

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

**Park Advisory Board**

**Meeting Agenda**

**Thursday, November 12, 2020 – 1:30 p.m.**

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

<b><u>Item</u></b>	<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
<b>1. Call Meeting to Order</b>	Chair	
<b>2. Approval of the Agenda</b>	Chair	Approval
<b>3. Approval of Minutes</b>	Chair	Approval
<b>4. Introductions / Presentations</b>		
<b>5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)</b>	Chair	
<b>6. Development Applications</b>		
A. Watermark at Constitution Rezone	Greg Stachon	Endorsement
B. The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 2 Final Plat	Ross Williams	Endorsement
C. Paint Brush Hills Filing No. 14 Preliminary Plan and Final Plat	Ross Williams	Endorsement

<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
<b>7.</b>	<b>Information / Action Items</b>		
	A. Urban Park Grant Application – Widefield School District 3, Parks and Recreation – Destination Park	Ross Williams	Endorsement
	B. 2021 Facility Use Fee Schedule	Tim Wolken	Endorsement
<b>8.</b>	<b>Monthly Reports</b>	Staff	Information
<b>9.</b>	<b>Board / Staff Comments</b>		
<b>10.</b>	<b>Adjournment</b>		

RECORD OF PROCEEDINGS

*Minutes of the October 14, 2020  
El Paso County Park Advisory Board Meeting  
Centennial Hall, 200 S. Cascade  
Colorado Springs, Colorado*

Members Present:

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

Staff Present:

Tim Wolken, Community Services Director  
Brian Bobeck, Park Operations Division Manager  
Jason Meyer, Planning Supervisor  
Greg Stachon, Landscape Architect

Absent: Alan Rainville, Kiersten Steel

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Ed Hartl, Chair.
2. Approval of Agenda: **Jim Cassidy made a motion to approve the meeting agenda. Toby Levin seconded the motion. The motion carried 6 - 0.**
3. Approval of Minutes: **Jim Cassidy made a motion to approve the September 9, 2020 meeting minutes. Toby Levin seconded the motion. The motion carried 6 - 0.**

4. Introductions and Presentations:

N/A

5. Citizen Comments:

(Susan Jarvis-Weber joined the meeting at 1:33 p.m.)

Judith von Ahlefeldt gave a presentation on El Paso County Parks history and the need to focus on open space preservation in the Black Forest. Ms. Ahlefeldt also discussed several plant studies.

Susan Davies, Executive Director, Trails and Open Space Coalition, updated the Board on two City Parks ballot issues.

6. Development Applications:

**A. Bennett Ranch Sketch Plan Amendment**

Greg Stachon provided the board with an overview of the Bennett Ranch Sketch Plan Amendment.

**Jim Cassidy recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Bennett Ranch Sketch Plan Amendment: (1) Provide a 25-foot public trail easement along the east side of Eastonville Road that allows for the construction and maintenance by El Paso County of the Eastonville Regional Trail (2) Provide a 25-foot public trail easement along the north side of Judge Orr Road that allows for the construction and maintenance by El Paso County of the Judge Orr Regional Trail (3) Both regional trail easements may occur within the existing drainage easements between the public right of way and the wetland boundary and shall be shown and dedicated to El Paso County on the Final Plat. Tobi Levin seconded the motion. The motion passed 7 – 0.**

**B. Midtown at Hannah Ridge Filing No. 3 East PUD / Preliminary Plan**

Greg Stachon provided the board with an overview of the Midtown at Hannah Ridge Filing No. 3 East PUD / Preliminary Plan and addressed questions by the Board.

**Julie Sands de Melendez recommended to the Planning Commission and Board of County Commissioners when considering and / or approving the Midtown at Hannah Ridge Filing No. 3 East PUD / Preliminary Plan include the following conditions: (1) Fees in lieu of land dedication for regional park purposes in the amount of \$19,614 and urban park fees in the amount of \$12,390 will be required at time of recording of this Final Plat. (2) Recommend the applicant coordinate with the City of Colorado Springs regarding the proposed City trail along Constitution Avenue. Toby Levin seconded the motion. The motion passed 7 – 0.**

**C. Bent Grass West PUD Preliminary Plan (PUDSP-205)**

Jason Meyer provided an overview of the Bent Grass West PUD Preliminary Plan (PUDSP-205).

