

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

Park Advisory Board

Meeting Agenda

Wednesday, June 10, 2020 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order		Chair	
2. Approval of the Agenda		Chair	Approval
3. Approval of Minutes		Chair	Approval
4. Introductions / Presentations			
A. Toby Levin, New Park Advisory Board Member		Chair	
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)		Chair	
6. Development Applications			
A. Reserve at Corral Bluffs Filing No. 5 Final Plat		Greg Stachon	Endorsement
B. Meadow Lake Commercial Park – Rezone		Greg Stachon	Endorsement
C. Falcon Fire Station #3 – Location Approval & Subdivision Exemption		Greg Stachon	Endorsement
D. Grandview Reserve Sketch Plan		Ross Williams	Endorsement
E. Prairie Ridge Final Plat		Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
	A. Pinerias Open Space Grand Opening	Ross Williams	Information
	B. COVID 19 Update	Tim Wolken	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the May 13, 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 (via Skype)
Jim Cassidy
Alan Rainville
Kiersten Steel
Terry Martinez

Absent: Susan Jarvis-Weber

Staff Present:

Tim Wolken, Community Services Director
Jason Meyer, Project Manager

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Bob Falcone, Chair.
2. Approval of Agenda: **Julia Sands de Melendez made a motion to approve the meeting agenda. Ed Hartl seconded the motion. The motion carried 8 - 0.**
3. Approval of Minutes: **Ed Hartl made a motion to approve the April 8, 2020 meeting minutes. Alan Rainville seconded the motion. The motion carried 8 - 0.**

4. Introductions and Presentations:

Vice Chair Ed Hartl presented a resolution and plaque to Chair Bob Falcone for his years of leadership and dedicated service on the Park Advisory Board.

5. Citizen Comments:

6. Development Applications:

A. **Carriage Meadows South at Lorson Ranch - Filing No. 2 Final Plat**

Jason Meyer presented the Carriage Meadows South at Lorson Ranch - Filing No. 2 Final Plat and addressed questions by the board.

Jim Cassidy recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Carriage Meadows South at Lorson Ranch - Filing No. 2 Final Plat: Require fees in lieu of land for regional purposes in the amount of \$22,883 and urban fees in the amount of \$14,455. 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. Terry Martinez seconded the motion. The motion passed 8 – 0.

7. Information / Action Items:

A. National Trails Day Proclamation

Bob Falcone read the National Trails Day Proclamation into the record. National Trails Day will be celebrated on June 6, 2020.

Ed Hartl made a motion to approve the National Trails Day Proclamation. Julia Sands de Melendez seconded the motion. The motion passed 8 – 0.

B. 2020 - 2021 Officer Elections

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

Terry Martinez moved the following slate of candidates for the 2020 - 2021 year. Bob Falcone seconded the motion.

Chairperson -	Ed Hartl
Vice-Chairperson -	Alan Rainville
Second Vice-Chairperson -	Anne Schofield
Third Vice-Chairperson -	Jim Cassidy
Secretary -	Julia Sands de Melendez

The motion passed 8 – 0.

8. Monthly Reports:

Tim Wolken provided an update on the COVID-19 restrictions. All parks, trails and open spaces are open. Playgrounds and pavilions remain closed. Nature Centers are open but limited to no more than ten individuals inside at one time and no programs or classes are offered. All pavilion and field reservations through May 27th have been cancelled.

Tim Wolken indicated that Toby Levin has been appointed to the Park Advisory Board and will attend his first meeting in June.

Bob Falcone inquired about the Grand Opening of Pineries Open Space. Tim Wolken stated that the opening is scheduled for Saturday, June 27, 2020 at 10:00 am.

9. Board/Staff Comments:

10. Adjournment: **The meeting adjourned at 2:32 p.m.**

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Reserve at Corral Bluffs Filing No. 5 Final Plat

Agenda Date: June 10, 2020

Agenda Item Number: #6 - A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request for approval by Land Resources Associates on behalf of Corral Ranches Development Company, for The Reserve at Corral Bluffs Filing No. 5 Final Plat, which consists of 8 residential lots totaling 60.99 acres, with a minimum lot size of 5 acres and one 19.5-acre open space tract. The property is located north of Highway 94 between E. Blaney and Meridian Road, within the bounds of the Highway 94 Comprehensive Plan.

The 2013 El Paso County Parks Master Plan shows the proposed Jimmy Camp Creek Primary Regional Trail is located approximately 0.5 miles south of the project site, entering the City of Colorado Springs' Corral Bluffs Open Space from the east. The City of Colorado Springs' Corral Bluffs Open Space borders the south of the project site, and the project is within the Corral Bluffs Candidate Open Space.

A candidate open space is an area where two or more natural resource values converge including wildlife habitat, significant landscapes and important stream corridors. Because of its unique natural features, the City of Colorado Springs has been actively pursuing to preserve the Corral Bluffs. Staff strongly encourages the applicant to work with the City to ensure the development will not negatively affect natural, cultural, and paleontological resources located within Corral Bluffs.

As it pertains to this application, there are no planned regional trails directly impacted by this proposal therefore, Parks staff recommends fees in lieu of land for regional park purposes.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Reserve at Corral Bluffs Filing No. 5 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$3,736 which will be required at the time of recording of the final plat (2) the El Paso County Park Advisory Board recognizes that Corral Bluffs Open Space is a highly sensitive area and strongly recommends that the developer work with the City of Colorado Springs to minimize impacts to the adjacent Corral Bluffs Open Space area.

**Reserve at Corral Bluffs
Filing No. 5 Final Plat Review**

- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- NoBuildSetbackLine
- NewLots
- CorralBluffsFilingNo5
- Major Roads
- Streets & Roads
- Colorado Springs Parks
- Parcels
- Streams
- Incorporated Areas
- Candidate Open Space Land

0 250 500 1,000 Feet



**Corral Bluffs
Candidate Open
Space**

**Reserve at
Corral Bluffs
Filing No.5**

Lot 1 Lot 2 Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8
Tract A

*Corral Bluffs Open Space
City of Colorado Springs*

**City of
Colorado Springs**

Jimmy Camp Creek Regional Trail

Davis Road Trail Davis Rd

Hoofbeat Rd

Corral Ranch Rd

Hoofprint Rd

Corral Bluffs-Vw

S Blaney Rd

E Blaney Rd

Pheasant Ln

Development
Application
Permit
Review



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

June 10, 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:	Corral Bluffs Filing No.5	Application Type:	Final Plat
PCD Reference #:	SF-2012	Total Acreage:	60.99
		Total # of Dwelling Units:	8
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.33
Corral Ranches Development Co.	Land Resource Associates	Regional Park Area:	4
Howard Kunstle	David Jones	Urban Park Area:	3
1830 Coyote Point Dr.	9736 Mountain Rd.	Existing Zoning Code:	RR-5
Colorado Springs, CO 80904	Chipita Park, CO 80809	Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 3		
0.0194 Acres x 8 Dwelling Units = 0.155		Neighborhood:	0.00375 Acres x 8 Dwelling Units =	0.00
Total Regional Park Acres: 0.155		Community:	0.00625 Acres x 8 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 4		Neighborhood:		\$116 / Dwelling Unit x 8 Dwelling Units = \$0
\$467 / Dwelling Unit x 8 Dwelling Units = \$3,736		Community:		\$179 / Dwelling Unit x 8 Dwelling Units = \$0
Total Regional Park Fees: \$3,736		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Reserve at Corral Bluffs Filing No. 5 Final Plat include the following condition: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$3,736 which will be required at the time of recording of the final plat (2) the El Paso County Park Advisory Board recognizes that Corral Bluffs Open Space is a highly sensitive area and strongly recommends that the developer work with the City of Colorado Springs to minimize impacts to the adjacent Corral Bluffs Open Space area.

Park Advisory Board Recommendation:

Comments Related to the Land
Development Code, such as
zoning, drainage, soils and
geology reports, traffic, etc
should be directed to the

Reviewing Planner, Gabe

Sevigny at

gabesevigny@elpasoco.com



PARKS, RECREATION AND CULTURAL SERVICES

May 28, 2020

Gabe Sevigny
Planner II- Reviewer
El Paso Planning & Community Development
2880 International Circle Suite 110
Colorado Springs, Colorado 80910

Dear Mr. Sevigny:

Please accept the following initial review comments concerning Filing 5 at the Reserve at Corral Bluffs from the City of Colorado Springs Parks, Recreation and Cultural Services Department (Parks Department) on behalf of its Trails, Open Space and Parks (TOPS) Program. The Parks Department appreciates this opportunity to comment on this filing which borders the north rim of the Corral Bluffs Open Space.

As stated in our comments on the prior two filings, the Corral Bluffs Open Space is a regional asset which has been recognized as having extraordinary natural values in both the El Paso County Parks Master Plan and the City of Colorado Springs Park System Master Plan. The property features a cliff formation that harbors exceptional wildlife habitat, geologic features, unique cultural resources and most significantly for this development review, world class paleontological resources which require special care and conservation.

Last fall, the public learned the true significance of the fossils located at Corral Bluffs with the publication in the Journal Science of one of the first research papers submitted by the Denver Museum of Nature and Science. It revealed that this site offers fossilized remains of the first mammals to emerge after the catastrophic asteroid impact which ended the reign of the dinosaurs. No other site in the world has produced such intact fossils from this time period, truly filling a gap in the scientific record.

Additionally, the Corral Bluffs Open Space has been designated by the State of Colorado as a Colorado Natural Area. Established by statute in 1977, the Colorado Natural Areas Program is a statewide program focused on the recognition and protection of areas that contain at least one unique or high-quality natural feature of statewide significance. The Natural Areas Program recognizes natural areas that support extraordinary examples of rare species and their habitat, special geologic features, fossils, and representative ecosystems within Colorado. All of those attributes are featured at the Corral Bluffs Open Space.

In our experience, stormwater runoff causes intermittent but intensive natural erosion from the applicant's property into the Corral Bluffs Open Space property. While damage from natural events is to be expected, the unnatural impacts associated with construction site preparation, development activity, and residential use, without proper mitigation, are of great concern to the Parks Department.

As with our comments on Filing 3, the Parks Department respectfully requests that the applicant be required to address and assure that no site related stormwater runoff, septic system discharges, domestic irrigation seepage or other residential runoff will be allowed to discharge into the Corral Bluffs Open Space. In the case of the lots proposed for Filing 5, the direction of the discharge must be managed to assure that the stormwater, construction and long term residential related discharge will not follow the natural course of stormwater flow, which is gravity directed toward the Corral Bluffs Open Space's north rim.

To accomplish this protection, we request that the residential lot build out and necessary infrastructure to support this development, such as roadways and utility infrastructure be confined to the farthest north 1 acre of the approximately 5 acre sites. For lots 3-6 this would be directly off of the proposed Solberg Court. Absent additional measures, the "no build/setback line" depicted on the proposed final plat is insufficient to assure protection of the neighboring open space property. For example, the thirty foot wide drainage easements depicted on the boundaries of Lot 1 and Lot 8 are laid out to drain in the direction of the Corral Bluffs Open Space without discussion in the drainage letter report submitted by the applicant of any other mitigation or structures to prevent discharge into the open space property.

Uncontrolled stormwater, development and residential run off would have the following negative impacts to the Corral Bluffs Open Space,

- cause the fossil record to be washed downhill, deep into the bluff formation away from the location in the bluff's sedimentary layers which allows for positive identification of the age of the deposit and therefore the fossil; and
- cause fossils to be covered in erosive soil and silt perhaps never to be discovered;
- which would irretrievably damage the unique research and scientific education opportunities available at the Corral Bluffs Open Space.

We respectfully request that this application be required to demonstrate a reliable plan, with enforceable measures, to fully protect the truly unique resources found at the Corral Bluffs Open Space.

Regards,



Britt I. Haley

Parks Design and Development Manager/TOPS Program Manager
City of Colorado Springs Parks, Recreation and Cultural Services

LETTER OF INTENT

April 10, 2020

RE: THE RESERVE @ CORRAL BLUFFS FILING NO. 5, FINAL PLAT APPLICATION, EA19202

PARCEL NUMBERS: 4331000026, 4331000025, 4331000017

OWNER / DEVELOPER / APPLICANT

Corral Ranches Development Company
Howard J. Kunstle, President
1830 Coyote Point Dr.
Colorado Springs, CO. 80904-1000

CONSULTANTS

Land Resource Associates, c/o David Jones
9735 Mountain Road
Chipita Park, CO 80809
719.684.2298
chipita1@comcast.net

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

LSC Transportation Consultants, Inc., Jeff Hodsdon, Principal Engineer
545 East Pikes Peak Ave., Suite 210
Colorado Springs, CO 80903
719.633.2868
jeff@lsctrans.com

LWA LAND SURVEYING, Inc., Kevin O'Leary Owner
953 E. Fillmore St.
Colorado Springs, CO 80907
719.636.5179
kevin@lwalandsurveying.com

ENTECH ENGINEERING, Inc., Kristen Andrew-Hoeser, P.G.
505 Elkton Drive
Colorado Springs, CO. 80907
719.531.5599
jgoode@entechengineers.com

ERO RESOURCES CORP.
1842 Clarkson St.
Denver, CO. 80218
303.830.1188

SITE INFORMATION

The proposed Reserve @ Corral Bluffs subdivision Filing No. 5 is located within portions of the SW14 of the NE1/4 and the NW1/4 of the SW1/4 of Sec 32, T13S, R64W, 6th PM. More specifically, the property is located south of the existing Reserve at Corral Bluffs Filing No. 2 subdivision, north of the City of Colorado Springs' Corral Bluffs open space and north and west of the Waste Management land fill site. Vehicular access to the site is provided from the north and east via Hoofprint Rd. and Solberg Ct. Both roadways are 60' ROW gravel County Rural Residential roadway. The 60.99 acre site is currently zoned RR-5.

DEVELOPMENT REQUEST

The applicant is requesting a Final Plat approval for the Reserve @ Corral Bluffs subdivision Filing No. 5. The 60.99 acre parcel will facilitate the development of 8 single family residential lots at a minimum lot size of 5.0 acres each and one 19.50 open space tract to be retained by the Owner.

JUSTIFICATION FOR REQUEST

The proposed final plat is consistent with both the approved Reserve @ Corral Bluffs Preliminary Plan and existing RR-5 zoning. The application is also consistent with the goals, objectives and recommendations of the governing comprehensive plan.

The proposed Reserve @ Corral Bluffs subdivision is located within and governed by the Highway 94 Comprehensive Plan. The proposed subdivision is located within the northwest corner of the North Central Subarea No. 2 boundaries. The Comprehensive Plan recommends future development within this area to be 5.0 acre minimum single family residential lots.

EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel are related to past agricultural activities: vehicular access trails and fencing.

No proposed public improvements (roadways and drainage) will be required with the development of Filing No. 5 as all required public improvements were constructed during the development of Filing No. 2.

Water will be provided via individual on site wells operating under a State approved Water Replacement Plan. Waste water will be treated via individual on site septic systems. A home owners association will be formed to administer State required well water extraction reporting and property covenants and restrictions. No HOA owned common areas are proposed.

The property is located within the service area of Mountain View Electric Association, Qwest Communications, Falcon Fire Protection District and the Falcon School District.

CRITERIA FOR APPROVAL

In approving a final plat, the BoCC/PCD Staff shall find that:

- *The proposed subdivision is in general conformance with the goals, objectives and policies of the Master Plan; The Reserve @ Corral Bluffs Preliminary Plan has been found by the BoCC/ PCD Staff to be generally consistent with the goals, objectives and policies of the Highway 94 Comprehensive Plan. As the Filing 5 Final Plat is consistent with the approved Preliminary Plan, Filing 5 can be found to be in general conformance with the Master Plan.*

- *The subdivision is in substantial conformance with the approved Preliminary Plan; The Filing No. 5 Final Plat accurately reflects the previously approved amended Preliminary Plan.*
- *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents and other supporting materials; Compliance with subdivision design standards, regulations and requirements is documented and ensured through the various State and County departmental and agency review responses.*
- *A sufficient water supply has been acquired in terms of quantity, quality and dependability complying with all State and County water supply standards; Water will be provided via individual on site wells. See applicant submitted Water Resource Report, water quality testing and Water Replacement Plan. Also see County Health Department letter regarding water quality testing, the County Attorney's letter regarding the proposed water supply and the State Engineer's letter regarding the proposed water supply.*
- *A public sewage disposal system has been established complying with all State and County sewage disposal system standards; Waste water treatment will be provided via individual on-site septic systems. See Entech Engineering's On-site Wastewater Treatment Report.*
- *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. No areas containing soil hazards or requiring special precautions, including areas in excess of 30% slope, are located of the proposed building sites or roadways. See Entech Engineering's Soils, Geology and Geologic Hazards Report on file.*
- *Adequate drainage improvements complying with State law and the requirements of this Code and the ECM are provided by the design; See JPS Engineering's Drainage Report as approved by PCD staff.*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM; All proposed lots have direct physical and legal vehicular access onto proposed dedicated public right-of-ways. See approved Preliminary Plan and Final Plat.*
- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; Police protection for the Reserve @ Corral Bluffs Filing No. 5 subdivision will be provided by the El Paso County Sheriff's Office. The subdivision is located within and will be serviced by the Falcon Fire Protection District (see service commitment letter). Electric service will be provided by Mountain View Electric Association (see utility service commitment letter). The public vehicular circulation network has been designed to provide safe and convenient vehicular circulation to and throughout the subdivision (see LSC's Traffic Impact Memorandum). Neighborhood recreational opportunities are provided via the individual 5.0 acre lot sizes. Regional recreational opportunities are provided by nearby County Regional Parks. Open space is provided by the nearby City of Colorado Springs Corral Bluffs Open Space.*
- *The subdivision provides evidence to show that the proposed methods of fire protection comply with Chapter 6 of the Land Development Code; Per Fire District regulations and County Code requirements, installation of a 30,000 gallon fire water cistern is included within Filing No. 3's public improvements. This cistern is sized and located to facilitate fire water protection needs of the entire Reserve @ Corral Bluffs community. The Corral Bluffs Property Owners Association has integrated wildfire hazards mitigation measures into their communities Covenants and Restrictions. In addition, the developer has provided a fire break system via the subdivision's*

roadway system (see Fire Protection Report, District Service Commitment Letter and District application review response).

- *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8; Off-site impacts generated by the development of Filing No. 5 are primarily related to traffic impacts including off-site roadway and intersection capacities and improvements required to mitigate any identified capacity deficiencies (see LSC's Traffic Memorandum).*
- *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated; Construction of all Filing No. 5 required public improvements was accomplished in the development of Filing No. 2.*
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Land Development Code; Chapter 6 of the LDC deals with general development standards while Chapter 8 deals with subdivision design, improvements and dedication standards. Compliance with these standards is documented and ensured through the various State and County departmental and agency review responses.*
- *The extraction of any know commercial mining deposit shall not be impeded by this subdivision; As documented within the Entech Engineering Soils, Geology and Geologic Hazards Report (on file), there are no know commercially viable mineral deposits within the subdivision.*

SUPPLEMENTAL INFORMATION

The developer proposes to pay fees in lieu of land dedication for school and park dedication requirements.

There are no slopes exceeding 30% within the proposed building areas or road ROWs.

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 12-382), as amended, at the time of building permit application. The Road Impact Fees will be paid on a per lot basis by each individual residential building contractor at the time of building permit application. Lot purchasers will be notified of the fee requirement via plat notes which will in turn be included within future property title commitments.

No waivers to the El Paso County Land Development Code or deviations to the El Paso County Engineering Criteria Manual are proposed within this application.

SUBDIVISION SUMMARY FORM

DATE: Apr 10, 2020

TYPE OF SUBMITTAL:

SUBDIVISION NAME:

() Request for Exemption

() Preliminary Plan

The Reserve at Corral Bluffs Filing No. 5

(X) Final Plat

COUNTY: EL PASO

SUBDIVISION LOCATION: Township 13S Range 64W SE ¼ Section 31

OWNER(S) NAME: Corral Ranches Development Co

ADDRESS: 1830 Coyote Point Dr, Colorado Springs, CO 80904

SUBDIVIDER(S) NAME: SAME

ADDRESS: SAME

TYPE OF SUBDIVISION	NUMBER OF DWELLING UNITS	AREA (Acres)	% OF TOTAL AREA*
_____ Single Family	_____ 8 _____	_____ 41.49 _____	_____ 68.0% _____
_____ Apartments	_____	_____	_____
_____ Condominiums	_____	_____	_____
_____ Mobile Homes	_____	_____	_____
_____ Commercial	_____ N/A _____	_____	_____
_____ Industrial	_____ N/A _____	_____	_____
_____ Other (specify)	_____	_____	_____
Street		_____	_____
Walkways		_____	_____
Dedicated School Sites		_____	_____
Reserved School Sites		_____	_____
Dedicated Park Sites		_____	_____
Reserved Park Sites		_____	_____
Private Open Areas		_____ 19.50 _____	_____ 32.0% _____
Easements		_____	_____
Other (specify)		_____	_____
TOTAL		_____ 60.99 _____	_____ 100% _____

(* By map measure)

Estimated Water Requirements: 3,566 GPD

Proposed Water Source(s): Individual on-site wells

Estimated Sewage Disposal Requirement: 2,142 GPD

Proposed Means of Sewage Disposal: Individual on-site septic systems

ACTION:

Planning Commission Recommendation

Approval _____ Date: _____

Disapproval _____

Remarks: _____

Board of County Commissioners

Approval _____ Date: _____

Disapproval _____

Remarks: _____

NOTE: This form is required by C.R.S. 30-28-136 (4), but is not a part of the regulations of El Paso County, Colorado.



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- ☐ Appeal
- ☐ Approval of Location
- ☐ Board of Adjustment
- ☐ Certification of Designation
- ☐ Const. Drawings, Minor or Major
- ☐ Development Agreement
- ☒ Final Plat, Minor or Major
- ☐ Final Plat, Amendment
- ☐ Minor Subdivision
- ☐ Planned Unit Dev. Amendment, Major
- ☐ Preliminary Plan, Major or Minor
- ☐ Rezoning
- ☐ Road Disclaimer
- ☐ SIA, Modification
- ☐ Sketch Plan, Major or Minor
- ☐ Sketch Plan, Revision
- ☐ Solid Waste Disposal Site/Facility
- ☐ Special District
- ☐ Special Use
 - ☐ Major
 - ☐ Minor, Admin or Renewal
- ☐ Subdivision Exception
- ☐ Vacation
 - ☐ Plat Vacation with ROW
 - ☐ Vacation of ROW
- ☐ Variances
 - ☐ Major
 - ☐ Minor (2nd Dwelling or Renewal)
 - ☐ Tower, Renewal
- ☐ Vested Rights
- ☐ Waiver or Deviation
- ☐ Waiver of Subdivision Regulations
- ☐ WSEO
- ☐ Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): NE1/4 & SW1/4, Sec 32, T13S, R64W, 6th PM	
Tax ID/Parcel Numbers(s) See attached	Parcel size(s) in Acres: 60.99 ac
Existing Land Use/Development: Vacant	Zoning District: RR-5

- ☐ Check this box if **Administrative Relief** is being requested in association with this application and attach a completed Administrative Relief request form.
- ☐ Check this box if any **Waivers** are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): Corral Ranches Development Company	
Mailing Address: 1830 Coyote Point Dr, Colo Spgs, CO 80904-1000	
Daytime Telephone: 719 964 5941	Fax:
Email or Alternative Contact Information: kunstle@comcast.net	

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #:
DSD File #:	

Description of the request: (submit additional sheets if necessary):

see attached



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization):

Corral Ranches Development Company, c/o Howard J Kustle

Mailing Address:

1830 Coyote Point Dr, Colo Spgs, CO 80904-1000

Daytime Telephone:

719 964 5941

Fax:

Email or Alternative Contact Information:

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization):

Land Resource Associates, c/o David Jones

Mailing Address:

9736 Mountain Rd, Chipita Park, CO 80809

Daytime Telephone:

719 660 1184

Fax:

Email or Alternative Contact Information:

chipita1@comcast.net

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: _____

Howard J Kustle

Date: Feb 28, 2020

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: _____

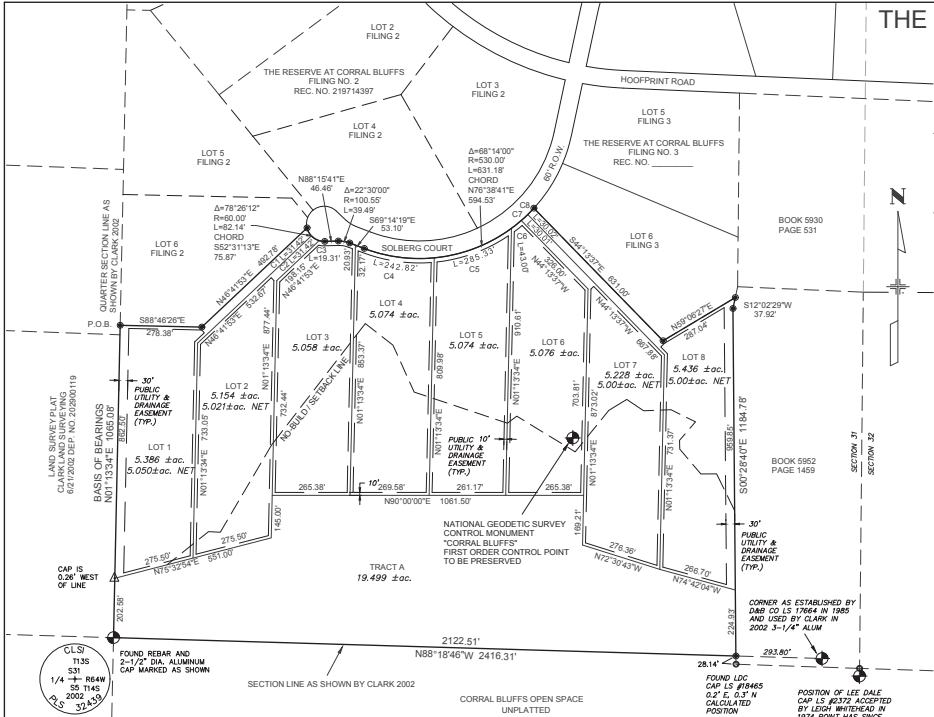
THE RESERVE AT CORRAL BLUFFS, FILING NO. 5
FINAL PLAT APPLICATION ATTACHMENTS

TAX/ID PARCEL NUMBERS

4331000026
4331000017
4331000025

DESCRIPTION OF REQUEST

Final Plat approval request for the 60.99 acre Reserve at Corral Bluffs Filing No. 5 subdivision consisting of 8 single family residential lots at a minimum lot size of 5.0 acres and one 19.50 acre open space tract.



THE RESERVE AT CORRAL BLUFFS FILING NO. 5

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

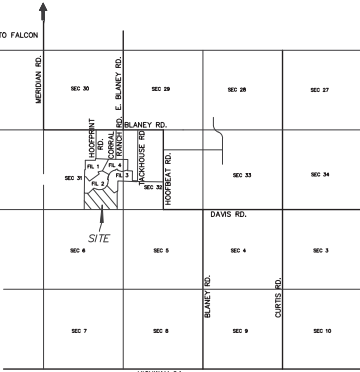
BE IT KNOWN BY THESE PRESENTS:

THAT CORRAL RANCHES DEVELOPMENT CO INC, HOWARD J. KUNSTLE, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, T13S, R64W OF THE 6th P.M. EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, THE RESERVE AT CORRAL BLUFFS SUBDIVISION FILING NO. 2 AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECEIVED AT RECEPTION NUMBER 21974397 OF THE EL PASO COUNTY RECORDS;
THENCE S88°46'26"E ON THE SOUTH LINE OF LOT 6 A DISTANCE OF 492.78 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SOLBERG COURT AS PLATTED BY SAID SUBDIVISION;
THENCE N45°11'31"E ON THE EAST LINE OF LOT 6 A DISTANCE OF 278.38 FEET;
THENCE N45°11'31"E ON THE EAST LINE OF LOT 6 A DISTANCE OF 278.38 FEET;
THENCE S88°46'26"E ON THE SOUTH LINE OF LOT 6 A DISTANCE OF 492.78 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SOLBERG COURT AS PLATTED BY SAID SUBDIVISION;
THE FOLLOWING FIVE (5) COURSES ARE ALONG THE SOUTHERLY RIGHT OF WAY OF SAID SOLBERG COURT;
1. THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 78°28'12", AN ARC DISTANCE OF 82.14 FEET, THE LONG CHORD OF WHICH BEARS S52°31'13"E A DISTANCE OF 75.87 FEET;
2. THENCE N88°154°1'E A DISTANCE OF 46.48 FEET;
3. THENCE SOUTHEASTERLY ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.55 FEET, THROUGH A CENTRAL ANGLE OF 22°30'00", AN ARC DISTANCE OF 39.48 FEET;
4. THENCE S88°14°1'E A DISTANCE OF 53.10 FEET;
5. THENCE NORTHEASTERLY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 68°14'00", AN ARC DISTANCE OF 631.18 FEET TO THE MOST WESTERLY CORNER OF LOT 6, THE RESERVE AT CORRAL BLUFFS SUBDIVISION FILING NO. 2;
THENCE S44°13'37"E ON THE SOUTHWESTERLY LINE OF SAID LOT 6 A DISTANCE OF 631.00 FEET;
THENCE N59°02'29"E ON THE SOUTHEASTERLY LINE OF SAID LOT 6 A DISTANCE OF 281.04 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE TRACT DESCRIBED IN BOOK 5952 AT PAGE 1459 OF SAID EL PASO COUNTY RECORDS;
THENCE S12°02'29"W ON THE WESTERLY LINE OF SAID TRACT A DISTANCE OF 37.92 FEET TO AN ANGLE POINT THEREON;
THENCE S88°18°46"E CONTINUING ON SAID WESTERLY LINE A DISTANCE OF 1184.78 FEET TO INTERSECT THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31 AS SHOWN ON THE LAND SURVEY PLAT PREPARED BY CLARK LAND SURVEYING IN JUNE OF 2002 AND DEPOSITED IN THE RECORDS OF THE EL PASO COUNTY LAND SURVEY PLATS UNDER RECEPTION NO. 202900110;
THENCE N88°18°46"W ON SAID SOUTH LINE OF THE SOUTHEAST QUARTER A DISTANCE OF 2122.51 FEET TO THE SOUTHWEST CORNER THEREOF AS MONUMENTED BY A 2-1/2" DIAMETER ALUMINUM CAP LS #52439;
THENCE N01°13'34"E ON THE WEST LINE OF SAID SOUTHEAST QUARTER AS SHOWN ON SAID LAND SURVEY PLAT A DISTANCE OF 1065.00 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

THE DESCRIBED TRACT CONTAINS 60.986 ACRES, MORE OR LESS.



EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE PLAT BOUNDARIES ARE HEREBY PLATTED WITH THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

NOTES:

- FOUND A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LS #18465" OR AS NOTED.
- FOUND A 1/2" DIAMETER REBAR AND PLASTIC CAP "CLS LS 32430".
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LS #18465" OR AS NOTED.
- FOUND ADJUTANT CORNER AS SHOWN.

THE BASIS OF BEARINGS FOR THIS SUBDIVISION IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 31, T13S, R64W - 1065.00'. THE DIRECTION IS BASED ON THE RESERVE AT CORRAL BLUFFS FILING NO. 2 PLAT THE LINE IS MONUMENTED AS SHOWN.

RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY LAND TITLE GUARANTEE COMPANY, ORDER NO. 525034397, DATED AUGUST 4, 2011.

SURVEY	DELTA	RADIUS	LENGTH	DIRECTION	CHORD
C1	=S030°00'00"	60.00'	31.42'	S08°10'07"E	31.60'
C2	=S030°00'00"	60.00'	31.42'	S08°10'07"E	31.60'
C3	=S030°00'00"	60.00'	31.42'	S08°10'07"E	31.60'
C4	=S030°00'00"	60.00'	31.42'	S08°10'07"E	31.60'
C5	=S030°00'00"	60.00'	31.42'	S08°10'07"E	31.60'
C6	=S030°00'00"	60.00'	31.42'	S08°10'07"E	31.60'
C7	=S030°00'00"	60.00'	31.42'	S08°10'07"E	31.60'
C8	=S030°00'00"	60.00'	31.42'	S08°10'07"E	31.60'

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

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE 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 THIS PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

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

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #29858
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION PLATTED IN BOOK 5952 AT PAGE 1459 OF SAID EL PASO COUNTY RECORDS. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY CONVEY AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, 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.

IN WITNESS WHEREOF:

THE AFORESAID CORRAL RANCHES DEVELOPMENT CO. INC., HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2020.

CORRAL RANCHES DEVELOPMENT CO. INC.
HOWARD J. KUNSTLE, PRESIDENT

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2020 BY HOWARD J. KUNSTLE, PRESIDENT
CORRAL RANCHES DEVELOPMENT CO. INC.
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR THE RESERVE AT CORRAL BLUFFS FILING NO. 5 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 2020, SUBJECT TO ANY NOTICES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT DATE

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2020, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BIERMAN

BY: COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

FILE NO. SF-19-_____
LWA LAND SURVEYING, INC.
851 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 536-9179
RESERVE AT CORRAL BLUFFS
DECEMBER 22, 2019
PROJECT 11032
SHEET 1 OF 1

NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM. DUE TO AREAS THAT MAY NOT BE SUITABLE FOR SEPTIC SYSTEMS AS IDENTIFIED IN THE WASTE WATER STUDY INCLUDED IN THE SOIL AND GEOLOGY REPORT, AN ENGINEERED SEPTIC SYSTEM MAY BE REQUIRED.
- THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, EROSION CONTROL, TRAFFIC IMPACT STUDY AND PRELIMINARY PLAN SP12-001.
- 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 OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 21910484 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE BOARD OF COUNTY COMMISSIONERS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR REDESCRIBED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT NO. 516-BD AND 517-BD.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY ON NON-RENEWABLE AQUIFERS.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE THE RESERVE AT CORRAL BLUFFS FILING NO. 5 IS RECORDED AT RECEPTION NO. 21910485 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
- INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM HOOFPRINT ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3 DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE DISTRICT.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- INDIVIDUAL PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 16-454) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- EL PASO COUNTY WILL NOT PAVE THE ROADS IN THIS SUBDIVISION.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS.
- THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0780G AND 08041C0584G, DATED DECEMBER 7, 2018.
- GEOLOGIC HAZARD NOTE. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, LOTS 1 THROUGH 8. POTENTIALLY UNSTABLE SLOPES, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOILS, GEOLOGY, HAZARD AND WASTE WATER STUDY FOR THE RESERVE AT CORRAL BLUFFS BY ENTECH ENGINEERING DATED JANUARY 30, 2012 IN FILE SP-12-1. THE RESERVE AT CORRAL BLUFFS PRELIMINARY PLAN AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- TRACT A IS DEDICATED AS OPEN SPACE WITH OWNERSHIP AND MAINTENANCE BEING RETAINED BY THE OWNER.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Meadow Lake Commercial Park - Rezone

Agenda Date: June 10, 2020

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request for approval by William Gunman, on behalf of three different owners, for Meadow Lake Commercial Park re-zone, an 84.8 acre project area situated northeast of Falcon, Colorado in eastern El Paso County. The project is located at the northwest corner of Curtis Road and Falcon Highway. The site is bounded by Curtis Road to the east, Falcon Highway to the south, and the Meadow Lake Airport to the north and west.

The overall Meadow Lake Industrial Park site area is 254.85 Acres of which 94.09 acres is proposed to be rezoned from RR-5 to CS – Commercial Services. The Rezone Map (RZP) proposes to rezone the site to CS – Commercial Services to allow the development of the site with mixed-commercial as permitted by the El Paso County Land Development Code.

No existing residences are on the site and none are proposed. Future site specific CS Development Plan submittals will further define lot sizes, interior roadways, specific uses, use-mix ratios, open space areas, and how water/ wastewater services will be provided.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Judge Orr Secondary Regional Trail alignment follows an unnamed creek which bisects the parcels and is within the rezone area on the south side of the project. The master plan also identifies the Curtis Road Bicycle Route to the east of the project. This route will be accommodated within County right-of-way and is not impacted by this project.

The property is also located within the Judge Orr Road Candidate Open Space area. This candidate open space area was identified in the 2013 El Paso County Parks Master Plan as an area where two or more important natural resources converge. The Judge Orr Candidate Open Space Area contains good examples of tallgrass prairie which includes big bluestem and little bluestem. In addition, the area includes wetland plant communities that support a variety of aquatic invertebrates, small fishes, and the northern leopard frog.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the applicant has proposed to relocate the Judge Orr Secondary Regional Trail from the unnamed creek to along Curtis Road to avoid a conflict with the Meadow Lake Airport. County Parks is in agreement with this proposal and requests the applicant provide a 25-foot public trail easement along the eastern boundary of the project site which will allow for the construction and maintenance by El Paso County of the Judge Orr

Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Rezone drawing and forthcoming CS Development Plan drawings.

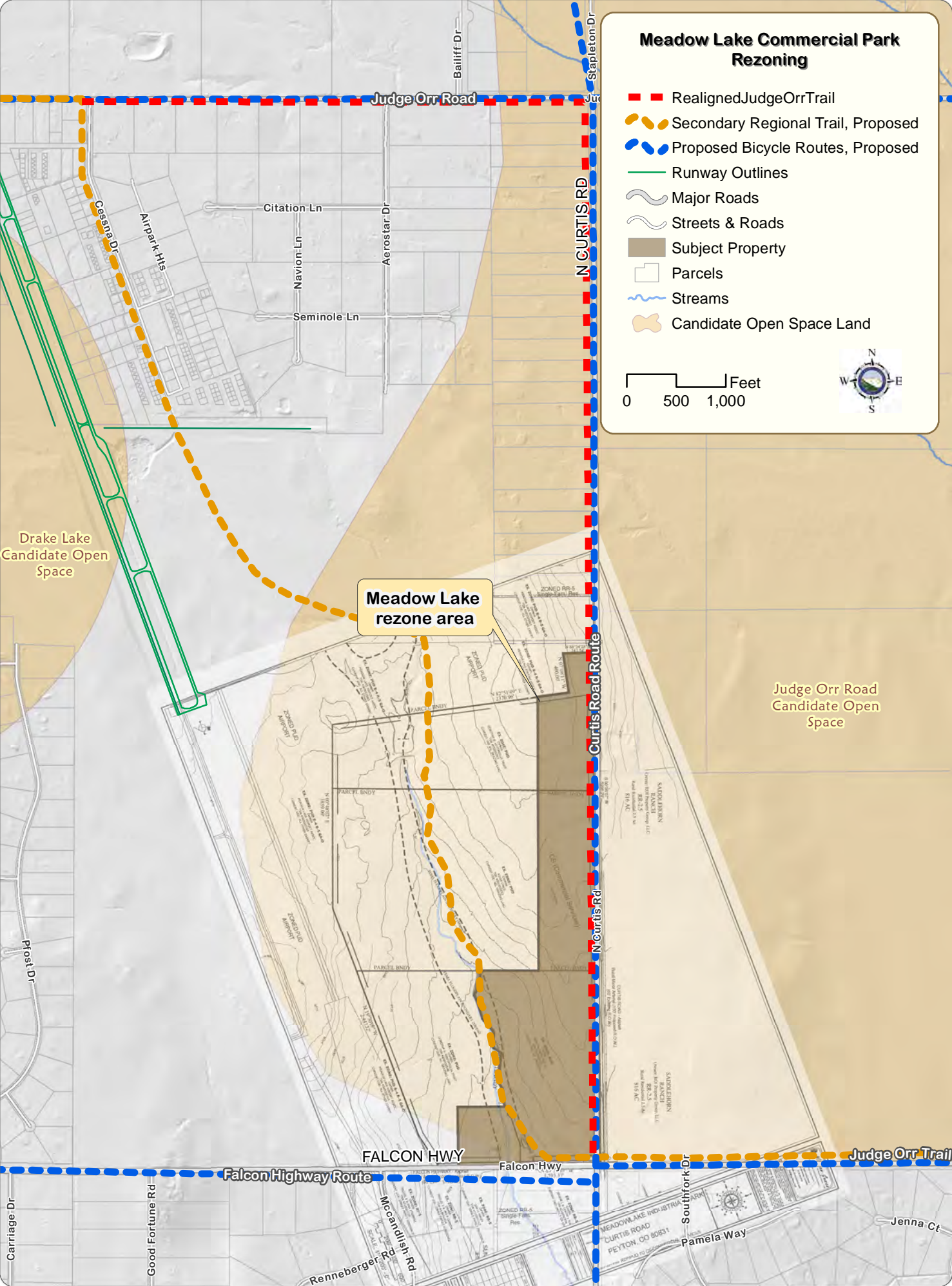
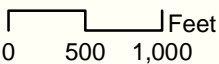
No regional park fees are recommended, as the Board of County Commissioners have elected to not require park fees for commercial developments.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Meadow Lake Commercial Park Rezone: The applicant provide a 25-foot public trail easement along the eastern boundary of the project site which will allow for the construction and maintenance by El Paso County of the Judge Orr Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Rezone drawing and forthcoming CS Development Plan drawings.

Meadow Lake Commercial Park Rezoning

- Realigned Judge Orr Trail
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Runway Outlines
- Major Roads
- Streets & Roads
- Subject Property
- Parcels
- Streams
- Candidate Open Space Land



Drake Lake
Candidate Open
Space

Meadow Lake
rezone area

Judge Orr Road
Candidate Open
Space

Falcon Highway Route

Judge Orr Trail

Development
Application
Permit
Review



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

June 10, 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:	Meadow Lake Commercial Park	Application Type:	Rezone
PCD Reference #:	CS-201	Total Acreage:	94.09
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
(Multiple)	William Gunman & Associates	Regional Park Area:	4
	Bill Gunman	Urban Park Area:	3
	731 N. Weber St. Suite 10	Existing Zoning Code:	PUD
	Colorado Springs, CO 80903	Proposed Zoning Code:	CS

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 3		
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: 3		
Regional Park Area: 4		Neighborhood:		\$113 / Dwelling Unit x 0 Dwelling Units = \$0
\$456 / Dwelling Unit x 0 Dwelling Units = \$0		Community:		\$175 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: (1) No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions. (2) The applicant provide a 25-foot public trail easement along the eastern boundary of the project site which will allow for the construction and maintenance by El Paso County of the Judge Orr Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Rezone drawing and forthcoming CS Development Plan drawings.

Park Advisory Board Recommendation:



William Guman
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal

Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-9700

<http://www.gumanltd.com/>

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



MEADOW LAKE INDUSTRIAL PARK REZONE

RR-5 to CS – Commercial Services

LETTER OF INTENT

❑ **OWNER/APPLICANT AND CONSULTANT:**

Owners:

Dorothy B. Ventimiglia Trust
P.O. Box 618
Larkspur, CO 80118-0618
Parcel Number: 4300000553; 4300000548

Kevin O'Neil
P.O. Box 1385
Colorado Springs, CO 80903-1385
Parcel Number: 4300000552

GRR Partners Inc., LLC
Attn: Rob Wurl
794 W. Solana Cir.
Solana Beach, CA 92075
Parcel Number: 4300000551

Applicant:

William Guman & Associates, Ltd.
Attn: Bill Guman
731 N Weber St., Suite 10
Colorado Springs, CO 80903
Phone: (719) 633-9700

El Paso County Planner:

El Paso County Development Services
Attn: Kari Parsons

2880 International Circle
Colorado Springs, CO 80910
Phone: (719) 520-6300

- ❑ **TOTAL NUMBER OF ACRES IN THE REQUESTED CS-COMMERCIAL SERVICES REZONE AREA:**
254.50Acres

- ❑ **SUBDIVISION DATA:**

The project is approximately 10 miles east of Colorado Springs situated northeast of Falcon, Colorado in eastern El Paso County. The project is located at the northwest corner of Curtis Road and Falcon Highway. The site is bounded by Curtis Rd. to the east, Falcon Highway to the south, and the Meadow Lake Airport to the north and west.

The overall Meadow Lake Industrial Park site area is 254.85 Acres of which 94.09 acres is proposed to be rezoned from **RR-5 to CS – Commercial Services**. The Rezone Map (RZP) proposes to rezone the site to CS – Commercial Services to allow the development of the site with mixed-commercial as permitted by the El Paso County Land Development Code.

No existing residences are on the site and none are proposed. Future site specific CS Development Plan submittals will further define lot sizes, interior roadways, specific uses, use-mix ratios, open space areas, and how water/ wastewater services will be provided.

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:**

The existing land use for the site is vacant and contains a central drainage way flowing from northwest to southeast. The site contains unimproved dirt access points used for ranching purposes, native stands of vegetation, and utility easements. There is an existing drainage/ stock pond in the northwest corner of the site. Existing homes on large, multi-acre sites are located south of the site across Falcon Highway and the existing Meadow Lake Airport is adjacent to the northern and western boundaries. Any existing off-site uses, residences, outbuildings, dirt roads, access locations, etc., are scheduled to remain and will not be relocated or removed to accommodate the subject site.

- ❑ **REQUEST AND JUSTIFICATION FOR PUD ZONING:**

Per EPCLDC **Section 4.2.6.D**, this rezone submittal of the property from RR-5 to CS for the proposed Meadow Lake Industrial Park is to accommodate the proposed uses as identified on the RZP drawings. The Meadow Lake Industrial Park was previously approved by the Board of Commissioners in 2008 as a Planned Unit Development (PUD). The uses as originally approved by the El Paso County Board of Commissioners included 190 Acres of commercial/ industrial uses and 37 Acres of open space/ no-build areas. Due to the expiration of the originally approved PUD as a result of development inactivity, the CS –

Commercial Services portion of Meadow Lake Industrial Park is being resubmitted for review and approval.

The RZP from RR-5 to CS – Commercial Services as proposed addresses objectives in encouraging growth of industrial space within the Falcon area as there has been little development of this kind east of Highway 24. The proposed rezone seeks to accommodate the anticipated growth and demand for a greater amount of light industrial space in this area, especially industrial uses that provide support services to the adjacent Meadow Lake Airport, Curtis Road, and Falcon Highway. The expansion of Curtis Road to State Highway 24, and beyond to Stapleton Road, will bring more traffic directly adjacent to this site offering opportunities for industrial related activities to be successful. The industrial park project incorporates approximately 160.76 acres.

The proposed CS – Commercial Services zone uses are intended in part to accommodate businesses that serve adjacent areas within a close proximity. The types of uses envisioned include gas stations, small strip retail type buildings, and perhaps standalone food restaurants. Commercial Services zoning uses are intended to accommodate a limited group of professional/ administrative offices, Automobile & Boat Storage and Sales, Business Events Center, Car Wash, Convenience Store, Health Club, and Medical Clinic facilities.

The Meadow Lake Industrial Park looks to capitalize on the expanding community and lack of Commercial Services based zoning in Falcon and beyond. The project will seek to achieve a high quality of design that complements and enhances the surrounding area while mitigating and minimizing potential impacts. This will be achieved through a coordinated approach to site design and development standards.

❑ **Approval Criteria for CS – Commercial Services Zoning:**

In accordance with **Section 4.2.6(D)** of the El Paso County Land Development Code, the proposed RZP for the Meadow Lake Industrial Park advances the stated purposes set forth in this section by the county. The Meadow Lake Industrial Park RZP from RR-5 to CS is in general conformance with the requirements of the El Paso County Land Development Code and Falcon/ Peyton Small Area Master Plan. The adopted Small Area Master Plan identifies the existing *Meadow Lake Airport Area Section 4.4.3* as an important node within the future of the Falcon Area. The area is identified as an appropriate location for non-residential uses and better suited as a center for mixed-use commercial and industrial zoning, including Commercial Service uses which may be compatible with airport operations. The general uses as shown on the RZP plan include provisions within the Commercial Services labeled areas to allow for aviation related services such as aircraft parts sales and pilot support services. The *Falcon/ Peyton Small Area Master Plan Section 4.4.7 Stapleton –Curtis Corridor* recommendations further emphasizes this area to be a

focal point for commercial and mixed-use development. Finally, the proposed Meadow Lake Industrial Park meets the goals of **Section 4.5 General Policies: Commercial & Employment Centers and Uses 4.5.2.5** that calls for additional secondary commercial centers at designated intersections with major arterial roadways which include Curtis Road and Falcon Highway.

The proposed RZP application is in compliance with all applicable statutory provisions. The Meadow Lake Industrial Park will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. Preliminary development standards have been identified to ensure adequate setbacks, buffers, and safety concerns will be met. In combination with future CS Development Plan submittals, the Meadow Lake Industrial Park development will further address specific criteria of the CS – Commercial Services zone district set forth by the EPC Land Development Code.

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. The existing Meadow Lake Airport naturally limits the type of development that may occur on this parcel, such as residential. As previously described, the Small Area Master Plan recommends commercial zoning as a suitable use for this property due to its close proximity to the airport. Both Curtis Road and Falcon Highway will serve as natural buffers to the residential zone districts adjacent to the site. Coupled with additional landscape setback areas, the project will not have a negative impact upon the existing and future development of the surrounding area. Many of the open space uses are intended to serve as landscape buffers and setbacks providing an appropriate transition of existing and proposed uses. Additionally, increased building setbacks may be required depending on the location and type of use being proposed, such as a 125' building setback for light industrial uses when adjacent to a residential zone. General development standards have been indicated on the plans with more detailed development standards to be provided with future site specific CS Development Plans.

The RZP plan provides for open space, including landscape buffers along Curtis Road and Falcon Highway. Much of the open space provided is intended to serve as landscape buffers and setbacks, landscape screening, drainage facilities, and preservation of the existing drainage way found centrally within the site. Due to the nature of industrial and airport related operations, the majority of the open space will be deemed unusable and no internal pedestrian corridors will be incorporated. While there will be no internal pedestrian corridors, there will be pedestrian connectivity incorporated along the perimeter roadways to serve as connectors to adjacent developments and regional trail corridors. As more specific development occurs additional landscaping, buffering, and open space area may be incorporated within the site.

The proposed Commercial Services zone district will not overburden the capabilities of existing or planned roads, utilities, and other public facilities including but not limited to energy providers, water supply, and sanitation services. Public services and facilities are available to the RZP area. These services will be provided to support the development when needed. At this time a provider of water/ wastewater services has not yet been identified; however, server provider options are discussed below.

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 into the RZP and subsequent CS Development Plans. It is understood that an approved Development Plan is required before any building permits or use permits may be issued within a CS – Commercial Services zone district.

The applicant acknowledges that certain representations indicated graphically and by notation on the accompany RZP may be conceptual in nature and are subject to change based upon market and development trends. Amendments to the RZP may be made by the owner and applicant and submitted accordingly to El Paso County for further review and consideration.

□ **SECTIONS OF THE COUNTY LDC AND POLICY PLAN THAT SUPPORT THIS RZP REQUEST:**

Under Section 5.3.5 (B) of the Land Development Code, the County's approval of a rezone (Map Amendment) requires a finding that the following four criteria have been met:

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

The application conforms to the *El Paso County Master Plan* for the project area, including conformance with the *Falcon/Peyton Small Area Master Plan*.

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

The rezoning is in compliance with all statutory provisions required, including C.R.S §30-28-111, §30-28-113, and §30-28-116.

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

CS – Commercial Services zoning is compatible with adjoining zone districts because it i) will not negatively affect *view corridors* from the existing homes, ii) will not have negative drainage impacts on the existing neighborhoods because storm water will be retained onsite or appropriately discharged in conformance with plans approved by the County; iii) will not have significant traffic impacts on the surrounding neighborhood, as shown by the Applicant’s traffic report; and iv) the project introduces a land use that is compatible with current land use policies for the Falcon/Peyton communities.

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

The site is suitable for the intended use and proposes uses that are compatible with surrounding RR-2.5 and RR-5 zones, as defined in Chapter 5 of the Land Development Code.

Existing public infrastructure and services, such as roads, utilities, water, sanitation, fire, and drainage will be used to the extent available and adequate to meet the needs of the new development. New infrastructure, to include drainage improvements, roadways, utilities, erosion control, etc. will be planned and installed in accordance with standards of the Land Development Code (LDC), Engineering Criteria Manual and Drainage Criteria Manual (ECM).

ADHERENCE WITH THE EL PASO COUNTY POLICY PLAN

Policy 6.1.5 - *Support the development of well-planned [mixed use](#) projects which promote all, or most, of the following objectives:*

- maximize the economy and efficiency of land use
- preserve open space or natural areas
- integrate employment, housing, shopping, schools and other use
- accommodate multi-modal transportation linkages
- allow for variations in design and character

The rezone from RR-5 to CS preserves approximately XX.X% as natural open space areas; jurisdictional and non-jurisdictional wetlands

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

The Project is proposed as a commercial development of business and retail lots within a non-urban density area of the Falcon/Peyton community. Utilities and road infrastructure

needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of the development.

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

Existing jurisdictional and non-jurisdictional wetlands will be used as buffers between residential lots.

Goal 6.2

Protect and Enhance Existing and Developing Neighborhoods

Policy 6.2.1 - *Fully consider the potential impact of proposed zone changes and development on the integrity of existing neighborhoods.*

Policy 6.2.2

Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of [mixed uses](#), and promotion of pedestrian and other non-motorized means of travel.

The Applicant proposes to incorporate pedestrian trails in various part of the proposed development to promote non-motorized multi-modal transportation linkages within the development.

Policy 6.2.12 - *Ensure that proposed zone changes and/or use variances in established neighborhoods are of compatible scale and physical character.*

The proposed rezone to the CS zone district will permit for low density development that is compatible with the character and use of the non-urban density communities of Falcon/Peyton.

Jurisdictional and non-jurisdictional wetlands within the floodplain areas of the site will be preserved as open space no-build areas, which will also lend themselves well toward sustaining the rural nature and character and maintaining the integrity of the surrounding community.

Policy 6.2.14 - *Encourage the reasonable accommodation of [mixed uses](#) within neighborhoods for the purposes of promoting land use efficiency and providing housing options.*

The Applicant proposes that varying housing types will be developed within the project, including the introduction of manufactured housing products to promote attainability by a wider segment of home buyers.

Policy 6.4.6 - *Allow for the accommodation of necessary supporting commercial uses within or in proximity to rural residential areas in a manner that preserves the rural character of these areas.*

LAND TO BE SET ASIDE AS OPEN SPACE:

Future development plans within the Commercial Services zone district will provide for no-build zones within detention pond areas, landscape perimeter buffers, and designated open space tracts. These no-build zones will help to reduce the visual impacts of new development by retaining nodes of open space to preserve identified view corridors. Existing areas disturbed by new development will be re-vegetated with indigenous plant materials to help restore some of the natural aesthetics presently found throughout the site.

A Metropolitan District or Business/ Industrial Park Association may be created in order to own and maintain the proposed common open spaces, pedestrian corridors, and any other future project amenities within the CS zone district. Any required landscape buffers and setbacks around the perimeter of the site and along selected residential roadways will be further refined with more detailed future submittals. Conceptually, as part of the overall internal circulation system, pedestrian walkways may be provided along the existing drainage way; however they will not serve as regional trail connections. Per the EPC Parks Master Plan website, there is a secondary regional trail proposed through both the Meadow Lake Airport's and Meadow Lake Industrial Park's site to be located along the existing drainage way. Due to the proposed uses for both the airport and proposed industrial park, it is recommended that this secondary regional trail be relocated along Curtis Road. There are inherent dangers and hazards presented with both airport and industrial related uses in which pedestrian cross connectivity should be limited or avoided. Relocating the proposed secondary regional trail along Curtis Road would serve the same intent of moving pedestrians to the southeast and would parallel the proposed bike lane along Curtis Road.

Common area landscaping guidelines may be created with future development plan submittals to encourage a unified theme throughout the industrial park area.

❑ **SUBDIVISION SERVICES:**

The Meadow Lake Industrial Park CS zone district portion may be provided natural gas by Black Hills Energy who has adequate capacity to serve the site. The site is also located

within the service area of the Mountain View Electric Association, Inc., which has indicated their service lines are available and have adequate capacity to serve the project.

The Meadow Lake Industrial Park CS zone district is situated entirely within the Falcon School District No. 49 jurisdiction. The proposed RZP will have a beneficial effect on the school district by providing additional tax revenue through its proposed industrial uses.

The development area is under the jurisdiction of the El Paso County Sheriff's Department.

□ **MUNICIPAL SERVICES (Water/ Wastewater Services):**

The RZP proposes that the Meadow Lake Industrial Park be evaluated for possible annexation into one of several metropolitan districts surrounding the area to provide water and wastewater services. At this time, a specific metropolitan district cannot be identified due to several factors including supply/ capacity, existing intergovernmental agreements, infrastructure costs, and the timing of the development. The Meadow Lake Industrial Park ownership group has reached out to different metropolitan districts within close proximity to the site, including the nearby Saddlehorn Ranch Metropolitan District, Bobcat Meadows Metropolitan District, the 4-Way Ranch Metropolitan District, Woodmen Hills Metropolitan District, Falcon Highlands Metropolitan District, and the Meridian Service Metropolitan District.

Meadow Lake Industrial Park maintains and owns all water rights beneath the property, which may be considered for use in exchange for annexation into one or more of the surrounding existing metropolitan districts.

As development projections become better known, the surrounding metropolitan districts will be further engaged to determine the best possible source(s) of water and wastewater solution(s). While there are potentially several options to consider for water and wastewater services for the Meadow Lake Industrial Park development, another available option could include the formation of a Meadow Lake Industrial Park Metropolitan District. This could include construction of an onsite treatment plant and establishing a service agreement with a neighboring metropolitan district to accept and treat flows. The feasibility of this has not yet been explored.

Finally, there is also the potential to combine services from different entities through intergovernmental agreements. For instance, obtain potable water service from the Saddlehorn Ranch Metropolitan District #1 and wastewater treatment service from Meridian Service Metropolitan District. A more complete analysis, report of the water and wastewater systems, and letters of intent to serve will be completed with future, more detailed Development Plan submittals.

❑ **FIRE PROTECTION SERVICES:**

The Falcon Fire Protection District (FFPD) provides services including fire suppression, fire prevention and education, emergency medical response, code enforcement and hazardous material response. The FFPD currently is a combination of career and volunteer staff and has 26 career firefighter/ emergency medical technicians (EMTs) and 12 volunteer-reserve firefighter/ EMTs. It also supports a reserve emergency medical services program comprised of 7 EMTs who respond to emergency medical calls. All alarm responses are made within an 8 minute average for District 1 and the department operates from four stations for the protection of residents and businesses.

The district's stations include:

- Falcon Fire Headquarters Building, also includes Station 3, located at 7030 Old Meridian Road and is staffed by three-four Falcon firefighters/EMTs.
- Station 1, the newest station, located at Meridian Ranch Boulevard and Stapleton Drive. It is staffed 24/7 with four firefighters on each of the three shifts.
- Station 2, on North Meridian Road in the north end of the District, is not staffed.
- Station 6, on Jones Road in the south end of the District, is not staffed.

The Meadow Lake Industrial Park is located within District 1 approximately 5 miles from the new Station 1 and approximately 3.5 miles from Station 3/ Headquarters.

