

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, August 12, 2020 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<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		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Highway 94 Commercial Rezone	Greg Stachon	Endorsement
B. Ponderosa Filing No. 3 at Lorson Ranch	Jason Meyer	Endorsement
C. Creekside South at Lorson Ranch Filing No. 1 - Final Plat	Jason Meyer	Endorsement
D. Waterview North Sketch Plan Amendment	Jason Meyer	Endorsement
E. Highway 94 Commercial Rezone	Greg Stachon	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
	A. 2021 – 2025 Capital Improvement Program	Tim Wolken	Endorsement
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the July 8, 2020
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Ed Hartl, Chair
Alan Rainville
Anne Schofield (via Skype)
Julia Sands de Melendez, Secretary
Jim Cassidy
Kiersten Steel
Susan Jarvis-Weber
Terry Martinez (via Skype)
Toby Levin (via Skype)

Staff Present:

Tim Wolken, Community Services Director
Ross Williams, Park Planner
Greg Stachon, Landscape Architect
Todd Marts, Recreation / Cultural Services Manager

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 Ed Hartl, Chair.
2. Approval of Agenda: **Alan Rainville made a motion to approve the meeting agenda. Julia Sands de Melendez seconded the motion. The motion carried 7 - 0.**
3. Approval of Minutes: **Alan Rainville made a motion to approve the June 10, 2020 meeting minutes. Julia Sands de Melendez seconded the motion. The motion carried 7 - 0.**

(Jim Cassidy joined the meeting at 1:32 p.m.)

4. Introductions and Presentations:

5. Citizen Comments:

(Susan Jarvis-Weber joined the meeting at 1:36 p.m.)

6. Development Applications:

A. The Hills at Lorson Ranch PUDSP

Ross Williams provided an overview of The Hills at Lorson Ranch PUDSP and addressed questions by the Board.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Hills at Lorson Ranch Planned Unit Development / Preliminary Plan:
(1) Require fees for regional park purposes for a total \$240,038 and urban park

purposes for a total of \$151,630. However, the specific fees will be calculated upon review of forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s). Jim Cassidy seconded the motion. The motion passed 9 – 0.

B. Cloverleaf Subdivision Preliminary Plan and Rezone

Ross Williams provided an overview of the Cloverleaf Subdivision Preliminary Plan and Rezone and addressed questions by the Board.

Julia Sands de Melendez recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Cloverleaf Subdivision Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$70,050 and urban park fees in the amount of \$44,250. Terry Martinez seconded the motion. The motion carried 9 – 0.

7. Information / Action Items:

A. COVID – 19 Updates

Tim Wolken updated the board on the latest Public Health Order. The key issues that are impacting County Parks include:

- Nature Center exhibit areas may re-open at 50% of approved occupancy.
- Pavilion use has been expanded based on a formula that includes 28 square feet per person at 50% capacity.
- Outdoor special events can be conducted at 50% capacity with six-foot social distancing between family units with a limit of 250 participants. We are currently researching whether this will allow resuming summer concerts.

B. Happy Trails Fundraising Event

Todd Marts presented the 2020 Happy Trails update to the Board. The event started in 2010 in partnership with the Trails and Open Space Coalition and the Friends of El Paso County Nature Centers to address budget shortfalls.

The success of the fundraiser is dependent on the support from the members of the Park Advisory Board staff and Friends of the El Paso County Nature Centers serving as table captains, as well as food and drinks donated from local restaurants.

Date: Friday, August 21, 2020 - Evening

Location: Virtual

Cost: Table of 6 = \$270 -- Individual = \$45

8. Monthly Reports:

Tim Wolken provided an update on the Grand Opening of the Pinerias Open Space and shared a group photo which included former Commissioner Wayne Williams who was heavily involved in the acceptance of the property and Commissioner Holly Williams who led the ribbon cutting. 1,326 vehicles were counted on the first weekend of the opening of the Pinerias. Ross Williams also commented about future phases of the property which will includes additional parking.

Tim Wolken announced Senator Cory Gardener's visit to El Paso County on July 13, 2020 to speak about the Great American Outdoor Act. The visit will be conducted at Bear Creek Regional Park with several County Commissioners and Park Advisory Board members are scheduled to attend.

Tim Wolken stated that the Rainbow Falls Historic Site is experiencing record numbers of visitors with up to 500 people entering the site per day which has caused vehicle and pedestrian issues. Todd Marts stated that staff is exploring a digital sign to announce when the site at capacity so visitors can plan to visit at another time.

Commissioner Stan VanderWerf provided an update on COVID – 19 restrictions in El Paso County.

9. Board/Staff Comments:

Todd Marts announced that the Nature Centers have partnered with local school lunch programs to provide children with backpacks filled with nature books and other activities. The program is designed to encourage children to enjoy the outdoors. 1,000 backpacks were handed out at several schools across El Paso County.

Mr. Marts announced a unique live theater play that will be held on the trails around the Fountain Creek and Bear Creek Nature Centers. Ten visitors per group will go from scene to scene along the trails.

Mr. Marts stated the 2020 El Paso County Fair has been converted to a 4-H Show due to COVID – 19 restrictions. The Show will be conducted from July 9 – 18.

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

Julia Sands de Melendez, Secretary

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Highway 94 Commercial Rezone

Agenda Date: August 12, 2020

Agenda Item Number: #6 - A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request for approval by Land Development Consultants on behalf of Landview, LLC, for Highway 94 and Curtis Road Commercial Rezone. This site is located southeast of the intersection of US Highway 94 and Curtis Road. It is vacant range land surrounded by a variety of uses, from a mobile home park on the south to rural residential and agricultural uses. Surrounding zones are mainly County RR-5, with one exception being the 4.16 acre parcel at the Northeast corner of Highway 94 and Curtis Road being zoned CC, Commercial Community.

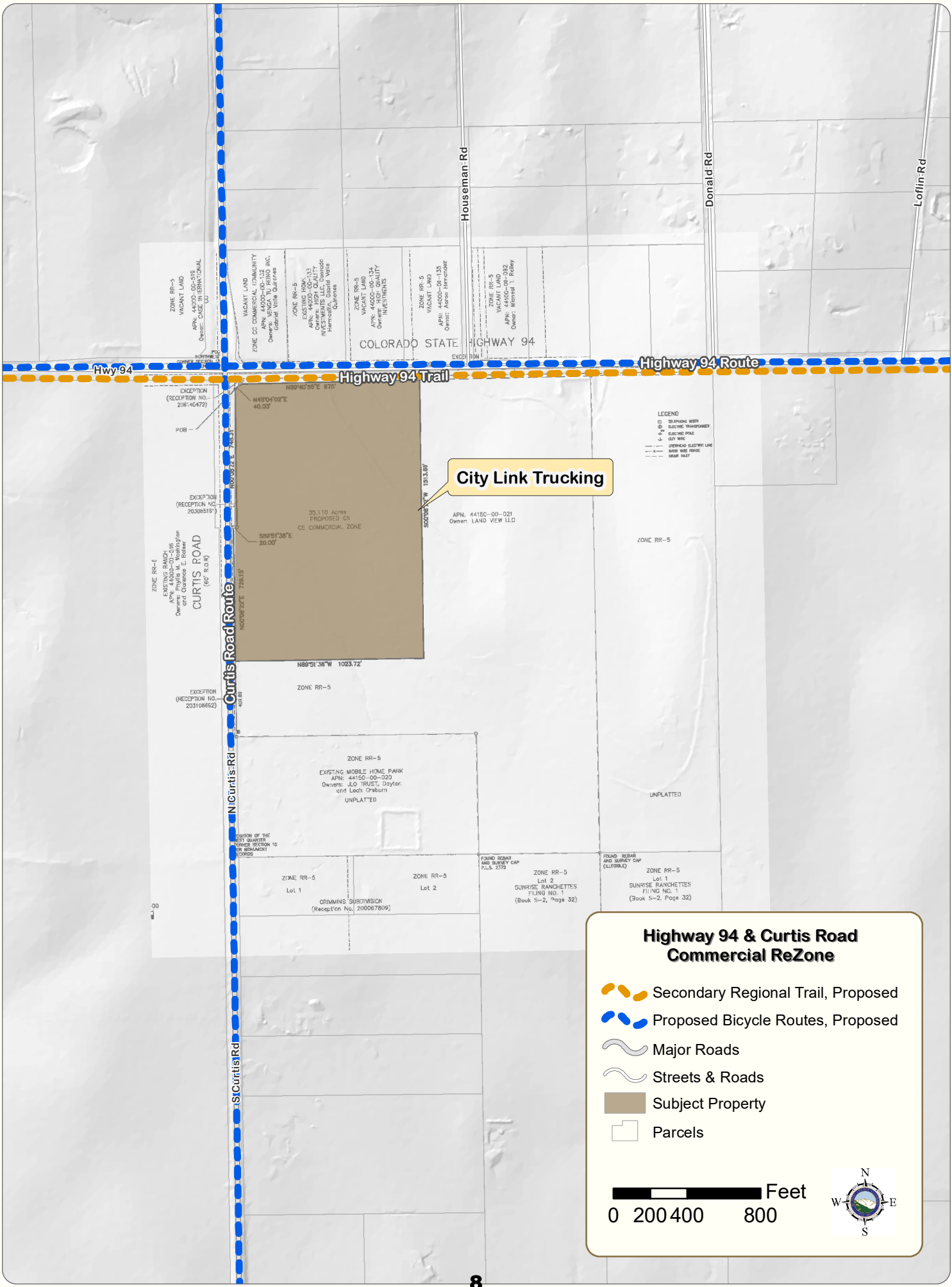
The owner's property consists of a total of 96.089 acres and is currently zoned RR-5. Their request is to rezone 35 acres of the property to the CS zone. This will allow them to build a commercial building for their City Link Trucking Company.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Highway 94 Tier II Regional Trail alignment runs along the south side of Highway 94 and is adjacent to the north edge of the subject property. Other nearby trails and routes not impacted by the project include the proposed Highway 94 Bicycle Route which runs along the south side of Highway 94. The proposed Curtis Road bicycle route alignment runs along Curtis Road. Both bicycle routes are in the public right of way and would not be impacted by the proposed development. The property is not located within any candidate open space land.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the north side of the rezoned parcel that allows for the construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Highway 94 Rezone: (1) No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions. (2) Designate and provide to El Paso County a 25-foot trail easement along the north side of the subject property, that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail.



City Link Trucking

- LEGEND
- TELEPHONE WIRE
 - ELECTRIC TRANSMISSION
 - ELECTRIC POLE
 - UTILITY WIRE
 - OVERHEAD ELECTRIC LINE
 - RAILROAD
 - RAILROAD
 - RAILROAD

Highway 94 & Curtis Road Commercial ReZone

- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Subject Property
- Parcels

0 200 400 800 Feet



Development
Application
Permit
Review



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

August 12, 2020

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:	Highway 94 & Curtis Road Rezone	Application Type:	Rezone
PCD Reference #:	CS-203	Total Acreage:	35.00
		Total # of Dwelling Units:	0
Applicant / Owner:	1 Owner's Representative:	Dwelling Units Per 2.5 Acres:	N/A
LAND VIEW, LLC	LAND DEVELOPMENT CONSULTANTS, INC.	Regional Park Area:	
Ernesto Garcia Armendariz	Daniel L. Kupferer	Urban Park Area:	
2908 E. Gunnison Street	3898 Maizeland Road	Existing Zoning Code:	RR-5
Colorado Springs, CO 80909	Colorado Springs, CO 80909	Proposed Zoning Code:	CS

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area:	5	
0.0194 Acres x 0 Dwelling Units =	0.000	Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00
Total Regional Park Acres:	0.000	Community:	0.00625 Acres x 0 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area:		
Regional Park Area:		Neighborhood:	\$116 / Dwelling Unit x 0 Dwelling Units =	\$0
\$467 / Dwelling Unit x 0 Dwelling Units =	\$0	Community:	\$179 / Dwelling Unit x 0 Dwelling Units =	\$0
Total Regional Park Fees:	\$0	Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Highway 94 Rezone: (1) No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions. (2) Designate and provide to El Paso County a 25-foot trail easement along the north side of the subject property, that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail.

Park Advisory Board Recommendation:



3898 Maizeland Road
Colorado Springs, CO 80909

Phone: 719-528-6133
Fax: 719-528-6848

Surveying • Planning

www ldc-inc.com

LETTER OF INTENT

June 22, 2020

**El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910**

Attn: **Gabe Sevigny**

Re: **Rezone Letter of Intent – LAND VIEW, LLC
APN 44150-00-021**

LAND DEVELOPMENT CONSULTANTS, INC. is representing Ernesto Garcia Armendariz of LAND VIEW, LLC in this application for a rezone from RR-5 Residential to CS Commercial Services District for a commercial use classification for a materials trucking business.

This site is located Southeast of the intersection of US Highway 94 and Curtis Road. It is vacant range land surrounded by a variety of uses, from a mobile home park on the south to rural residential and agricultural uses. Surrounding zones are mainly County RR-5, with one exception being the 4.16 acre parcel at the Northeast corner of Highway 94 and Curtis Road being zoned CC, Commercial Community.

The owner's property consist of a total of 96.089 acres and is currently zoned RR-5. Their request is to rezone 35 acres of the property to the CS zone. This will allow them to build a commercial building for their City Link Trucking Company. This trucking company primarily hauls materials for different construction projects in the Pikes Peak Region. They currently operate out of a leased facility in Colorado Springs.

The proposed commercial trucking use will be served by a new well and septic system. Electric service is to be provided by Mountain View Electric Association. Fire protection is to be provided by ELLICOTT FIRE PROTECTION DISTRICT.

The primary access point will be off of Curtis Road approximately 1500 feet south of US Highway 94.

This commercial site will consist of 35 acres and while there is not a plan in place to develop the remaining acres, it can be assumed that it will consist of 6 possible lots of 5+ acres each. Although the possibility of central water and sewer exists, it is currently planned to be served by new well and septic systems.

The current plan is to only develop the 5+ acres site for a trucking company. The property owners do not have immediate plans for future development as their focus is on getting their trucking business relocated.

Owner:

Applicant

LAND VIEW, LLC
Ernesto Garcia Armendariz 719-473-4805
2908 E. Gunnison Street
Colorado Springs, CO 80909

LAND DEVELOPMENT CONSULTANTS, INC.
Daniel L. Kupferer 719-528-6133
3898 Maizeland Road
Colorado Springs, CO 80909

Thank you for your consideration,

LDC, Inc. by Daniel L. Kupferer
dkupferer@ldc-inc.com

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Ponderosa Filing No. 3 at Lorson Ranch

Agenda Date: August 12, 2020

Agenda Item Number: #6 - B

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Love in Action for approval of Ponderosa Filing No. 3 at Lorson Ranch. The development is zoned PUD and is located northeast of Jimmy Camp Creek and Fontaine Blvd within Lorson Ranch. Ponderosa Filing No. 3 totals 10.38 acres and includes 90 attached single-family homes configured in 3- or 4- unit buildings on 3.46 acres, landscape and streets on 5.35 acres, and 1.57 acres of open space. The property is currently zoned PUD and is surrounded by single family homes and townhomes.

This 10.38-acre parcel was previously identified as a potential school site in the original sketch plan for Lorson Ranch, however Widefield School District 3 elected to move the school site approximately 1 mile to the east within Pioneer Landing at Lorson Ranch filing No. 1. This change has been documented in previous minor sketch plan amendment and PUD development applications.

The proposed open space dedication total 1.57 acres (15.1%) meets the minimum open space dedication for PUD zoning. The open space areas are configured into common public areas surrounding the townhomes that feature walkways, benches and landscaping. There is also an open space tract along the eastern and southern site boundary which acts as a buffer between the townhomes and adjacent single-family homes.

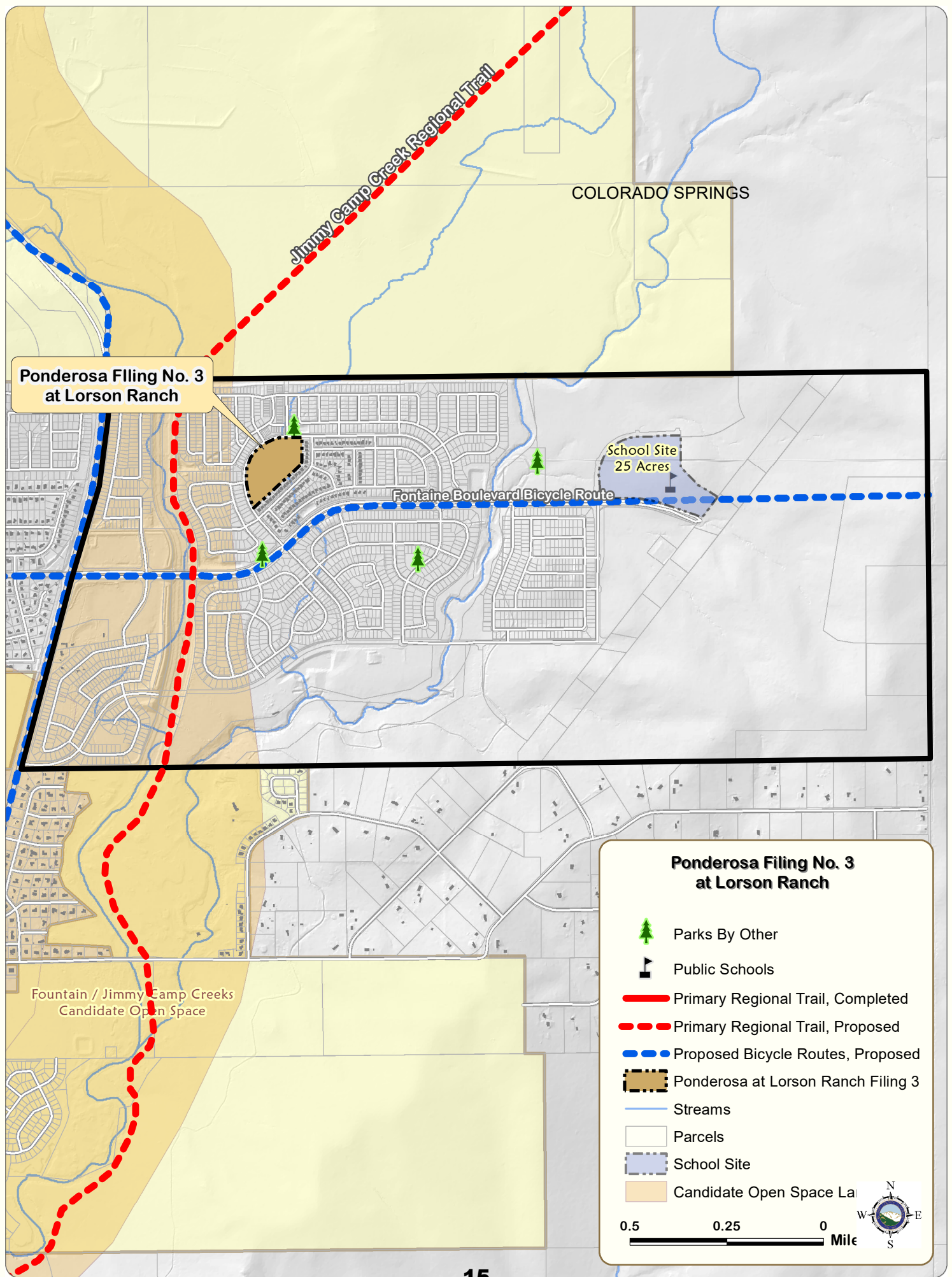
The County Parks Master Plan shows no parks, trails / bicycle routes, or open space in the proposed project area. The Fontaine Blvd Bicycle Route is located 0.10 miles to the south of the project and is accommodated with County right-of-way. The Jimmy Camp Creek Primary Regional Trail is located 0.22 miles to the west of the project and is accessible via non-County trails within the Lorson Ranch development. Staff appreciates that the applicant has included internal walkways to connect the townhomes to the existing sidewalk and trail network within Lorson Ranch.

As no park land or trail dedication is necessary, staff recommends fees in lieu of land for regional park and urban park purposes as shown below.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Ponderosa Filing No. 3 Final Plat: Require fees in lieu of land for regional purposes in the

amount of \$42,030 and urban fees in the amount of \$26,550. 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
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COMMUNITY SERVICES DEPARTMENT
Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

July 16, 2020

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:	Ponderosa Filing No. 3 at Lorson Ranch	Application Type:	Final Plat
PCD Reference #:	SF-2016	Total Acreage:	10.38
		Total # of Dwelling Units:	90
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	21.68
Love in Action	Thomas and Thomas	Regional Park Area:	4
212 N. Wahsatch Ave	702 N. Tejon Street	Urban Park Area:	4
1234 Main Street	Colorado Springs, CO 80903	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.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 90 Dwelling Units = 1.746		Neighborhood:	0.00375 Acres x 90 Dwelling Units =	0.34
Total Regional Park Acres: 1.746		Community:	0.00625 Acres x 90 Dwelling Units =	0.56
		Total Urban Park Acres:		0.90
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$116 / Dwelling Unit x 90 Dwelling Units =	\$10,440
\$467 / Dwelling Unit x 90 Dwelling Units = \$42,030		Community:	\$179 / Dwelling Unit x 90 Dwelling Units =	\$16,110
Total Regional Park Fees: \$42,030		Total Urban Park Fees:		\$26,550

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners in the following condition when considering and/or approving the Ponderosa Filing No. 3 at Lorson Ranch Final Plat: Require fees in lieu of land for regional purposes in the amount of \$42,030 and urban fees in the amount of \$26,550. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Park Advisory Board Recommendation:

LETTER OF INTENT

- ❑ **SUBDIVISION NAME:** Ponderosa at Lorson Ranch Filing No. 3 Final Plat is located to the east of Old Glory Drive and Bearcat Loop on Tract L, Ponderosa at Lorson Ranch Filing No. 1 located generally east of Fountain, Colorado and south of the Colorado Springs Airport and is approximately 10.38 acres. This final plat incorporates all of the Ponderosa at Lorson Ranch Filing No. 3 PUD/Preliminary Plan area and will include 90 lots and seventeen tracts for street/landscape/utility/buffer/open space purposes. The landscape/utility/buffer/open space tracts will be owned/maintained by the Ponderosa at Lorson Ranch Filing No. 3 HOA. Private streets will be owned and maintained by the Ponderosa at Lorson Ranch Filing No. 3 HOA. El Paso County Project Number **SF 20-xxxx** has been assigned to this project.
- ❑ **OWNER/APPLICANT AND CONSULTANT, INCLUDING ADDRESSES AND TELEPHONE NUMBERS:** *Owner* = Love In Action; 212 North Wahsatch Ave., Suite 301; Colorado Springs, CO 80903 (attn: Jeff Mark, 719-635-3200)
Engineering Consultant = Core Engineering Group, 15004 1st Avenue S., Burnsville, MN 55306 (attn: Richard Schindler, 719-659-7800).
- ❑ **REQUEST AND JUSTIFICATION:** Ponderosa at Lorson Ranch Filing No. 3 Final Plat is based on the previously approved and recorded Ponderosa at Lorson Ranch Filing No. 3 PUD/ Preliminary Plan PUDSP-19-010.

A finding of water sufficiency was made by the Board at the time of the preliminary plan approval. Applicant requests this final plat be approved administratively.

The entire development site is 10.38 acres located within the west portion of Lorson Ranch, east of Jimmy Camp Creek on an old school site. There are no existing building structures or facilities currently owned or maintained by the Lorson Ranch Metropolitan District. The proposed Ponderosa at Lorson Ranch Filing No. 3 Plat includes 90 single family attached lots on approximately 10.38 acres for a density of 8.67 DU/ Acre. This density is in line with existing approvals on file including the Sketch Plan, PUD/ Preliminary Plan and the Overall Development & Phasing Plan. The site layout for this plat includes single family attached lot types with typical sizes of: 24' x 60' (1,440 SF); Old Glory Drive provides two public access points for this development.

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

The Ponderosa at Lorson Ranch Filing No. 3 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the El Paso County Policy Plan have been provided with a summary analysis of each for reference:

1. ***Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.***
Ponderosa at Lorson Ranch Filing No. 3 is in compliance with the approved sketch plan amendment and the recently approved Ponderosa at Lorson Ranch Filing No. 3 PUD/ Preliminary Plan approved (PUDSP-19-010). The Ponderosa at Lorson Ranch Filing No. 3 plat is east of Jimmy Camp Creek, north of Fontaine Boulevard, and east of Old Glory Drive. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed plat is compatible with previously approved developments located to the south.
2. ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.*** This final plat is within the overall Lorson Ranch development and is a continuation of the planned community in the middle portion of Lorson Ranch. The proposed facilities and public services are capable of supporting the proposed housing units as these services were planned with this type of density.

3. ***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.*** – Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space. There are buffer tracts along Old Glory Drive which will be landscaped along with areas outside the ROW as shown on the landscape plan and are not part of the plat submittal. Old Glory Drive is constructed at this time and the landscaping will be constructed. Roadway and buffer landscaping will be owned and maintained by the Ponderosa at Lorson Ranch Filing No. 3 HOA.
 4. ***Policy 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*** – Ponderosa at Lorson Ranch Filing No. 3 is in response to the market demand for a higher density of single family residential lots located within walking distance of parks, trails, and open space.
- ***The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;***
The subdivision is in conformance with the goals, objectives, and policies of the Master Plan. Findings of consistency and/or general conformance with the Master Plan were made with the review and approval of the Ponderosa at Lorson Ranch Filing No. 3 PUD which included preliminary plan approval. The final plat is consistent with the approved PUD and preliminary plan.
 - ***The subdivision is in substantial conformance with the approved preliminary plan;***
The final plat is in substantial conformance with the approved Ponderosa at Lorson Ranch Filing No. 3 preliminary plan which was part of the PUD submittal and approval.
 - ***The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;***
The subdivision is consistent with the design criteria and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.
 - ***A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;***
Widefield Water and Sanitation District will provide water service to the subdivision. Findings of sufficiency were made with the PUD/preliminary plan approval. The final plat remains consistent with the conditions and/or terms of those findings.
 - ***A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;***
Widefield Water and Sanitation District will provide wastewater/public sewage disposal service to the subdivision. El Paso County Public Health made a finding that the proposed methods of disposal through District service provision is adequate to support the proposed subdivision.
 - ***All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];***
All areas which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)].

- ***Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;***
Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM
 - ***Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;***
Legal and physical access is provided to all parcels by public rights of way acceptable to the County in compliance with this Code and the ECM.
 - ***Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;***
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 this Code;***
The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;
 - ***Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;***
Off-site impacts have been evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;
 - ***Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;***
Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;
 - ***The subdivision meets other applicable sections of Chapter 6 and 8; and***
The subdivision meets other applicable sections of Chapter 6 and 8;
 - ***The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]***
The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]
- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Old Glory Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, and telecommunications. Existing detention/WQ pond (Pond A3) partially constructed in 2008 will be increased in size and will serve this site. Jimmy Camp Creek is located west of this plat was relocated and stabilized in 2006. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications.
- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** No waivers requested
- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED AREA:** Ponderosa at Lorson Ranch Filing No. 3 final plat comprises of 10.38 acres. The final plat has 2.25 acres of streets/parking, 4.67 acres of open space/landscaping, and 3.46 acres of residential lots.

- ❑ **TOTAL NUMBER OF RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** 90 Single Family Residential Dwelling Units on 10.38 acres (8.67 Du/ Acre).
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPICAL LOT SIZES (Length and width):** Single Family Residential average lot size 1440 sq. ft. 24' x 60' (1,440 SF).
- ❑ **APPROXIMATE ACRES AND PERCENT OF LAND TO BE SET ASIDE AS OPEN SPACE, DETENTION, and PARK:** This Final Plat has a total area of 10.38 acres. Open Space/Landscaping = 4.67 acres (44.9% of 10.38 acres). This includes twelve tracts for buffers/landscaping/open space.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public and private sidewalks for general pedestrian circulation and access to open spaces and trails will be constructed as shown on the PUD. All open space tracts will be maintained by the Ponderosa at Lorson Ranch Filing No. 3 HOA.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Ponderosa at Lorson Ranch Filing No. 3
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Water and sanitation will be provided through the Widefield Water & Sanitation District.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family with associated accessory and appurtenant uses.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**
The proposed Ponderosa at Lorson Ranch Filing No. 3 includes the approved landscape plan for roadway buffer and open space tracts owned and maintained by the HOA. There are no landscaping improvements within public ROW.
All required landscape and streetscape planting associated with the approved landscape plan for the Ponderosa at Lorson Ranch Filing No. 3 2 PUD (PCD File No. PUDSP-19-010) will be installed with this plat. There are no landscape modifications being requested at this time. The proposed landscaping along Old Glory drive includes 1 tree per 20 linear feet of frontage (172') within a 25-foot setback for a total of 9 trees as part of this filing along the south side of Fontaine Blvd. Landscaping has been provided within the open space tract areas consistent with planned pedestrian and outdoor amenities as approved on the PUD. All proposed streetscape plantings will be planted within 50' of the R.O.W. to maintain character and protect sightlines. The planting design incorporates a mix of evergreen and deciduous trees. Landscaping will be constructed by the developer and maintained by the Ponderosa at Lorson Ranch Filing No. 3 HOA. All open space tracts within this filing include planned trail networks which connect open spaces throughout the greater Lorson Ranch development area.
- ❑ **PROPOSED ACCESS LOCATIONS:** Access to Lorson Ranch is from the easterly extension of Fontaine Blvd at Marksheffel and from Lorson Blvd at Marksheffel. Proposed access into the filing will be from Old Glory Drive.
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID No. 2 and will pay the associated fee at the time of building permits for each residential lot in the final plat.
- ❑ **MAILBOX LOCATION:** Ponderosa at Lorson Ranch Filing No. 3 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings and final plat. The mailbox clusters will be located outside the street ROW.

- **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. In recent months, Widefield School District 3 has completed an updated school site plan and modified the school site boundary slightly to fit the new site plan. Lorson Ranch East Filing No. 1 plat adjusted the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek.

PONDEROSA AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1" , BEING A PORTION OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 207712672 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 452,029 SQUARE FEET (10.377 ACRES) MORE OR LESS.

