

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

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

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

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order		Chair	
2. Approval of the Agenda		Chair	Approval
3. Approval of Minutes		Chair	Approval
4. Introductions / Presentations			
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)		Chair	
6. Development Applications			
A. Ponderosa Filing No. 3 at Lorson Ranch		Jason Meyer	Endorsement
B. Man Cave at Bentgrass Meadows Drive Minor Subdivision		Greg Stachon	Endorsement
7. Information / Action Items			
A. 2020 City – County Park Advisory Board Meeting		Todd Marts	Information
B. Park Advisory Board Membership Update		Todd Marts	Information
C. 2020 Park Advisory Board Tour		Brian Bobeck	Information

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

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

Members Present:

Bob Falcone, Chair
Ed Hartl, Vice Chair
Julia Sands de Melendez, Secretary
Anne Schofield
Susan Jarvis-Weber
Jim Cassidy
Alan Rainville
Terry Martinez
Kiersten Steel

Staff Present:

Tim Wolken, Community Services Director
Brian Bobeck, Park Operations Division Mgr.
Sabine Carter, Admin Services Coordinator
Todd Marts, Recreation / Cultural Services Manager
Ross Williams, Park Planner
Greg Stachon, Landscape Architect
Dana Nordstrom, Community Outreach Coord.
Adam Baker, East District Supervisor
Nathan Robinson, North District Supervisor
Kyle Melvin, Central District Supervisor
Mary Jo Lewis, Bear Creek Nature Center Supervisor

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: **Ed Hartl made a motion to approve the meeting agenda. Julia Sands de Melendez seconded the motion. The motion carried 9 - 0.**
3. Approval of Minutes: **Julia Sands de Melendez made a motion to approve the December 11, 2019 meeting minutes. Ed Hartl seconded the motion. The motion carried 9 - 0.**
4. Introductions and Presentations:

A. Partners in the Park Awards

Dana Nordstrom presented Partners in the Park Awards to the following recipients:

- Robert & Ellen Hostetler for Fox Run Regional Park
- GE Johnson Construction (Stella Hodgkins) for Bear Creek Regional Park
- Heuberger Motors (Alex Gauthier) for Bear Creek and Fox Run Dog Parks
- Gold Hill Mesa (Stephanie Edwards) for Bear Creek Nature Center
- FedEx (Matt Hane) for Black Forest Regional Park
- Olson Plumbing & Heating (Mike Bukowski) for Fountain Creek Nature Center
- Tender Care Veterinary Center (John Amen) for Falcon Dog Park

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

5. Citizen Comments:

None

6. Development Applications:

A. Feathergrass Urban Duplexes PUD Preliminary Plan

Ross Williams provided an overview of the Feathergrass Urban Duplexes PUD Preliminary Plan.

Jim Cassidy recommended to the Planning Commission and Board of County Commissioners that approval of the Feathergrass Urban Duplexes PUD Development Plan and Preliminary Plan include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$45,600 and urban park fees in the amount of \$28,800. Terry Martinez seconded the motion. The motion passed 9 – 0.

B. Rolling Hills Ranch Filing No. 1 Final Plat

Ross Williams provided an overview of the Rolling Hills Ranch Filing No. 1 Final Plat and answered questions by the Board.

Ed Hartl recommended to the Planning Commission and the Board of County Commissioners that approval of the Rolling Hills Ranch Filing No. 1 Final Plat include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$78,336 will be required at time of the recording of this Final Plat. 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 this Final Plat. Jim Cassidy seconded the motion. The motion passed 9 – 0.

C. The Trails at Aspen Ridge Filing No. 2 Final Plat

Ross Williams provided The Trails at Aspen Ridge Filing No. 2 Final Plat and addressed questions by the board.

Jim Cassidy recommended to the Planning Commission and the Board of County Commissioners that the approval of The Trails at Aspen Ridge Filing No. 2 Final Plat includes the following condition: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$44,688 and urban park fees in the total amount of \$28,224. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat. Alan Rainville seconded the motion. The motion passed 9 – 0.

7. Information / Action Items:

A. **Park Lands Agreement – COLA, LLC. dba Aspen View Homes, The Trails at Aspen Ridge Filing No. 1**

Ross Williams provided an overview of the Park Lands Agreement for Aspen View Homes, The Trails at Aspen Ridge Filing No. 1 and addressed questions by the Board.

Ed Hartl moved to endorse the approval of the Park Lands Agreement with COLA, LLC., dba Aspen View Homes, for The Trails at Aspen Ridge Filing No. 1. Terry Martinez seconded the motion. The motion passed 9 – 0.

B. **Park Lands Agreement – Sterling Ranch Metropolitan District, Branding Iron at Sterling Ranch Filing No. 2**

Ross Williams provided an overview of the Park Lands Agreement for Sterling Ranch Metropolitan District, Branding Iron at Sterling Ranch Filing No. 2.

Julia Sands de Melendez moved to endorse the approval of the Park Lands Agreement with Sterling Ranch Metropolitan District for Branding Iron at Sterling Ranch Filing No. 2. Ed Hartl seconded the motion. The motion passed 9 – 0.

C. **Park Lands Agreement – Sterling Ranch Metropolitan District, Homestead at Sterling Ranch Filing No. 2**

Ross Williams provided an overview of the Park Lands Agreement for Sterling Ranch Metropolitan District, Homestead at Sterling Ranch Filing No. 2.

Alan Rainville moved to endorse the Park Lands Agreement with Sterling Ranch Metropolitan District for Homestead at Sterling Ranch Filing No. 2. Julia Sands de Melendez seconded the motion. The motion passed 9 – 0.

D. **Urban Park Grant Application – Meridian Service Metropolitan District**

Ross Williams provided an overview of the Urban Park Lands Agreement for the Meridian Service Metropolitan District for WindingWalk Park.

Ed Hartl moved to endorse the award of a \$25,000 urban park grant to Meridian Service Metropolitan District for the development of WindingWalk Park. Julia Sands de Melendez seconded the motion. The motion passed 9 – 0.

E. **Rainbow Falls Historic Site – CDOT Bridge Enhancement Contract**

Tim Wolken provided an overview of the proposed contract with the Colorado Department of Transportation (CDOT) and El Paso County to re-paint the Manitou Avenue Bridge that spans over the northwest corner of the Rainbow Falls Historic Site. The bridge is owned and maintained by CDOT. The contract includes CDOT re-painting the bridge at an estimated cost of \$250,000 and the County painting over any new graffiti

after the repainting has been completed. Mr. Wolken addressed questions by the Board and Commissioner Stan VanderWerf also commented on the project.

Bob Falcone moved to endorse the Rainbow Falls Bridge Enhancement Contract with the Colorado Department of Transportation. Jim Cassidy seconded the motion. The motion passed 9 – 0.

F. 2020 Sunshine Act Memorandum

Tim Wolken presented the 2020 Sunshine Act Memorandum. The memorandum addresses the posting process for public meeting notices.

Julia Sands de Melendez moved to endorse the 2020 Sunshine Act Memorandum. Ed Hartl seconded the motion. The motion passed 9 – 0.

8. Monthly Reports:

Bob Falcone inquired about the status of the Pineries Open Space project. Ross Williams stated that forest mastication work in the north corridor is in progress, the automated entrance gates are near completion, and additional fencing work will be completed in late-winter/early-spring.

9. Board/Staff Comments:

Commissioner VanderWerf addressed homeless issues along the City of Colorado Spring's Midland Trail. The City of Colorado Springs, CDOT and El Paso County are completing a joint project to remove a fence and address overgrown vegetation to help alleviate this ongoing issue.

10. Adjournment: The meeting adjourned at 3:01 p.m.

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

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

Agenda Date: February 12, 2020

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Project Manager

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 townhomes configured in 3- or 4- unit buildings on 3.45 acres, landscape and streets on 5.36 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%) which 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.

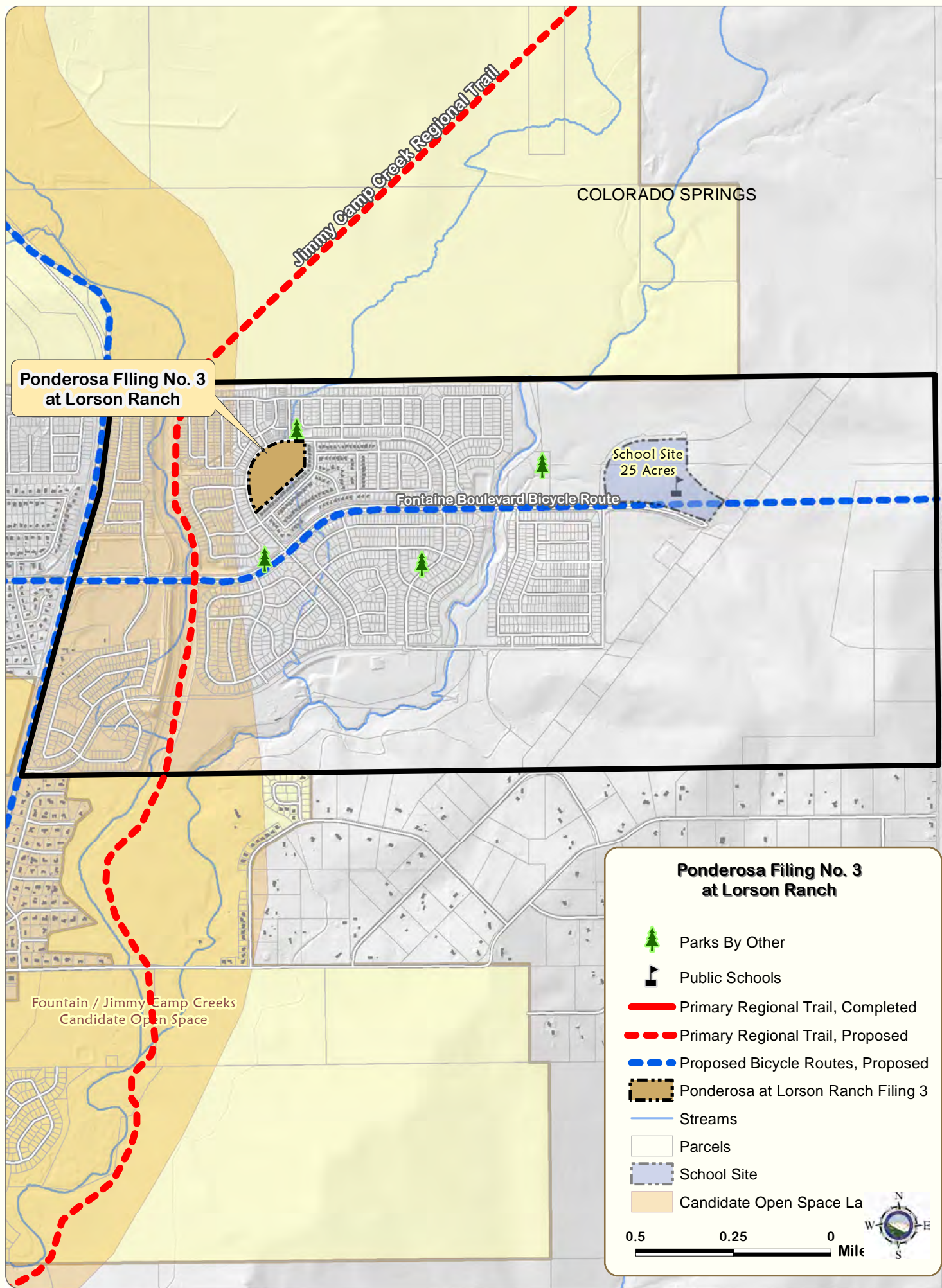
The County Parks Master Plan shows no parks, trails / bicycle routes, or open space in the proposed project area. The Fontaine Blvd Bicycle Route is located 0.10 miles to the south of the project and is accommodated with County right-of-way. The Jimmy Camp Creek Primary Regional Trail is located 0.22 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. Additionally, since this application was submitted in 2019, regional park fees and urban park fee rates established for 2019 will apply.

Recommended Motion:

Recommend to the Planning Commission and Board of County Commissioners that approval of Ponderosa Filing No. 3 at Lorson Ranch include the following condition: Require fees in lieu of

land for regional purposes in the amount of \$41,040 and urban fees in the amount of \$25,920. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.



Development
Application
Permit
Review



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

January 3, 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:	PUDSP
PCD Reference #:	PUDSP-1910	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
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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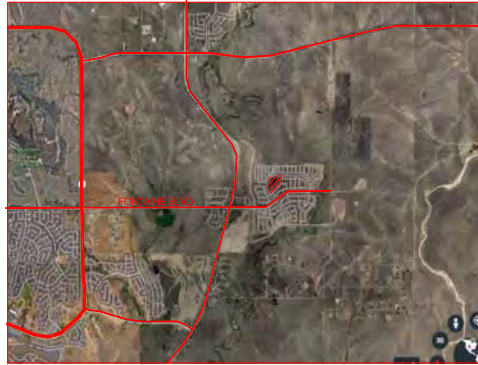
LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 90 Dwelling Units = 1.746		Neighborhood:	0.00375 Acres x 90 Dwelling Units =	0.34
Total Regional Park Acres: 1.746		Community:	0.00625 Acres x 90 Dwelling Units =	0.56
		Total Urban Park Acres:		0.90
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$113 / Dwelling Unit x 90 Dwelling Units =	\$10,170
\$456 / Dwelling Unit x 90 Dwelling Units = \$41,040		Community:	\$175 / Dwelling Unit x 90 Dwelling Units =	\$15,750
Total Regional Park Fees: \$41,040		Total Urban Park Fees:		\$25,920

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Ponderosa Filing No. 3 at Lorson Ranch include the following condition: require fees in lieu of land dedication for regional park purposes in the amount of \$41,040, and urban park fees in the amount of \$25,920.

Park Advisory Board Recommendation:

Ponderosa @ Lorson Ranch Filing No. 3
PUD Development Plan, Preliminary Plan, Early Grading & Wet Utilities
Vicinity Map:



Prepared By:



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

Developer:

Love in Action
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

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

Civil Engineers:

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

LSC Transportation Consultants

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

SITE LOCATION, SIZE, ZONING:

The 10.38-acre site is located along the east and south side of Old Glory Road and is northeast of the intersection of Fontaine Blvd and Old Glory Road. The site is zoned PUD RM (Residential Medium) that permits a target density of 7-10 DU/AC.

PUD REQUEST

The Ponderosa at Lorson Ranch Filing No. 3 PUDSP application includes the following requests:

- Authorization to combine the preliminary plan map with the PUD development plan for concurrent BOCC consideration and approval of PUD as a preliminary plan;
- PC and BOCC findings of sufficiency water quality, quantity, and dependability;
- PC and BOCC findings be made that the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities for the Ponderosa Filing 3 project area;
- Authorization for use of private roads within the PUD;
- PUD Modification to adopt a non-existent standard for a private alley cross section.
- PUD modification to allow the use of blanket easements for the design and placement of electric and gas utilities in the proposed townhome development.

The PUD includes ninety (90) attached townhome units in 3 and 4 unit townhome buildings, public sidewalks, enhanced off-site pedestrian intersections, internal pedestrian paths, public/private transportation facilities for vehicular access and circulation, guest/visitor parking, open space and recreation areas and amenities, stormwater facilities, utility easements, and landscape buffers and screening. The development plan provides the land use, bulk, dimensional, and density standards for permitted and allowed land uses within the planned development area.

The private road modification includes the design of an alley cross section for use where no alley standard or cross section exists in the ECM or LDC. The modification request and specific review criterion discussion is provided in more detail below.

Pre-development site grading will allow initial grading activities prior to or concurrent with the Final Plat review process and facilitate the scheduling and installation of utilities to occur within the prime construction months in conjunction with grading operations. The early construction also allows these lots to respond to market demand and possibly be available for conveyance in 2020.

The Ponderosa at Lorson Ranch Filing 3 project will be developed in accordance with the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW's issues with previous development agreements which remain in effect.

PUD MODIFICATIONS

The following Modifications are proposed and discussed in detail below:

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
LDC SECTION 8.4.4.E	PRIVATE ROAD ALLOWANCES	WAIVER REQUIRED (MODIFICATION IN PUD)	PERMIT USE OF ALLEYS AS PRIVATE ROAD	PROPOSED PRIVATE ALLEYS FACILITATE PROJECT DENSITY AND TRADITIONAL NEIGHBORHOOD DESIGN PRINCIPLES, SUCH AS REDUCTION OF AUTOMOBILE DOMINANCE IN SUPPORT OF INCREASED PEDESTRIAN EMPHASIS THROUGHOUT DEVELOPMENT AREA
LDC SECTION 8.4.4.E.3	PRIVATE ROADS TO MEET COUNTY STANDARDS	CONSTRUCTED TO EPC STANDARDS UNLESS OTHERWISE DETERMINED IN MODIFICATION	MODIFICATION INCLUDES DESIGN FOR ALLEY CROSS SECTION	
LDC SECTION 8.4.6.C.1.g	STANDARDS FOR EASEMENTS	BLANKET UTILITY EASEMENTS PROHIBITED	PERMIT PER MVEA/BHE REQUEST TO PROVIDE FLEXIBILITY FOR THEIR DESIGN PROCESS	ALLOWS MVEA/BHE ENGINEERS TO DESIGN INFRASTRUCTURE TO BEST DELIVER AND MAINTAIN SERVICE TO TOWNHOME DEVELOPMENT
LDC SECTION 8.4.6.C.2	EASEMENT LOCATIONS AND DIMENSIONS	EASEMENTS ALONG LOT/TRACT LINES	REMOVE REQUIREMENT FROM INDIVIDUAL TOWNHOME LOTS	ADEQUATE UTILITY EASEMENTS HAVE BEEN PROVIDED IN TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE

Modification of Private Road Standards:

Private Road Allowances Section 8.4.4.E limits the use to closed loops and dead ends not likely to be need for the convenience and safety of the general public. The proposed private street provides access to townhome lots for residents and guests of the development, not for general public use or convenience.

