04-025	PLING 3 SF-09-12	PLING 4 SF-08-017	PLING 5 SF-08-025	PLING 7	22470 SF 2-AND-3	RE IN 11A A 11B	STONERIDGE PLING 1,2-2
DWELLING UNITS	800	350	121	90	54	531	82	220	115

STONERIDGE PLING 3	WATAS PLING 1	PLING 4B Commercial	PLING 4 Commercial	PLING 5
104	221	82*	143	181

TOTAL ENTRANCE UNITS	REMAINING DEVELOPABLE UNITS (DWELLING UNITS)	MAXIMUM DEVELOPABLE UNITS (DWELLING UNITS)
2,760	1,391*	4,500*



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Facility Use Agreement – Pikes Peak Pickleball Association

Agenda Date: November 13, 2019

Agenda Item Number: #7 - A

Presenter: Tim Wolken, Director, Community Services Department

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

Background Information:

The 2020 County Parks Capital Improvement Program includes replacing the four southern dilapidated tennis courts at Bear Creek Regional Park with twelve pickleball courts to help address the significant growth of pickleball in the Pikes Peak region.

El Paso County Parks (EPCP) has partnered with the Pikes Peak Pickleball Association (PPPA) to complete this worthwhile project. Please find attached a proposed Facility Use Agreement (Agreement) between EPCP and PPPA that formalizes our efforts. The key components of the agreement include:

- A. PPPA will provide \$120,000 to support the development of the pickleball courts. The funding includes a \$20,000 grant from the El Pomar Foundation to support the project.
- B. The Agreement will begin January 1, 2020 and terminate on January 1, 2023. The agreement may be renewed for additional three-year terms with written agreement by both parties.
- C. PPPA will assist with the coordination of drop-in play from 7 a.m. to noon daily.
- D. PPPA will provide education and training activities including free public lessons as well as managed guided play, round robin play, ladder play, skills and drills training, and referee / line judge training and certification from noon to 5pm daily on mutually agreed upon reserved courts.
- E. PPPA will host, plan, coordinate, and conduct annual local, state / area, regional, and national pickleball tournaments in partnership with EPCP. PPPA will provide EPCP \$500 from the proceeds from each PPPA-hosted or sponsored state / area tournaments and \$1,000 from the proceeds of each PPPA-hosted regional and national tournaments to support the maintenance of the venue.
- F. In coordination and partnership with EPCP, PPPA will raise funds from corporate sponsorships, grants and tournament proceeds to help further develop, improve, and maintain the Venue.

G. EPCP will provide permits for mutually agreed upon reserved use at the Venue for free public lessons as well as PPPA managed guided play, round robin play, ladder play, skills & drills training, referee / line judge training and certification, and other PPPA-sponsored community outreach and pickleball-related special events. Courts will be provided free of charge for these activities that are free to the public and / or PPPA membership.

The timeline for the project includes the following steps:

- November – PPPA / EPC approves Facility Use Agreement
Launch demolition of tennis courts (EPCP staff)
Launch preparation of bid documents
- December - Complete demolition of tennis courts
Finalize bid documents / bid pickleball court construction
- February - Select contractor
- April / May - Contractor launches construction
- July - Court construction completed

The project budget includes the following funding sources and estimated expenses:

Funding Sources

PPPA	\$120,000
Conservation Trust Funds (lottery)	\$160,000
Regional Park Fees	\$ 75,000
1A Funds	<u>\$170,000</u>
Total	\$525,000

Estimated Costs

Soil Preparation / Compaction	\$150,000
Pickleball Court Construction	\$240,000
Irrigation and Turf Adjustments	\$ 16,000
Landscaping	\$ 30,000
Common Area Concrete / ADA	\$ 48,000
Geotechnical Services	\$ 10,000
Project Contingency	<u>\$ 31,000</u>
Total	\$525,000

Recommended Motion:

Move to endorse the Facility Use Agreement with the Pikes Peak Pickleball Association.

Facility Use Agreement
Between
El Paso County Parks and
Pikes Peak Pickleball Association

This Facility Use Agreement (Agreement) is made this _____ day of December, 2019 by and between El Paso County Parks, ("EPCP" or "El Paso County") and the Pikes Peak Pickleball Association ("PPPA"). EPCP and PPPA may be collectively referred to as Parties.

WHEREAS, El Paso County is developing twelve pickleball courts in Bear Creek Regional Park (Venue) that are scheduled to be completed in the summer, 2020; and

WHEREAS, PPPA is a local non-profit 501(c)3 organization incorporated under the auspices of the Secretary of State of Colorado for charitable and educational purposes to enhance the health and welfare of the general public by organizing, promoting, and helping to grow the sport of pickleball in El Paso County by: 1) fostering participation in local amateur pickleball activities, and 2) helping to reduce the administrative and financial burdens of local government; and

WHEREAS, EPCP and PPPA seek to share and utilize the skills and assets of their organizations, respectively, in further developing and enhancing services and capabilities at the Venue for use by the general public; and

WHEREAS, PPPA supports the public input/planning process, court design, Request for Proposal development, proposal evaluation, contract award and construction of the Venue and will provide \$100,000 in cash from PPPA and secure a \$20,000 grant from the El Pomar Foundation that will be used for the development of the Venue; and

WHEREAS, PPPA's mission is to raise additional funds for local Colorado Springs and El Paso County pickleball court planning, development, maintenance and improvements through, and in coordination and partnership with the City of Colorado Springs Parks, Recreation and Cultural Services and El Paso County Parks; and

WHEREAS, PPPA has expressed a desire to further promote the sport of pickleball through community outreach, education, and training activities; and

WHEREAS, PPPA and EPCP agree that this public-private partnership for court development, collaborative community programming, fundraising, tournament-related tourism, and volunteer efforts at the Venue will benefit El Paso County, PPPA and the pickleball community; and

WHEREAS, EPCP recognizes the tremendous financial and technical support PPPA is providing to the County for the development, improvement, and maintenance of the Venue, and as such desires to allow for the PPPA to utilize the Venue under the terms of this Agreement.

NOW, THEREFORE, it is mutually agreed between the parties as follows:

Term: The term of this Agreement shall begin January 1, 2020 and shall terminate on January 1, 2023. The Agreement may be renewed for additional three-year terms with written agreement by both parties.

Site Hours of Operation: The Venue is available for pickleball use from 5 a.m. to dusk daily.

Payment: PPPA agrees to make a one-time donation of \$100,000 to El Paso County in addition to a \$20,000 grant from the El Pomar Foundation for a total contribution of \$120,000. All El Pomar Foundation grant funds donated for this project shall be spent for the development of the Venue. All other monies donated to El Paso County under this Agreement shall be used solely for the development, improvement, and ongoing maintenance of the Venue. PPPA agrees to cooperate with EPCP in the best method for providing the donations to El Paso County, which will be appropriately recognized by the El Paso County Board of County Commissioners. All donations will be provided to El Paso County by March 1, 2020.

PPPA Responsibilities: PPPA agrees to utilize the Venue consistent with their mission to promote the sport of pickleball through community outreach, education, training, conduct of amateur pickleball competitions, and sponsorship of other pickleball-related special activities.

1. Assist with the coordination of drop-in play from 7 a.m. to noon daily.
2. Provide education and training activities including free public lessons as well as PPPA managed guided play, round robin play, ladder play, skills & drills training and referee / line judge training and certification from noon to 5pm daily on mutually agreed upon reserved courts.
3. Conduct community outreach and other pickleball-related special activities that may include youth clinics, retirement center seminars, membership events, partner and sponsor teambuilding activities, and fundraising events.
4. Host, plan, coordinate, and conduct annual local, state / area, regional, and national pickleball tournaments in partnership with EPCP. PPPA will provide EPCP \$500 from the proceeds from PPPA-hosted or sponsored state / area tournaments and \$1,000 from the proceeds of PPPA-hosted regional and national tournaments to support the maintenance of the venue.
5. Serve as the point of contact for all public inquiries regarding PPPA-sponsored programs and events.
6. Provide liability insurance coverage per EPCP guidelines for all PPPA-sponsored program and events.
7. In coordination and partnership with EPCP, raise funds from corporate sponsorships, grants and tournament proceeds to help further develop, improve, and maintain the Venue.

EPCP Responsibilities: EPCP agrees to complete the following responsibilities to support the use of the Venue:

1. Reserve the Venue for drop-in play from 7 a.m. to noon daily.

2. Provide permits for mutually agreed upon reserved use at the Venue for free public lessons as well as PPPA managed guided play, round robin play, ladder play, skills & drills training, referee / line judge training and certification, and other PPPA-sponsored community outreach and pickleball-related special events. Courts will be provided free of charge for these activities that are free to the public and / or PPPA membership.
3. Establish and enforce rules at the Venue.
4. Oversee all site improvements or upgrades in collaboration with PPPA.
5. Oversee daily court maintenance.
6. Collaborate with PPPA on tournaments / special events requested by others at the Venue to ensure effective scheduling and resource planning.
7. Provide permits for mutually agreed upon use of the Venue for PPPA-hosted and / or PPPA-sponsored tournaments. If such tournaments are state / area, regional, or national tournaments, only the contributions listed under PPPA Responsibilities - #4 will apply. No fees will be required for PPPA-sponsored local pickleball tournaments on mutually agreed upon reserved courts.

Indemnification: PPPA agrees to hold harmless, defend and indemnify El Paso County, its elected officers, appointees, and employees against any all liabilities, claims, judgments, suits or demands for damages to persons or property arising out of, resulting from, or relating to the any activities, actions, or other conduct performed under this Agreement by the PPPA, its agents and/or employees on County property.