OWNERS CERTIFICATE:

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

OWNER ADDRESS:

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

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
 LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

ATTEST: _____

SECRETARY/TREASURER

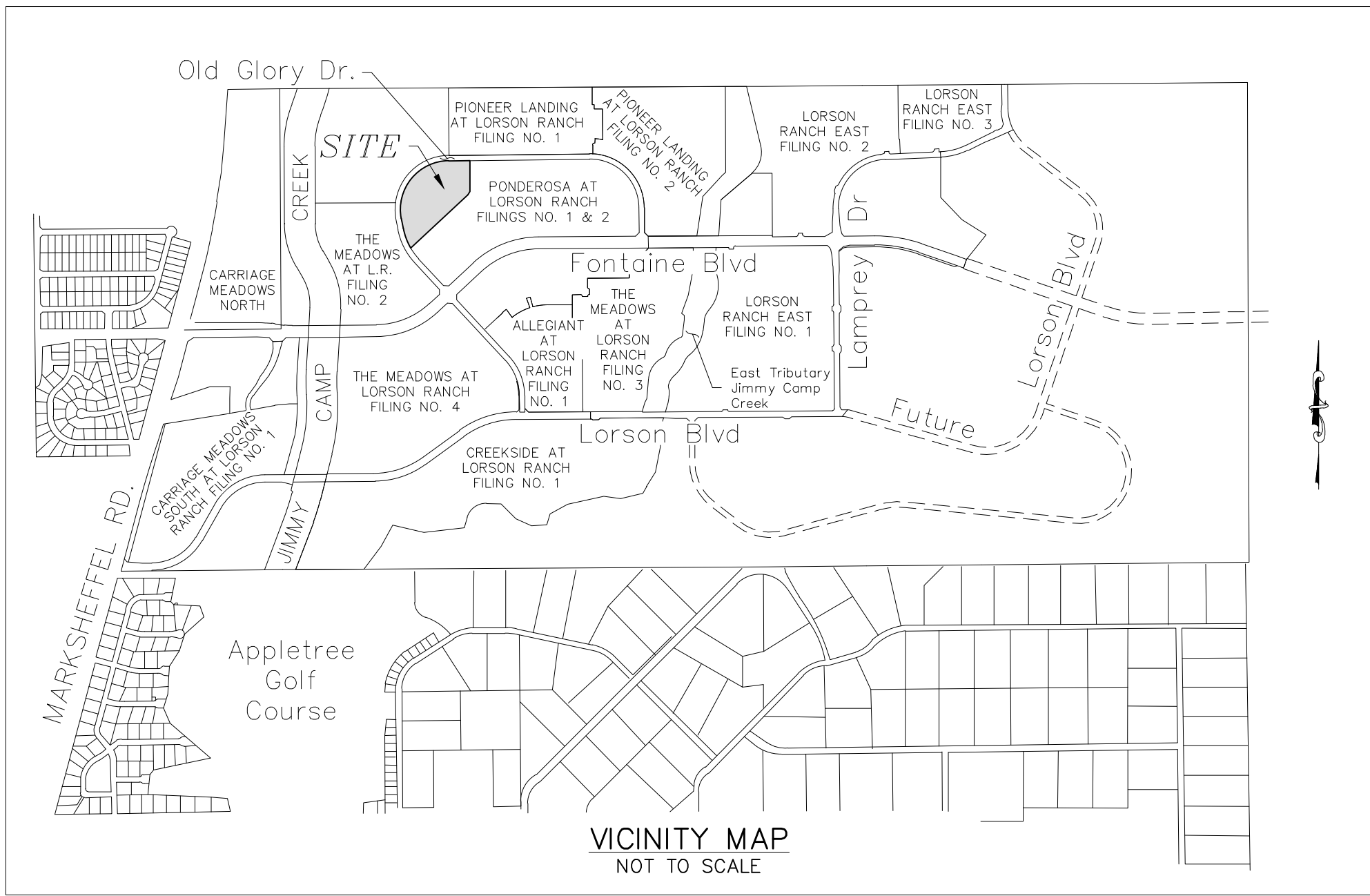
STATE OF COLORADO }
 COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY
 JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
 LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TEN FOOT (10') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

ACCEPTANCE CERTIFICATE FOR TRACTS:

PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, AND Q FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION. APPROVAL IS GRANTED FOR THIS PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 3".

BY: JEFF MARK, DIRECTOR, PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION

STATE OF COLORADO }
 COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D.
 BY JEFF MARK, DIRECTOR, PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, AND P FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "PONDEROSA AT LORSON RANCH FILING NO. 3".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT

STATE OF COLORADO }
 COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D.
 BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

SURVEYORS CERTIFICATE

I VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JUNE 22, 2019 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2020.

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

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

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "PONDEROSA AT LORSON RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR 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.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CLERK AND RECORD'S CERTIFICATE:

STATE OF COLORADO }
 COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2020, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER FEE: _____

BY: _____ SURCHARGE: _____
 DEPUTY

FEES:

DRAINAGE FEE: PAID WITH RECORDING OF THE PLAT OF
 "PONDEROSA AT LORSON RANCH FILING NO. 1"

JIMMY CAMP CREEK
 SURETY FEE: \$ 0.00

BRIDGE FEE: PAID WITH RECORDING OF THE PLAT OF
 "PONDEROSA AT LORSON RANCH FILING NO. 1"

SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT
 AS RECORDED AT RECEPTION NO. 212042170

PARK FEE: \$ 41,400.00

URBAN PARK FEE: \$ 25,920.00

TRACT TABLE				
TRACT	SIZE (ACRES)	OWNERSHIP	MAINTENANCE	USE
A	0.696	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
B	1.522	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/ LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
C	0.170	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
D	0.191	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
E	0.114	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
F	0.111	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
G	0.048	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
H	0.111	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
I	0.145	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/ LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
J	0.079	P3HOA	P3HOA	PARKING/DRAINAGE/PUBLIC IMPROVEMENT/ PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
K	0.156	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/ LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
L	0.647	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/ LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
M	0.129	P3HOA	P3HOA	PRIVATE DRIVES/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/ LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
N	0.019	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
O	0.320	P3HOA	P3HOA	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
P	1.217	P3HOA	P3HOA/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
Q	1.241	P3HOA	P3HOA	PRIVATE DRIVES/PARKING/DRAINAGE/ PUBLIC IMPROVEMENT/PUBLIC UTILITY/ LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENTS
TOTAL	6.916			
P3HOA = PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION LRMD = LORSON RANCH METROPOLITAN DISTRICT MAINTENANCE RESPONSIBILITIES OF THE LORSON RANCH METROPOLITAN DISTRICT IS LIMITED TO THE DETENTION POND, AND STORM DRAIN PIPES EMPTYING DIRECTLY INTO IT				

SUMMARY:

90 LOTS	3.461 ACRES	33.35%
17 TRACTS:		
9 STANDARD	3.108 ACRES	29.95%
3 OPEN SPACE	1.556 ACRES	15.00%
5 PRIVATE ROADS & PARKING	2.252 ACRES	21.70%
TOTAL	10.377 ACRES	100.00%

FINAL PLAT
 PONDEROSA AT LORSON RANCH
 FILING NO. 3
 JOB NO. 70-083
 DATE PREPARED: 06/19/2020
 DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5465

PONDEROSA AT LORSON RANCH FILING NO. 3

A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1" , BEING A PORTION OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE EAST LINE OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 207712672, MONUMENTED AT EACH END BY A No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH WITH EXISTING GRADE. SAID EAST LINE IS ASSUMED TO BEAR S00°00'00"E A DISTANCE OF 337.70 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0957G DATED DECEMBER 7, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JUNE 9, 2020 AT 7:30AM, FILE NO. 67678 UTC, AMENDMENT NO. 2, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
 - i. (TC#9) THE PROPERTY MAY BE SUBJECT TO RESERVATIONS CONTAINED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.
 - ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119 RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084.
 - iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-366 CONSOLIDATED SERVICE PLAN FOR LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7 RECORDED ON SEPTEMBER 3, 2004 AT RECEPTION NO. 204150548 AND AMENDMENT TO SERVICE PLAN BY RESOLUTION NO. 07-223 RECORDED JULY 17, 2007 AT RECEPTION NO. 207095523. DECLARATION IN CONNECTION THEREWITH RECORDED MAY 14, 2009 AT RECEPTION NO. 209053517.
 - iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INCLUSION AND SERVICE AGREEMENT RECORDED MAY 31, 2005 AT RECEPTION NO. 205078708.
 - v. (TC#13) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DEVELOPMENT AGREEMENT NO. 1 RECORDED AUGUST 19, 2005 AT RECEPTION NO. 205128925.
 - vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127 AND DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
 - vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NOS. 06-212 AND 06-213 RECORDED AUGUST 10, 2006 AT RECEPTION NOS. 206118540 AND 206118541.
 - viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN DITCH RELOCATION, IMPROVEMENT, AND EASEMENT AGREEMENT RECORDED AUGUST 28, 2006 AT RECEPTION NO. 206127024.
 - ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, EASEMENTS AND RESTRICTIONS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED AUGUST 24, 2007 AT RECEPTION NO. 207111329 AND RE-RECORDED SEPTEMBER 18, 2007 AT RECEPTION NO. 207121467.
 - x. (TC#18) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116857.
 - xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION POND AGREEMENT RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116858.
 - xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO NOTES, NOTICES AND EASEMENTS AS SHOWN ON THE PLAT OF SAID SUBDIVISION RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207712672.
 - xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION 12-126 RECORDED APRIL 13, 2012 AT RECEPTION NO. 212042170.
 - xiv. (TC#22) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN SCHOOL SITE DEDICATION AGREEMENT RECORDED APRIL 27, 2012 AT RECEPTION NO. 212047863. DEED OF CONVEYANCE IN CONNECTION THEREWITH RECORDED APRIL 27, 2012 AT RECEPTION NO. 212047875.
 - xv. (TC#23) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN ORDER FOR EXCLUSION OF REAL PROPERTY RECORDED APRIL 16, 2014 AT RECEPTION NO. 214031437.
 - xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED _____ AT RECEPTION NO. _____ , AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
7. ALL DEVELOPMENT WITHIN "PONDEROSA AT LORSON RANCH FILING NO. 3" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR PONDEROSA AT LORSON RANCH FILING NO. 3 PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

GENERAL PLAT NOTES: (CONT.)

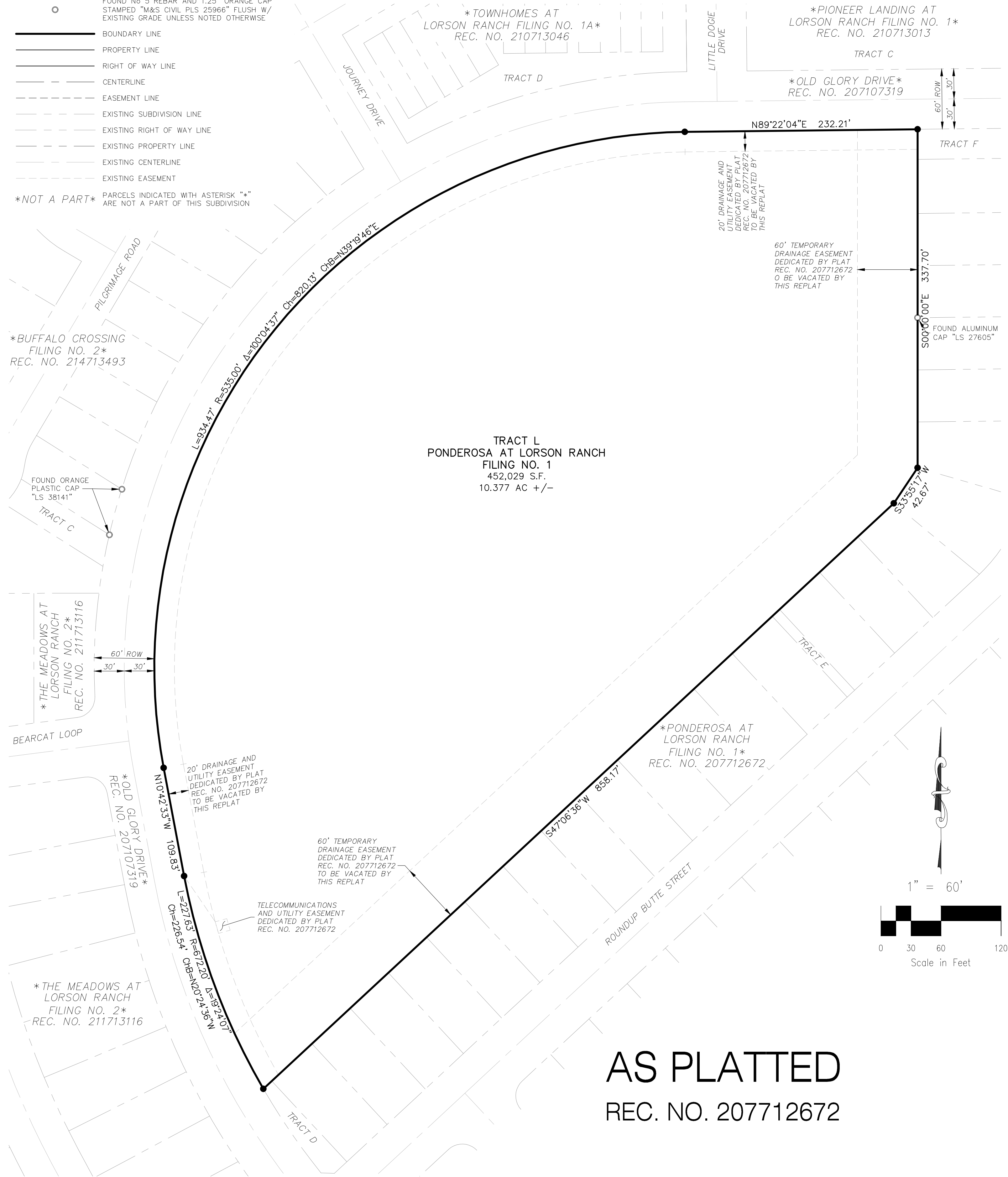
8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "PONDERESO AT LORSON RANCH FILING NO. 3" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PONDEROSA AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. _____.
17. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
 - A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
 - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, RE-RECORDED RECEPTION NO. 210036301.
 - C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
 - D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-196, RECEPTION NO. 212090407.
 - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
 - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
 - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "PONDERESO AT LORSON RANCH FILING NO. 3" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
21. A "GEOLOGY AND SOILS REPORT FOR LOTS 1-90 TOWNHOMES AT PONDEROSA NORTH AT LORSON RANCH, FILING NO. 3, EL PASO COUNTY, COLORADO" WAS COMPLETE BY THE ROCKY MOUNTAIN GROUP (RMG) ON NOVEMBER 7, 2019 AND AMENDED ON JANUARY 20, 2020, JOB NO. 172414. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS ARE IN SAID REPORT, FILE PUDSP- _____ , AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
DATE REVISED:



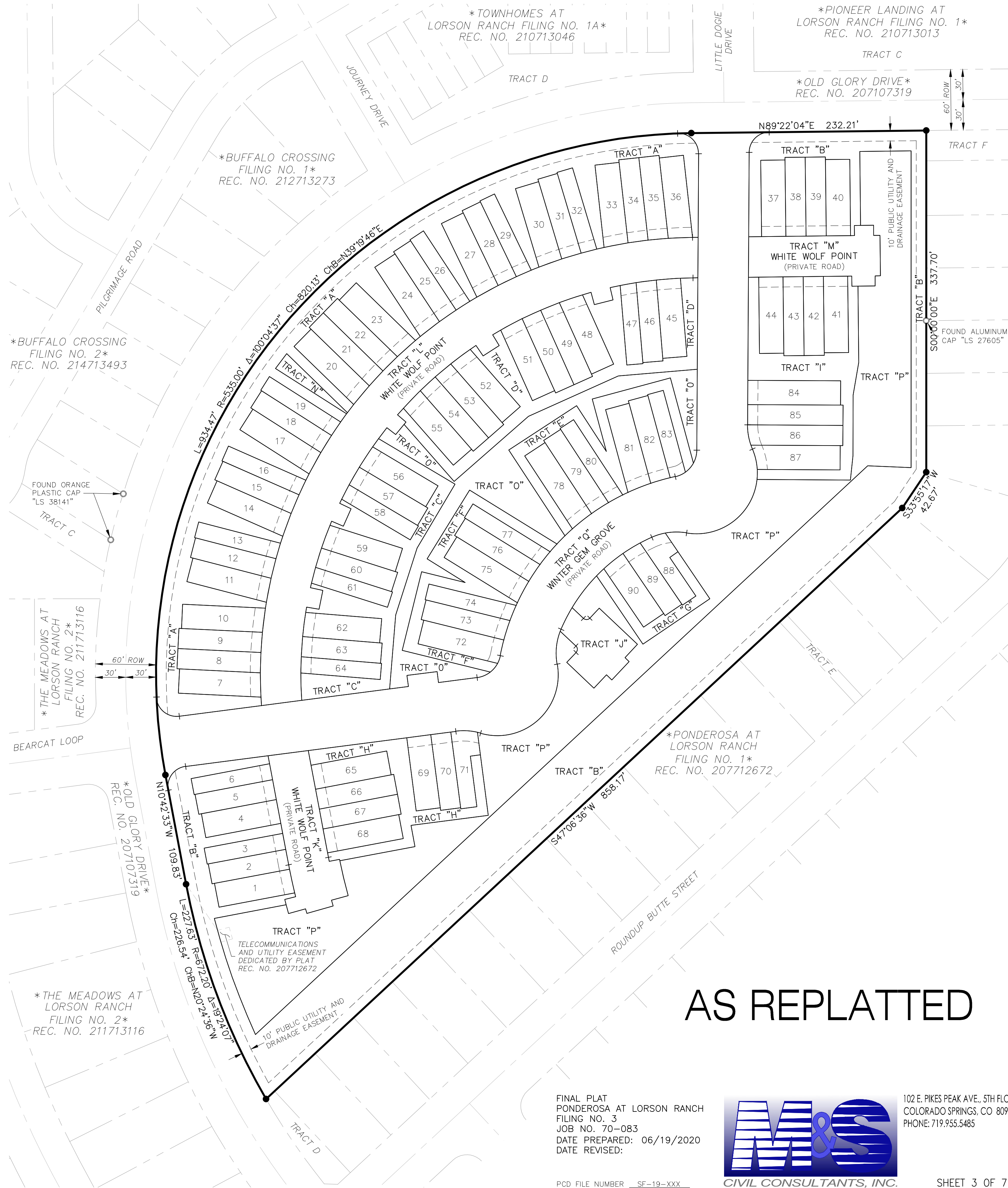
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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 - CENTERLINE
 - EASEMENT LINE
 - EXISTING SUBDIVISION LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING PROPERTY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



AS PLATTED
REC. NO. 207712672

PONDEROSA AT LORSON RANCH FILING NO. 3
A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION
OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



AS REPLATTED

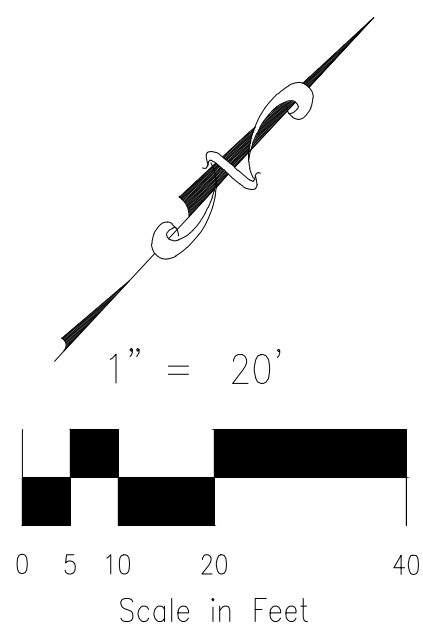
FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

LEGEND:

- SF SQUARE FEET
(R) RADIAL BEARING
(xxxx) ADDRESS
Ch CHORD LENGTH
ChB CHORD BEARING
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NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



*THE MEADOWS AT LORSON RANCH
FILING NO. 2*
REC. NO. 211713116

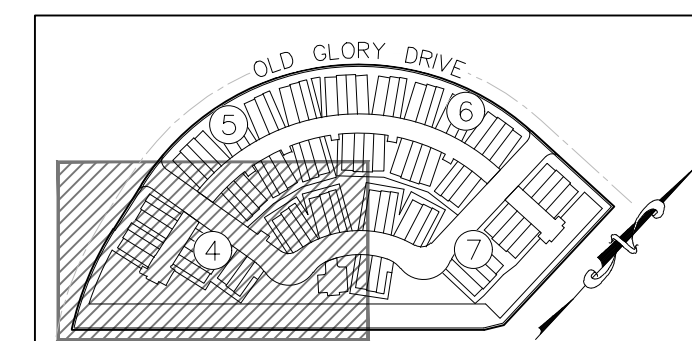
LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	580.10	1°25'36"	14.45

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L1	11.00	N07°24'01"W
L2	11.00	S07°24'01"E
L3(R)	12.50	N80°13'42"W
L4(R)	12.50	S77°22'15"E
L13	5.68	S46°40'03"E
L14	7.28	N46°40'03"W

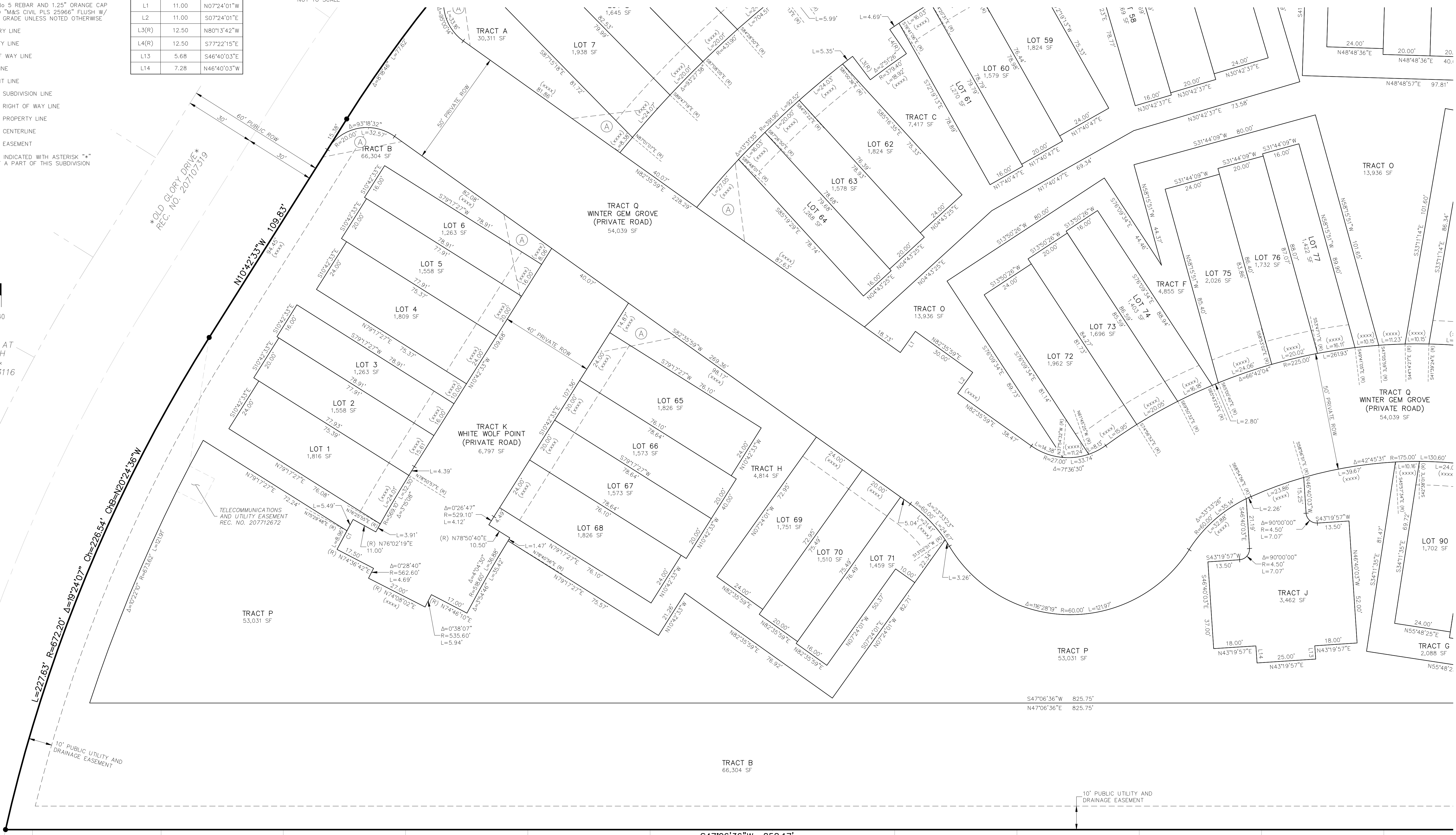


PONDEROSA AT LORSON RANCH FILING NO. 3
A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION
OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

SEE SHEET 5 OF 7



SHEET INDEX
NOT TO SCALE



*PONDEROSA AT LORSON RANCH
FILING NO. 1*
REC. NO. 207712672

S47°06'36"W 858.17'

FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

PCD FILE NUMBER SF-19-XXX

SHEET 4 OF 7

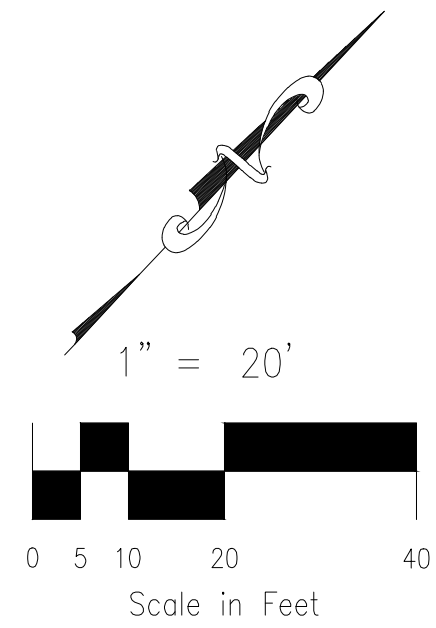
SEE SHEET 7 OF 7

LEGEND:

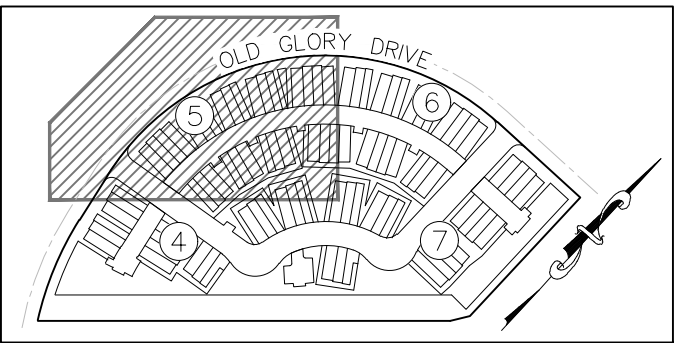
- SF SQUARE FEET
(R) RADIAL BEARING
(xxxx) ADDRESS
Ch CHORD LENGTH
ChB CHORD BEARING
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— PROPERTY LINE
— RIGHT OF WAY LINE
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- - - EASEMENT LINE
- - - EXISTING SUBDIVISION LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT

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

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L3(R)	12.50	N80°13'42"W
L4(R)	12.50	S77°22'15"E
L5(R)	12.50	N67°17'05"W
L6(R)	12.50	S64°25'39"E
L7(R)	11.00	N51°31'21"W
L8(R)	11.00	S49°06'57"E



PONDEROSA AT LORSON RANCH FILING NO. 3
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*BUFFALO CROSSING
FILING NO. 1*
REC. NO. 212713273

OLD GLORY DRIVE
REC. NO. 207107319

*BUFFALO CROSSING
FILING NO. 2*
REC. NO. 214713493

FOUND ORANGE
PLASTIC CAP
"LS 38141"

*THE MEADOWS AT
LORSON RANCH
FILING NO. 2*
REC. NO. 211713116

*THE MEADOWS AT
LORSON RANCH
FILING NO. 2*
REC. NO. 211713116

OLD GLORY DRIVE
REC. NO. 207107319

TRACT Q
WINTER GEM GROVE
(PRIVATE ROAD)
54,039 SF

TRACT L
WHITE WOLF POINT
(PRIVATE ROAD)
28,176 SF

FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
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102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5465

SEE SHEET 4 OF 7

PCD FILE NUMBER SF-19-XXX

SHEET 5 OF 7

SEE SHEET 6 OF 7



A REPLAT OF TRACT "L" OF "PONDEROSA AT LORSON RANCH FILING NO. 1", BEING A PORTION OF THE N 1/2 SECTION 23, T15S, R65W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET 1/4 OR REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND 1/4 OR REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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—————	PROPERTY LINE
—————	RIGHT OF WAY LINE
— — — — —	CENTERLINE
- - - - -	EASEMENT LINE
- - - - -	EXISTING SUBDIVISION LINE
- - - - -	EXISTING RIGHT OF WAY LINE
- - - - -	EXISTING PROPERTY LINE
- - - - -	EXISTING CENTERLINE
- - - - -	EXISTING EASEMENT

1'' = 20'

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L7(R)	11.00	N51°31'21"
L8(R)	11.00	S49°06'57"
L9(R)	12.50	N33°56'19"
L10(R)	12.50	S31°04'52"
L11(R)	12.50	N15°33'33"
L12(R)	12.50	S12°42'07"

DETAIL (A)
NOT TO SCALE

SEE SHEET 5 OF 7

SEE SHEET 7 OF 7

FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
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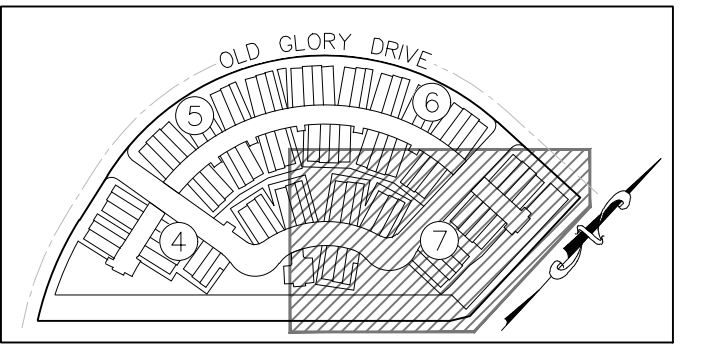
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
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SHEET 6 OF 7

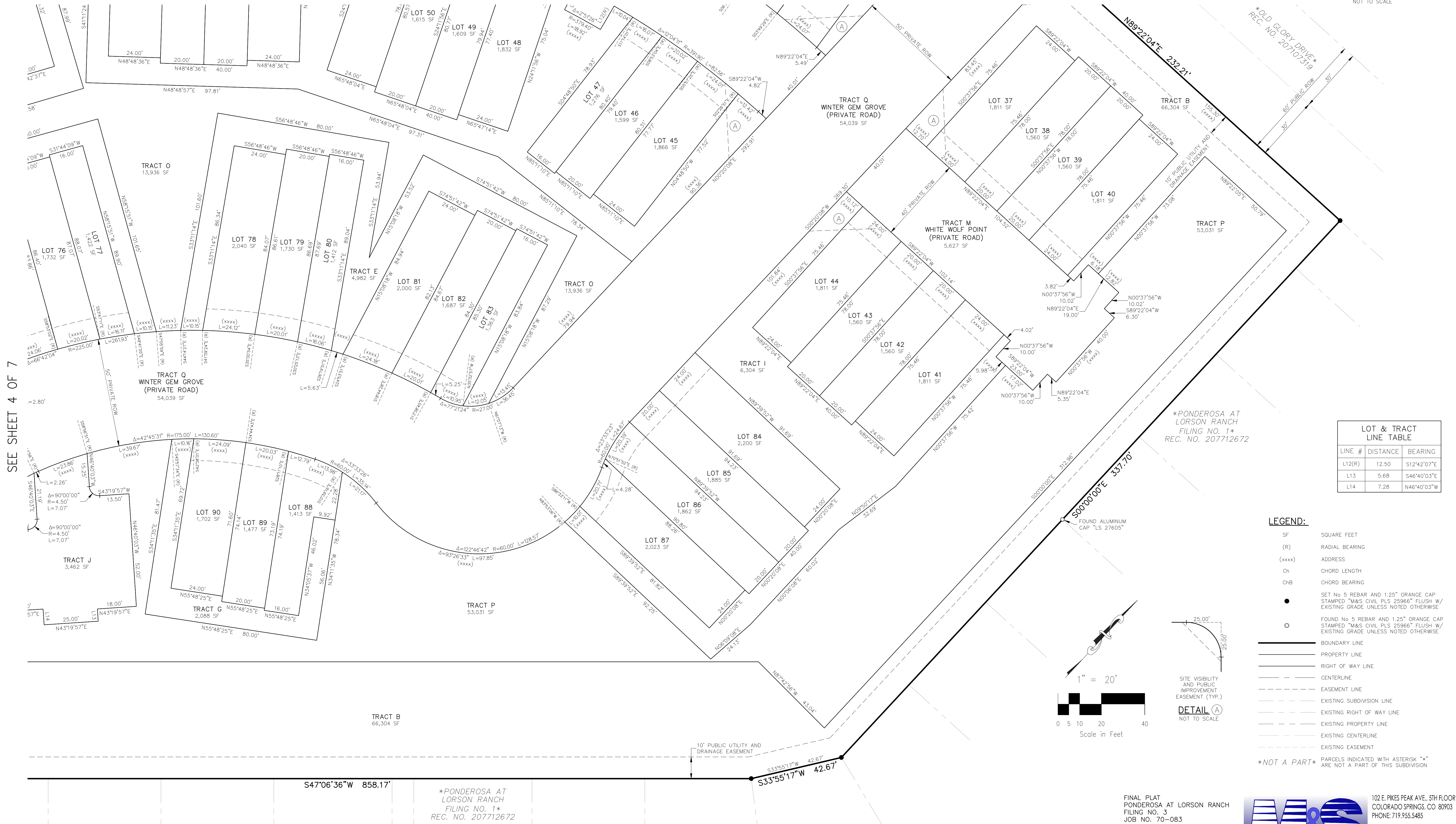
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SEE SHEET 6 OF 7



SHEET INDEX
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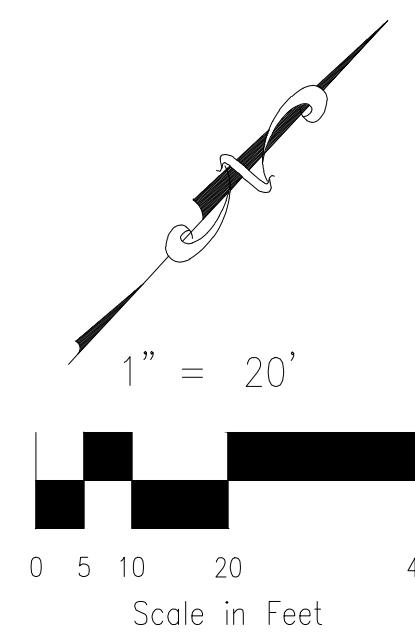


LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L1(2R)	12.50	S12°42'07"E
L13	5.68	S46°40'03"E
L14	7.28	N46°40'03"W

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
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25.00'
25.00'
SITE VISIBILITY
AND PUBLIC
IMPROVEMENT
EASEMENT (TYP.)
DETAIL A
NOT TO SCALE

FINAL PLAT
PONDEROSA AT LORSON RANCH
FILING NO. 3
JOB NO. 70-083
DATE PREPARED: 06/19/2020
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5465

PCD FILE NUMBER SF-19-XXX

SHEET 7 OF 7

El Paso County Park Advisory Board

Agenda Item Summary Form

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

Agenda Date: August 12, 2020

Agenda Item Number: #6 - C

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Lorson LLC for approval of Creekside South at Lorson Ranch Filing No. 1 Final Plat. Creekside South at Lorson Ranch is located south of Lorson Boulevard, east of the Jimmy Camp Creek East Tributary, and borders the Peaceful Valley Lakes Estates subdivision. Consistent with the previously approved Sketch Plan Amendment, the applicant is proposing both an open space tract and larger 2.5-acre lots along the southern boundary to act as a buffer and transition in density between Lorson Ranch and Peaceful Valley Lakes Estates.