**Jim Cassidy recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Bent Grass West PUD Preliminary Plan: (1) Designate and provide to El Paso County a 25-foot trail easement along the proposed drainage channel through the entire site that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail. (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$122,354 and urban park fees in the amount of \$77,290 will be required at time of the recording of the final plat(s). A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat. Susan Jarvis-Weber seconded the motion. The motion passed 7 – 0.**

**D. Rolling Hills Ranch Filing No. 2 Final Plat**

Jason Meyer provided an overview of the Rolling Hills Ranch Filing No. 2 Final Plat. Judith von Ahlefeldt stated that the property's wetlands may be impacted in the development proceeds.



Anne Schofield recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Rolling Hills Ranch Filing No. 2 Final Plat: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$71,980 will be required at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of this Final Plat. Susan Jarvis-Weber seconded the motion. The motion passed 7 – 0.

7. Information / Action Items:

A. **Park Lands Agreement – Creekside South at Lorson Ranch Filing No. 1**

Jason Meyer provided an overview of the Park Lands Agreement for Creekside South at Lorson Ranch Filing No. 1 and addressed questions by the Board.

Anne Schofield moved to endorse approval of the Park Lands Agreement for Creekside South at Lorson Ranch Filing No. 1 subject to final revisions by the County Attorney's Office and Board of County Commissioners. Julia Sands de Melendez seconded the motion. The motion passed 7 – 0.

8. Monthly Reports:

Greg Stachon provided an update on the Paint Mines Interpretive Park project. The projects include trail resurfacing, culvert installations, parking expansion, installation of way finding signage and trail maps.

Julia Sands de Melendez stated that there are many photos on social media featuring people climbing / standing of the formations at the Paint Mines She inquired about employing park personnel at the site. Tim Wolken stated that weekend staffing is planned to start in the spring, 2021 and could expand based on funding and need.

9. Board/Staff Comments:

Tim Wolken stated that the draft 2021 – 2025 Financial Roadmap includes additional capital funding for County Parks and pay adjustments for staff. The Board of County Commissioners will consider and / or approve the Financial Roadmap at their meeting on November 17.

10. Adjournment: **The meeting adjourned at 2:47 p.m.**

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Julia Sands de Melendez, Secretary

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Watermark at Constitution Rezone

**Agenda Date:** November 12, 2020

**Agenda Item Number:** #6 - A

**Presenter:** Greg Stachon, Landscape Architect

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

#### **Background Information:**

Request for approval by Kimley-Horn on behalf of Watermark Residential, for Watermark at Constitution Rezone. This site is located northwest of the intersection of Constitution Avenue and Marksheffel Road.

The owner's property consists of a total of 15.39 acres and is currently zoned CS CAD-O (Commercial Service District with Airport Overlay). The request is to rezone the property to RM-30 (Residential Multifamily) in support of a 300 unit multifamily development. The planned community will include nine mid-rise, three story buildings.









The 2013 El Paso County Parks Master Plan shows the proposed Marksheffel Road Bicycle Route along the east side of the subject property. This bicycle route will be in the public right of way and would not be impacted by the proposed development. The proposed City of Colorado Springs North Chelton Road to North Academy Urban Trail is shown along the south end of the proposed development. It is recommended that the developer work with the City of Colorado Springs on this proposed trail.

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

#### **Recommended Motion (Final Plat):**

The Park Advisory Board recommends that the Planning Commission and Board of County Commissioners include the following condition when considering and / or approving Watermark at Constitution Rezone: (1) Fees in lieu of land dedication for regional park purposes in the amount of \$140,100 and urban park fees in the amount of \$88,500 will be required at time of recording of the Final Plat (2) Recommend the applicant coordinate with the City of Colorado Springs regarding the proposed City trail along Constitution Avenue.

## Watermark at Constitution Rezone

-  Proposed Bicycle Routes, Proposed
-  Colorado Springs Trail, Proposed
-  Colorado Springs Parks
-  Candidate Open Space Land
-  Major Roads
-  Streets & Roads
-  Subject Property
-  Parcels
-  EPC\_BuildingFootprint

0 250 500 1,000 Feet



Development  
Application  
Permit  
Review



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

November 12, 2020

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

Name:	Watermark at Constitution	Application Type:	Rezone
PCD Reference #:	P-204	Total Acreage:	15.39
		Total # of Dwelling Units:	300
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	48.73
Featherglass Investments	Kimley Horn & Associates	Regional Park Area:	2
4715 N Chestnut St	2. North Nevada Avenue, Suite 300	Urban Park Area:	3
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Existing Zoning Code:	CS
		Proposed Zoning Code:	RM-30