EPCP is prohibited by the Colorado Constitution from indemnifying PPPA; however, EPCP agrees to be solely responsible for its own willful misconduct or negligence of its own employees in relation to performing this Agreement. No provision of this Agreement shall be deemed or construed to be a relinquishment or waiver of any kind of the applicable limitations of liability provided to EPCP by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et. seq.* and Article XI of the Colorado Constitution.

Cooperative Efforts: This Agreement shall be liberally construed in order to promote continued partnership and harmonious relations between the Parties with regard to their responsibilities under this Agreement. In the event of a dispute between the parties regarding the interpretation of this Agreement, or the rights or obligations of the parties in any situation arising from the performance of the obligations or responsibilities under this Agreement, the parties shall meet and negotiate in good faith a resolution designed to promote the relationship between the parties.

Termination: It is understood and agreed that either party may terminate the Agreement. Termination shall be valid only after written notice by the terminating party is served upon the other party, at least thirty (30) days prior to the proposed date of termination.

Amendment: No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the Parties.

Merger and Integration: This Agreement and the exhibits attached hereto contain the entire agreement of the parties with respect to the subject matter of this Agreement, and supersede all prior negotiations, agreements and understandings with respect thereto.

Assignment: This Agreement may not be assigned without the written approval of both EPCP and PPPA.

Notice:

For PPPA: President, Pikes Peak Pickleball Association
8521 Dry Needle Place
Colorado Springs, CO 80908

For EPCP: Executive Director
Community Services Department
2002 Creek Crossing
Colorado Springs, CO 80905

All notices so given shall be considered effective when delivered by hand or in writing, as stated above.

Third Party Beneficiary: The enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to EPCP and PPPA, and nothing contained in this Agreement shall give or allow any claim or right of action whatsoever by any other or third person.

PIKES PEAK PICKLEBALL ASSOCIATION:

President

BOARD OF COUNTY COMMISSIONERS:

Chair

ATTEST:

Clerk and Recorder

APPROVED AS TO FORM:

County Attorney's Office

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Rainbow Falls Historic Site Report

Agenda Date: November 13, 2019

Agenda Item Number: #7 - B

Presenter: Todd Marts, Manager, Recreation and Culture Services Division
Theresa Odello, Recreation Program Coordinator

Information: X

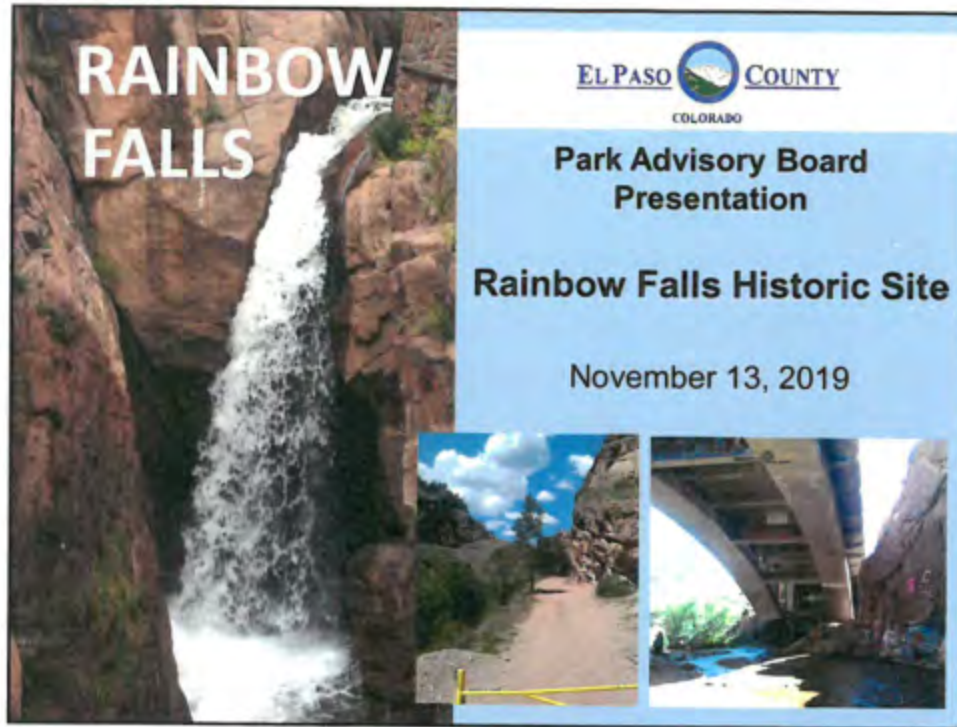
Endorsement:

Background Information:

El Paso County accepted ownership and management of the Rainbow Falls Historic Site in 2010 and has collaborated with many community partners to restore the site. Please find attached a power point presentation that provides a summary of the visitation and programs in 2019.

Recommended Action:

Information only



1



2

Rainbow Falls Historical Review

- Pre-2006 -** Owned by the Mansfield Development Corporation
- 2006 -** Manitou Environmental Citizen Action (MECA) initiates cleanups
- 2007 -** El Paso County and MECA agree to partner on restoration efforts
- 2010 -** The Mansfield Development Corporation transfers the ownership to County
- 2011 -** Rainbow Falls Master Plan is completed / restoration projects begin
- 2013 -** County secures Transportation Enhancement Program Grant for the Rainbow Falls Access Improvement Project
- 2013 -** Major Flooding / CDOT subsequently completes significant repairs, including bank stabilization and access road/main trail
- 2015-** County completes construction plans and bid documents for Rainbow Falls Access Improvement Project
- 2016 -** CDOT launches Manitou Avenue Bridge repairs / County completes FEMA-funded primitive trail repairs
- 2017 -** County / Stakeholders agree to change the classification of Rainbow Falls from a recreation area to a **historic site** with controlled access and operational hours

3

3



4

4

Rainbow Falls Visitation

- Hired 2 part-time Rainbow Falls Interpreter / Caretaker
- Spring Average: April – May: 142 Visitors
- Summer Average: June – August: 434 Visitors
- Fall Average: September – October: 321 Visitors
- 13 Volunteer shifts were covered throughout the year
- Approximately 50% of the visitors were from out of the state, and at least two per day that were from out of the country
- Most visitors have never been to the Rainbow Falls before and became aware of the site through social media



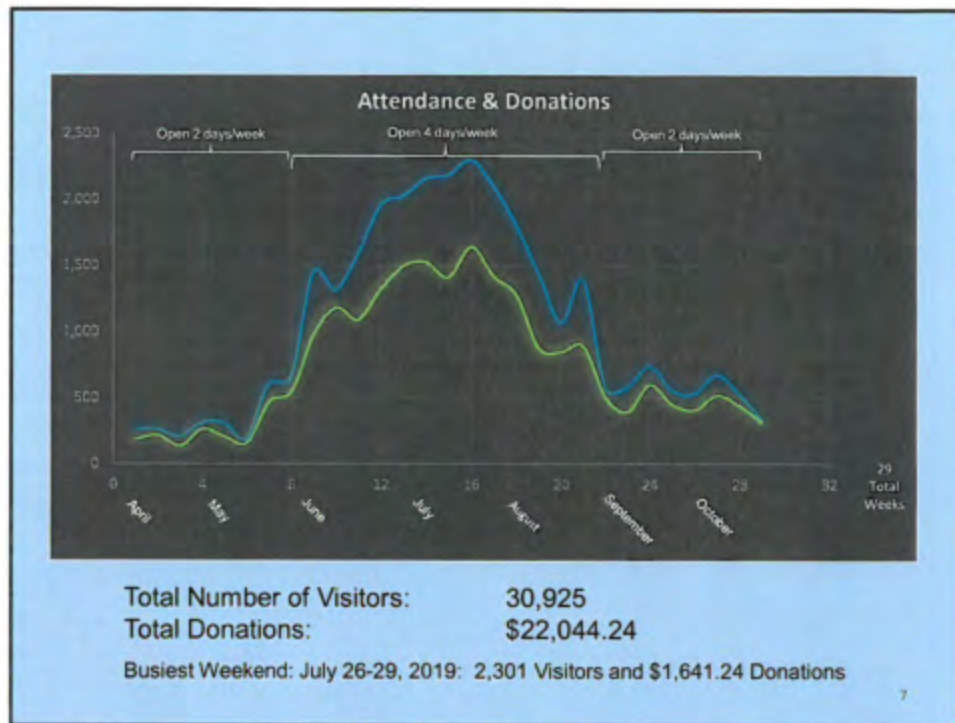
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Rainbow Falls – Programs

- Winter Waterfall Viewing
- SUNY Geology Class trip
- Rainbow Falls Geology Walk
- Manitou Kiwanis Group Visit
- Rainbow Falls History Walk
- Rainbow Falls Clean-Up Day
- Colorado College Geology Class
- Colorado College Geology Alumni Trip
- **Total: 753 Visitors, \$1,081 Donations**




6



7

Rainbow Falls Historic Site

Questions?



8

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: County Parks Foundation
Agenda Date: November 13, 2019
Agenda Item Number: #7 - C
Presenter: Tim Wolken, Director of Community Services
Information: **Endorsement:** X

The 2019 County Parks Action Plan includes the following objective regarding the potential establishment of a County Parks Foundation.

"Explore the development of a County Parks Non-Profit Foundation to assist with fundraising efforts for capital projects and program expansion. The process will include discussing the advantages / disadvantages of the development of a Foundation with stakeholders, determining the potential of securing a major funder(s) to launch the Foundation, and reviewing other operational challenges".

Staff will present the attached power point presentation regarding the County Parks Foundation exploration process.