The request includes a proposed alley cross section where no public alley cross section exists in the ECM. The proposed cross section has been included for review by the ECM and LDC administrators for their consideration and recommendation to the PC and BOCC.

8.4.4.E.3 Private Roads to Meet County Standards, generally requires private roads to be constructed to an ECM standard cross section except as otherwise determined in the modification request.

Private road design modifications may include:

- right-of-way (not public) width where suitable alternative provisions are made for pedestrian walkways and utilities
- design speed where it is unlikely the road will be needed for use by the general public
- standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made
- maximum/minim block lengths; and
- maximum grade

The proposed modification includes a 40' private right of way. The reduced width does not include pedestrian walkways or dry utilities. Adequate public and private pedestrian facilities have been planned throughout the development area. Water and wastewater utilities are planned within the private alley cross section. At the request of MVEA and Black Hills Energy, respective service lines will be accommodated within the common element tracts as noted on the plan. A separate PUD modification to remove the requirement to locate easements along lot lines has been requested. The planned zero lot line setbacks needed for the planned townhome units does not support placement of easements within individual townhome lots.

Proposed Modified Cross Section accommodates

- a. Two 12' travel lanes
- b. 0' curb (no 2.5' curb/gutter)
- c. 0'- (no 5' attached) sidewalk
- d. 0' tree lawn (5.5')
- e. 8' utility easement outside private road tract

In lieu of modifying an existing roadway cross section to fit the proposed alley way, a new cross section has been provided for ECM and LDC administrator recommendation to the BOCC for use in the Ponderosa Filing 3 as depicted. The 'Modified Private Road Cross Section' provides equivalent travel surface/lanes width same pavement width as the typical local urban low volume cross section. As depicted on the PUD and associated private road cross sections and details, adequate provision has been made for water/wastewater utility lines within the private road easement.

Water and sanitary sewer are sited within the pavement as depicted on the public and private road cross sections. An inverted crown carries stormwater to detention/WQCV facilities on the plan. Electric and gas utility service lines will be located within blanket easements over the common elements. Additional easements over the common element areas adjacent to and surrounding the townhome lot clusters will provide adequate locations within which MVEA may design and install electrical service lines and equipment.

Use of the private alley for rear vehicle loaded garages is intended to create a reduction in vehicular dominance of the public right-of-way and create a more pedestrian oriented street frontage. Ample pedestrian paths and internal

sidewalks have been provided for pedestrian access at the fronts of townhome units in-lieu of sidewalks within the private alleyways.

Modification of Utility Easement Standards

Blanket Utility Easements Prohibited Section 8.6.C.1.g, prohibits the use of blanket utility easements in favor of defining or locating said easements on the ground.

Section 8.6.C.2 Easement Location and Dimensions requires utility easements be placed along lot and tract lines, specifically five-feet (5') side and seven-feet (7') rear lot lines.

Townhome unit lots are platted with zero-foot (0') front, rear, and internal side yard (between townhome units) setbacks. External units have a two-foot (2') side yard setback. To provide utility service for this type of multi-family style development, MVEA has requested blanket easement in order to provide flexibility in their design and delivery of the required service. To meet the needs of MVEA, utility easements have been identified over all common element and open space tracts for the use by MVEA.

The Code states, *"For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:"*

- ***Preservation of natural features;***
- ***Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;***
- ***Provision of a more efficient pedestrian system;***
- ***Provision of additional open space;***
- ***Provision of other public amenities not otherwise required by the Code;***
or
- ***The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.***

In exchange for the requested PUD modifications, the applicant proposes to enhance pedestrian amenities for use in connection with internal pedestrian paths and external trail connections. On-site pedestrian amenities include benches and seating, wayfinding enhancements, and additional open space and/or amenity designs provided in the PUD development plan. Off-site pedestrian amenities include intersection and pedestrian crossing enhancements along Old Glory Drive, specifically at the Bearcat Loop, Journey Drive, and Little Doggie Drive.

PUD Development Plan Summary

The Ponderosa South at Lorson Ranch Filing No. 3 PUD development plan includes the following:

- **Identification of permitted land uses, densities, bulk and dimensional standards**

Land Use: The Ponderosa at Lorson Ranch Filing No. 3 PUD authorizes single-family attached dwellings as the principal use and permitted structures. Ninety (90) townhome units are proposed with lot sizes ranging from 1,220 SF to 2,040 SF. Lot sizes vary between limited unit configurations to account for variation in unit type, configuration, and adjacent public/private rights-of-way.

The PUD does not allow private accessory structures regardless of size or placement. Accessory uses such as day cares and home occupations are subject to the applicant's compliance with County permitting requirements.

Density: Approved sketch plan zoning and densities are identified as RM (Residential Medium) with a target density of 7-10 DU/AC. The plan proposes 90 units on 10.38 acres for an overall density of 8.67 DU/AC. The current density is within the target densities range of 7-10 DU/AC.

Lot Dimensional Standards: Lots have been planned to accommodate varied configurations of unit types within three (3) and four (4) unit townhome blocks/structures. Typical lot configurations depicting coverage and setbacks is provided on the Lot Detail sheet of the PUD. The maximum permitted structural height is forty-five-feet (45'). No maximum structural coverage is proposed for the individual townhome lots/units.

Setbacks:

- ***Front yard:*** Zero-foot/lot line (0') setback. Individual units may be setback two-feet (2') due to variation in unit type and façade appearance.
- ***Side yard:*** Zero-foot/lot line (0') setback internal to townhome units; Two-foot (2") side yard for external units; (See PUD Lot Detail Sheet)
- ***Rear yard:*** Setback varies based on unit block type and location relative to adjacent private street (All rear yard setbacks as identified and labeled on PUD Development Plan)
 - Minimum: Zero-foot (0') rear yard setback
 - Maximum: Ten-foot (10') rear yard setback (as identified on PUD Plan)
- ***Open Space Setbacks:*** All open space tracts have been setback a minimum of ten-feet (10') from all structures within the PUD. To meet this requirement all lots have been buffered from open spaces with a 10' open space-structure buffer. Identified open space structural buffer/setbacks tracts may be landscaped and used for pedestrian and/or utility purposes. (See tract table and PUD for details.)

Parking: Two (2) spaces have been provided for each unit in fulfillment of required parking for townhome units per Table 6-2. Minimum Parking Requirements by Use, requires two (2) spaces per unit, plus one (1) guest space per four (4) units. Each townhome unit will have a two (2) car attached garage to meet individual unit parking requirements. Availability of any driveway for use as

parking shall not be counted towards required parking space ratios and/or counts.

Driveways & Parking: Driveways are defined by the LDC as:

Driveway — A facility for the passage of vehicles that provides access from a public or private road to no more than 3 lots.

All planned driveways within the PUD are for the purpose of facilitating vehicular passage from public and/or private roads to the respective lots, specifically, to the designated parking areas for each lot which are the two (2)-car garages. Some driveways are twenty-feet (20') in length, others as depicted and labelled, are less than twenty-feet (20') in length.

Parking is permitted on driveways which are Twenty-feet (20') in length and have been identified for use as additional parking for the respective lot on the plan. Parking or any form of vehicle parking, storage, or standing is expressly prohibited on, over, or in driveways less than Twenty-feet (20') in length. Activities thus listed result in vehicle encroachment into the private alley which is also designated as a fire lane. This restriction is identified on the PUD and in associated notes and details. Guest parking has been provided via eighteen (18) designated visitor parking spaces with five (5) additional required ADA accessible spaces provided throughout the development.

- **Streets, ROW, & Roadway:**

Access is planned through easterly extension of Bearcat Drive (public ROW) from the Meadows Filing 2 and Buffalo Crossing filing 1 eastward into the site. Bearcat extends northward from within the site to connect to the existing Little Dogie Drive which bisects the Townhomes at Lorson Filing1 and Pioneer Landing Filing No. 1.

A planned alley (private road) provides access to sixty-eight (68) of the ninety (90) units. Twenty-two (22) units are access rear loaded garages from Bear Cat Loop. Use of the private road to provide rear loaded access allows the public street to be more pedestrian oriented and a less auto/garage dominant streetscape within the development filing.

Planned public & private road improvements, ROW dedications and adjustments include the following:

- Bearcat Loop (planned public): 50' urban low volume residential local
- Private Streets:
 - PUD authorization for use of private roads included in request
 - PUD Modifications for private road cross sections. No alley cross section is provided in the ECM; therefore, a modification is required to propose a new cross section for use an alley. (See PUD modification details for proposed alley cross section.)

- **Landscaping and Buffers**

Planned and proposed landscaping and buffers include the following:

- Twenty-foot (20') landscape buffer against Old Glory Drive along the western/northerly PUD edge for arterial road/street classifications. Required roadway trees to be installed within the buffer at a ratio of 1/25' of linear frontage of Old Glory Drive.
- Fifteen-foot (15') zoning district landscape buffer (between multifamily and single-family residential uses) adjacent to single-family zoning and land uses in the Meadows at Lorson Ranch Filing 2, Buffalo Crossing at Lorson Ranch Filing No. 1, Townhomes at Lorson Ranch Fil No. 1 and Pioneer Landing at Lorson Ranch Filing No. 1 (single-family zone) located opposite of the Property boundary adjacent to Old Glory Drive. Required landscape buffer trees is 1/30 linear feet of affected property boundary. Because of the overlapping buffer/screening requirements, the Roadway Landscaping requirements will control within the buffer area.

The landscape design includes a mix of deciduous and evergreen trees, varying ground plane treatments, and numerous planting beds. There are no landscape waivers being requested at this time.

- **Open Spaces & Trails**

- **Overall Lorson Ranch PUD Open Space:**

8,729,936 SF or 200.41-acres of cumulative open space has been provided within the overall Lorson Ranch development and has been dedicated to the Lorson Ranch Metropolitan District for ownership, operation, and maintenance. This open space is not cumulative or inclusive of open space requirements for this Ponderosa Filing.

- **Planned Open Space:**

Fifteen percent (15%) of the 10.38 acres, or 1.56 acres of open space has been provided within the development boundaries in excess of the ten-percent (10%) required by the PUD regulations in order to meet the multi-family landscaping requirements of the Code. Generally, the ten percent (10%) PUD open space requirements would be applied; however, since the PUD is for a multi-family use, staff has requested the multi-family landscaping requirements be applied in lieu of the PUD open space criteria. Since the multi-family landscaping requirements are greater than the PUD open space requirements, the more restrictive have been applied.

The Plan includes the following with respect to open space within the PUD:

- minimum ten-foot (10') buffer between open spaces and townhome structures to meet open space setback requirements of Code.
- Internal pedestrian access provided to:
 - Adjacent Public Trail network within Lorson Ranch
 - Private open space amenities (listed below)
- Open Space Amenities:
 - Bike racks
 - Outdoor seating areas
 - Pedestrian safety lights (blue light)
 - Trail/open space legend
 - Pedestrian amenities

- Paving enhancements around outdoor amenities (stamped, stained, colored, painted, etched, etc...)
- **Types of Proposed Recreational Facilities:**
There are currently no proposed recreational facilities. Internal pedestrian connections via sidewalks and pedestrian paths are being provided as part of this project to existing sidewalks and trail corridors.

PUD REVIEW/APPROVAL CRITERIA & JUSTIFICATION

The purpose of the Plan is to provide the information necessary to rezone the property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The Plan will also serve as the preliminary plan/plat document for the purposes of compliance with the subdivision requirements of the County.

- The proposed PUD District zoning advances the stated purposes set forth in this Section;
The Ponderosa at Lorson Ranch Filing No. 3 PUD advances the following selected stated purposes set forth in this Section, including, but not limited to:
 - a. ***To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;***
 - b. To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;
 - c. To encourage more efficient use of land services reflecting changes in the technologies and economies of land development
 - d. To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development

The planned townhome style development is in direct response to the market demand for attainably priced housing. The housing market is undergoing increased demands for urban style walkable communities which are close to recreational and retail opportunities. Completion of commercial phases within Lorson Ranch will provide pedestrian accessible shopping and retail opportunities to future residents.

The planned townhome development has been designed in response to and in consideration of the changes in market demand for attainable housing options which include townhome style units within planned townhome communities. Existing townhome development guidelines favor conventional subdivision design patterns which developed over the last several decades, which assume all homebuyers and/or consumers in the townhome market

desire conventional yard spaces (front, rear, side yards) similar to patterns developed in typical suburban housing neighborhoods.

In order to achieve target densities for the project, townhome buildings (inclusive of 3- & 4- unit structures) have been clustered and oriented in response to existing site conditions and configuration and in a manner to maximize expected densities while spatially accommodating required utility, stormwater, and transportation infrastructure required to support the subdivision. In addition to these necessary services and systems, open spaces and landscaped enhanced areas have also been provided to meet development criteria and to create a community aesthetic surrounding planned outdoor recreation opportunities.

Townhome developments which model conventional suburban development patterns are characterized (in the current context) as containing private individual open spaces in the form of private lots surrounding the townhome unit. These outdoor spaces are privately planned, owned, and maintained (or not) by the private homeowner. This results in less available land to be planned and developed as a community amenity. In this scenario, the public realm, streetscape, and overall community aesthetic is governed by individual preference and circumstance. Potential negative impacts include an inconsistent community character and aesthetic.

The Ponderosa Filing No. 3 Plan eliminates the private yards in order to maximize the use of land around individual units for supporting infrastructure (utilities, roads ((public & private)), stormwater management) and additional units to meet target densities. Remaining land has been consolidated in shared, accessible open spaces surrounding units and larger park and passive open space tracts conveniently sited which are accessible by sidewalk and internal pedestrian walkways and paths.

In order to achieve target densities within the development area, units have been grouped and oriented, roadways planned, and open spaces provided to reduce the amount of land areas devoted exclusively for streets and utilities while providing the same or equivalent levels of service. Planned use of alleyways to promote rear loaded garages and reduce the automobile dominance of the front yard and of the general streetscape are

- ***The application is in general conformity with the Master Plan;***

Findings of Master Plan conformity have been made with the previous underlying Sketch Plan approval of the land uses and densities proposed with the Ponderosa Fil 3 PUD. This application remains consistent with previous approvals and findings of conformity with the Master Plan and is consistent with previously approved filings adjacent to the site.

Water Master Plan Compliance: Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

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

The Plan and supporting submittal documents and reports are in compliance with the requirements and allowances of the Code which includes the use of the PUD modification process to authorize the use of private roads and associated cross section. The request for use of private road (alleyway) is accompanied by a PUD modification to introduce a cross section for the proposed alleyway. Complete justification for the proposed modifications are provided below in the PUD approval criteria regarding the use of modifications.

Approval of the Plan with modifications for private road allowances will not be detrimental to the health, safety, or welfare of the present or future residents of El Paso County. PUD modifications are approved by the BOCC with recommendations provided to the BOCC from the ECM and LDC administrators.

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

Suitability of the site for development has been reviewed through multiple phases of sketch plan and the review of the site as a Tract L, Ponderosa at Lorson Ranch Filing No. 1.

A new soils and geology report specifically prepared for this development area has been submitted for review in support of this PUD. No hazards or constraints were identified which would preclude or restrict development of the site. recommendations of the report and those made by Colorado Geologic Survey (CGS) will be adhered to in the implementation of the proposed development plan. The proposed use is consistent and compatible with approved and implemented residential densities depicted on the approved Lorson Ranch Sketch Plan.

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

- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;***
 No potentially detrimental adjacent land uses exist, nor is the planned use detrimental to any existing uses. The Plan provides adequate buffering and transitions between adjacent land uses with differing intensities, such as the surrounding detached single-family developments. The site design includes roadway and zoning district boundary buffers, landscape setbacks, and landscaping treatments as prescribed in the Landscape sections of the Code. these buffers have been identified earlier in this letter of intent under the PUD summary.
- The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;***
 Planned uses, dimensional and bulk requirements, and landscaping and buffering are appropriate and compatible with the existing residential development and the physical and aesthetic character of the community. These have been summarized in the PUD Development Plan Summary of this letter.