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 ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 300 Dwelling Units = 5.820		Neighborhood:	0.00375 Acres x 300 Dwelling Units =	1.13
Total Regional Park Acres: 5.820		Community:	0.00625 Acres x 300 Dwelling Units =	1.88
		Total Urban Park Acres:		3.00
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood: \$116 / Dwelling Unit x 300 Dwelling Units =		\$34,800
\$467 / Dwelling Unit x 300 Dwelling Units = \$140,100		Community: \$179 / Dwelling Unit x 300 Dwelling Units =		\$53,700
Total Regional Park Fees: \$140,100		Total Urban Park Fees:		\$88,500

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and Board of County Commissioners include the following condition when considering and / or approving Watermark at Constitution Rezone: (1) Fees in lieu of land dedication for regional park purposes in the amount of \$140,100 and urban park fees in the amount of \$88,500 will be required at time of recording of this Final Plat. (2) Recommend the applicant coordinate with the City of Colorado Springs regarding the proposed City trail along Constitution Avenue.

Park Advisory Board Recommendation:



**SEPTEMBER 28, 2020**

**APPLICANT-OWNER/CONSULTANT INFORMATION:**

**OWNER**

FEATHERGRASS INVESTMENTS, LLC  
4715 N. CHESTNUT ST  
COLORADO SPRINGS, CO 80907  
90 S. CASCADE AVENUE, SUITE 1500  
COLORADO SPRINGS, CO 80903

**APPLICANT**

WATERMARK RESIDENTIAL  
111 MONUMENT CIRCLE, SUITE 1600  
INDIANAPOLIS, IN 46204

**PLANNING**

KIMLEY-HORN & ASSOCIATES  
2. NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, CO 80903

**TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)**

SM ROCHA, LLC TRAFFIC AND TRANSPORTION CONSULTANTS  
8703 YATES DRIVE, SUITE 210  
WESTMINSTER, CO 80031

**TRANSPORTATION ENGINEERING (SOUND WALL/NOISE STUDY)**

KIMLEY-HORN, & ASSOCIATES  
4582 South Ulster Street, Suite 1500  
Denver, CO 80237

**SURVEYING (TBD)**

Barron Land Surveying  
2790 N. Academy Blvd., Suite 311  
Colorado Springs, CO 80917

**LOCATION, ACREAGE, PARCEL ID INFO, & ZONING**

The 15.39-acre parcel (TSN: 53324-04-001) is located at the northwest corner of the Marksheffel Road and Constitution Avenue intersections. The site is also adjacent to Akers Drive at its terminus with Constitution Avenue on the westernmost site boundary. (See vicinity map for location/site details).



## REQUEST

The owner/applicant(s) request approval of a map amendment (rezoning) to rezone 15.39 acres identified as Tract DD Hannah Ridge at Feathergrass Filing No. 1 (TSN: 5332404001) from the CS CAD-O (Commercial Service District with Commercial Airport District Overlay) to the RM-30 (Residential Multifamily) District in support of a 300 unit multifamily development. The planned community includes: nine (9) mid-rise, three (3) story multifamily unit buildings, covered (carport) and uncovered surface parking, detached parking garages, office, club house, swimming pool, landscaping, open spaces, and active and passive recreational amenities.

Development of the site shall be in conformance with the zoning requirements of the CR zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
  - Front 25-feet
  - Side/Rear: 15-feet
  - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
  - Principal Arterial: 25-foot buffer/landscape setback (1 tree/25 feet of Constitution Ave/Marksheffel Rd frontages)
  - Non-Arterial: 10 feet (1 tree/30 feet of Akers Drive frontage)
- Buffer Between Non-Residential, Multifamily Residential and Single-Family/Duplex Uses:
  - 15-feet along frontages adjacent to single-family residential uses
  - 15-feet along residential boundary where compatibility is a concern
  - 1 tree/25-feet of common property line
  - A minimum 1/3 trees shall be evergreen
- Internal Landscaping Requirements:
  - A minimum of 15% of the lot or parcel shall be landscaped.
  - A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

All future rezoning, subdivision, and/or development applications will be subject to the restrictions and limitations of the Commercial Airport District Overlay. The subsequent preliminary plan and final plat will clarify zone district boundaries with respect to ROW dedications and improvements, stormwater and water quality facilities, utilities, pedestrian amenities and landscape buffers and setbacks.

## JUSTIFICATION

The applicant requests approval of the rezoning based on findings of consistency and general conformance with the following:

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

The property was zoned CS from the M zone (PCD File No. CS-07-001) in 2007. At that time, the Hannah Ridge Sketch Plan (PCD File No. SKP-05-001) identified future development of the current site as commercial with planned multifamily land uses (RM-30 density) adjacent to the site located along the west side of the Akers Drive frontage. These multifamily land uses were reduced from 14 acres to approximately 12 acres. The multifamily land uses (RM-30 max density) were also relocated to the Constitution Avenue frontage. The multifamily zoning was amended by the Midtown Collection at Hannah Ridge (PCD File No. PUDSP-19-4) PUD, which refined previous sketch plan to authorize higher density single-family detached housing.