FFPD has a new insurance rating (ISO) of 5 for all properties located within five road miles of any station and within 1,000 feet of a fire hydrant. It has an insurance rating of 7 for all properties located within five road miles of any station but beyond 1,000 feet of a fire hydrant; and an insurance rating of 10 for properties located outside the five road mile area. The FFPD is supported by a property tax rate of 8.612 mills.

To help assure timely responses in outlying areas, select volunteers are equipped to respond directly to the scene of an emergency bringing medical supplies, oxygen, and automatic defibrillators. All volunteers are issued their own protective equipment and will frequently report directly to the scene of a fire emergency to provide valuable information to responding firefighters and immediate protective actions as required.

❑ **MINERAL EXTRACTION:**

The El Paso County *Master Plan for Mineral Extraction* identifies the site as being in the Upland Deposits evaluation study area. The Upland Deposit areas contain sand and gravel with silt and clay. These deposits are typically remnants of older streams deposited on topographic highs or bench like features. The purpose of the *Master Plan for Mineral Extraction* is to address mineral resource protection requirements identified in the Preservation of Commercial Mineral Deposits Act of 1973, provide guidance to the county's

governing bodies in evaluating land use proposals that involve mineral processing, and to serve as a general reference describing mining in El Paso County. The mineral extraction master plan does not identify the site as having any significant mining resources of note nor is there any existing mining on site. Therefore, the proposed development would not limit or impact any proposed future commercial mineral resource extraction operations.

- ❑ **TOTAL RESIDENTIAL UNITS AND DENSITIES FOR EACH DWELLING TYPE:** No residential units are proposed anywhere within the Meadow Lake Industrial Park.
- ❑ **COMMERCIAL SITES PROPOSED:**
Refer to the project summary above and to the RZP drawings of the CS zone district for more detailed information regarding proposed commercial sites.
- ❑ **PROJECT PHASING AND SCHEDULE OF DEVELOPMENT:**
Under **Section 4.2.6-E16** a phasing plan of the CS zone district will be deferred until future Development Plan submittals occur. The reason for request of deferral is due to the Meadow Lake Industrial Park phasing being subject to variation depending on market conditions and consumer demand of the parcels being offered. An important factor of development growth and speed concerns water/ wastewater services sequencing. Once an initial parcel within the CS zone district has been identified for development, a reasonable phasing plan can then be outlined because a point of origin for growth can be established. Development scheduling and build-out may also overlap one another to allow constant development and growth of the site as market and growth trends dictate. By allowing differing areas of development to coincide and overlap with one another, the industrial park may better capture the market with various lot sizes, accesses, and use offerings.
- ❑ **PROPOSED USES:**
See the submitted RZP for proposed uses as allowed by the Land Development Code within the CS zone district.
- ❑ **AREAS OF REQUIRED LANDSCAPING:**
See the 'Land to be Set Aside for Open Space' section above and the RZP drawings for general open space areas. More detail including landscaped areas, easements and buffers, and detention facilities will be provided with future CS Development Plan submittals.
- ❑ **PROPOSED ACCESS LOCATIONS:**
The Meadow Lake Industrial Park is bordered by two major transportation corridors, Curtis Road along the east boundary and Falcon Highway to the south. Curtis Road currently has a 60' wide ROW and is proposed to be a Rural Minor Arterial (100' R.O.W.). The proposed RZP plan illustrates additional right-of-way to be dedicated for future expansion. There are

two proposed access/ egress locations into the industrial park from Curtis Road. Falcon Highway, along the south, also has an existing 60' ROW and is proposed to be upgraded to a Rural Minor Arterial with a 100' ROW. The proposed RZP illustrates additional right-of-way to be dedicated for future expansion.

A Traffic Impact Study has been prepared for the Meadow Lake Industrial Park and is included with this submittal.

END.



Planning and Community Development Department
2880 International Circle, Colorado Springs, CO 80910
Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

Please check the applicable application type
(Note: each request requires completion of a
separate application form)

- ☐ Appeal
- ☐ Approval of Location
- ☐ Board of Adjustment
- ☐ Certification of Designation
- ☐ Const. Drawings: Minor or Major
- ☐ Development Agreement
- ☐ Final Plat, Minor or Major
- ☐ Final Plat, Amendment
- ☐ Minor Subdivision
- ☐ Planned Unit Dev. Amendment
 - Major
- ☐ Preliminary Plan, Major or Minor
- ☒ Rezoning
- ☐ Road Disclaimer
- ☐ SIA Modification
- ☐ Sketch Plan, Major or Minor
- ☐ Sketch Plan, Revision
- ☐ Solid Waste Disposal Site/Facility
- ☐ Special District
- ☐ Special Use
 - Major
 - Minor, Admin. or Renewal
- ☐ Subdivision Exception
 - Vacation
 - Plat Vacation with ROW
 - Vacation of ROW
- ☐ Variances
 - Major
 - Minor (2nd Dwelling or Renewal)
 - Tower, Renewal
- ☐ Vested Rights
- ☐ Waiver or Deviation
- ☐ Waiver of Subdivision Regulations
- ☐ WSEO
- ☐ Other: _____

This application form shall be accompanied by
all required support materials

PROPERTY INFORMATION: Provide information to identify properties and
the proposed development. Attached additional sheets if necessary.

Property Address(es) NORTH CURTIS ROAD PEYTON CO	
Tax ID/Parcel Numbers(s) 4300000552	Parcel size(s) in Acres 108.00
Existing Land Use/Development VACANT	Zoning District RR-5 TO CS - COMMERCIAL SERVICES

- ☐ Check this box if **Administrative Relief** is being requested in
association with this application and attach a completed
Administrative Relief request form.
- ☐ Check this box if any **Waivers** are being requested in association
with this application for development and attach a completed
Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or
organization(s) who own the property proposed for development.
Attach additional sheets if there are multiple property owners.

Name (Individual or Organization) KEVIN O'NEIL	
Mailing Address P.O. BOX 1385, COLORADO SPRINGS CO 80901-1385	
Daytime Telephone	Fax
Email or Alternative Contact Information Kevin.O'Neil@theoneilgroup.com	

For PCD Office Use:

Date	File
Rec'd By	Receipt #
DSD File #	

Description of the request: (submit additional sheets if necessary)

Rezone this portion of the overall 254 acre Meadow Lake Industrial Park site from
RR-5 to I-2 - Industrial, CS - Commercial Services, and GA-O General Aviation
Overlay as described in the Letter of Intent and RZP map.



Planning and Community Development Department

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APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization)

WILLIAM GUMAN & ASSOCIATES, LTD

Mailing Address

731 NORTH WEBER STREET, SUITE 10, COLORADO SPRINGS, CO 80903

Daytime Telephone

719-633-9700

Fax

Email or Alternative Contact Information:

bill@guman.net

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary)

Name (Individual or Organization)

WILLIAM GUMAN & ASSOCIATES LTD

Mailing Address

731 NORTH WEBER STREET, SUITE 10, COLORADO SPRINGS, CO 80903

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719-633-9700

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Email or Alternative Contact Information

bill@guman.net

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent.

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature  Rob Wurl

Date 15 NOV 2019

Owner (s) Signature 

Date

Applicant (s) Signature  Bill Guman RLA, ASLA

Date 15 NOV 2019



Planning and Community Development Department

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APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization)

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An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent.

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature

Kevin O'Neil

Date 15 NOV 2019

Owner (s) Signature

Date

Applicant (s) Signature

Bill Guman RLA ASLA

Date 15 NOV 2019



Planning and Community Development Department
2880 International Circle, Colorado Springs, CO 80910
Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): WILLIAM GUMAN & ASSOCIATES, LTD.	
Mailing Address: 731 NORTH WEBER STREET, SUITE 10, COLORADO SPRINGS, CO 80903	
Daytime Telephone: 719-633-9700	Fax:
Email or Alternative Contact Information: bill@guman.net	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary)



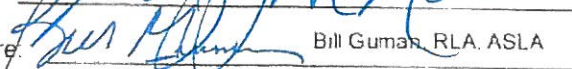
Name (Individual or Organization): WILLIAM GUMAN & ASSOCIATES, LTD.	
Mailing Address: 731 NORTH WEBER STREET, SUITE 10, COLORADO SPRINGS, CO 80903	
Daytime Telephone: 719-633-9700	Fax:
Email or Alternative Contact Information: bill@guman.net	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: 	Holly McMahon, Trustee	Date: 15 NOV 2019
Owner (s) Signature: 	Bill Guman, RLA, ASLA	Date: 11-17-19
Applicant (s) Signature: 	Bill Guman, RLA, ASLA	Date: 15 NOV 2019

APPLICANT:
William Guman & Associates, Ltd.
Planning and Landscape Architecture
Attn: Bill Guman, RLA, ASLA
721 North Weber Street, Ste. 10
Colorado Springs, CO 80903

William Guzman & Associates, Ltd.
Planning and Landscape Architecture
Attn: Bill Guzman, RLA, ASLA
721 North Weber Street, Ste. 10
Colorado Springs, CO 80903
(719) 622-9700

Clark Land Surveying, Inc.
Land Surveyors
Attn: Stewart L. Mapox, Jr., PLS
177 S. Tiffany Drive, Unit 1
Pueblo West, CO 81007
(719) 592-1230

Traffic Consultant
Attn: Jeff Hodsdon, P.E., P.T.O.E.
545 East Pike Peak Avenue, Ste. 210
Durango, Colorado 81301

SITE DATA:

TSPa	4300000553, 4300000552, 4300000548, 4300000055
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AREA TO BE REZONED: 94 Acres, plus or minus
EXISTING ZONING: Planned Unit Development PUD
PROPOSED ZONING: Commercial Services CS
CURRENT USE: Agricultural/Grazing/Land
PROPOSED USE: Retail, wholesale or service, commercial
and/or other nonresidential public

A portion of the East half of Section 9, Township 13 South, Range 64 West, of the 6th P.M. E1
Range, County of Clark, of Colorado, better known as follows:

COMMENCING at the Northeast corner of said Section 8; thence, along the east line of said

Section 9, S00°51'50"W (Bearings are based on the east line of Section 9, Township 13 South, Range 64 West, of the 6th P.M. of Paso County, State of Colorado and bears S00°51'50"W, a distance of 92.63 feet, to the **POINT OF BEGINNING**; thence, continuing along said east line, S00°51'50"W, a distance of 5180.70 feet, to the southeast corner of said

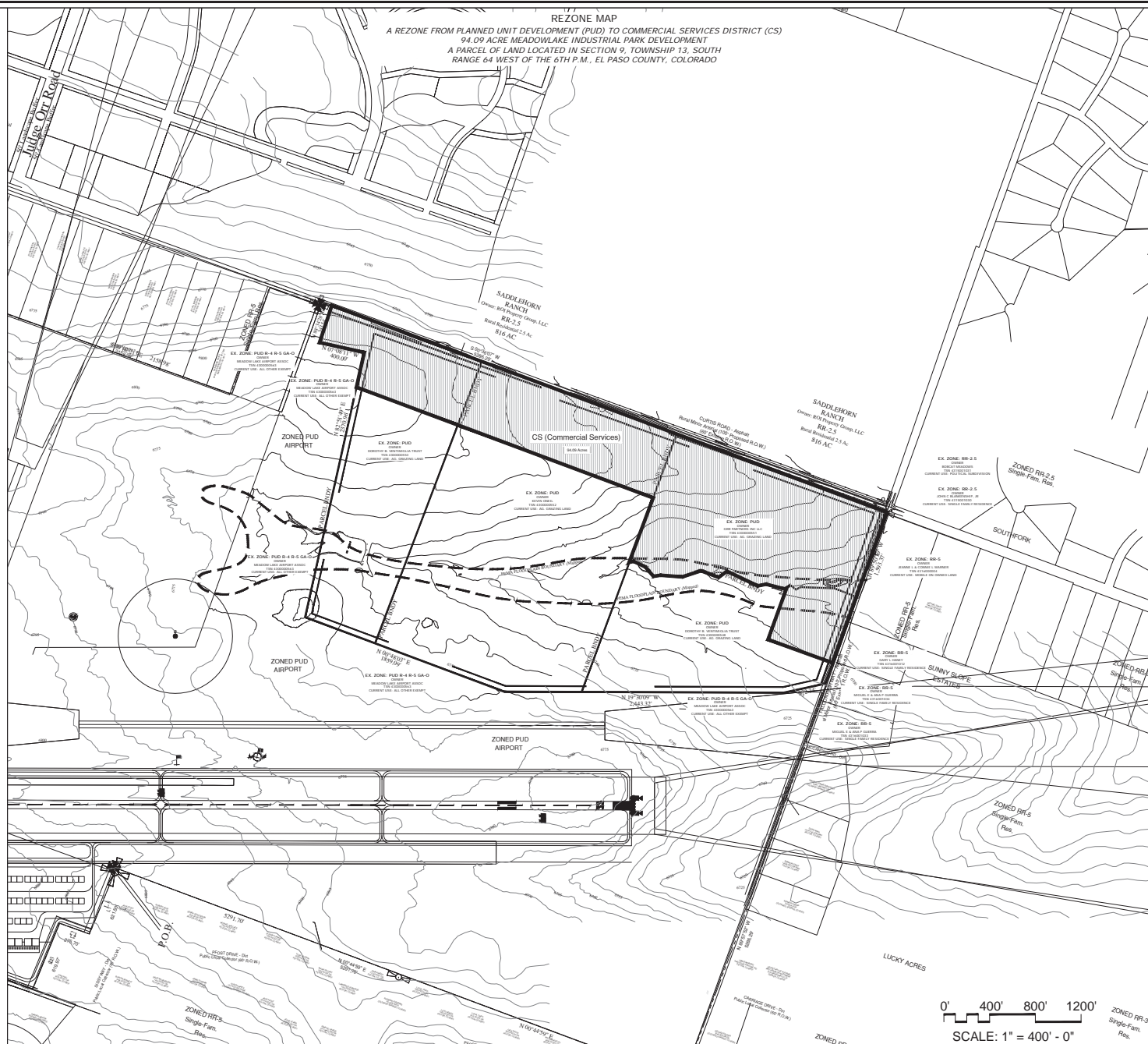
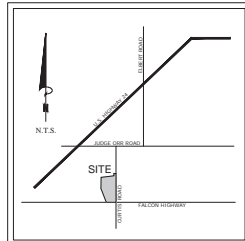
1. S89°42'05"E, a distance of 480.21 feet;
2. N48°00'12"W, a distance of 15.91 feet;
3. N65°00'36"W, a distance of 163.78 feet;
4. N05°53'49"W, a distance of 35.73 feet;
5. N55°53'35"E, a distance of 297.28 feet;
6. N55°34'06"W, a distance of 90.86 feet;
7. N61°11'08"E, a distance of 163.55 feet;
8. N23°41'46"W, a distance of 173.54 feet;
9. N15°18'11"W, a distance of 151.48 feet;
10. N28°28'53"W, a distance of 61.90 feet;
11. N25°40'26"E, a distance of 108.54 feet;
12. N06°15'32"E, a distance of 113.91 feet;
13. N33°51'48"W, a distance of 40.73 feet;



thence leaving said centerline, S69°07'54"E, a distance of 601.85 feet; thence N00°52'00"E, a distance of 2770.18 feet; thence N32°58'19"E, a distance of 210.83 feet; thence N60°59'58"W, a distance of 400.00 feet; thence N88°40'45"E, a distance of 343.70 feet, to the POINT OF

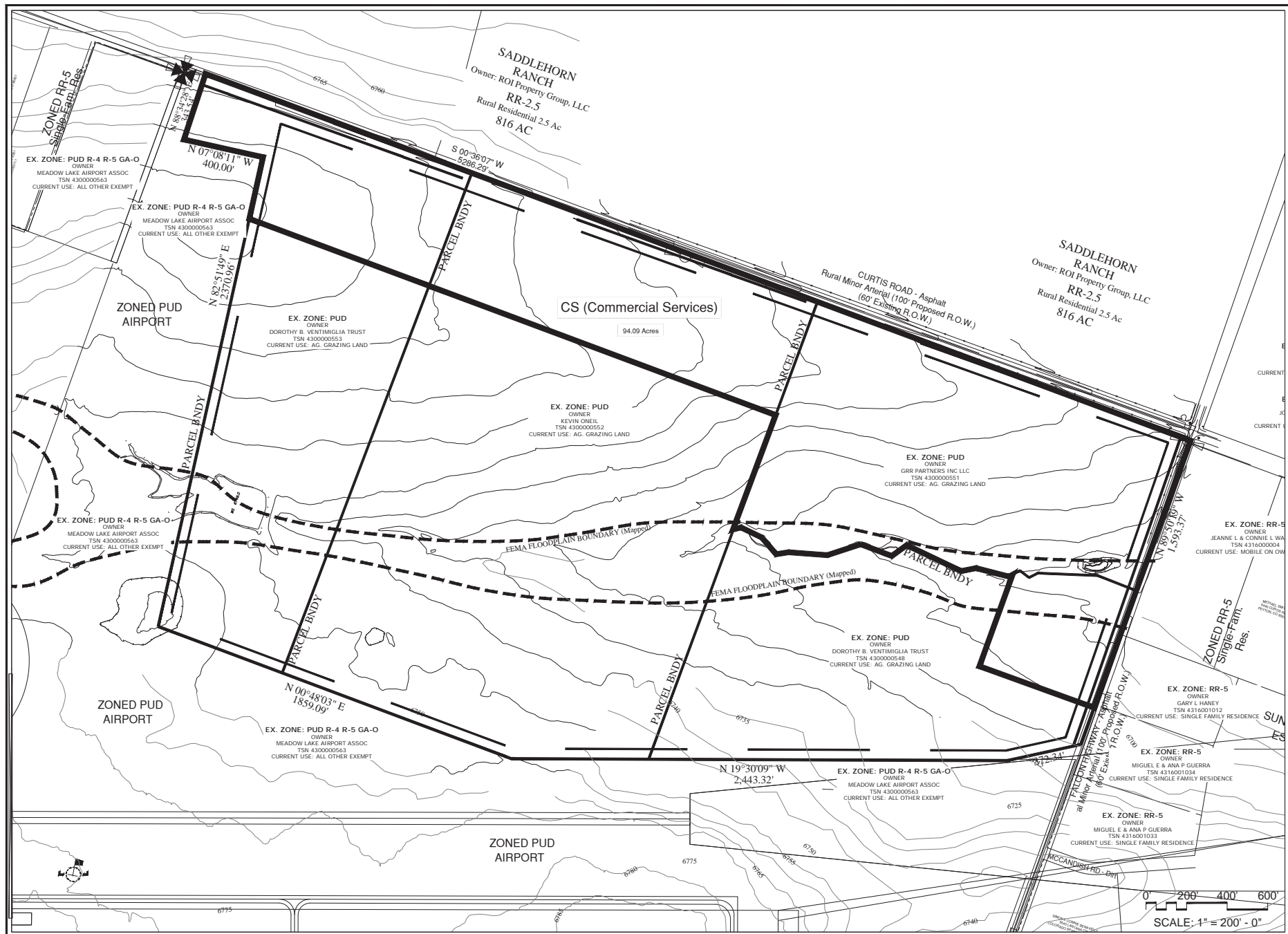
Containing 4,105,190 Sq. Ft. or 94.247 acres, more or less.

OWNER OF RECORD / STREET ADDRESS	APPROXIMATE TEN
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OWNER OF RECORD / TRUST ADDRESS	ASSESSOR'S TSN
Warner, Jeanne L & Connie L 6480 Curtis Road, Peyton, CO 80821	4316100004
Haney, Gary L 14590 Falcon Hwy, Peyton, CO 80831	4316100012
Guerra, Miguel C & Arva P 14510 Falcon Hwy, Peyton, CO 80821	4316100104
Guerra, Miguel C & Arva P 14640 Falcon Hwy, Peyton, CO 80821	4316100103
Meadow Lake Airport Assoc 13625 Judge On Road, Peyton, CO 80821	4300000091
RDI Property Group, LLC 9495 Rigdon Street, Nepa, CA 94558	4300000541
RDI Property Group, LLC 6 Dickerson Lane, Nepa, CA 94558	4300000542
Blanchard, Peter 6424 Meadow Lake Road, Peyton, CO 80821	4315000045
Blanchard Meadows 6424 Southfork Drive, Peyton, CO 80821	4315000103
Blanchard, John C, Jr 6424 Southfork Drive, Peyton, CO 80821	4315000104



 Kittling Green & Associates, LLC LANDSCAPE ARCHITECTS & DESIGNERS 712 North Meador Street Colorado Springs, CO 80905 719.533.3766 www.kgumlandsc.com khl@kgumlandsc.com																																		
THESE PLANS AND SPECIFICATIONS WERE PREPARED BY US OR UNDER OUR CLOSE PERSONAL SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS. WE ARE NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES IN ANY OTHER JURISDICTION. ANY SUCH SERVICES WILL BE PROVIDED BY AN INDIVIDUAL OR FIRM LICENSED IN THAT JURISDICTION. ANY SUCH SERVICES WILL BE PROVIDED BY AN INDIVIDUAL OR FIRM LICENSED IN THAT JURISDICTION. ANY SUCH SERVICES WILL BE PROVIDED BY AN INDIVIDUAL OR FIRM LICENSED IN THAT JURISDICTION.																																		
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<div style="display: flex; justify-content: space-between;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> PROJECT NAME: MEADOWLAKE INDUSTRIAL PARK </div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> PROJECT ADDRESS: CURTIS ROAD PEYTON, CO 80831 </div> <div style="writing-mode: vertical-rl; transform: rotate(180deg);"> PROJECT DESCRIPTION: RZP PLUD TO CS-COMMERCIAL SERVICES </div> </div>																																		
DATE: 04/02/2019 DESIGNED: WFL CHECKED: JBR																																		
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 10%;">BY</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		DATE	BY	DESCRIPTION																														
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NOTES:																																		
PLAN SCALE: 1" = 40' (SEE EX-1000 FOR A-1)																																		
SHEET TITLE <div style="text-align: center; font-weight: bold; font-size: 1.2em;">COVER SHEET</div>																																		
SHEET NO. <div style="text-align: center; font-size: 3em; font-weight: bold;">1</div> <div style="text-align: center; font-weight: bold;">1 of 2 SHEETS</div>																																		
FILE NO. FILE#																																		



THIS DOCUMENT IS A PRELIMINARY SURVEY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.



PROJECT NAME: MEADOWLAKE INDUSTRIAL PARK
PROJECT ADDRESS: CURTIS ROAD
PEYTON, CO 80831
PROJECT DESCRIPTION: RZPPUD TO CS-COMMERCIAL SERVICES

DATE: 08/01/2023
PREPARED BY: WGS
CHECKED BY: WGS

REVISIONS:

DATE	BY	DESCRIPTION

NOTES:

PLAN SCALE: 1" = 200' (SEE NOTES ON PLAN)

SHEET TITLE:
COMMERCIAL SERVICES

SHEET NO:
1
2 of 2 SHEETS

FILE NO: FILE#

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Falcon Fire Station #3 – Location Approval & Subdivision Exemption

Agenda Date: June 10, 2020

Agenda Item Number: #6 - C

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request by Falcon Fire Protection District Station 3 for location approval and subdivision exemption plat for their property at 7030 Old Meridian Road. This is a 5.423 acre site and is located north of Highway 24 and west of Old Meridian Road in El Paso County, Colorado. The property is located in a commercial area and is zoned PUD.

The northerly 150 feet of the property (parcel #5312400015) was purchased from the Chicago, Rock Island and Pacific Railroad Bankruptcy Court December 4, 1981 and has been used as a Fire Station and Administration Offices continuously since then. The southerly 100 feet of the property (parcel #5312400014) was acquired from Falcon Highlands Metro District last year in order to expand the fire station.

The County previously approved a site plan for the existing station and district offices in 1980 but the required approval of location was never completed. The applicant is proposing to expand the fire station and is seeking an approval of location as required by the Land Development Code. The applicant is also requesting a Subdivision Exemption Plat for the station and is preparing a Site Development Plan which will be submitted separately from this application.

The 2013 El Paso County Parks Master Plan shows two facilities impacted by the project. The proposed Meridian Road bicycle route is on the east side of the subject parcels, within the Old Meridian Road right of way. This bicycle route will not be affected by this development because it will be accommodated in public right of way. There is however, a proposed Tier 1 Primary Regional Trail on the south side of the property which will be impacted by this development. The proposed Rock Island Regional Trail is located within the southern-most parcel (#5312400014). The completed Rock Island Regional Trail is across the street from the subject parcel, on the east side of Old Meridian Road. The completed section of trail starts at this point and continues 10.3 miles to the northeast ending in Peyton, CO. Beginning at Old Meridian Road, the trail is proposed to continue to the west along the former Rock Island Railroad right of way into the City of Colorado Springs.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the applicant provide a 25-foot public trail easement along the south side of parcel #5312400014 that allows for the construction and maintenance by El Paso County of a primary regional trail, and this easement

shall be shown and dedicated to El Paso County on the Final Plat, Approval of Location, Subdivision Exemption Plat, and forthcoming Site Development Plan.

No regional park fees are recommended, as the County does not require park fees for a Commercial Development.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Falcon Fire Location Approval & Subdivision Exemption Plat: The County requests that the landowner provide a 25-foot public trail easement along the south side of parcel #5312400014 that allows for the construction and maintenance by El Paso County of a primary 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

June 10, 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:	Falcon Fire Station #3	Application Type:	Location Approval
PCD Reference #:	U-201	Total Acreage:	5.42
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Falcon Fire Protection District	Land Development Consultants Inc.	Regional Park Area:	2
Trent Harwig	Daniel Kupferer	Urban Park Area:	3
7030 Old Meridian Road	3898 Maizeland Road	Existing Zoning Code:	PUD
Falcon, CO 80831	Colorado Springs, CO 80909	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: 3	
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			
Regional Park Area: 2		Urban Park Area: 3	
\$467 / Dwelling Unit x 0 Dwelling Units = \$0		Neighborhood:	\$116 / Dwelling Unit x 0 Dwelling Units = \$0
Total Regional Park Fees: \$0		Community:	\$179 / Dwelling Unit x 0 Dwelling Units = \$0
		Total Urban Park Fees:	\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: (1) No regional park fees are recommended, as the County has elected to not require park fees for commercial subdivisions. (2) The County requests that the landowner provide a 25-foot public trail easement along the south side of parcel #5312400014 that allows for the construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

Park Advisory Board Recommendation:

Development
Application
Permit
Review



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

June 10, 2020

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Name:	Falcon Fire Station #3	Application Type:	Subdivision Exemption
PCD Reference #:	EX-202	Total Acreage:	5.42
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Falcon Fire Protection District	Land Development Consultants Inc.	Regional Park Area:	2
Trent Harwig	Daniel Kupferer	Urban Park Area:	3
7030 Old Meridian Road	3898 Maizeland Road	Existing Zoning Code:	PUD
Falcon, CO 80831	Colorado Springs, CO 80909	Proposed Zoning Code:	PUD

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		Total Urban Park Fees:	\$0

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Park Advisory Board Recommendation:



3898 Maizeland Road
Colorado Springs, CO 80909

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

Surveying • Planning

www.ldc-inc.com

LETTER OF INTENT
FALCON FIRE PROTECTION DISTRICT STATION 3
LOCATION APPROVAL AND
SUBDIVISION EXEMPTION PLAT

Project No. 95025.1
April 2, 2020

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

OWNER: Falcon Fire Protection District
7030 Old Meridian Road
Falcon, CO 80831
Trent Harwig, Chief 719-495-4030

CONSULTANT: Land Development Consultants, Inc.
3898 Maizeland Road
Colorado Springs, CO 80909
Daniel L. Kupferer 719-528-6133

Land Development Consultants, Inc. (LDC) has been retained by Falcon Fire Protection District (DISTRICT) to prepare the Exemption Plat and Location Approval for their property at 7030 Old Meridian Road. This is a 5.423 acre site located in the East Half of Section 12, Township 13 South, Range 65 West of the 6th P.M., El Paso County, Colorado. The property is located in a Commercial area and is zoned PUD. The existing PUD zone was created by a previous developer for a larger area to the Northwest of this property for a proposed Lowes store. That development fell through with the last recession. The existing land use immediately to the northwest is a single family home which is part of the failed PUD zone. Northerly, Southerly and Easterly are all developed commercial properties.

The Northerly 150 feet was purchased from the Chicago, Rock Island and Pacific Railroad Bankruptcy Court December 4, 1981 and has been used as a Fire Station and Administration Offices continuously since then. The Southerly 100 feet was acquired from Falcon Highlands Metro District last year. That property was also part of the Chicago, Rock Island and Pacific Railroad. We are requesting Location Approval for a Fire Station, since that apparently was never approved in 1980 even though the County approved the site plan for the existing station that is still in use in this location as a fire station and District offices.. We are also requesting approval for a Subdivision Exemption plat for this property to be in conformance with the subdivision regulations. We are preparing a Site Development Plan for the new station which will be submitted separately.

This will continue to be a 24/7 manned station. The Fire District will retain the existing station and remodel it to be an administration building for the District. The District is in the pre-bidding process now and would like to begin building construction within the next 60 days and would like to have the

station finished by the end of 2020.

This attached Site Plan shows the proposed 8,382 square feet station and associated driveways, parking areas, landscape areas and utilities services. Old Meridian Road is a public street currently undergoing improvements. The underground utilities being modified with the road reconstruction provides an opportune time to connect the District's facilities to municipal water and sewer as the current services are by well and septic system. This is a relatively flat site and will require minimal grading to create the pad site, parking and driveways. The District is in the position to construct this station with a lease purchase as it did with the last station opened in 2016 and paid off last year.