The proposed development re-introduces the single-family attached product type that was successful as part of the Buffalo Crossing development located off Old Glory Dr. to the northeast of this site.
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;***
 No areas of unique or significant historical, cultural, recreational, aesthetic or natural features which require special attention, consideration, description, or mitigation through the planning process, have been identified or are known to be present on site.
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;***
 Open spaces have been provided via a system of courtyards and greenways that are interconnected with pedestrian paths which also provide connections to external trail links.
- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;***
 Existing major roads and infrastructure facilities (including wet/dry utilities) within Lorson Ranch have been planned to meet the demand of the densities proposed

with this PUD. The following letters of service commitment have been received and provided in support of this development application:

- a. MVEA
- b. Black Hills Energy
- c. Widefield Water & Sanitation District
- d. Security Fire Protection District

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

The proposed development will be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design. Private pedestrian walkways have been provided to interconnect residents and guests with planned greenway and open spaces within the development filing. These planned private pedestrian paths also provide interconnections between and among the proposed townhome development and surrounding adjacent open spaces and development filings in Lorson Ranch. Private walks and paths also provide access to public sidewalks within and adjacent to the site for additional access to open spaces within Lorson Ranch

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

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

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

Proposed exceptions or deviations from the requirements of the zoning resolution or the subdivision regulations are warranted by virtue of the design and amenities incorporated in the development plan and development guide. PUD Modifications and supporting justification have been presented earlier in this letter.

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

The owner has authorized the application

PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION

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

The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the Master Plan.

Water Master Plan Compliance: Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

- **The subdivision is consistent with the purposes of this Code;**

The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the PUD development plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.

- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

The subdivision conforms to the design standards of the Code and with the approved Lorson Ranch Sketch Plan, except as modified herein.

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

A commitment to provide water service has been provided by Widefield Water & Sanitation District which has adequate water resources to serve the proposed development. It is anticipated that the BCC will be able to make the required water findings during this preliminary plan review.

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

The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Lorson Ranch and its many development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

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

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC.

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

Adequate drainage improvements have been provided, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM.

- **The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;**

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.

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

Legal and physical access is and will be provided to all parcels by planned public rights-of-way in connection with a private alleyway with appropriate access and utility easements. A request for authorization to use a private road and accompanying PUD modification for the design of the private road has been included in the PUD request and justifications and are pending approval by the BOCC with recommendations from the ECM and LDC administrators, respectively.

- **The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision where practical; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) by incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

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

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application.

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

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

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

The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the County Code, except as varied by the approval of the proposed PUD modifications or otherwise approved with conditions imposed by the BOCC.

Master Plan for Mineral Extraction:

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

Schools:

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

Proposed Services:

Ponderosa at Lorson Ranch Filing 3 will be a part of the Lorson Ranch Metropolitan District #1 which shall own and maintain common areas such as setbacks, trails, common areas, open space, signage, detention facilities, etc. This development will be served by the additional entities as outlined below:

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

Impacts associated with the PUD Development Plan & Preliminary Plan:

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C097G' effective date December 7, 2018.

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

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

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

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

includes recommendations for the placement of 6 foot high noise barriers to mitigate noise impacts to acceptable levels.

Vegetation, Wildlife Habitats and Migration Routes:

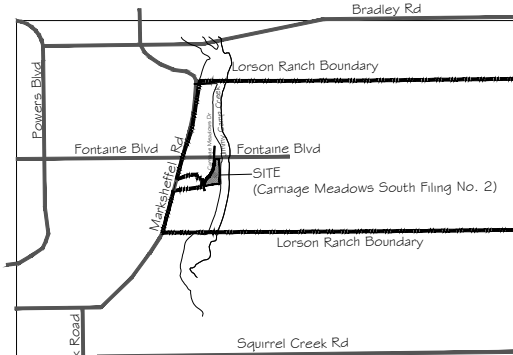
Proposed landscaping will include almost all low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

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

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

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

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



VICINITY MAP

GENERAL PROVISIONS & NOTES

STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for 90 Single-Family attached residential townhome units in a manner consistent with the approved Lorson Ranch Sketch Plan Minor Amendment which identifies a target density range of 7-10 DU/AC, in addition to the following stated purposes for PUD encouraged by El Paso County:

- To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;
- To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements
- To encourage more efficient use of land services reflecting changes in the technologies and economies of land development
- To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;
- To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;

AUTHORITY: This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, as amended, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

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

ADOPTION: The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for PONDEROSA AT LORSON RANCH FILING NO. 3 is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code, as amended; and this development plan complies 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 PONDEROSA AT LORSON RANCH FILING NO. 3 provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended, administrative determination by the PCD Director, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

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

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

DEVELOPMENT STANDARDS AND GUIDELINES

Residential Use Standards:

- Permitted Uses within the Ponderosa at Lorson Ranch North PUD Include: Single Family Attached Residential, mail kiosks, trail corridors, development signage, pedestrian paths, walkways, & public sidewalks, decorative & split rail fencing, utilities, stormwater facilities, drainage improvements, open space and landscape improvements, parks and associated park related equipment, and public and private roads.
- Principal use(s) shall be limited to one (1) Single-Family Attached Residence per lot. ACCESSORY STRUCTURES are prohibited regardless of placement or size.
- Model Home/ Subdivision Sales Office are permitted temporary uses. Temporary uses are subject to the requirements of the El Paso County Land Development Code Section 5.3.1, as amended.
- Residential Home Occupations are permitted pursuant to applicant compliance with the El Paso County Land Development Code, as amended. Compliance with visitor/guest parking requirements necessary to obtain a home occupation permit shall be the sole responsibility of the home owner/applicant. Home occupations may be limited or otherwise restricted based on applicant's ability to meet all required standards and compliance with any applicable State of Colorado requirements.
- Residential Day Cares to be permitted per the El Paso County Land Development Code, as amended and compliance with all State of Colorado permitting requirements and/or restrictions.
- Private Residential Solar Energy Systems are permitted as part of the main structure per the El Paso County Land Development Code, as amended.
- Fencing: There shall be no internal fencing allowed within individual lots. Fences used for buffering, screening, or landscape enhancement, shall in no way be sited or otherwise constructed in a manner which may impede surface drainage, stormwater runoff, or planned drainage facilities in any way.

Bulk, Density, & Dimensional Standards

- Projections into setbacks are governed by the El Paso County Land Development Code, as amended in effect at the time of PUD Plan Approval.
- Maximum Impervious Coverage (per Residential Lot): No Maximum
- Maximum Structural Height: Forty Five Feet (45').
- Minimum Width of Lot at Front Building Setback Line: No Minimum
- Setbacks:
 - Front/Rear Yard: Zero (0') lot line setback
 - Internal Side Yard: Zero (0') lot line setback
 - End Unit Side Yard: Two-foot (2') setback
- Open Space Setbacks: All tracts designated as open space to meet PUD and multi-family open space requirements shall be setback 10' from all structures on adjacent tracts or parcels.

LANDSCAPE

- Landscape areas, trails, common open space and buffers shall be installed by the developer with private/public improvements required by this PUD and associated final plats. Landscaping shall be maintained by the Lorson Ranch Metropolitan District No. 1.
- Any landscaping within the public rights-of-way will be subject to a license agreement with El Paso County for ownership and maintenance responsibilities.
- No landscaping shall obstruct sight distance triangles per Engineering Criteria Manual Reference 2.3.6.G. The minimum horizontal clearance for sidewalks around utility structures, furniture, and other encroachments shall be 4 feet or greater to provide safe conditions for pedestrians and bicyclists per the Engineering Criteria Manual.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS

A "Geology and Soils Study" for Carnage Meadows South, El Paso County, Colorado" was completed by Rocky Mountain Group (RMG) on November 7, 2019.

Geologic Hazard Note:

No lots have been identified by the referenced RMG report which are adversely impacted by geologic hazards. The overall development area has been found to be impacted by geologic constraints listed below. Mitigation measures and a map of geologic conditions can be found in the report "GEOLOGIC AND SOILS STUDY" prepared by RMG dated, November 7, 2019, in file Carnage Meadows South at Lorson Ranch Filing No. 2 available at the El Paso County Planning and Community Development Department:

- Expansive and hydrocompactive soils
- Seismicity
- Karst

Concerning geologic constraints, RMG concludes that the referenced constraints are not considered hazards or unusual for the Front Range region of Colorado. Mitigation of identified constraints is most effectively accomplished by avoidance. However, where avoidance is not a practical or acceptable alternative, geologic conditions should be mitigated by implementing appropriate planning, engineering, and local construction practices.

According to the report, conventional shallow foundation systems consisting of standard spread footings/systems are anticipated to be suitable for the proposed residential structures. The report recommends foundation systems for the attached single family structures should be designed and constructed based upon recommendations developed in a site-specific Subsurface Soil Investigation. The recommendations presented in the Subsurface Soil Investigation should be verified following the excavations of each structure and evaluation of the building loads.

FLOODPLAIN NOTES:

This property is not located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number 100041C0357G, effective date 12/7/2018. The floodplain was previously revised per LOMR Case No. 06-08-B643P effective date of revision August 29, 2007.

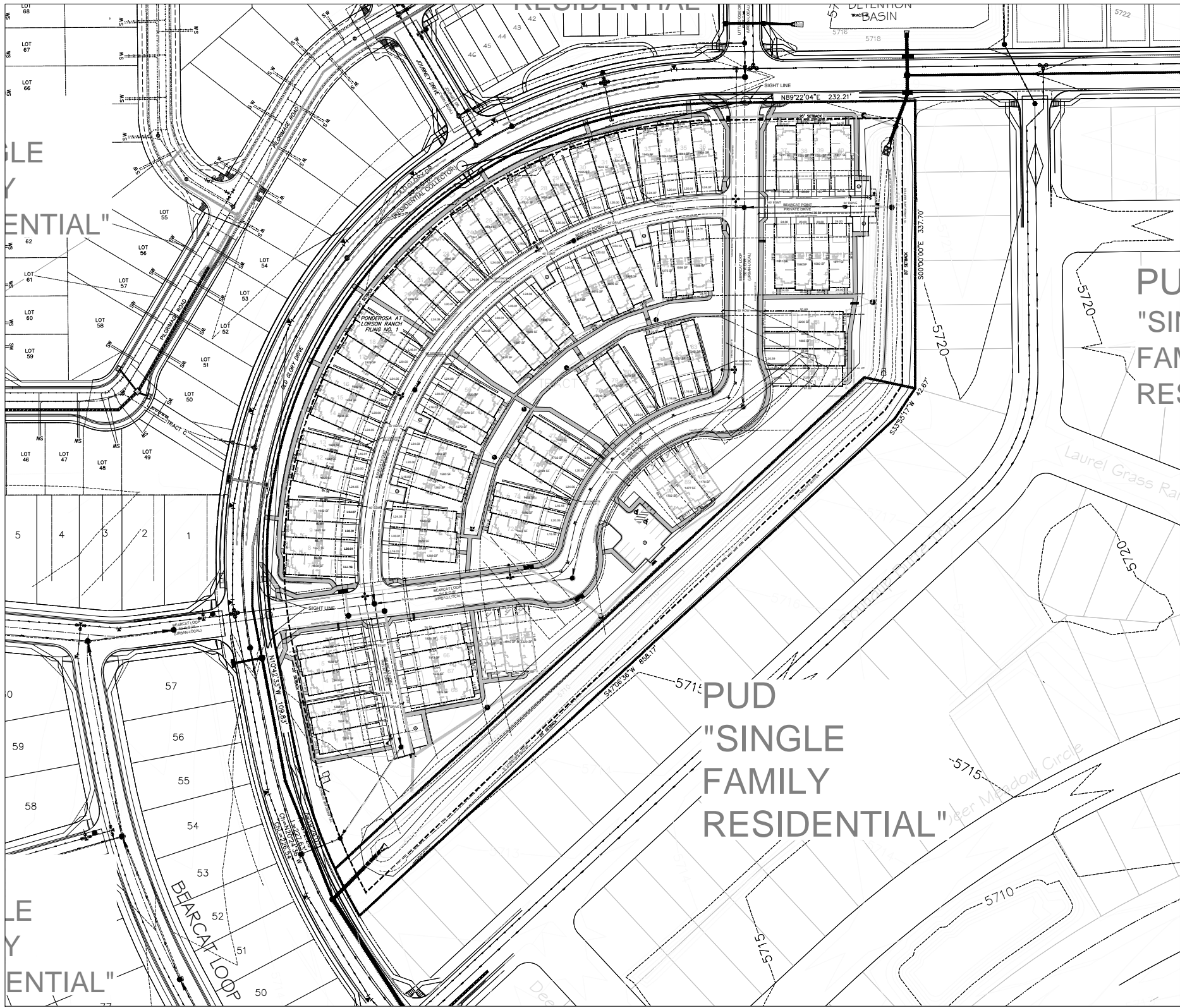
ARCHITECTURAL CONTROL COMMITTEE REVIEW

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

LORSON RANCH

A PLANNED UNIT DEVELOPMENT FOR TOWNHOMES @ PONDEROSA NORTH AT LORSON RANCH

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



LEGAL DESCRIPTION- PONDEROSA TOWNHOMES @ LORSON RANCH

TRACT L PONDEROSA AT LORSON RANCH FILING NO. 1

STREETS & PARKING

- This PUD includes a request for authorization to use private roads and a PUD Design Modification to introduce the cross section for which the private streets will be constructed.
- Beacraft Point is designed as private and will be privately owned and maintained by the Lorson Ranch Metropolitan District. Private streets have been designed to a proposed alley cross section. Use of the alley requires a PUD modification to establish a criteria for the proposed alley where none exists in the LDC or ECM. See PUD modification discussion and Street Details Sheet for additional information in the proposed alley cross section.
- All private streets shall be named to El Paso/Teller County E-911 and PRRBDEnumeration standards.
- All homes shall be addressed off the named street at the rear of the home. Addresses for all lots 1- 90 shall be placed on both the front and rear of the building.
- There shall be no direct lot access to or from Old Glory Drive.
- No on-street parking is permitted on roadways less than 34' in width or as illustrated on the plan.
- Landscape Tracts, common open space and buffers together with associated landscape enhancements and materials shall be owned and maintained by the Homeowner's association as described in the Tract Table and Tract Notes.
- Streets within the development provide for levels of vehicular circulation required by the Traffic Study. Sidewalks shall be provided as illustrated on this plan.
- Parking shall not be permitted on driveways less than 20' in length. Driveways less than 20' in length have been designated as "No Parking" on the plan.

PARKING TABLE:

NUMBER OF LOTS: 90

	SPACES/UNIT	SPACES REQUIRED	SPACES PROVIDED
SINGLE-FAMILY ATTACHED	2 / DU	180	180 (via 2 car attached garages)
GUEST SPACES	1 SPACE / 4 UNITS	23 SPACES (90/4=22.25)	23
ACCESSIBLE SPACES	1 ADA / 25 SPACES	5	5
TOTAL:		208	208 PARKING SPACES

SIDEWALKS:

- Sidewalks depicted as encroaching into individual townhome lots are for accessibility purposes associated with the affected lot or to provide adequate internal pedestrian connections and circulation. All lots thus affected will be platted with a sidewalk easement for the purposes of granting public access and identifying the maintenance obligations of the Homeowner's Association.
- Sidewalks have been identified as extending to individual townhome lots. These depictions are for informational purposes only. Final locations of sidewalk extensions into the individual lots will be determined at the time of site plan approval.
- Developments within a Planned Unit Development (PUD) zoning district shall be required to design and construct sidewalks to a thickness of five inches (5') for all sidewalks along the entire length of any roadway from which temporary or permanent access will be provided unless an alternative thickness is approved by the Board of County Commissioners as an element of the associated PUD development standards.
- Under no circumstances shall any sidewalk be designed and constructed to a thickness of less than four inches (4'). All other sidewalks within a PUD zoning district (e.g., sidewalks in common areas, sidewalks along identified school parcels, sidewalks in open space, etc.) may be designed and constructed to a thickness of five inches (5') but may, at the developer's discretion, be reduced to a thickness no less than four inches (4').
- Private pedestrian sidewalks/pedestrian paths located in tracts to provide pedestrian access and circulation through the site shall be platted with access easements for the use and benefit of residents and guests of the development.

LAND USE:

CURRENT ZONING:	PUD (PLANNED UNIT DEVELOPMENT) RMH RESIDENTIAL MEDIUM HIGH TARGET DENSITY 1.0-1.3 DU/ AC
CURRENT LAND USE:	VACANT/ UNDEVELOPED
PROPOSED LAND USE:	SINGLE-FAMILY ATTACHED RESIDENTIAL WITH THREE (3) & FOUR (4) UNIT TOWNHOME STRUCTURES; LANDSCAPE, DRAINAGE, & UTILITY TRACTS/EASEMENTS; OPEN SPACE; TRAIL CORRIDORS & PEDESTRIAN FACILITIES; DRAINAGE FACILITIES; AND SIGNAGE

SITE DATA TABLE:

TOTAL SITE ACREAGE	10.38 AC
PROPOSED SINGLE-FAMILY ATTACHED DWELLING UNITS	90 D.U.
FINAL PROPOSED (GROSS) DENSITY	8.67 D.U./AC.
FINAL PROPOSED (NET) DENSITY	10.95 D.U./AC. (NET 2.16 AC ASSIGNED TO STREETS/ROADS)
PLANNED TARGET DENSITY RANGE	1.0-1.3 D.U./AC.