The proposed multifamily densities are an appropriate transition at the Constitution Ave/Marksheffel Rd intersection which has an existing/approved land use mix of retail and service oriented commercial, light to heavy industrial, light manufacturing, single-family detached, medium to high density multifamily uses.

The proposed rezone is in general conformance with the EL Paso County Master Plan as discussed in detail below. There has also been a substantial change in the character of the area from primarily industrial and single-family to mixed land uses that incorporate commercial, industrial, single & multifamily densities together along the adjacent Marksheffel/Constitution corridors. Master Plan conformity will be discussed in terms of general conformity with the El Paso County Water Master Plan and the EL Paso County Policy Plan.

## **WATER MASTER PLAN CONFORMANCE & CONSIDERATIONS**

- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**
- **Goal 6.0 – Require adequate water availability for proposed development.**
- **Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.**
- **Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.**

The development area is in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Cherokee Metropolitan District (CMD) Service Area. Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5.

Cherokee Metro District has sufficient supply and existing infrastructure in the area to serve this infill development. Water quality is good, and Cherokee is in compliance with all regulatory limits.

The primary source of water resources for the district are withdrawn from alluvial groundwater supplies in the Upper Black Squirrel Basin. The District has been actively working towards reducing reliance on Colorado Springs Utilities by diversifying its water supply portfolio and delivery capabilities. To accomplish this goal, the District has been engaged in long term activities and projects that include, but are not limited to: development of a groundwater well field in the Black Forest area to access Denver Basin water owned by CMD, the construction of a new Water Reclamation Facility to treat its wastewater for use in recharge of the Upper Black Squirrel Creek aquifer, and development of non-potable wells for irrigation of its golf course.

CMD currently serves approximately 18,000 customers and its service area encompasses approximately 6,300 acres. Water use is approximately 65 percent single-family residential, 10 percent multi-family residential, and 24 percent commercial, including irrigation. A steady population increase is expected to occur at an annual 2 percent rate through the 2040 planning period. This results in a 2040 expected population of approximately 28,140. Future demands include serving that increasing population, as well the potential addition of new service areas.

CMD provides services outside District boundaries to Schriever AFB and the Woodmen Hills/Meridian Ranch Development. System/infrastructure interconnections exist between CMD, CSU, Meridian Ranch MD, Meridian Service MD, and Woodmen Hills MD.

CMD operates its Water Reclamation Facility (WRF) and Rapid Infiltration Basins (RIBs), which takes wastewater from CMD's and Meridian Service MD's service areas, treats, and discharges to the RIBs. From the RIBs, the water percolates into the ground, blends with native groundwater, and can be recaptured from CMD's south USBC well field.

CMD is an active participant in the Pikes Peak Regional Water Authority (PPRWA), a group of water providers cooperating in the planning of a new regional water supply system.

CMD has a collection of wells, pump stations, conveyance pipelines, storage tanks, and treatment facilities to deliver potable water to its customers.

"The general delivery system begins with raw water produced from the north and south well fields in the UBSC. Raw water quality from the UBSC is good, and generally only requires chlorination at the wellhead. This water is first delivered to the Ellicott Tank (0.5 MG) located near Ellicott. A pump station at the Ellicott Tank conveys water along Highway 94 west to the CMD service area via a 30-inch pipeline. The 30-inch pipeline terminates at Tank 1 (3 MG) at the south end of Cimarron Hills. Two booster pump stations at Tank 1 can deliver water to Tank 2 (3 MG) and Tank 2a (4 MG), located centrally in Cimarron Hills. A booster pump station at this location delivers raw water to Tank 3 (5 MG), at the northern end of Cimarron Hills."



Existing Water Storage Tanks

Tank Name	Volume (MGAL)
ELLCOTT TANK	0.5
TANK 1	3.0
TANK 2	1.0
TANK 3 (TAMLIN)	5.0
TANK 4	3.0
FRANK ROAD TANK	2.0
SUNDANCE TANK	0.5
TOTAL	15.0

“Due to water supply limitations in recent years, CMD has been actively engaged in demand management and conservation efforts, and now has some of the lowest per capita demands in Colorado. These low demands were achieved through recommendations for implementation in the 2007 Conservation Plan. This included various water conservation measures such as implementation of water reuse, a revised water rate structure, implementation of water-efficient fixtures, and xeric landscaping. The 2015 WCP discusses the outcome of these measures and recommends additional alternatives to further enhance CMD’s water-use efficiency.”