Proposed Motion:
Discussion



County Parks Foundation Research

Park Advisory Board Presentation

November 13, 2019



1

2019 County Parks Action Plan

Explore the development of a County Parks Non-Profit Foundation to assist with fundraising efforts for capital projects and program expansion. The process will include discussing the advantages / disadvantages of the development of a Foundation with stakeholders, determining the potential of securing a major funder(s) to launch the Foundation, and reviewing other operational challenges.

2

County Parks Foundation

Research Methods

1. Reviewed existing County Parks Foundations including mission and bylaws:

Montgomery County Parks Foundation
 Clark County Parks Foundation
 King County Parks Foundation
 San Mateo County Parks Foundation
 Allegheny County Parks Foundation

2. Completed interviews with local community leaders:

Jan Martin, Martin Business Group
 Rebecca Jewett, Palmer Land Trust
 Mina Liebert, Pikes Peak Community Foundation
 Jennifer Peterson, Rocky Mountain Field Institute
 Becky Leinweber, Pikes Peak Outdoor Recreation Alliance
 Susan Davies, Trails and Open Space Coalition

3

Potential Benefits of a County Parks Foundation

1. **Advocate for County Parks** and future projects
2. Create a more aggressive vision for County Parks
3. Provide momentum for a County Parks **dedicated open space / parks tax**
4. Create a third party stream of funding in addition to the County general fund
5. Citizens may be willing to provide funding to a foundation versus County government
6. Foundation may be able to pursue grants that are not available to County government
7. Additional opportunity to tell the story of County Parks
8. **Additional opportunities for fundraising, grants, major gifts, capital campaigns, planned giving, legacy gifts and endowment funds**
9. Opportunities for donation of equipment, supplies, and land
10. Engagement of the broader citizenry
11. Increased volunteerism
12. Opportunity to hire an Executive Director to focus on Foundation objectives

4

What Are Potential Disadvantages of a Parks Foundation

1. There will be increased pressure on private donors to support another park organization
2. The Foundation may negatively impact a County-Wide open space / parks tax as some may feel that the Foundation can address all financial needs
3. There is potential for general fund support to be reduced if Foundation raises private funds
4. This is a crowded field and it may be challenging for donors to understand the difference between City Parks, County Parks, non-profits, and a potential Foundation
5. Is creating a Foundation a duplicate effort when compared to other parks fundraising projects?
6. Is the Foundation model sustainable?
7. The IRS Rules and Regulations for a Foundation can be challenging
8. Overhead costs to start and manage the Foundation may be expensive
9. It may be challenging to maintain the focus of the Foundation
10. There are other ongoing regional efforts to raise funds for parks, open space and conservation and a County Parks Foundation could impact these efforts

5

Do you think the development of a County Parks Foundation could negatively impact the fundraising efforts of regional non-profit organizations that focus on parks, trails, open space, and / or recreation programming?

1. Potentially, a cohesive mission and objectives for the Foundation will need to be developed to avoid conflicts
2. A road map on why the Foundation was created will be key
3. It will be important to minimize major donor burn-out
4. Need to explain how government functionally works and is funded - some citizens may feel that I am already paying taxes, why should I donate more?
5. Yes and no, there are many non-profits in our region
6. There is an opportunity for partnerships between the Foundation and local non-profits
7. Provided the Foundation mission is clearly established, it should not be an issue
8. The Foundation must clearly state the purpose for the funds to avoid negative impacts
9. Suggest the Foundation focus on capital improvements versus programming to help avoid potential conflicts

6

If a Foundation is developed, what should be the top three goals of the Foundation?

1. **Achieving goals in Parks Master Plan**
2. Advocacy role
3. Ensuring EPC Parks keeps up with population growth
4. **Stewardship and maintenance**
5. Opportunities for generational endowments / fundraising
6. **Champion for County Parks**
7. Opportunity to help with sustainable funding for County Parks
8. Additional outreach opportunities to the public
9. Partnership opportunities
10. Help tell the story
11. Clearly define the structure of the Foundation
12. Strategic partner with County Parks
13. Support inclusion that encourages diversity of people, beliefs and viewpoints among park users

7

Do you think there is a major benefactor in our County that could help launch the Foundation?

1. The usual major donors in our region would likely be considered
2. The major donors may be feeling "donor fatigue"
3. **It would require a "big vision" to attract major donors**
4. It will likely be challenging to secure a major benefactor to focus just on County Parks
5. Supporting parks and open spaces does have appeal to donors

8

Do you think there would be 5 – 7 prominent individuals that would be willing to serve on a County Parks Foundation Board?

1. Yes, suggest members that have a high level of interest in parks and open spaces
2. Yes, the board members would be helpful in telling the County Parks story
3. **Yes, there are many passionate individuals in our region**
4. Yes, I don't believe this would be difficult
5. Yes, but most are busy people so suggest minimizing meetings
6. Yes, a community champion will also likely be needed

9

If the City elected to establish a Parks Foundation, what impacts could this have on a County Parks Foundation?

1. Likely cause confusion among potential donors
2. **Suggest the City and County consider a bigger vision than individual foundations**
3. Competition between the foundations would be unfortunate
4. **A regional parks foundation could be a game changer**
5. Two foundations could send the message of duplicating efforts

10

El Paso County Parks Foundation Proposal

Summary of research

1. The benefits of a Foundation include creating an additional funding stream, the Foundation Board can help tell the County Parks story, and serve as an advocate for County Parks
2. Some of the concerns include donor fatigue and confusion, competition with other worthy organizations, and a Foundation could negatively impact future funding opportunities like a County Parks open space / parks tax
3. There was a common theme that we should think bigger than just a County Parks Foundation and consider a more regional approach



11

El Paso County Parks Foundation Proposal

Proposed Next Steps

1. Continue to actively participate in the Pikes Peak Community Foundation's efforts to expand the Community Impact Fund for Conservation.
2. Continue discussions with the City of Colorado Springs and other organizations regarding exploring a Pikes Peak Parks Foundation.
3. Actively participate in the Elevate the Peak project being coordinated by the Palmer Land Trust, Colorado College, and other partners.



12



Community Impact Fund for Conservation

More than 90 years ago, a cohort of five civic minded community leaders established The Colorado Springs Community Trust. They may not have been able to imagine what the community would look like today, but they knew it would evolve and needs would change. Today, Pikes Peak Community Foundation remains guided by their original intent to *"meet the changing needs for charitable and benevolent gifts with flexibility – Afford an opportunity to persons of wealth and of modest means to make their several gifts for [the purpose of being more effective by] distributing all of them as an aggregate fund."*

In 2019, PPCF will launch the Community Impact Fund for Conservation, a permanent public fund for conservation. Today, we are guided by our founders' intentions, and the objectives of current fund holders. What we hear is an echo from the past – today's citizen philanthropists believe they can have greater impact when they invest together. We agree. Many funders, nonprofits, public and private sector leaders have learned that by pooling investments they can inspire efficiency, collaboration and systemic change and communities can raise the bar for the overall wellbeing of their citizens.

The Fund for Conservation is anchored and inspired by the original Pikes Peak Conservation Fund at PPCF, established by Kathy Loo in 2000. From capacity building support for numerous organizations, to challenge grants for specific projects, Kathy Loo's Fund granted over \$550,000 for local access, restoration and conservation efforts.

"I started the Conservation Fund because I believe there is nothing more important than leaving a healthy natural environment to our children's children. PPCF connects donors with those organizations to help them achieve their goals. The Fund is a way for me to impact the community on a greater scale than through a single donation." Kathy Loo

Kathy Loo continues to inspire impact in conservation as the lead donor to what today has evolved into the Community Impact Fund for Conservation. PPCF is excited to open this fund to additional donors in order to *"impact the community on a greater scale than through a single donation."*

The PURPOSE of PPCF Fund for Conservation is to increase the impact of charitable contributions for stewardship, education, preservation and conservation in the Pikes Peak Region. The intent is to pool resources and leverage dollars from multiple funding sources to realize impactful grant making within the conservation and philanthropic communities.

The GOAL is to grant at least \$100,000 annually while building an endowment that will sustain grant making permanently. Grant making decisions will be made collectively and grants are intended to be flexible enough to meet immediate needs and guided by strategic thought so as to inspire large transformative initiatives.

- The Fund is established with initial gifts of \$130,000 (Kathy Loo \$100,000 & PPCF Everett Fund \$10,000 for 3 yrs.)
- Donors are invited to join the Fund for Conservation Funders Collaborative:
 - Join the Grant Making Council with a minimum annual \$10,000 contribution for three years
 - Join the Fund for Conservation Funders Collaborative with a gift of \$100 – \$9,999
- The Intent is to make 1-4 impact grants annually.
- Quarterly meetings of the Grant Making Council will be held to determine annual and long-term grant making goals, and may include nonprofit, public and private sector funders and service providers for discussion.

ELEVATE THE PEAK:

Community Visioning around Iconic Pikes Peak

The Premise: Colorado Springs and the Pikes Peak region are fiercely proud of our most iconic natural landmark, Pikes Peak. Pikes Peak has been a beacon of inspiration, a test for human endurance, and a hub for economic drivers and entrepreneurship. Colorado Springs is anticipated to become Colorado's largest city by 2050, and the Pikes Peak Region will only continue to attract innovators, young families, retirees, and millions of tourists and recreational enthusiasts because of its inherent high quality of life. In light of this reality, we require a collective vision to leverage "The Peak" as a place to be inspired and sustained, a place to play, and a place to support our community's quality of life and economic diversity into the future.