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY ATTACHED RESIDENTIAL (90 LOTS)	3.450 AC	33.24%
LANDSCAPE	3.121 AC	30.1%
OPEN SPACE	1.57 AC	15.1%
PUBLIC STREETS (ROW DEDICATED WITH FUTURE PLAT)	1.23 AC	11.8%
PRIVATE STREETS	1.004 AC	9.67%
TOTAL	10.38 AC	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 15% OF TOTAL ACREAGE, 10.38 AC X .15 = 1.557 ACRES
TOTAL OPEN SPACE PROVIDED IS 1.574AC (15.1% of 10.38 AC SITE)

PUD MODIFICATIONS

- A PUD Modification of Section 5.4.4.C & E (Public Roads Required & Private Road Allowances) of the EPC Land Development Code to permit the use of private roads subject to the PUD process. The use of the private roads requires authorization by the PUD and approval by the BOCC. Private roads will be constructed with a modified design in accordance with the modification approval process.
- A PUD Modification is required to establish a cross section for use as private alley where no standard or cross section exists. The PUD includes a request for authorization to use private roads. A design modification is requested to establish a private road cross section and standard for use in the development. A detail of the cross section is provided in the details section of this Plan.
- A PUD modification of Section 5.6.C.1.g Blanket Utility Easements Prohibited is required to provide MVEA requested utility easements over Tracts A through R, inclusively, in lieu of typical S' side and 7' rear yard utility easements.

Land Owner Certification

In Witness Whereof: The aforementioned Lorson LLC as Nominee has executed these presents this _____ day of _____ 20__ A.D. Lorson LLC as Nominee for Heidi LLC, a Colorado Limited Liability Company

Authorized Agent, Manager

STATE OF COLORADO)
EL PASO COUNTY)SS.

The above and foregoing statement was acknowledged before me this _____ day of _____ 20__ A.D. by

_____, Witness my Hand and SEAL:

My Commission Expires: _____

Notary Public

County Certification

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

Chair, Board of County Commissioners Date

Director, Planning and Community Development Date

Clerk and Recorder Certification

STATE OF COLORADO)
(SS.
EL PASO COUNTY)

I hereby certify that this Plan was filed in my office on this _____ of _____, 20__ at _____ o'clock a.m./p.m. and was recorded per

Reception No. _____.

El Paso County Clerk and Recorder

SHEET INDEX:

P1	PUD COVER SHEET
P2	TRACT TABLE
P3	PUD LOT DETAILS
P4	PUD STREET, FENCE, SIGN DETAILS
P5	PUD DEVELOPMENT PLAN
L1 -4	LANDSCAPE PLAN

OWNERS:
Love In Action, a Colorado Non-Profit Organization
212 N Wahatch, Suite 301
Colorado Springs, Co 80903
(719) 635-3200

PREPARED BY:
THOMAS & THOMAS, INC.
PLANNING, URBAN DESIGN, LANDSCAPE ARCH., INC.
702 N. TEJON STREET
Colorado Springs, Co 80903
(719) 578-8777

Thomas & Thomas
planning, urban design • landscape architecture, inc.
202 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

Ponderosa - Townhomes
Preliminary Concept Layout

El Paso County, CO

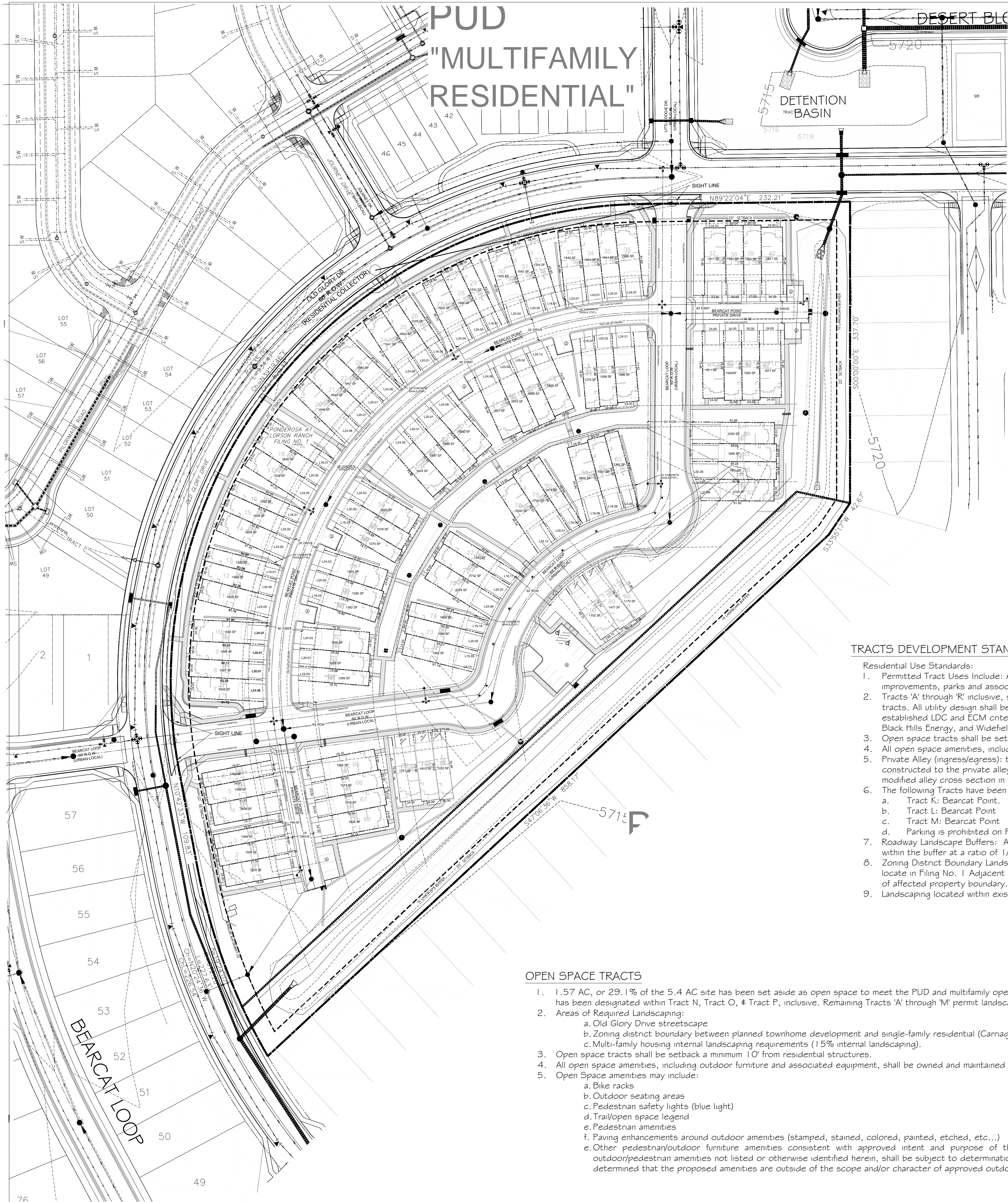
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REV #	DATE	REVISIONS
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DESIGNED SB	07.03.19	AS NOTED
DRAWN SB	07.03.19	
CHECKED JH	11.15.19	
PROJECT NUMBER:	2816.17	

SCALE:

P1



TRACT TABLE

	SIZE	OPEN SPACE	LANDSCAPING	PEDESTRIAN PATHS/WALKS	SIGNAGE/ IMPROVEMENTS	PUBLIC DRAINAGE/ DETENTION	PRIVATE DRIVE/ PARKING	PUBLIC UTILITES	OWNED & MAINTAINED BY
A	30,305 SF		X	X	X	X		X	HOA
B	66,363 SF		X	X	X	X		X	HOA
C	7,418 SF		X	X	X	X		X	HOA
D	8,327 SF		X	X	X	X		X	HOA
E	4,982 SF		X	X	X	X		X	HOA
F	4,855 SF		X	X	X	X		X	HOA
G	2,331 SF		X	X	X	X		X	HOA
H	5,054 SF		X	X	X	X		X	HOA
I	6,300 SF		X	X	X	X		X	HOA
J	3,462 SF		X	X	X	X		X	HOA
K	6,705 SF		X	X	X	X	X	X	HOA
L	27,996 SF		X	X	X	X	X	X	HOA
M	5,587 SF		X	X	X	X	X	X	HOA
N	826 SF	X	X	X	X	X		X	HOA
O	14,421 SF	X	X	X	X	X		X	HOA
P	53,101 SF	X	X	X	X	X		X	HOA

TOTAL TRACT AREA: 145,174 SF (3.33 AC)

TOTAL OPEN SPACE TRACT AREA (TRACTS N THROUGH P) : 68,348 SF (1.57 AC)


LRMD= LORSON RANCH METROPOLITAN DISTRICT
HOA= PONDEROSA FILING NO. 3 HOMEOWNER'S ASSOCIATION
'X'= DENOTES PERMITTED USE WITHIN DESIGNATED TRACTS

TRACTS DEVELOPMENT STANDARDS AND GUIDELINES

- Residential Use Standards:
- Permitted Tract Uses Include: Access (ingress/egress), mail kiosks, development signage, fencing, utilities, stormwater facilities, drainage improvements, open space and landscape improvements, parks and associated park related equipment, trail corridors, private pedestnan walkways & public sidewalks.
 - Tracts 'A' through 'R' inclusive, shall be platted with blanket utility easements to allow respective utility providers flexibility in designing planned infrastructure and service lines within the proposed tracts. All utility design shall be coordinated with the respective utility service provider and subject to review by the Planning and Community Development Department for compliance with established LDC and ECM cntena regarding the design and location of utility service lines and associated appurtenances. utility providers include: Mountain View Electrnc Association (MVEA), Black Hills Energy, and Widefield Water & Sanitation Distinct. All entities have reviewed this PUD with respect to the location of proposed utilities within the proposed tract network.
 - Open space tracts shall be setback a minimum 10' from residential structures. The required 10' is provided via open space buffer/setback Tracts C,D,E,F,G,H, & I, inclusive.
 - All open space amenities, including outdoor furniture and associated equipment, shall be owned and maintained by the Carnage Meadows South Filing No. 2 Homeowner's Association.
 - Private Alley (ingress/egress): the following tracts are designated for use as private alleys to provide access to rear loaded garages attached to each townhome unit. Private alleys shall be constructed to the private alley cross section located on the Street/Road detail sheet of this Plan. the use of private roads within the PUD requires authorization by the BOCC. The use of a modified alley cross section in the absence of a standard in the ECM requires recommendation by the ECM and LDC administrators and authorization by the BOCC.
 - The following Tracts have been planned for use as private alley ways (private streets) and will be owner and maintained by the Lorson Ranch Metropolitan District:
 - Tract K: Bearcat Point.
 - Tract L: Bearcat Point
 - Tract M: Bearcat Point
 - Parking is prohibited on Private Roads (alleyways) Tracts K, L, & M, identified as Bearcat Point, except for planned/striped guest parking areas.
 - Roadway Landscape Buffers: A Twenty-foot (20') landscape buffer adjacent to Old Glory Drive for minor arterial road/street landscaping and buffering. Required roadway trees to be installed within the buffer at a ratio of 1/20 feet of linear frontage.
 - Zoning District Boundary Landscape Buffer: A Fifteen-foot (15') zoning district landscape buffer to buffer against the planned townhome community (multifamily) and single-family residential uses locate in Filing No. 1 Adjacent to the southern PUD boundary. Filing (single-family zone) located at the project's southern property boundary. Required landscape buffer trees is 1/30 linear feet of affected property boundary.
 - Landscaping located within existing or planned public rights-of-way shall be subject to a license agreement for private improvements in the public right-of-way.

OPEN SPACE TRACTS

- 1.57 AC, or 29.1% of the 5.4 AC site has been set aside as open space to meet the PUD and multifamily open space requirements of the Code. Open space meeting this requirement has been designated within Tract N, Tract O, & Tract P, inclusive. Remaining Tracts 'A' through 'M' permit landscaping, but are not included in the PUD open space requirement calculations.
- Areas of Required Landscaping:
 - Old Glory Drive streetscape
 - Zoning district boundary between planned townhome development and single-family residential (Carnage Meadows South at Lorson Ranch Filing No. 1).
 - Multi-family housing internal landscaping requirements (15% internal landscaping).
- Open space tracts shall be setback a minimum 10' from residential structures.
- All open space amenities, including outdoor furniture and associated equipment, shall be owned and maintained by the Carnage Meadows South Filing No. 2 Homeowner's Association
- Open Space amenities may include:
 - Bike racks
 - Outdoor seating areas
 - Pedestrian safety lights (blue light)
 - Trail/open space legend
 - Pedestrian amenities
 - Paving enhancements around outdoor amenities (stamped, stained, colored, painted, etched, etc...)
 - Other pedestnan/outdoor furniture amenities consistent with approved intent and purpose of this PUD and identified details provided herein. introduction of additional outdoor/pedestnan amenities not listed or otherwise identified herein, shall be subject to determination of consistency by the PCD Director, and subject to PUD amendment if it is determined that the proposed amenities are outside of the scope and/or character of approved outdoor/pedestnan amenities.



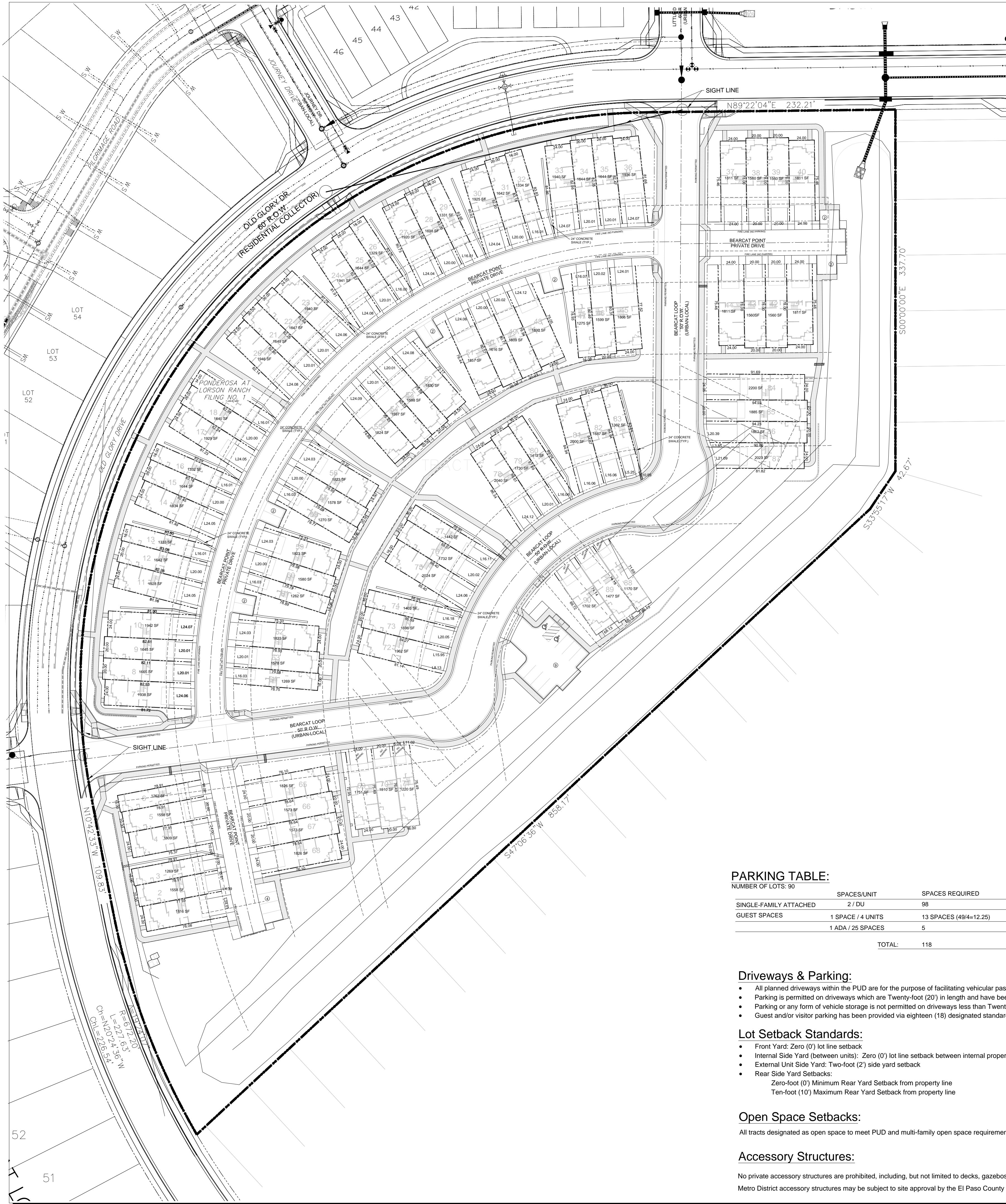
Thomas+Thomas
planning urban design landscape architecture, inc.
702 North Teton
Colorado (970) 578-8777

Ponderosa - Townhomes
Concept Plan
Colorado Springs, CO

REV #	REVISIONS	DATE
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DESIGNED	SB	07.03.19
DRAWN	SB	07.03.19
CHECKED	JH	11.15.19
PROJECT NUMBER:		2816.17