Creekside South at Lorson Ranch totals 64.26 acres and includes 200 single-family residential lots on 36.25 acres (56.41%), open space totaling 18.91 acres (29.43%), and right-of-way totaling 9.10 acres (14.16%). The open space dedication meets the 10% threshold for open space dedication; however, staff notes that Tract A (6.00 acres) is included in the open space calculations but is identified for future development. Removing Tract A from the open space calculations, the overall open space dedication would be 12.91 acres, or 20.09%.

The County Parks Master Plan shows no County regional trails or bicycle routes within the Creekside South PUD area. The Fontaine Boulevard bicycle route and Jimmy Camp Creek Regional Trail are both located north of the Creekside South PUD area. However, the applicant has expressed a desire to develop a system of internal trails and has consistently shown this on previously approved sketch plans, PUD's and Preliminary Plans. Because of this, staff encourages the applicant to develop a trail along the southern site boundary to connect the subdivision with the larger Lorson Ranch development.

The letter of intent includes language stating that a pocket park is to be located within Tract G (1.37 acres), and additional trails within Tract F (5.62 acres). Both tracts are connected to public sidewalks thus making connections to the surrounding residential lots.

El Paso County Park fees in lieu of land dedication for regional park purposes total \$93,400 and urban park purposes total \$59,000. 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 of the forthcoming final plats.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Creekside South at Lorson Ranch Filing No. 1 Final Plat: (1) recommend the applicant include a non-County internal trail along the southern site boundary; (2) fees in lieu of land dedication for regional park purposes in the amount of \$93,400 and urban park purposes in the amount of \$59,000. 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 Filing No. 1 Final Plat.

COLORADO SPRINGS

Jimmy Camp Creek Regional Trail

Jimmy Camp Creek

School Site
25 Acres

Fontaine Boulevard Bicycle Route

FOUNTAIN

Creekside South at
Lorson Ranch

South Marksheffel Road

Fountain / Jimmy Camp Creeks
Candidate Open Space

FOUNTAIN

Creekside South at Lorson Ranch Filing No. 1



Parks By Other



Public Schools

Primary Regional Trail, Completed

Primary Regional Trail, Proposed

Secondary Regional Trail, Completed

Secondary Regional Trail, Proposed

Proposed Bicycle Routes, Proposed

Creekside South at Lorson 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

July 28, 2020

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

Name:	Creekside South at Lorson Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF2017	Total Acreage:	64.26
		Total # of Dwelling Units:	200
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.78
Lorson LLC	Thomas and thomas	Regional Park Area:	4
Jeff Mark	702 N. Nevada Ave, Suite 300	Urban Park Area:	4
212 N. Nevada Ave, Suite 301	Colorado Springs, CO 80903	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: 4

0.0194 Acres x 200 Dwelling Units = 3.880
Total Regional Park Acres: 3.880

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):

YES

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 200 Dwelling Units = 0.75
Community: 0.00625 Acres x 200 Dwelling Units = 1.25
Total Urban Park Acres: 2.00

FEE REQUIREMENTS

Regional Park Area: 4

\$467 / Dwelling Unit x 200 Dwelling Units = \$93,400
Total Regional Park Fees: \$93,400

Urban Park Area: 4

Neighborhood: \$116 / Dwelling Unit x 200 Dwelling Units = \$23,200
Community: \$179 / Dwelling Unit x 200 Dwelling Units = \$35,800
Total Urban Park Fees: \$59,000

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Creekside South at Lorson Ranch Filing No. 1 Final Plat: (1) recommend the applicant include a non-County internal trail along the southern site boundary; (2) fees in lieu of land dedication for regional park purposes in the amount of \$93,400 and urban park purposes in the amount of \$59,000. 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 Filing No. 1 Final Plat.

Park Advisory Board Recommendation:

CREEKSIDE SOUTH AT LORSON RANCH FILING 1

Final Plat SF-20-XXX

Vicinity Map:



Developer/ Owner:

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

Planners:

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

Civil Engineers:

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

Site Location, Size, Zoning:

The applicant, behalf of Lorson LLC Nominee, is respectfully submitting a final plat application for the Creekside South at Lorson Ranch Filing 1 to implement the approved recorded Creekside South PUD and preliminary plan. The 64.26 acre final plat area is located within the south-central portion of Lorson Ranch between the Jimmy Camp Creek main channel and east tributary and south of Lorson Boulevard. The Creekside Final Plat implements an approved component of the phased Lorson Ranch Development and is one of the remaining parcels of land to be developed located between the main and tributary creek channels. The site is currently zoned PUD/RM (Residential Medium 7-10 DU/ Acre) as illustrated on the Lorson Ranch Sketch Plan Amendment approved on April 21, 2016. The Creekside South PUD (PCD File No. PUDSP-20-1) is currently scheduled for review and approval by the Planning Commission and BOCC.

The parcels included in the final plat are currently vacant with no structures. However, as part of previous developments within Lorson Ranch grading and utility operations were completed to include construction of a large detention facility and utility main extensions. The existing detention facility and utilities shall remain and will continue to be owned and maintained by the Lorson Ranch Metropolitan District. There also exist an 100' FMIC Ditch easement and pipeline that shall remain. The proposed development will not interfere with this easement and will meet all necessary requirements.

Request & Justification:

The purpose of this application is to request approval of a final plat for the Creekside South at Lorson Ranch Filing 1 project located within Lorson Ranch. The PUD Development and Preliminary Plan identified the detailed design of the single-family detached residential lots as well the development standards for the proposed uses, the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Pre-development site grading is requested with the PUD/preliminary plan approvals to permit grading operations to begin after approval of the PUD/ Preliminary Plan and prior to Final Plat. The approved and recorded final plat will create 200 new single-family lots on 64.26 acres at a density of 2.83 DU/ Acre. The site layout for Creekside predominately includes a minimum lot size of 45' x 85' (3,825 SF) with several areas containing larger lot sizes particularly along open space, Lorson Blvd., cul-de-sacs, and along roadway knuckles. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements.

The site is bordered by the Jimmy Camp Creek main channel to the west, the East Tributary to the east and south, and Lorson Blvd. to the north. The existing homes and developments to the south within the Apple Ridge subdivision and Peaceful Valley Estates are buffered by the Jimmy Camp Creek East Tributary. There is no proposed access to the south into Peaceful Valley Estates nor any proposed development immediately adjacent with this application.

Lorson Blvd. has been constructed along the entire length of the project connecting proposed bridges at both the main channel to the west and the east tributary of Jimmy Camp Creek. Completion of Lorson Blvd. will also provide better connectivity and additional vehicular routes to and from the Meadows filings previously constructed north of the Creekside development. Lorson Blvd. has been designed to handle existing and proposed traffic expected to be developed within the Lorson Ranch community. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses, particularly the open space areas along the drainage ways. Within the Creekside at Lorson Ranch development, open space and community connections are planned providing easy access to the El Paso County Regional Trail along the Jimmy Camp Creek main channel as well secondary, internal trail corridors to be provided within the open space along the east tributary. The final plat will create 12.98 acres of open space which is 20.2% of the total site acreage where only 6.43 acres (10%) of open space is required within the PUD zoning district.

The project will be completed in one phase with roadways, utilities, drainage, and necessary improvements to be constructed in the most optimal and efficient manner.

As with previous Lorson Ranch developments, Creekside at Lorson Ranch will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch.

The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW issues with previous agreements remaining in effect.

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

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

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

Creekside South at Lorson Ranch Filing 1 conforms to the approved sketch plan and Lorson Ranch Creekside South PUD / Preliminary Plan. The Creekside Final Plat is compatible with both the existing and allowed land uses found within Lorson Ranch. The submittal continues and maintains the single family detached residential housing development already found throughout Lorson Ranch which includes the Creekside Filing 1, Pioneer Landing Filings 1-3, Ponderosa at Lorson Ranch, the Meadows at Lorson Ranch, Carriage Meadows South and the recently approved Lorson Ranch East project. The new development will be in and continue the harmony of the existing surrounding character of the site and natural environment as the area has seen a significant change in character.

Five (5) lots along the southern development boundary are 2.5 acres with 100' no build setbacks and buffer against the rural density lots (5-acre lots) within the Peaceful Valley Lake Estates Subdivision as required by previous BOCC approvals of the overall urban densities in Lorson Ranch. A neighborhood meeting was held to discuss proposed densities and neighbors in the Peaceful Valley Lake Estates Subdivision were supportive of rural density (2.5 acre) lots at the southern Lorson Ranch boundary. (See vicinity map for location details). The 100' setback is reflected on the approved Lorson Ranch Sketch Plan.

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

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

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

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

School District:

Lorson Ranch is within the Widefield School District #3 and is subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170.

Total Number of Residential Units, Density, and Lot Sizes: 200 Single-Family Detached Residential Units for a density of 2.83 DU/ Acre. The site layout for Lorson Ranch East includes minimum lot sizes of 45' x 85' (3,825 SF). Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

Total Number of Industrial or Commercial Sites:

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

Phasing Plan and Schedule of Development:

The Creekside South at Lorson Ranch Filing 1 project will be developed in one phase with the overall grading and utilities for the entire development occurring in one phase as well.

There are existing easements including the FMIC Ditch that shall remain. Any existing watermain/sanitary sewer easements will be vacated as necessary and new easements will be dedicated.

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

12.901 acres of open space which is 20.3% of the total site acreage where only 6.43 acres (10%) of open space is required within the PUD zoning district.

The PUD and Preliminary Plan were approved with 12.901 acres of open space which is 20.2% of the total site acreage. The final plat will implement the creation of these open space tracts in conformance with the approved PUD/preliminary plan. Much of the proposed open space will be contiguous open space along the Jimmy Camp East Tributary along the northern and western areas of the development. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 6.43 acres. Of this, 20.% or 1.29 acres must be contiguous and usable. 6.99 acres (54%) is useable in the form of a park located in Tract G (1.37 acres) and walking trails located in Tract F (5.62 acres). The final plat will create ample open space acreage of which nearly all is contiguous. The total open space is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

Traffic Engineering:

Creekside at Lorson Ranch Filing 1 finalized construction of Lorson Blvd. from the Jimmy Camp Creek main channel to the bridge crossing the east tributary into the recently approved Lorson Ranch East development. This roadway is a planned continuous roadway that extends from Marksheffel Rd from the far southwestern corner of Lorson Ranch and crosses both the Jimmy Camp Creek main channel and the east tributary. As part of the continued development within Lorson Ranch, the planned bridge that crosses the main channel of Jimmy Camp Creek connecting Carriage Meadows with this project is completed. As part of the recently approved Lorson Ranch East project, there are two planned bridges via Fontaine Blvd. and Lorson Blvd. that with both cross the Jimmy Camp Creek East Tributary. These two bridges are also. Lorson Blvd. is designed as an 80' Right-of-Way residential collector within this portion Lorson Ranch. There are two points of access being provided from Trappe Drive into the development via local residential roadways. There will be no direct lot access to any collector roadways. There are no traffic related deviations being requested at this time.

Proposed Services:

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

Floodplain: Portions of this property are located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0975G', effective date 'December 7, 2018'.

The Jimmy Camp Creek East Tributary is to be dedicated to, owned and maintained by the Lorson Ranch Metropolitan District No. 1. Jimmy Camp Creek East Tributary channel improvements to be completed by the developer/ owner as required.

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Trappe Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The existing detention/WQ pond (Pond E1) and one new detention/WQ pond (Pond J) will serve this site. The East Tributary of Jimmy Camp Creek is located on the north side of this plat and is required to be stabilized from the south property line north to the tie into the previously stabilized portions on the east side of the site. The East Tributary will be stabilized with this plat per construction drawings prepared by Kiowa Engineering for this section of creek. The creek improvements do not require a CLOMR and are covered in the existing ACOE permit for the East Tributary for work in the floodplain. All proposed facilities will be in accordance with El Paso County design standards

which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.

- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** No waivers requested
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks for general pedestrian circulation and access to open spaces and trails will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District 4.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire Creekside South at Lorson Ranch Filing No. 1
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Water and sanitation will be provided through the Widefield Water & Sanitation District. A passive underdrain system is proposed and will be owned/maintained by the Lorson Ranch Metro District.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family with associated accessory and appurtenant uses.
- ❑ **TRAFFIC IMPACT FEE:** This final plat for Lorson Ranch will be included in the El Paso County PID No. 2 and will pay the associated fee at the time of building permits for each residential lot in the final plat.
- ❑ **MAILBOX LOCATION:** Creekside South at Lorson Ranch Filing No. 1 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings and final plat. The mailbox clusters will be located within the street ROW.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. In recent months, Widefield School District 3 has completed an updated school site plan and modified the school site boundary slightly to fit the new site plan. Lorson Ranch East Filing No. 1 plat adjusted the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek.

CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTH HALF (N1/2) SECTION 23, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST I, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) OF SECTION 23, T15S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS USED IN THIS LEGAL DESCRIPTION IS THE EAST-WEST CENTERLINE OF SAID SECTION 23 BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION WITH A FOUND NO. 6 REBAR, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23 IS MONUMENTED WITH AN ALUMINUM CAP STAMPED "PL NO. 31161", BEARS N89°41'54"E A DISTANCE OF 5319.46 FEET, TO WHICH LINE ALL BEARINGS IN THIS LEGAL DESCRIPTION ARE RELATIVE.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, THENCE N89°41'54"E ALONG THE CENTERLINE OF SAID SECTION 892.24 FEET TO THE SOUTHEAST CORNER OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 220714514, IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF "CREEKSIDE AT LORSON RANCH FILING NO. 1" THE FOLLOWING TWENTY-TWO (22) COURSES;

- 1) THENCE N36°43'29"E A DISTANCE OF 311.41 FEET;
- 2) THENCE N28°55'26"E A DISTANCE OF 265.02 FEET;
- 3) THENCE S77°01'58"E A DISTANCE OF 350.83 FEET;
- 4) THENCE N63°01'09"E A DISTANCE OF 146.16 FEET;
- 5) THENCE N16°28'24"E A DISTANCE OF 116.82 FEET TO A POINT OF CURVE;
- 6) THENCE 281.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 74°59'28", THE CHORD OF 281.74 FEET BEARS N50°56'07"E TO A POINT OF TANGENT;
- 7) THENCE S88°38'10"E A DISTANCE OF 160.16 FEET;
- 8) THENCE S44°43'03"E A DISTANCE OF 230.46 FEET;
- 9) THENCE S65°32'01"E A DISTANCE OF 188.46 FEET;
- 10) THENCE N85°20'33"E A DISTANCE OF 189.25 FEET;
- 11) THENCE N17°09'25"E A DISTANCE OF 123.42 FEET;
- 12) THENCE N60°55'25"E A DISTANCE OF 219.41 FEET;
- 13) THENCE N77°50'20"E A DISTANCE OF 405.01 FEET;
- 14) THENCE S82°18'08"E A DISTANCE OF 188.62 FEET;
- 15) THENCE N62°58'55"E A DISTANCE OF 247.86 FEET;
- 16) THENCE N31°59'59"E A DISTANCE OF 90.00 FEET;
- 17) THENCE N58°54'51"W A DISTANCE OF 4.71 FEET;
- 18) THENCE N31°55'05"E A DISTANCE OF 182.34 FEET;
- 19) THENCE N11°17'09"E A DISTANCE OF 285.14 FEET;
- 20) THENCE N02°34'43"E A DISTANCE OF 173.18 FEET;
- 21) THENCE N11°46'57"E A DISTANCE OF 127.88 FEET;
- 22) THENCE N21°18'01"E A DISTANCE OF 20.20 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF LORSON BOULEVARD AS SHOWN IN THE PLAT OF "LORSON RANCH EAST FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 219741428 IN THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES:

- 1) THENCE S86°49'28"E A DISTANCE OF 128.25 FEET;
- 2) THENCE N89°35'58"E A DISTANCE OF 125.50 FEET;
- 3) THENCE S47°05'26"E A DISTANCE OF 38.26 FEET;
- 4) THENCE S00°24'02"E A DISTANCE OF 38.12 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL DESCRIBED IN A WARRANTY DEED UNDER RECEPTION NO. 217154370 IN THE EL PASO COUNTY RECORDS;

THENCE ALONG THE WEST LINES OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

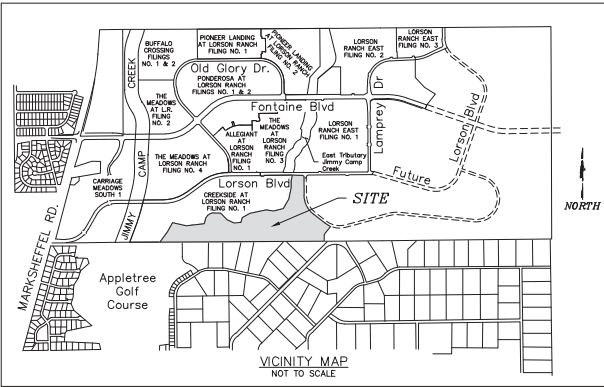
- 1) THENCE S00°24'02"E A DISTANCE OF 429.71 FEET TO A POINT OF CURVE;
- 2) THENCE S36.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 556.00 FEET, A CENTRAL ANGLE OF 51°46'35", THE CHORD OF 519.88 FEET BEARS S26°18'20"E TO A POINT OF TANGENT;
- 3) THENCE S52°12'37"E A DISTANCE OF 365.17 FEET TO A POINT ON A TANGENT CURVE;
- 4) THENCE 160.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 17°45'39", THE CHORD OF 159.83 FEET BEARS S58°05'27"E TO THE WEST LINE OF THAT EASEMENT DESCRIBED IN BOOK 2655 AT PAGE 715 OF THE EL PASO COUNTY RECORDS;

THENCE S30°22'41"W ALONG SAID EASEMENT LINE 250.28 FEET;

THENCE S00°19'53"E ALONG SAID EASEMENT LINE 168.87 FEET TO THE EAST-WEST CENTERLINE OF SECTION 23;

THENCE S89°41'54"W ALONG SAID CENTERLINE 4073.30 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 2,799.015 Sq. Ft. (64.257 ACRES MORE OR LESS) LESS



OWNERS CERTIFICATE:

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

OWNER ADDRESS:

212 N. WASHINGTON AVENUE
SUITE 201
COLORADO SPRINGS, CO 80903
PHONE: (719) 535-3200
FAX: (719) 535-3344

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR

LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST I, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, FOR LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST I, LLLP A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LORSON LLC A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D, E, F, G, AND H FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1".

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

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON SEPTEMBER 11, 2019 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2020.

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

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

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR 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.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

CLERK AND RECORD'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2020, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROEMAN, RECORDER FEE: _____
BY: _____ SURCHARGE: _____
DEPUTY

FEES:

DRAINAGE FEE:	PRE-CREDITS	\$ 350,370.00
JIMMY CAMP CREEK SURETY FEE:	PRE-CREDITS	\$ 133,747.00
BRIDGE FEE:	PRE-CREDITS	\$ 16,393.00
SCHOOL FEE:	FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042370	
PARK FEE:		\$ 83,400.00
URBAN PARK FEE:		\$ 69,000.00

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	6.009	LRMD/LRMD	FUTURE DEVELOPMENT
B	3.220	LRMD/LRMD	DRAINAGE/DEFENTION POND/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/REGIONAL TRAIL/OPEN SPACE
C	1.296	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
D	0.629	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/REGIONAL TRAIL/OPEN SPACE
E	0.685	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
F	5.617	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
G	1.365	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
H	0.089	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	18.910		

LRMD = LORSON RANCH METRO DISTRICT

SUMMARY:

200 LOTS	36,245 ACRES	56.41%
8 TRACTS	18,910 ACRES	29.43%
RIGHTS-OF-WAY	0.102 ACRES	14.16%
TOTAL	64,257 ACRES	100.00%

FINAL PLAT
CREEKSIDE SOUTH AT LORSON
RANCH FILING NO. 1
JOB NO. 70-089
DATE PREPARED: 05/11/2020
DATE REVISED:



102 E PEAK PEAK AVE. SW./ROOM
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

PCD FILE NUMBER SF-20-XXX

SHEET 1 OF 7

File: C:\107661 Creekside South\Drawings\Drawings\10-20-2016 Creekside South Final.dwg, Revision: 4/24/2016 1:14 PM

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CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTH HALF (N1/2) SECTION 23, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: BASIS OF BEARINGS USED IN THIS LEGAL DESCRIPTION IS THE EAST-WEST CENTERLINE OF SAID SECTION 23 BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION WITH A FOUND NO. 6 REBAR, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 23 MONUMENTED WITH AN ALUMINUM CAP STAMPED "PLS NO. 31161", BEARS N89°41'54"E A DISTANCE OF 5319.46 FEET, TO WHICH LINE ALL BEARINGS IN THIS LEGAL DESCRIPTION ARE RELATIVE. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0657G DATED DECEMBER 7, 2018 REVISED TO REFLECT LOMC 19-08-0605P, EFFECTIVE DATE MAY 4, 2020, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE REVISED AND AMENDED FLOODPLAIN LIMITS ARE AS SHOWN HEREON. A PORTION OF THIS SITE IS LOCATED WITHIN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF JANUARY 7, 2020 AT 7:30AM, FILE NO. 71554 UTA, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
 - i. (TC49) THE PROPERTY MAY BE SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC REASON OF THE RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1887 IN ROAD BOOK A AT PAGE 78, WHICH PROVIDED THAT ALL SECTION LINES, TOWNSHIP LINES, AND RANGE LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE DIVIDING RANGE LINES 65 WEST AND 66 WEST DECLARED TO BE PUBLIC HIGHWAYS OF THE WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES, OR RANGE LINES.
NOTE: RESOLUTION NO. 64-507 REGARDING ROAD ORDER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193598 AND DISCLAIMER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193598.
 - ii. (TC410) THE PROPERTY MAY BE SUBJECT TO RESERVATION BY THE LEAGUE LAND COMPANY, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, OF A RIGHT OF WAY ACROSS ALL OF THE LAND FOR SUCH LATERAL DITCHES AS MAY BE NECESSARY TO ENABLE THE COMPANY AND ITS SUCCESSORS AND ASSIGNS TO CONVEY AND SUPPLY WATER FROM ITS RESERVOIRS, CANALS AND MAIN LATERALS TO LANDS LYING BEYOND THE DESCRIBED TRACT, AS DESCRIBED IN DEED RECORDED AUGUST 28, 1922 IN BOOK 683 AT PAGE 88.
 - iii. (TC411) THE PROPERTY MAY BE SUBJECT TO THE LAWFUL CONSEQUENCES OF THE EXISTENCE OF ANY PORTION OF THE SUBJECT PROPERTY OF ANY PONDS, RESERVOIRS, IRRIGATION CANALS, DITCHES OR LATERALS, INCLUDING, BUT NOT LIMITED TO, ANY OF SUCH STRUCTURES OWNED AND/OR USED BY THE FOUNTAIN MUTUAL IRRIGATION COMPANY.
 - iv. (TC412) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 683031.
 - v. (TC413) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN CONSENT TO EASEMENT, RECORDED DECEMBER 22, 1966 IN BOOK 2180 AT PAGE 111.
 - vi. (TC414) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MARCH 7, 1983 IN BOOK 3864 AT PAGE 482 AND RELEASE OF RIGHT OF WAY AND QUIT CLAIM DEED RECORDED NOVEMBER 21, 2005 AT RECEPTION NO. 205166521.
 - vii. (TC415) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN, BY REASON OF INCLUSION WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED IN BOOK 5258 AT PAGE 1049 AND RECORDED JULY 31, 2013 AT RECEPTION NO. 212096578.
 - viii. (TC416) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTIONS RECORDED JANUARY 3, 1966 AT RECEPTION NO. 96001104 AND RECORDED DECEMBER 20, 1996 AT RECEPTION NO. 96150842.
 - ix. (TC417) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055084, RESOLUTION NO. 12-196, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED AUGUST 8, 2012 AT RECEPTION NO. 21209407, FIFTH AMENDED DEVELOPMENT AGREEMENT, IN CONNECTION THEREWITH RECORDED JANUARY 28, 2014 AT RECEPTION NO. 214007824, RESOLUTION NO. 15-091, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED MARCH 4, 2015 AT RECEPTION NO. 215026531.
 - x. (TC418) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 05-336, APPROVING DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973, CORRECTED VERSION OF SAID RESOLUTION NO. 05-336 IN CONNECTION THEREWITH RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869, DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH, IN CONNECTION THEREWITH RECORDED AUGUST 18, 2005 AT RECEPTION NO. 205128925, DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH, IN CONNECTION THEREWITH RECORDED MAY 22, 2010 AT RECEPTION NO. 210025931 AND RECORDED APRIL 20, 2010 AT RECEPTION NO. 210036301, RESOLUTION NO. 10-84 TO REVISE DEVELOPMENT AGREEMENT, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176, RESOLUTION NO. 12-335 APPROVING INTERGOVERNMENTAL AGREEMENT CONCERNING THE MARKSHEFFEL ROAD/FONTAINE BOULEVARD INTERSECTION, RECORDED SEPTEMBER 28, 2012 AT RECEPTION NO. 212112604, ANNUAL REPORT AND DISCLOSURE FORM RECORDED SEPTEMBER 7, 2007 AT RECEPTION NO. 207116859, RECORDED OCTOBER 30, 2013 AT RECEPTION NO. 215134075, GENERAL DISCLOSURE RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960.
 - xi. (TC419) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE METROPOLITAN DISTRICT NO. 1 AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197514, RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 204209875, RECORDED APRIL 15, 2005 AT RECEPTION NO. 205053571, RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056111 AND AT RECEPTION NO. 205061617, RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109166, RECORDED JULY 11, 2017 AT RECEPTION NO. 217080960, JUNE 17, 2019 AT RECEPTION NO. 219066581.
 - xii. (TC420) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISION, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE NECESSARY EASEMENT AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NUMBER 205078708.

GENERAL PLAT NOTES: (CONT.)

- xiii. (TC421) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1 - LORSON RANCH RECORDED ON AUGUST 18, 2005 AT RECEPTION NUMBER 205128925.
NOTE: RESOLUTION NO. 05-336 TO APPROVE A DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION RESOLUTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869 AND RESOLUTION NO. 07-356 RECORDED SEPTEMBER 11, 2007 AT RECEPTION NO. 207116859.
 - xiv. (TC422) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF THE LORSON RANCH OVERALL DEVELOPMENT AND PHASE PLAN MAPS RECORDED MARCH 9, 2006 AT RECEPTION NO. 206035127.
 - xv. (TC423) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 06-026 (REZONE) RECORDED ON MARCH 1, 2007 AT RECEPTION NO. 207028942.
 - xvi. (TC424) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN DITCH RELOCATION, IMPROVEMENT, AND EASEMENT AGREEMENT, RECORDED AUGUST 28, 2008 AT RECEPTION NO. 206127604.
 - xvii. (TC425) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 206007533.
 - xviii. (TC426) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT, RECORDED JUNE 12, 2008 AT RECEPTION NO. 206007560.
 - xix. (TC427) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-526 (REZONE) RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
 - xx. (TC428) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER AND SANITARY SEWER EASEMENT AGREEMENT, RECORDED DECEMBER 9, 2009 AT RECEPTION NO. 209411694.
 - xxi. (TC429) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN MINERAL QUIT CLAIM DEEDS NOVEMBER 16, 2012 AT RECEPTION NO. 212137059.
 - xxii. (TC430) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER EASEMENT, RECORDED APRIL 23, 2013 AT RECEPTION NO. 213053476.
 - xxiii. (TC431) THE PROPERTY MAY BE SUBJECT TO THE EFFECT IF ANY, NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY RECORDED APRIL 4, 2016 AT RECEPTION NO. 216900332.
 - xxiv. (TC432) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RULES AND REGULATIONS GOVERNING THE ENFORCEMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF LORSON RANCH, NOT RECORDED, BUT HEREIN KNOWN AS RECEPTION NO. LORSONMETRO.
 - xxv. (TC433) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT, RECORDED MARCH 12, 2019 AT RECEPTION NO. 219025428.
 - xxvi. (TC434) THE PROPERTY MAY BE SUBJECT TO ANY AND ALL UNRECORDED LEASES OR TENANCIES AND ANY AND ALL PARTIES CLAIMING BY, THROUGH, OR UNDER SUCH LEASES OR TENANCIES.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
 5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
 6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUD 20-001, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
 7. ALL DEVELOPMENT WITHIN "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR CREEKSIDE SOUTH AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
 8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
 9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
 10. SIGHT TRIANGLE/NO-BUILD AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
 11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
 12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
 13. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
 14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
 15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.