Thank you for your consideration and we look forward to an expeditious process for approval of this Location Approval and Exemption Plat.

Respectfully;

Daniel L. Kupferer, PLS
President, Land Development Consultants, Inc.



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

Type D Application Form (1-2C)

Please check the applicable application type (Note: each request requires completion of a separate application form):

- ☐ Appeal
- ☒ Approval of Location
- ☐ Board of Adjustment
- ☐ Certification of Designation
- ☐ Const. Drawings, Minor or Major
- ☐ Development Agreement
- ☐ Final Plat, Minor or Major
- ☐ Final Plat, Amendment
- ☐ Minor Subdivision
- ☐ Planned Unit Dev. Amendment, Major
- ☐ Preliminary Plan, Major or Minor
- ☐ Rezoning
- ☐ Road Disclaimer
- ☐ SIA, Modification
- ☐ Sketch Plan, Major or Minor
- ☐ Sketch Plan, Revision
- ☐ Solid Waste Disposal Site/Facility
- ☐ Special District
- ☐ Special Use
 - ☐ Major
 - ☐ Minor, Admin or Renewal
- ☐ Subdivision Exception
- ☐ Vacation
 - ☐ Plat Vacation with ROW
 - ☐ Vacation of ROW
- ☐ Variances
 - ☐ Major
 - ☐ Minor (2nd Dwelling or Renewal)
 - ☐ Tower, Renewal
- ☐ Vested Rights
- ☐ Waiver or Deviation
- ☐ Waiver of Subdivision Regulations
- ☐ WSEO
- ☐ Other: _____

This application form shall be accompanied by all required support materials.

PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attached additional sheets if necessary.

Property Address(es): 7020 OLD MERIDIAN ROAD, FALCON, CO 80831	
Tax ID/Parcel Numbers(s) 5312400014 & 015	Parcel size(s) in Acres: 5.424 Ac ✓
Existing Land Use/Development: FIRE STATION	Zoning District: PUD

- ☐ Check this box if Administrative Relief is being requested in association with this application and attach a completed Administrative Relief request form.
- ☐ Check this box if any Waivers are being requested in association with this application for development and attach a completed Waiver request form.

PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional sheets if there are multiple property owners.

Name (Individual or Organization): FALCON FIRE PROTECTION DISTRICT	
Mailing Address: 7030 OLD MERIDIAN ROAD, FALCON, CO 80831	
Daytime Telephone: 719-495-4050	Fax:
Email or Alternative Contact Information: tharwig@falconfirepd.org	

For PCD Office Use:

Date:	File :
Rec'd By:	Receipt #/:
DSD File #/:	

Description of the request: (submit additional sheets if necessary):

LOCATION APPROVAL OF NEW FIRE STATION



Planning and Community Development Department

2880 International Circle, Colorado Springs, CO 80910

Phone 719.520.6300 | Fax 719.520.6695 | www.elpasoco.com

APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s) (attach additional sheets if necessary)

Name (Individual or Organization): LAND DEVELOPMENT CONSULTANTS, INC	
Mailing Address: 3898 MAIZELAND ROAD, COLORADO SPRINGS, CO 80909	
Daytime Telephone: 719-528-6133	Fax: 719-528-6848
Email or Alternative Contact Information:	

AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants (attach additional sheets if necessary).

Name (Individual or Organization): DANIEL L. KUPFERER, LAND DEVELOPMENT CONSULTANTS, INC	
Mailing Address: 3898 MAIZELAND ROAD, COLORADO SPRINGS, CO 80909	
Daytime Telephone: 719-528-6133	Fax: 719-528-6848
Email or Alternative Contact Information: dkupferer@ldc-inc.com	

AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S):

An owner's signature is not required to process a Type A or B Development Application. An owner's signature may only be executed by the owner or an authorized representative where the application is accompanied by a completed Authority to Represent/Owner's Affidavit naming the person as the owner's agent.

OWNER/APPLICANT AUTHORIZATION:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial or revocation. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal may delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval. I verify that I am submitting all of the required materials as part of this application and as appropriate to this project, and I acknowledge that failure to submit all of the necessary materials to allow a complete review and reasonable determination of conformance with the County's rules, regulations and ordinances may result in my application not being accepted or may extend the length of time needed to review the project. I hereby agree to abide by all conditions of any approvals granted by El Paso County. I understand that such conditions shall apply to the subject property only and are a right or obligation transferable by sale. I acknowledge that I understand the implications of use or development restrictions that are a result of subdivision plat notes, deed restrictions, or restrictive covenants. I agree that if a conflict should result from the request I am submitting to El Paso County due to subdivision plat notes, deed restrictions, or restrictive covenants, it will be my responsibility to resolve any conflict. I hereby give permission to El Paso County, and applicable review agencies, to enter on the above described property with or without notice for the purposes of reviewing this development application and enforcing the provisions of the LDC. I agree to at all times maintain proper facilities and safe access for inspection of the property by El Paso County while this application is pending.

Owner (s) Signature: _____

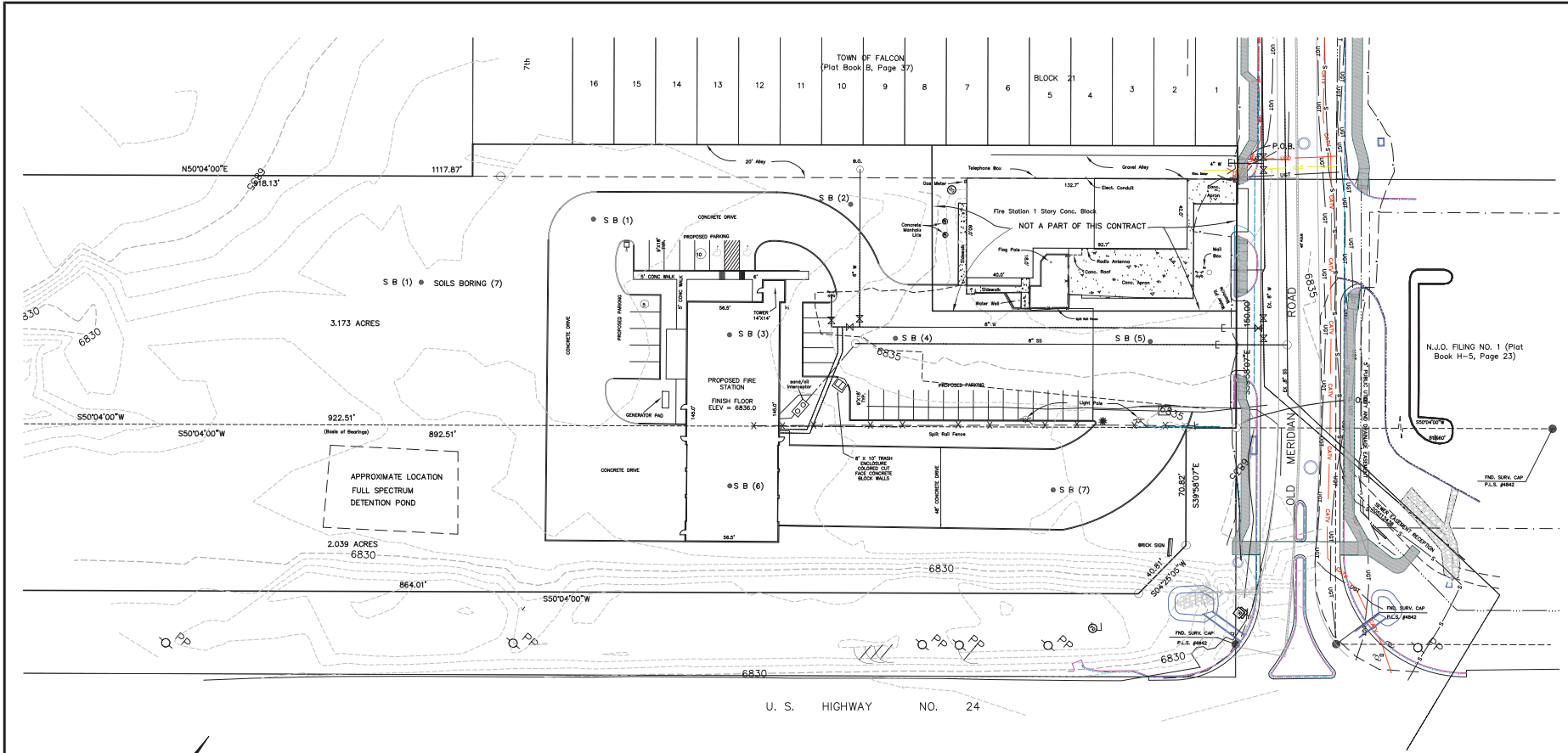
Date: 4/1/2020

Owner (s) Signature: _____

Date: _____

Applicant (s) Signature: _____

Date: 4/1/2020



U. S. HIGHWAY NO. 24

NOTES:

1. WATER, SEWER AND GAS MAINS TO BE "BY OTHERS".
2. THIS CONTRACT TO BE RESPONSIBLE FOR PROVIDING WATER, SEWER AND GAS SERVICES FROM BUILDING AND CONNECT TO UTILITIES STUB-OUTS ON MAINS.
3. ALL CURB ALONG DRIVES AND PARKING AREAS TO BE COLORADO SPRINGS STANDARD MEDIAN CURB- 6" CURB AND 1' GUTTER.
4. ALL WORK IN OLD MERIDIAN ROAD IS CURRENTLY UNDER CONSTRUCTION BY EL PASO COUNTY CONTRACTOR.

811
DIAL 811
CALL BEFORE YOU DIG

FOR A LIST OF PARTICIPATING UTILITIES, VISIT: WWW.811COLORADO.COM

NO.	REVISIONS	DATE

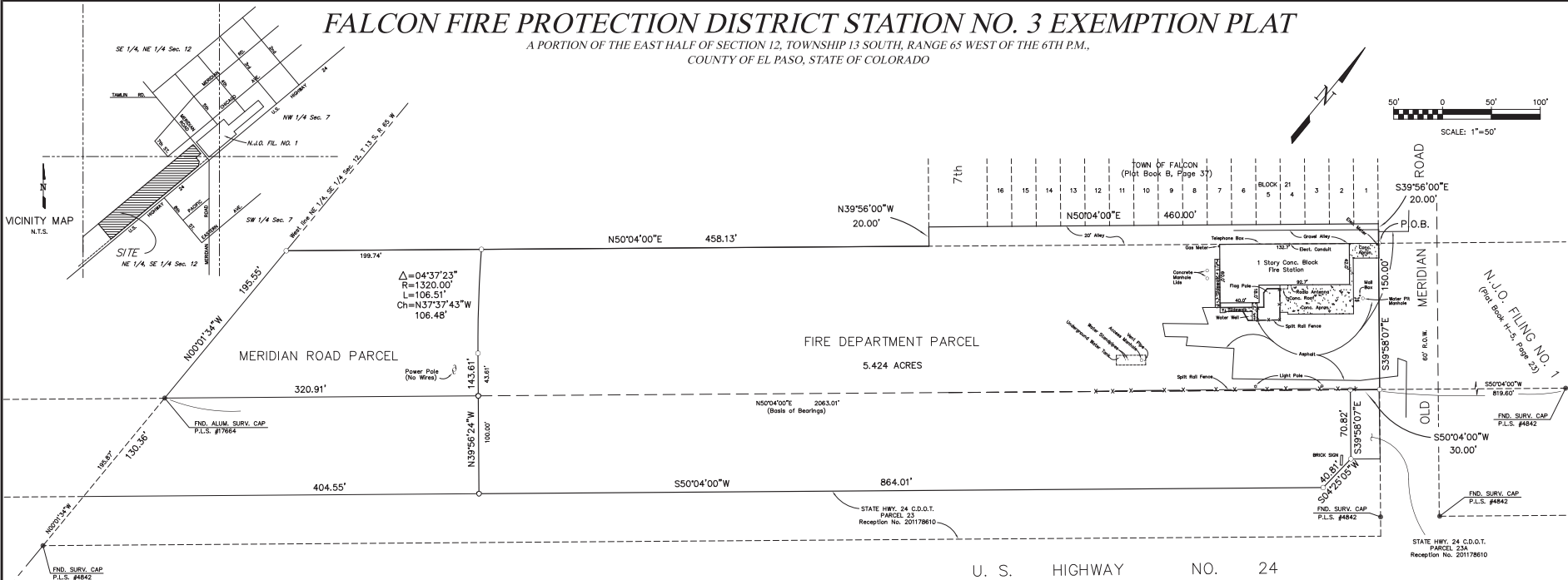
H Scale:	T = 30'
V Scale:	N/A
Designed By:	BPB
Drawn By:	DLA
Checked By:	
Date:	12/01/19

Land Development Consultants, Inc.
PLANNING SURVEYING
www.landdev.com TEL: 719.528.1333 FAX: 719.528.8848
3000 MAIZELAND ROAD - COLORADO SPRINGS, CO 80909

**FALCON FIRE
PROTECTION DISTRICT
NEW STATION SITE PLAN
FALCON, COLORADO**

Project No.: 20005

Sheet: 1 of 1



KNOW ALL MEN BY THESE PRESENTS:

That FALCON FIRE PROTECTION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, being the owner of the following described tract of land to wit:

PROPERTY DESCRIPTION: (FIRE DEPARTMENT PARCEL)

A tract of land in the East Half of Section 12, Township 13 South, Range 65 West of the 6th PM, County of El Paso, State of Colorado, said tract being a portion of the former Chicago, Rock Island and Pacific Railroad Right-of-Way (CRI & P) more particularly described as follows:

Beginning at the most Westerly corner of N.J.O. FILING NO. 1, as recorded in Plat Book H-5 at Page 23 of the records of the Clerk and Recorder's Office of said El Paso County also being on the Westerly line of Old Meridian Road; Thence S39°58'07"E along the Westerly line of said N.J.O. FILING NO. 1, 150.00 feet; Thence S50°04'00"W along a line 150.00 feet South of and parallel to the Northerly right-of-way line of said former CRI & P Railroad, 30.00 feet to the Northwesterly corner of State Highway 24 CDOT Parcel 23A as recorded at Reception No. 201178610 of said records; Thence S39°58'07"E along the Southwesterly line of said Parcel 23A, a distance of 70.82 feet to a point on the Northwesterly line of State Highway 24 CDOT Parcel 23 as recorded at Reception No. 201178610 of said records;

The following 2 courses are along said Northwesterly line:

- S04°25'05"W a distance of 40.81 feet;
- S50°04'00"W a distance of 864.01 feet to a point on the Easterly Right of Way line of Meridian Road;

The following 2 courses are along said Easterly Right of Way line:

- N39°56'24"W a distance of 143.61 feet to a point of curve;
- Along the arc of said curve to the right having a central angle of 04°37'23", a radius of 1320.00 feet for an arc distance of 106.51 feet to a point on said Northerly Right of Way line;

Thence N50°04'00"E along said Northerly right-of-way line, a distance of 458.13 feet to the Southerly corner of 7th Street as platted in the TOWN OF FALCON, as recorded in Plat Book B at Page 37 of said records; Thence N39°56'00"W along the Westerly right of way line of said 7th Street, 20.00 feet; Thence N50°04'00"E along the Southeasterly line of Block 21 in said TOWN OF FALCON and its Westerly extension, 460.00 feet to a point on the Westerly right of way line of Old Meridian Road (platted as 6th Street); Thence S39°56'00"E along said Westerly right of way line, 20.00 feet to the POINT OF BEGINNING.

The above tract of land contains 5.424 Acres, more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and subdivided into a LOT as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated hereon and accurately sets forth the boundaries and dimensions of said tract and the location of said LOT, and which tract so platted shall be known as FALCON FIRE PROTECTION DISTRICT STATION NO. 3 EXEMPTION PLAT, El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned ownership entity FALCON FIRE PROTECTION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

has executed this instrument this ____ day of _____, 20____ A.D.

By: _____

NOTARIAL:

STATE OF COLORADO
COUNTY OF EL PASO

The above and aforementioned was acknowledged before me this ____ day

of _____, 20____ A.D. by _____
FALCON FIRE PROTECTION DISTRICT.

Witness my hand and seal _____

My commission expires _____

NOTES:

- ⊙ Indicates survey monument recovered as a #4 rebar with Surveyor's Cap, PLS #18465.
⊙ - Indicates recovered survey monument as noted.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, prepared by LAND TITLE GUARANTEE COMPANY on behalf of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Order No. SC55081487-5, effective date 04/15/2020 at 5:00 P.M.
- Basis of Bearings: All bearings are based on the South line of the original FALCON FIRE PROTECTION DISTRICT property as shown hereon, being an assumed bearing of N 50°04'00" E.

SURVEYOR'S CERTIFICATION:

The undersigned Professional Land Surveyor in the State of Colorado, hereby states and declares that the accompanying plat was surveyed and drawn under his responsible charge and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

Daniel L. Kupferer
Colorado Professional Land Surveyor No. 18465

APPROVALS:

This subdivision exemption plat was approved by the El Paso County Planning and Community Development Department this ____ day of _____, 20____ A.D.

Director, Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat of FALCON FIRE PROTECTION DISTRICT STATION NO. 3 EXEMPTION PLAT was approved for filing by the EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS on this ____ day of _____, 20____ A.D., subject to any notes specified hereon and any conditions included in the resolution of approval.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

RECORDING:

COUNTY OF EL PASO } SS
STATE OF COLORADO }

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____ M., this ____ day of _____, 20____ A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman, Recorder

By: _____
Deputy

SURCHARGE: _____

FEES: _____

DSD FILE # EX-20-001

REVISIONS	
No.	Description

H Scale:	1"=50'
V Scale:	N/A
Designed by:	
Drawn by:	
Checked by:	
Date:	3/30/2020

Land Development Consultants, Inc.
PLANNING SURVEYING
www.ldc-inc.com TEL: (719) 528-8133 FAX: (719) 528-8484
3889 MAZELAND ROAD COLORADO SPRINGS, CO 80909

EXEMPTION PLAT
FALCON FIRE PROTECTION DISTRICT STATION NO. 3
A PORTION OF THE EAST HALF OF SECTION 12,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

Project No.: 20005

Sheet: 1 of 1

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Grandview Reserve Sketch Plan

Agenda Date: June 10, 2020

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by HR Green Development, LLC, on behalf of 4 Site Investments, LLC, for approval of the Grandview Reserve Sketch Plan. The 768.2-acre property is currently zoned RR-2.5 and is located between Eastonville Road and East Highway 24, northeast of the intersection of Londonderry Drive. The property is located within the bounds of the Falcon/Peyton Small Area Plan, and includes proposed areas of urban residential, rural residential, and commercial land uses.

The 2013 El Paso County Parks Master Plan shows one existing and two proposed primary regional trail connections impacted by the project, as well as being located immediately east of Falcon Regional Park. The existing Rock Island Regional Trail is located immediately adjacent to the southeast property boundary, running southwest-northeast along the northern side of East Highway 24. The proposed Eastonville Primary Regional Trail is located along the western boundary of the property, preliminarily located along either side of Eastonville Road. The Eastonville Regional Trail provides critical connectivity to the Meridian Ranch development, as well as Falcon Regional Park and Falcon High School, both of which are located immediately west of the project site on Eastonville Road. Furthermore, the proposed Arroyo Lane Primary Regional Trail may follow paved urban trails through Meridian Ranch and along a future extension of Rex Road, which when completed will bisect both Falcon Regional Park and Grandview Reserve.

The Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space encompassing the entire project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included approximately 132.5 acres of open space areas that include both jurisdictional and non-jurisdictional wetland areas, as shown in the Sketch Plan.

The Grandview Reserve Sketch Plan currently shows 132.5 acres of open space, dedicated primarily to the protection of existing drainage ways and stormwater detention facilities, but also includes the locations for a proposed 5.9-acre community park, numerous neighborhood parks, internal trail corridors, and landscape buffers. Combined, these open spaces constitute approximately 17% of the total project area of 768.2 acres. The applicant's Letter of Intent includes extensive descriptions of the development's trail and park system, including connections to the El Paso County regional trail system, and additionally states the following:

“The proposed open space, parks, and trail system will create an active community that will be beneficial to the health and wellbeing of County residents, both within and outside Grandview Reserve subdivision. The proposed community park will be the central focal point of the neighborhood and will provide a venue to recreational activities, social events, and community entertainment. This will help to provide a strong and connected community, which will have a positive social impact on this part of the County.”

EPC staff is encouraged by the applicant’s willingness to provide extensive recreational amenities for its residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. Staff recommends that the developers, through forthcoming preliminary plans and final plats, designate and provide to El Paso County a 25-foot trail easement along Eastonville Road for the purpose of construction and maintenance of the Eastonville Primary Regional Trail. Staff further recommends that the applicant work closely with the El Paso County Public Works Department to determine the status of the forthcoming Eastonville Road expansion, which will have a direct impact on the final location of the aforementioned trail easement, which is to be located outside of the right-of way.

Staff also encourages the applicant to consult El Paso County Parks staff to determine options for constructing the safest and most efficient design for the Rock Island Regional Trail crossing at the proposed Rex Road intersection near East Highway 24, as well as for the Eastonville Regional Trail at the proposed intersection of Eastonville Road and Rex Road. As no park land dedications will be required, staff recommends regional and urban park fees in lieu of land dedication on all forthcoming final plats.

Recommended Motion (Grandview Reserve Sketch Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Sketch Plan: (1) work with El Paso County Parks staff to develop safe designs for the Rock Island Regional Trail crossing at the proposed Rex Road intersection near East Highway 24, as well as for the Eastonville Regional Trail at the proposed intersection of Eastonville Road and Rex Road; (2) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for public access, as well as construction and maintenance by El Paso County of the Eastonville Primary Regional Trail; (3) the trail easement shall be shown on all forthcoming preliminary plans and final plat(s), and the aforementioned easement shall be dedicated to El Paso County on the forthcoming final plat(s); (4) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s).

Grandview Reserve Sketch Plan Review



Public Schools



Primary Regional Trail, Completed



Primary Regional Trail, Proposed



Secondary Regional Trail, Proposed



Proposed Bicycle Routes, Proposed



Candidate Open Space Land



Major Roads



State Highways



Streets & Roads



El Paso County Parks



Grandview Reserve



Parcels



Streams

0.5 0.25 0 Mile



Judge Orr Road
Candidate Open
Space

Falcon
Regional
Park

Meridian Ranch Trail

Eastonville Regional Trail

Eastonville Rd

Arroya Lane Regional Trail

FALCON
HIGH
SCHOOL

Londonderry Dr

Thatcher Ct

Gilbert Dr

Bandanero Dr

Curtis Road Route

Stapleton Dr

Lazor Pl

24

Rock Island Regional Trail

Grandview Reserve
Sketch Plan

El Paso 24

Curtis Rd

GRANDVIEW RESERVE

Sketch Plan Submittal Letter of Intent

April 20, 2020

Prepared by:

HR Green Development, LLC
5619 DTC Parkway, Suite 1150
Greenwood Village, CO 80111



Introduction

HR Green, on behalf of 4 Site Investments, LLC requests approval of a Sketch Plan for Grandview Reserve, located near Falcon between Eastonville Road and Highway 24. The total property consists of 768.2 acres. The Sketch Plan proposes approximately 3,261 residential units at varying densities (low, medium, medium-high, and high), commercial uses near Highway 24, a community park, institutional uses (i.e. potential school and church site) and smaller neighborhood parks connected by an expansive network of trails and open space. The community will have a minimum of 132.5 acres (over 17% of the site area) in open space consisting of the community park, pocket parks, trail corridors, existing drainage ways, detention areas, and buffers.

Site Location and Contextual Area

Figure 1: Site Location



Grandview Reserve is located in the Falcon/Peyton area of El Paso County and is bounded along the north by 4 Way Ranch, along the south by Waterbury, on the east by Highway 24, and along the west by Eastonville Road. There are no existing structures, roads or other infrastructure on the Site. The property is located approximately 4.14 miles southwest of Peyton, 4.16 miles northeast of Falcon, and 4.66 miles south of Eastonville, in El Paso County, Colorado. The property is generally located within the south ½ of Section 21, south ½ of Section 22, the north ½ of Section 27, and the north ½ of Section 28, Township 12 South, Range 64 West, in El Paso County, Colorado. The center of Grandview Reserve is situated at approximately Latitude 38.98541389 north, -104.55472222 east.

Access to the site is available from Highway 24 on the east, Eastonville Road on the west, with a potential connection northeast to Elbert Road. Minor connections will also be made to the future Waterbury project to the south and the 4 Way Ranch property to the north.

The property is currently vacant and mainly native prairie grassland. Four significant drainage-ways traverse the site in a northwest to southeast direction. They are named as Drainage A, B, C, and D. The existing drainage corridors are defined and will be respected as-is with the exception of Drainage B. This drainage will be realigned to an appropriate location and will be incorporated into the open space and trail system. The Wetlands Analysis created by Entech identifies wetland areas on the property, some of which are isolated and are non-jurisdictional by the Army Corps of Engineers. Other than those items, the property is relatively featureless, with slight undulation and generally draining from northwest to southeast. An existing gas easement is located on the west part of the property traversing from the southwestern corner of the property in a northeastern direction. Some existing estate lots are to the southeast and northeast of this property across Highway 24. Further to the west is the developing Meridian Ranch community, which is planned for and in many cases already constructed with urban densities. South of the property is the planned (and zoned) Waterbury project.

Additional Information Provided

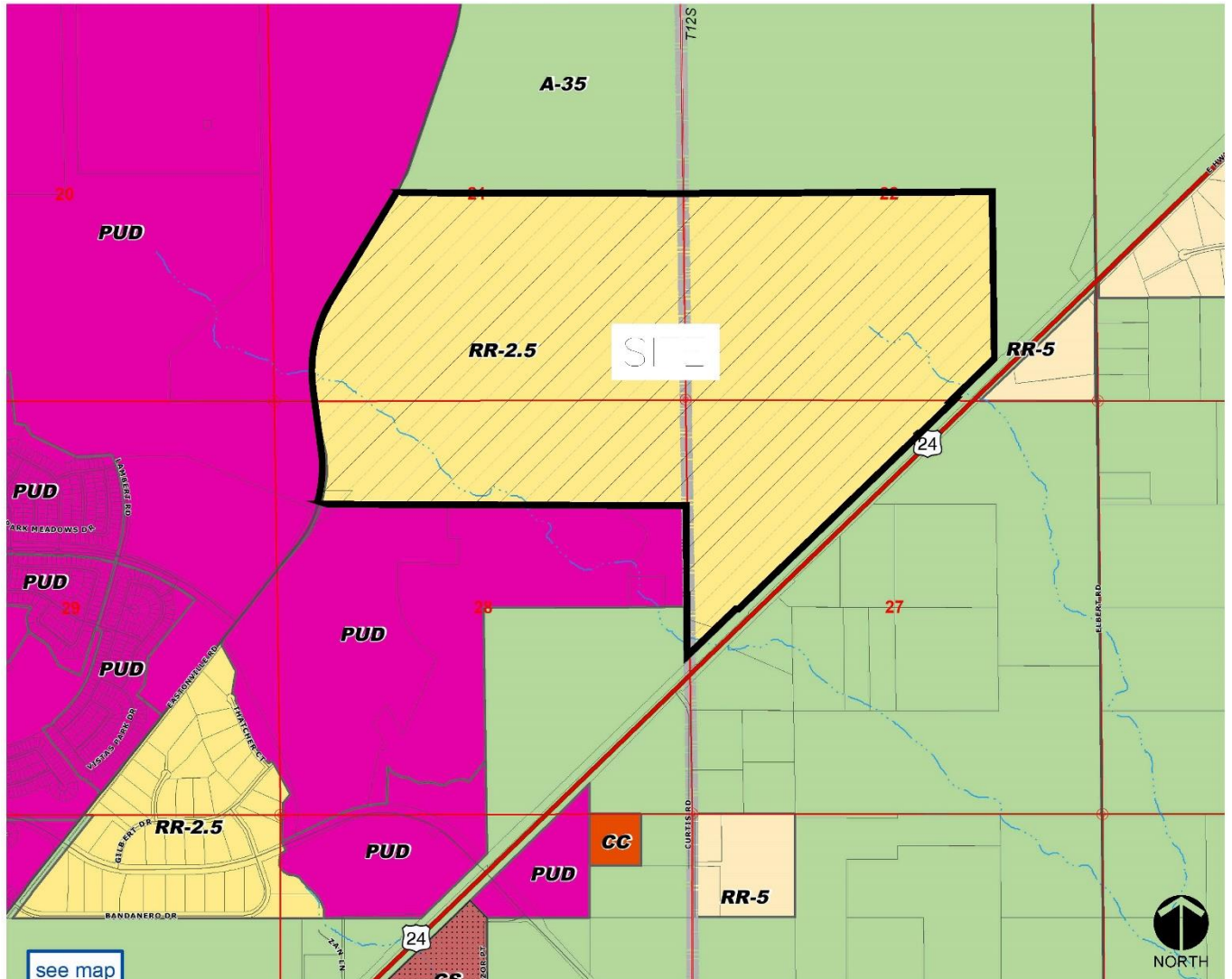
The following information and reports are included with this submittal:

- Master Development Drainage Plan by HR Green Development, LLC
- Master Traffic Impact and Access Analysis by LSC Transportation Consultants, Inc.
- Geologic Hazard Study and Preliminary Subsurface Soils Investigation by Entech Engineering, Inc.
- Preliminary Wetland Delineation Report including Noxious Weed Management Plan and Impact Identification Report by Ecosystems
- Water Resources and Wastewater Treatment Report by JDS Hydro Consulting, Inc.

Existing Zoning

The property is currently zoned RR-2.5 (Residential Rural, 2.5-acre lot minimum). Please refer to Figure 2 below for the existing zoning of the site and immediate area.