P2



PARKING TABLE:
NUMBER OF LOTS: 90

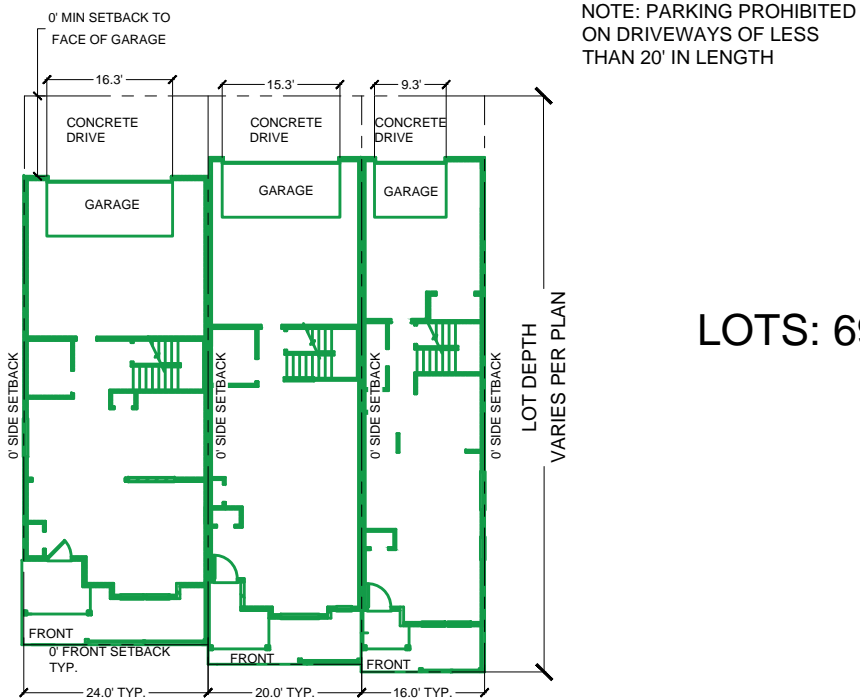
	SPACES/UNIT	SPACES REQUIRED	SPACES PROVIDED
SINGLE-FAMILY ATTACHED	2 / DU	98	98 (via 2 car attached garages)
GUEST SPACES	1 SPACE / 4 UNITS	13 SPACES (49/4=12.25)	18
	1 ADA / 25 SPACES	5	5
TOTAL:		118	121 PARKING SPACES

- Driveways & Parking:**
- All planned driveways within the PUD are for the purpose of facilitating vehicular passage from private alleyways and streets to the individual lots, specifically, to the designated parking areas for each lot which is located within the attached 2-car garage.
 - Parking is permitted on driveways which are Twenty-foot (20') in length and have been identified on the plan.
 - Parking or any form of vehicle storage is not permitted on driveways less than Twenty-feet (20') in length, as restricted by the PUD and associated notes.
 - Guest and/or visitor parking has been provided via eighteen (18) designated standard visitor parking spaces together with five (5) additional ADA accessible spaces. A total of 23 guest spaces have been provided inclusive of standard and accessible spaces.

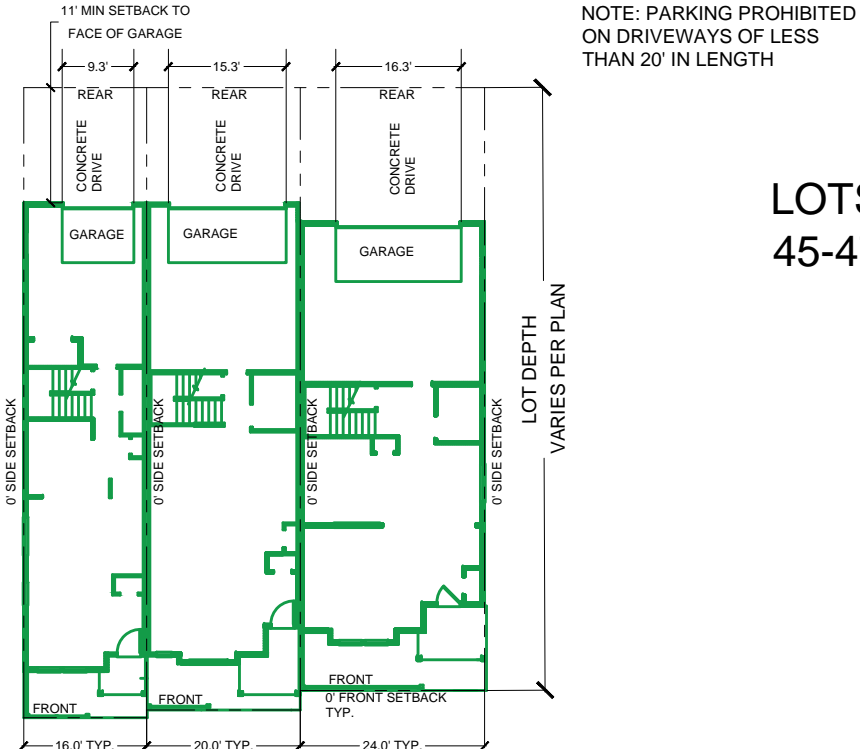
- Lot Setback Standards:**
- Front Yard: Zero (0') lot line setback
 - Internal Side Yard (between units): Zero (0') lot line setback between internal property lines of townhome unit buildings
 - External Unit Side Yard: Two-foot (2') side yard setback
 - Rear Side Yard Setbacks:
 - Zero-foot (0') Minimum Rear Yard Setback from property line
 - Ten-foot (10') Maximum Rear Yard Setback from property line

Open Space Setbacks:
All tracts designated as open space to meet PUD and multi-family open space requirements shall be setback 10' from all structures on adjacent tracts or parcels.

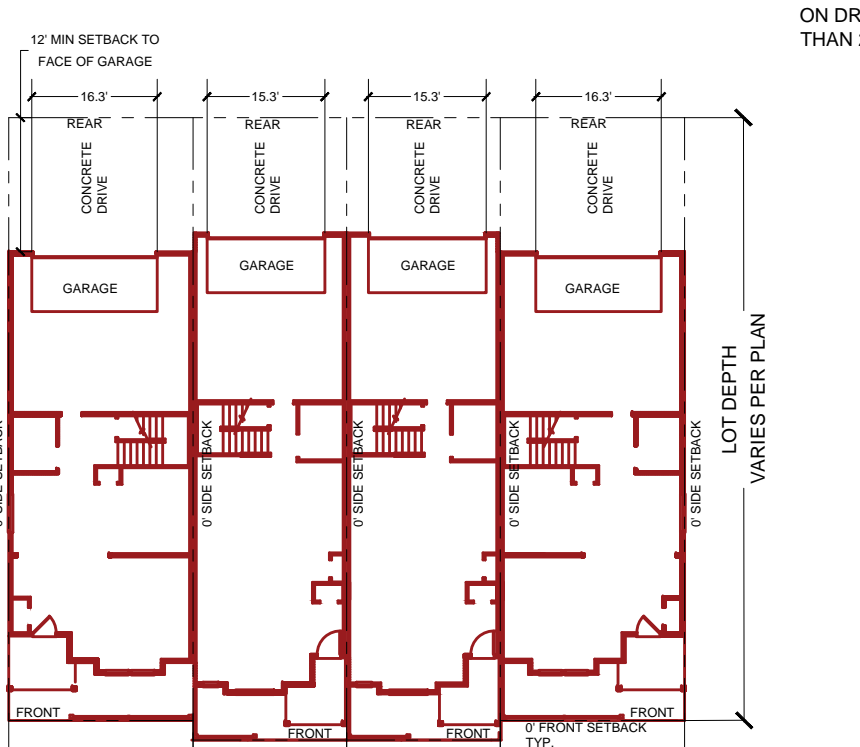
Accessory Structures:
No private accessory structures are prohibited, including, but not limited to decks, gazebos, saunas, or other accessory structures regardless of size or placement on any private lot, and exclusive of Lorson Ranch Metropolitan District structures or facilities. Placement of Metro District accessory structures may be subject to site approval by the El Paso County Planning Commission.



LOTS: 69-71, 88-90



LOTS: 1-6, 11-19, 24-32, 45-47, 56-64, 72-83



LOTS: 7-10, 20-23, 33-36, 37-44, 48-55, 65-68, 84-87

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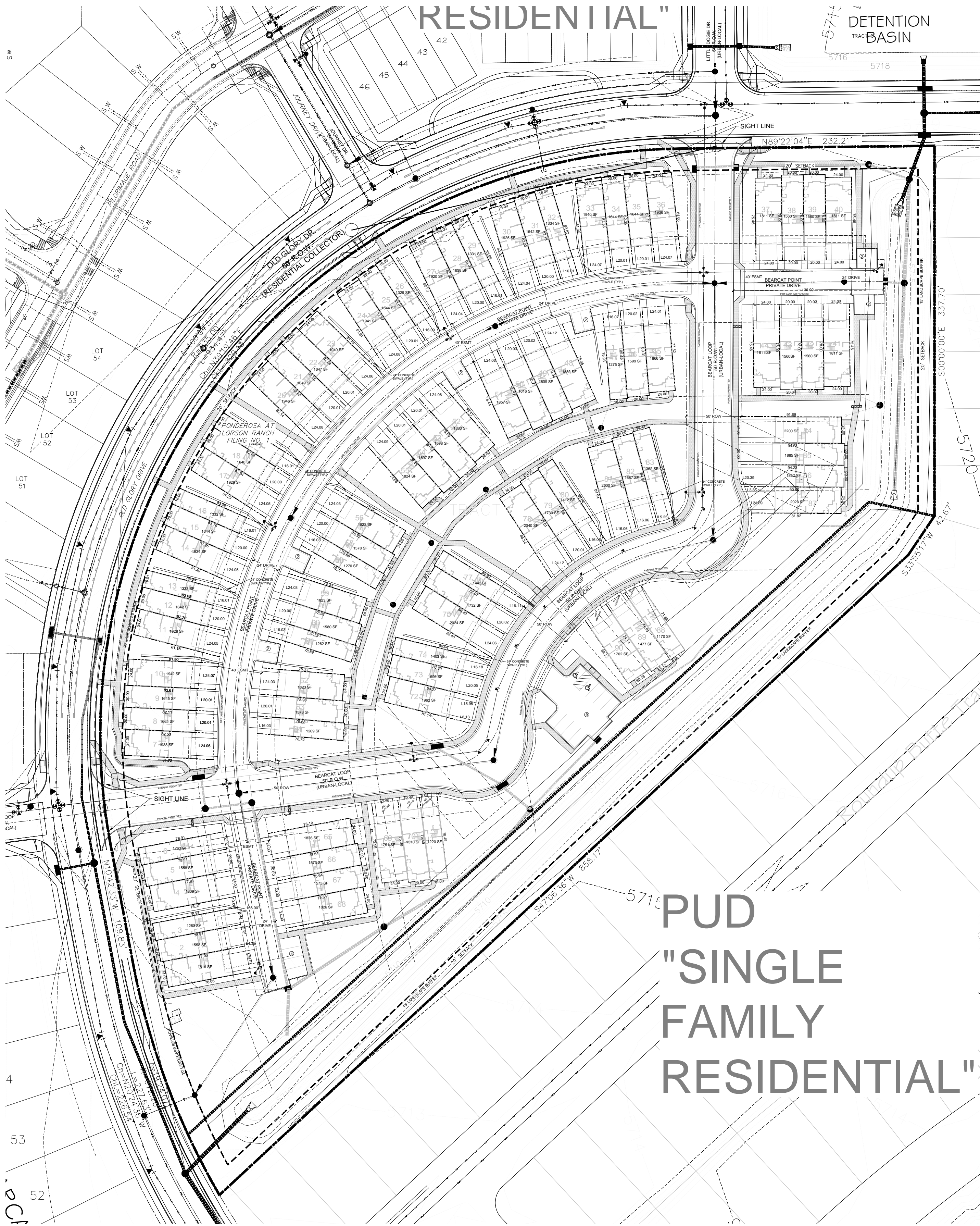
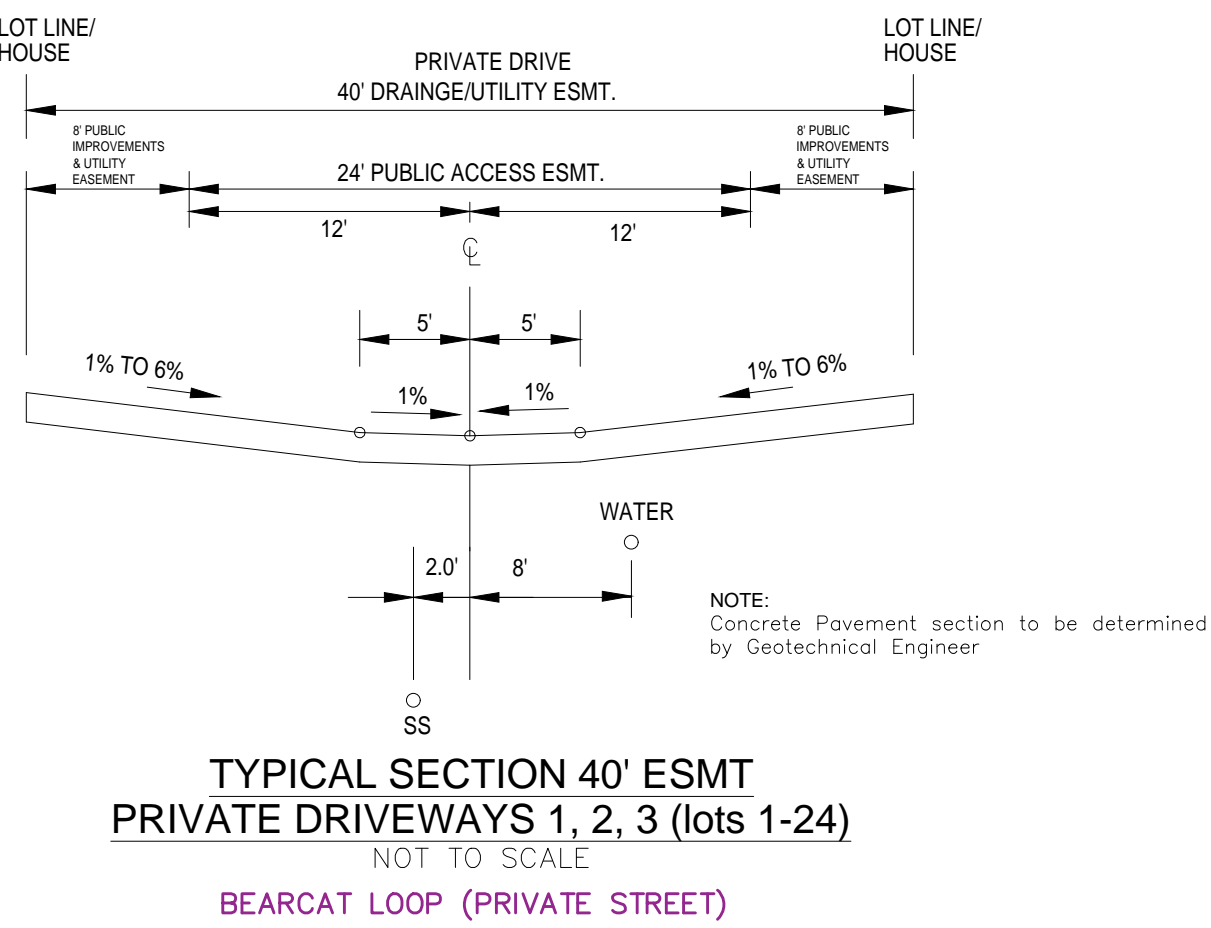
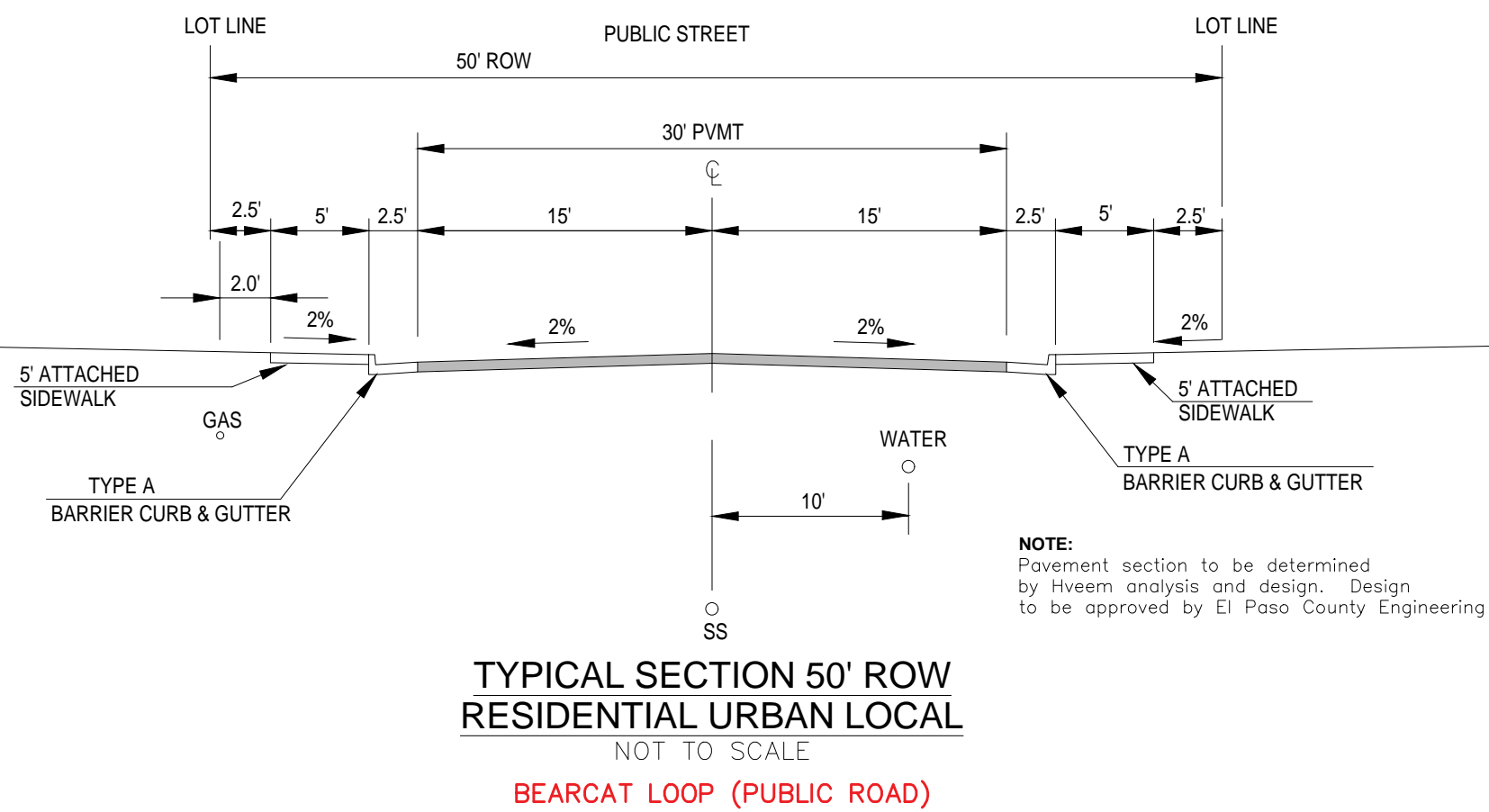
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DRAWN	SB	07.03.19		
CHECKED	JH	11.15.19		