GENERAL PLAT NOTES: (CONT.)

16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CREEKSIDE SOUTH AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. _____.
17. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210025931, RE-RECORDED RECEPTION NO. 210036301.
C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-196, RECEPTION NO. 212094047.
E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007824.
F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/30/2015
G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
20. PURSUANT TO RESOLUTION NO. _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
21. A "GEOLOGY AND SOILS STUDY, CREEKSIDE SOUTH AT LORSON RANCH, EL PASO COUNTY, COLORADO" WAS COMPLETE BY THE ROCKY MOUNTAIN GROUP (RMG) ON FEBRUARY 27, 2020, JOB NO. 150922. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS ARE IN SAID REPORT, FILE PUDSP-_____, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

FINAL PLAT
CREEKSIDE SOUTH AT LORSON
RANCH FILING NO. 1
JOB NO. 70-089
DATE PREPARED: 05/11/2020
DATE REVISED:

PCD FILE NUMBER SE-20-XXX



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

SHEET 2 OF 7

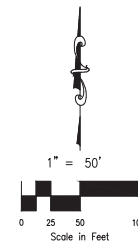


A PORTION OF THE NORTH HALF (N 1/2) SECTION 23, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING

- _____ BOUNDARY LINE
 _____ PROPERTY LINE
 _____ RIGHT OF WAY LINE
 - - - - - CENTERLINE
 - - - - - EASEMENT LINE
 - - - - - ADJACENT SUBDIVISION LINE
 - - - - - ADJACENT PROPERTY LINE
 - - - - - EXISTING RIGHT OF WAY LINE
 - - - - - EXISTING CENTERLINE
 - - - - - EXISTING EASEMENT

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



CURVE #	RADIUS	DELTA	LENGTH
RC3	15.00	90°00'00"	23.56
RC4	15.00	90°00'00"	23.56
RC5	15.00	90°00'00"	23.56
RC6	15.00	90°00'00"	23.56

25.00'

SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)

DETAIL A

NOT TO SCALE

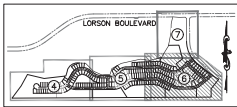


FINAL PLAT
CREEKSIDE SOUTH AT LORSON
RANCH FILING NO. 1
JOB NO. 70-089
DATE PREPARED: 05/11/2020
DATE REVISED:



102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SHEET 5 OF 7



SHEET INDEX
NOT TO SCALE

CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1
A PORTION OF THE NORTH HALF (N1/2) SECTION 23, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

SEE SHEET 7 OF 7

CENTERLINE LINE TABLE			
LINE #	DISTANCE	BEARING	
EL1	21.33	N36°46'52"W	

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C2	225.00	9°04'23"	19.92
C3	605.00	1°33'24"	16.44

RIGHT-OF-WAY LINE TABLE			
LINE #	DISTANCE	BEARING	
RL3	8.11	N51°55'58"E	

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC7	15.00	83°02'48"	21.74
RC8	15.00	90°00'00"	23.56
RC9	15.00	90°00'00"	23.56
RC10	15.00	87°03'39"	23.56
RC11	15.00	87°03'39"	22.79
RC12	15.00	87°03'39"	24.42
RC13	15.00	90°09'05"	23.60
RC14	15.00	89°53'03"	23.53
RC15	780.00	1°40'09"	22.72

- LEGEND:
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25564" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25564" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT SUBDIVISION LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - SECTION/QUARTER SECTION LINE
 - FEMA FIRM FLOODPLAIN ELEVATION LABEL
 - FEMA FIRM FLOODPLAIN ELEVATION
 - MATCHLINE
 - PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

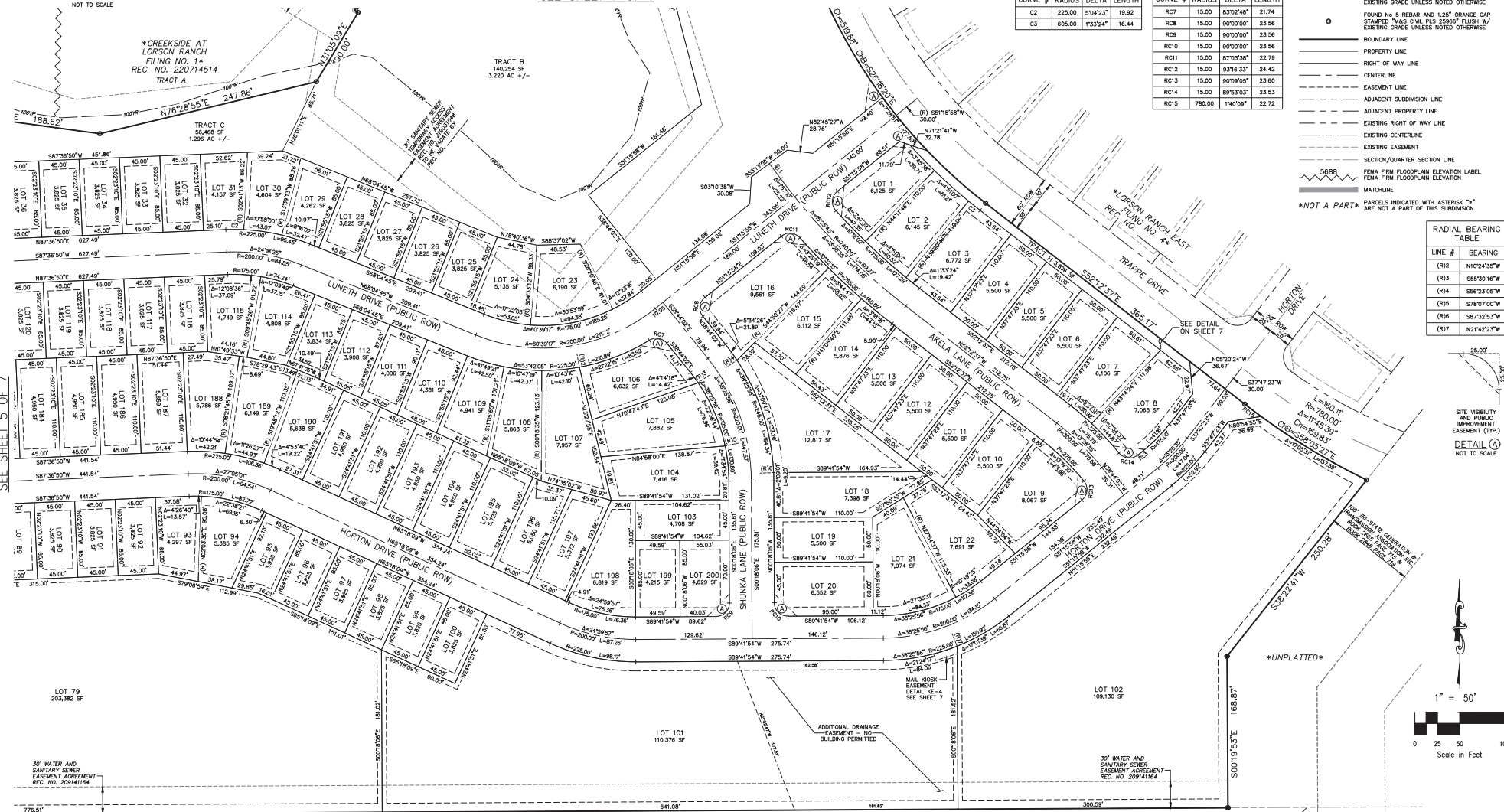
RADIAL BEARING TABLE	
LINE #	BEARING
(R)2	N07°34'36"W
(R)3	S55°30'46"W
(R)4	S56°33'05"W
(R)5	S78°07'00"W
(R)6	S87°32'53"W
(R)7	N01°42'23"W



DETAIL A
NOT TO SCALE



1" = 50'
Scale in Feet



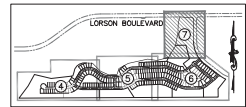
*PEACEFUL VALLEY
LAKE ESTATES
FIRST FILING*
BOOK L-2 PAGE 54
REC. NO. 029651532

FINAL PLAT
CREEKSIDE SOUTH AT LORSON
RANCH FILING NO. 1
JOB NO. 70-089
DATE PREPARED: 05/11/2020
DATE REVISED:



PCD FILE NUMBER SF-20-XXX

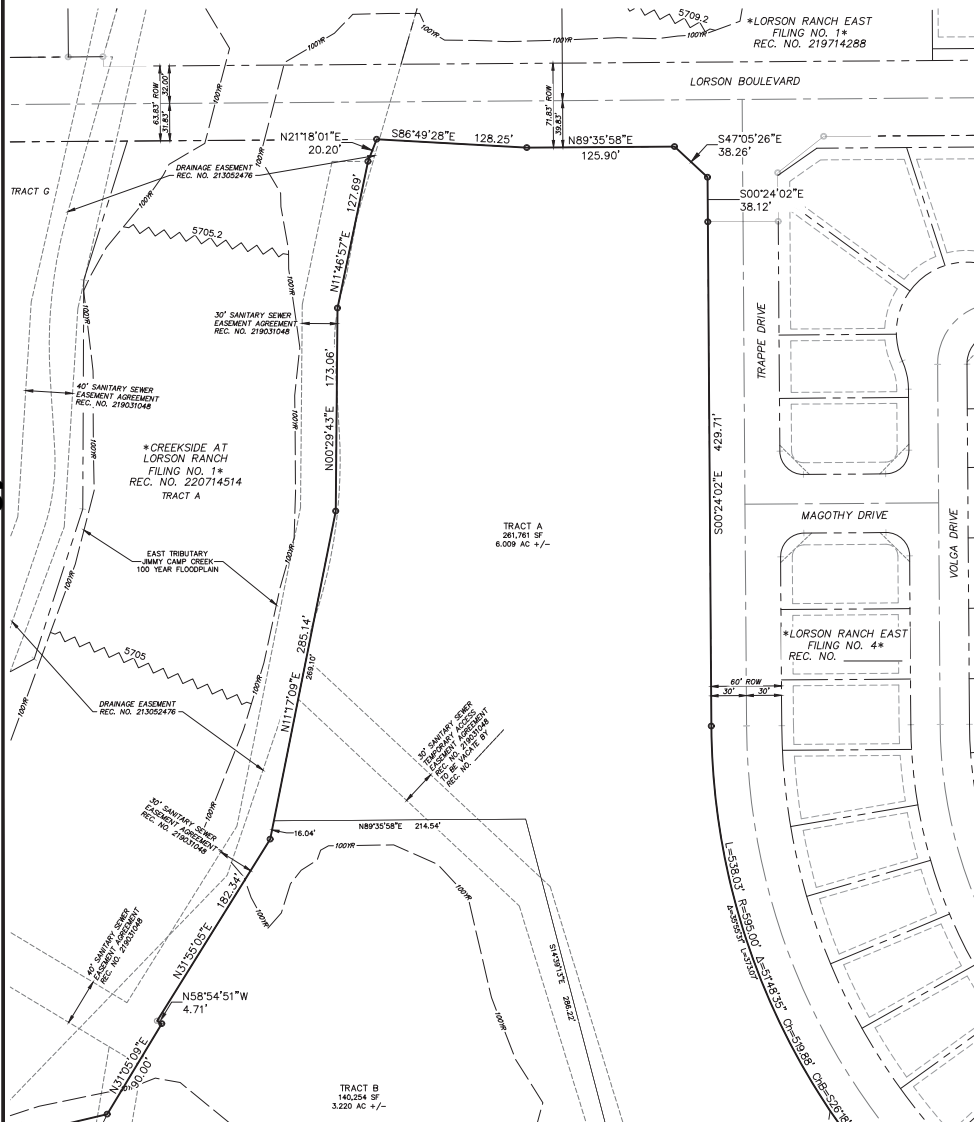
SHEET 6 OF 7



SHEET INDEX
NOT TO SCALE

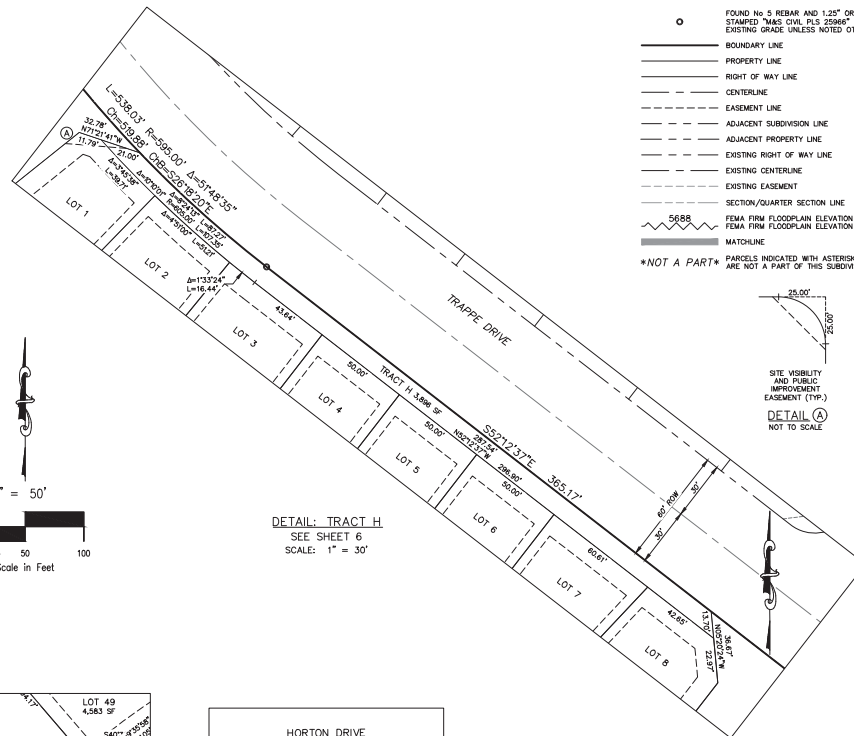
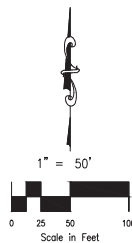
CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1

A PORTION OF THE NORTH HALF (N1/2) SECTION 23, T15S, R65W, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

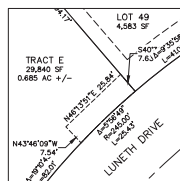


SEE SHEET 6 OF 7

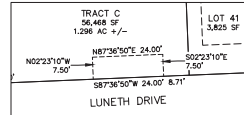
- LEGEND:
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&C CIVIL PLS 25964" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&C CIVIL PLS 25964" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - - - EASEMENT LINE
 - - - ADJACENT SUBDIVISION LINE
 - - - ADJACENT PROPERTY LINE
 - - - EXISTING RIGHT OF WAY LINE
 - - - EXISTING CENTERLINE
 - - - EXISTING EASEMENT
 - - - SECTION/QUARTER SECTION LINE
 - 5688 FEMA FIRM FLOODPLAIN ELEVATION LABEL
 - 5688 FEMA FIRM FLOODPLAIN ELEVATION
 - MATCHLINE
 - *NOT A PART
 - 25.00' SITE VISIBILITY AND PUBLIC IMPROVEMENT EASEMENT (TYP.)
 - DETAIL (A) NOT TO SCALE



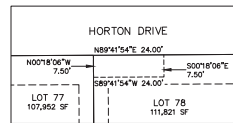
DETAIL: TRACT H
SEE SHEET 6
SCALE: 1" = 30'



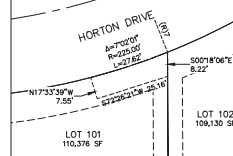
MAIL KIOSK
EASEMENT DETAIL KE-1
TRACT E
SEE SHEET 4
SCALE: 1" = 20'



MAIL KIOSK
EASEMENT DETAIL KE-3
TRACT C
SCALE: 1" = 20'



MAIL KIOSK
EASEMENT DETAIL KE-2
SEE SHEET 5
LOT 78
SCALE: 1" = 20'



MAIL KIOSK
EASEMENT DETAIL KE-4
SEE SHEET 6
LOT 101
SCALE: 1" = 20'

FINAL PLAT
CREEKSIDE SOUTH AT LORSON
RANCH FILING NO. 1
JOB NO. 70-089
DATE PREPARED: 05/11/2020
DATE REVISED:

PCD FILE NUMBER SF-20-XXX



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

SHEET 7 OF 7

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Waterview North Sketch Plan Amendment

Agenda Date: August 12, 2020

Agenda Item Number: #6 - D

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by CPR Entitlements, LLC for approval of the Waterview North Sketch Plan Amendment. The Waterview North Sketch Plan Amendment includes changing several zoning designations for three parcels near the intersection of Bradley Road and Powers Boulevard totaling 74.2 acres. To the northeast of this intersection this amendment includes changing Parcels P-14 and P-15 from 52.9 acres of Industrial zoning to Single-Family Residential zoning and 16.1 acres of Commercial to Single-Family Residential zoning. To the southeast of this intersection this amendment includes changing parcel P-17 from 5.2 acres of Commercial zoning to Multi-Family zoning.

The most recent Waterview North Sketch Plan Amendment was approved in October 2018 and includes a maximum of 2,017 dwelling units of various densities on 377.4 acres. This current sketch plan amendment seeks to increase the residential development within Waterview to include a maximum of 2,883 dwelling units on 452 acres. The result is a net increase in residential development which would allow up to 869 additional dwelling units.

Staff is concerned that the letter of intent does not include any language about providing additional open space associated with such a large increase of residential dwelling units. Currently the sketch plan amendment does not include any additional allocation of open space and includes 78.9 acres largely along Bradley Road which is east of the proposed amendment and not easily accessible to the residential areas within Waterview. Staff strongly encourages the applicant to consider more robust open space and urban park options in the form of usable open space, neighborhood pocket parks, or other recreation opportunities within the residential areas that were previously zoned for industrial and commercial uses.

The 2013 Parks Master Plan shows the South Powers Boulevard Bicycle Route running north-south along Powers Boulevard on the west side of the property, as well as the proposed Curtis Road Bicycle route running east-west along Bradley Road through the property. The applicant is showing proposed El Paso County and City of Colorado Springs trails and bicycle routes on the sketch plan amendment drawings. Dedicated public rights-of-way already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

Required El Paso County Park fees for regional and urban park purposes will be required at the time of the recording of the future final plats based upon residential densities.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Waterview North Sketch Plan Amendment: (1) strongly encourage the applicant to include open space dedication within the amendment area, (2) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of future final plats.

Letter of Intent
Waterview 2020 Sketch Plan Amendment

6/20

Owners: Rankin Holdings, LP
630 Southpointe Ct., Suite 200
Colorado Springs, CO 80903

CPR Entitlements, LLC
31 North Tejon St., Suite 500
Colorado Springs, CO 80903

Applicant: CPR Entitlements, LLC
31 North Tejon St., Suite 500
Colorado Springs, CO 80903

Consultant: Dakota Springs Engineering
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 227-7388

Tax Schedule Nos.: 55000000332, 55000000413, 55000000414

Site Information:

The Waterview Sketch Plan was most recently amended in late 2018. That amendment addressed changes in land use for parcels P-17 and P-18. This proposed amendment to the Waterview Sketch Plan is focused specifically to the two parcels at the northeast corner of Bradley Road and Powers Boulevard; Parcels P-14 and P-15, and the P-17 parcel on the southeast corner of Bradley Road and Powers Boulevard.

Parcels P-14 and P-15 are currently proposed as Industrial and Commercial uses respectively. The proposed uses identified in the requested Sketch Plan Amendment keep the Industrial and Commercial uses, however, the acreages have been adjusted primarily to include an area of new Single-Family Residential land use under new parcel P-19. This application is for **changing 52.9 acres of the Industrial to Single-Family Residential and 16.1 acres of Commercial to Single-Family Residential**. This would change the use acreage of the 81.4 acres to 28.5 acres of Industrial and 34.7 acres to 18.6 acres of Commercial, allowing for 69.4 acres of Single-Family Residential.

Parcel P-17 is currently zoned as Commercial use. The proposed use identified in the requested Sketch Plan Amendment **changes 5.2 acres from Commercial to Multi-Family Residential** land use under new parcel P-21.

The Industrial area of P-14 is wholly contained within the APZ-1 Airport overlay area while the Commercial area of P-15 includes the remaining area of the APZ-1 Airport overlay area

as commercial with some additional area to the east included to accommodate the full movement access.

The Commercial area of P-17 continues to include all of the APZ-1 Airport overlay area as commercial with some additional area to the east included to accommodate the full movement access.

The legal description of the area North of Bradley Road (P-14, P-15 and P-19) is as follows:

LEGAL DESCRIPTION (WATERVIEW NORTH)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE S00°19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1404.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING SEVEN (7) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21):

- 1) THENCE S89°30'29"W A DISTANCE OF 4.29 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;
- 3) THENCE S74°20'48"W A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
- 5) THENCE S87°19'53"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
- 6) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N 51°18'28" W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
- 7) THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 2947.69 FEET, A DELTA ANGLE OF 80°13'57", WHOSE LONG

CHORD BEARS N50°03'51"W A DISTANCE OF 2712.68 FEET TO THE NORTH LINE OF THE NE ¼ OF SAID SECTION 8;

THENCE N89°34'04"E ON SAID NORTH LINE, A DISTANCE OF 1967.80 FEET TO THE NE CORNER OF SAID SECTION 8;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW ¼ OF SAID SECTION 9, A DISTANCE OF 2636.19 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 5,075,954 SQUARE FEET OR 116.528 ACRES MORE OR LESS

The legal description of the area south of Bradley Road (P-21) is as follows:

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT WATERVIEW INVESTMENTS LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT INCLUDES: A TRACT OF LAND LOCATED IN A PORTION OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 65th 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 A POINT ON THE SOUTHERLY R.O.W. LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY AND A POINT ON A NON-TANGENT CURVE TO THE LEFT:

THE FOLLOWING 2 COURSES ARE ALONG THE SAID SOUTHERLY R.O.W. LINE OF BRADLEY ROAD.

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 15°09'41", 730.29' ALONG THE SAID SOUTHERLY R.O.W. LINE;

THENCE S74°20'48"W A DISTANCE OF 385.54 FEET ALONG THE SAID SOUTHERLY R.O.W. LINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE S15°39'12"E A DISTANCE OF 470.00 FEET;

THENCE S74°20'48"W A DISTANCE OF 484.60 FEET;

THENCE N15°39'12"W A DISTANCE OF 470.00 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE N74°20'48"E A DISTANCE OF 484.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 5.23 ACRES, MORE OR LESS.

The proposed Commercial acreage for parcel P-17 has decreased to allow for the creation of Parcel P-21. The proposed density for parcel P-21 is 12 du/ac allowing for a maximum of 120 units. The proposed Industrial and Commercial acreage for parcels P-14 and P-15 has decreased to allow for the creation of Parcel P-19. The proposed density range for parcel P-19 is 6-20 du/ac allowing for a maximum of 850 units; an average density of 12.3 du/ac.

Request and Reason:

To approve an Amendment to the Waterview Sketch Plan. This approval will allow the inclusion of two (2) new parcels with Single- and Multi-Family Residential uses. This letter serves as a request to receive El Paso County approval of the Sketch Plan Amendment for this site.

The proposed Sketch Plan Amendment 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.

Bradley and Powers; Parcel P-14, P-15, P-17, P-19 and P-21

This application meets this policy by maintaining density and land use within the parameters of the adjacent proposed residential properties approved; the accompanying applications proposes similar densities as previously approved and similar commercial uses while matching the adjacent residential properties to the east approved by the City of Colorado Springs. Access will be from Bradley Road via Powers Boulevard. 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.

Bradley and Powers; Parcel P-14, P-15, P-17, P-19 and P-21

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 the development currently underway on Parcel P-18.

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

Bradley and Powers; Parcel P-14, P-15, P-17, P-19 and P-21

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.

Bradley and Powers; Parcel P-14, P-15, P-17, P-19 and P-21

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 was approved in 2015. Water and Sewer service will be provided by extending water and sewer lines from the development currently underway on Parcel P-18.

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 residential land uses.
- 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:

Bradley and Powers; Parcel P-14, P-15, P-17, P-19 and P-21

- The application for Sketch Plan Amendment is in conformance with the County Master Plan.
- The Sketch Plan Amendment is in conformance with the proposed land use for these parcels.
- The proposed subdivision is on vacant land and surrounded by vacant land, however, the proposed subdivision is consistent with the adjacent proposed Bradley Heights as approved by the City of Colorado Springs.
- The proposed water supply is adequate and will be provided by the Widefield Water and Sanitation District. Water lines will be extended from the development currently underway on Parcel P-18.
- The proposed sewage disposal is to be provided by the Widefield Water and Sanitation District.
- Adequate drainage solutions are provided and follow MDDP and DBPS recommendations.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by Widefield Water and Sanitation District, El Paso County, City of Colorado Springs (gas) and Mountain View Electric (electricity).
- Fire Protection will be provided by the Security Fire Protection District. The property is within the Security Fire Protection District response area and a petition is in process to include the property within the actual boundaries of the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided or will be extended.
- The proposed Amendment meets all other El Paso County criteria.
- No mineral extraction is planned for this site.

Existing and Proposed Facilities:

Bradley and Powers; Parcel P-14, P-15, P-17, P-19 and P-21

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

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

The applicant anticipates county approval of Water Quality and Sufficiency at Preliminary Plan approval.

Offsite Improvements

Extension of Water and Sewer lines from the development currently underway on Parcel P-18.

Impact Identification:

Wildlife

Powers and Bradley; Parcels P-14, P-15 and P-19.

Preexisting wildlife habitats and migration routes are noted for the usual prairie animals. This site has existing Bradley Road to the south and Powers Boulevard to the west. Wildlife impact to the area has already occurred due to these existing roads. A wildlife study was commissioned and completed and has been submitted as part of the Preliminary Plan submittal and can be reviewed as part of that land use application.

Colorado Springs Airport

The applicant has met with Colorado Springs Airport staff to discuss the Waterview Sketch Plan Amendment particularly concerning the east half of the application. The primary discussion point concerning the application had to do with the Airports plans to upgrade their landing lights for the east runway; the east runway is roughly in line with Powers Boulevard immediately, the alignment goes through Parcel P-14, is immediately west of Parcel P-15 and approximately 600 ft. west of proposed Parcel P-19. Parcel P-19 is between 15 degrees and 45 degrees out of the alignment of the runway. The new lighting system will be more powerful than the existing system and the airport is concerned that the strobe function of the lighting system could be detected in the development.

The airport indicated that the following steps could be taken to mitigate any effects from the strobe runway lighting:

1. Installation of landscaping (evergreen) and/or other barriers (berming/fencing) perpendicular to the runway.
2. Orientation of housing to account for runway lights.
3. Addition of plat notes indicating proximity to the airport.

The applicant notes the following in coordination with airport concerns.

1. The applicant will be installing, fencing and landscaping adjacent to the airport boundary on the north and west boundary of Parcel P-19, the proposed residential development. This somewhat perpendicular to the runway, at the higher elevations of the development, and in coordination with El Paso County, will emphasis evergreen trees.
2. The applicant will continue to consider the airport concerns as development progresses particularly in reducing the potential effects of the runway lighting by placement of landscaping and house orientation internal to the residential development.
3. The following language, suggested by the Airport Staff, will be incorporated on the plat in coordination with El Paso County review and approval:

The development and its occupants may be impacted by air illumination or approach lighting systems that use medium and high-intensity lights to guide aircraft to the runway centerline used for navigation or flight in air.

In addition to the above the applicant would like to state the following concerning mitigation of the runway lighting:

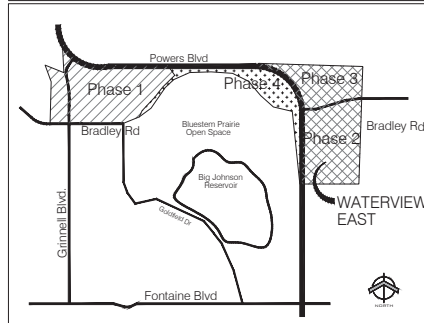
1. The proposed residential development in Parcel P-19 is 1/3 to 1/2 mile from the end of the runway and east of the runway alignment by 15 to 45 degrees.
2. The existing terrain works in favor of the development in that north of Bradley Road, between the development and the airport, is a hill in excess of 60 ft. that can help mitigate any effect of the runway lighting. In addition, the residential development slopes away from the airport and drops an additional 70 to 120 ft. below the hill elevation.

The final thoughts passed on by the airport staff included support of the Waterview development, particularly the residential development, in that the airport is implementing commercial development on the southern reaches of the airport property just north of Powers Boulevard and believed simultaneous residential development in Waterview would bring synergy to south central El Paso County.

WATERVIEW 2020 SKETCH PLAN AMENDMENT

A PORTION OF SECTIONS 6, 7, 8, 9, AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN.