Figure 2: Existing Zoning – Grandview Reserve Property



Proposed Project Elements

Land Use

The request is for a Sketch Plan, consisting of a mix of urban residential densities, institutional (i.e. school and church) and commercial land uses. This community will contain ample open space, trails, and parks including a community park. The proposed land use breakdown is as shown in the following chart:

Figure 3: Chart of Land Use and Densities

Land Use Category	Acreage	Percentage Land Use	Maximum Units Per Acre (du/ac)	Maximum Number of Units
Low Density	136.4	17.8%	2	272
Medium Density	258.4	33.6%	4	1033
Medium-High Density	68.6	8.9%	8	548
High Density	117.4	15.3%	12	1408
Commercial	17.0	2.2%	N/A	N/A
Open Space *	132.5	17.2%	N/A	N/A
Institution (i.e. School/Church)	16.9	2.2%	N/A	N/A
ROW (Rex Road and Collectors)	21.0	2.8%	N/A	N/A
TOTAL	768.2	100%	4.24	3261

*Open space includes parks, detention areas, wetlands, trails, easements and buffers.

Residential Land Use:

Majority of the proposed uses are residential for this community. The maximum number of residential units proposed Sketch Plan is based upon the proposed density of 4.24 units/acre totaling 3,261 units. The proposed residential development will range in density from Low Density (¼ acre to 1-acre lots at up to 2 du/ac) adjacent to the north boundary, with gradual transitions in density up to High Density (up to 12 dwelling units per acre) surrounding the commercial uses along Highway 24. The north and south boundaries also include a 20-foot buffer along the property lines. The higher density areas have been planned to be more internal to the site to provide appropriate density transitions to the surrounding properties.

Institutional:

Two sites are planned for institutional uses. One site on the east half of the project is tentatively planned for an elementary school; the location and size of which has been discussed with the Peyton School District. The other site in the northwest corner is tentatively planned for a church.

Parks and Open Space:

An expansive system of parks, open space, and trails is planned throughout the community. Many of the major open space corridors follow the four major existing drainage-ways. The proposed trails within this community will connect to the existing Rock Island Trail along the eastern boundary to the rest of this community. The trails will also provide connection to the El Paso County Falcon Regional Park northwest of

this project. Over 17% of the site is proposed in open space. A large, 5.9-acre community park is the central focal point of the community, adjacent to the proposed institutional parcel that is tentatively planned for an elementary school. The park and school will be linked to the entire community by the trail system and sidewalks. There are also numerous smaller neighborhood parks throughout the community all linked by the expansive trail system. Commercial uses are sited along Highway 24 at the main entrance to the community. It is unknown at this time the type uses; however, the intent is mixed commercial uses that will serve this community (within walking distance) and users traveling along Highway 24.

Traffic and Access

For detailed information, please see the Master Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc. dated April 17, 2020 (LSC #184840).

Primary access to the site will be via Highway 24 on the east and Eastonville Road on the west. Another primary access connecting to Elbert Road will be provided in the northeast section of the site. The Sketch Plan identifies the proposed alignment for the new Rex Road, which is an extension from the west. It will be primarily two lanes with the exception of the east area adjacent to Highway 24. Rex Road will provide the majority of access to the internal parcels and community overall. A residential collector is planned to the northeast for a connection to Elbert Road. Other secondary access points will be provided on Eastonville Road (two in the southwest corner of the project) and one access on the north property line to 4 Way Ranch with another one on the south side into the planned Waterbury project. The Traffic Impact Study by LSC assesses the trips generated by the proposed development. The TIS provides recommendations for roadway and intersection improvements at various trigger points, which will be evaluated with a more detailed traffic analysis specific to each phase of the development.

Utilities

Wastewater service will be provided by Woodmen Hills Metropolitan District, and water will be provided by Grandview Reserve Metropolitan District No. 1. This is addressed in the Water Resources and Wastewater Report prepared by JDS Hydro. Woodmen Hills Metropolitan District (WHMD) is willing to serve this development.

Within the overall development, eight non-potable wells will be installed and an internal collection system will collect from the wells and deliver to the treatment facility. Water distribution will be typical of master planned communities, providing a backbone looping system, phased to facilitate development as well as fire demands. The sanitary sewer collection system backbone will be installed within each basin to service the future development, ultimately connecting to the lift station that will be tributary to the WHMD treatment facility. Typical collection systems will be installed within each parcel. Storm sewer networks will be located within each parcel providing collection to each drainage facility where water quality and flood attenuation treatment will occur.

MVEA Inc. will supply electric service.

Drainage

The Master Development Drainage Report analyses the four main existing drainage ways and the overall characteristics of the site. The report also outlines the future drainage and full spectrum detention needs for developing the property. Several of the existing drainage corridors are fairly well defined and Drainage B is proposed to be realigned and will incorporate the drainage into the open space areas and trail system to enhance the community features and enhance the amenities of the development. The final drainage alignments will be defined in future Preliminary Plans/Final Plats. These overall recommendations will be incorporated into future detailed drainage design and analysis.

Phasing of Grandview Reserve

It is intended that the development will be phased generally starting at the intersection of future Rex Road and US24. The main backbone infrastructure will be installed to the west as necessary to service anticipated development sequencing. Phased installation will ensure ample water service and fire looping as well as access to facilitate safety. Initial infrastructure will include the lift station and force main to service the development. Extensions to the infrastructure will occur based on demand for the buildout of the development parcels. Roadways will be built and eventually expanded based on the anticipated densities associated with the phased buildout. The main drainage way parallel to Rex Road will be installed with the initial infrastructure. Future drainage-ways will be stabilized as development occurs within the respective basins. Typical of master planned communities, demand for housing, commercial and institutional development, is dynamic and buildout will commence as market demands dictate.

As development progresses, the capacity of the adjacent roads and the need for road improvements will be assessed by a more detailed traffic impact analyses for each phase of development. Similarly, a more detailed drainage analysis will be submitted with each phase of development, with temporary measures identified as necessary. A specific finding of water sufficiency will also be necessary with each future Preliminary Plan and/or Final Plat.

Grandview Reserve Metropolitan District No. 1

Grandview Reserve Metropolitan District No. 1 will be formed to provide bonding to fund construction of the roads, stormwater infrastructure, parks and trails and for the ongoing maintenance of those facilities that are not dedicated to the County. Grandview Reserve Metropolitan District No. 1 will enter into an Inter-Governmental Agreement with the water and sewer districts to provide water and sewer service. The Metropolitan District will also be responsible for creating and enforcing the Covenants, Conditions and Restrictions (CC&Rs) that will control the building architecture/design, uses, and activities within the community. It is anticipated that there will be approximately five sub-districts formed within the boundaries of the Grandview Reserve Metropolitan District No. 1 to service the specific amenities and maintenance associated with each district.

Potential Impacts

The process for approving a new Sketch Plan requires an assessment of the possible environmental, social and jurisdictional impacts. The following narrative addresses those items and any potential impact or lack of impact.

Water Pollution

Grandview Reserve proposes commercial, residential, open space and trail uses, which are not sources of water pollution.

Air Quality

Air quality should not be impacted negatively. The proposed extension of Rex Road will provide a more convenient and shorter travel time to employment and commercial facilities for future residents of Grandview Reserve, as well as for residents of existing surrounding neighborhoods. This should reduce congestion on existing roads and will lessen air pollution for the area. Additionally, this community has plentiful parks, trails, and open space that should help reduce air pollution by providing opportunities for pedestrian or bike travel versus vehicular travel to these features.

Noise Pollution

Where residential uses are located adjacent to Highway 24 and Eastonville Road, noise mitigation, such as berms or sound walls may be needed. Location, size, and type of these items is not known at this time and can be studied in the future at time of Preliminary Plan submittal for each phase or area.

Vegetation

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. The majority of the site is vegetated by native prairie grass, with wetland plants in the drainages and adjacent riparian areas. There are no federally threatened or endangered plant species on the property. Weeds observed on-site were nominal and included three List B noxious weed species and one List C noxious weed species. Given that the project will preserve the on-site drainages and adjacent open space buffer area, there is good potential to improve native vegetation by:

1. Creating a habitat restoration and management plan for the drainages and Open Space areas that will be taken over and implemented by the Metropolitan District following construction;
2. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species;
3. Including requirements in the Codes, Covenants and Restrictions (CCRs) to preserve native vegetation and minimize non-native landscaping and irrigation;
4. Implementing a stormwater management plan and preparing a natural channel stabilization plan for all drainages; and
5. Implementing an integrated noxious weed management plan that that:
 - a. Begins at construction mobilization and continues through construction;
 - b. Introduces biological control agents for weed control (as feasible);
 - c. Prohibits importation of fill dirt and landscaping material unless they are certified as weed free;
 - d. Is managed and implemented by the Metro District and/or Homeowners Association following construction; and
 - e. Is managed within the individual lots by each homeowner and is enforced through covenants.

Wetland Habitat and Waters of the U.S.

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. Minimal wetland and waters impacts are proposed to implement the Sketch Plan, however these impacts will be avoided and minimized to the extent feasible. Project phasing will be used to avoid

site-wide, over-lot grading and related impacts from runoff, erosion, and pollutant discharge into the drainages. Stormwater control before, during, and after construction will be implemented to avoid impacts such as channel incision and streambank degradation. The drainages and open space riparian buffer areas will be planted with multi-story palette of native upland and riparian species to supplement the regrowth and regeneration of previous woody vegetation, provide shading to regulate pH and water quality, and assist in stabilizing the streambanks.

Wildfire

The Site is comprised entirely of herbaceous prairie and wetland vegetation designated as “Low Hazard – Non Forested” and has no forested (high hazard) areas. Therefore, it is not subject to the wildland areas requirements and does not require the preparation of a Wildland Fire and Hazard Mitigation Plan.

Wildlife

The impact to wildlife is parallel to that for vegetation. Species that occur in wetland and riparian habitat are expected to benefit from the habitat restoration and management plan for the drainages and Open Space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages to ameliorate development impacts on aquatic wildlife species. Many shortgrass prairie specialist species avoid areas with buildings, overhead power lines, and trees; thus, the project is expected to have the most significant negative impact on these species; however, effects may be ameliorated by improving native vegetation in the disturbed shortgrass prairie areas (refer to Vegetation section above). Additional measures to reduce impacts to wildlife include:

1. Limiting the use of herbicides, pesticides, and fertilizers;
2. Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
3. Designing road crossing over the drainages to enable wildlife underpass and allow use of the drainages as movement corridors to reduce collisions with vehicles.
4. Managing pets to avoid conflicts with wildlife.

Floodplains:

The property contains portions of floodplain as shown in the FEMA Flood Insurance Rate Maps 08041C0556G and 08041C0552G effective December 7, 2018.

Soil Hazards and Geologic Information:

The Soils and Geology Report prepared by Entech on January 15, 2019 identifies geologic conditions that occur on the property. The site was found to be suitable for development.

Preexisting watercourses or bodies of water:

The existing drainage corridors are fairly well defined and will be primarily respected in the master plan implementation. One drainage (Drainage B) will be realigned and defined as a channel as currently that is not the case in the existing condition. Within this corridor, the plan incorporates the drainage and detention into a trail and open space corridor. The Wetlands Analysis undertaken by Ecosystem Services, LLC identifies non-jurisdictional wetlands for the drainage channels, which will be modified as jurisdictional wetland areas on the property for channels where conveyance improvements will be implemented and minor or no realignment. Consequently, any project impacts on the non-jurisdictional wetlands are not likely to require a permit under Section 404 of the Clean Water Act. These wetland areas will either be

removed or retained within the proposed open space/drainage tracts identified on the Sketch Plan. The jurisdictional wetlands will be avoided as much as possible to avoid 404 permits for work in those areas.

Identification and location of sites of historical or archeological interest sites or of natural or scenic importance:

There are no known sites of historical or archeological interest on the property. There are no known sites of natural or scenic importance on the property.

Social Impacts

The Sketch Plan includes approximately 3,261 homes at varying densities, which will provide the opportunity for a range of housing product at a variety of price points. This will provide housing for varying demands and lifestyle options, which will ensure that the proposed housing is both attractive to and attainable by a variety of purchasers, including first-time buyers, families, and empty-nesters. The proposed open space, parks, and trail system will create an active community that will be beneficial to the health and wellbeing of County residents, both within and outside Grandview Reserve subdivision. The proposed community park will be the central focal point of the neighborhood and will provide a venue for recreational activities, social events, and community entertainment. This will help to provide a strong and connected community, which will have a positive social impact on this part of the County.

Jurisdictional Impact - Districts serving Grandview Reserve

- Grandview Reserve Metropolitan District No. 1 (proposed).
- Mountain View Electric Association Inc. (MVEA) will provide electric service to the property. A Will Serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection. A Will Serve letter is provided with this application.
- Peyton Fire Protection District will provide the emergency services to the property. A Will Serve letter is provided with this application.
- Peyston School District will serve the property and a potential elementary school site is provided on the Sketch Plan.
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District
- Pikes Peak Library District

Relationship of the Sketch Plan to adopted County Master Plans

El Paso County is currently updating the Land Use Master Plan and since it is not officially completed and approved, therefore this narrative focuses on plans that are currently in place. The current Master Plan for the County includes the County Policy Plan (adopted 1998) and the relevant small area plans. Grandview Reserve falls within the Falcon/Peyton Small Area Plan (adopted 2006) and is just east of the Black Forest Preservation Plan boundary.

El Paso County Policy Plan

The following County Policies are relevant to the requested Sketch Plan approval for Grandview Reserve.

Note: Narrative italic and quotes below is directly from the County's Code and Policy documents and narrative in bold is the applicant's note addressing that item.

Policy 2.1.10 Encourage preservation of open space in subdivisions

Applicant note: Grandview Reserve will have over 132.5 acres of open space, at least 17% of the total site area and miles of trails throughout the community that connect to Falcon Regional Park (immediately west of the site) and to the east the community trail system will connect to the Rock Island Trail, an important trail asset to El Paso County residents. This development strongly encourages preservation and creation of open space.

Policy 2.1.11 Encourage approaches to natural system preservation and protection, which also accommodate reasonable development opportunities

Applicant note: Grandview Reserve has incorporated many unique open space features and focal points (i.e. pocket parks), parks (i.e. community park), trails and open spaces (i.e. multiple trail corridors), preservation of significant natural features (i.e. three major drainage-ways). This is balanced with providing development parcels that will provide housing that is affordable for future the greater Colorado Springs region.

Policy 2.3.1 Preserve significant natural landscapes and features.

Applicant note: The Grandview Reserve site is vegetated by native prairie grass, with wetland plants in the drainages and adjacent riparian areas. There are no federally threatened or endangered plant species on the property. This community will preserve most of the on-site drainages and adjacent open space buffer area, allowing good potential to improve native vegetation by creating a habitat restoration and management plan for the drainages/open space corridors. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species. Implementing a stormwater management plan and preparing a natural channel stabilization plan for all drainages, which will provide long-term natural landscapes for wildlife and residents to enjoy for generations.

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

Applicant note: The Grandview Reserve is a master plan promoting organized development of this region that is functional and aesthetically integrated into the larger area. The Sketch Plan layout is thoughtfully planned and is sensitive to the immediate surrounding area with appropriate land use transitions and buffers.

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

Applicant note: Grandview Reserve is contiguous and compatible with previously developed areas immediately to the west of this project such as Meridian Ranch. Grandview Reserve will have similar density, land use and access and will mesh well with the recent development in this area. This project will complement the approved Waterbury project immediately south.

Policy 6.1.14 Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County.

Applicant note: Grandview Reserve is in conformance with the Falcon/Peyton Small Area Plan as described in this document.

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

Applicant note: Grandview Reserve is adjacent to urban-level supporting facilities (i.e. Woodmen Hills District) and services are available or will be developed concurrently as development occurs in this prime growth area for the County.

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

Applicant note: Grandview Reserve has built in buffers and land use transitions on an overall regional basis and within the community itself. The Sketch Plan demonstrates varying uses (commercial, institutional, and residential) with varying densities (low, medium, medium-high, and high density). A 20' perimeter buffer is planned for the project.

Policy 6.2.2: Promote the unique identity of neighborhoods through the use of focal points, parks, trails and open spaces, preservation of significant natural features, compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.

Applicant note: Grandview Reserve has incorporated many unique identities of neighborhoods through the use of focal points (i.e. pocket parks), parks (i.e. community park and pocket parks), trails and open spaces (i.e. multiple trail corridors), preservation of significant natural features (i.e. 3 major drainage-ways respected), compatible location and design of mixed uses, and promotion of pedestrian and other non-motorized means of travel.

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

Applicant note: Grandview Reserve is in an area that will support existing and carefully planned future urban density development in the unincorporated County. It lies in a region of current and future growth that has some level of urban services already available and some that will likely be expanding (i.e. sanitary plant) in the future in this area due to current and future growth.

Policy 6.3.2: Rely on the Small Area Planning process to define the sub-area specific boundaries for urban density development.

Applicant note: The County is updating the Land Use Master Plan; however, current Small Area Plans are still relevant such as the Falcon/Peyton Small Area Plan (FPSAP). Grandview Reserve fits well within the general intent of that plan.

Policy 8.3.3 Address protection of natural features beginning with the initial stages of development review process.

Applicant note: Grandview Reserve has identified natural features of this site, which are proposed to be preserved within the open space corridors.

Policy 9.2.3 Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity.

Applicant note: The Grandview Reserve Sketch Plan proposes access in conformance with County policies. Access spacing on adjacent streets meets County criteria. Only one access point is proposed on Highway 24 and limited access on Eastonville Road.

Policy 9.4.5 Encourage processes by which development can contribute a reasonable and fair share toward off-site transportation improvements.

Applicant note: The Grandview Reserve Sketch Plan may pay funds towards the Countywide Transportation Fee Program. Additionally, Rex Road is being extended and constructed through this project making a key connection to Highway 24 encouraging good long-term transportation improvements.

Policy 11.1.14, 11.3 and 11.4.8. Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site.

Applicant note: The Grandview Reserve Sketch Plan has four significant drainage-ways through the property. Three of the four drainages are being respected and will be major open space corridors within the community. One drainage (Drainage B) will be realigned and defined as a channel as currently that is not the case in the existing condition. Within this corridor, the plan incorporates the drainage and detention into a trail and open space corridor. The off-site flow from the north (4-Way Ranch) that passes through this property will be accommodated to prevent erosion and mitigate sediment transfer. On-site flows will be treated prior to release by either routing the flow across a landscaped area or directly conveying the flow to a proposed detention/Stormwater Quality (SWQ) facility. Full spectrum detention will be utilized throughout the site so that post-development flow exiting the property will not be significantly altered from the pre-development flow.

Policy 11.3.1 Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions. Onsite drainage channels will be preserved, if possible. Where modifications are necessary, grass lined channels are proposed.

Applicant note: This community will preserve most of the on-site drainages and adjacent open space buffer area, allowing good potential to improve native vegetation by creating a habitat restoration and management plan for these areas. Native vegetation will be installed in the disturbed shortgrass prairie areas by seeding with native species. The project will implement a stormwater management plan and natural channel stabilization plan, which will provide long-term natural landscapes for wildlife and residents to enjoy for generations.

Policy 11.3.3 and Policy 11.3.4. Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality.

Applicant note: The Grandview Reserve Sketch Plan shows how this community will preserve most of the on-site drainages and adjacent open space buffer area, allowing good potential to improve native vegetation by creating a habitat restoration and management plan for the drainages/open space corridors. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species. On-site flows will be treated prior to release by either

routing the flow across a landscaped area or directly conveying the flow to a proposed detention/SWQ facility. Implementing a stormwater management plan and preparing a natural channel stabilization plan for all drainages, which will provide long-term natural landscapes for wildlife and residents to enjoy for generations.

Policy 11.3.5 Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design. The Sketch Plan shows wetlands in open space land use.

Applicant note: Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. Minimal wetland and waters impacts are proposed per the layout of the Sketch Plan so that impacts to quality wetlands will either be avoided or minimized as feasible. Thoughtful drainage design will minimize runoff, erosion, and pollutant discharge into the existing drainages. Stormwater control before, during, and after construction will be implemented to avoid impacts such as channel incision and streambank degradation. The drainages and open space riparian buffer areas will be planted with an expansive palette of native upland and riparian species to supplement the regrowth and regeneration of previous woody vegetation, provide shading to regulate pH and water quality, and assist in stabilizing the streambanks.

Policy 12.1.3 Approve new urban and rural residential development only if structural fire protection is available.

Applicant note: Fire protection is available from the Falcon Fire Protection District.

Policy 15.3.3 Encourage innovative approaches to the problem of financing solutions to the off-site fiscal impacts of development.

Applicant note: The Grandview Reserve Sketch Plan will participate in the El Paso County Road Impact Fee Program and is constructing Rex Road through the property as well as improvements at the intersection of Rex Road and Highway 24.

Applicant Summary:

Grandview Reserve Sketch Plan meets many of the El Paso County Policy Plan. The property is adjacent to developed and developing areas of the County (Falcon and Peyton) that can support urban density development in the future. The Sketch Plan provides appropriate land uses and transitions between areas of varying density both within the project and on the borders of the property. The Sketch Plan includes significant open space and trail connections to the existing Rock Island Trail on the east side of the property. Internal to the site, a community park and potential school is planned as a key feature of the community. Grandview Reserve is located in areas defined for urban density development in this plan as described below.

Falcon/Peyton Small Area Plan (FPSAP)

Two sections in the FPSAP are relevant to the Grandview Project. First, is the “4-Way Ranch Area” and the second is the “Highway 24 Corridor” section as listed below. Excerpts have been listed below that are relevant to the Grandview Reserve project. The FPSAP describes the 4-Way Ranch area as having additional residential capacity of 20,625 homes, which Grandview Reserve will be a part of. The Grandview Reserve property is within an area planned for higher density urban growth.

Note: Narrative italic and quotes below is directly from the FPSAP document and narrative in bold is the applicant’s note addressing that item.

Section 4.4.4 “4-Way Ranch Area”

“The 4-Way Ranch area encompasses the historic ranch parcels currently owned by 4-Way Ranch LLC and the immediately surrounding parcels to the north and west of the ranch.”

4.4.4.1 - “Encourage the acquisition of one or more additional regional park sites in area ,in coordination with the County Parks Department and participating landowners. Specifically encourage current efforts to locate a new regional park in the 4-Way Ranch/ Meridian Ranch area.”

Applicant note: El Paso County Falcon Regional Park is now existing immediately west of Grandview Reserve and the proposal includes trail connections via Rex Road that connect throughout the community

4.4.4.2 - “Encourage planned coordination of the development of the 4-Way Ranch parcels. A development master plan should be developed to thoughtfully arrange land uses and community amenities on the ranch parcels and coordinate any future development of subsections of the historic 4-Way Ranch.”

Applicant note: Grandview Reserve alone will be a master plan for organized development of this area of the County. The Sketch Plan layout is thoughtfully planned and is sensitive to the surrounding area and makes logical transportation connections and has appropriate land use transitions.

Section 4.4.5 “Highway 24 Corridor” (narrative in quotes below is directly from the FPSAP)

“The US Highway 24 Corridor includes the land on both sides of the highway that can reasonably be expected to be influenced by the noise, traffic, and access control associated with the highway. This would generally include land areas within 1/4 mile of the highway. “

4.4.5.1 - “Allow for potential commercial development south of Highway 24 near its intersection with Woodmen Road, provided that adequate transportation improvements are made, utility extensions can be made, and adjoining existing land uses are adequately buffered.”

Applicant note: Grandview Reserve will provide some additional commercial development along Highway 24 at the Rex Road intersection, which complements this FPSAP goal.

4.4.5.2 - “Recognize the importance of Highway 24 as the primary transportation artery serving the existing and future needs of the area. Maintain options for stringent access control, adequate right-of-way preservation and adjacent uses which will complement a higher speed, high traffic expressway corridor”

Applicant note: Grandview Reserve has maintained options for stringent access control, adequate right-of-way preservation, and adjacent uses which will complement a higher speed, high traffic expressway corridor. This project will have one controlled access point on Highway 24 with the Rex Road intersection. No other access points are planned or shown on Highway 24 to alleviate this concern.

4.5.2.1 Incorporate areas for mixed non-residential uses within planned urban developments, and specifically set aside areas for future non-retail employment uses as a part of the Sketch Plan process for larger urban developments.

Applicant note: Grandview Reserve has commercial and institutional uses sited primarily on the east side near Highway 24 as well as two institutional parcels, one in the center as a potential school site and one in the northwest corner as a potential church site.

4.4.5.3 - "Maintain the integrity of the Rock Island Trail Corridor through the planning area by limiting at-grade crossings, encouraging compatible adjacent uses which complement the trail, and encouraging interconnecting non-motorized trails and adjacent open space."

Applicant note: Grandview Reserve will maintain the integrity of the Rock Island Trail Corridor by making direct connections to it from this community. The proposal also demonstrates compatible adjacent uses (residential, commercial, open space with trails) which complement the existing trail corridor. Grandview Reserve has miles of trails and plentiful parks, which encourage interconnecting of non-motorized trails and adjacent open space in the area.

4.5.5.7 More intense uses that would result in more traffic should be confined to high volume transportation routes designated on the MTCP.

Applicant note: Grandview Reserve is proposing all of the commercial uses adjacent to Highway 24 and Rex Road intersection. Highway 24 is a major corridor for El Paso County so commercial uses along this high volume transportation route meets the intent of this policy.

Section 4.5.8 Parks, Trails and Open Space (narrative in quotes below is directly from the FPSAP)

4.5.8.1 Identify the major stream corridors within the planning area with opportunities for integration as centerpieces for linear open space, park, recreation, trail and wildlife corridor uses in conjunction with surrounding development.

Applicant note: Grandview Reserve has four drainage-ways through the property, which have been generally respected and are designed to be centerpieces for the community.

4.5.8.2 Encourage the incorporation of major floodplains into usable high quality open space by use of prudent line setbacks, only limited use of filling and channelization, and integration of these features within development plans.

Applicant note: Grandview Reserve has some limited floodplain, which will be included in a drainage-way corridor (Drainage B) that will become a linear open space with trails for use by future residents.

4.5.8.3 Further articulate and develop the major trail and bikeway network for the area in conjunction with development plans and through an update of County and regional planning efforts.

Applicant note: Grandview Reserve articulates and develops the major trail and bikeway network for the area further by making a connection from the Falcon Regional Park through this community connecting to the Rock Island Trail on the east. There are also significant trails throughout the community that will also connect regionally.

4.5.8.4 Encourage the acquisition of one or more additional regional park sites in area, in coordination with the County Parks Department and participating landowners

Applicant note: Grandview Reserve is adjacent to the recently developed Falcon Regional Park and provides trail connections to this great asset. This project will also include a Community Park that will serve the residents of this community.

4.5.8.5 Encourage the development of a sports field's complex in the area to serve local youth soccer, baseball, and other sports leagues. This need has been under served in the past, and is likely to grow as the population grows.

Applicant note: As noted above, Grandview Reserve is adjacent to the recently developed Falcon Regional Park and provides trail connections to this great asset.

4.5.8.7 Encourage opportunities for pedestrian linkages especially to connect residential areas to schools, shopping and significant trail corridors

Applicant note: Grandview Reserve will be providing multiple pedestrian linkages to the surrounding area as described above. The residential areas will be connected to schools, parks, and shopping areas via the internal trails within the community and the connections to the regional trails and Falcon Regional Park.

4.5.11.1 Integrate development with natural features and natural systems with special attention toward preserving floodplains and riparian corridors.

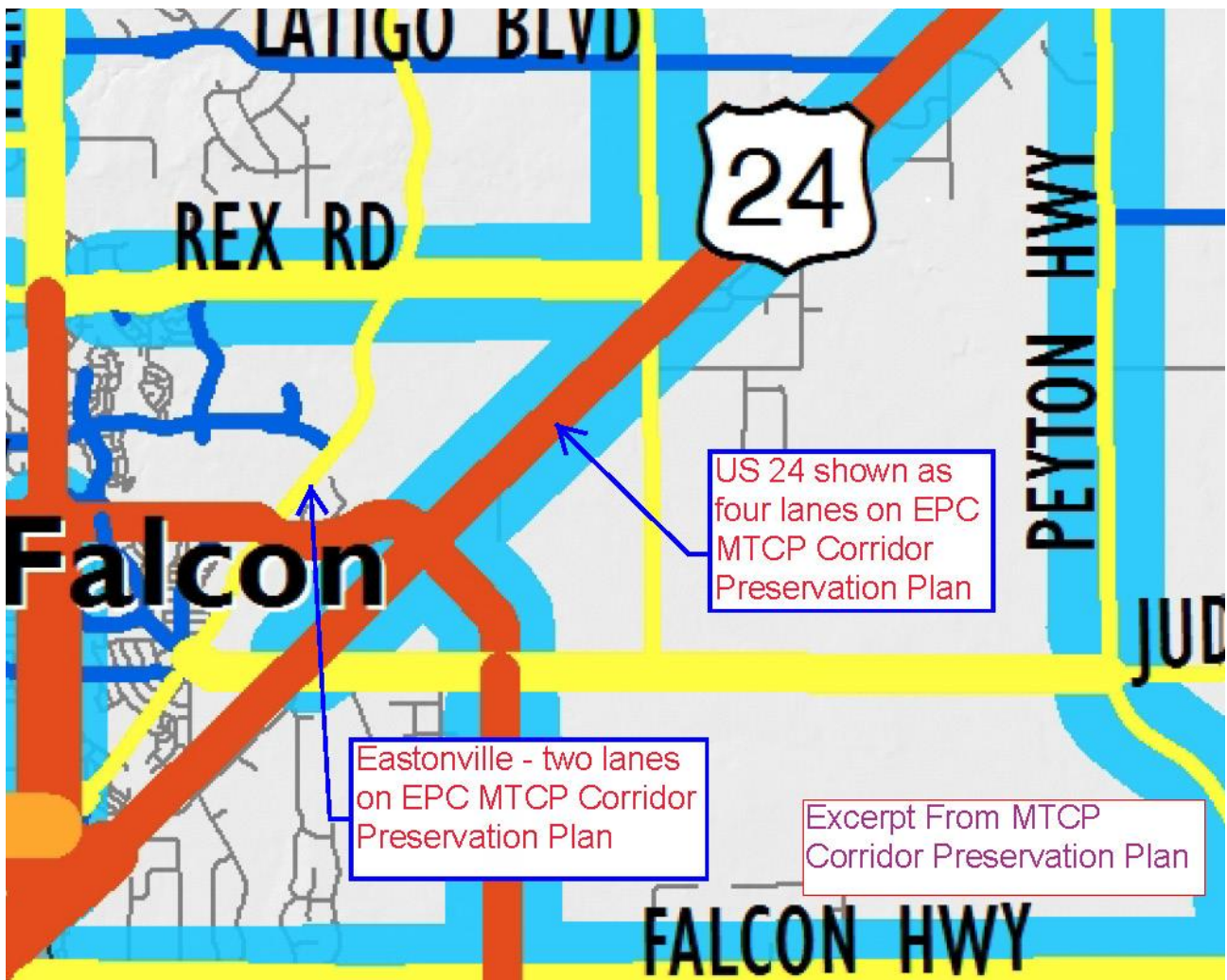
Applicant note: Grandview Reserve most significant natural system is the drainage and ponds that are shown on the Sketch Plan as open space. Minor drainages are shown at the boundary of land uses with the intention of using them as buffers within those land use parcels.