LORSON RANCH

A PLANNED UNIT DEVELOPMENT FOR
TOWNHOMES @ PONDEROSA NORTH AT LORSON RANCH

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

TYPICAL STREET CROSS-SECTIONS



STREETS & DRIVEWAY DETAILS

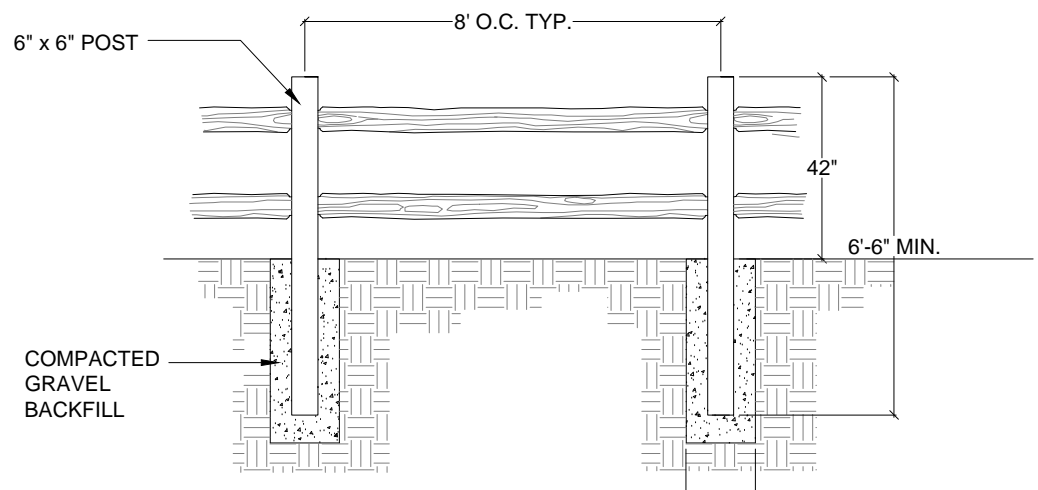
- PLANNED PUBLIC ROADS INCLUDE:
- Bearcat Loop (planned public): 50' urban low volume residential local
- PRIVATE STREETS:
- PUD authorization for use of private roads included in request
 - PUD Modifications for private road cross sections. No alley cross section is provided in the ECM; therefore, a modification is required to propose a new cross section for use as an alley. (See PUD modification details for proposed alley cross section.)
 - Private roads include:
 - a. Bearcat Trail (located in Tract K, Tract L, & Tract M)

SIGN DETAILS (No. 1)

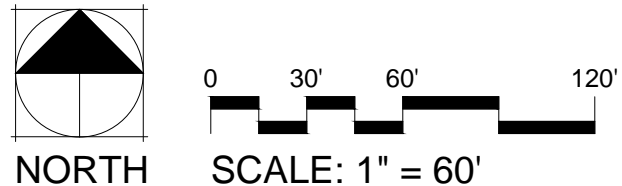


1 FIRE LANE/NO PARKING SIGN DETAIL
NTS

FENCING/SOUND WALL DETAILS (Nos. 2-3)



2 SPLIT-RAIL FENCE
NTS



Ponderosa - Townhomes
PUD Preliminary Plan

El Paso County, CO

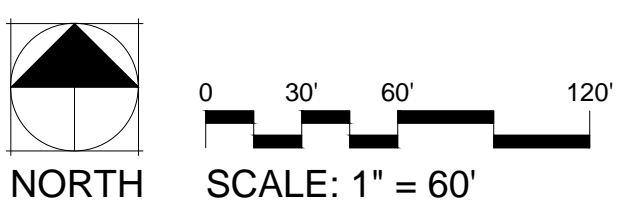
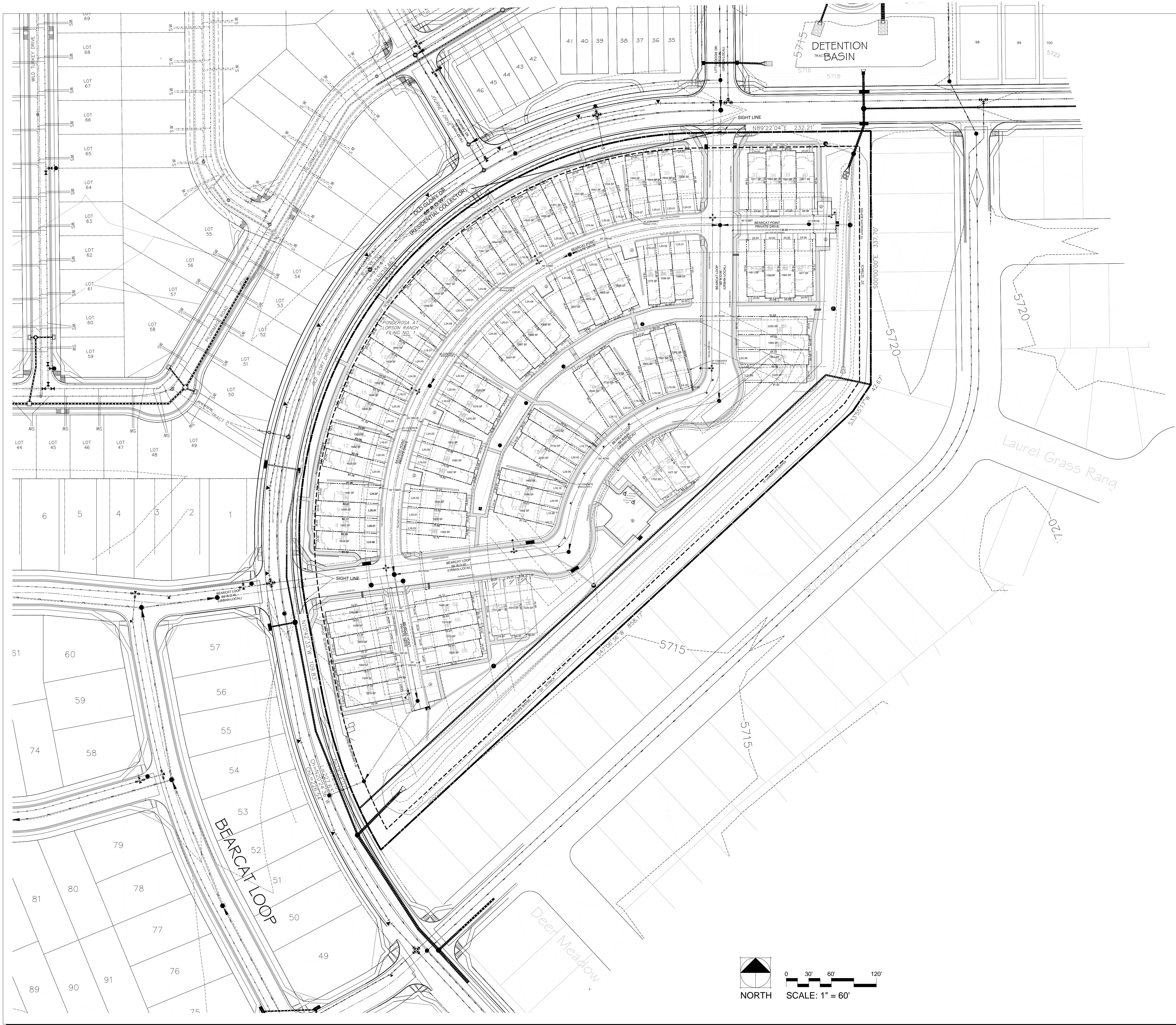
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CHECKED	JH	11.15.19
PROJECT NUMBER:		2816.17

SCALE: AS NOTED

P4

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planning urban design + landscape architecture, inc.
702 North Tegen
Colorado 80903
(719) 578-8777



PRELIMINARY
NOT FOR
CONSTRUCTION

DESIGNED	SB	07.03.19
DRAWN	SB	07.03.19
CHECKED	JH	11.15.19
PROJECT NUMBER:	2816.17	

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STAMP:

Ponderosa - Townhomes
ZONING MAP

El Paso County, CO

Thomas+Thomas
planning urban design + landscape architecture, inc.
702 North Tegen
Colorado (719) 578-8777

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Man Cave at Bentgrass Meadows Drive Minor Subdivision

Agenda Date: February 12, 2020

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request for approval by Yury Dyachenko, on behalf of Lisa Peterson, for Man Cave at Bentgrass Meadows Drive Minor Subdivision, a one-lot commercial plat identified as El Paso County parcel ID #53010-00-016. The lot is 17.35 acres and is currently being used as agricultural grazing land. The parcel is within an I-2 limited industrial zoning district, and is located west of Falcon, northwest of the intersection of Woodmen Road and Meridian Road, along Bent Grass Meadows Drive.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Woodmen Hills Secondary Regional Trail alignment exists on the eastern side of the site, running north/south along an unnamed stream. Other nearby trails and routes not impacted by the project include the Rock Island Trailhead, located approximately .8 miles to the southwest, while the completed section of the Woodmen Hills Trail is located .25 miles south of the site. The proposed Woodmen Road bicycle route is located approximately .25 miles south and the Meridian bicycle route is .8 miles to the east. 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 east side of the stream that bisects the property, which will allow for the construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on this Final Plat.

No regional park fees are recommended, as the County has not elected to require park fees for commercial subdivisions.

Recommended Motion:

Recommend to the Planning Commission and the Board of County Commissioners that the approval of Man Cave at Bentgrass Meadows Drive Minor Subdivision include the following conditions: designate and provide to El Paso County a 25-foot trail easement along the east side of the stream that bisects the property, which will allow for the construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Development
Application
Permit
Review



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

February 4, 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:	Man Cave At Bentgrass Meadows Drive	Application Type:	Final Plat
PCD Reference #:	MS201	Total Acreage:	17.35
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Randy DeYoung	Hammers Construction	Regional Park Area:	2
2790 N. Academy Blvd. #150	John Latham	Urban Park Area:	2
Colorado Springs, CO 80917	1411 Woolsey Heights	Existing Zoning Code:	PUD
	Colorado Springs, CO 80915	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 2		
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: 2		
Regional Park Area: 2		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 the Board of County Commissioners that the approval of Man Cave at Bentgrass Meadows Drive Minor Subdivision include the following conditions: designate and provide to El Paso County a 25-foot trail easement along the east side of the stream that bisects the property, which will allow for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on this Final Plat.

Park Advisory Board Recommendation:



Steve Hammers, President

HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400

(719) 570-1599 | www.hammersconstruction.com

Specializing in Design/Build

Letter of Intent

Plot Plan

Owner Information

Deyoung Randall L
2790 N Academy Blvd. #150
Colorado Springs, CO 80917-5338
Project Name: ManCave Storage

Owner Representatives

Jason Latham- Project Manger
Lisa Peterson- Design
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Contractor Information:

Hammers Construction
1411 Woolsey Heights
Colorado Springs, CO 80915
(719) 570-1599

Site:

Bent Grass Meadows Dr.
Peyton, CO 80831
Lot Size: 17.35 Acres
Parcel Number: 5301000016

Request and Justification

Requesting to plat existing lot (currently metes and bounds) to make a legal parcel.

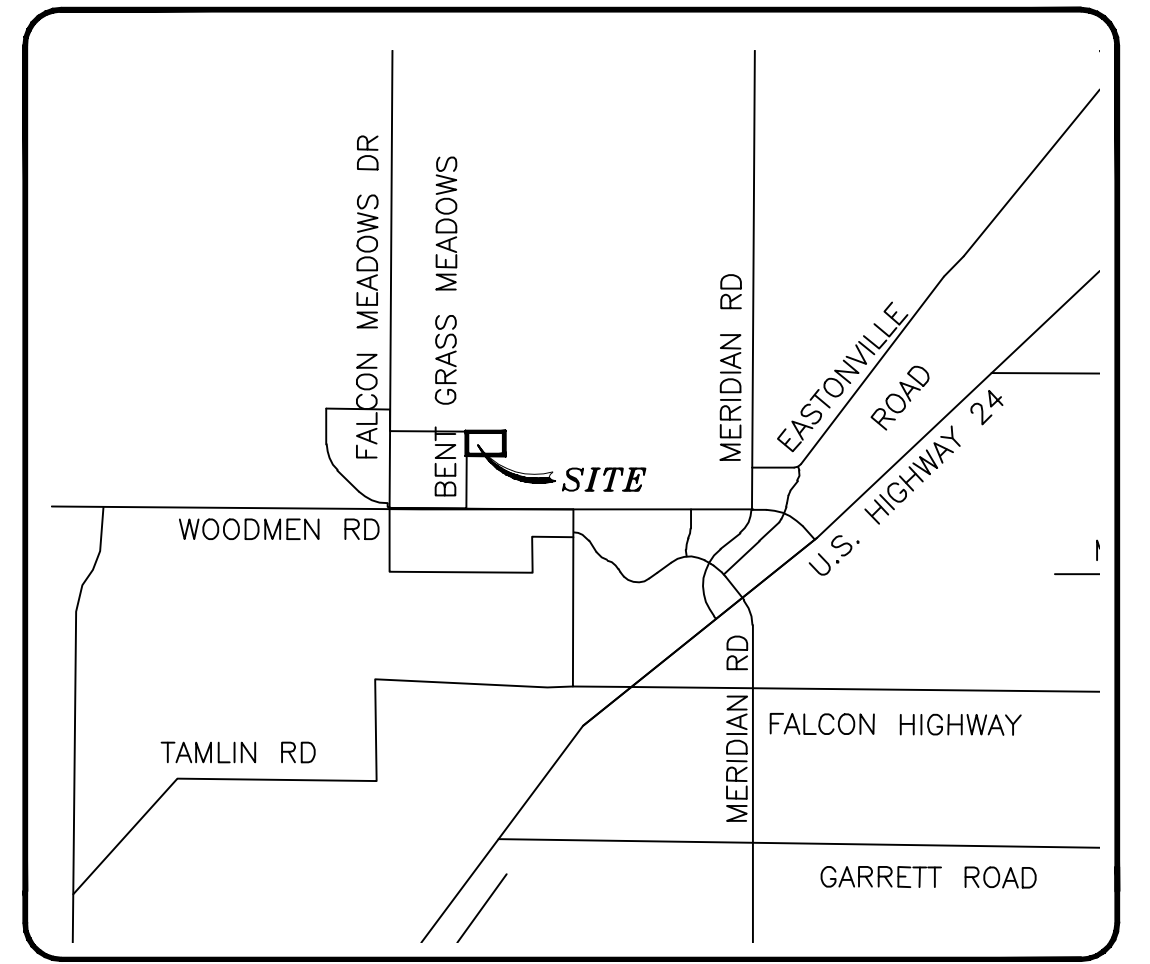
Existing and proposed facilities, structures and roads

The Lot is entered from Bent Grass Meadows Dr. The lot is currently agriculture grazing land. A gross building area of 148,812 sf is being proposed on the property indicated above, complete with parking and drive aisles to be submitted at a later date.

DEYOUNG SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

SHEET 1 OF 1



VICINITY MAP

n.t.s.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

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

CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT	DATE
STEVE SCHLEIKER, COUNTY ASSESSOR	DATE

SURVEYOR'S CERTIFICATION:

I JAMES F. LENZ, 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 DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

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

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, PLS NO. 34583
FOR AND ON BEHALF OF
RIDGELINE LAND SURVEYING LLC.