Vicinity Map / Phase Map



Authority

The authority of this Development Plan is Part IV, Section 16 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 16 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

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 conforming 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: A5/CS/PUD/RS-5000
Total Amended Area: 144.4 Acres
Total Area: 681.0 Acres

General Notes

- 1) ALL INTERSECTIONS ALONG POWERS BOULEVARD PER CDDT EA DESIGN REQUIREMENTS.
- 2) ALL ACCESS LOCATIONS INDICATED ON THE SKETCH PLAN ARE CONCEPTUAL. DEVIATION REQUESTS MUST BE APPROVED SEPARATELY IF THE LOCATION IS NOT IN CONFORMANCE WITH ENGINEERING CRITERIA MANUAL STANDARDS.
- 3) ANY PLATS SUBMITTED FOR THE WATERVIEW SKETCH PLAN THAT HAVE BEEN IDENTIFIED AS POTENTIALLY NEEDED FOR POWERS BOULEVARD RIGHT-OF-WAY SHALL BE COORDINATED WITH CDDT.
- 4) SERVICE PROVIDERS FOR THIS SKETCH PLAN ARE:
 - SCHOOL: WIDEFIELD SCHOOL DISTRICT 3
 - FIRE: SECURITY FIRE DISTRICT

- 5) PER THE APPROVED DEVIATION REQUEST (PCD FILE NO. DEV17-6), THE 3 MOVEMENT ACCESS POINT TO BRADLEY ROAD PARCEL P-5 MAY BE FURTHER RESTRICTED IF BRADLEY ROAD IS CONNECTED BETWEEN POWERS BOULEVARD AND GOLDFIELD DRIVE OR AS DETERMINED BY THE COUNTY ENGINEER

General Legal Description

- A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 6, 7, 8, 9 AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNINGS AT THE SOUTHWEST CORNER OF SAID SECTION 6:
1. THENCE N20°40'00"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 84.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS FILED FOR RECORD IN BOOK 3087 AT PAGE 1475 OF THE RECORDS OF SAID EL PASO COUNTY; SAID POINT ALSO BEING ON A NORTH-TO-SOUTH CURVE TO THE LEFT;
 2. THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2765.00 FEET, A DELTA ANGLE OF 84°00'00" FEET, WHOSE LONG CHORD BEARS N40°00'00"W A DISTANCE OF 6786.84 FEET;
 3. THENCE N87°00'00"W CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF POWERS BOULEVARD, A DISTANCE OF 6786.84 FEET;
 4. THENCE N00°40'00"W A DISTANCE OF 209.74 FEET TO THE NORTH LINE OF SAID SECTION 8;
 5. THENCE N87°00'00"W ALONG SAID NORTH LINE, A DISTANCE OF 186.14 FEET TO THE NORTHEAST CORNER OF SAID SECTION 8;
 6. THENCE S87°00'00"W ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 209.74 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 8;
 7. THENCE S87°00'00"W ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 8, A DISTANCE OF 1522.06 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;
 8. THENCE S87°00'00"W ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 209.74 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17;
 9. THENCE S00°53'50"E ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 122.52 FEET;
 10. THENCE S87°00'00"W A DISTANCE OF 67.54 FEET;
 11. THENCE N87°00'00"W A DISTANCE OF 121.25 FEET;
 12. THENCE S87°34'00"E A DISTANCE OF 185.40 FEET TO A POINT OF CURVE TO THE RIGHT;
 13. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1640.30 FEET, A DELTA ANGLE OF 87°00'00", WHOSE LONG CHORD BEARS N87°00'00"W A DISTANCE OF 1484.60 FEET;
 14. THENCE N87°00'00"W A DISTANCE OF 289.30 FEET TO A POINT OF CURVE TO THE LEFT;
 15. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1888.00 FEET, A DELTA ANGLE OF 87°00'00", WHOSE LONG CHORD BEARS S87°00'00"W A DISTANCE OF 1718.50 FEET;
 16. THENCE S87°00'00"W A DISTANCE OF 1051.58 FEET TO A POINT OF CURVE TO THE LEFT;
 17. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1888.00 FEET, A DELTA ANGLE OF 87°00'00", WHOSE LONG CHORD BEARS S87°00'00"W A DISTANCE OF 1718.50 FEET TO A POINT OF CURVE TO THE RIGHT;
 18. THENCE S28°53'00"W A DISTANCE OF 340.75 FEET TO A POINT OF CURVE TO THE RIGHT;
 19. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2765.00 FEET, A DELTA ANGLE OF 87°00'00", WHOSE LONG CHORD BEARS S28°53'00"W A DISTANCE OF 1718.50 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD;
 20. THENCE N00°40'00"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 184.11 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD; THE FOLLOWING TWO (2) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE:
 - 21. THENCE S87°00'00"W A DISTANCE OF 2765.00 FEET;
 - 22. THENCE N87°00'00"W A DISTANCE OF 84.11 FEET;
 - 23. THENCE N00°40'00"W A DISTANCE OF 84.11 FEET;
 - 24. THENCE N87°00'00"W A DISTANCE OF 84.11 FEET;
 - 25. THENCE N00°40'00"W A DISTANCE OF 786.45 FEET;
 - 26. THENCE N00°40'00"W A DISTANCE OF 84.11 FEET TO THE WEST LINE OF SAID SECTION 7;
 - 27. THENCE N00°40'00"W ALONG SAID WEST LINE, A DISTANCE OF 576.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPTING FROM THE ABOVE TRACT:
POWERS BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 3087 AT PAGE 1475 (GINNELL BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD AT RECEPTION NO. 08869080 AND BRADLEY ROAD (NEW DRENNAN ROAD) RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 3087 AT PAGE 1475, ALL OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO; THE GROSS ACRES OF THIS DESCRIPTION IS 730.88 ACRES, MORE OR LESS, THE NET ACRES AFTER THE ROAD RIGHT-OF-WAYS ARE REMOVED IS 651.54 ACRES, MORE OR LESS, BASED ON BEARING IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 7, T15S, R16W OF THE 6TH P.M. EL PASO COUNTY, COLORADO, WHICH IS BEING USED TO BEAR N00°40'00"W FROM THE WEST QUARTER CORNER OF SAID SECTION 17, A 3" X 10" X 30" MONUMENT LB 176681 TO THE NORTHEAST CORNER OF SAID SECTION 7 (A RAUCONDA SPRING W/PAVING MARK IN CONCRETE).

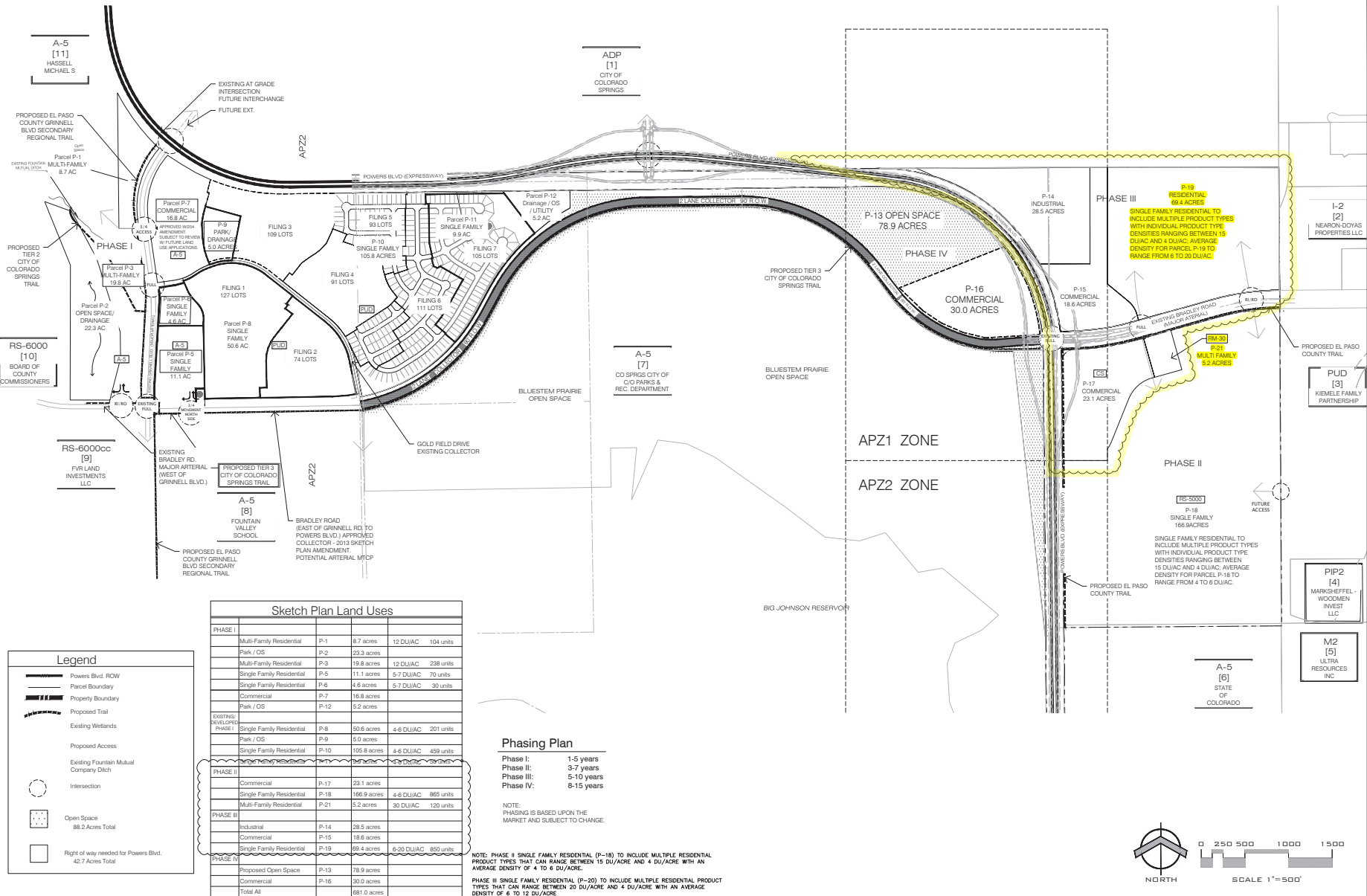
UTILITY SERVICE PROVIDERS

		CSU- Gas	CSU- Electricity	Security Water & Sanitation District	Widewater Water & Sanitation District	Mountain View Electric	Black Hill Energy- Gas
PHASE I	P-1	X	X	X			
	P-2	X	X	X			
	P-3	X	X	X			
	P-4	X	X	X			
	P-5	X	X	X			
	P-6	X	X	X			
	P-7	X	X	X			
	P-10	X	X	X			
	P-11	X	X	X			
	P-12	X	X	X			
PHASE II	P-17	X	X	X		X	
	P-18	X	X	X		X	
PHASE III	P-14				X		
	P-15				X		
PHASE IV	P-13	X	X	X			
	P-16	X	X	X			
EXISTING	P-8	X	X	X			
	P-9	X	X	X			

Adjacent Parcels

REF. NUMBER	ZONING	OWNER	ADDRESS
1	APD	CITY OF COLORADO SPRINGS	PO BOX 575 MAIL CODE 575 COLORADO SPRINGS CO 80901-575
2	CS	WILSON SPRING PROPERTIES, LLC	281 S. GINNELL AVE. STE. 200 SPRINGFIELD, CA 94134-1017
3	PUD	RENEE P. FARMER PARTNERSHIP LLP	2465 MALLARD DR. COLORADO SPRINGS CO 80905-3403
4	PUD	WINDMILL WOODS INVEST, LLC	161 E. PUEBLO AVE. STE. 200 COLORADO SPRINGS CO 80901-4909
5	WPD	US TRAIL RECREATION INC.	36 W. WYOMING AVE. STE. 200 COLORADO SPRINGS CO 80905-3403
6	A-5	STATE OF COLORADO	409 5TH ST. STE. 200 DENVER CO 80202-3409
7	A-5	CS PROPERTY OF C. F. PARRIS & ASSOCIATES	PO BOX 575 MAIL CODE 575 COLORADO SPRINGS CO 80901-575
8	A-5	FOUNTAIN VALLEY SCHOOL	405 FOUNTAIN VALLEY SCHOOL RD. COLORADO SPRINGS CO 80911-2251
9	AL-ELITE	FOUNTAIN VALLEY SCHOOL	71 W. GINNELL AVE. COLORADO SPRINGS CO 80901-2206
10	RE-ELITE	CITY OF COLORADO SPRINGS	71 W. GINNELL AVE. COLORADO SPRINGS CO 80901-2206
11	A-5	HARVEY MICHAEL'S	161 S. GINNELL AVE. STE. 200 COLORADO SPRINGS CO 80901-575
12	PUD	RENEE P. FARMER PARTNERSHIP LLP	2465 MALLARD DR. COLORADO SPRINGS CO 80905-3403
13	PUD	WINDMILL WOODS INVEST, LLC	161 E. PUEBLO AVE. STE. 200 COLORADO SPRINGS CO 80901-4909
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Sketch Plan Land Uses				
PHASE I				
	Multi-Family Residential	P-1	9.7 acres	12 DU/AC 104 units
	Park / GS	P-2	23.3 acres	
	Multi-Family Residential	P-3	19.9 acres	12 DU/AC 239 units
	Single Family Residential	P-5	11.1 acres	5.7 DU/AC 70 units
	Single Family Residential	P-6	4.8 acres	5.7 DU/AC 30 units
	Commercial	P-7	16.8 acres	
	Park / GS	P-12	5.2 acres	
EXISTING EXCLUDED PHASE I				
	Single Family Residential	P-8	50.6 acres	4.6 DU/AC 201 units
	Park / GS	P-9	5.0 acres	
	Single Family Residential	P-10	105.8 acres	4.6 DU/AC 459 units
PHASE II				
	Commercial	P-12	28.1 acres	
	Single Family Residential	P-13	169.0 acres	4.6 DU/AC 865 units
	Multi-Family Residential	P-20	8.2 acres	20 DU/AC 160 units
PHASE III				
	Industrial	P-14	28.5 acres	
	Commercial	P-15	18.6 acres	
	Single Family Residential	P-19	69.4 acres	6.20 DU/AC 430 units
PHASE IV				
	Proposed Open Space	P-13	78.9 acres	
	Commercial	P-16	30.0 acres	
	Total All		681.0 acres	

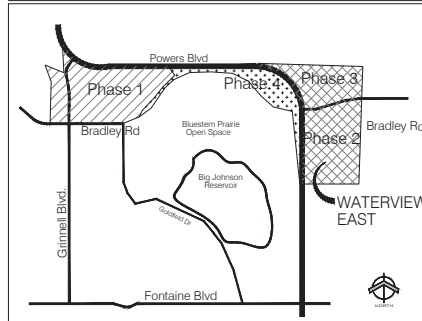


WATERVIEW

2018 SKETCH PLAN AMENDMENT

A PORTION OF SECTIONS 6, 7, 8, 9, AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN.

Vicinity Map / Phase Map



Authority

The authority of this Development Plan is Part IV, Section 16 (Planned Unit Development District) of the El Paso County Zoning Resolution. The Authority for Section 16 of the El Paso County Zoning Resolution is the Colorado Planned Unit Development Act of 1972.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Board of El Paso County Commissioners that the Development Plan for Meridian Ranch is in general conforming 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

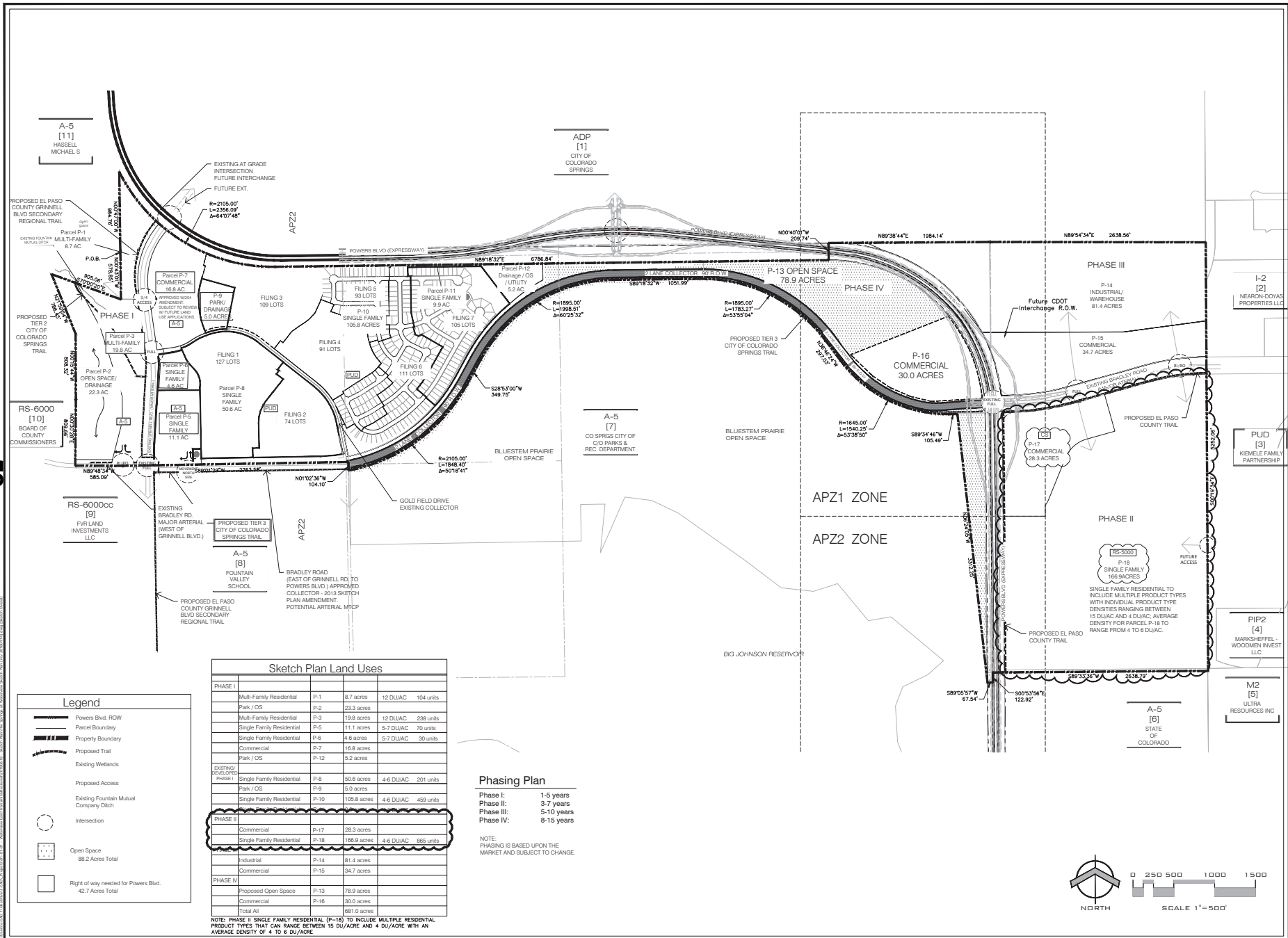
Existing Zoning: A5/CS/PUD/RS-5000
Total Amended Area: 195.2 Acres
Total Area: 520.3 Acres

General Notes

- 1) ALL INTERSECTIONS ALONG POWERS BOULEVARD PER CDOT EA DESIGN REQUIREMENTS.
- 2) ALL ACCESS LOCATIONS INDICATED ON THE SKETCH PLAN ARE CONCEPTUAL. DEVIATION REQUESTS MUST BE APPROVED SEPARATELY IF THE LOCATION IS NOT IN CONFORMANCE WITH ENGINEERING CRITERIA MANUAL STANDARDS.
- 3) ANY PLATS SUBMITTED FOR THE WATERVIEW SKETCH PLAN THAT HAVE BEEN IDENTIFIED AS POTENTIALLY NEEDED FOR THIS SKETCH PLAN ARE:
 - SCHOOL: WIDEFIELD SCHOOL DISTRICT 3
 - FIRE: SECURITY FIRE DISTRICT
- 5) PER THE APPROVED DEVIATION REQUEST (PCD FILE NO. DEV17-6), THE 3 MOVEMENT ACCESS POINT TO BRADLEY ROAD PARCEL P-5 MAY BE FURTHER RESTRICTED IF BRADLEY ROAD IS CONNECTED BETWEEN POWERS BOULEVARD AND GOLDFIELD DRIVE OR AS DETERMINED BY THE COUNTY ENGINEER

General Legal Description

- A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 6, 7, 8, 9 AND 17, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COLORADO AND A PORTION OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6:
1. THENCE N20°40'00"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 84.11 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS FILED FOR RECORD IN BOOK 3087 AT PAGE 1475 OF THE RECORDS OF SAID EL PASO COUNTY; SAID POINT ALSO BEING ON A NORTH-SOUTH CURVE TO THE LEFT;
 2. THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 2765.00 FEET, A DELTA ANGLE OF 84°00'00" AND AN ARC LENGTH OF 2356.00 FEET, WHOSE LONG CHORD BEARS S89°58'19"W A DISTANCE OF 2356.00 FEET;
 3. THENCE N89°58'19"W CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF POWERS BOULEVARD, A DISTANCE OF 6786.84 FEET;
 4. THENCE N00°40'00"W A DISTANCE OF 209.74 FEET TO THE NORTH LINE OF SAID SECTION 8;
 5. THENCE N89°58'19"W ALONG SAID NORTH LINE, A DISTANCE OF 186.14 FEET TO THE NORTHEAST CORNER OF SAID SECTION 8;
 6. THENCE S89°58'19"W ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 2068.16 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 8;
 7. THENCE S89°58'19"W ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 8, A DISTANCE OF 5232.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 8;
 8. THENCE S89°58'19"W ALONG THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 2068.16 FEET TO THE NORTHEAST CORNER OF SAID SECTION 17;
 9. THENCE S00°53'55"E ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 122.02 FEET;
 10. THENCE S89°58'19"W A DISTANCE OF 67.54 FEET;
 11. THENCE N89°58'19"W A DISTANCE OF 2312.25 FEET;
 12. THENCE S89°58'19"W A DISTANCE OF 185.46 FEET TO A POINT OF CURVE TO THE RIGHT;
 13. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1646.00 FEET, A DELTA ANGLE OF 89°58'19" AND AN ARC LENGTH OF 1646.00 FEET, WHOSE LONG CHORD BEARS N89°58'19"W A DISTANCE OF 1646.00 FEET;
 14. THENCE N89°58'19"W A DISTANCE OF 287.03 FEET TO A POINT OF CURVE TO THE LEFT;
 15. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1888.00 FEET, A DELTA ANGLE OF 89°58'19" AND AN ARC LENGTH OF 1888.00 FEET, WHOSE LONG CHORD BEARS S89°58'19"W A DISTANCE OF 1888.00 FEET;
 16. THENCE S89°58'19"W A DISTANCE OF 1051.59 FEET TO A POINT OF CURVE TO THE LEFT;
 17. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1888.00 FEET, A DELTA ANGLE OF 89°58'19" AND AN ARC LENGTH OF 1888.00 FEET, WHOSE LONG CHORD BEARS S89°58'19"W A DISTANCE OF 1888.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD;
 18. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 2765.00 FEET, A DELTA ANGLE OF 89°58'19" AND AN ARC LENGTH OF 2356.00 FEET, WHOSE LONG CHORD BEARS S89°58'19"W A DISTANCE OF 2356.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD;
 19. THENCE N00°40'00"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 186.14 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD; THE FOLLOWING TWO (2) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE:
 - 21. THENCE S89°58'19"W A DISTANCE OF 2765.00 FEET;
 - 22. THENCE N89°58'19"W A DISTANCE OF 865.00 FEET;
 - 23. THENCE N00°40'00"W A DISTANCE OF 86.00 FEET;
 - 24. THENCE N89°58'19"W A DISTANCE OF 865.00 FEET;
 - 25. THENCE N00°40'00"W A DISTANCE OF 786.46 FEET;
 - 26. THENCE S89°58'19"W A DISTANCE OF 865.00 FEET TO THE WEST LINE OF SAID SECTION 7;
 - 27. THENCE N00°40'00"W ALONG SAID WEST LINE, A DISTANCE OF 576.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
- EXCEPTING FROM THE ABOVE TRACT:
POWERS BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 3087 AT PAGE 1475 (GINNELL BOULEVARD RIGHT-OF-WAY AS FILED FOR RECORD AT RECEPTION NO. 08866008 AND BRADLEY ROAD (NEW DRENNAN ROAD) RIGHT-OF-WAY AS FILED FOR RECORD IN BOOK 3087 AT PAGE 1475, ALL OF THE RECORDS OF SAID EL PASO COUNTY, COLORADO; THE GROSS ACRES OF THIS DESCRIPTION IS 739.88 ACRES, MORE OR LESS, THE NET ACRES AFTER THE ROAD RIGHT-OF-WAYS ARE REMOVED IS 651.14 ACRES, MORE OR LESS, BASED ON BEARING 89°58'19" TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 7, T15S, R16W OF THE 6TH PRINCIPAL MERIDIAN, COLORADO, WHICH IS BEARING TO BEAR N00°40'00"W FROM THE WEST QUARTER CORNER OF SAID SECTION 7, 1/4 SECTION 7, 1/4 SECTION 8, 1/4 SECTION 9, 1/4 SECTION 10, 1/4 SECTION 11, 1/4 SECTION 12, 1/4 SECTION 13, 1/4 SECTION 14, 1/4 SECTION 15, 1/4 SECTION 16, 1/4 SECTION 17, 1/4 SECTION 18, 1/4 SECTION 19, 1/4 SECTION 20, 1/4 SECTION 21, 1/4 SECTION 22, 1/4 SECTION 23, 1/4 SECTION 24, 1/4 SECTION 25, 1/4 SECTION 26, 1/4 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WATERVIEW

SKETCH_PLAN_AMENDMENT

DATE: 12-21-16
DRAWN: B. GILLOU
APPROVED: C. K. COTHERN

REVISIONS:
DATE: BY: COMMENTS:

PLAN SHEET

SHEET NO.

2
OF 2 SHEETS

JOB_NO_0001-02-16-01

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Highway 94 Commercial Rezone

Agenda Date: August 12, 2020

Agenda Item Number: #6 - E

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request for approval by Kimley-Horn on behalf of Udon Holdings, LLC, for 12265 Highway 94 Rezone. This site is located near the southwest corner of State Highway 94 and Franceville Coalmine Road, Colorado Springs, Colorado.

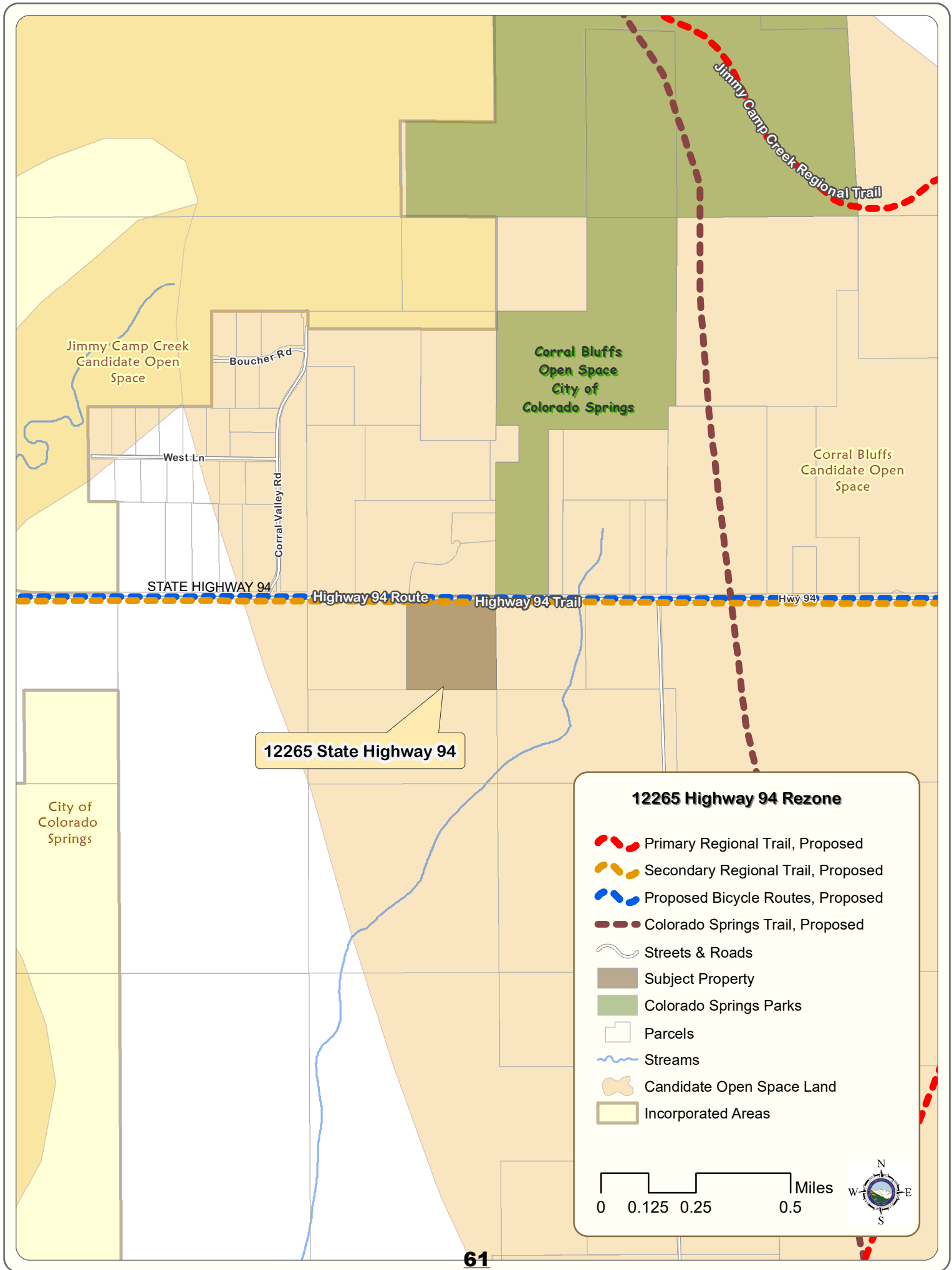
The owner's property consists of a total of 40.0 acres and is currently zoned RR-5 rural residential. The request is to rezone the property to a CS low impact commercial development zone.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Highway 94 Tier II Regional Trail alignment runs along the south side of Highway 94 and is adjacent to the north edge of the subject property. The proposed Highway 94 Bicycle Route also runs along the south side of Highway 94 but the proposed bicycle route is in the public right of way and would not be impacted by the proposed development. The property is located within the Corral Bluffs Candidate Open Space Land.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, staff requests that the applicant provide a 25-foot public trail easement along the north side of the rezoned parcel that allows for the construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on any forthcoming preliminary plans and final plats.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Highway 94 Rezone: (1) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial subdivisions. (2) Designate and provide to El Paso County on forthcoming preliminary plans and final plats, a 25-foot trail easement along the north side of the subject property that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail.



Development
Application
Permit
Review



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

August 12, 2020

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:	12265 Highway 94 Rezone	Application Type:	Rezone
PCD Reference #:	CS-202	Total Acreage:	40.00
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Udon Holdings, LLC	Kimley-Horn Associates	Regional Park Area:	4
Louis Ferrante	Raimere Fitzpatrick	Urban Park Area:	5
5801 N. Union Blvd.	2 N. Nevada Ave. Ste. 300	Existing Zoning Code:	RR-5
Colorado Springs, CO 80918	Colorado Springs, CO 80903	Proposed Zoning Code:	CS

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 5		
0.0194 Acres x 0 Dwelling Units = 0.000		Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00
Total Regional Park Acres: 0.000		Community:	0.00625 Acres x 0 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 5		
Regional Park Area: 4		Neighborhood:		\$116 / Dwelling Unit x 0 Dwelling Units = \$0
\$467 / Dwelling Unit x 0 Dwelling Units = \$0		Community:		\$179 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners when considering and / or approving 12265 State Highway 94 include the following conditions: Designate and provide to El Paso County a 25-foot trail easement along the north side of the subject property, that allows for public access, as well as construction and maintenance by El Paso County of the Highway 94 Secondary Regional Trail.

Park Advisory Board Recommendation:



MAY 27, 2020

LETTER OF INTENT: UDON REZONE

PROPERTY/OWNER INFORMATION:

OWNER: UDON Holdings, LLC
ADDRESS: 5801 N. Union Blvd, Ste 100
Colorado Springs, CO 80918
PARCEL ID: 44000-00-237
ZONING: RR-5 (Residential Rural) District
ACREAGE: 40 Acres

REQUEST:

UDON Holdings, LLC requests approval of a rezoning of the 40-acre site from RR-5 district to the CS (Commercial Service) zone. The property is located near the southwest corner of State Highway 94 and Franceville Coalmine Road, Colorado Springs, Colorado (Schedule No. 440000000237).

SITE CONTEXT:

The property is bound by State Highway 94 on the north together with an existing auto salvage yard and outdoor commercial motocross park on the north side of Highway 94, large tract (40 acre) single family residential to the west, large tract (40 acre) vacant agricultural properties to the south, and large tract (40 acre) single family residential and an auto recycling facility to the west. The Project is anticipated to be accessed by a primary driveway on State Highway 94. The property currently has two driveways accessing the state highway; one of which is may be closed or revoked under the discretion of the Colorado Department of Transportation (CDOT).

Approximately 8.7 acres located along the eastern \pm 312 feet of the property are burdened by a mineral rights reservation easement. This area will remain largely unimpacted by development activity on the remaining portions of the site.

The property is characterized by 50' grade changes and slopes in excess of 15 %. Commercial development of the entire 40 acres is greatly impacted by the existing grades and elevations. Due to these constraints, development impacts addressed within the rezone criteria context and in the traffic impact study recognize a limited development area. Proposed uses include those which can be contained within an approximately 2 acre site while still respecting required stormwater management requirements while preserving natural features through avoidance.

Existing site improvements include a pre-1976 modular home unit, a \pm 1300 SF utility building (Cir. 1976), a \pm 1300 SF Quonset farm implement building (Cir. 2000), a \pm 500 SF utility building (Cir. 1976) and a 3,600 SF agricultural building (AG-16-31). The AG building

is leased to a local rancher who grazes livestock on the unimproved portions of the site. Use of the modular unit as a residence has been discontinued. The modular will be removed from the site in conformance with applicable permitting requirements. Remaining buildings may be integrated into future uses on the site subject to conformance with regional building codes and compliance with County zoning and subdivision ordinance.

The applicant requests authorization for the agricultural building to remain together with the grazing activities occurring on the southern three-quarters of the site. Integration of any remaining commercial structures will be in conformance with RBD requirements for occupancy and safety.