In summary, the Grandview Reserve Sketch Plan fits very well within the general intent of the Falcon/Peyton Small Area Plan. Grandview Reserve is located within or adjacent to the areas proposed for urban density development within the FPSAP. Urban density is defined in the FPSAP as parcel sizes of less than 2.5 acres, typically less than 1 acre, and being served by urban-level infrastructure such as roads, wastewater service, and water availability.

2040 Major Transportation Corridor Plan (MTCP)

Grandview Reserve is planned to be developed with up to 3,261 residential dwelling units, 17 acres of commercial uses, an elementary school, and a church. Two full-movement access points are proposed to Eastonville Road and seven full-movement access points are proposed to an extension of Rex Road through the site. The Sketch Plan shows a future street connection to planned Phase 3 of the Waterbury development. The site access points to Rex Road and Eastonville Road will need to meet County standards for intersection and stopping sight distance. The 2040 Major Transportation Corridors Plan (MTCP) identifies Rex Road as an extension to the east. Grandview Reserve accommodates this connection through the property to Highway 24. For more detailed information, see the Master Traffic Impact Analysis prepared by LSC dated April 17, 2020.

Figure 6: Extract from 2040 Major Transportation Corridors Preservation Plan



El Paso County Parks Master Plan

The County Parks Master Plan has several goals that Grandview Reserve compliments very well. The narrative below describes how this project is relevant to the goals and policies. While many of the parks within Grandview Reserve area private, the concept aligns well with the overall intent of the Plan. Additionally, the applicant is willing to consider the large central Community Park to be a County Park.

Note: Narrative that is italic is directly from the County's Code and Policy documents and narrative in bold is the applicant's note addressing that item.

OVERALL SYSTEM MISSION/ROLE

Goal 2: Provide a coordinated and connected system of parks, trails, and open space that is equitably distributed based on population and serves the needs of county residents.

Applicant note: Grandview Reserve proposes a coordinated and connected system of parks, trails, and open space that is equitably distributed within the community. This will serve the residents of this region aligning with the County's goals. The applicant is willing to consider the large central Community Park to be a County Park.

Goal 3: Balance passive/active use of county parks and open space and determine what is most appropriate for individual sites based on community need and master planning processes.

Applicant note: Grandview Reserve provides passive/active parks and open space and determined what is most appropriate for individual sites based on community need and master planning processes.

Goal 4: Provide an overall vision for the recreation and resource preservation network, and identify gaps so that the County, local jurisdictions, and others can work together to fill them.

Applicant note: Grandview Reserve will provide a recreation network internally to the community and will provide trail connections to the nearby Falcon Regional Park. This park and trail system will also help fill potential "gaps" in the system.

REGIONAL TRAILS

Goal 1: Work collaboratively with others to create a continuous, connected system of regional trails.

Provide an overall vision for system of regional trails within the County and connected to adjacent counties and participate in the Regional Non-motorized Trails and Bike Plan Update to identify standards and address needs as part of a multi-modal transportation network. Ensure that regional trail corridors are secured.

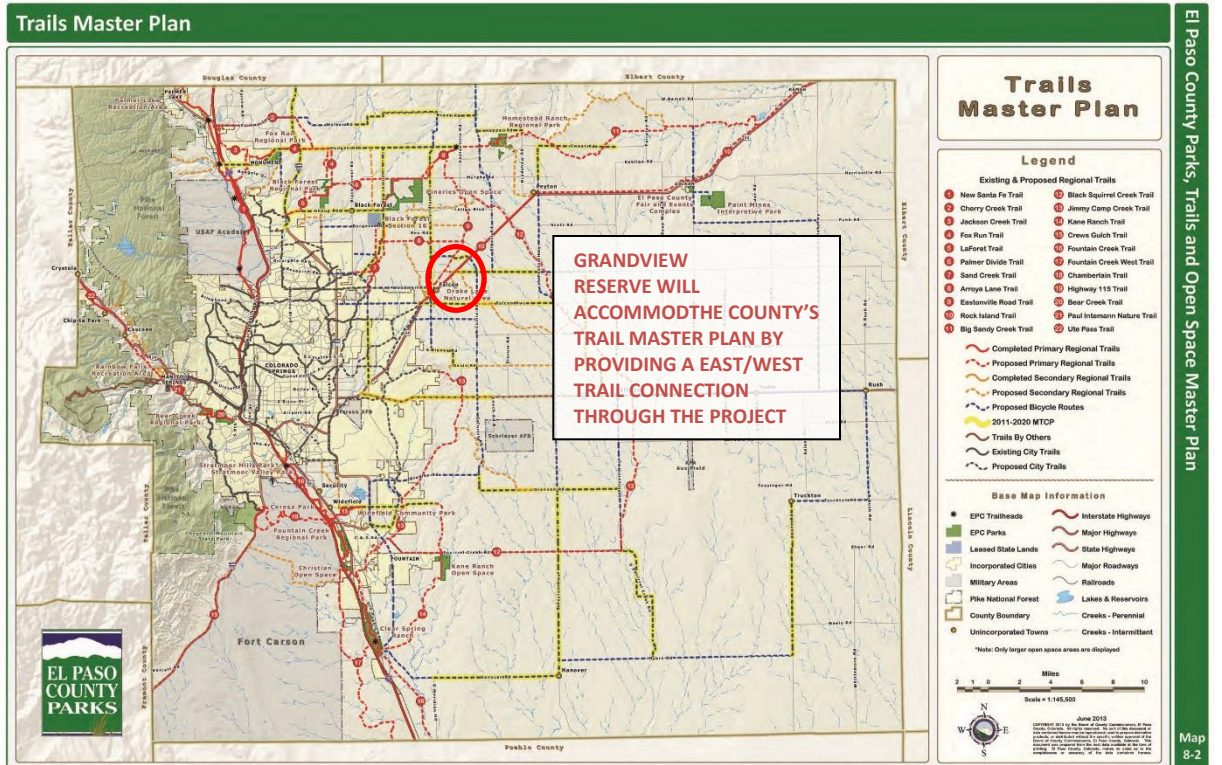
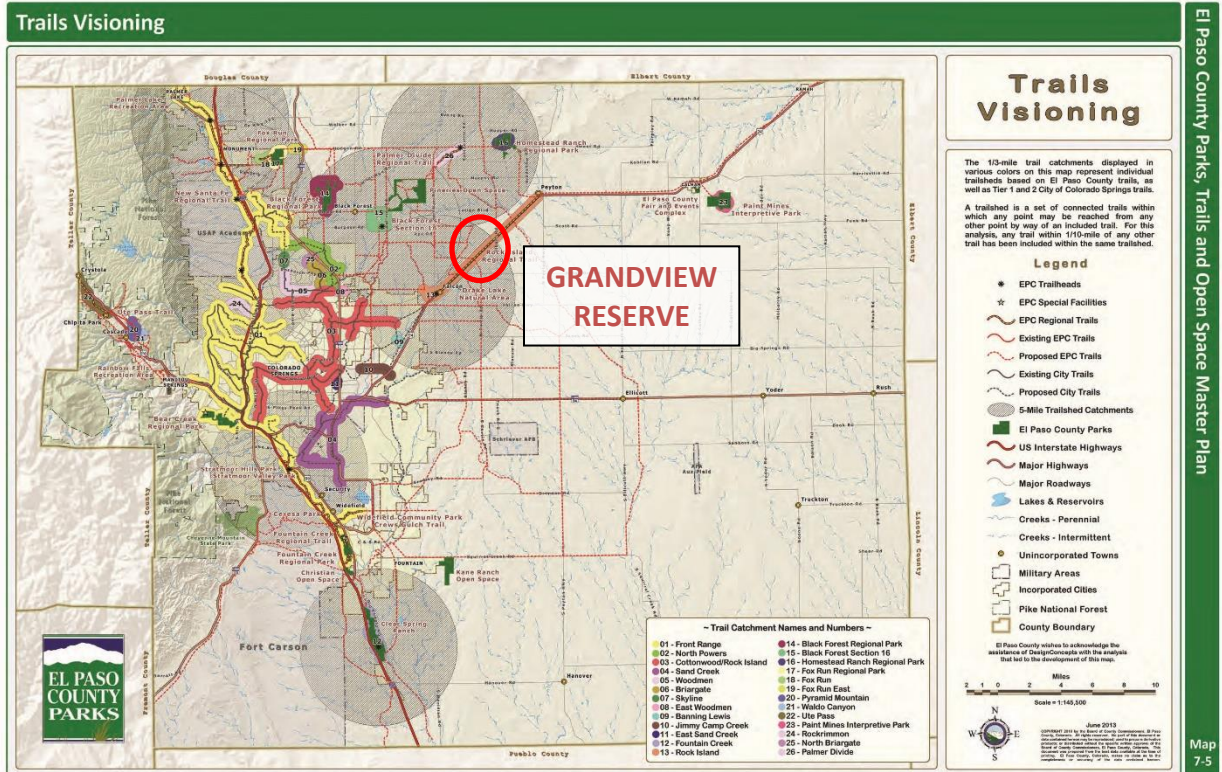
Applicant note: Grandview Reserve is providing a significant trail system throughout the community with key connections to the Rock Island Trail on the east and the Falcon Regional Park on the west. This proposed Sketch Plan ensures that regional trail corridors are secured forever.

OPEN SPACE

Goal 1: Protect and enhance El Paso County's legacy of unique natural features and areas and cultural resources, working in collaboration with others to conserve high priority open space areas in the county.

Applicant note: Grandview Reserve will help facilitate this goal of enhancing natural features and areas by respecting the significant three drainage-ways through this property and preserving them as trail and open space corridors that will fit well within the overall County's open space system. As seen below per the "Trails Visioning" exhibit and the "Trails Master Plan", Grandview Reserve will accommodate future trail connections as planned and shown on the Sketch Plan.

Figure 7: Extracts from the El Paso County Parks Master Plan



Project Justification

The review criteria for approving a Sketch Plan are provided in the El Paso County Code and listed below. The proposed Sketch Plan for Grandview Reserve meets these criteria as follows.

Note: Narrative italic and quotes below is directly from the County's Code and Policy documents and narrative in bold is the applicant's note addressing that item.

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

Applicant note: Grandview Reserve Sketch Plan is in general compliance with goals, objectives, and policies of the County Policy Plan, the Falcon/Peyton Small Area Plan, the 2040 Major Transportation Corridors Plan, and the County Parks Master Plan.

2. *The proposed subdivision is in conformance with the requirements of the Land Development Code;*

Applicant note: Grandview Reserve is in conformance with the requirements of the Land Development Code as described in this Letter of Intent. The project has the ability to obtain water and sanitation for the first phase (s) of the development. Identification of environmentally sensitive areas and wildlife habitat areas has been completed. Potential sources of required services such as vehicular and pedestrian access and circulation has been addressed. Grandview Reserve is sensitive to the surrounding land uses. The applicant has evaluated the wildfire hazards.

3. *The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;*

Applicant note: Grandview Reserve is compatible with existing and proposed land uses within and adjacent to the project. The Small Area Plan (FPSAP) for this area describes urban density and similar densities have been approved and constructed immediately west of this site. Adjacent developments have a variety of lot sizes, schools, parks, and open space and this property proposes the same concepts. Grandview Reserve Sketch Plan also includes the transitions of densities and appropriate buffers, which are recommended and described in the Small Area Plans.

4. *The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;*

Applicant note: Water service will be provided by Grandview Reserve Metropolitan District No. 1, and is addressed in the Water Resources and Wastewater Report prepared by JDS Hydro.

5. *Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;*

Applicant note: Grandview Reserve will be provided services per the included Will Serve letters. Services such as water and wastewater can be provided for the initial phases. Grandview Reserve Metropolitan District No. 1 will be formed providing bonding to fund construction of the roads, parks and trails, stormwater facilities, and for future maintenance of those facilities. Electric service will be provided by MVEA. Fire protection services will be provided by Falcon Fire Protection District. A site for a new elementary school has been included on the Sketch Plan per Peyton School District conversations.

6. *The soil is suitable for the subdivision;*

Applicant note: The Soils and Geology Report prepared by Entech indicates that the soils are generally suitable for development.

7. *The geologic hazards do not prohibit the subdivision, or can be mitigated;*

Applicant note: The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property. The identified constraints are not significant; however, the seasonal and potentially seasonal shallow groundwater in the west central part of the site will need to be accommodated. Some of this can be mitigated by re-grading, appropriate foundation design, and the use of perimeter drains. Conditions identified can be mitigated by proper engineering design and construction techniques.

8. *The design of the subdivision protects the natural resources or unique landforms;*

Applicant note: The Grandview Reserve Sketch Plan respects the significant drainage-ways through the property as open space and trail corridors. These drainage-ways will be retained or redirected and will be preserved within open space tracts. Per the Natural Features Report by Ecosystems, there are wetland areas on the property, all of which are considered to be isolated and likely to be non-jurisdictional. These wetland areas will either be removed or retained within the proposed open space/drainage tracts identified on the Sketch Plan. The layout of the roads, lots, and open space have respected most of the existing drainage-ways as noted above.

Vegetation

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. The majority of the site is vegetated by native prairie grass, with wetland plants in the drainages and adjacent riparian areas. There are no federally threatened or endangered plant species on the property. Weeds observed on Site were nominal and included three List B noxious weed species and one List C noxious weed species.

Given that the project will preserve the on-site drainages and adjacent open space buffer area, there is good potential to improve native vegetation by:

1. Creating a habitat restoration and management plan for the drainages and Open Space areas that will be taken over and implemented by the Metropolitan District No. 1 following construction;
2. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species and/or spreading ~1" of salvaged topsoil obtained/stockpiled from any non-weedy shortgrass prairie areas subject to development;
3. Including requirements in the Codes, Covenants and Restrictions (CCRs) to preserve native vegetation and minimize non-native landscaping and irrigation;
4. Implementing a stormwater management plan and preparing a natural channel stabilization plan for all drainages; and
5. Implementing an integrated noxious weed management plan that that:
 - a. Begins at construction mobilization and continues through construction;
 - b. Introduces biological control agents for weed control (as feasible);
 - c. Prohibits importation of fill dirt and landscaping material unless they are certified as weed free;

- d. Is managed and implemented by the Metro District and/or Homeowners Association following construction; and
- e. Is managed within the individual lots by each homeowner and is enforced through covenants.

Wetland Habitat and Waters of the U.S.

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. Minimal wetland and waters impacts are proposed to implement the Sketch Plan; however, these impacts will be avoided and minimized to the extent feasible. Project phasing will be used to avoid Site-wide, over-lot grading and related impacts from runoff, erosion, and pollutant discharge into the drainages. Stormwater control before, during, and after construction will be implemented to avoid impacts such as channel incision and streambank degradation. The drainages and open space riparian buffer areas will be planted with multi-story palette of native upland and riparian species to supplement the regrowth and regeneration of previous woody vegetation, provide shading to regulate pH and water quality, and assist in stabilizing the streambanks.

- 9. *The proposed methods for fire protection are adequate to serve the subdivision; and*
The site lies within the jurisdiction of Falcon Fire Protection District, which provided a Will Serve letter to provide fire services to the property.
- 10. *The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.*
As noted above, there are few physical or environmental constraints to the development of the property and those that have been identified will be mitigated during construction. The impact identification analysis demonstrates that the site is suitable for the proposed development.

GRANDVIEW RESERVE

EAST OF EASTONVILLE RD., WEST OF HWY 24, NORTH OF STAPLETON RD.
EL PASO COUNTY, COLORADO

NOTES

GENERAL NOTES

1. A TOTAL OF 3261 DWELLING UNITS ARE ALLOWED WITHIN THE GRANDVIEW RESERVE PROJECT.
2. CLUSTERING OF UNITS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED, BUT NOT REQUIRED, SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN ALTERNATIVES.
3. A DENSITY TRANSFER MAY BE PERMITTED ON GRANDVIEW RESERVE FOR ALL RESIDENTIAL DISTRICTS. THIS TRANSFER WOULD BE PROPOSED AT THE TIME OF PRELIMINARY PLAN AND WOULD NEED TO BE REVIEWED BY STAFF TO ENSURE THAT THE OVERALL DEVELOPMENT CONCEPT IS ADHERED TO. A DENSITY TRANSFER NOT TO EXCEED TWENTY PERCENT (20%) OF THE MAXIMUM UNITS FOR EACH PARCEL IS PERMITTED. THE TRANSFERRED DENSITY SHALL MEET ALL MINIMUM REQUIREMENTS OF THE RECEIVING AREA SUCH AS LOT SIZE, SETBACKS, ETC. IN NO CASE SHALL THE OVERALL DENSITY CAP EXCEED THE TOTAL UNITS APPROVED FOR THE PROJECT.
4. SPECIFIC DEVELOPMENT STANDARDS SUCH AS SETBACKS, LOT COVERAGE, BUILDING HEIGHTS AND LAND USES SHALL BE ADDRESSED WITH A SUBSEQUENT ZONING OF THE PROPERTY AT A LATER DATE. THESE STANDARDS WILL EITHER FOLLOW SPECIFIC PROPOSED PUD DEVELOPMENT PLANS OR PER COUNTY ZONING STANDARDS IF FOLLOWING "STRAIGHT ZONING" OF THE COUNT.
5. COMMERCIAL USES SHALL BE ALLOWED TO DEVELOP INDEPENDENT OF THE PHASING PLAN AS MARKET FACTORS ALLOW.
6. ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 1.
7. ALL DETENTION PONDS AND CROSS LOT DRAINAGE DITCHES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS PROVIDING ACCESS FOR MAINTENANCE TO THE GRANDVIEW RESERVE METROPOLITAN DISTRICT NO.1.
8. THERE SHALL BE NO DIRECT LOT ACCESS TO STATE HIGHWAY 24, EASTONVILLE ROAD OR REX ROAD.
9. SEE GRADING PLAN FOR PROPOSED SITE GRADING.
10. PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
11. POTENTIAL SCHOOL SITE IS PROVIDED AS SHOWN ON THE PLAN AS INSTITUTIONAL.
12. SCHOOL SITE IS SHOWN WITH THE INTENT OF GETTING FULL CREDIT IN LIEU OF FEES. IF THE SCHOOL SITE IS NOT ACCEPTED FEES IN LIEU OF LAND WILL BE PROVIDED.
13. CHURCH SITE IS PROVIDED AS SHOWN ON THE PLAN AS INSTITUTIONAL.
14. ALL ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED.
15. SITE LIGHTING, IF REQUIRED, WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF EL PASO COUNTY LAND DEVELOPMENT CODE.
16. THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AN OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO ANY LISTED SPECIES.
17. THE FOLLOWING DISTRICTS WILL SERVE THE PROPERTY
GRANDVIEW RESERVE METROPOLITAN DISTRICT NOS. 1-5 INCLUDING WATER SERVICE.
WASTEWATER SERVICES - WOODMEN HILLS METROPOLITAN DISTRICT
SCHOOLS-PEYTON SCHOOL DISTRICT
FIRE EMERGENCY - PEYTON FIRE PROTECTION DISTRICT
EMERGENCY SERVICES - FALCON FIRE PROTECTION DISTRICT
EL PASO COUNTY CONSERVATION DISTRICT
PIKES PEAK LIBRARY DISTRICT
18. ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR GRANDVIEW RESERVE. NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
19. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.
20. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOT AS FOLLOWS:
 - a. FRONT: 10' (VARIES BY PRODUCT)
 - b. SIDE: 5' (VARIES BY PRODUCT)
 - c. REAR: 20' (VARIES BY PRODUCT)
 - d. ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNATED FOR PUBLIC UTILITIES AS REQUIRED

FLOODPLAIN NOTES:

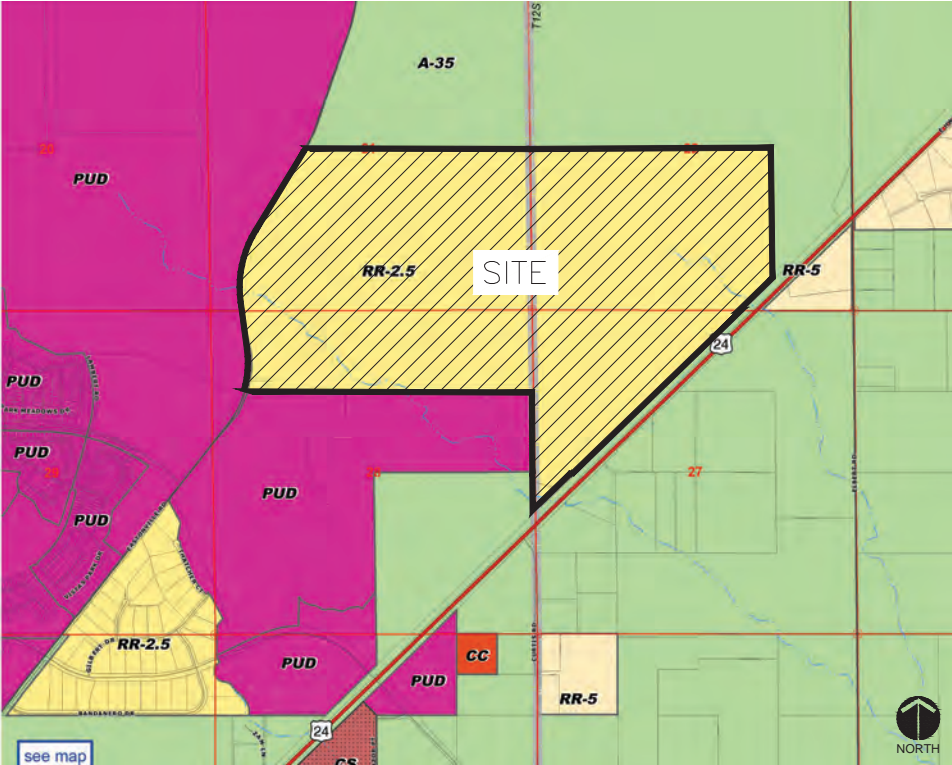
1. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP NUMBERS '08041C0556G' AND '08041C0552G' WITH AN EFFECTIVE DATE DECEMBER 7, 2018.2. THE EXISTING FLOODPLAIN BOUNDARIES MAY BE REVISED AND/OR THE BASE FLOOD ELEVATION (BFE) MAY BE MODIFIED. COORDINATION WITH FEMA WILL BE COMPLETED TO ESTABLISH REVISED FLOOD PLAIN LIMITS AND BFE, IF THE SUBMITTAL AND REVIEW OF A FLOODPLAIN REVISION OCCURS INDEPENDENTLY OF THIS SKETCH PLAN AND SHALL BE APPROVED PRIOR TO THE PLATTING OF ANY LOTS CURRENTLY LOCATED WITHIN FLOODPLAIN BOUNDARIES
2. NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

PUBLIC STREETS

1. REX ROAD AS ILLUSTRATED ON THE DRAWINGS WILL BE A PUBLIC STREET TO DESIGNED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
2. STREETS WILL MEET THE STANDARDS OF EL PASO COUNTY ENGINEERING CRITERIA MANUAL. A DEVIATION REQUEST AND/OR PUD MODIFICATION MUST BE APPROVED FOR ANY DESIGN THAT DOES NOT CONFORM WITH THESE STANDARDS.
3. SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL STREETS AND INTERIOR TO DEVELOPMENT PARCELS, LINKING SCHOOLS, PARKS AND TRAIL SYSTEMS.

ZONING MAP

SCALE = N.T.S



4. PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY.
5. UNTIL APPROVED BY THE COUNTY ENGINEER ALL ACCESS POINTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND NON-BINDING UPON THE COUNTY APPROVAL OF THIS SKETCH PLAN AMENDMENT SHALL NOT BE INTERPRETED TO INCLUDE APPROVAL OF ANY ACCESS TO ANY PUBLIC ROADS. THE COUNTY ENGINEER SHALL APPROVE ALL ACCESSES IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OF THE ENGINEERING CRITERIA MANUAL AT THE TIME OF PUD DEVELOPMENT PLAN AND/OR SUBDIVISION SUBMITTAL AND REVIEW.

PRIVATE STREETS

1. A WAIVER OF THE EPC LAND DEVELOPMENT CODE IS REQUESTED TO PERMIT PRIVATE ROADWAYS WITHIN THIS DEVELOPMENT
2. ANY FUTURE PRIVATE STREETS, IF PROPOSED, WILL BE PRIVATELY OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 1 OR HOA (HOMEOWNERS ASSOCIATION).
3. PRIVATE STREETS SHALL BE NAMED TO EL PASO COUNTY STANDARDS.

PHASING PLAN:

1. THE GRANDVIEW RESERVE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES AND PLATTED IN MULTIPLE FILINGS, WHICH HAVE YET TO BE DETERMINED. THE SEQUENCE OF CONSTRUCTION AND DEVELOPMENT IS NOT DEPENDENT UPON UTILITIES OR INFRASTRUCTURE.

GEOLOGIC CONDITIONS:

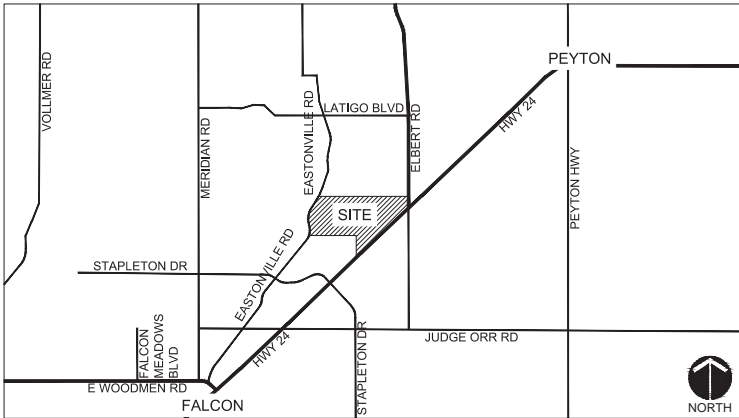
1. A PRELIMINARY SOIL, GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY INVESTIGATION WAS PREPARED BY ENTECH ENGINEERING, INC. DATED JANUARY 15, 2019. THE REPORT IDENTIFIED NO GEOLOGIC HAZARDS THAT WOULD PRECLUDE DEVELOPMENT OF THE SITE FOR CONSTRUCTION OF RESIDENTIAL STRUCTURES; HOWEVER, THE REPORT IDENTIFIED EXISTING GEOLOGIC AND ENGINEERING GEOLOGIC CONDITIONS THAT WILL IMPOSE CONSTRAINTS ON SOME DEVELOPMENT AND CONSTRUCTION. THE MOST NOTABLE CONSTRAINTS THAT MAY AFFECT DEVELOPMENT INCLUDE ARTIFICIAL FILL, LOOSE AND EXPANSIVE SOILS, SLOPE STABILITY, AND SHALLOW GROUND WATER. IT IS NOTED THAT DEVELOPMENT OF THE SITE CAN BE ACHIEVED WITH MITIGATION OF POTENTIAL HAZARDS AS ILLUSTRATED IN THE REPORT WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THE AREA OR THROUGH THE AVOIDANCE OF THESE AREAS. INVESTIGATION OF EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION.