ADDRESS

BENT GRASS MEADOWS DRIVE
PEYTON, CO 80831

DATE OF PREPARATION

OCTOBER 22, 2019

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

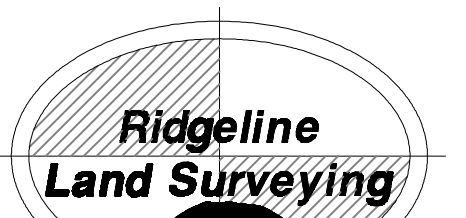
CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY FEE: _____

LEGEND

- FOUND NO.4 PIN AND RED PLASTIC CAP PLS 20681 UNLESS SHOWN OTHERWISE
- SET NO.4 REBAR WITH 1" PLASTIC CAP PLS 34583, FLUSH WITH GROUND
- DEED DIMENSION
- MEASURED DIMENSION

(12345) ADDRESS



31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:
RANDY DEYOUNG; BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING THAT PORTION OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO.1 (RECEPTION NO. 205075726, EL PASO COUNTY, COLORADO RECORDS) (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE NORTHERLY LINE OF SAID FILING, WHICH BEARS SOUTH 89° 42' 50" EAST ASSUMED); THENCE SOUTH 89° 42' 50"E EAST ALONG THE EASTERLY EXTENSION OF SAID FILING'S NORTHERLY LINE, 1190.72 FEET TO A POINT ON THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT (BOOK 3265, PAGE 517, SAID EL PASO COUNTY RECORDS); THENCE SOUTH 00° 07' 47" WEST ALONG SAID EASEMENT'S EASTERLY LINE, 627.84 FEET; THENCE NORTH 89° 42' 50" WEST, 1192.23 FEET TO A POINT ON THE EASTERLY LINE OF SAID FILING; THENCE NORTH 00° 16' 02" EAST ALONG SAID FILING'S EASTERLY LINE, 627.84 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 748,054 SQUARE FEET OR 17.173 ACRES.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO A LOT, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "DEYOUNG SUBDIVISION". 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.

BY: RANDALL DEYOUNG
TITLE: OWNER

STATE OF COLORADO)
) SS.
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201____ BY
RANDALL DEYOUNG, OWNER

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____

BY: _____ FARMERS STATE BANK (MORTGAGEE)
TITLE: _____

STATE OF COLORADO)
) SS.
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201____
BY: _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____

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

NOTES:

1) BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 207122803, SAID LINE ASSUMED TO BEAR S89°42'50"E FROM THE NORTHEAST CORNER OF LATIGO BUSINESS CENTER FILING NO.1, RECEPTION NO. 205075726 (A NO.4 REBAR WITH RED PLASTIC CAP STAMPED PLS 20681) TO A POINT ON THE THE EASTERLY LINE OF THAT INGRESS/EGRESS AND UTILITY EASEMENT AS DESCRIBED BY DOCUMENT, BOOK 3265, PAGE 517 (A NO.4 REBAR WITH RED PLASTIC CAP STAMPED PLS 20681).

2) WATER AND SEWER SERVICES SHALL BE PROVIDED BY WOODMEN HILLS METROPOLITAN DISTRICT, ELECTRIC SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION, NATURAL GAS PROVIDED BY COLORADO SPRINGS UTILITIES.

3) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: WATER AND WASTEWATER REPORTS, NATURAL FEATURES REPORT, SOILS AND GEOLOGICAL REPORT, FINAL DRAINAGE REPORT AND TRAFFIC IMPACT STUDY.

4) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.

5) NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

6) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. 684661C, PROVIDED BY UNIFIED TITLE COMPANY LLC, AMENDMENT NO.____, DATED OCTOBER 1, 2019

7) PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

8) A PORTION OF TRACT OF LAND LIES IN ZONE AE, BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED, FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 08041C0553 G, DATED EFFECTIVE DECEMBER 7, 2018.

9) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

10) DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).

11) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.

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

13) THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS HAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 16-454), AS AMENDED, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID IN FULL AT FINAL PLAT RECORDING, SHALL BE ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

NOTES: (CONTINUED)

14) THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, BENT GRASS METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

15) THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, WOODMEN ROAD METROPOLITAN DISTRICT BY RECEPTION NO. 204016142, SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.

16) THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

16) PURSUANT TO RESOLUTION 12-416, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT (PID#2) AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER 212150204, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "DEYOUNG SUBDIVISION" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT (PID#2) AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.

17) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 205050349 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO.

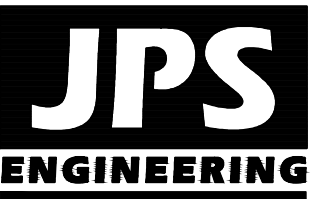
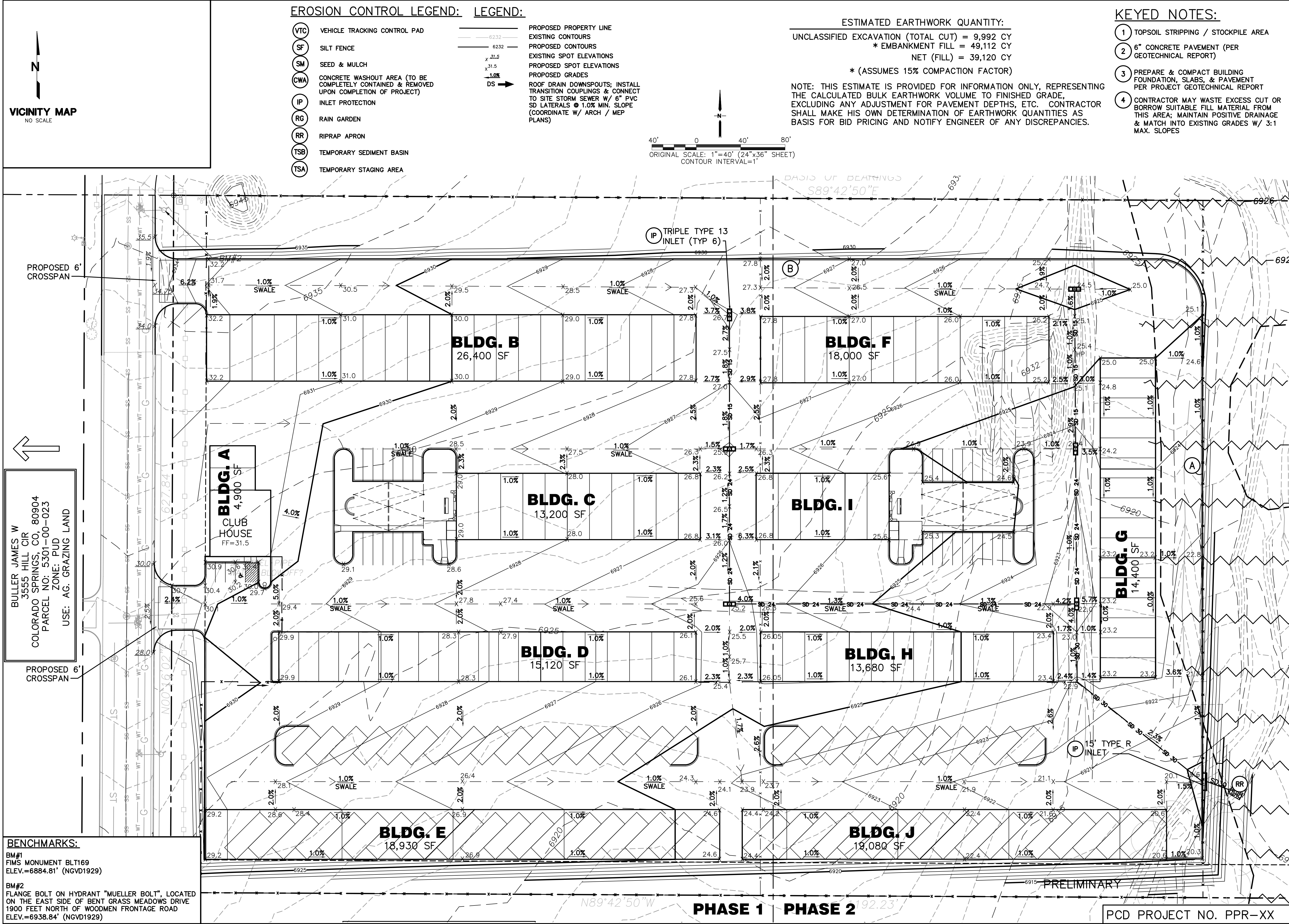
18) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A PRIVATE DETENTION POND MAINTENANCE AGREEMENT AS RECORDED UNDER RECEPTION NO. 205075723 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO.

19) ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO COVENANTS AS RECORDED UNDER RECEPTION NO. 205075724 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO.

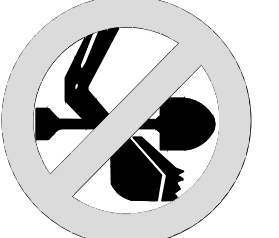
20) ALL DIMENSIONS SHOWN HEREON ARE MEASURED AND ARE EXPRESSED IN TERMS OF U.S. SURVEY FEET

21) EASEMENTS: UTILITY AND DRAINAGE EASEMENTS ARE AS SHOWN.

22) LOT 1 17.173 ACRES
TOTAL ACREAGE: 17.173 ACRES



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG GRADE, OR EXCAVATE
FOR THE MEMBER UTILITIES

NO.	REVISION	BY	DATE

HORZ. SCALE: 1"=40'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 10/11/19	LAST MODIFIED: 12/17/19
PROJECT NO: 031901	MODIFIED BY: BJJ
SHEET:	

C1.1

Man Cave at Bentgrass Meadows Drive

5301000018
LCON STORAGE
PARTNERS
UNPLATTED

5301000035
BENT GRASS MEADOW
DISTRICT
UNPLATTED

P.O.B.
NE CORNER OF
LATIGO BUSINESS
CENTER FILING NO.1

5301000023
JAMES BULLER
UNPLATTED
NOT A PART

5301000036
MCALLISTER TRUST
UNPLATTED
NOT A PART

5301000037
JAMES BULLER
UNPLATTED
NOT A PART

BASIS OF BEARINGS
(D & M) S89°42'50"E (M) 1190.75' (D) 1190.72'

20' UTILITY & DRAINAGE EASEMENT

TEMPORARY TURN-AROUND
AND DRAINAGE EASEMENT
(REC. NO. 205075723)

ZONE AE
FLOOD PLAIN

RECOVERED NO.4 REBAR
NO CAP AT GRADE

LOT 1
TIGO BUSINESS
CENTER FILING NO.1
NO. 205075726

Bent Grass Meadows Dr
(80 FEET WIDE)

(D) N00°15'02"E 627.84'

20' UTILITY & DRAINAGE EASEMENT

BLDG. A
4,900 SF
CLUB HOUSE

BLDG. B
26,400 SF

BLDG. C
13,200 SF

BLDG. I
18,000 SF

BLDG. Q
14,400 SF

BLDG. D
15,120 SF

BLDG. H
13,680 SF

BLDG. E
16,938 SF

BLDG. J
18,082 SF

(D) N89°42'50"W

5301000017
HOUTCHENS
UNPLATTED
NOT A PART

TEMPORARY DRAINAGE EASEMENT
(REC. NO. 205075723)

1192.23'

ZONE AE
FLOOD PLAIN

80' INGRESS/EGRESS AND UTILITY EASEMENT
BOOK 3265 PAGE 517

627.84'

(D) S00°07'47"W

5300000202
MOUNTAIN VIEW
ELECTRIC
UNPLATTED
NOT A PART



Secondary Regional Trail, Proposed

Streams

Parcels

0 50 100 200 Feet



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Annual City / County Park Advisory Board Meeting

Agenda Date: February 12, 2020

Agenda Item Number: # 7 - A

Presenter: Todd Marts, Division Manager
Recreation and Cultural Services

Information: X **Endorsement:**

Background Information:

The City of Colorado Springs and El Paso County Park Advisory Boards annually conduct a joint meeting to provide updates and discuss collaborative projects.

The 2020 meeting will be conducted on **Wednesday, March 11, 2020 at 11:30 a.m.** at the Bear Creek Nature Center, 245 Bear Creek Rd, Colorado Springs. Lunch will be provided.

The March 11, 2020 Park Advisory Board meeting will be conducted at 1:30 p.m. at the Nature Center.

Recommended motion:

Information item

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Advisory Board Membership Update

Agenda Date: February 12, 2020

Agenda Item Number: # 7 - B

Presenter: Todd Marts, Division Manager
Recreation and Cultural Services

Information: X **Endorsement:**

Background Information:

Please find attached the current Park Advisory Board roster.

Anne Schofield's first term will end in May, 2020. Anne is eligible for reappointment for a second term.

Ed Hartl's first term will end in May, 2020. Ed is eligible for reappointment for a second term.

Bob Falcone's second term will end in May, 2020 and Bob is not eligible for reappointment. We thank Bob for his outstanding service and we will launch on recruiting a new District #5 representative.

Recommended motion:

Information item

Park Advisory Board Membership

Last Name	First Name	Term Started	Current Term Start	Term End	Notes
Rainville	Alan	May, 2016	May, 2019	May, 2022	District 4
Steel	Kiersten	May, 2019		May, 2022	District 4
Schofield	Anne	May, 2017		May, 2020	District 3
Cassidy	Jim	May, 2019		May, 2022	District 1
Martinez	Terry	Nov, 2019		May, 2022	District 3
Melendez	Julia	Jan, 2016	May, 2018	May, 2021	District 1
Falcone	Bob	Dec, 2014	May, 2017	May, 2020	District 5
Jarvis-Weber	Susan	March, 2019		May, 2022	District 2
Hartl	Ed	May, 2017		May, 2020	District 2
Wolken	Tim				Staff Liaison
VanderWerf	Stan				Commissioner Liaison

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2020 Park Advisory Board Tour
Agenda Date: February 12, 2020
Agenda Item Number: #7 - C
Presenter: Brian Bobeck, Park Operations Division Manager
Information: X **Endorsement:**

Background Information

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

We would appreciate feedback on potential tour opportunities for 2020:

Central

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

South

Fountain Creek Regional Park, Fountain Creek Nature Center, Willow Springs Ponds
Widefield Community Park
Maxwell Street Trailhead
Hanson Trailhead
Stratmoor Hills Park and Stratmoor Valley Trailhead
Clear Springs Ranch
Ceresa Park

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

Saturday, May 9
Saturday, May 30

Recommended Motion:

Discussion

**El Paso County Parks
2020 Action Plan**

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

Fairgrounds Walkways	Brian Bobeck	High	Fundraising Phase
Rock Island Regional Trailhead Upgrades	Greg Stachon	Medium	
Palmer Lake Recreation Area Upgrades	Greg Stachon	Medium	
Creekside Room Upgrades	Deb Reid	High	Planning Phase
Swink Hall Office Upgrades	Todd Marts	High	Planning Phase
Homestead Ranch Regional Park - Landscape Upgrades	Greg Stachon	Medium	
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	Christine Burns	High	Ongoing
Facility Naming Rights Project	Christine Burns	Medium	

**Community Services Department
Parks / Recreation & Cultural Services Divisions
January 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	\$ 42,732	\$ 137,268	\$ 25,595
County Fair / Fairgrounds		\$ 261,000	\$ 17,565	\$ 243,435	\$ 53,000
Total		\$ 441,000	\$ 60,297	\$ 380,703	\$ 78,595
<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	\$ 75,000	\$ 7,500	\$ 67,500	\$ 7,500
Partners in the Park Program	Park Operations	\$ 35,000	\$ 5,000	\$ 30,000	\$ 10,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 3,086	\$ 6,914	\$ 6,213
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 1,211	\$ 23,789	\$ -
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -	\$ 48,000
Total		\$ 185,000	\$ 56,797	\$ 128,203	\$ 71,713
<u>Grant Funds</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			
Total		\$ 825,000			
<u>Parks Division Reservations</u>		2020			2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>
January		4	41	N/A	9
February					
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Total		4	41		9

110

<u>Parks Facility Reservations</u>	2020			2019	2019
January		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>					
Archery Lanes					
Athletic Fields					
Pavilions					
Trails					
Vendor					
Tennis Courts					
Vita Course					
Meeting Room		4	41	8	80
<u>Black Forest Regional Park</u>					
Athletic Fields					
Pavilions					
Vendor					
Tennis Courts					
<u>Falcon Regional Park</u>					
Baseball Fields					
<u>Fountain Creek Regional Park</u>					
Athletic Fields					
Pavilions					
Trails					
Disc Golf Course					
Vendor					
<u>Fox Run Regional Park</u>					
Athletic Fields					
Gazebo					
Warming Hut					
Pavilions					
Trails					
<u>Homestead Ranch Regional Park</u>					
Pavilions					
Athletic Fields					
Trails					
<u>Palmer Lake Recreational Area</u>					
Palmer Lake Santa Fe Trail					
<u>New Santa Fe Trail</u>					
Monument Trail Head New Santa Fe Trail					
Baptist Road Santa Fe Trail					
AFA Santa Fe Trail					
Vendor - Santa Fe Trailheads					
<u>Paint Mines Trail</u>					
<u>Rock Island Trail</u>					
<u>Black Forest Section 16</u>				1	30
Total Park Facility Reservations		4	41	9	110