The Problem: There are no shortage of planning documents, strategic plans, and project ideas in the Pikes Peak region. For Pikes Peak alone, one can point to the 1999 Pikes Peak Multi-Use Plan, the 1984 Pike-San Isabel National Forest Management Plan, the Ring the Peak Master Plan, and myriad project-specific documents. Beyond Pikes Peak, there is the City of Colorado Springs Parks Master Plan; El Paso County Parks Master Plan; Visit COS Destination Master Plan; PlanCOS; Front Range Mountain Backdrop Technical Report; Gold Belt Tour National Scenic Byway Heritage Landscape Preservation Plan and Partnership Plan; Teller County Parks, Trails and Open Space Master Plan; Eastern Fremont County Trails and Open Space Master Plan; Cripple Creek Parks and Recreation Park Master Plan; Florissant Regional Plan; and many more. These are comprehensive, well-researched plans that need not be duplicated.

The problem is that organizations and funding venues create priorities based on their own perspectives on conservation and recreation in the Pikes Peak region. These efforts are naturally individualistic, splintered into silos, and lack collective coordination and leadership. Armed with a plan or great project, organizations compete with one another for funding, often from the same pool of severely limited resources. As a community, we are forced to choose favorites by pitting high priority projects against one another without overarching goals and objectives guiding us. Sadly, in this resource-scarce environment, many great projects start strong, but then fizzle as the next high priority project garners attention. Instead of working under a collective vision with shared priorities, and without a plan for funding and implementing a portfolio of important conservation goals, we continue to see well-meaning mutual interests compete against one another as the list of conservation and recreation needs and opportunities grows.

The goal of Elevate the Peak is to identify a collective conservation and recreation vision and key priorities to inform a 10-year funding and implementation strategy.

The Workplan: The challenges facing Pikes Peak are two-fold: 1) conservation, recreation, and tourism are often overshadowed by other regional priorities, and 2) our region's natural assets are quickly and easily taken for granted by the community at-large due to a lack of education around the challenges and issues facing our landscape.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Advisory Board Bylaw Revisions
Agenda Date: November 13, 2019
Agenda Item Number: #7 - D
Presenter: Tim Wolken, Director of Community Services
Information: **Endorsement:** X

Per discussions at the October Park Advisory Board (PAB) meeting, the members requested that staff explore the addition of PAB Associate Members to address potential quorum issues at PAB meetings.

Please find attached draft changes to the PAB Bylaws to add Associate members and other needed updates.

Proposed Motion:

Move to endorse the proposed Park Advisory Board Bylaw Revisions.

**EL PASO COUNTY
PARK ADVISORY BOARD BYLAWS**

I. AUTHORITY

The Board of County Commissioners of El Paso County (the "Board") has determined the need and the desirability for a County Park Advisory Board (CPAB) to advise the Board and the El Paso County Parks Department in matters involving policy and philosophy, related to the County Parks Department operations and activities.

The Board of County Commissioners of the County of El Paso is empowered by the provisions of §30-11-107 (1)(a) and (e), Vol. 9, C.R.S. 2000, and §§29-7-101, et seq., Vol. 9, C.R.S. 2000, as amended, to create the CPAB, and through subsequent amended resolutions, has modified and refined the County Parks Department status and functions, and subsequently, the status and function of the CPAB.

II. APPOINTMENT AND CONSTITUTION OF ADVISORY BOARD

The Voting Members of the CPAB shall be appointed by the Board and shall consist of nine (9) regular members who have resided within El Paso County for at least one year prior to their appointment.

The Board may also appoint up to three Associate members that will serve three year terms. In the case of a lack of a quorum of five (5) Voting Members, the CPAB Chair may designate an Associate Member to fill this temporary vacancy for the purpose of conducting the business of the CPAB at the respective meeting.

CPAB members shall serve without pay, except that they may be reimbursed for actual expenses incurred in the conduct of business of the County.

III. TERMS OF OFFICE, VACANCIES AND REPLACEMENT

- A. CPAB members shall be appointed for terms of three (3) years. However, appointments for the purpose of filling vacancies occurring other than by expiration of term shall be for the unexpired term.
- B. A term of office expires at the conclusion of the regular meeting in May of any year.
- C. No citizen member of a board, committee, commission or task force shall serve more than two successive terms on that board, committee, commission, or task force.
- D. At the expiration of the first full or partial term a Voting or Associate Board member, he or she may request re-appointment; however, re-appointment is not guaranteed and the Board of County Commissioners has the discretion to re-

_____ advertise or re-interview concerning a vacant position. All members serve at the pleasure of, and may be removed without cause by, the Board of County Commissioners.

- E. Upon the expiration of a second successive term, no Voting Member citizen member shall be eligible for reappointment to CPAB until at least one year has passed since serving on CPAB. Members appointed to a vacancy to complete a term that has more than one and one-half years remaining shall be reappointed to no more than one additional term.
- F. The Board may dismiss a CPAB member for reasons including, without limitation, unsatisfactory performance of duties, misconduct, conflict of interest, or other activities deemed by the Board of County Commissioners detrimental to the best interest of the CPAB and/or El Paso County. The Board may replace CPAB members after the Commissioners have initiated a resolution for the same.

IV. RESPONSIBILITY

The primary and general responsibility of the CPAB member is to all citizens of the County, the Board and the El Paso County Parks Department. The CPAB member must protect the desires and interests of the entire County. Members must consider carefully all aspects of the issues at hand, check all factors to see that they are well founded, decide if the matter serves the best interests of the County at-large, and make honest decisions accordingly.

It is the CPAB member's responsibility to demonstrate an active interest in the objectives, goals and problems of County regional parks, trails and open space.

Specific areas of responsibility requiring formal recommendation to the Board are as follows:

- A. Subdivision and land development matters within the unincorporated areas of the County.
- B. County Parks Department annual operating budget.
- C. County Parks Department long-range goals for the acquisition and development of County regional parks, trails and open space.
- D. Items which specifically relate to questions involving policies, philosophy and objectives, or to changes in existing policy, philosophy or objectives for the County Parks Department.

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. The Ex-officio Secretary of the Park Advisory Board shall be the Director of the Community Services Department~~Parks and Leisure Services~~. 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.

B. Meetings.

1. Regular Meetings

The CPAB shall hold regular monthly meetings, designating the time and place thereof, and shall keep a record of all its proceedings.

2. Special Meetings

The CPAB Chairperson may call special meetings as necessary. The Director of the Community Services Department ~~Parks and Leisure Services~~ may request special meetings through the Chairperson.

C. Quorum

Five (5) regular members shall constitute a quorum for official business. In the absence of a quorum, the meeting will be canceled. The CPAB or any committee designated by CPAB may participate in any CPAB meeting by means of a telephone conversation or similar communications equipment by which all persons participating in the meeting can hear each other at the same time. Such participation shall constitute presence in person at the meeting. Any such telephone meeting shall conform to the Open Meetings Law, §§24-6-401 *et seq.*, Vol. 7, C.R.S. 2000, as amended.

D. Voting

All voting shall be by voice vote, except that any member can request a roll call vote on any issue. Roll call votes shall be recorded as such in the minutes of the meeting.

E. Agenda Preparation and Order of Business

County Parks staff ~~The administration~~ and the Chairperson shall prepare agendas for the CPAB meetings.

Submission of items to be included in the agenda packet shall be received not less than ten working days prior to any CPAB meeting. Items requiring CPAB action must be submitted for inclusion in the packet for review prior to the scheduled meeting.

Notice of all regular meetings shall be mailed to each CPAB member no later than the Friday prior to each meeting. This notice will include all agenda material and the minutes of the previous meeting. The agenda will be posted per County policies ~~in advance of the CPAB meeting at the County's official public notice board in the lobby of the County Office Building (27 East Vermijo).~~

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2020 Proposed Facility Use Fee Schedule
Agenda Date: November 13, 2019
Agenda Item Number: # 7 - E
Presenter: Tim Wolken, Director of Community Services
Information: **Endorsement: X**

Background Information:

The Park Advisory Board annually reviews and endorses the upcoming year's Park facility use fee schedule at the November meeting. The fees are assessed for individuals, groups, organizations and businesses who desire to utilize a park facility for their exclusive use.

Annually, approximately 2,300 facility use reservations are processed involving approximately 130,000 participants and generating approximately \$180,000 in facility use fees to support the operation of the park system.

Staff conducts evaluations with facility users and in 2019, the overall rating regarding whether our fees are acceptable was 3.95 on a scale of 1 = completely disagree to 5 = completely agree. This score appears to indicate that most of our facility users find our current fees to be reasonable.

When developing the fee proposal, staff compares fees charged by other park systems in our region, reviews citizen comments / scores regarding the current fee structure, adds needed new facility use fees, and considers the County's revenue goal for facility use which is \$180,000 for 2020.

Please find attached the proposed facility use fee schedule for 2020.

Proposed Motion:

Move to endorse the proposed 2020 Facility Use Fee Schedule.

2020 Facility Use Fee Schedule

Individual / Non-Profit

Facility Use Category	2019 Fees	2020 Proposed Fees
Archery Range	\$6/hr per lane	\$6/hr per lane
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$24/hr (2 hour minimum)	\$24/hr (2 hour minimum)
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1	\$18/hr (2 hour minimum)	\$18/hr (2 hour minimum)
Baseball / Softball Fields	\$22/hr (2 hour minimum)	\$22/hr (2 hour minimum)
Gazebo at Fox Run Regional Park	\$117/hr (2 hr minimum)	\$117/hr (2 hr minimum)
Pavilion Reservation	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion
Creekside Meeting Room	\$8 / hr	\$8 / hr
Fox Run Nordic Center Room	\$18 per hour (2 hr minimum)	\$18 per hour (2 hr minimum)
Tennis / Pickleball Court	\$6/hr per court	\$6/hr per court
Vending Permit	\$40 / day / vendor	\$40 / day / vendor
Disc Golf Course	\$100 / event	\$100 / event
Trail Use Fee	\$100 / event	\$100 / event

Commercial

Commercial events conducted by promoters / businesses that are using the facility for commercial purposes. Examples include ticketed events, merchandise sales, class instruction, and other for-profit special events.