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

PLANNER/LANDSCAPE ARCHITECT:
HRGREEN, INC
5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111

VICINITY MAP

SCALE = N.T.S



SITE DATA

EXISTING LAND USE: AGRICULTURAL
EXISTING ZONING: RR-2.5

SITE ACREAGE: 768.2 AC
MAXIMUM NUMBER OF UNITS: 3,261
MAXIMUM GROSS DENSITY: 4.24 DU/AC

TOTAL AREAS (SEE LAND USE CHART ON SHEET 2)

RESIDENTIAL: 580.8 AC
PARK/OPEN SPACE: 132.5 AC
INSTITUTIONS: 16.9 AC
R.O.W.: 21.0 AC
NEIGHBORHOOD COMMERCIAL: 17.0 AC

SHEET INDEX

SHEET 1 OF 3: COVER SHEET
SHEET 2 OF 3: SKETCH PLAN
SHEET 3 OF 3: ADJACENT PROPERTY OWNERS MAP

CIVIL ENGINEER:
HRGREEN, INC
5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111

HR GREEN Xrefs: 01-DV.DSGN.kgm; 01-ARCH.DWG; 01-VICINITY MAP; 01-XL.CONCEPT; 01-DV.SURF

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APPROVED: PLS	JOB NUMBER: 191897	
CAD DATE: 4/17/2020		
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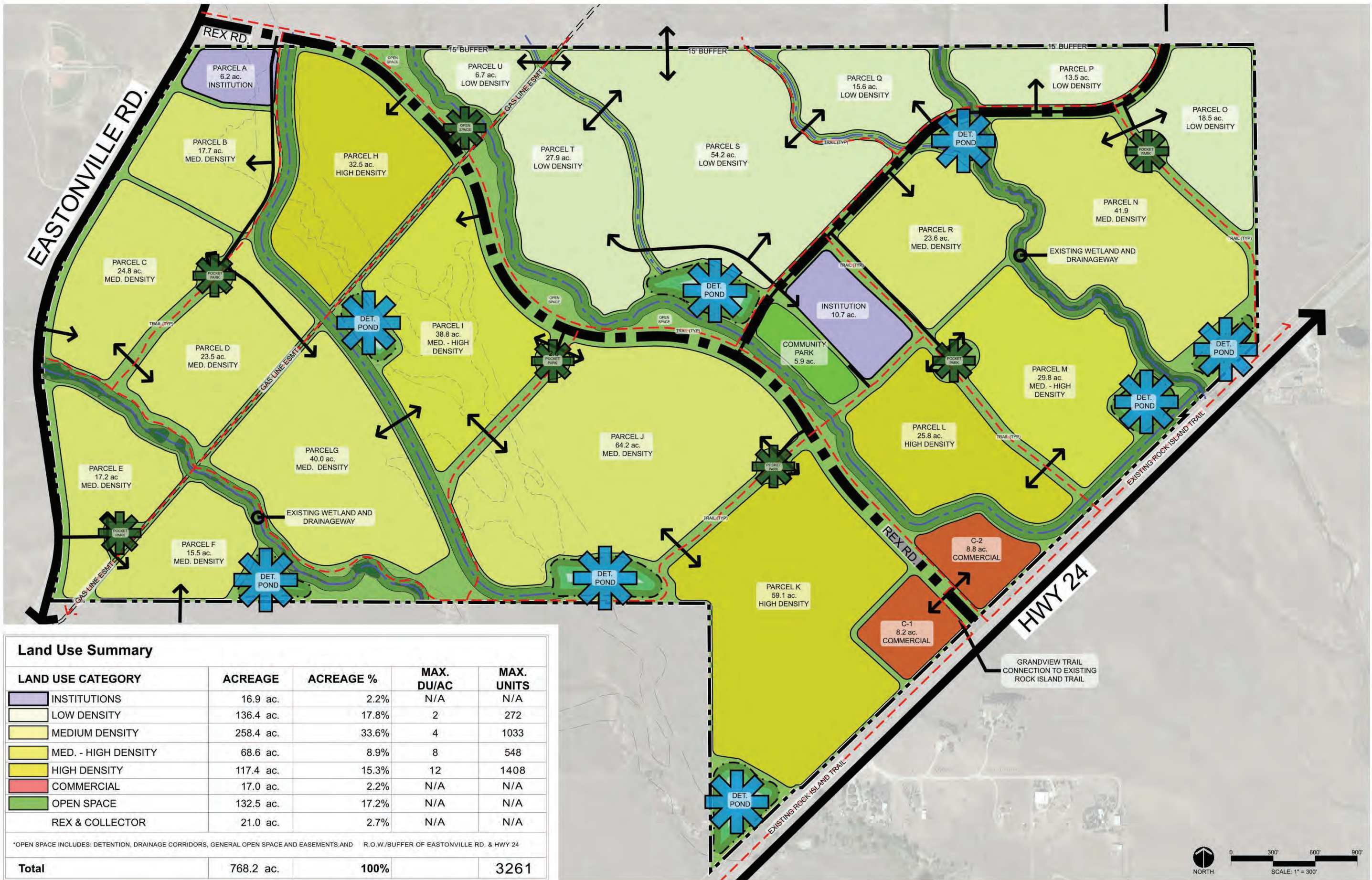


GRANDVIEW RESERVE
4 SITE INVESTMENT, LLC
FALCON, COLORADO

GRANDVIEW RESERVE SKETCH PLAN
COVER SHEET

SHEET
SP1.1

1



Land Use Summary				
LAND USE CATEGORY	ACREAGE	ACREAGE %	MAX. DU/AC	MAX. UNITS
<div></div> INSTITUTIONS	16.9 ac.	2.2%	N/A	N/A
<div></div> LOW DENSITY	136.4 ac.	17.8%	2	272
<div></div> MEDIUM DENSITY	258.4 ac.	33.6%	4	1033
<div></div> MED. - HIGH DENSITY	68.6 ac.	8.9%	8	548
<div></div> HIGH DENSITY	117.4 ac.	15.3%	12	1408
<div></div> COMMERCIAL	17.0 ac.	2.2%	N/A	N/A
<div></div> OPEN SPACE	132.5 ac.	17.2%	N/A	N/A
REX & COLLECTOR	21.0 ac.	2.7%	N/A	N/A
*OPEN SPACE INCLUDES: DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE AND EASEMENTS, AND R.O.W./BUFFER OF EASTONVILLE RD. & HWY 24				
Total	768.2 ac.	100%		3261

HR GREEN Xcel 01-DV-0509N xpf-LARCH 0101-01-VICINITY MAP 01-XL-CONCEPT 01-DV-SUPR

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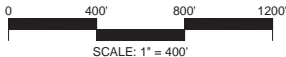
 HRGreen.com

GRANDVIEW RESERVE
4 SITE INVESTMENT, LLC
FALCON, COLORADO

GRANDVIEW RESERVE SKETCH PLAN
SKETCH PLAN

ADJACENT PROPERTY OWNERS

1. ZONED (PUD)
REGIONAL PARK
BOARD OF COUNTY COMMISSIONERS OF THE EL PASO COUNTY
200 S CASCADE AVE STE 15
COLORADO SPRINGS, CO 80906-2202
2. ZONED (PUD)
VACANT
MERIDIAN RANCH INVESTMENT INC
PO BOX 80036
SAN DIEGO, CA 92138-0036
3. ZONED (RR-2.5)
RESIDENTIAL RURAL
PLAINVIEW PROPERTIES LLC
2409 STRICKLER RD
COLORADO SPRINGS, CO 80906-3321
4. ZONED (PUD)
VACANT
4 WAY RANCH JOINT VENTURE LLC & C/O PETER MERTZ
PO BOX 50223
COLORADO SPRINGS, CO 80949-0223
5. ZONED (PUD)
VACANT
4 WAY RANCH JOINT VENTURE LLC & C/O PETER MERTZ
PO BOX 50223
COLORADO SPRINGS, CO 80949-0223
6. ZONED (A-35)
AGRICULTURAL
GARY VORHES
14450 E US HIGHWAY 24
PEYTON, CO 80831
7. ZONED (A-35)
AGRICULTURAL
KEITH TENINTY & ROBIN NOURIE-TENINTY
9591 CURTIS RD
PEYTON, CO 80831
8. ZONED (A-35)
AGRICULTURAL
LOUISE STALTERI & KRISTEN N NEVELN
15015 E US HIGHWAY 24
PEYTON, CO 80831-8417
9. ZONED (A-35)
AGRICULTURAL
TODD & DEBRA VANDE BRAKE
15005 E US HIGHWAY 24
PEYTON, CO 80831-8417
10. ZONED (A-35)
AGRICULTURAL
GARY & SHIRLEY VANDE BRAKE
15075 E US HIGHWAY 24
PEYTON, CO 80831-8417
11. ZONED (A-35)
AGRICULTURAL
SCOTT REID & SUSAN CHARLES
1412 PIKES PEAK AVE
FORT COLLINS, CO 80524-4314
12. ZONED (RR-5)
RESIDENTIAL RURAL
EDWARD & LUCILLE MARTIN
15615 E US HIGHWAY 24
PEYTON, CO 80831-8419
13. ZONED (A-35)
AGRICULTURAL
FOUR WAY RANCH LLC & C/O WILLIAM LEE
2409 STRICKLER RD
COLORADO SPRINGS, CO 80906-3321
14. ZONED (A-35)
AGRICULTURAL
FOUR WAY RANCH LLC & C/O WILLIAM LEE
2409 STRICKLER RD
COLORADO SPRINGS, CO 80906-3321



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NO.	DATE	BY	REVISION DESCRIPTION



GRANDVIEW RESERVE
4 SITE INVESTMENT, LLC
FALCON, COLORADO

GRANDVIEW RESERVE SKETCH PLAN
ADJACENT PROPERTY OWNERS MAP

SHEET
SP1.3
3

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Prairie Ridge Final Plat

Agenda Date: June 10, 2020

Agenda Item Number: #6 - E

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by Land Development Consultants, Inc., on behalf of Sonship Properties, LLC, for Prairie Ridge Final Plat, a seven-lot development totaling 40.67 acres, with a minimum lot size of approximately five acres. Zoned RR-5, the property is located north of the intersection of Walker Road and Brown Road and is located within the Black Forest Preservation Plan area.

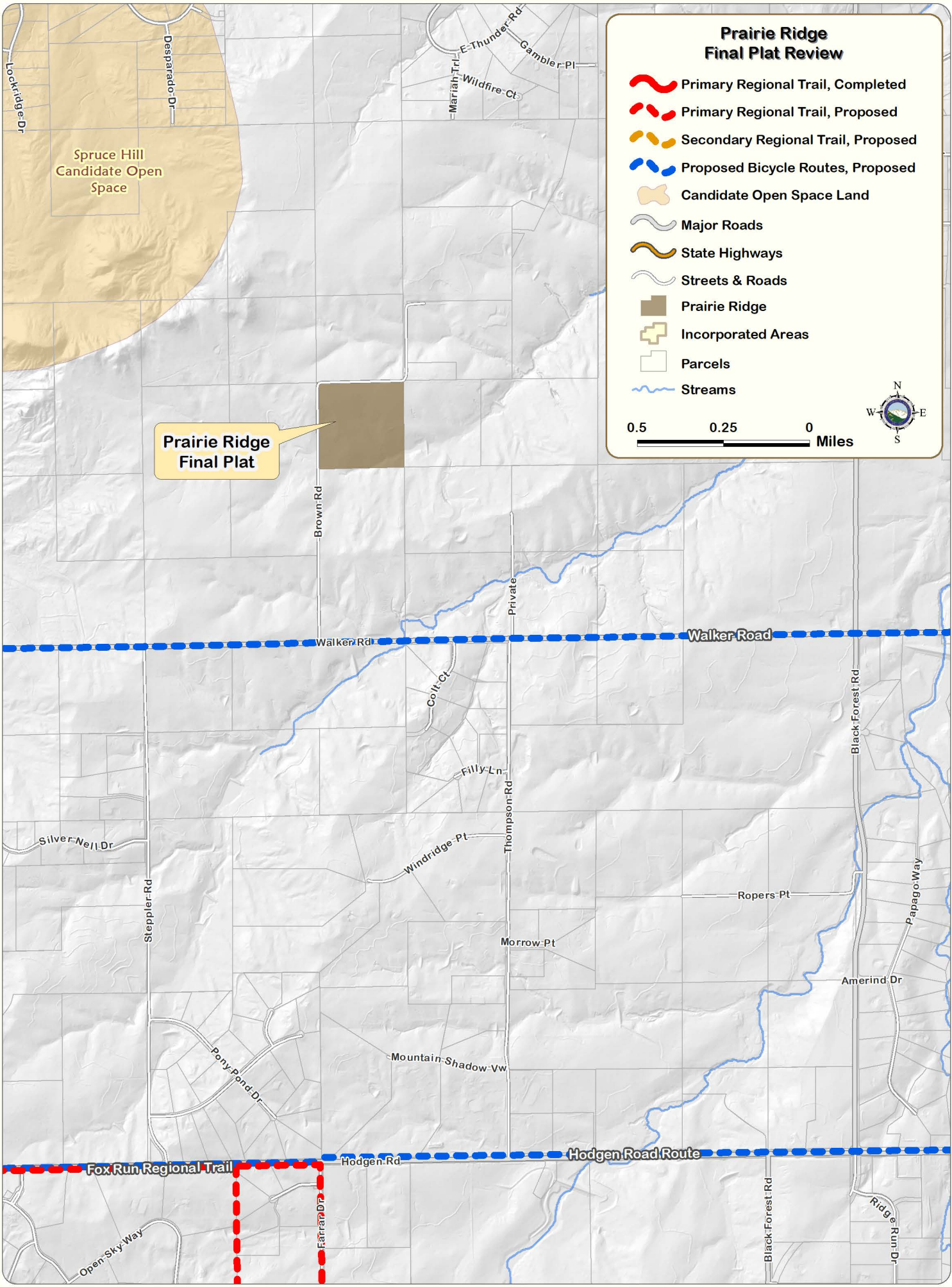
The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The proposed Walker Road Bicycle Route is located 0.50 mile south of the property, while the proposed Hodgen Road Bicycle Route and proposed Fox Run Regional Trail are both located 2 miles south along the Hodgen Road corridor. While the property is not located within any candidate open space land, the Spruce Hill Candidate Open Space is located approximately 0.60-mile northwest of the site.

Due to the fact that the proposed subdivision is zoned RR-5, the project does not fall under the El Paso County Land Development Code's 10% open space requirement, although no-build areas do exist within the subdivision for the protection of natural and man-made drainageways.

As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$3,269, as shown in the attached Subdivision Review Form.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Prairie Ridge Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,269.



Prairie Ridge Final Plat Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Candidate Open Space Land
- Major Roads
- State Highways
- Streets & Roads
- Prairie Ridge
- Incorporated Areas
- Parcels
- Streams

0.5 0.25 0 Miles



Prairie Ridge
Final Plat

Spruce Hill
Candidate Open
Space

Fox Run Regional Trail

Hodgen Rd

Hodgen Road Route

Walker Road

Walker Rd

Brown Rd

Colt Ct

Filly Ln

Windridge Pt

Morrow Pt

Mountain Shadow Vw

Pony Pond Dr

Open Sky Way

Fairfax Dr

Black Forest Rd

Amerind Dr

Black Forest Rd

Papago Way

Ridge Run Dr

Ropers Pt

Thompson Rd

Private

Lockridge Dr

Desparado Dr

E Thunder Rd

Gambler Pl

Wildfire Ct

Marian Trl

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services
Veterans Services - Recreation / Cultural Services

June 10, 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:	Prairie Ridge Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-20-010	Total Acreage:	40.67
		Total # of Dwelling Units:	7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.43
Sonship Properties, LLC	Land Development Consultants, Inc.	Regional Park Area:	2
Justin Ensor	Dan Kupferer	Urban Park Area:	1
P.O. Box 511	3898 Maizeland Road	Existing Zoning Code:	RR-5
Rocky Ford, CO 81067	Colorado Springs, CO 80908	Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): NO	
Regional Park Area: 2		Urban Park Area: 1	
0.0194 Acres x 7 Dwelling Units = 0.136		Neighborhood:	0.00375 Acres x 7 Dwelling Units = 0.00
Total Regional Park Acres: 0.136		Community:	0.00625 Acres x 7 Dwelling Units = 0.00
		Total Urban Park Acres: 0.00	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 1	
\$467 / Dwelling Unit x 7 Dwelling Units = \$3,269		Neighborhood:	\$116 / Dwelling Unit x 7 Dwelling Units = \$0
Total Regional Park Fees: \$3,269		Community:	\$179 / Dwelling Unit x 7 Dwelling Units = \$0
		Total Urban Park Fees: \$0	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Prairie Ridge Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,269.

Park Advisory Board Recommendation:



3898 Maizeland Road
Colorado Springs, CO 80909

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

Surveying • Planning

www ldc-inc.com

May 2, 2019

LETTER OF INTENT

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

RE: 61000-00-483 – Prairie Ridge

LDC-Inc is representing:
Sonship Properties, LLC
P.O. Box 511
Rocky Ford, CO 81067

This is an application for Reapproval of a previously approved Preliminary Plan and Final Plat. The property was previously approved by BOCC at their meeting on April 24, 2008. The plat was not recorded due to the recession at that time. The property is 40.67 acres and is currently unplatted. The property is zoned RR-5, and seven lots are proposed. Upon approval of the plat Prairie Ridge will contain seven lots, two of which will be greater than 6-acres in size. The lots are to be listed for sale as single-family lots once the plat is approved. Each of these lots is proposed for a single-family residence with barns or other structures permitted by code.

Access for the subdivision will be from existing Brown Road. Three lots will have flag stems to Brown Road. Brown Road is not a platted, public right-of-way but an easement for access to all the properties in the area. Brown Road is a gravel, county maintained road. Prairie Ridge will be dedicating 35 feet of ROW for a future public Brown Road along the north and west property lines. Per prior agreement with Development Services, Engineering Division, property owner will provide 2" of compacted gravel on Brown Road from Walker Road to the northeast corner of the subdivision. An asphalt apron will also be the responsibility of the property owner at the Walker Road and Brown Road intersection.

Water is proposed to be by individual wells, and septic systems will be constructed on each of the lots. Aquila provides natural gas, and Mountain View provides electric.

Sincerely,

Daniel L. Kupferer, PLS
for LDC-Inc.

PRAIRIE RIDGE

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

NOTES:

- 1. o - Indicates survey monument set with a #4 rebar with Surveyor's Cap, P.L.S. #20681.
- * - Indicates recovered survey monument as noted.
- * - Indicates man-made fill data.
- ⊕ - Indicates section corner as noted.

KNOW ALL MEN BY THESE PRESENTS:

That SONSHIP PROPERTIES, LLC, a Colorado Limited Liability Company being the owner of the following described tract of land to wit:

A tract of land in the Southeast Quarter of the Southeast Quarter of Section 12, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, to wit:

The Southeast Quarter of the Southeast Quarter of said Section 12, except the Westerly 30.00 feet for public road purposes, and being described as follows:

Beginning at the Southeast corner of said Section 12, said corner monumented by an alloy capped steel pin marked PLS No. 25361;

thence S89°04'51"W, along the South line of the Southeast Quarter of the said Section 12, a distance of 1305.15 feet to a point 30.00 feet Easterly of the Southwest corner thereof, said corner monumented by a plastic capped steel pin marked PLS No. 23875;

thence N00°13'51"W, 30.00 feet Easterly of and parallel with the West line of the said Southeast Quarter of the Southeast Quarter of the said Section 12, a distance of 1325.59 feet to a point on the North line thereof, said corner monumented by a plastic capped steel pin marked PLS No. 23875;

thence N89°01'29"E, along the North line of the said Southeast Quarter of the Southeast Quarter of the said Section 12, a distance of 1307.46 feet to the Northeast corner thereof, said corner monumented by an alloy capped steel pin marked PLS No. 13830;

thence S00°07'55"E, along the East line of the said Southeast Quarter of the Southeast Quarter of the said Section 12, a distance of 1326.90 feet to the Point of Beginning;

Containing 39.769 acres, more or less.

DEDICATION:

The above owner has caused said tract of land to be surveyed and platted into lots, public right-of-way and easements as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the locations of said lots, public right-of-way and easements, and which tract so platted shall be known as PRAIRIE RIDGE, El Paso County, Colorado. Upon acceptance by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

IN WITNESS WHEREOF:

The aforementioned, SONSHIP PROPERTIES, LLC, a Colorado Limited Liability Company, has executed this instrument this _____ day of _____, 20____ A.D.

SONSHIP PROPERTIES, LLC

By: Justin Ensor, Manager

Justin Ensor, Manager

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }SS

The above and aforementioned was acknowledged before me this _____ day of

_____, 20____ A.D., by Justin Ensor, Manager of SONSHIP PROPERTIES, LLC, a Colorado Limited Liability Company.

Witness my hand and seal _____

My commission expires _____

FEES:

Park Fee: _____ Drainage Fee: _____

School Fee: _____ Bridge Fee: _____

2. This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon a Commitment for Title Insurance, issued by TITLE RESOURCES GUARANTY COMPANY. Commitment No. 3117419-02197-INFO dated April 22, 2019 at 7:00 a.m.

Item 2 Terms, conditions, provisions, agreements, easements and obligations specified under the easement, 30 feet wide, for ingress and egress and utility purposes over and along the North boundary line of the herein described parcel, as created in the instrument recorded September 3, 2004 at Reception No. 204150806.

Item 3 An easement for electrical lines and incidental purposes granted to MVEA, Inc. by instrument recorded December 7, 2004 at Reception No. 204200417

Item 4 Terms, conditions, provisions, agreements, easements and obligations specified under the non-exclusive permanent easement recorded July 16, 2008 at Reception No. 208080295.

Item 5 Terms, conditions, provisions, agreements, easements and obligations specified under the non-exclusive permanent easement recorded July 16, 2008 at Reception No. 208080296.

Item 6 Notes and easements specified under the Improvement Location Certificate prepared by Forth Land Surveying, Inc. Dated October, 2, 2018, Project No. 18092.

Item 7 Terms, conditions, provisions, agreements, easements and obligations specified under the Water Rights Special Warranty Deed recorded October 8, 2018 at Reception No. 21816879.

3. Prior to the establishment of any driveway, an access permit must be granted by the El Paso County Development Service Department.

4. Sewage treatment is the responsibility of each individual property owner. The El Paso County Health Department must approve each system and, in some cases, the Department may require an engineered system prior to permit approval.

5. Basis of Bearings: All bearings are based on the South line SE1/4 SE1/4 SEC. 12, with a found alloy capped steel pin at its Easterly end and a found alloy capped steel pin at its Westerly end, as shown hereon and assumed to bear S89°04'51"W, a distance of 1335.15 feet.

6. Unless otherwise indicated, all side and rear lot lines are hereby platted on each side with a ten foot (10') Public Utilities and Drainage Easement. The exterior boundary shall have a twenty foot (20') Public Utilities and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

7. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

8. Individual wells are the responsibility of each individual property owner. Permits for individual domestic wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits, subject to the provisions of the decree entered by the Water Court, Water Division 1, in Consolidated Case Nos. 06CW100 (Div. 1) and 06CW20 (Div. 2) on April 13, 2007 (the "Water Decree").

Water in the Denver Basin Aquifers is allocated based on a 100 year aquifer life; however, for El Paso County Development Services purposes, water in the Denver Basin Aquifers is evaluated based on a 300 year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon nonrenewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

Water withdrawal and wells are subject to the terms, restrictions and responsibilities as found within the Water Decree and the Declaration of Covenants, Conditions and Restrictions of Prairie Ridge recorded in the El Paso County records.

NOTE: All wells will be drilled at a minimum of 400' apart.

9. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0325 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).

10. ~~(19339)~~ - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

11. All property owners are responsible for maintaining proper storm water drainage in and through their property.

12. Mailboxes shall be installed in accordance with all El Paso County Development Services Department and United States Postal Service regulations.

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

14. The following listed lots have been found to be the most impacted by the listed geologic hazards listed below. Mitigation measures and a map of the hazard areas can be found in the report, Soil, Geology, and Geologic Hazard Study, Prairie Ridge Properties, El Paso County, Colorado, by

Entech Engineering, Inc., dated May 31, 2007, and addendum dated September 17, 2007, in File SP-07-016 at the El Paso County Development Services Department:

Potentially shallow groundwater area - Lots 4, 5, 6, and 7
Seasonally shallow groundwater - Lots 4, 5, 6 and 7
Man-made fill - Lots 1, 2, 5 and 6

NOTE: If foundations are to be located within areas of man-made fill, then additional investigation will be required.

NOTE: Septic systems must be setback 25' from areas of Potentially Shallow Ground Water and areas of Seasonally Shallow Ground Water.

15. The following reports and or letters have been submitted and are on file at the El Paso County Development Services Department: Soils and Geology, Drainage, Water Resources, and Wildfire Mitigation.

16. No lot or interest therein, shall be sold, conveyed, or transferred whether by deed or by contract, nor shall building permits be issued, until and unless the required public improvements have been constructed, completed, and accepted by Board resolution in accordance with the Subdivision

Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number _____ in the Office of the Clerk and Recorder of El Paso County, Colorado or in the alternative, other collateral is provided which is sufficient in the judgment of the Board of County Commissioners, to make provision for the completion of said improvements. The developer is responsible for fine grading and placing two (2) inches of compacted gravel on Brown Road from Walker Road to the Emergency Turnaround Easement.

Notwithstanding the foregoing, Subdivider may enter into contracts for the sale of, and sell, convey, or transfer in one transaction all of the residential lots in the Subdivision to a developer or builder prior to completion of the required public improvements in accordance with the Subdivision Improvements Agreement.

17. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, and the U.S. Fish & Wildlife Service.

18. All homes are required to have in-home fire sprinklers installed per NFPA Code 13R, Section 901.2. Sprinkler systems shall be installed, repaired, tagged, and maintained by a FSC-A contractor licensed by the Pikes Peak Regional Building Department.

19. Site plans shall include topography, width and percent of grade of access roads, landscape, vegetation details including proposed defensible space, locations of structures or building envelopes, existing or proposed overhead utilities, occupancy classification of buildings, structures and their appendages, roof classification of buildings, site water supply systems and anything else deemed necessary by the Fire Code Official. All site plans shall be submitted and approved by the Fire Code Official prior to the issuance of the building permit and prior to combustible construction materials being delivered to the site.

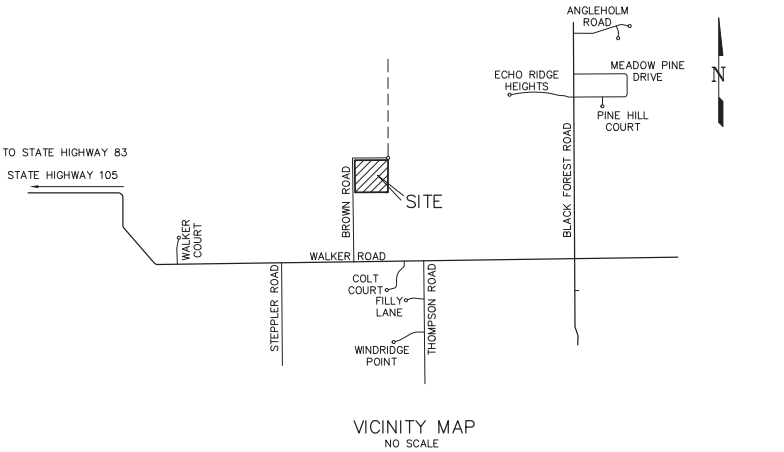
20. Individual lot owners are responsible for constructing driveways, including necessary drainage culverts from Brown Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, driveways for Lots 5 and 6 will need to be specifically approved by the Tri-Lakes/Monument Fire Rescue Authority.

21. Access Easement shown on Lot 5 is for the benefit of Lot 2's owner with said Easement owned by Lot 5's owner. Maintenance to the driveway of Lot 2's garage is the responsibility of Lot 2's owner.

22. Access Easement shown on Lot 6 is for the benefit of Lot 1's owner with said Easement owned by Lot 6's owner. Maintenance to the driveway of Lot 1's garage is the responsibility of Lot 1's owner.

23. At time of closing on each lot a sum of \$3,857.00 will be paid to El Paso County to be deposited to the Public Improvement Contribution Fund

(Reception No. _____) for off-site public improvements to Brown Road. These funds will be held by El Paso County in a fund setup solely for those improvements.



SURVEYOR'S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and accurately shows the described tract of land, and subdivision thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

David V. Hostetter
Colorado Professional Land Surveyor No. 20681

APPROVALS:

This subdivision was approved by the El Paso County Planning and Community Development Department this

_____ day of _____, 20____ A.D.

Executive Director

Approved by the Board of County Commissioners of El Paso County, Colorado, this _____

day of _____, 20____ A.D.

Chair

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO }SS

I hereby certify that this instrument was filed for record in my office at ____ o'clock ____M.,

this _____ day of _____, 20____ A.D., and is duly recorded under

Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman, Clerk and Recorder

SURCHARGE: _____

BY: _____ Deputy

FEE: _____

REVISIONS		No.	Description	By	Date
1	COUNTY COMMENTS	09/13/07		MTG	
2	BOUNDARY CONFIGURATION	10/29/07		MTG	
3	COUNTY COMMENTS	12/06/07		KLW	
4	COUNTY COMMENTS	12/11/07		KLW	
5	COUNTY COMMENTS	10/10/08		PAC	
6	REVISED FOR RESUBMITTAL	05/24/19		DLK	

H Scale:	N/A	
V Scale:	N/A	
Designed By:	MTG	
Drawn By:	MTG	
Checked By:	DVH	
Date:	05/31/19	

Land Development Consultants, Inc.