APPROVAL CRITERIA/JUSTIFICATION

In approving a Map Amendment, the following findings shall be made:

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

The property is located within the Corral Bluffs (Sub-Area 1) Planning Area of the current Highway 94 Comprehensive Plan. No major sketch plans have been approved or implemented within the planning area since its adoption in 2000. The last major rezoning activities in the planning area were the 1999 zoning of the unincorporated eastern El Paso County.

Currently the County is in the process of updating the Master Plan to include updates to the Highway 94 Comprehensive Plan as a coordinated element of the overall County long range plan.

Land uses in the within the planning area and proximity to the site include the Corral Bluffs and City of Colorado Springs Land Fill; automotive salvage (junk) yards including automotive recycling and salvage facilities (American & Import Auto Recyclers & All Auto Recyclers) and private conforming and non-conforming auto salvage and/or antique automobile storage; contractor and service trade businesses and yards; outdoor recreation including: Pikes Peak Gun Club (Isaak Walton shooting range), RAM Off-Road Park, Aztek Family Raceway; and rural residential and agricultural density developments.

Master Plan Compliance – 2000 Highway 94 Comprehensive Plan

The following policies from the Highway 94 Comprehensive Plan and responses have been provided to demonstrate the general conformance of the request with the recommendations of the Plan:

- **Policy 2.2.1: *New developments should demonstrate compatibility with surrounding land uses in terms of general use, connectivity, building heights, scale, overall densities, dust, and noise and feature gradual transitions in densities and/or appropriate buffers***

Surrounding land uses include conforming & non-conforming auto recycling, salvage, and (junk) storage, open space and recreation land uses, outdoor shooting range, contractor equipment storage & businesses, and a mix of rural residential and agricultural land uses.

- **Policy 2.2.2. *Accommodate a compatible mix of industrial, office, commercial, residential, open space, and recreational land uses***

Approval of the CS zone will create opportunities to provide low impact retail and service-related uses to support commercial activity within the general area. More intense development plans for the site may evolve in response to ongoing development within the Highway 94 corridor.

- **Objective 4.1: *Develop a Rural Commercial Zone for small scale commercial uses in areas without reasonable access to central water and sewer***

No rural commercial zone exists for properties without access to central water and sewer. Water resources available under the existing well permit can provide adequate water in support of small-scale commercial land uses on the site.

- **Objective 4.3: *Encourage commercial developments to locate in the nodes identified in the Land Use Map***

The property is located approximately 1.5 miles west of the 0.5 mile radius of activity node centered at Curtis Road and SHW 94 as depicted on the Concept Map. However, existing commercial uses are located adjacent to the property against both sides of SHW 94 and extending southward along Franceville Coalmine Road.

- **Objective 4.4: *Regulate design features to encourage low profile advertising signs, indigenous landscaping, shared parking facilities, shared access points, and sensitive façade treatment***

Site design and development standards will be addressed in specific detail with any site development plan required to initiate any uses or activities which require a building permit or other required development permit. All site development

plans will be required to conform to applicable zoning, use, stormwater, access, and/or master plan or policy requirements.

Access will be determined by CDOT in coordination with El Paso County and in accordance with the recommendations of approved Traffic Impact Study.

Master Plan Compliance – 1998 Policy Plan

The following policies from the El Paso County Policy Plan (1998) have been cited for consideration of the rezone request:

- **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.***
 Surrounding land uses include: A non-conforming auto salvage/storage yard is located on the adjacent property immediately east of the UDON property. All Auto Recycling located one parcel east at the southwest intersection of State Highway 94 and Franceville Coalmine Road. The Aztec Family Raceway and the American & Import Auto Recyclers are located opposite of the property on the north side of State Highway 94. Additional land uses include RR-5 zoned properties which contain a combination of residential, agricultural, and non-conforming commercial and auto salvage/storage uses.
- **Policy 6.1.4: Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.**
 Long term development and utility master planning within the area provide for future water and wastewater utility services within the area. Water is available to serve the property via an existing exempt well which can be re-permitted to provide service for commercial useage. Development plans for the site which would require central water/sewer service will be evaluated with any PUD, preliminary plan, and/or final plat application for the site or future planned development requiring additional water/wastewater service needs beyond what can be supported with the existing well and OWTS on site.
- **Policy 6.1.2**
 Discourage the location of small discontiguous land development projects where these might not develop the [critical land area](#) and density necessary to be effectively provided with services or remain viable in the face of competing land uses.

Master Plan Compliance – 2018 Water Master Plan

Goal 5.5 – Identify any water supply issues early on in the land development process. Water for future uses may be supplied from existing water rights subject to use and permit limitations.

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

The application has been submitted in conformance with the County Zoning Ordinance and in conformance with the referenced statutory provisions.

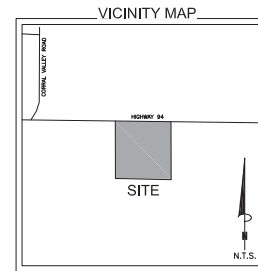
3. **The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and**

The proposed zoning district and land uses are compatible with the existing and permitted land uses and zoning districts in all directions. The surrounding parcels in all directions are currently zoned RR-5 with commercial and non-conforming uses. Existing commercial uses are assumed to be in those permissible within the RR-5 or through grant of a variance permit.

Adjacent and surrounding land uses around the UDON parcel include: automotive salvage (junk) yards including automotive recycling and salvage facilities (American & Import Auto Recyclers & All Auto Recyclers) and private conforming and non-conforming auto salvage and/or antique automobile storage; contractor and service trade businesses and yards; outdoor recreation including: Pikes Peak Gun Club (Isaak Walton shooting range), RAM Off-Road Park, Aztek Family Raceway; and rural residential and agricultural density developments. Corral Bluffs and the City of Colorado Springs Land Fill are also within proximity to the site.

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

The site is suitable for low impact commercial uses which will not require significant site alteration or significantly impact stormwater runoff or unmitigated drainage and/or grading impacts. The grades and slopes impacting the property would require extensive grading and stormwater improvements which exceed the current development goals of the applicant. Development of the site will conform to the standards for the CS zoning district including any applicable or general development standards.



THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT ANY PORTION THEREOF WITHIN THE RIGHT OF WAY FOR HIGHWAY 94.

1. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

This site is zoned "RR-5" (Residential Rural) per El Paso County Planning Department.

Building Setbacks:
Front: 25', Side: 25', Rear: 25'

No zoning information for this parcel. Zoning setbacks shown hereon are the interpretation of the surveyor. For clarification of exact zoning designations and setback locations, please, contact the El Paso County Planning and Zoning Department at 719.520.6300.

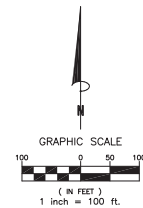
Petitioner:
Name: UDON HOLDINGS LLC
Address: 12265 Highway 94, Colorado Springs, CO 80929

Revisions		
No.	Description	By Date

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

A PORTION OF THE NW1/4 OF SECTION 18,
TOWNSHIP 14 SOUTH, RANGE 64 WEST, OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

Project	200051	Drawn By: DWC	Date: 5/27/2020
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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2021 - 2025 Capital Improvement Program
Agenda Date: August 12, 2020
Agenda Item Number: #7 - A
Presenter: Tim Wolken, Director of Community Services
Information: **Endorsement:** X

Background Information:

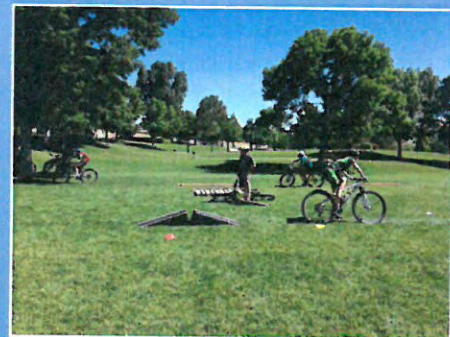
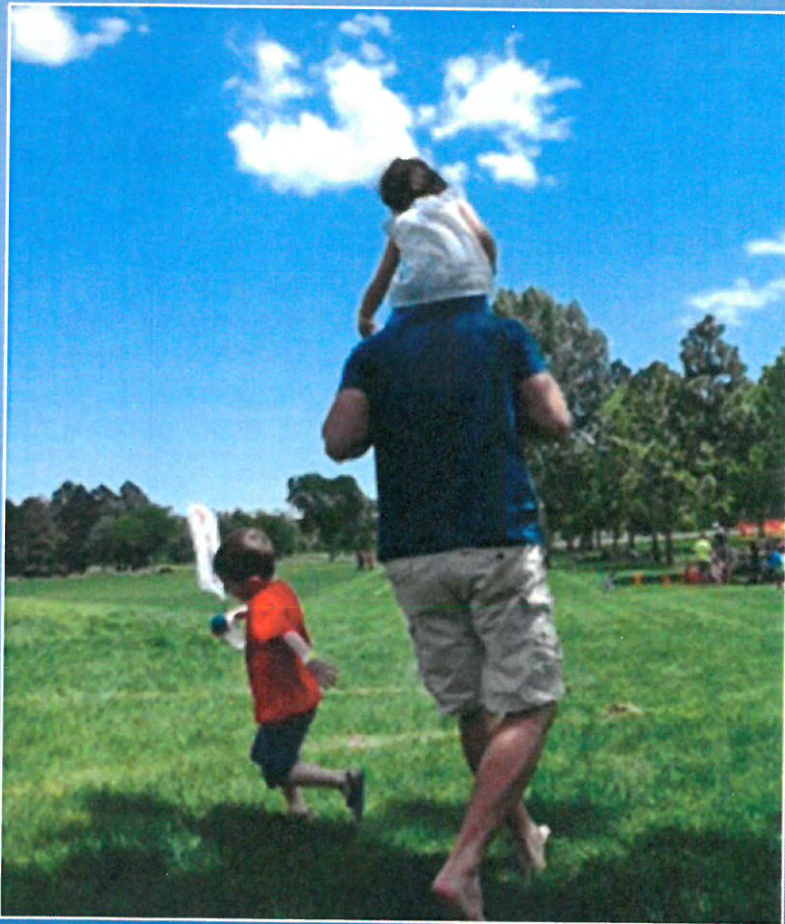
The Park Advisory Board annually considers and / or endorses the upcoming five-year Capital Improvement Program (CIP) at the July meeting. The CIP includes proposed capital improvement projects for the next five years.

Please find enclosed the 2021 - 2025 CIP for consideration and / or endorsement.

Recommended motion:

Move to endorse the 2021 – 2025 Capital Improvement Program.

EL PASO COUNTY PARKS 2021 – 2025 CAPITAL IMPROVEMENT PROGRAM



AUGUST, 2020

2021 - 2025 Capital Improvement Program

Introduction

El Paso County Parks (County Parks) currently manages a multi-million dollar park system that includes approximately 8,000 acres of parkland, 130 miles of trails, 32 pavilions, 11 playgrounds, 23 restroom facilities, two nature centers, 2,500 acres of conservation easements, and numerous athletic facilities. County Parks also manages the El Paso County Fairgrounds and landscape maintenance efforts at County buildings.

It is critical that County Parks utilizes a systematic process to ensure all facilities are well-maintained and that we make every effort to meet the parks and recreation needs of our citizens with our available resources.

To achieve the above goals, County Parks develops a five-year Capital Improvement Program (CIP) that includes proposals for land purchase, facility development and / or improvements. A capital improvement is defined as having a useful life of more than five years with a value in excess of \$25,000.

The CIP is a critical management tool that provides the following:

1. Serves as a comprehensive need assessment for capital projects;
2. Provides a prioritized implementation schedule;
3. Identifies funding sources to complete the proposed improvements;
4. Ensures ongoing major maintenance in the County's park system.



Funding Sources

Regional and Urban Park Fees

Regional and urban park fees are paid by developers during the land development process to support new or enhanced park and recreation facilities to address population growth in respective areas of the County. Please see Appendix B and C for additional information on regional and urban park fee funds.

1A Funds

The Board of El Paso County Commissioners approved coordinated election ballots in November, 2014 and November, 2017 seeking voters' permission for the County to retain and expend approximately \$2 million in excess revenues collected in 2013 and \$1.5 million in excess revenue collected in 2016. Both ballot issues were approved by voters. The funds have been used for projects at regional parks, open space, nature centers and regional trails. The remaining 2014 funds are being used to support the Kane Ranch Open Space project. The remaining 2017 funds are being used to support projects at Bear Creek Regional Park and Falcon Regional Park.

County Capital Improvement Funds

El Paso County has initiated the provision of \$750,000 annually beginning in 2021 to support park projects.

Conservation Trust Funds

El Paso County receives approximately \$1.4 million annually to maintain the County's park system. The majority of the funds are used to support ongoing maintenance efforts. Any remaining funds are used to support capital projects.

Grants / Fundraising

El Paso County Parks aggressively pursues funding from federal, state and local funding sources and collaborative efforts between other governmental jurisdictions, private organizations, and citizens.

Annual CIP Timeline

- May / June - Staff reviews / updates CIP
- June / July - Management team reviews recommendations and completes CIP proposals for Park Advisory Board (PAB) consideration
- August - Park Advisory Board reviews / endorses proposed CIP as recommendations to Board of County Commissioners (BoCC) / County Administration
- September - Funding for CIP projects are included in the upcoming County budget
- November - BoCC approves budget for upcoming year

Project Prioritization Methods

County Parks utilizes the following criteria to determine the timeline and funding priorities for the respective Park projects:

Risk management

Project will reduce the potential of injury to facility users.

Citizen needs

Project has received high rankings on citizen surveys or other demonstrated citizen input processes.

Funding

Project that can be completed from available funding sources will be given a higher priority.

Timing

Project that are part of a phased improvement program that requires the phases be completed in sequence.

Critical function

Projects that must be completed for a critical function within a respective facility (American with Disabilities Act issues, irrigation, restrooms,...) will be given priority over non-critical function projects.

Manpower reduction

Project will reduce the manpower to maintain the respective facility.

Aesthetics

Project will improve the overall aesthetics of the facility.

Long-term stability

The project will improve the long-term stability of the respective facility which will in turn, reduce ongoing maintenance.

Address overall county goals

Project addresses County objectives in the County's 2017 – 2021 Strategic Plan.



2021 Planning Projects

1. County Parks Master Plan

The County Parks Master Plan (Parks Master Plan) is a guiding document for the strategic development of parks, trails, open space, and recreation / cultural facilities and programs in El Paso County. The Parks Master Plan is an element of the County-Wide Master Plan that is used by County elected officials and departments to ensure that new development proposals conform and contribute to effective and responsible growth in El Paso County. The Parks Master Plan will continue to guide the County's efforts to provide high quality of park, recreation, and cultural facilities and services that are valued by our citizens. The current Parks Master Plan was completed in June, 2013 and is commonly updated every 7 – 10 years.

2. Paint Mines Interpretive Park Master Plan

Staff recommends upgrading the Paint Mines Interpretive Park (Paint Mines) Management Plan to a formal master plan. The process will include the analysis of the current use of the park and assess desired user interests. The master plan process will provide opportunities for citizen and stakeholder involvement and develop a plan to guide future improvements while addressing park preservation and conservation efforts. The master plan will also be helpful to address the significant expanded use of the Paint Mines and potential operational modifications to address vandalism and overuse concerns.

3. Homestead Ranch Regional Park Master Plan

Located at the edge of Black Forest, Homestead Ranch Regional Park includes 450 acres of diverse topography ranging from rolling, open meadows to tree-covered bluffs running the length of the park. Parks staff recommends the completion of a master plan update to outline current conditions, future uses to include enhanced passive and active recreational opportunities, additional trail and interpretive opportunities, improved land and habitat conservation, and existing infrastructure improvements and maintenance needs. The process will include the opportunity for citizen and stakeholder input.

Ongoing Projects

1. Bear Creek Regional Park Restroom Replacement

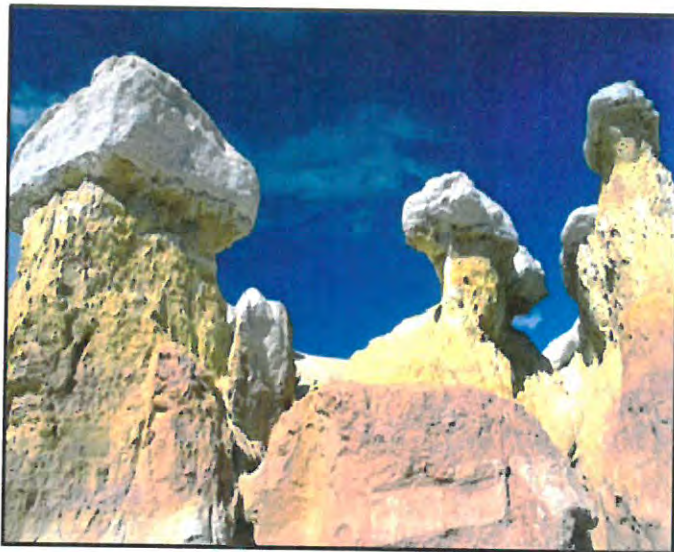
The replacement of the main park restroom was identified in the 2014 park master plan. The new restroom will feature expanded restroom facilities and storage. The design of the new restroom will be completed in 2020 by TDG Architecture. The existing building will be demolished in spring 2021 with construction scheduled to be completed by June 2021. The construction budget is \$448,000 with funds provided by \$310,000 from Conservation Trust Funds, \$63,000 from 1A Funds, and \$75,000 from regional park fees.

2. Hanson Trailhead Renovation Project

The Hanson Trailhead and the surrounding areas were severely damaged by flooding in 2015. Damages include erosion / scouring of the embankment, a large loss of embankment soil material, loss of riprap, loss of a section of the Fountain Creek Regional Trail, and extensive damage to the pedestrian bridge abutments. Design of the repair began in 2018 and was completed in 2020 and includes moving the bridge south, adding a second span, trail construction, and various creekbank and riparian restoration activities. Construction is scheduled to start in winter 2020 and be completed by spring 2021 to take advantage of low seasonal water flow rates. Funding for the construction includes \$2,157,549 from the following funding sources: \$819,091 from FEMA, \$354,291 from El Paso County Disaster Recovery Fund, \$750,000 from the Fountain Creek Watershed District, \$209,167 from El Paso County Parks, and \$25,000 from the City of Fountain.

3. **Falcon Regional Park – Phase II**

Phase I improvements were completed in 2015 and included the construction of two baseball fields, plaza, and parking lot. Phase II improvements include the construction of an additional baseball field, multi-use field, playground, restroom, and parking lot improvements. Design of these improvements was completed in 2020 by NES and construction is planned to start in fall, 2020 with completion by spring, 2021. Funding for the construction of Phase II includes \$874,000 from the following sources: \$350,000 from Great Outdoors Colorado, \$270,000 from Regional Park Fees, \$229,000 from Ballot Question 1A, \$15,000 in third party funding, and \$10,000 of remaining Falcon Regional Park funds from the design phase.



2021 Capital Improvement Program



Project: County Fairgrounds Walkways

El Paso County Fairgrounds Walkways

El Paso County updated the County Fairgrounds Master Plan in 2015 which identified existing facilities that need upgrades to improve functionality, protect infrastructure, and enhance user experiences. A site survey was completed in early 2020 which provided critical information for future renovation and construction projects at the Fairgrounds.

The proposed improvements include:

- Develop plans and specifications for walkways throughout the fairgrounds to connect various facilities.
- Focus will be placed on the addition of paved paths throughout the fairgrounds with emphasis on user-friendly ADA access throughout the property.
- The extent of additional walkways will be based on the amount of available funding.



Funding Sources

County Major Maintenance Funds	\$ 10,000
Grant Funding – CDBG	<u>\$165,000</u>
	\$175,000

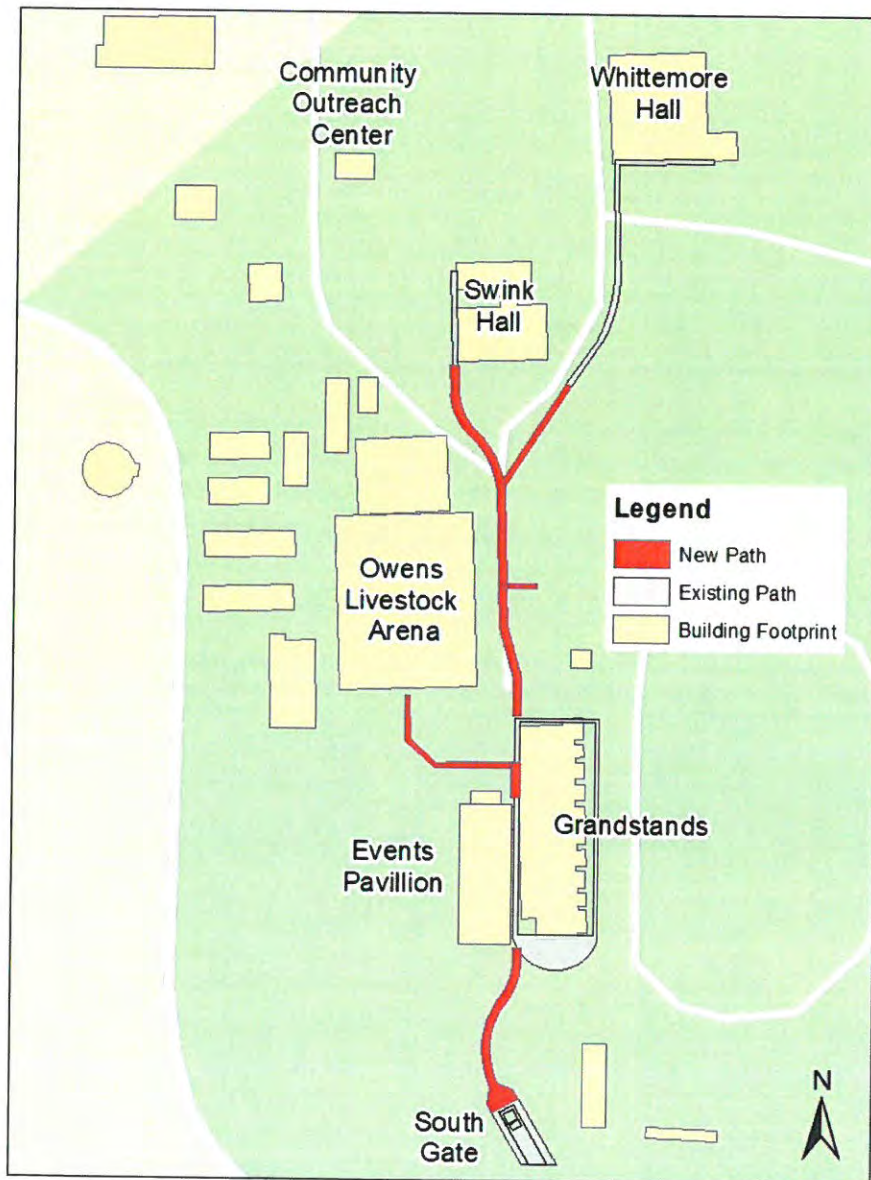
Estimated Costs

Construction Plans and Specifications	\$ 10,000
Construction	<u>\$165,000</u>
Total	\$175,000

Project Timeline

CDBG Grant Announcement	August, 2020
Design / Construction Plans and Specs	September, 2020 – December, 2020
Bid Construction	January - February, 2021
Project Construction	March – May, 2021

Fairground Walkways Concept Plan



El Paso County Fairgrounds

The El Paso County Fairgrounds and Events Center is located in the north-eastern part of El Paso County, Colorado, just south of the Town of Calhan. The fairgrounds property involves over 40 acres of land which provides a variety of facilities for use by individuals, businesses, groups, and the County for a wide range of educational, social, and recreational purposes. Over 200 events are hosted at the Fairgrounds each year.



For further information please contact:
Greg Stachon – Landscape Architect | Phone: 719-520-6999

2021 Capital Improvement Program



Project: County Fairgrounds Barn Replacement

El Paso County Fairgrounds Barn Replacement

El Paso County updated the County Fairgrounds Master Plan in 2015 which identified existing facilities that need upgrades to improve functionality, protect infrastructure, and enhance user experiences.

The proposed improvements included the removal and replacement of the small animal barns that are located west of Owens Livestock Arena. The specific objectives include:

- Replace the existing, dilapidated wooden barns with 10,000 – 13,000 of square feet of new multi-purpose barns;
- The barns will be designed to provide multi-use opportunities for community activities throughout the year;
- If financially feasible, a storm shelter will be created below the barn(s);
- The barns will provide additional indoor maintenance area for the East District Maintenance staff.



Funding Sources

County Capital Improvement Funds	\$200,000
Regional Park Fees	\$150,000
Grant Funding	\$150,000
Naming Rights Program	\$ 50,000
Total	\$550,000

Estimated Costs

Construction Plans and Specifications	\$ 70,000
Construction	\$480,000
Total	\$550,000

Project Timeline

Create Barn Advisory Committee	August, 2020
Determine Scope of Barn Construction	Fall, 2020
Secure Architect	Fall, 2020
Complete Plans and Specifications	Spring, 2021
Seek Naming Rights Sponsor(s) / Grants	Spring, 2021
Bid Construction	June, 2021
Complete Ground Breaking	July, 2021 (during County Fair)
Project Construction	August – December, 2021

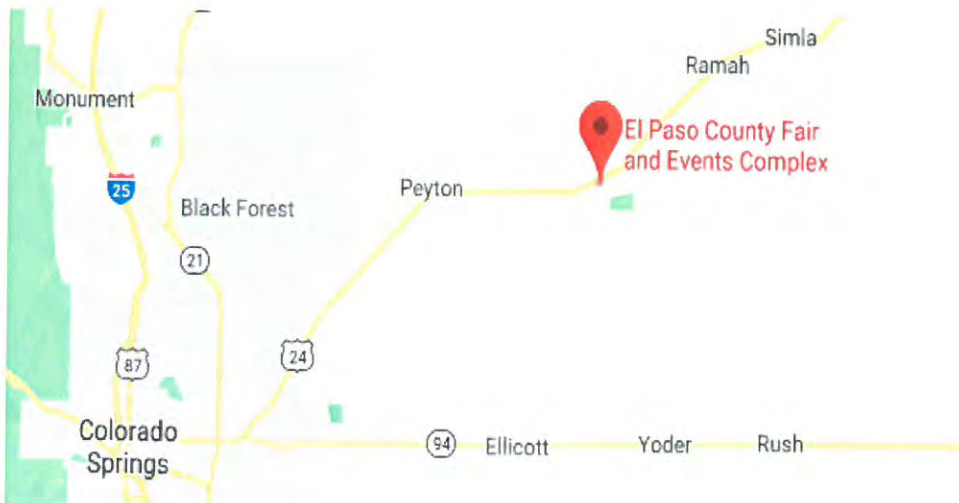
El Paso County Fairgrounds Map



El Paso County Fairgrounds

The El Paso County Fairgrounds and Events Center is located in the north-eastern part of El Paso County, Colorado, just south of the Town of Calhan. The Fairgrounds includes approximately over 40 acres of land and provides a variety of facilities for use by individuals, businesses, groups, and the County for a wide range of educational, social, and recreational purposes. Over 200 events are hosted at the Fairgrounds each year.

El Paso County Fairgrounds Street View Map



For further information please contact:
Tim Wolken, Director, Community Services Department | Phone: 719-520-6981

2021 Capital Improvement Program



Project: Fox Run Regional Park Improvements

Fox Run Regional Park Improvements

Fox Run Regional Park is a 414-acre regional park located within Black Forest along Baptist Road. It is one of the most used parks in the County Park system featuring athletic fields, natural trails, playgrounds, and off-leash dog park. Depending on final construction costs the following improvements are proposed to be completed within the park:

- The Oak Meadows restroom has been closed due to age. Plumbing upgrades and new fixtures are needed to improve the sanitary condition of the restroom and to meet ADA requirements. It is proposed to install a new leach field, remodel the restroom and install new fixtures.
- The Pine Meadows playground has been deemed beyond its useful life and is in need of replacement and/or upgrades. Depending on costs either a new playground will be installed, or individual playground components will be replaced.



Funding Sources

Regional Park Fees	\$ 200,000
Capital Improvement Funds	\$ 264,000
Trust for County Parks	\$ 15,000
Total	\$ 479,000

Estimated Costs

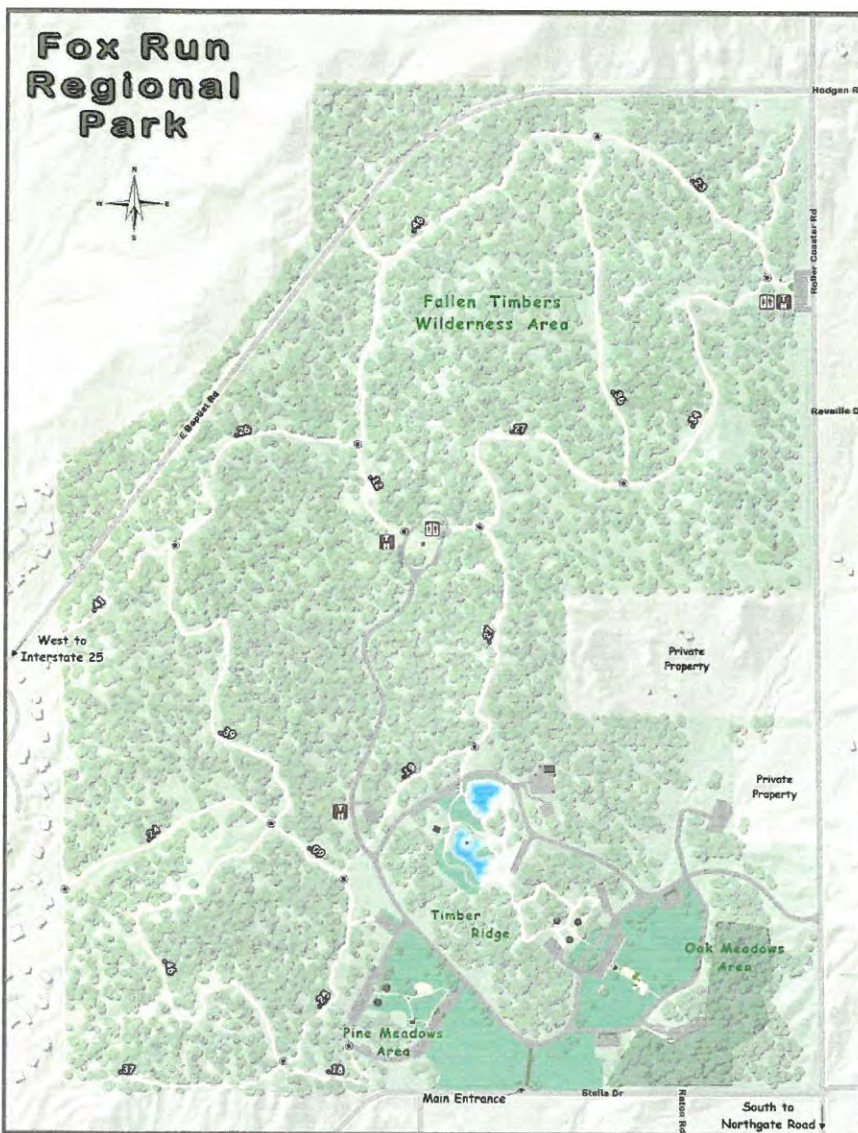
Restroom Upgrades	\$ 350,000
Playground Upgrades	\$ 129,000
Total	\$ 479,000

Project Timeline

Finalize Design
Bid Construction
Construction

February, 2021
March - April, 2021
May – December, 2021

Fox Run Regional Park Map



Fox Run Regional Park

Park users will find a scenic environment among the thick forest of ponderosa pines. Timber Ridge provides an overlook of Aspen and Spruce Lakes as well as a picturesque setting of Pikes Peak and the mountain backdrop. Trail users will enjoy four miles of multi-use trails. Playing fields, picnic areas, and off-leash dog park are just a few of the other amenities awaiting locals and visitors. Fox Run Regional Park is a jewel in the northern part of El Paso County.