Facility Use Category	2019 Fees	2020 Proposed Fees
Archery Range	\$9 / hr per lane	\$9 / hr per lane
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$35/hr (2 hour minimum)	\$35/hr (2 hour minimum)
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1	\$27/hr (2 hour minimum)	\$27/hr (2 hour minimum)
Baseball / Softball Fields	\$33/hr (2 hour minimum)	\$33/hr (2 hour minimum)
Gazebo at Fox Run	\$177/hour (2 hour minimum)	\$177/hour (2 hour minimum)

Pavilion Reservation	\$45/day - small pavilion \$150/day - medium pavilion \$310/day - BC 1 & FC 1 pavilion	\$45/day - small pavilion \$150/day - medium pavilion \$310/day - BC 1 & FC 1 pavilion
Creekside Meeting Room	\$12 / hr	\$12 / hr
Fox Run Nordic Center Room	\$28 / hr (2 hour minimum)	\$28 / hr (2 hour minimum)
Tennis / Pickleball Court	\$9/hr per court	\$9/hr per court
Vending Permit	\$60 / day / vendor	\$60 / day / vendor
Disc Golf Course	\$150 / event	\$150 / event
Trail Use Fee	\$150 / event	\$150 / event

Special Event Fee Schedule

Special event fees are charged in addition to rental fees if one / all of the following needs are required for the event: additional park staff support, special insurance requirements, and / or if specialized equipment (bounce house, dunk tank, ...) will be used.

Non-Profit / Individual

Number of People	2019 Fees	2020 Proposed Fees
Up to 100	\$59 per event	\$59 per event
101 - 200	\$89 per event	\$89 per event
201 - 300	\$118 per event	\$118 per event
301 - 400	\$148 per event	\$148 per event
401 - 500	\$207 per event	\$207 per event
501 - 600	\$266 per event	\$266 per event
601 - 700	\$325 per event	\$325 per event
701 - 800	\$384 per event	\$384 per event
801 - 900	\$443 per event	\$443 per event
901 - 1,000	\$502 per event	\$502 per event
1,001 - up	\$551 per event*	\$551 per event*
Sports Leagues	\$118	\$118

* Plus \$59 for each additional 100

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Commercial

Number of People	2019 Fees	2020 Proposed Fees
Up to 100	\$89 per event	\$89 per event
101 - 200	\$134 per event	\$134 per event
201 - 300	\$177 per event	\$177 per event
301 - 400	\$222 per event	\$222 per event
401 - 500	\$310 per event	\$310 per event
501 - 600	\$399 per event	\$399 per event
601 - 700	\$487 per event	\$487 per event
701 - 800	\$576 per event	\$576 per event
801 - 900	\$664 per event	\$664 per event
901 - 1,000	\$753 per event	\$753 per event
1,001 - up	\$826 per event*	\$826 per event*
Sports Leagues	\$177	\$177

* Plus \$89 for each additional 100

**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	High	
Develop a cultural history field trip for 4th graders	Nancy Bernard		Completed
Create a middle school nature camp	Mary Jo Lewis		Completed
Create a scientific inquiry program	Mary Jo Lewis		Completed
Create a "Winter Adaptations in the Foothills" program	Mary Jo Lewis		Completed
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		Completed
Co-host an event for military families with MP Living	Theresa Odello		Completed
Expand remote control flying opportunities	Theresa Odello		Moved to 2020
Implement a marketing plan for Fairgrounds usage	Janice Brewer		Completed
Create a Paint Mines 5K Run	Janice Brewer	High	
Complete needs assessment / expand Frdgs programming	Stacy Starr		Completed
Complete the Northern Nature Center feasibility study	Todd Marts	High	Presentation Phase
Park Operations Division	Project Manager	Priority	Status
Establish an on-call forestry process	Brian Bobeck	High	
Develop individual park operation plans	Brian Bobeck	High	
Establish a part-time custodial position(s)	Brian Bobeck		Completed
Establish a five year equipment replacement program	Brian Bobeck	High	
Complete a Paint Mines (west) Master Plan	Ross Williams		Moved to 2020
Complete the Elephant Rock Open Space Master Plan	Ross Williams	High	Development Phase
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	High	
Complete a feasibility study to expand GIS use	Ross Williams	High	
Upgrade the CIP document	Tim Wolken		Completed
Capital Improvement Projects	Project Manager	Priority	Status
Pineries Open Space - Phase 1	Ross Williams	High	Construction
Bear Creek Regional Park improvements	Bobek / Meyer	High	Bid Phase
Fox Run Regional Park improvements	Brian Bobeck	High	Reviewing Options
Kane Ranch Open Space Improvements (Design)	Ross Williams	High	Bid Phase
Eastonville Regional Trail Improvements	Jason Meyer	High	
New Santa Fe Regional Trail flood repairs	Jason Meyer		Completed
Fountain Creek bank stabilization project	Jason Meyer	High	
Hanson Trailhead renovation	Jason Meyer	High	Fundraising Phase
New Santa Fe Regional Trail trailhead improvements	Randy Smith	High	Construction
Black Forest Regional Park / disaster recovery project	Jason Meyer		Completed
Falcon Regional Park - Phase II	Jason Meyer	High	Fundraising Phase
Ute Pass Regional Trail expansion - State Trails Grant	Jason Meyer	High	Construction
Ute Pass Regional Trail expansion - TAP grant	Jason Meyer	Medium	
Willow Springs Ponds - bridge replacement	Jason Meyer	High	Bid Phase
Drake Lake repair project	Tim Wolken		Completed

Community Outreach	Project Manager	Priority	Status
Expand the Partner in the Park program	Dana Nordstrom		Completed
Expand the Friends Group capacity	Dana Nordstrom		Completed
Explore the Northern Nature Center capital campaign	Christine Burns		Tabled to 2020
Complete Nature Center Fundraising Program	Todd Marts		Completed
Explore the development of a County Parks Foundation	Wolken / Burns	High	PAB Presentation
Research the establishment of a naming rights process	Wolken / Burns	High	BoCC Presentation
Develop a photo campaign for NRPA Month	Christine Burns		Completed
Explore sponsorship opportunities for a Fairgrounds sign	Christine Burns		Completed
Publicize the social and economic benefits of County Parks	Christine Burns		Completed

**Community Services Department
Parks / Recreation & Cultural Services Divisions
October 2019 Monthly Report**

Facility Revenue Totals To Date		2019			2018	
		Budget	Current	Balance	Totals to Date	
Parks Facility Reservation Revenue		\$ 180,000	\$ 193,382	\$ (13,382)	\$ 191,982	
County Fair / Fairgrounds		\$ 309,800	\$ 348,833	\$ (39,033)	\$ 346,468	
Total		\$ 489,800	\$ 542,215	\$ (52,415)	\$ 538,450	
Fundraising Revenue		2019			2018	
	Purpose	Goal	Amount	Balance	Totals to Date	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 85,250	\$ (10,250)	\$ 82,500	
Partners in the Park Program	Park Operations	\$ 35,000	\$ 37,500	\$ (2,500)	\$ 37,500	
Trust for County Parks	Park Operations	\$ 10,000	\$ 44,745	\$ (34,745)	\$ 27,626	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 26,110	\$ (1,110)	\$ 16,215	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 44,000	\$ (4,000)	\$ 44,000	
Total		\$ 185,000	\$ 237,605	\$ (52,605)	\$ 207,841	
Grant Funds		Awarded				
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				
CDBG - Widefield Community Park	Phase II Improvements	\$ 165,000				
Total		\$ 1,095,400				
Parks Division Reservations		2019			2018	2018
Year to Date		Rentals	Attendance	Evaluation	Rentals	Attendance
January		9	110	N/A	10	426
February		14	546	N/A	10	85
March		15	192	N/A	13	294
April		186	9519	4.29	154	5480
May		338	18036	4.3	342	16459
June		517	23048	4.42	530	24273
July		436	24558	4.26	425	24132
August		408	21519	4.17	391	21991
September		338	20818	4.37	302	21474
October		106	17273	3.88	104	19652
November						
December						
Total		2367	135619	4.24	2281	134266

<u>Parks Facility Reservations</u>		2019			2018	2018
October		Rentals	Attendance		Rentals	Attendance
Bear Creek Regional Park						
Archery Lanes					2	15
Athletic Fields		13	1425		16	3750
Pavilions		14	608		8	370
Trails		4	10560		4	11270
Vendor		2	6		4	12
Tennis Courts						
Vita Course						
Meeting Room		13	130		9	101
Black Forest Regional Park						
Athletic Fields		3	120		2	150
Pavilions		6	245		5	210
Vendor						
Tennis Courts		4	16		2	8
Falcon Regional Park						
Baseball Fields		4	100		2	100
Fountain Creek Regional Park						
Athletic Fields		2	120		2	120
Pavilions		2	92		1	30
Trails						
Disc Golf Course		2	200		2	288
Vendor					3	6
Fox Run Regional Park						
Athletic Fields		9	270		13	420
Gazebo					5	275
Warming Hut					4	62
Pavilions		14	507		7	245
Trails		1	8		1	100
Homestead Ranch Regional Park						
Pavilions		1	40		5	185
Athletic Fields						
Trails						
Palmer Lake Recreational Area						
Palmer Lake Santa Fe Trail		2	950		2	875
New Santa Fe Trail						
Monument Trail Head New Santa Fe Trail		4	1250		4	1050
Baptist Road Santa Fe Trail		1	300			
AFA Santa Fe Trail		1	300			
Vendor - Santa Fe Trailheads		2	4			
Paint Mines Trail		2	22		1	10
Rock Island Trail						
Black Forest Section 16						
Total Park Facility Reservations		106	17273		104	19652