PLANNING · SURVEYING

www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-6848

3868 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

FINAL PLAT
PRAIRIE RIDGE

Project No.: 18065

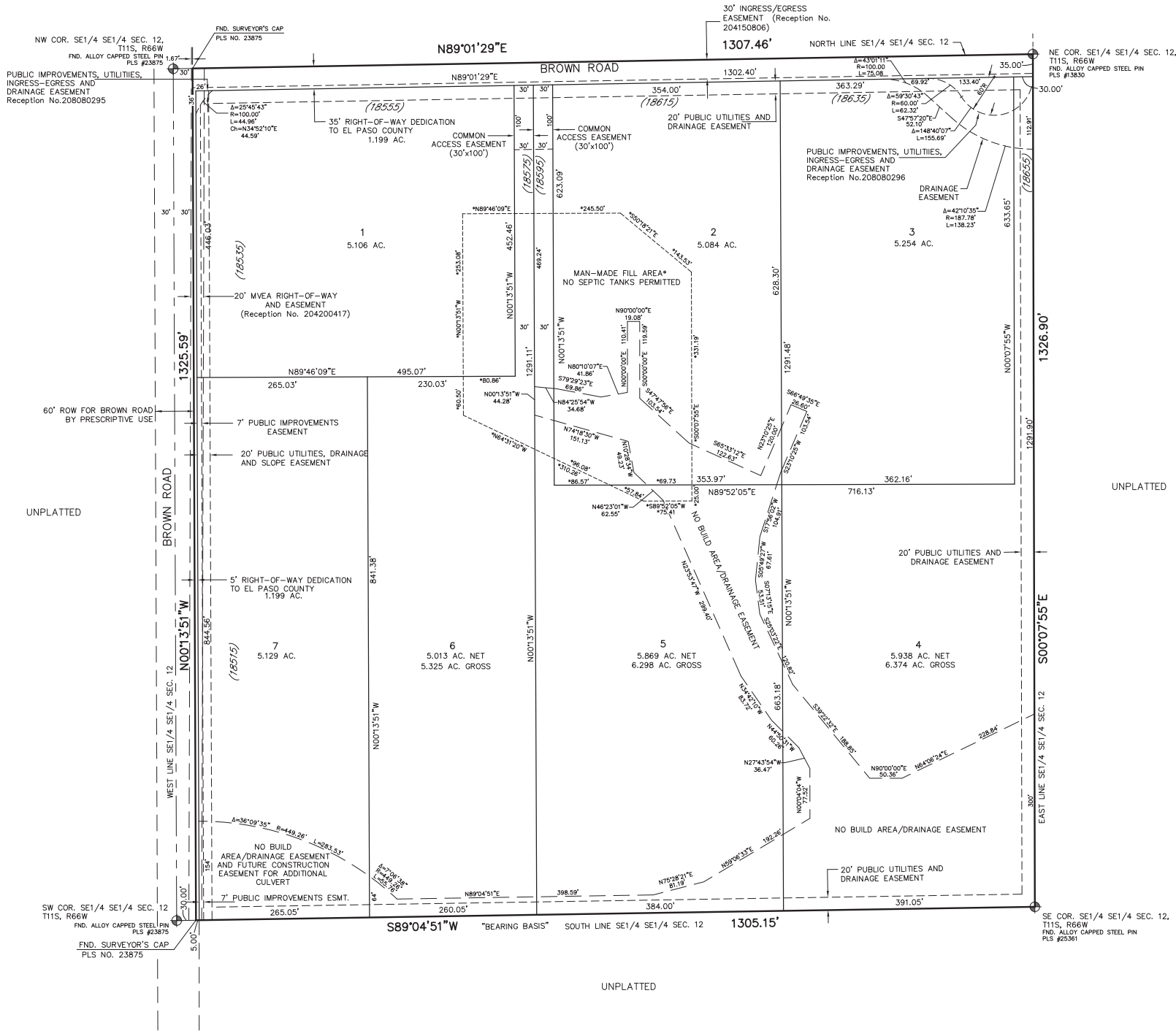
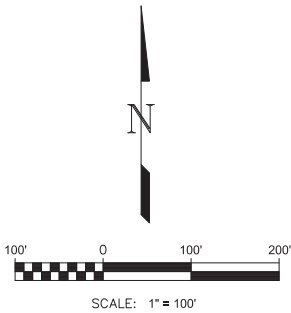
Sheet: 1 of 2

PRAIRIE RIDGE

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

NOTES:

- 1. o - Indicates survey monument set with a #4 rebar with Surveyor's Cap, P.L.S. #20681.
- * - Indicates recovered survey monument as noted.
- * - Indicates man-made fill data.
- ⊕ - Indicates aliquot section corner as noted.



REVISIONS		
No.	Description	Date
1	COUNTY COMMENTS	09/13/07
2	BOUNDARY CONFIGURATION	10/23/07
3	COUNTY COMMENTS	12/06/07
4	COUNTY COMMENTS	12/11/07
5	COUNTY COMMENTS	03/07/08
6	COUNTY COMMENTS	03/08/08
7	REVISED FOR RESUBMITTAL	05/24/19

H Scale:	1" = 100'
V Scale:	N/A
Designed By:	MTC
Drawn By:	DVH
Checked By:	
Date:	07/11/07



PLANNING - SURVEYING
www.ldc-inc.com TEL: (719) 528-6133 FAX: (719) 528-6848
3868 MAZELAND ROAD COLORADO SPRINGS, CO 80909

FINAL PLAT
PRAIRIE RIDGE

Project No.: 18065
Sheet:

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Pineries Open Space Grand Opening

Agenda Date: June 10, 2020

Agenda Item Number: #7 - A

Presenter: Ross Williams, Park Planner

Information: X **Endorsement:**

Background Information:

On June 27th, 2020, at 10 a.m., members Park Advisory Board and the citizens of El Paso County are cordially invited to attend the grand opening of the Pineries Open Space, El Paso County Park's newest and second-largest open space park, located northeast of the intersection of Vollmer and Shoup Roads within the Black Forest. Pineries Open Space straddles the Palmer Divide and is characterized by gentle rolling terrain, covered by ponderosa pine forests, grassland meadows, wetlands, dotted with small ponds with abundant wildlife, including elk, white tail deer, raptors, and turkeys.

In 2010, approximately 1,070 acres of land was dedicated via a Park Lands Agreement to El Paso County in lieu of regional park fees for a proposed 389-lot development then known as Sanctuary in the Pines. The Pineries Open Space Master Plan was completed in December 2010, and comprehensively outlined existing conditions, community wants and needs, and recommended new sustainable recreational facilities and cultural services for El Paso County's largest open space property. The Master Plan generated new ideas based on needs expressed by citizens and stakeholders, through surveys, interviews, and public meetings, while at the same time, following the guidelines set forth in the existing conservation easement. At the time of the Master Plan's development and approval, Pineries Open Space was still in the same condition as when it was a part of the 16,000-acre Farrar Ranch, with vast expanses of Ponderosa Pine, grassy meadows, and lush wetlands teeming with a variety of wildlife.

In June 2013, however, that landscape would change forever due to the extremely damaging effects of the 14,280-acre Black Forest Fire. Most of the Pineries Open Space was directly impacted by the fire, which quickly burned through the meadows and wetlands, or moved into to the tree crown, thus destroying hundreds of acres of old growth forest. While the meadows and forest continue to rebound from the fire, as evidenced by the growth of small pines and the rebirth of the grassy meadows and wetlands, many of the original master-planned trail corridors found themselves amongst stands of burnt, dead, and potentially dangerous trees that are especially prone to blow-down wind events.

Originally established and held by the Palmer Land Trust in 1995, then modified in 2006, the Pineries Open Space conservation easement ensures that the property will be preserved in its natural condition. By preservation of the open space property in its natural state, the citizens of El Paso County can be assured that the scenic, wildlife, aesthetic, recreational, and ecological conservation values that currently exist on the property will also be preserved and maintained in perpetuity. The conservation easement allows for conditional public access and for controlled

educational access. As such, conservation zones were established throughout the property to allow for these restricted uses, such as active-use trailhead areas, trail corridors, or complete preservation of the aforementioned conservation values.

Because of the loss of recreational conservation values caused by the far-reaching devastation of the Black Forest Fire, El Paso County Parks requested the realignment of certain trail corridors within the Pineries Open Space. Palmer Land Trust reviewed and accepted these realignments, thus paving the way for trail building projects within the open space. Since then, trail building crews from Rocky Mountain Field Institute and Mile High Youth Corps have hand constructed over 8.5 miles of singletrack trails, thus allowing the visitor to experience nearly all of what the open space offers.

With the completion of Phase I trailhead construction, to include a parking area with spaces for passenger cars and equestrian trailers, restroom, and the aforementioned trail system, Pineries Open Space is now ready for public's enjoyment. The grand opening of this wonderful open space will allow El Paso County Parks to close one chapter, while opening another, in the long and colorful history of the Pineries Open Space.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: COVID – 19 Updates

Agenda Date: June 10, 2020

Agenda Item Number: #7 - B

Presenter: Tim Wolken, Director

Information: X **Endorsement:**

Please find below updates on the COVID – 19 restrictions that impact County Parks operations:

- 1) Governor Polis provided an updated Executive Order (Order) on June 1, 2020. The Order directed the Colorado Department of Public Health and Environment to continue to limit public gatherings to ten individuals and provides additional guidance on summer camps, team sports, and outdoor recreation.
- 2) The updated Public Health Order was issued on June 3, 2020 and included the following key topics:
 - Playgrounds can re-open with no more than 10 participants at one time.
 - Youth and adult sports leagues can play with no more than 25 players at one time (outdoor).
 - Picnic pavilions can re-open with no more than 10 participants at one time.
 - Fairs are not allowed. This led to converting the County Fair to a 4-H Only Fair which will likely require a variance.
 - Additional guidance on summer camps is provided. Our nature camps will begin on June 8.
- 3) The Board of County Commissioners will consider and / or approve a variance that will allow expanded community / social events and the re-opening of indoor attractions (museums, amusement sites,...) at their June 9 meeting. The variance will also require approval by our local Public Health Department, local hospitals, State Public Health Department and the Governor.
- 4) The County's Nature Centers have closed exhibit areas to public access due to concerns about multiple touch points and gathering areas. The information counter, restrooms, trails, and other outdoor features remain open. It is anticipated that opening the exhibit areas will be included in the variance.

Recommended Motion:

Information Only

**El Paso County Parks
2020 Action Plan**

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

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

**Community Services Department
Parks / Recreation & Cultural Services Divisions
May 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	\$ 59,140	\$ 120,860		\$ 114,725
County Fair / Fairgrounds		\$ 261,000	\$ 66,730	\$ 194,270		\$ 107,365
Total		\$ 441,000	\$ 125,870	\$ 315,130		\$ 222,090
<u>Fundraising Revenue</u>		2020				2019
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 15,000	\$ 12,500	\$ 2,500		\$ 83,000
Partners in the Park Program	Park Operations	\$ 35,000	\$ 32,500	\$ 2,500		\$ 20,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 19,456	\$ (9,456)		\$ 14,000
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 6,950	\$ 18,050		\$ 5,327
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 48,000
Total		\$ 125,000	\$ 111,406	\$ 13,594		\$ 170,327
<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				
Great Outdoors Colorado	Falcon Regional Park	\$ 350,000				
Total		\$ 1,175,000				
<u>Parks Division Reservations</u>		2020			2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		4	41	N/A	9	110
February		12	879	N/A	14	546
March		6	44	N/A	15	192
April		0	0	N/A	186	9519
May		47	274	N/A	338	18036
June						
July						
August						
September						
October						
November						
December						
Total		69	1238		562	28403

<u>Parks Facility Reservations</u>	2020			2019	2019
May		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>					
Archery Lanes		8	8	8	8
Athletic Fields		2	20	25	2480
Pavilions		6	60	65	3343
Trails				1	400
Vendor				4	12
Tennis Courts					
Vita Course					
Meeting Room		4	38	8	74
<u>Black Forest Regional Park</u>					
Athletic Fields		19	76	1	60
Pavilions				21	987
Vendor					
Tennis Courts				11	42
<u>Falcon Regional Park</u>					
Baseball Fields				32	3680
<u>Fountain Creek Regional Park</u>					
Athletic Fields				3	180
Pavilions				36	1323
Trails				1	200
Disc Golf Course					
Vendor					
<u>Fox Run Regional Park</u>					
Athletic Fields				49	1439
Gazebo		4	40	3	120
Warming Hut		1	10	2	38
Pavilions				56	3300
Trails				2	100
<u>Homestead Ranch Regional Park</u>					
Pavilions				7	218
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>		3	22	3	32
<u>Rock Island Trail</u>					
<u>Black Forest Section 16</u>					
Total Park Facility Reservations		47	274	338	18036

<u>Fairgrounds Facility Reservations</u>		2020			2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		9	478		8	447
February		12	271		16	782
March		3	170		17	846
April		0	0		23	3213
May		0	0		15	3519
June						
July						
August						
September						
October						
November						
December						
Total		24	919		79	8,807
<u>Fairgrounds Facility Reservations</u>		2020		2019		
<u>May</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		0	0	1	5	
Lions Club Meeting		0	0	1	20	
FAB Board Meeting		0	0	1	40	
Senior Dinner		0	0	2	96	
COC Meeting		0	0	1	20	
Calhan HS Testing				1	20	
Life Line Screening				1	45	
Calhan Quilters group				1	3	
EPC Assessor's Office - Public Meeting				1	6	
CSU Extension Office - Public Information Dinner				1	30	
AARP Tax Preparation				2	40	
Birthday Party				1	150	
<u>Grounds</u>						
Spring Fling				1	75	
Great American Clean up				1	2	
<u>Track</u>						
Race				1	2017	
Test & Tune				1	50	
<u>Barns</u>						
<u>Livestock Arena</u>						
Colorado Australian Shepherd Dog Show				1	150	
Bull Riding				2	300	

<u>Whittemore - Fairgrounds</u>						
4-H Mock Dog Show				1	50	
United Methodist Women - Rummage Sale				1	400	
<u>Arena</u>						
Month Total Fair Facility Reservations		0	0	15	3,519	
<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Graffiti	1/26/2020	Rainbow Falls	Rock near the Falls	\$400		
			Total	\$400		
<u>Volunteerism</u>		2020		2019		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		193	824	196	925	
February		234	1,148	189	1,098	
March		110	552	174	1,193	
April		86	350	590	2,398	
May		96	500	600	3,179	
June						
July						
August						
September						
October						
November						
December						
Totals	20,000 hours	719	3,374	1749	8,793	

		2020				
May		<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		0	0			
Adopt-A-Park / Trail / Volunteer Projects		68	389			
Front Range Community Service / CEO		0	0			
Total		96	500			
Programming	Goal	2020			2019	2019
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		45	755	4.96	40	461
February		47	2327	4.94	36	2303
March		17	361	4.97	62	1060
April		0	0	5.00	185	4928
May		12	4439	4.50	210	4415
June						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	121	7882	4.87	533	13167
May	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
SkeleTONS of Fun Facebook Live	BCNC	1	262			
Water Wonders Facebook Live	BCNC	1	250	0.00		
Nature Adventures: Wiggly Worms Facebook Live	FCNC	1	606	0.00		
2's & 3's: Outdoors: Crazy Canines Facebook Live	FCNC	1	275	0.00		
Fence Lizard - Facebook	FCNC	1	1995	0.00		
Nature Art project-Facebook	FCNC	1	948	0.00		
Discover the Wetlands video	FCNC	1	4	0.00		
Jr. Academy	FCNC	3	30	0.00		
Birding 101 session by zoom	FCNC	1	9	0.00		
Free Archery Day	SPEVT	1	60	4.50		
TOTALS		12	4439	4.50		



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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

May 2020

General Updates:

1. Facility rentals have generated \$59,140 which is 33.8% of our \$180,000 annual goal.
2. Administrative staff is following the safer-at-home order and are working remotely from home 50%. The Park administrative office is open to the public again Monday through Friday from 8:00 a.m. – 5:00 p.m.

Special Events:

1. Due to the updated COVID-19 guidelines received in the second half of May, three day-camps were able to resume activities. Youth soccer, tennis and bicycling camps resumed with limited participation. Up to 25 kids are permitted to participate in these outdoor camps per the Governor's guidelines but the camp leaders limited the camps to 10 kids maximum.
2. Four small weddings with less than 10 people were held at the wedding gazebo at Fox Run Regional Park.
3. Two night photography permits and one commercial permit for photography at the Paint Mines were issued in May.



COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH
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COMMUNITY OUTREACH and GRANTS

Monthly Report – May 2020

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

Community Outreach

1. **Outreach News:** Please mark your calendars for the Grand Opening of Pineries Open Space scheduled for Saturday, June 27 at 10:00 am.
2. **Partner in the Park Program:** We received partnership donations from Dapper Dan Homes for Widefield Community Park, GE Johnson for Bear Creek Regional Park and Gold Hill Mesa for Bear Creek Nature Center. Future focus will be on developing partners for Fountain Creek Regional Park and the El Paso County Fair and Event Center.
3. **El Paso County Fair:** Due to the evolving COVID-19 situation, El Paso County has decided to pursue transitioning our regular 2020 County Fair to a 4-H Only Fair this year. While we are very disappointed to not offer our regular Fair this year, the safety of our partners, participants, and visitors is our highest priority.

Sponsors committed over \$75,000 for this year's Fair. GE Johnson, Phil Long Dealerships, El Pomar Foundation and EPC Environmental Services have graciously allowed us to use their donations this year to help with our expenses.

Grants

1. Current open grants with El Paso County Parks include the following: Community Development Block Grant for improvements at Widefield Community Park, Colorado Parks and Wildlife grants for trail development for Ute Pass and Eastonville Regional Trails, and Great Outdoors Colorado for park improvements at Falcon Regional Park. We are waiting hear from funders on submitted grants for Fox Run Regional Trail planning, Bear Creek Regional Park archery range improvements and a pathways project at the fairgrounds.
2. Parks plans to submit a grant application for Santa Fe Open Space trail improvements. We are looking for individuals to assist in this effort. If you have an interest in working with El Paso County Parks on this or other grants (research, needs development, letters of support, stewardship) 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 – May 2020**

Submitted by: Todd Marts, Division Manager

General.

1. Bear Creek Nature Center hired a seasonal employee to fill the role of Summer Camp Assistant. Hailey Robe is an Environmental Studies student at UC Boulder and comes to the nature center well-versed in programming and reception desk duties. Hailey volunteered at the nature center during the spring and summer of 2019. She completed the center's Environmental Education Field Trip leader training and led a variety of field trip programs. She is a welcome addition to the team.
2. Rainbow Falls Historic Site opened for the season on May 9 and was open for eight days in May on Saturdays and Sundays. There were 3,495 total visitors averaging 437 visitors a day and collected \$1,609.46 in donations.
3. Starting on June 1, we will enter our Summer hours, and will be open Fridays through Mondays from 10 a.m. to 4.p.m.
4. Staff attended many virtual trainings and education sessions while working remotely from home. This included sessions on Safety Leader Training, Critical Incident Training, How to run a Virtual Meeting, How the Pandemic is changing outdoor recreation patterns, and participating in Colorado Parks and Recreation Association Special Events Coordinators call.
5. Staff is actively planning nature day camps and fulfilling the CDPHE guidelines.

Projects, Fundraising & Grants:

1. Bear Creek Nature Center's new Greenback cutthroat trout exhibit updates are complete. Partially-funded by a \$2,500 grant from Western Native Trout Initiative, the new panels aim to educate visitors about the types of trout in Colorado's waterways, the life cycle of the greenback cutthroat trout and the story of our threatened state fish's decline and current reintroduction into waterways in the state. The nature center is currently surveying visitors daily to gauge the effectiveness of the exhibit.



Programs & Special Events:

1. Bear Creek Nature Center offered two free Facebook Live preschool-age programs in the month of May including a Nature Explorers 'SkeleTONS of Fun' about the importance of bones and a Little Wonders 'Water Wonders' about the importance of water to humans and other living creatures. These online programs serve to fill the gap in the temporary absence of in-person programming.
2. Free Archery Day was held on Saturday, May 30, with 40 participants and 20 spectators. We were able to hold this modified event by allowing participants by appointment only and limiting each time slot to 4 participants. Those that attended enjoyed the event and was very happy to have something to participate in that was an organized outside free event.



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PARK OPERATIONS DIVISION MONTHLY REPORT MAY, 2020

Parks Planning

Capital Project Management:

Santa Fe (Elephant Rock) Open Space - The acquisition process is complete. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing occurred in August 2017. The master plan process has been initiated, with master plan completion due in August 2020. County staff has elected to change the property name to Santa Fe Open Space, pending Board of County Commissioner approval. The name change is due to the Santa Fe Railroad history and to eliminate confusion that Elephant Rock is accessible or located on County property.

Pineries Open Space - The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March 2017. The contractor completed design documents in August 2018. Staff completed marking of singletrack trail corridors in July 2018, and Mile High Youth Corp crews completed approximately 1.5 miles of singletrack trail. RMFI completed the final ½-mile of singletrack trail and boardwalk in late-summer 2018, thus connecting to the powerline trail. MHYC and RMFI constructed an additional 10,800 feet of singletrack trails in April-October 2019. Trailhead construction was awarded to 53 Corporation, with construction taking place fall/winter 2019/2020. RMFI and MHYC will complete approximately 11,000 feet of additional singletrack trail in May/June 2020. The park is scheduled for opening in June 2020.

Ute Pass Regional Trail - The County received a State Trails grant to construct approximately 2/3 mile of trail between Ute Pass Elementary School and Winnemucca Road. An extension request was approved by the State allowing additional time to complete construction by December 31, 2020. The Trust for Public Lands has committed \$50,000 towards the project. A Contract was awarded to Avery Asphalt to construct the trail. Construction started in September 2019 and reached substantial completion in December 2019. A final walkthrough was completed on March 31, 2020 and final payment is being processed.



El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75 mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. Stantec Consulting Services was selected to complete the design of the Ute Pass Regional Trail. The design project launched in 2019 and will last through 2020 with construction planned afterwards. A survey has been completed and regulatory approvals have been initiated. A 30% design and engineers construction estimate were developed in January and presented to CDOT and CSU. The estimate indicates that the grant funds are not adequate to construct the entire portion of the trail. Staff met with CDOT in February and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. Coordination with CDOT and design efforts continue. Public input is scheduled for summer and final design is anticipated in the fall.

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

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

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

Planning:

Fountain Creek Regional Park Master Plan / Phase I Improvements - Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden was finished spring 2018. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018-2019. All improvements have been completed with new park and directional signage as the only remaining project components, scheduled for completion in spring 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. Designscares Colorado was chosen to complete the Phase I Improvements, with construction completed October 2019. Parks has received a \$165,000 CDBG grant for the construction of Phase II Improvements, including two picnic pavilions and ADA access improvements. The CDBG-funded Phase II project will take place in 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 with substantial completion was issued in March 2020. Final punch list and demobilization was completed in April.

Hanson Trailhead Repairs - A contract for engineering and design was awarded to Bohannon-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA 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. Construction is anticipated in winter 2020.

Other:

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

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

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

Grants for Capital Projects - EPC Parks has been awarded a \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park, set to commence in Spring 2020. EPC Parks has been awarded a \$350,000 GOCO grant for Falcon Phase II.

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

Park Operations / Miscellaneous Projects

The Park Operations Division is proud to continue providing services to our citizens during these challenging times. Staff continues to work modified schedules to focus on essential tasks and minor projects while practicing proper physical distancing. Park restrooms were opened May 4th, while playgrounds and pavilions continue to remain closed during the month of May to help prevent the spread of the virus and protect the safety and health of our citizens and staff.

Central District:

Bear Creek Regional Park – County Parks has seen a significant increase in use. We are proud to provide customer service during these difficult times, but it can be challenging from a maintenance and operations perspective. Without the support of seasonal labor, full time employees have primarily focused on general maintenance and providing clean, safe and aesthetically pleasing parks. Despite mentioned challenges parks staff continue to make progress with several projects.

The Central team completed debris clearing and soil preparation for the landscape restoration project at Bear Creek Nature Center. All diseased, declining, and unwanted vegetation was removed, and the soil was tilled. We are currently waiting on new plant material to arrive in order to complete the project.

Staff continues to monitor and post illegal camps. Five illegal camps were removed during this reporting period.

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

Repairs were made to several of the entrance gates in the main parking lot.

Rainbow Falls Historic Site – The site is now open Friday through Monday and large numbers of guest are enjoying the site. Staff has increased general maintenance efforts and was able to remove several small areas of new graffiti.

Downtown Facilities – Staff is busy with general maintenance tasks including mowing, trimming, weed management, and mulch augmentation.

Phase one of the landscape renovation project at Centennial Hall is complete. All plant material has been received and we hope to complete the project by 6/5/20.

Jones Park – RMFI completed the first monitoring visit and provided a detailed report regarding maintenance needs. RMFI's stewardship crew is currently onsite making repairs to areas outlined in the report. In all, five sections of trail 667 will be repaired and a social trail near Loud's Cabin will be closed and restored.

Ute Pass Regional Trail – Staff removed trash and debris from trail corridors and trailheads.

East District:

Falcon Regional Park – The East team completed aeration, seeding and fertilization of the ballfields at Falcon Regional Park this month. Staff continues to monitor the irrigation system and adjust as needed. Staff worked with Meridian Ranch to recharge the irrigation system and prevent damage after the utility company completed a new mainline water tap that services the park.

County Fairgrounds – The north ticket booth at the Fairgrounds has been repaired and painted. Staff began similar work on the east ticket booth. The team assisted with the setup of the Livestock Arena Building to host the annual Fair Queen Contest as well as grooming the outdoor arenas in advance of outdoor equestrian events. Staff also installed new metal signage in various locations throughout the Fairgrounds.

Over the winter months, a sink hole developed under the concrete pad of the Information Booth. Upon further inspection the team realized this hazard was caused by a broken seal on a 10" drainage pipe that runs underneath the pad. We were able to excavate around the pipe and make necessary repairs. Staff will monitor to ensure that this issue is resolved.

Homestead Ranch Regional Park – Staff worked on maintenance of the playground safety surfacing at Homestead Ranch. The safety surfacing was turned over and groomed to maintain the proper fall protection. Staff continues to focus on bed maintenance and weed mitigation within landscape beds.

While the team was completing an irrigation assessment, they found a main line break near the irrigation shed. Staff was able to repair the break and get the irrigation back on before the busy weekend.

Paint Mines Interpretive Park – Paint Mines continues to see increased park usage. Staff ordered three "Protect the Paint Mines" banners to better communicate the park rules. One banner has been torn down and removed at this point. The other two remain in their original locations. Staff has seen a slight improvement in the number of formation climbers as well as the number of dogs within the park since the signs were installed. Staff continues to monitor the park and concentrate on rule enforcement.

North District:

General Information – North District is happy to have Matt Turner join our team as a returning seasonal in 2020.

Fox Run Regional Park – This has been a very productive month as staff has completed numerous seasonal tasks which include: opening restrooms to the public, installing the lake fountain, opening the Fallen Timbers road and parking lot, sprayed weeds along trails and parking lots, charged all irrigation systems and made all necessary repairs including 2 mainline breaks, aerated and fertilized all turf areas. The North team assisted El Paso County Wildland Fire, Canyon City Helitec Wildland Fire, and Black Forest Fire District in additional mitigation efforts and training. Staff continues to remove illegal dumps throughout the park.

Black Forest Regional Park – Staff graded all parking lots / roads and has continued sweeping and removing pine debris from playground and field areas. We continue to remove multiple illegal dumps along the parking lots in this park as well. Staff completed seasonal tasks such as: opening restrooms to the public, aerating and fertilizing turf areas, spraying weeds along trails and parking lots, charged and repaired irrigation systems. Staff removed the existing playground safety surfacing and replaced with 150 cubic yards of new playground safety surfacing.

Pinerias Open Space – Staff continues to remove burned trees on property boundary fences and along new trail corridors. El Paso County Wildland Fire and Canyon City Helitec Wildland Fire mitigated burned hazard trees for training purposes.

Santa Fe Regional Trail – Staff has removed multiple illegal dumps along the trail and Baptist Road trailhead. Staff completed seasonal tasks to include opening restrooms to the public, charging and repairing the irrigation system, spraying weeds along trails and parking lots. Staff also repaired broken split rail fence along various areas of the trail and trailheads.

Black Forest Section 16 – Staff opened the restroom for public use, graded the parking lot and sprayed weeds.

Palmer Lake Recreation Area – Staff graded the main parking lots and prepped the restroom and drinking fountain for opening. Staff will continue to coordinate with the Town of Palmer Lake on restroom opening.

South District:

General Information – South District is glad to have Gary Paysinger return for his fourth consecutive year as a park seasonal.

The South team has done a great job completing seasonal tasks such as turf aeration, fertilization, and activating irrigation systems. Water supply problems and COVID-19 has created some challenges during the irrigation start-up process.

Fountain Creek Regional Park – The irrigation system required various repairs to fix irrigation zones that were not operating properly. Staff also repaired an irrigation controller that was not communicating with the web-based program used to operate the irrigation system. In addition, the well pump sensors and switches that supply water to the park were malfunctioning. Staff was able to resolve the problem by reprogramming the sensors. Staff continues to monitor and make necessary adjustments as needed.

Staff installed new “Pets Must be on Leash” banners to remind citizens of the dog leash rule. Dogs off leash continue to be a challenge in areas.

The Community Garden continues to see increased usage with approximately 75% of the garden plots being utilized this year. The garden currently has (40) 4' x 8' garden plots. We will continue to monitor the growth and determine if additional garden plots are needed.

Widefield Community Park - Staff completed irrigation startup and continue adjusting and replacing irrigation heads.

The magnetic locks on the restroom doors were vandalized and the South team was able to make necessary repairs.

Staff completed a landscape renovation project at the United Flight 585 Memorial Pavilion. The project consisted of repairing and converting the irrigation system to drip irrigation, installing new shrubs and perennials, and installing new decorative rock / mulch.

A big thank you to ten soldiers from Ft. Carson that volunteered and conducted a cleanup day within the park native areas and the Disc Golf Course.

Grinnell Blvd - Staff is currently assessing ongoing challenges with the existing landscape and determine next steps to improve appearance of the median and parkways.

Staff continues to make irrigation repairs to the system's valves, irrigation bubblers and mainline.

Fountain Creek Nature Center – Staff installed new banners to help address activities that are not allowed around the ponds. During COVID-19, there has been an increase in activities such as fishing, kayaking, and dogs disturbing wildlife. Staff has increased monitoring around the Nature Center due to these increased rule violations.