For further information please contact:

Jason Meyer, Planning Supervisor | Phone: 719-520-6985 | Email: jasonmeyer@elpasoco.com

2021 Capital Improvement Program

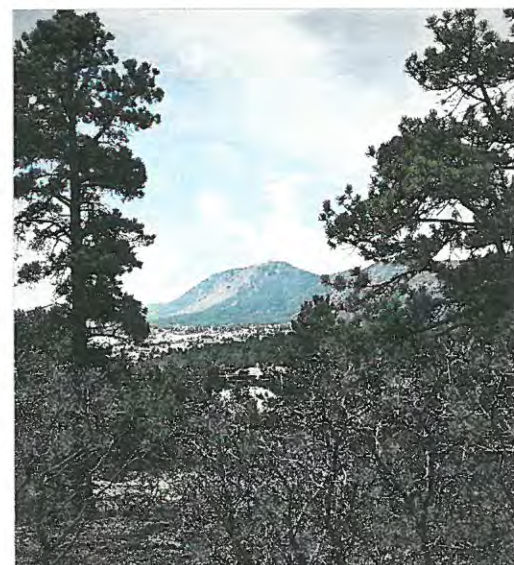


Project: Santa Fe Open Space

Santa Fe Open Space Improvement Project – Phase 1

The Santa Fe Open Space Master Plan is currently in development, and is scheduled for consideration and / or endorsement / approval by the Park Advisory Board and the Board of County Commissioners in October, 2020. The Master Plan will provide El Paso County Parks a roadmap for future improvements to the open space. The proposed Phase I Improvements may include:

- A 3000' 4'-8' wide Tier I/III trail will be constructed along the southern border of the open space, providing visitors an opportunity to leave the New Santa Fe Regional Trail for approximately 2/3 of a mile, allowing for a short tour of the Santa Fe Open Space, without the need for formal hiking equipment or experience.
- Approximately 6,000 feet of Tier IV singletrack multi-use trails will be constructed throughout the central and northern portions of the open space. These trails will allow users to choose between a series of stacked loops, which will meander over hills and valleys, through thickets of scrub oak and Ponderosa Pine, and offer outstanding views of the southern Front Range.
- Construct an overlook area near the open space's high point, along one of the Tier IV singletrack trails, to include an interpretive panel that informs the reader of the locations of various landmarks along the southern Front Range, all viewable from the overlook.
- Install approximately 1,400' of 4-wire wildlife friendly fencing along the property's eastern boundary.
- Install of two information kiosks at each end of the Tier I trail to allow for map displays and other information regarding the use of the open space.
- Install entrance and trail marker signage throughout the open space.



Funding Sources

Capital Improvement Funds	\$115,000
Regional Park Fees	\$ 50,000
Total	\$165,000

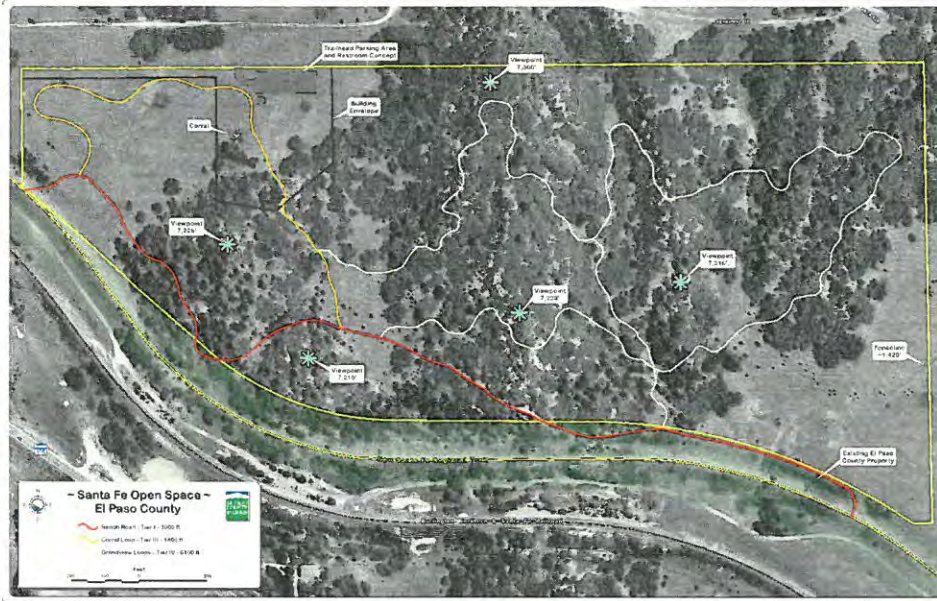
Estimated Costs

Tier I Trail Construction	\$ 55,000
Tier IV Trails Construction	\$ 75,000
Overlook Construction	\$ 15,000
4-Wire Wildlife Friendly Fencing	\$ 10,000
Kiosks, Trail / Entrance Signage	\$ 10,000
Total	\$ 165,000

Project Timeline

October, 2020 -	Complete Master Plan
November - December, 2020 -	Prepare Plans and Specifications
January – February, 2021 -	Bid Construction
April – June, 2021 -	Construction

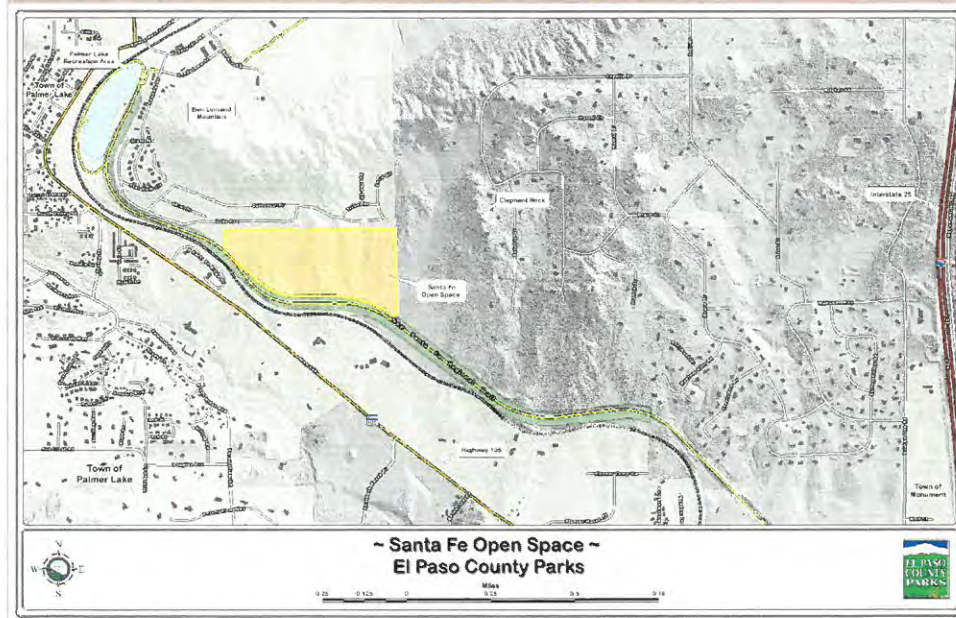
Santa Fe Open Space Phase I Improvements Plan



About Santa Fe Open Space

In May of 2017, El Paso County purchased 65 acres of pristine upland ranchland on the southern slopes of Ben Lomand Mountain, near Palmer Lake, Colorado. Covered in thick stands of scrub oak, mature ponderosa pine trees, and rolling grass meadows, the property was purchased from the McGuire/Close family with the intention of transforming it into a natural open space that would provide users of the adjacent New Santa Fe Regional Trail an opportunity to experience a more natural foothills environment in close vicinity to urbanized areas and major trailheads.

Santa Fe Open Space Vicinity Map



For further information please contact:
 Ross Williams, Park Planner | Phone: 719-520-6984 | Email: rosswilliams@elpasoco.com

2021 Capital Improvement Program



Project: Ute Pass Regional Trail

Ute Pass Regional Trail

The master plan for the Ute Pass Regional Trail was approved by the Board of County Commissioners on October 15, 2015.

- The Ute Pass Regional Trail is a planned 11-mile trail corridor between Manitou Springs and the El Paso / Teller County Line.
- The trail has been developed in sections starting in 2003. Currently 4 miles of the trail remain in the Cascade / Chipita Park area.
- The 2015 Ute Pass Regional Trail Master Plan identified a preferred trail alignment for the trail that includes utilizing public right-of-way by following Chipita Park Road, Fountain Avenue, and CDOT frontage roads, before following French Creek and connecting to the existing Ute Pass Regional Trail.
- The trail will be concrete or asphalt along public roads and gravel along French Creek. A trailhead is planned within public right-of-way along Spring Street that will include parking, restroom facility, and various site amenities.
- El Paso County secured Federal Highway monies from the Colorado Department of Transportation (CDOT) through the Transportation Alternatives Program (TAP) and Transportation Improvement Programs (TIP) to fund the final design and construction of a 3-mile segment between Winnemucca Road and Fountain Avenue by 2022.
- The project is split into two phases: design and construction. The design portion of the project commenced in 2019. Construction is anticipated to start in 2021.



Funding Sources

	2021	2022
Capital Improvement Funds	\$171,000	\$114,000
CDOT (TIP/TAP)	\$754,000	\$414,000
Total	\$925,000	\$528,000

Estimated Costs

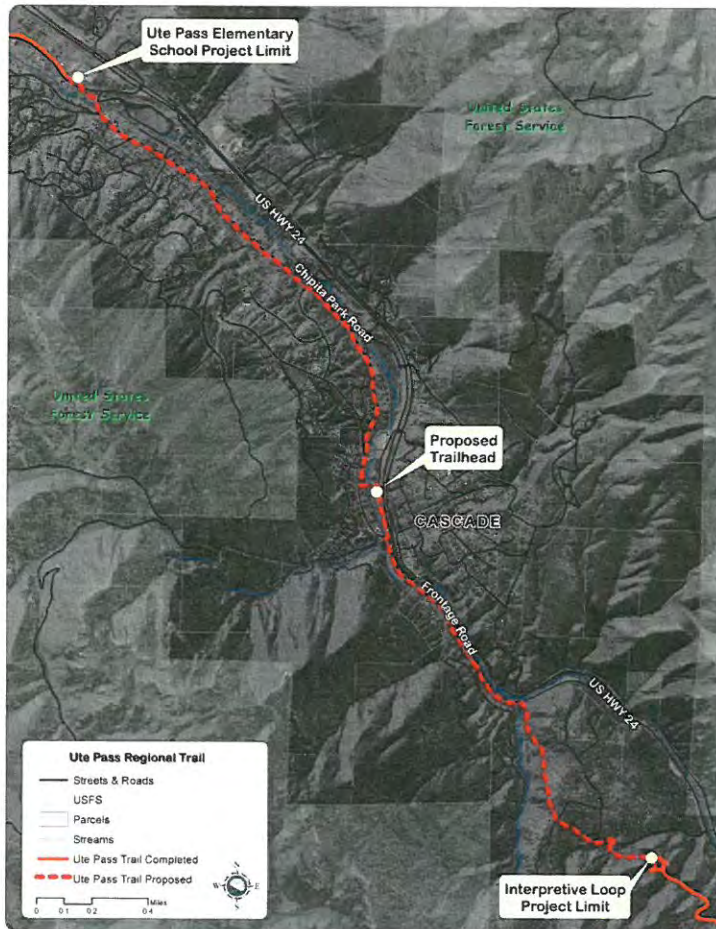
Construction	\$925,000	\$528,000
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Project Timeline

Design / Engineering / Secure ROW
 Bid Project
 Project Construction

July, 2019 – December 2020
 January, 2021 – February, 2021
 2021 – 2022

Ute Pass Regional Trail Map

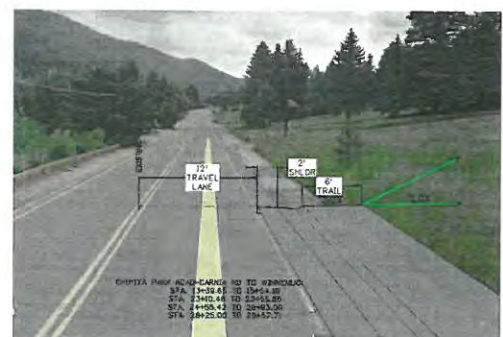
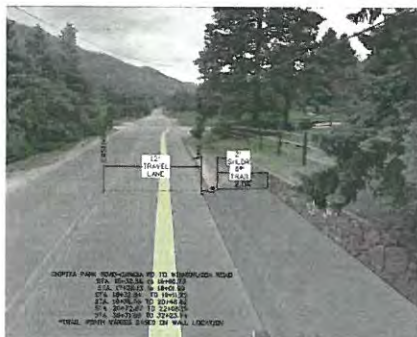


Ute Pass Regional Trail

The Ute Pass Regional Trail is an 11-mile long trail corridor that will connect the western communities along Ute Pass between Manitou Springs and the El Paso and Teller County Line.

Currently a 3-mile segment of the trail exists starting in Manitou Springs at the Incline Trailhead. This segment of the trail features more challenging terrain and follows the historic route of the Ute Indian Trail. Several interpretive panels are located along the trail and an interpretive loop marks the current end of the trail near Long's Ranch Road.

Another 4-mile segment of the trail starts near Ute Pass Elementary School and continues west through Green Mountain Falls and end at Crystola. This portion of the trail features gentle rolling terrain and provides a great setting for casual walking or bicycling.



For further information please contact:

Jason Meyer, Planning Supervisor | Phone: 719-520-6985 | Email: jasonmeyer@elpasoco.com

2021 Capital Improvement Program



Project: Fox Run Regional Trail

Fox Run Regional Trail

- The Fox Run Regional Trail is a planned three-mile regional trail that connects Fox Run Regional Park to Baptist Road. The County owns real property and easements along the entire corridor. This project will include design, engineering and development of construction documents for construction of the regional trail.
- The construction of the trail requires site-specific design to address roadway crossings, encroachments from adjoining residential properties, and navigating along active utility and drainage corridors. Additionally, there will be direct coordination required with several metropolitan districts, utility providers, and residents along the planned regional trail corridor.
- El Paso County secured a State Trails Planning Grant from Colorado Parks and Wildlife in 2020 to fund the final design, engineering and development of construction documents. Upon completion of this effort, the County will apply for a Colorado Parks and Wildlife grant to support the construction of the trail.



Funding Sources

Regional Park Fees	\$ 50,000
State Trails Grant	<u>\$150,000</u>
Total	\$200,000

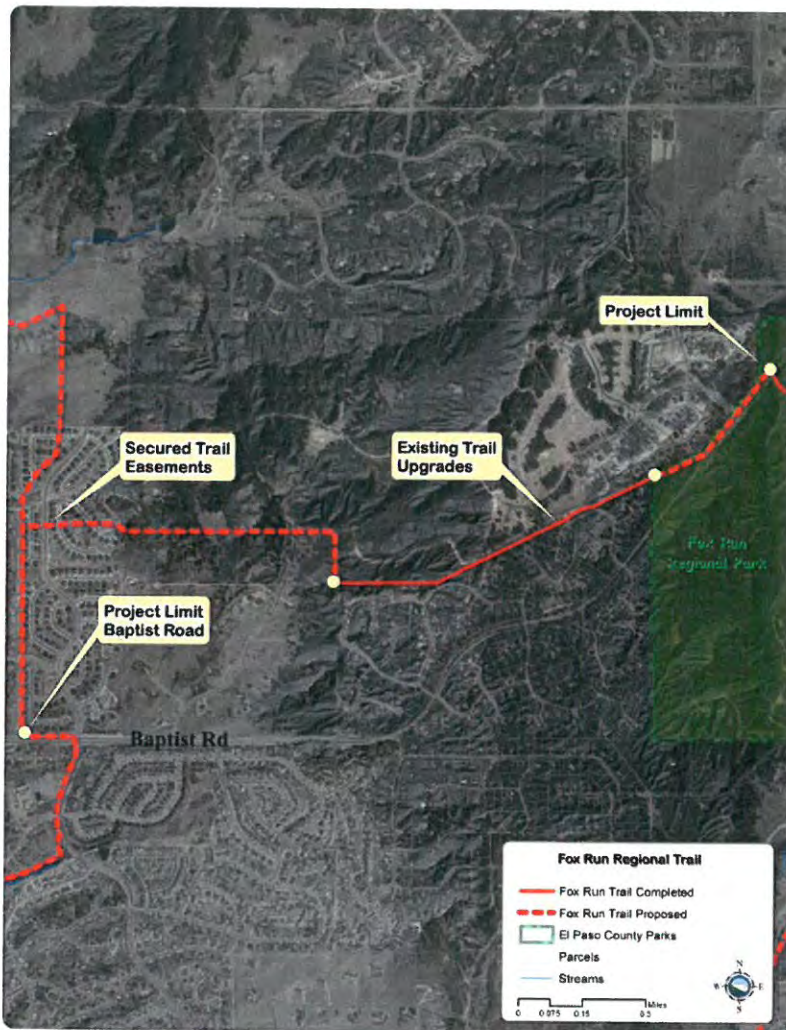
Estimated Costs

Trail Construction	\$200,000
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Project Timeline

Complete Design & Engineering	July, 2021
Submit Grant Application	October, 2021
Grant Announcement	March, 2022
Bid Construction	April, 2022
Trail Construction	June – August, 2022

Fox Run Regional Trail Map

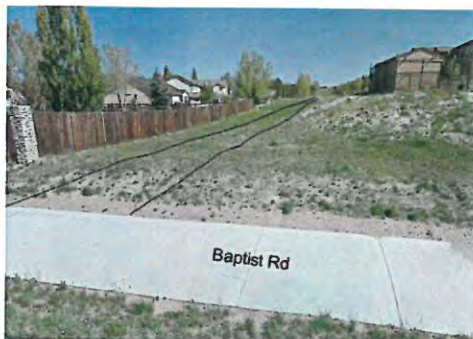


Fox Run Regional Trail

The Fox Run Regional Trail is a planned three mile regional trail that connects Fox Run Regional Park to Baptist Road. The trail passes through three developments and connects to several non-County trail systems.

The trail begins along Baptist Road and continue north through the Promontory Pointe Subdivision utilizing open space and drainage tracts. The trail then turns east and runs through the Sanctuary Pointe and Fox Pines Subdivisions. The trail ends along Baptist Road and connects to Fox Run Regional Park.

Existing non-County trails within Promontory Pointe will be improved. Easements through Sanctuary Pointe have been secured and new trail construction will be completed. A portion of the Fox Run Regional trail exists within the Fox Pines Subdivision and that will be improved as well.



For further information please contact:

Jason Meyer, Project Manager II | Phone: 719-520-6985 | Email: jasonmeyer@elpasoco.com

**Community Services Department
El Paso County Parks
2021 - 2025 Capital Improvement Program**

FUNDING SOURCES:	2021	2022	2023	2024	2025	Total
Regional Park Fees						
Region #1						
Santa Fe Open Space	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Master Plan Update	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Region #2						
Falcon Regional Park	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
Jackson Creek Regional Trail Project	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
Fox Run Regional Trail	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Northern Nature Center	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 200,000
Homestead Ranch Regional Park	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Fox Run Regional Park	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Master Plan Update	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Region #3						
Master Plan Update	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Region #4						
Fairgrounds Improvements - Barns	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Fountain Creek Regional Park	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
Master Plan Update	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Kane Ranch	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Total Regional Park Fees	\$ 490,000	\$ 350,000	\$ 375,000	\$ 200,000	\$ -	\$ 1,415,000
Urban Park Fees						
Drake Lake	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
Rock Island RT Trailhead - Playground	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ 125,000
Widefield Community Park	\$ -	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
Total Urban Park Fees	\$ -	\$ 125,000	\$ 250,000	\$ -	\$ -	\$ 375,000
County Capital Improvement Funds						
Northern Nature Center	\$ -	\$ 400,000	\$ -	\$ 300,000	\$ -	\$ 700,000
Ute Pass Trail Construction	\$ 171,000	\$ 114,000	\$ -	\$ -	\$ -	\$ 285,000
County Fairgrounds Barn Improvements	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
Santa Fe Open Space	\$ 115,000	\$ -	\$ -	\$ -	\$ -	\$ 115,000
Fox Run Regional Park	\$ 264,000	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ 564,000
Bear Creek Regional Park Improvements	\$ -	\$ -	\$ 400,000	\$ -	\$ 300,000	\$ 700,000

Pineries Open Space	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
Homestead Ranch Regional Park	\$ -	\$ 186,000	\$ -	\$ -	\$ -	\$ 186,000
Rainbow Falls Pedestrian Bridge	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000
Drake Lake	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
Kane Ranch Open Space	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000
Fountain Creek Regional Park	\$ -	\$ 50,000	\$ -	\$ 200,000	\$ -	\$ 250,000
Total County Capital Improvement Funds	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 3,000,000
Third Party Funds						
EPC Major Maintenance Funds (Walkways)	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Northern Nature Center (GOCO Grant)	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ 350,000
Northern Nature Center (other fundraising)	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ 300,000
Fox Run Regional Trail (State Trails Grant)	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Ute Pass Regional Trail (TIP / TAP)	\$ 754,000	\$ 414,000	\$ -	\$ -	\$ -	\$ 1,168,000
County Fairgrounds (Barns - Naming Rights)	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ 50,000
County Fairgrounds - Grants (Barns)	\$ 150,000					\$ 150,000
County Fairground Walkways (CDBG)	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Widefield Community Park Pavilion (CDBG)	\$ -	\$ -		\$ 125,000	\$ -	\$ 125,000
Trust for County Parks (Fox Run Regional Pk)	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Jackson Creek Trail - South (State Trails)	\$ -	\$ 30,000	\$ 145,000	\$ -	\$ -	\$ 175,000
Third Party Funds	\$ 1,294,000	\$ 1,094,000	\$ 145,000	\$ 125,000	\$ -	\$ 2,658,000
TOTAL AVAILABLE FUNDING	\$ 2,534,000	\$ 2,319,000	\$ 1,520,000	\$ 1,075,000	\$ 750,000	\$ 8,198,000
PROPOSED EXPENDITURES	2021	2022	2023	2024	2025	
Bear Creek Regional Park						
Athletic court upgrades	\$ -	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000
Parking Lot Upgrades	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000
Black Forest Regional Park						
Black Forest - Section 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
County Fairgrounds						
Fairground Walkways	\$ 175,000	\$ -	\$ -	\$ -	\$ -	\$ 175,000
Barn replacement	\$ 550,000	\$ -	\$ -	\$ -	\$ -	\$ 550,000
Drake Lake						
Drain Repair	\$ -	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000
Falcon Regional Park						
Phase 3 Improvements	\$ -	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000
Fountain Creek Regional Park						
General Park Improvements	\$ -	\$ 150,000	\$ -	\$ 200,000	\$ -	\$ 350,000

Nature Center Trail System	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
<u>Fox Run Regional Park</u>						
General Improvements	\$ 479,000	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ 779,000
<u>Homestead Ranch Regional Park</u>						
General Improvements	\$ -	\$ 286,000	\$ -	\$ -	\$ -	\$ 286,000
<u>Jones Park</u>						
General Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Kane Ranch</u>						
General Improvements	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
<u>Nature Centers</u>						
Northern Nature Center	\$ -	\$ 1,150,000	\$ -	\$ 400,000	\$ -	\$ 1,550,000
<u>Paint Mines Regional Park</u>						
<u>Palmer Lake Recreation Area</u>						
General Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Pineries Open Space</u>						
General Improvements - Phase 2	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
<u>Rainbow Falls</u>						
Pedestrian bridge construction	\$ -	\$ -	\$ -	\$ -	\$ 300,000	\$ 300,000
<u>Rock Island Regional Trail</u>						
Trailhead Playground	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ 125,000
<u>Santa Fe Open Space</u>						
General Improvements	\$ 165,000	\$ -	\$ -	\$ -	\$ -	\$ 165,000
<u>Stratmoor Hills Neighborhood Park</u>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Trail Improvements</u>						
Jackson Creek Trail (south)	\$ -	\$ 30,000	\$ 220,000	\$ -	\$ -	\$ 250,000
Ute Pass Regional Trail	\$ 925,000	\$ 528,000	\$ -	\$ -	\$ -	\$ 1,453,000
Fox Run Regional Trail	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
<u>Widefield Community Park</u>						
Parking Lot Expansion	\$ -	\$ -	\$ 150,000	\$ 125,000	\$ -	\$ 275,000
<u>County Parks Master Plan Update</u>	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ 40,000
TOTAL EXPENDITURES	\$ 2,534,000	\$ 2,194,000	\$ 1,645,000	\$ 1,075,000	\$ 750,000	\$ 8,198,000

Appendix B

El Paso County Parks 2021 - 2025 Capital Improvement Program Regional Park Fees					
	Region 1	Region 2	Region 3	Region 4	
	Northwest	Northeast	Southwest	Southeast	TOTAL
Beginning Balance (1/1/20)	\$ 102,221	\$ 742,364	\$ 185,565	\$ 568,876	\$ 1,599,026
Estimated Revenue (2020)	\$ -	\$ 80,000	\$ -	\$ 313,895	\$ 393,895
Total Revenue / Fund Balance	\$ 102,221	\$ 822,364	\$ 185,565	\$ 882,771	\$ 1,992,921
2020 Estimated Expenditures					
Ute Pass Regional Trail	\$ -	\$ -	\$ 2,687	\$ -	\$ 2,687
Ute Pass Regional Trail	\$ -	\$ -	\$ 30,000	\$ -	\$ 30,000
Pinerias Open Space	\$ -	\$ 78,464	\$ -	\$ -	\$ 78,464
Falcon Regional Park	\$ -	\$ 9,836	\$ -	\$ -	\$ 9,836
Eastonville Regional Trail	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
New Sante Fe Regional Trail	\$ 4,980	\$ -	\$ -	\$ -	\$ 4,980
Fairground Improvements	\$ -	\$ -	\$ -	\$ 5,465	\$ 5,465
Fountain Creek Regional Park	\$ -	\$ -	\$ -	\$ 11,028	\$ 11,028
Pinerias Open Space	\$ -	\$ 67,230	\$ -	\$ -	\$ 67,230
Hanson Trailhead	\$ -	\$ -	\$ -	\$ 209,167	\$ 209,167
Bear Creek Regional Park	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000
Falcon Regional Park	\$ -	\$ 355,000	\$ -	\$ -	\$ 355,000
Fox Run Regional Trail	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
Northern Nature Center	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
Kane Ranch Open Space	\$ -	\$ -	\$ -	\$ 320,000	\$ 320,000
Sub-Total	\$ 4,980	\$ 590,530	\$ 107,687	\$ 545,660	\$ 1,248,857
Estimated Ending Balance - 12/31/2020	\$ 97,241	\$ 231,834	\$ 77,878	\$ 337,111	\$ 744,064
Estimated Beginning Balance - 1/1/2021	\$ 97,241	\$ 231,834	\$ 77,878	\$ 337,111	\$ 744,064
Estimated Revenue (2021)	\$ -	\$ 80,000	\$ -	\$ 100,000	\$ 180,000
Total Revenue / Fund Balance	\$ 97,241	\$ 311,834	\$ 77,878	\$ 437,111	\$ 924,064
Proposed 2021 Uses:					
Santa Fe Open Space	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Master Plan Update	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 40,000
Fox Run Regional Trail	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
Fox Run Regional Park	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000
Fairgrounds - Barn Replacement	\$ -	\$ -	\$ -	\$ 150,000	\$ 150,000
Sub-Total	\$ 60,000	\$ 260,000	\$ 10,000	\$ 160,000	\$ 490,000
Estimated Ending Balance - 12/31/2021	\$ 37,241	\$ 51,834	\$ 67,878	\$ 277,111	\$ 434,064

Appendix C

El Paso County Parks Urban Park Program						
	Area 1	Area 2	Area 3	Area 4	Area 5	
	SD #38	SD #20	SD #49	SD #3	All other SD	TOTAL
Beginning Balance - 1/1/20						
Subdivision Neighborhood	\$ 56,136	\$ 45,843	\$ 83,240	\$ (18,807)	\$ 1,301	\$ 167,713
Subdivision Community	\$ 114,784	\$ 131,776	\$ 317,123	\$ 354,072	\$ 5,763	\$ 923,518
	\$ 170,920	\$ 177,619	\$ 400,363	\$ 335,265	\$ 7,064	\$ 1,091,231
Estimated 2020 Revenue	\$ 15,000	\$ 15,000	\$ 15,000	\$ 45,000	\$ -	\$ 90,000
2020 Fund Balance / Revenue	\$ 185,920	\$ 192,619	\$ 415,363	\$ 380,265	\$ 7,064	\$ 1,181,231
Less Outstanding Grants						
The Glen at Widefield	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000
Meridian Ranch (1/2020)	\$ -	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
Total Grants	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ 50,000
County Urban Parks						
Palmer Lake Recreation Area	\$ 70,000	\$ -	\$ -	\$ -	\$ -	\$ 70,000
Rock Island RT Trailhead	\$ -	\$ -	\$ 120,000	\$ -	\$ -	\$ 120,000
Total 2020 Expenditures	\$ 70,000	\$ -	\$ 145,000	\$ 25,000	\$ -	\$ 240,000
2020 Estimated Balance - 12/31/20	\$ 115,920	\$ 192,619	\$ 270,363	\$ 355,265	\$ 7,064	\$ 941,231
Estimated 2021 Revenue	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ 60,000
2021 Fund Balance / Revenue	\$ 130,920	\$ 207,619	\$ 285,363	\$ 370,265	\$ 7,064	\$ 1,001,231
2021 Grant Estimates	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 5,000	\$ 205,000
Total Estimated 2021 Expenses	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 5,000	\$ 205,000
2021 Estimated Balance - 12/31/21	\$ 80,920	\$ 157,619	\$ 235,363	\$ 320,265	\$ 2,064	\$ 796,231

**El Paso County Parks
2020 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Expanded Scout Programs	Mary Jo Lewis	Medium	
Expanded Paint Mines Interpretive Park Programming	Todd Marts	High	
Tracking Exhibit	Mary Jo Lewis	Medium	
Pollinator Garden Upgrades	Mary Jo Lewis		Completed
Greenback Cutthroat Trout Exhibit Upgrades	Mary Jo Lewis		Completed
Pikes Peak Birding Festival / New Registration System	Theresa Odello		Tabled
County Fair Entrance Procedure Upgrades	Todd Marts		Tabled
Outdoor Safety Series	Theresa Odello		Completed
Expanded Summer Concert Series	Theresa Odello		Completed
Naturalist Nook Upgrades	Nancy Bernard		Completed
Taxidermy Mounts	Nancy Bernard		Completed
Birding 101 Program	Jessica Miller		Completed
Littering Exhibit	Jessica Miller	High	
El Paso County Fair Action Plan	Todd Marts		Tabled
Innovative Programming Plan	Todd Marts		Completed
Northern Nature Center - Interpretive Plan	Todd Marts	High	
Volunteer Recruitment Program	Todd Marts	Medium	
Park Operations Division	Project Manager	Priority	Status
Develop Individual Park Operation Plans	Brian Bobeck	Medium	
Signage Assessment and Inventory Plan	Brian Bobeck	Medium	
Santa Fe Open Space Master Plan	Ross Williams	High	
Jones Park Master Plan	Brian Bobeck	High	
Ute Pass Regional Trail Expansion - Planning	Jason Meyer	High	
Fox Run Regional Trail Planning	Jason Meyer	Medium	Planning Phase
Establish a Planning Division Internship Program	Jason Meyer	High	
Feasibility Study to Expand GIS Use	Ross Williams	Medium	
Explore Use of Art Murals	Brian Bobeck	High	
Venetucci Farm Proposal	Tim Wolken	Medium	
Capital Improvement Projects	Project Manager	Priority	Status
Fountain Creek Bank Stabilization Project (Willow Springs)	Jason Meyer		Completed
Hanson Trailhead Improvements	Jason Meyer	High	Bid Phase
Widefield Community Park Improvements - Phase II	Ross Williams	High	Construction Phase
Pineries Open Space Forestry Project	Brian Bobeck		Completed
Kane Ranch Open Space - Phase 1	Ross Williams	High	Construction Phase
Bear Creek Regional Park / Restroom Replacement	Jason Meyer	High	Design Phase
Bear Creek Regional Park / Pickleball Courts	Brian Bobeck	High	Construction Phase
Falcon Regional Park - Phase 2	Jason Meyer	High	Bid Phase
Eastonville Regional Trail	Jason Meyer		Completed
Christian Open Space - Creekside Restoration	Jason Meyer	High	Construction Phase