<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	23	2447		17	2992
June	29	2931		18	3601
July	6	28,365		1	30,694
August	17	4001		13	5271
September	21	3544		25	5521
October	15	3348		17	3557
November					
December					
Total	174	49,607		171	54,833
<u>Fairgrounds Facility Reservations</u>	2019		2018		
<u>October</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<i>Swink Hall - Fairgrounds</i>					
Fair Corporation Meeting	cancelled	0	1	5	
Lions Club Meeting	1	20	1	20	
FAB Board Meeting	1	23	1	26	
Senior Dinner	1	43	1	44	
COC Meeting	1	20	1	20	
Garza Farms	2	8			
Calhan Crafters	1	4			
Silver Buckle Awards Banquet	1	40			
Calhan Lions - Community Trick or Treat	1	500			
Teresa Jessop - Birthday Party			1	20	
Calhan Hs Testing			1	20	
<i>Exhibit Hall</i>					
Sew Bees			1	7	
<i>Track</i>					
Race	1	800	1	800	
<i>Barns</i>					
<i>Livestock Arena</i>					
Colorado Australian Shepherd Show	1	50			
Bull Riding	1	140			
Colorado Pygmy Goat Club			1	125	
<i>Grounds -</i>					
Haunted Fall Fest	1	975	1	1600	
Equine Health Clinic			1	10	

Whittemore - Fairgrounds						
United Methodist Women - Rummage Sale		1	650	1	600	
COC Health Fair				1	200	
Calhan Cheer Practice				2	20	
Arena						
Colorado Horse Rescue Equine Assistance Program		1	75			
Silver Buckle Gymkhana				1	40	
Month Total Fair Facility Reservations		15	3,348	17	3,557	
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		
Graffiti	July	Rainbow Falls	Bridge near Falls	\$2,000		
Restroom door kicked in, bathroom vandlized	8/31/2019	Widefield Community Park	Men's restroom	\$300		
Graffiti	September	Crew Gulch	Tunnel	\$400		
Graffiti	9/30/2019	Fox Run Regional Park	Hwy 105 trailhead	\$20		
Graffiti	9/26/2019	Fox Run Regional Park	Restroom	\$10		
Graffiti	10/26/2019	Rainbow Falls	Parking lot, rock walls, benches	\$750		
			Total	\$4,555		
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		600	3,179	689	2,924	
June		416	2,649	427	2,774	
July		959	7,904	950	8,158	
August		632	3,123	377	2,671	
September		435	2,012	316	2,052	
October		905	3,776	979	3,932	
November						
December						
Totals	20,000 hours	5096	28,257	4757	28,026	

		2019				
October		Volunteers	Total Hours			
Park Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		138	611			
Adopt-A-Park / Trail / Volunteer Projects		186	1,336			
Creek Week		550	1,652			
Front Range Community Service /CEO		3	66			
Total		905	3,776			
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		210	4415	4.97	195	4350
June		122	3937	4.91	121	4903
July		120	4950	4.96	113	2732
August		80	3347	4.98	74	3307
September		114	3325	4.98	139	5271
October		127	6033	4.96	116	6005
November						
December						
Totals	800 / 21,000	1,096	35707	4.96	1,028	33128
October	Facility	Programs	Attendance	Evaluation		
Discover Bear Creek	BCNC	9	112	5.00		
Habitat	BCNC	14	173	4.90		
Incredible Insects	BCNC	5	80	4.70		
Colorado Wildlife Detectives	BCNC	4	60	5.00		
Foothills Field Experience	BCNC	4	61	5.00		
Arial Services	BCNC	1	6			
Creek Week Cleanup	BCNC	1	32			
Cub Scout Group	BCNC	3	33			
Birthday Party: All About Bears	BCNC	1	17	5.00		
PPCC Env Studies Class	BCNC	3	47			
Free Forest School	BCNC	4	59			
Fall Harvest Festival at Gold Hill Mesa	BCNC	1	2200			
Wedding Rental	BCNC	1	24			
Aiken Audubon Program: Maui Forest Bird Project	BCNC	1	38			
Tiger Cubs	BCNC	1	20			
Kids' Morning: Becoming Invisible	BCNC	1	8	5.00		
Nature Explorers: Migrators in Motion	BCNC	2	33	5.00		

Special Kids Special Families	BCNC	1	12	
Little Wonders: Search for Seeds	BCNC	1	3	5.00
Paint Mines Overnight Photography Workshop	BCNC	1	7	
Fountain Creek History is Colorado History	FCNC	6	92	4.80
Discover the Wetlands	FCNC	39	592	4.95
Nature Adventures: Outstanding Owls	FCNC	1	30	5.00
Volunteer Training	FCNC	1	5	
Outreach: (Dinosaur Res. Center) Enviroscope Demos	FCNC	1	131	
Rental: Aiken Audubon Society	FCNC	1	16	
Pikes Peak Community College	FCNC	1	11	
2's & 3's Outdoors: Leaf Me Alone!	FCNC	1	4	5.00
Pokemon Event	FCNC	1	50	
Girl Scout Event: Brownies-Cabin Camper	FCNC	1	17	5.00
Girl Scout Event: Daisies-Buddy Camper	FCNC	1	24	5.00
Girl Scout Event: Junior-Eco Camper	FCNC	1	15	5.00
Girl Scout Event: Outdoor Adventurer	FCNC	1	10	5.00
Sukkot	FCNC	1	30	
Salvation Army	FCNC	1	25	
Pumpkin Picking	FCNC	1	9	
Boy Scout Troop 101	FCNC	1	18	
Jr. Bird Club	FCNC	1	5	5.00
Rental: EPC Executive Meeting	FCNC	1	15	
Community Intersections	FCNC	1	16	
Pumpkin Carving Party	FCNC	1	248	5.00
Jack-o-Lantern Trail	FCNC	1	1425	5.00
Take A Kid Mountain Biking Day	SPEVNT	1	110	4.75
Rainbow Falls Group Visits	RF	2	110	
TOTALS		127	6033	4.96

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

October 2019

General Updates:

1. Facility rentals have generated \$193,382 which is 107% of our \$180,000 annual goal.

Special Events:

1. The "Veteran of the Year" celebration was held in front of the Veteran's monument at Bear Creek Regional Park. It was a blistering cold day, but this did not stop over 100 people from attending this annual event to include many veterans, local leadership and dignitaries.
2. The Pikes Peak Road Runners Club kicked off their "Fall Series" at Bear Creek Regional Park. The series features four runs each year. Approximately 400 runners participated in this event.
3. The Doherty High School held their annual "Spartan Invitational" Cross Country event on the east trail system of Bear Creek Regional Park. 20 teams took place in this fun event to include 400 parents cheering on the young runners.
4. The YMCA of the Pikes Peak Region invited the community to the annual "Creepy Crawl 5K". Runners were encouraged to wear Halloween costumes and they did not disappoint. Over 500 runners took part in this fundraiser event.



5. Friday Nights Disc Golf Inc. hosted a two-day disc golf tournament at the Widefield Community Park.
6. The cold weather and plenty of snow has ended all field rentals a week earlier than scheduled. Many of the leagues that have used the athletic fields this year already committed to returning in 2020. The reservation season officially ended on October 31 and will start up again on April 1.

COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – October 2019

Christine Burns, Community Outreach Division Manager

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Creek Week:** Creek Week Cleanup results are in! During this year's nine-day event in nine communities there were 3,203 volunteers and over 14 tons of litter and debris collected. County Parks alone had 550 volunteers. This monumental effort helps protect water quality, makes it easy for citizens to give back, and provides a hands-on opportunity to learn about their home watershed. We all play a role in the health of our watershed. Save the Date! Creek Week September 26 – October 4, 2020. Find out more at www.fountaincreekweek.com.
2. **Partner News:** You are cordially invited to the 11th Annual RMFI Fall ShinDIG at the Garden of the Gods Visitor & Nature Center, Thursday, November 21, from 6 – 8 pm. Enjoy complimentary food, beer, wine, and live music. This is RMFI's largest social event of the year and serves as a thank you to amazing volunteers, partners, donors, and other supporters.
3. Staff participated in the Pikes Peak Outdoor Recreation Alliance, State of the Outdoors Expo and Luncheon.
4. **Bear Creek Dog Park Ghouls and Stools Day:** This event is a fun way to raise awareness about the problem of dog waste in parks and to get it cleaned up. We partnered with the Friends of Bear Creek Dog Park, Republic of Paws, Heuberger Subaru and Fountain Creek Watershed District. We had 21 volunteers participate in collecting dog waste. We would like to acknowledge and honor the passing of Ric Helstrom, who was an original member of the Lovers of Off Leash Parks, designed the Bear Creek Dog Park Memorial and made the plaques displayed. We send our condolences to his family.

Grants

1. A grant application was submitted to Great Outdoors Colorado (GOCO) for park improvements at Falcon Regional Park, requesting \$350,000 in grant funding.



2. A Colorado Parks and Wildlife (CPW) planning grant requesting \$30,000 for the design / construction docs for Fox Run Regional Trail was submitted.
 - a. All statewide CPW non-motorized grant applications are currently available online for review and public comment at this webpage:
<https://cpw.state.co.us/aboutus/Pages/TrailsGrantsNM-Submissions.aspx>
3. A GOCO Funded Youth Corps Crew grant for six weeks of trail construction and noxious weed mitigation at Pineries Open Space by the Mile-High Youth Corps was submitted.
4. Current open grants include a Community Development Block Grant for Widefield Community Park Phase II improvements and CPW grants for Ute Pass Regional Trail and Eastonville Regional Trail.

COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division

Monthly Report – October 2019

Submitted by: Todd Marts, Division Manager

General

1. Rainbow Falls Historic Site was open for eight days in October; Saturdays and Sundays from 10am to 4pm. There were 2065 total visitors averaging 258 per day, and \$1,681.39 in donations.
2. Staff attended the Colorado Parks and Recreation Association conference in Vail from October 8-11.
3. On October 17, staff attended a RecTrac User Group meeting, and was able to connect with our software provider to get information and help on utilizing the software better for our needs.
4. Staff attended the Pikes Peak Outdoor Recreation Alliance / State of the Outdoors Expo on October 29. Community Services had a booth there and spent time networking with other outdoor focused groups and businesses.

Projects, Fundraising & Grants:

1. Staff led American Red Cross First Aid, CPR, and AED Classes for volunteers and Community Services Department staff. Bear Creek Nature Center/ Friends of El Paso County Nature Centers have been named Mountain Equipment Recyclers 'Nonprofit of the Month' for both October and November. Mountain Equipment Recyclers, a local business that promotes "upcycling" of outdoor gear and offers quality gently used outdoor gear at affordable prices, will donate all of October's and November's proceeds from their \$5 shelf to Friends of El Paso County Nature Centers.

Programs & Events:

1. Fountain Creek Nature Center launched a new Environmental Education Program entitled Fountain Creek History is Colorado History. The curriculum is Colorado Academic Standards-based, 2.5-hour program geared to 4th-6th graders. It is based on the new exhibit Fountain Creek is a Pathway of History. The components include a Colorado living history timeline, mapping activity, exhibit room exploration, and an 80-



minute guided hike. We tested it on a group of 86 6th graders and got great reviews. It will become a new component of our regularly offered field trip options for schools.

2. Girl Scout Event—we held our annual event on Saturday, October 12 conducting four badge programs for Daisies, Brownies, and Juniors. 66 total scouts participated. Two nature center volunteers assisted in conducting programs.
3. Launched new Jr. Bird Club—Since Fountain Creek Nature Center is a hub for adult birders with the thrice annual bird counts and the Pikes Peak Birding and Nature Festival, we launched a new offering geared toward youngsters to create and nurture a love for birding that will last their whole lifetimes. This club will meet every other month and include classroom learning, outdoor birding, and a craft. The first meeting was on October 19. The five participants were treated with a show from a juvenile bald eagle who flew over the pond as they were learning about bird identification.
4. Pumpkin Carving Party & Jack-o-Lantern Trail—2019's events broke all records thus far. More people than ever (166) reserved pumpkins in advance and we hosted a total of 248 for the Carving Party. Similarly, there were higher prepaid reservations (209) for the Jack-o-Lantern Trail Event with a total of 1,425 people attending! Revenue for the Carving Party \$1,220 plus revenue from the evening Jack Trail admissions (\$7,666) produced a grand total of revenue of \$8,886! There will also be a grant coming from our long-time partners, KOHL's. Sponsors for the event were Milberger Farms of Pueblo who donated 200 pumpkins again, Sunbelt Tool Rentals who donated two light towers for the parking lots; Partners included Colorado Springs Utilities volunteers (10) who annually scoop pumpkins, and KOHL's Associates (6) who also scooped pumpkins. Other volunteers included nature center adult and teen volunteers, and Pikes Peak Community College Wild Things creepy animals.
5. Twenty-one people from a Colorado College Geology class visited the Falls, and on October 26 there were eighty people from Colorado College Geology alumni group that stopped by for a visit.
6. National Take-A-Kid Mountain Biking Day was on October 5 at Fox Run Regional Park. We had forty-nine kids, fifty parents, and nine volunteers attend this event. The Colorado Springs Racing Team were the volunteer group that made this fun event happen.
7. Bear Creek Nature Center co-hosted the 2nd Annual Fall Harvest Festival at Gold Hill Mesa on October 12. Thousands of community members attended and enjoyed a free concert, food and drink vendors, and a variety of children's activities including pony rides, petting zoo, bounce houses, face painting, a pumpkin patch, and take-home crafts. The majority of the event's proceeds benefit Friends of El Paso County Nature Center's and this year's successful event earned \$6,300 for the organization. Gold Hill Mesa and Bear Creek staff are currently choosing a date for 2020's Fall Harvest Festival.
8. Bear Creek Nature Center hosted Creek Week cleanup event at the nature center as part of the 6th Annual Fountain Creek Week cleanup, which focuses on keeping the Fountain Creek watershed healthy. Thirty volunteers of all ages, led by nature center staff, focused on removing trash and accumulated debris from Bear Creek and the riparian corridor.

9. Bear Creek Nature Center staff and volunteers participated in multiple outreach opportunities in the month of October. These included The Gallop 5K in Garden of the Gods with 500 participants, Palmer Lake Creepy Crawl with 750 participants, as well as Jack Quinn's Running Club and Pikes Peak Roadrunners Race at Penrose Center. These outreach events were ideal opportunities to promote Bear Creek's upcoming 5th Annual Bear Run Fundraiser and allowed staff and volunteers to connect with over a thousand community members about the Bear Run as well as the many programs offered by El Paso County Nature Centers.

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 OCTOBER, 2019

Parks Planning

Capital Project Management:

New Santa Fe Regional Trail Hwy 105 – The concrete underpass needed repairs including replacement of damaged concrete and clean-out of the creek channel. Staff prepared a request for quote and selected Colorado Flatwork to complete the repairs. The Town of Monument partnered with the County to provide funding. Concrete was completed in July and new railings were installed in September.

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 January 2020.

Pineries Open Space - The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March 2017. The contractor completed design documents in August 2018. Staff completed marking of singletrack trail corridors in July 2018, and Mile High Youth Corp crews completed approximately 1.5 miles of singletrack trail. RMFI completed the final ½-mile of singletrack trail and boardwalk in late-summer 2018, thus connecting to the powerline trail. Mile High Youth Corps and the Rocky Mountain Field Institute will be constructing singletrack trails in April-October 2019. Trailhead construction has been awarded to 53 Corporation, with construction taking place fall 2019. RMFI and MHYC will complete approximately 10,800 feet of additional trail construction in November 2019. The park is scheduled for opening in December 2019.

Ute Pass Regional Trail - The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. An extension request was approved by the State allowing additional time to complete construction by December 31, 2019. The Trust for Public Lands has committed \$50,000 towards the project. An on-call contract for professional engineering services was awarded to Michael Baker



International to complete final design which was completed in May 2019. Staff prepared an Invitation for Bid (IFB) to construct the 2/3 mile segment of the trail which was advertised in June, 2019. A Contract was awarded to Avery Asphalt to complete construction of the trail by December 31, 2019. Construction started in September 2019.

El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75 mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC on April 9th to recognize and appropriate the grant funds awarded from the Transportation Improvement Program (TIP) and Transportation Alternative Program (TAP). Staff prepared a Request for Quote (RFQ) for professional engineering and design services in April, 2019. Three quotes were received, and Stantec Consulting Services was selected in May, 2019. The Design project has launched and 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. Fencing, parking lot, and trail construction was completed in early 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. A shade structure was installed in September, 2019.

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 30% plan review completed in October and will continue to refine the plans for 2020. A GOCO grant was submitted in October to help fund Phase II improvements.

Planning:

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

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

Widefield Community Park Master Plan / Phase I Improvements - The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. These two grants will fund the installation of exercise equipment, restroom renovation, updated playground and trails, and basketball / pickleball court improvements. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall 2018–Summer 2019. Nearly all improvements are complete, except for new park signage, which will be installed in Fall 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. Ace Fencing has completed the installation of wildlife-friendly fencing in previously unfenced areas of the property.

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

Flood Recovery:

Willow Springs Ponds Embankment Repairs - A contract was awarded to J3 Engineering to complete engineering and design of the creek bank repairs. The design is currently at 90% and was submitted to FEMA for review. FEMA provided concurrence in March, 2019. Final design is under way with construction planned in 2019-2020. An IFB for creek bank repairs was advertised in September and Olgoonik General, LLC was awarded the \$949,931 contract. Work is scheduled to begin in November and be completed by March, 2020.

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

New Santa Fe Trail Repairs - An IFB was advertised in November, 2017 but was canceled after receiving no qualified bids. FEMA approved an extension in August, 2018. An IFB was advertised in October, 2018 with bids due in December. RMC Consultants was selected after a review of two bids. Work commenced in January, 2019 and will be completed by June, 2019. Trail repairs north of the United States Air Force Academy (USAFA) were completed in February, 2019. Trail repairs north of the Northgate Trailhead were completed in March. Trail repairs on the USAFA installation were completed in April. Repairs to the concrete low water crossing were completed in early May, 2019. The project was completed on May 15, 2019.

Black Forest Regional Park (CDBG) - The County applied for excess CDBG-DR funds and was awarded \$790,000 to complete 150 acres of forestry work, 6-miles of trail construction and decommissioning, and construction of drainage improvements in 2019. An IFB to complete drainage improvements was advertised in December, 2018. A contract was awarded to RMC Consultants totaling \$93,330 and work was completed in May, 2019. An IFB to complete forestry work was advertised in February, 2019. A contract was awarded to Front Range Arborist's totaling \$281,100 and work was completed in August 2019. An IFB for trail construction was advertised in March, 2019. A contract was awarded to Meridian Partners totaling \$204,072 and work was completed in August 2019. All work was completed by September 2019. An extension request was submitted to the State and approved in October seeking additional time and funds to complete construction and grant close-out.