<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						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total		9	478		8	447
<u>Fairgrounds Facility Reservations</u>		2020		2019		
<u>January</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		1	5	0	0	
Lions Club Meeting		1	20	1	20	
FAB Board Meeting		1	23	1	31	
Senior Dinner		2	60	1	49	
COC Meeting		1	20	1	24	
Calhan Crafters		0	0	1	8	
Calhan HS - Leadership Conference		1	25			
Rick Cofer - Funeral Luncheon		1	300			
Demolition Derby Workshop		1	25			
Alvarez - Baby Sower				1	200	
FFA dance				1	100	
Towne - Birthday Party				1	15	
<u>Exhibit Hall</u>						
<u>Track</u>						
<u>Barns</u>						
<u>Livestock Arena</u>						
<u>Grounds -</u>						

<u>Whittemore - Fairgrounds</u>						
<u>Arena</u>						
Month Total Fair Facility Reservations		9	478	8	447	
<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						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Totals	20,000 hours	193	824	196	925	

		2019				
January		<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		63	293			
Adopt-A-Park / Trail / Volunteer Projects		102	420			
Front Range Community Service / CEO		0	0			
Total		193	824			
Programming	Goal	2020			2019	2019
Totals for Year		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		45	755	4.96	40	461
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	45	755	4.96	40	461
January	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Some Flew Away But Who Stayed?	BCNC	1	15	5.00		
Birthday: All About Animals	BCNC	1	22	5.00		
Recovery Group	BCNC	1	10			
Kids Night Out	BCNC	1	23			
Five Star Care	BCNC	1	4			
SKSS	BCNC	1	8			
Aiken Audubon: Birding as Human Right	BCNC	1	37			
Johnny's Group	BCNC	1	5			
Kauum Group	BCNC	1	13			
Nature Explorers: Tail Tales	BCNC	3	57	5.00		
Free Forest School	BCNC	4	42			
Little Me	BCNC	1	18			
4H Extension Meeting	BCNC	1	11			

Foundations for Successful Living	BCNC	1	5		
Family Yoga Animal Theme	BCNC	1	15		
Birthday: Birds	BCNC	1	20	5.00	
Little Wonders: Snouts & Sniffers	BCNC	3	25		
Walk the Wetlands	FCNC	2	21	5.00	
Nature Adventures: Super Sleepers	FCNC	1	26	5.00	
Saturday Morning Hike & Campfire	FCNC	1	38	5.00	
Winter Bird Count	FCNC	1	50		
2's & 3's Outdoors: D is for Deer	FCNC	1	18	5.00	
Wolf Moon Hike	FCNC	1	37	4.90	
City of Fountain Rental	FCNC	1	20		
Live Birds of Prey	FCNC	1	78	4.60	
Cheyenne Village	FCNC	1	7		
Colorado Springs Hiking Group	FCNC	1	20		
Empower	FCNC	1	8		
Overture	FCNC	2	20		
Mosaic	FCNC	1	8		
Kaaum Enterprises	FCNC	1	6		
Empowered Kids	FCNC	1	12		
Fountain Valley Secular Homeschool	FCNC	1	30		
RF: Photography Workshop	SPEVT	1	14		
CPR/AED/First Aid	SPEVT	2	12		
TOTALS		45	755	4.95	



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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

January 2020

General Updates:

1. Facility rentals have generated \$42,732 which is 23% of our \$180,000 annual goal.

Special Events:

1. The Administrative staff started a social media and E-mail marketing campaign in December to boost facility rentals. The campaign was successful and resulted in a spike in pavilion rentals compared to last year. In addition, 44 special event permit requests have been received compared to 27 submitted permit requests last year at this time. These events include running and walking fundraiser events, a biking event, large community events and events requesting the use of bounce houses and other large inflatable equipment, as well as dog agility events.
2. In addition, several sports leagues and schools applied for seasonal permits for day camps, bike camps, soccer, rugby, Lacrosse, Frisbee practices and tournaments on the multi-use fields at County Parks.
3. The marketing campaign also included boosting the wedding gazebo rentals at Fox Run Regional Park. Administrative staff worked together with the PIO office and created a dedicated webpage for the wedding gazebo. We received permission to use actual wedding photos and videos that were taken during wedding ceremonies at the gazebo. This campaign was also successful and resulted in nine wedding reservations in 2020 compared to two reservations at this time in 2019.



COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
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COMMUNITY OUTREACH and GRANTS

Monthly Report – January 2020

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

Community Outreach

1. **Outreach News:** Staff attended committee meetings for the Pikes Peak Birding & Nature Festival, County Fair, Creek Week and the Great American Cleanup.
2. **El Paso County Fair:** Every year staff helps generate sufficient revenue to successfully operate the Fair. Sponsors have committed 59% towards our financial goal of \$75,000.
3. **Partner News:** Please join us for our Parties for Parks to meet the passionate volunteers who support our parks through workdays, fundraising, education and more! Connect with our partners and parks staff. Chat, snack and celebrate our wonderful outdoor community. Learn how you can get involved to help maintain the parks and trails you love. We will be kicking off our season on Thursday, February 27 at Pikes Peak Brewing from 6:00 pm to 7:30 pm.

Grants

1. Anticipated grant applications for 2020 include
 - Colorado Parks and Wildlife (CPW) Archery Range Grant for improvements at the archery range at Bear Creek Regional Park
 - Community Development Block Grant for paved walkways at the El Paso County Fair and Events Center
 - Great Outdoors Colorado (GOCO) Open Space Grant for the purchase of Rice Ponds and buffer property for the Fountain Creek Nature Center
 - CPW Non-Motorized Trails Grant for the development of trails at Elephant Rock Open Space
 - GOCO Planning Grant for the Northern Nature Center
 - GOCO Local Park and Outdoor Recreation Grant for further development of the Paint Mines Interpretive Park
 - COGO Mini-Grant for a digital sign at the Fairgrounds
 - CPW OHV (Motorized) Trails Grant for Jones Park trails improvements
2. If you have an interest in working with El Paso County Parks on grants (grant research and/or writing) to support park projects, please call Christine Burns at 520-6996.



COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ COMMUNITY OUTREACH
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Recreation & Cultural Services Division

Monthly Report – January 2020

Submitted by: Todd Marts, Division Manager

General

Projects, Fundraising & Grants:

1. Staff finalized the two interpretive signs that will be installed at Rainbow Falls before the reopening in Spring of 2020. One sign will highlight the geological significance of the area, while the other sign will address the historical significance. The signs have been delivered and are ready for installation.

Programs & Special Events:

1. Morning Hike & Campfire: This program has become a popular annual tradition to kick off the new year. 38 people joined us for a storytelling hike around the Nature Trail and Regional Trail and concluded with s'mores and songs around a campfire at the outdoor classroom.
2. Wolf Moon Hike: Celebrating the Wolf Moon (the first full moon in January), 37 people joined us for this evening hike to learn about the moon and its phases, as well as nocturnal animal knowledge.
3. Live Birds of Prey: Everyone LOVES to see live raptors! We held the attendance of this program to 77 people although we could have had over 100! The Nature and Wildlife Discovery Center brought a falcon, a barn owl, and a golden eagle and shared their unique stories about how they came to the center for rehabilitation and ultimately became education animals. A very well received annual program.
4. Kids' Night Out at Bear Creek Nature Center held on January 10, coinciding with the full moon. Twenty-three children spent the evening cooking dinner over a campfire, taking a night hike, and learning about the origins of the "Wolf Moon." \$420 in revenue earned from this program.

5. Bear Creek Nature Center partnered with OMtastic Yoga to offer family-friendly animal-themed yoga for ages 4+. Seventeen participants, including numerous children dressed in animal costumes, enjoyed a fun morning tying their yoga practice to movements and activities of animals. OMtastic is also a Bear Creek Bear Run Sponsor. We look forward to partnering with them for future programs.
6. Bear Creek Nature Center staff is planning their 2020 nature camp sessions. This year they will offer a Spring Break Camp as well as five weeks of summer camp. Themes will include Junior Naturalist Camp, Bear Creek ROCKS- Geology, Parading with Pollinators, Middle School Kids in Colorado, and A Closer Peek at Bear Creek. Registration opened on January 23 and Bear Creek currently has 58 registered campers.
7. A Photography Workshop was held at Rainbow Falls on January 11, with 11 participants, one instructor, two staff, and there were three no-shows. Staff presented a brief history of the falls to the group, then they continued to do photography with Mike Pach advising as necessary. The event raised \$105 for the Friends.
8. A CPR/AED/First Aid certification class was held on January 22 and 29, with six participants taking the class. These classes are great for the community, our volunteers, and our staff. The revenue from these classes totaled \$210 for the Friends.



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PARK OPERATIONS DIVISION MONTHLY REPORT JANUARY, 2020

Parks Planning

Capital Project Management:

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 April/May 2020.

Pineries Open Space - The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March 2017. The contractor completed design documents in August 2018. Staff completed marking of singletrack trail corridors in July 2018, and Mile High Youth Corp crews completed approximately 1.5 miles of singletrack trail. RMFI completed the final ½-mile of singletrack trail and boardwalk in late-summer 2018, thus connecting to the powerline trail. 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 late spring 2020. The park is scheduled for opening in Spring 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 complete construction of the trail. Construction started in September 2019 and reached substantial completion in December 2019. The contractor is currently addressing punch list items and is on schedule for completion by March 2020.

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. Progress meetings with CDOT and CSU were held in December 2019 and January 2020.

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a baseball field, multi-use field, parking lot, restroom, playground, landscape improvements, site grading and drainage improvements. The County retained the professional landscape architecture and engineering services of NES, Inc in 2019 to complete the final design of the proposed Phase II improvements. A 30% internal plan review was completed in January 2020 and NES continues to develop the design drawings. A GOCO grant was submitted in October 2019 to help fund Phase II improvements with a decision anticipated in June 2020.

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 early 2020.

Widefield Community Park Master Plan / Phase I/II Improvements - The Master Plan was approved by the Board of County Commissioners on March 30. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. These two grants will fund the installation of exercise equipment, restroom renovation, updated playground and trails, and basketball / pickleball court improvements. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall 2018-Summer 2019. The CDBG-funded Phase II Improvements project will take place in late spring / early summer 2020.

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.

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 and will be completed by March 2020.

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

Other:

Development Permit Application Reviews - Staff reviewed one development permit application in January, to be presented to the PAB for endorsement in January, and provided internal administrative comments for an additional five 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 - Planning Staff received a GOCO mini-grant for the Falcon Regional Park dog park and a GOCO planning grant for Kane Ranch Open Space in 2017. A State Trails Grant to construct a segment of the Eastonville and Meridian Ranch Regional Trails through Falcon Regional Park was awarded in March, 2018. Staff also applied for a CDBG grant for Phase I Improvements at Widefield Community Park for funding in 2017-2018 and was awarded the \$150,000 grant in July 2017. Staff has also submitted and was awarded an \$110,000 grant application to the Colorado Springs Health Foundation for the installation of exercise equipment, updated trails, and basketball/pickleball court improvements at Widefield Community Park. EPC Parks has been awarded a \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park, set to commence in Spring 2020.

Internships - The Geography and Environmental Studies Program at UCCS has expressed interest in providing interns to the Planning Division. Staff will coordinate, with a goal of having an intern on board in 2020.

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park - Central staff continues to make progress with annual maintenance tasks such as pruning, landscape bed maintenance, facility improvements, and snow removal efforts. Dry weather and high winds have stressed high traffic turf areas and young evergreen varieties. Winter watering efforts are underway, and staff continues to remove debris and trash from active use and native areas of the Park.

Tall Timbers (forestry contractor) completed fire mitigation efforts treating 12 acres in Bear Creek West. The work was non-intrusive yet effective, and the neighboring community seems pleased.

The Central team completed cleaning efforts to our cold storage facility removing nearly 30 years of accumulated clutter. The building can now be used to store bulk goods such as ice melt, fertilizer, grass seed and equipment.

Four homeless camps were posted and removed during this reporting period. There has been a slight increase in illegal camping activity, but staff remains vigilant with checking, posting and removing camps.

Bear Creek Dog Park – The Park is experiencing a large volume of guests and staff continues to commit significant effort with trash removal and facility cleaning.

Law Fence Inc. completed fence installation completing the entire 25-acre perimeter. Over 4,000 ft. of new commercial grade fence has been installed. The new fence looks great and provides security and assurance to park guests and their dogs.

Rainbow Falls Historic Site – This site is closed for the season. Staff visits the site once per week to remove trash and to monitor vandalism. All graffiti has been removed from the County owned portion of the site. We are hopeful that CDOT will paint the bridge in early summer.

Downtown Facilities – The downtown team is nearly finished with pruning efforts and has shifted some attention to landscape bed restoration. We are in the preliminary stages of renovating a 2,500 sq. ft. landscape bed in front of Centennial Hall. A scope of work is being developed and we hope to hire a contractor in the next few weeks to excavate and prep the site for spring plantings.

Jones Park – Staff is working with Rocky Mountain Field Institute to contract maintenance efforts and monitoring reports for 2020.

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

Ute Pass Regional Trail – Staff assisted Avery Asphalt with installation of a vertical gravity drain near the newly constructed trail.

Training – Staff members attended Harassment Prevention presented by EPC, and Irrigation Troubleshooting presented by Denver Brass and Copper.

East District:

County Fairgrounds – Events at the Fairgrounds have slowed down after the new year giving staff a chance to address some of the items on our winter projects list. With slower rentals and events, staff was able to complete the winterization of the Whittemore Building and complete audio upgrades in the Livestock Arena Building.

The other focus for this month has been settling into our new shop space. Staff focused on moving all our tools out of the metal storage container we had been using as a shop for the last several years. All our tools are now in the new shop and we are in the process of organizing.

Rock Island Regional Trailhead – Another successful Treecycle event has wrapped up for the year. East District staff teamed up with the North District staff and completed the chipping of all the donated Christmas trees at both sites.

The team focused on some minor repairs at Rock Island Regional Trailhead this month. Some decent sized potholes had developed in the parking lot and some of the concrete fence had been damaged. Staff received assistance from PWD who supplied the material to repair the potholes and top dress the entire lot. Parks staff spread the material and repaired the potholes and replaced a few fence rails. Staff will continue to monitor the site and make repairs when necessary.

Falcon Regional Park – Minor repairs were needed at Falcon Regional Park this month. Many of the parking lot timbers have been displaced or damaged from vehicle traffic. The team spent time adjusting and resetting the timbers. This is a constant issue and staff will continue to address as needed.

A few minor repairs were needed at the Falcon Dog Park. The welds that secured the gate latches had broken. Staff added bolts through the latches and into the support rail to better secure.

North District:

General Information – The North team removed snow from County facilities and northern parks. Staff members attended El Paso County Harassment Prevention Training and Irrigation Training at Denver Brass and Copper.

Fox Run Regional Park – This month staff has focused on getting a head start on spring cleanup and reducing our busy spring workload. Staff has wired all irrigation antennas to the attic of restrooms in preparation for future installation on the roof. Staff has also been removing countless loads of pine needles from all the active use areas and created additional burn piles to further our mitigation efforts in Fox Run.

Black Forest Regional Park – Staff continues to remove firewood and slash from the Vessie Ponds area and added the material to existing burn piles.

Pineries Open Space – Staff prepared this month for a contractor to begin forestry work and mastication of burned trees in the northern corridor of the Pineries. Staff has been plowing access through snow drifts, pruning and removing trees for equipment access, and flagging property boundaries. The contractor has mobilized on site and is making great progress.

Santa Fe Regional Trail – The North team, in conjunction with the East team had a great year with the Christmas trees recycling program. We have completed all chipping operations and received many compliments regarding the new location and traffic flow. Staff also repaired trail erosion near the low water crossing on the Air Force Academy.

South District:

General Information – The recent mild temperatures and dry conditions have stressed vegetation throughout the South District and staff spent time winter watering trees and shrubs. The South district currently has a vacant Park Maintenance I position and anticipates filling the position in February. The district is excited about the new mowers recently added to our inventory. The new equipment is a key part of being able to keep up with seasonal maintenance demands. County Public Works – Fleet Division is currently assessing the trucks that were damaged by hailstorms and determining next steps for repairing. Huge thank you to Public Works for their support.

Fountain Creek Regional Park – Churchich Recreation completed the installation of the playground components that were damaged by hailstorms.

Staff has been working on a bank stabilization project around Duckwood pond. The pond bank has been eroding in various locations and boulders are being placed to help prevent the erosion from reaching the sidewalk that goes around the perimeter of the pond.

Fountain Creek Nature Center – Staff graded the parking lot and entry road. Repairs were made to a couple memorial benches that was damaged by recent windstorms and falling branches.

Willow Springs Ponds – Olgoonik Construction continues to work on the FEMA funded bank stabilization project along Willow Springs north pond. The bank of Fountain Creek was severely eroded during past flood events. A portion of the Fountain Creek Regional Trail will be closed during construction for safety and a trail detour has been established to safely route trail users around the construction site.

Staff completed cleanup of numerous tree branches that fell during the recent windstorm. The new picnic tables and trash cans that were damaged by a car accident in 2019 have been received and installed.

Fountain Creek Regional Trail and Crews Gulch Trail – The South team cleaned up various locations along the trail due to windstorm damage as well as repairing sections of the trail that had previously eroded.