Fairgrounds Walkways	Brian Bobeck	High	Fundraising Phase
Rock Island Regional Trailhead Upgrades	Greg Stachon	High	Construction Phase
Palmer Lake Recreation Area Upgrades	Greg Stachon	High	Construction Phase
Creekside Room Upgrades	Deb Reid		Tabled
Swink Hall Office Upgrades	Scott Myers		Completed
Homestead Ranch Regional Park - Landscape Upgrades	Greg Stachon	Medium	Planning Phase
Community Outreach Division	Project Manager	Priority	Status
Northern Nature Center Capital Campaign	Christine Burns	Low	
2020 Grant Applications	Christine Burns	High	Ongoing
County Parks 50th Anniversary Planning	Tim Wolken / Christine Burns	High	Ongoing
Facility Naming Rights Project	Tim Wolken / Christine Burns	High	Approval Phase

**Community Services Department
Parks / Recreation & Cultural Services Divisions
July 2020 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2020				2019
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 90,967	\$ 89,033		\$ 160,174
County Fair / Fairgrounds		\$ 301,000	\$ 93,567	\$ 207,433		\$ 227,643
Total		\$ 481,000	\$ 184,534	\$ 296,466		\$ 387,817
<u>Fundraising Revenue</u>		2020				2019
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 15,000	\$ 20,000	\$ (5,000)		\$ 85,250
Partners in the Park Program	Park Operations	\$ 35,000	\$ 47,500	\$ (12,500)		\$ 30,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 29,984	\$ (19,984)		\$ 29,799
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 10,860	\$ 14,140		\$ 10,206
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 44,000
Total		\$ 125,000	\$ 148,344	\$ (23,344)		\$ 199,255
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>				
Fountain Creek Watershed District	Hanson Trailhead	\$ 750,000				
City of Fountain	Hanson Trailhead	\$ 25,000				
Trust for Public Lands	Ute Pass Regional Trail	\$ 50,000				
Great Outdoors Colorado	Falcon Regional Park	\$ 350,000				
CARES	Nature Centers	\$ 16,500				
CARES	Park Restrooms	\$ 536,628				
CARES	Paint Mines Interpretive Park	\$ 475,000				
Colorado Parks & Wildlife	BCRP Archery Range	\$ 15,000				
Total		\$ 2,218,128				
<u>Parks Division Reservations</u>		2020			2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		4	41	N/A	9	110
February		12	879	N/A	14	546
March		6	44	N/A	15	192
April		0	0	N/A	186	9519
May		47	274	N/A	338	18036
June		294	2869	N/A	517	23048
July		309	6153	4.41	436	24558
August						
September						
October						
November						
December						
Total		672	10260		1515	76009

<u>Parks Facility Reservations</u>	2020			2019	2019
<u>July</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>					
Archery Lanes		72	144	57	355
Athletic Fields		15	375	30	2820
Pavilions		99	2086	108	5582
Trails		1	250	2	500
Vendor				4	10
Tennis Courts					
Vita Course					
Meeting Room		4	50	12	113
<u>Black Forest Regional Park</u>					
Athletic Fields				20	4000
Pavilions		8	249	23	1190
Vendor					
Tennis Courts		12	48	3	12
<u>Falcon Regional Park</u>					
Baseball Fields				13	500
<u>Fountain Creek Regional Park</u>					
Athletic Fields					
Pavilions		22	694	37	1617
Trails					
Disc Golf Course				1	72
Vendor					
<u>Fox Run Regional Park</u>					
Athletic Fields		5	175	12	320
Gazebo		5	135	12	1105
Warming Hut		1	10	4	44
Pavilions		48	1589	73	3482
Trails		1	10		
<u>Homestead Ranch Regional Park</u>					
Pavilions		9	276	7	265
Athletic Fields					
Trails					
<u>Palmer Lake Recreational Area</u>					
Palmer Lake Santa Fe Trail				2	1240
<u>New Santa Fe Trail</u>					
Monument Trail Head New Santa Fe Trail				4	1100
Baptist Road Santa Fe Trail				1	50
AFA Santa Fe Trail				1	50
Vendor - Santa Fe Trailheads				7	14
<u>Paint Mines Trail</u>		6	32	3	117
<u>Rock Island Trail</u>					
<u>Black Forest Section 16</u>					
<u>Rainbow Falls Historic Site</u>		1	30		
Total Park Facility Reservations		309	6153	436	24558

<u>Fairgrounds Facility Reservations</u>		2020			2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		9	478		8	447
February		12	271		16	782
March		3	170		17	846
April		0	0		23	3213
May		0	0		15	3519
June		20	410		29	2931
July		17	1,338		29	2,931
August						
September						
October						
November						
December						
Total		61	2,667		137	14,669
<u>Fairgrounds Facility Reservations</u>		2020		2019		
<u>July</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		0	0	1	5	
Lions Club Meeting		0	0	1	20	
FAB Board Meeting		1	5	1	46	
Senior Dinner		0	0	1	38	
COC Meeting		0	0	1	20	
Garza Farms		0	0	7	56	
Pikes Peak Library		0	0	3	13	
Darrell West - Family Reunion		0	0	1	50	
Fair - Pre-Sale		0	0	1	50	
<u>South Kitchen - Grandstand</u>						
Garza Farms		13	65			
<u>Grounds</u>						
<u>Track</u>						
Race		1	298	1	2173	
<u>Barns</u>						
<u>Livestock Arena</u>						
4-H Show		1	740			
Livestock Sale		1	230			
Goat Clinic		0	0	1	30	
LAC Meeting		0	0	2	20	
4-H Vet Check		0	0	1	80	

<u>Whittemore - Fairgrounds</u>						
4-H Mock Dog Show		0	0	1	100	
4-H Dance		0	0	1	50	
4-H Show						
<u>Arena</u>						
Silver Buckle Gymkhana		0	0	2	150	
Team Roping		0	0	3	30	
Month Total Fair Facility Reservations		17	1,338	29	2,931	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Graffiti	1/26/2020	Rainbow Falls	Rock near the Falls	\$400		
			Total	\$400		
<u>Volunteerism</u>		2020		2019		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		193	824	196	925	
February		234	1,148	189	1,098	
March		110	552	174	1,193	
April		86	350	590	2,398	
May		96	500	600	3,179	
June		378	1,765	416	2,649	
July		291	974	959	7,904	
August						
September						
October						
November						
December						
Totals	20,000 hours	1388	6,113	3124	19,346	
		2020				
<u>July</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Park Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		58	329			
Adopt-A-Park / Trail / Volunteer Projects		204	510			
Front Range Community Service / CEO		1	24			
Total		291	974			

<u>Programming</u>	<u>Goal</u>	<u>2020</u>			<u>2019</u>	<u>2019</u>
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		45	755	4.96	40	461
February		47	2327	4.94	36	2303
March		17	361	4.97	62	1060
April		0	0	5.00	185	4928
May		12	4439	4.50	210	4415
June		40	888	4.96	122	3937
July		74	1962	4.91	120	4950
August						
September						
October						
November						
December						
Totals	800 / 21,000	235	10732	4.89	775	22054
<u>July</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Incredible Insects	BCNC	1	14	5.00		
Nature Explorers: Who lives Here?	BCNC	1	10	5.00		
Little Wonders: World of Water	BCNC	2	17	5.00		
Kids Night Out: Let's Get Batty	BCNC	1	10			
Nature Camp: Bear Creek Rocks! Geology Camp	BCNC	5	100	4.80		
Nature Camp: A Closer Peek at Bear Creek	BCNC	5	85			
Magic of the Marsh	BCNC	12	120	4.98		
Birthday Party: Stream Exploration	BCNC	1	10	5.00		
Awesome Arthropods	FCNC	2	21	5.00		
Nature Adventure Kit Outreach Assembly	FCNC	3	8			
Nature Adventures: Roly Poly Roundup	FCNC	1	7	5.00		
Firefly Celebration & Night Hike	FCNC	1	10	5.00		
Nature Camp: Wild Child Adventures	FCNC	10	95	4.72		
Nature Adventure Outreach Kit Dist: D11 Monroe	FCNC	1	121			
Nature Adventure Outreach Kit Dist: D11 Adams	FCNC	1	85			
Nature Adventure Outreach Kit Dist: D11 West	FCNC	1	46			
Nature Adventure Outreach Kit Dist: D11 Rogers	FCNC	1	67			
Nature Adventure Outreach Kit Dist: D 8 Aragon	FCNC	1	89			
Nature Adventure Outreach Kit Dist: D8 Mesa	FCNC	1	74			
Harrison School District 2	FCNC	1	481			
Magic of the Marsh Theater Hike	FCNC	2	240	5.00		
Habitat Connections-Pond: Trail Outreach	FCNC	1	12			
2's & 3's: Buzzing Bees	FCNC	1	10	5.00		
Habitat Connections-Woods: Trail Outreach	FCNC	1	10			
Reptile Roundup	FCNC	1	10	5.00		
Nature Camp: Eco Engineers	FCNC	10	100	4.90		
Habitat Connections-Creek: Trail Outreach	FCNC	1	5			
Archery Camp: July 7-9	SPEVT	1	24	4.33		
Archery Camp: July 21-23	SPEVT	1	24	4.50		

Archery Camp: July 28-30	SPEVT	1	24	5.00	
Rainbow Falls Geology Walk	SPEVT	1	8	5.00	
Kiwanis Group at Rainbow Falls	RENTAL	1	25		
TOTALS		74	1962	4.91	



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

HOLLY WILLIMAS
STAN VANDERWERF
CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

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

ADMINISTRATIVE SERVICES MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

July 2020

General Updates:

1. Facility rentals have generated \$90,967 which is 50% of our \$180,000 annual goal.
2. Administrative staff is following the safer-at-home order and are working remotely from home 50%. The Park administrative office is open to the public with regular business hours.

Special Events:

1. Mad Moose Events, a local running event organizer successfully held a running event with 250 participants on the West trail system of Bear Creek Regional Park. All Public Health order guidelines were followed, and the event was well received by the running community.
2. Online reservations have increased with customers scheduling last minute summer and fall event. All parks are seeing a considerable amount of drop-by use.
3. Five weddings were held at the wedding gazebo at Fox Run Regional Park in July.
4. Youth soccer, tennis and bicycling camps resumed with limited participation.
5. Six night photography permits were issued in July for the Paint Mines Interpretive Park.



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – July 2020

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

Community Outreach

1. **Partner in the Park:** We received our partner donation from Heuberger Motors, Subaru this month for \$10,000 towards our Bear Creek and Fox Run Dog Parks. We are currently seeking partners for Black Forest Regional Park, Fountain Creek Regional Park and El Paso County Fair and Event Center. Please forward any potential partners to dananordstrom@elpasoco.com.
2. **El Paso County Fair:** The 2020 El Paso County Fair, like many events this Spring and Summer, had to dial back its schedule of events due to the COVID-19 pandemic. Luckily, Fair organizers were able to salvage the 4H events in an effort to celebrate the young people throughout El Paso County who had put in months of hard work raising their premium livestock. Throughout the month of July, Fair organizers were able to host a series of safe and socially distanced events for area youth, which culminated with the El Paso County Show and Junior Livestock Sale on July 18, 2020. While a limited number of buyers attended in person, the majority of the buying community participated in this year's Livestock Sale virtually. The El Paso County Junior Livestock Sale Committee partnered with StockShowAuctions.com to provide simulcast bidding in conjunction with the live auction which was a huge success!
3. **Happy Trails BBQ** is the annual Friends of El Paso County Nature Centers' showcase fundraiser and will be held on Friday, August 21. Join us for our first **virtual** celebration while dining with a boxed dinner from Buffalo Gals.
4. **Creek Week: Save the Date for September 24th – October 6th** This 9-day cleanup has grown to be Colorado's largest, and you're invited to join your neighbors, friends, club members, school, church, business, or local government in this amazing effort. In 2019, over 3,200 volunteers removed 14 tons of litter and debris from the land and waters spanning from Palmer Lake to Woodland Park, and south to Pueblo and Trinidad. Most cleanups just take an hour or two, and thanks to generous sponsors we are able to provide bags, buckets, gloves and grabbers to participants. Trash and debris on the land eventually end up in our waterways. This rubbish clogs drainage systems, impacts wildlife, affects water quality and ruins the view of our beautiful natural landscapes. For more information go to: www.fountaincreekweek.com



COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division

Monthly Report – July 2020

Submitted by Todd Marts, Division Manager

General

1. Bear Creek Nature Center welcomes a new Interpretive Program Coordinator, Molly Hamant to the nature center team. Molly holds a Bachelor of Science in Biology from Maryville College in Maryville, TN where she also completed an independent thesis project with Eastern Box Turtles. Molly joins the El Paso County team from the Cincinnati Zoo and Botanical Garden where she worked seasonally with their summer camp programs before completing a term of service with AmeriCorps in Public Programs.
2. Rainbow Falls Historic Site was open for seventeen days in July on Fridays, Saturdays, Sundays and Mondays. There were 10,419 total visitors averaging 613 visitors a day and collected \$6,673.50 in donations.
3. With the increase in visitors to this site, staff are busy trying different techniques to ensure that the site is not over our maximum capacity. Some techniques have included waiting at the entrance until there is room at the falls, turning people away, and hiring security to be stationed at the gate letting visitors know the park is full.

Projects, Fundraising & Grants:

1. Fountain Creek Nature Center Teen Volunteers spent three mornings assembling 1,000 Nature Adventure Activity Outreach Kits in early July. The kits included a drawstring backpack, activity booklet, magnifying bug box, tree cookie slice and yarn. The activity booklet contained over 14 activity pages including word searches, stories, crossword puzzles, and creative hike activities. The pages were not park specific so that activities could be done from their own apartments, parking lot, backyard, or neighborhood park. Each page includes: Short description of activity with illustration, Short story relating to lesson, Nature Activity, and an online resource.

To meet the goal of serving what we perceive to be underserved audiences, staff distributed almost 1,000 kits to Title 1 schools in District 11, District 2, and District 8. The kits were distributed at nutrition distribution sites:

- District 11 Monroe Elementary- 121 kits

- District 11 Adams Elementary – 85 kits
 - District 11 Rogers Elementary – 67 kits
 - District 11 West Middle School – 74 kits
 - District 2, Harrison Admin Bldg – 481kits
 - District 8, Aragon Elementary – 89 kits
 - District 8, Mesa Elementary – 74 kits
2. **Mid-year Fundraising Campaign** – The Friends of the nature centers developed and mailed out a mid-year fundraising campaign letter to help supplement the reduction in program fees due to COVID restrictions. As of this date it has raised \$2,570 from 21 donors.

Programs & Special Events:

1. Rainbow Falls hosted a Geology Walk with Dr. Mark Izold on Saturday, July 25. Ten participants enjoyed the walk and learning about the unique geologic history of the area.
2. A group of 25 participants from the Manitou Kiwanis Club rented Rainbow Falls on the evening of Monday, July 20. This group visits every year and donated \$150 to the site.
3. Due to COVID, the summer Concerts in the Park were cancelled.
4. Archery Camps were held at Bear Creek Regional Park Archery Range on July 7-9, 21-23, and 28-30. All camps were full with waiting lists of 5-15 participants. The camps this year are going well with the overall ratings averaging at 4.65.
5. Fountain Creek Staff and volunteers conducted four nature camps:
 - a. 2 Wild Child Adventures, July 6-10, for 6th-8th graders- 10 campers each; \$2,365 revenue.
 - b. 2 Eco Engineers Nature Camps, July 20-24, for 1st-5th graders – 10 campers each; \$2,902 revenue.
6. Magic of the Marsh Theater Hikes – FCNC staff created a very successful partnership with Theatre Across Borders who produced a new interactive, outdoor theater experience for ages 5 and above, while adhering to COVID-19 regulations. Audience was limited to 10 people every 15 minutes for 12 performances on each of three days (FCNC July 11 & 25, and BCNC July 18). The hike began every 15 minutes; audience encountered a short scene as they advanced around the trail. By the time the audience reached the end of the hike, they saw an entire show! 362 tickets were sold. Total revenue \$7,930 including a grant from the Bee Vradenburg Foundation. The nature centers netted \$1,700.
7. Staff developed a visitor connection activity in place of cancelled programs to enhance the visitors experience along the nature trail. Staff developed a backboard with a series of questions to engage visitors and a few “hands-off” items to illustrate the talking points. Staff then sets up on the trails in one of the five habitats. These Habitat Connections have done a great job connecting our casual visitors, an underserved audience, to the resource.

8. Bear Creek Nature Center hosted two weeks of nature camp in July while following state Covid guidelines & protocol for day camps. 'Bear Creek Rocks!', offered experiments, activities, and hikes that illuminated the fascinating geology of Bear Creek and the Pikes Peak Region. 'A Closer Peek at Bear Creek' half-day camp provided an opportunity to explore the many creatures that rely on the water of Bear Creek and the ways water shapes the Bear Creek riparian corridor. Camp evaluation scores averaged 4.9/5 and parent comments included, "My daughters learned a lot and came home every day telling me what they had learned. Thank you so much for holding the camp despite the pandemic. We really appreciated the camp" and "My son always comes home happy, excited and ready to go back. He seems to like to content of the camps at Bear Creek and finds them very interesting and a lot of fun too!"
9. Bear Creek Nature Center hosted 'Magic of the Marsh' on July 18 in collaboration with Theatre Across Borders. Theatre Across Borders created the on-the-trail play specifically for El Paso County Nature Centers and the current Covid climate. Groups of 10 participants at a time wearing masks experienced the interactive play while traveling along a 1-mile trail. Magic of the Marsh tells the story of a jealous witch who has thrown the local ecosystem into chaos after stealing the Neverflower. It's up to the audience to help bring balance back to nature as they travel along the path. The cast consists of actors, puppeteers and musicians from the Pikes Peak region. All twelve sessions of the play at Bear Creek Nature Center were full, serving a total of 120 participants. The collaborative effort between Bear Creek & Fountain Creek Nature Centers and Theatre Across Borders earned \$1,700 for Friends of El Paso County Nature Centers. Evaluation scores averaged 4.95/5 and comments included, "Keep up the great work! You are a superb resource for our community's well-being! So ESSENTIAL!"
10. Bear Creek Nature Center hosted 'Let's Get Batty!' - a bat-themed kids' evening in nature. The program was full with ten children between the ages of 7 and 11. Special guest Dr. Aaron Corcoran, a Biology Professor at UCCS, taught the participants about bats and the bat research he is currently in El Paso County Parks. Nature Center staff and volunteers also coordinated a night hike and bat-related crafts and games.

COMMUNITY SERVICES DEPARTMENT

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

PARK OPERATIONS DIVISION MONTHLY REPORT JULY, 2020

Parks Planning

Capital Project Management:

Santa Fe (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 fall 2020. County staff has elected to change the property name to Santa Fe Open Space, pending Board of County Commissioner approval. The name change is due to the Santa Fe Railroad history and to eliminate confusion that Elephant Rock is accessible or located on County property.

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. MHYC and RMFI constructed an additional 10,800 feet of singletrack trails in April-October 2019. Trailhead construction was awarded to 53 Corporation, with construction taking place fall/winter 2019/2020. RMFI and MHYC will complete approximately 11,000 feet of additional singletrack trail in June 2020. The park was opened on June 27th, 2020.

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, 2020. The Trust for Public Lands has committed \$50,000 towards the project. A Contract was awarded to Avery Asphalt to construct the trail. Construction started in September 2019 and reached substantial completion in December 2019. A final walkthrough was completed on March 31, 2020 and grant close-out is underway.

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 in April 2019. Stantec Consulting Services was selected to complete the design of the Ute Pass Regional Trail. The design project launched in 2019 and will last through 2020 with construction planned afterwards. A survey has been completed and regulatory approvals have been initiated. A 30% design and engineers construction estimate were developed in January and presented to CDOT and CSU. The estimate indicates that the grant funds are not adequate to construct the entire portion of the trail. Staff met with CDOT in February and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. Coordination with CDOT and design efforts continue. Public input is scheduled for summer and final design is anticipated in the fall.

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a baseball field, multi-use field, parking lot, restroom, playground, and drainage improvements. NES was awarded a contract in 2019 to complete the final design of the proposed Phase II improvements. A 30% plan review was completed in January and NES completed final design drawings in June. Procurement is anticipated in August with construction to follow. A GOCO grant was submitted in October 2019 to help fund Phase II improvements. The grant was awarded to the County in March 2020.

Bear Creek Regional Park Pickleball Courts – Design / Build contract for twelve pickleball courts was awarded to Renner Sport Surfaces April 2020. Project award was placed on temporary hold due to COVID-19. The design phase began June 2020 with anticipated construction completion September / October 2020.

Bear Creek Regional Park Restroom– Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. A design contract was awarded to Tremmel Design Group (TDG) in May 2020. A kickoff meeting was held in May with preliminary concepts reviewed in June. Public input is anticipated in the fall with final design anticipated by end of year. Construction is anticipated in spring 2021.

Planning:

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 summer 2020.

Widefield Community Park Master Plan / Phase I/II Improvements - The Master Plan was approved by the Board of County Commissioners on March 30, 2017. 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. Designscares Colorado was chosen to complete the Phase I Improvements, with construction completed October 2019. Parks has received a \$165,000 CDBG grant for the construction of Phase II Improvements, including two picnic pavilions and ADA access improvements. The CDBG-funded Phase II project will take place in summer 2020. Performance Recreation was chosen to complete the Phase II improvements in 2020 at a not to exceed cost of \$134,090.

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. Design and construction of the Phase I Improvements is scheduled to take place in mid- to late-2020. Veltrans was chosen to complete the Phase I improvements in 2020 at a not to exceed cost of \$347,280.

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 was approved by FEMA and completed in 2019. An IFB for creek bank repairs was advertised in September and Olgoonik General, LLC was awarded the \$949,931 contract. Work started in December 2019 with substantial completion was issued in March 2020. Final punch list and demobilization was completed in April.

Hanson Trailhead Repairs - A contract for engineering and design was awarded to Bohannon-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA and approved. Refinement of the design will continue in 2020. Permitting and regulatory approvals will continue in 2020. 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 responded favorably and has allocated \$750,000 to the project. Procurement is anticipated in August with Construction starting fall/winter 2020.

Other:

Development Permit Application Reviews - Staff reviewed five development permit applications in July, to be presented to the PAB for endorsement in August and provided internal administrative comments for an additional 16 applications.

Fountain Creek Watershed, Flood Control and Greenway District - Community Services Department Staff continues to serve on the Technical Advisory Committee. The committee helps 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 - EPC Parks has been awarded a \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park, set to commence in Summer 2020. EPC Parks has been awarded a \$350,000 GOCO grant for Falcon Phase II.

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 2020.

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – Our team continues to focus on high customer service standards and providing essential maintenance needs during this challenging time. Park visitor numbers continue to rise, and work priorities continuously shift to meet the needs of our guest. We continue to receive verbal and written compliments on how well kept the park is and how much people enjoy having a clean and safe place to recreate.

Staff continues to aid with the pickleball court construction project. A large asphalt sidewalk was removed to provide additional room for the new court footprint. Daily site visits are being conducted to monitor progress and to ensure objectives outlined in the RFP are being upheld.

Colorado Springs Utilities performed an annual non-potable water inspection and no non-compliant items were found. Our team continues to repair irrigation mainlines, lateral line valves and install proper signage to ensure our system compliance.

Staff box bladed all regional trails, parking lots, and gravel roads. Native trail aprons were mowed, and sections of trail surfacing were treated with non-selective herbicide. Road base fill was added to several heavily eroded sections of trail.

Much time has been designated to assist the Equestrian Skills Course Friends Group with reconstruction of the pond obstacle. Several feet of fill material and the pond liner were removed. Jumping platforms were dismantled and all useful materials were staged for future use. We hope to have the new liner installed and filled with water in the next few weeks.

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.

Staff continues mowing and trimming native areas at entrance points and high traffic areas. We are hopeful that mowing will improve visibility and encourage guest to remove their pet's waste.

Several Friends Group members continue to provide phenomenal support by making sure waste bag distribution boxes are stocked and removing left behind dog waste. Volunteers also repaired a set of hinges on one of the main entrance gates.

Rainbow Falls Historic Site – The site is now open Friday through Monday and is averaging 500+ guest per day. Parking, restroom capacity, and overall site management has become very difficult. Management staff is collaborating to determine options for the increased usage.

Several new areas of new graffiti were identified during this reporting period. These areas were smaller in size and staff was able to remove in a timely manner.

Downtown Facilities – Staff is busy with general maintenance tasks including mowing, trimming, weed management, irrigation repairs, and trash removal.

Jones Park – Stakeholder comments were received regarding the Master Plan process and internal reviews are being conducted to discuss next steps in developing the final draft.

Our team will be applying for an OHV trails grant this fall and we have begun efforts to develop a scope of work that will help with ongoing maintenance of trail #667.

Ute Pass Regional Trail – Staff removed trash and debris from trail corridors and trailheads. Illegally parked vehicles were notified and have since been removed.

Box blading and trail apron mowing operations continue as several rain events caused extensive erosion and a surge in vegetation growth.

East District:

County Fairgrounds – The primary focus for the East team this month was the 4-H/FFA Livestock Show that was held in place of County Fair due to COVID-19. The team prepared all the livestock barns as well as deep cleaned bathrooms and touch points throughout each day during the event. The weekend following the 4-H/FFA Show, staff prepared the Fairgrounds for auto races. Was a very busy yet productive month at the Fairgrounds.

Falcon Regional Park – FRP has been reasonably quiet with few events taking place during this last month. Staff made repairs to the post and dowel fencing that borders the parking lot after a car drove through the fence.

Homestead Ranch Regional Park – Staff continues to work on landscape bed demolition. The team has been repairing a few minor issues with the irrigation system and replaced several poor functioning heads and a leaking valve.

In addition to the ongoing maintenance issues, staff removed several dead trees that were damaged by the early frost this year.

Staff was asked to install a new trash crib near the open meadow at the top of Homestead. Staff was able to procure the trash can and staff has now installed the crib.

The team made one minor repair to the playground at the park. One of the components near the big slide had a large hole. We were able to obtain and install the new part without having to order an entire new panel.

Drake Lake Open Space – Staff completed the repair of a post that was damaged on our park regulations sign during the dam repair project. While onsite, damage to the post and dowel fencing near the parking lot was noticed. The team was able to repair the damaged dowels with available fence material stock.

North District:

Fox Run Regional Park – Staff focused on cleanup after multiple recent thunderstorms that blew down some trees and once again caused significant damage to trails, roads, and parking lots. We continue the ongoing repairs and are offensively correcting and planning future projects to eliminate or reduce future damages. Staff has also begun multiple playground repairs and has repaired vandalism and graffiti on the playgrounds.

Black Forest Regional Park – Staff completed native mowing along the trail and at Vessie Ponds trailhead. Staff repaired the public water system after it overflowed and flooded the maintenance room behind the restrooms. We continue to monitor the water levels and the system's functionality. In addition, staff has designed, planted, and installed drip irrigation in half of the main landscape beds by the playgrounds.

Pineries Open Space – We have had great success with the grand opening of the park. Only concerns that have come up is trailer parking and easier access from the parking lot to the trail. To alleviate some of these concerns, staff has created new squeeze box entrances for equestrian users which now prevent horses from entering the trail system near vehicles, hikers, and cyclists. In addition, staff has installed additional signs to encourage trail users to stay on

the trail and not use the maintenance ranch road near residences. These signs have corrected any confusion trail users may have. Staff has also focused on fence repairs and windblown trees due to recent thunderstorms. El Paso County Wildland Fire has assisted in the felling of dangerous trees that are in eyesight off the trail.

Santa Fe Regional Trail – Staff focused on Ice Lake to repair fencing, remove dead trees, and clean out drainage boxes. Staff completed all native mowing along the trail and trailheads. In addition, staff has been masticating sections of the trail that have had large willow and brush regrowth. We graded and repaired sections of Baptist parking lot and removed all old tree stakes. Baptist Trailhead also had sections of concrete sidewalk replaced around the restroom and new ADA accessible parking stalls that will complete the ADA requirement for the trailhead and restrooms. I would like to give special recognition to Cris Clark, Scott Myer, and former Parks staff member Randy Smith for their hard work on this project.

Black Forest Section 16 – Section 16 restroom was pumped of all waste and staff has removed a few fallen trees due to recent thunderstorms.

Palmer Lake – Staff graded the main parking lots, replaced split rail, and completed all parking and trailhead native mowing.

Hodgen Trail – Staff has completed all native mowing and weed spraying of the trail.

South District:

General Information – Irrigation repairs dominated a good portion of July. Staff completed repairs on everything from mainline leaks to head replacements and routine irrigation checks.

Fountain Creek Regional Park – The South team focused on 2 mainline leaks and fixed several irrigation zones that were not functioning properly. These issues caused turf stress and the team applied Revive and organic fertilizers to the fields. Within two weeks, the fields went from dormant brown to green turf.

Pavilion reservations have returned to normal levels and staff shifted schedule to cover weekends and make sure park patrons continued to receive high level of service.

Staff made repairs to parking lot potholes and performed weed control throughout the parking lot and sidewalks.

Stratmoor Valley Park - Staff removed the playground tube slide due to cracking. We are in the process of locating and ordering a replacement slide that will match the play structure.

Staff cleaned up two homeless camp sites located in the Maxwell Street and Stratmoor Valley area and replaced multiple irrigation valve box lids that were damaged by vandals.

Ceresa Park - Staff removed the playground wavy slide due to safety issues. Finding a replacement slide to match the existing structure is in process and will take some time due to the age of the playground.

Staff completed irrigation head replacements and manufactured a metal cover to shield our utility room lock from the public as we had 3 incidents where someone broke the lock.

Stratmoor Hills Park - Staff made repairs to the fence that was hit by a vehicle and completed minor irrigation repairs.

Widefield Community Park – Multiple irrigation repairs were completed. Repairs were minor and did not have an adverse effect on the turf. In June, staff stayed on top of the graffiti and as a result we saw less graffiti in July.

Staff cleaned up three areas of the disc golf course that had tree damage from high winds.

Staff completed playground repairs by replacing broken swings and rubber coating on platform surfaces were repaired.

Grinnell Blvd – Staff is down to the last zone that is pending repair on the irrigation system. Staff has repaired almost all the tree bubblers and a few broken pipes. Grinnell's irrigation system covers three sections of landscape that is 1.5 miles long.

Various landscape improvement options are being considered for the median to improve the appearance. The median environment is hot, dry and windy. Great care is being taken to select proper landscape options and next steps.

Fountain Creek Nature Center – Staff provide support for a 2-day camp, volunteer scout project, and two weekend events