Other:

Development Permit Application Reviews - Staff reviewed 4 development permit applications in October, to be presented to the PAB for endorsement in November, and provided internal administrative comments for an additional 12 applications.

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

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

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

Grants for Capital Projects - Planning Staff received a GOCO mini-grant for the Falcon Regional Park dog park and a GOCO planning grant for Kane Ranch Open Space in 2017. A State Trails Grant to construct a segment of the Eastonville and Meridian Ranch Regional Trails through Falcon Regional Park was awarded in March, 2018. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018, and was awarded the \$150,000 grant in July 2017. Staff has also submitted and was awarded an \$110,000 grant application to the Colorado Springs Health Foundation for the installation of exercise equipment, updated trails, and basketball/pickleball court improvements at Widefield Community Park. EPC Parks has been awarded a \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park, set to commence in Winter/Spring 2020.

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.

Park Operations / Miscellaneous Projects

Widefield Park / Fontaine Blvd Tunnel – The drainage repair at Fontaine Blvd tunnel is 100% complete. Concrete was placed creating positive drainage and the safety railing and signage was completed in early October. The pedestrian pathway in the tunnel has been staying dry during the recent storm events.

Baptist Road Trailhead Restroom - Olson Plumbing is currently converting the compost style toilets to a standard flush system. Once completed, this will be the first time that both restrooms have been open to the public since the 2003 vandalism fire that destroyed most of the men's restroom. Olson Plumbing is estimating construction will be complete late October. Depending on funding, there may be additional renovations to the restrooms which will include new exterior doors, repair of concrete sidewalk, and interior painting.

Insurance Claims – The damage caused by the 2018 hail storms has been repaired except for the replacement of damaged playground items and two information kiosks at Fountain Creek Regional Park. Peak View Roofing replaced damaged roofs as well as other park facilities such as lighting and fencing. The replacement playground items have been received and replacement is scheduled for early November. Quotes for the information kiosks have been received and approved by EPC Safety & Risk for ordering.

Willow Springs Ponds - Damaged Pavilion - HCDA Engineers conducted a structural analysis of the 40' pavilion that was struck by a vehicle at the end of June. A support column and two of

the glulam beams were damaged by the vehicle causing the roof to partially collapse. The structural report and recommendation has been received by the County with the recommendation of repairing the pavilion rather than replacing. Ed Green Construction provided the lowest quote to repair and has been instructed to proceed with the repair by County Safety and Risk. Ed Green Construction is currently having the glulam beams manufactured and repairs are scheduled to begin early November.

Fountain Creek Regional Park Rhemp Well - The Rhemp well that provides water to the Fountain Creek Maintenance Facility started running intermittently during the first part of October. Diagnosis by Barnhart Pump Company showed that the water level of the well was down to the intake of the pump and air was getting into the system. The decision was made to run a new waterline from the McKinnon Well which is within 400' of the Rhemp Well. The Colorado Rural Water Association was contacted and representatives met on site to review utilizing the McKinnon Well to supply the maintenance facility. Once approved by the State, installation of the new water line proceeded immediately and was completed on October 23rd. The system is now operating normally.

Central District:

General Information – The reservation season is coming to an end and staff has shifted attention to large scale projects. Unusually cold weather has brought several snow events that has kept our crew busy between projects. Several large special events were successfully hosted to include the State Cross Country meet, Veteran of the Year ceremony, and the arrival of 500 weed eating goats.

Bear Creek Regional Park – Irrigation system winterization efforts are complete, and staff has begun demolition of tennis courts 5 - 8. The demolition phase is on schedule and should be complete by mid-December.

Native mowing is complete, and mowers were serviced, cleaned and prepped for next season.

The Central Team completed several tasks in preparation for the Veteran of the Year ceremony. The event was very successful and well received by all. Several compliments were received regarding the condition of the grounds and memorial landscaping.

Staff prepared for the arrival of 500 hundred goats that are transported to the park annually to help combat noxious weeds. The goats are currently onsite, and staff continues to provide daily support.

Ballot box installation efforts were completed as three new boxes were installed in the Central District. The project involved extending electrical service, prepping for concrete, light pole installation and landscape modifications.

There is a downward trend with illegal camping, but staff remains vigilant with posting and removing camps in a timely manner. Two illegal camps were removed during this report period.

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.

Law Fence Inc. has been selected to install new perimeter fencing along the north and east side of property with anticipated project completion by December 2019.

Rainbow Falls Historic Site – The site is closed for the season and staff is currently making efforts to secure a graffiti removal contractor.

Downtown Facilities – The Downtown Team completed aeration, fertilization, and over seeding of all properties. Irrigation system winterization is complete and pruning efforts are underway.

Staff aided with the Fannie Mae Duncan sculpture installation and made landscape improvements in areas adjacent to the sculpture to help beautify the area.

Landscape improvements in areas near the newly installed ballot boxes were completed just in time for the election season.

Jones Park – RMFI provided October reports regarding conditions and maintenance needs in Jones Park. The report was very helpful as several maintenance tasks were identified. We will be working with RMFI to develop a scope of work and to obtain cost estimates for identified tasks.

Staff continues to work with Altitude Land Consultants to develop the Master Plan for Jones Park Open Space. Several Master Plan sections have been reviewed and comments were provided.

Ute Pass Trail – No current maintenance tasks to report.

East District:

County Fairgrounds – The East District Team focused on event preparation and setup for a variety of events in October. Events included the final auto race of the season, bull riding, the Haunted Fall Fest, and a couple trick-or-treating events. All events held this month were a success for staff and the community.

General – Staff focused efforts on winterizing irrigation systems at the Fairgrounds and parks.

North District:

General Information – Parks would like to welcome Mark Crow to our team. Mark was previously a seasonal employee in the South district and became the Parks Maintenance 1 for the North District.

Fox Run Regional Park – The North Team continues to repair eroded and washed out roads and parking lots. The majority of trails in the active use areas have been rebuilt. We continue to dig out drop boxes, bridges, and plugged culvert pipes. We are now expanding our trail repairs to other parts of the park based on severity of damage and trail usage.

Staff winterized restrooms, completed all irrigation blowout, and completed field maintenance in preparation for spring. In addition, staff repaired two irrigation main line breaks, removed the fountain from the lake, removed graffiti, and transported additional trail base for trail repairs.

El Paso County Wildland Fire continues mitigation efforts south of the maintenance shop.

The North District participated in the annual Creek Week Clean-Up. Projects included piling and removing mitigated logs and brush in various areas. We had 120 volunteers which included members from Fox Run Friends Group, Black Forest Together, and COS I Love You.

We are also happy to announce four additional Eagle Scout projects were completed in Fox Run Regional Park. The projects included painting Oak Meadows restroom, resurfacing trail

around the parking lot and lakes, repairing parking lot timbers, and replacing landscape rock in medians.

Black Forest Regional Park – Staff winterized the restrooms and completed all irrigation blowouts for winter. Staff graded all roads and completed field maintenance in preparation for spring. An Eagle Scout completed a project which consisted of painting the park pavilions.

Pineries Open Space – Staff continues to remove dangerous trees along the new trail construction corridor where RMFI is building trail on the eastern portion of the property. An Eagle Scout project was completed which consisted of reinforcing a trail bridge and installing trail base.

Santa Fe Regional Trail – Staff continues to repair damaged trail and plugged culvert pipes. Staff winterized restrooms, completed irrigation blowout for winter, and continued native mowing along the trail.

Black Forest Section 16 – Staff performed vegetation management throughout the parking lot and trailhead.

Palmer Lake – Staff winterized the restroom and completed irrigation blowout for winter. Parks also assisted in the Creek Week cleanup located at Palmer Lake.

South District:

General Information – The South Team focused on draining and winterizing water systems for both turf and restrooms. The Remp well, which supplies water to the Fountain Creek Maintenance Shop had been showing signs of decreased productivity. The well's decline facilitated the need to find a new water source. Staff obtained State approval to use the McKinnon well nearby and a ran new supply line to resolve the issue.

Park Operations continues to monitor and field test water bodies for the presence of blue-green algae (cyanotoxins). Homestead Ranch Regional Park (HRRP) continues to test positive for blue-green algae.

The three October snowstorms provided much needed precipitation as well as an earlier start with snow removal efforts.

Fountain Creek Regional Park – Staff installed a new bench at the toddler playground. Churchich Recreation began replacing the playground equipment that was damaged during the 2018 hail storms.

The demonstration garden plant identification signs are currently being built by staff. The new sign stands have been ordered and installation will occur in the spring of 2020. There are 89 signs that will be installed once completed.

Staff continued tree pruning throughout the park and secured all picnic tables / benches throughout the park.

Fountain Creek Nature Center – Staff completed mowing operations and vegetation management for the year. The South Team supported various Nature Center events which included Creek Week Clean-Up, Pumpkin Carving Party / Jack-o-lantern Trail, and the Pumpkin Chunkin.

Willow Springs Ponds- Staff secured picnic tables / benches throughout the park.

Grinnell Boulevard – Staff completed multiple irrigation repairs to the system prior to winterization.

Widefield Community Park – Portions of the United Flight 585 Memorial was renovated and upgraded. The project was a group effort among the El Paso County Parks South District, the City of Colorado Springs, and volunteers. The timber landscape beds were renovated and the pavilion was painted. Other improvements included replacing the shake shingle roof with pro panel metal roofing and pruning the memorial trees.

Staff prepared the disc golf course for 2 large tournaments held in October.

Stratmoor Hills Park - Staff continued to make irrigation repairs prior to irrigation winterization.

Fountain Creek Regional Trail – Staff completed a significant amount of tree trimming along the trail corridor from Fountain Creek Regional Park to Willow Springs.