“Efficient water use through conservation measures supports CMD’s commitment to a sustainable approach to water resource management in the region’s semi-arid climate. The WCP identifies and addresses a variety of water-efficiency measures, including water budgets and tiered rate schedules, new approaches to irrigation scheduling, residential and commercial audits for high users, rebates for efficient indoor and outdoor uses, and a review of local and state guidelines for efficient water use.

Water-efficient fixtures and appliances would be required to be installed by builders for all new properties joining the current water system. This water conservation measure is intended to ensure that all new customers use less water from the time uses are implemented on a property. According to the District’s CWP, this measure reduces the bills of these new customers, reduces the growth in demand for CMD, and allows CMD to focus its efforts and funds on other conservation measures.

#### **POLICY PLAN CONSIDERATIONS:**

The area is not within the boundaries of any small area comprehensive plan. However, the development is subject to findings of general conformance with the El Paso County Policy Plan. Relevant policies and recommendations with discussion has been provided for review consideration to make recommendations for findings of general conformance with the Master Plan.

#### ***Issue 13.1 Accommodate Housing Submarkets:***

***“Although there are several areas of the unincorporated County which are potentially available for multifamily housing, opportunities in many sub-areas are limited. Reasons for this include lack of appropriate infrastructure, limited market incentives over the past decade, dependence on***

*reliable transportation, and resistance by many residents of the County to the increased densities associated with multi-family housing.”*

- **Goal 13.1** Encourage an adequate supply of housing types to meet the needs of county residents.
- **Policy 13.1.1** Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.
- **Policy 13.1.2** Support the provision of land use availability to meet the housing needs of county residents.

The proposed rezone and development of multi-family housing will meet the current regional demand for workforce, affordable, and attainable housing. Rent/lease prices will be market rate which are comparable to rent rates for similarly aged communities that provide similar unit and community amenities. Approval of the proposed rezone creates available land that has been properly zoned for multifamily housing.

#### **ISSUE 13.2 meet Affordability needs**

The policy plan provides the context for the use of the terms “affordability” and “affordable housing” as used in the plan discussions by creating the following distinction between affordable and low-income housing as follows:

##### ***Affordable Housing***

*Housing which is priced at or below the level where it can be purchased or rented by households with incomes equal to the County median average. Due to changes in the local and national economies and the housing market, this is a dynamic definition.*

##### ***Low Income Housing***

*Housing that is provided to households with below average incomes through various targeted subsidies.*

- **Goal 13.2** Encourage a diversity of [affordable housing](#) types throughout the unincorporated county to meet the housing need for the people who work in our communities.
- **Goal 13.2** Encourage a diversity of affordable housing types throughout the unincorporated county to meet the housing need for the people who work in our communities.
- **Policy 13.2.1** Encourage incentives, such as flexible development standards through logical modifications to zoning, subdivision regulations, building codes, water/sewer fees, etc., as market incentives to provide housing that fall within the housing affordability index of 100.0 to balance the discrepancy between the cost for affordable housing and average annual wage.
- **Policy 13.2.6** Consider higher densities for affordable housing when located in association with available services.

The proposed multifamily housing development will provide an additional 300 apartment units to the available rental housing market supply. This housing will create opportunities for individuals and families to find attainable and affordable housing near employment centers and which is conveniently located to major transportation thoroughfares which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities throughout the El Paso County region.

Required urban services including, but not limited to water & wastewater, natural gas, electric, telecommunications including internet, public safety (police, fire, EMS), public schools, and parks, open spaces, and trails are available and currently serving adjacent and nearby residential, commercial, industrial, military, and public land uses.

- **Policy 13.2.7 Periodically review the Land Development Code and other pertinent regulations to ensure that they adequately address changing technical and market conditions.**
- **Policy 13.2.7 Encourage the issuance by the County of tax-exempt bonds to provide lower interest rates for first-time homebuyers or developers of multifamily projects. The applicant is actively engaged with the El Paso County Economic Development Department to coordinate participation in County housing and finance programs.**
- **Policy 6.1.1 - Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County.**

The proposed rezone provides opportunity to create market rate affordable and attainable housing within a multifamily context. The proposed infill multifamily development provides a balancing and complementary land use mix that supports nearby commercial/retail uses.

The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along and adjacent to the Constitution Corridor from Peterson Road to the west to the easternmost terminus of Constitution to the east at State Highway 24, along the Marksheffel Corridor from North Carefree to the north southerly to the intersection of Marksheffel and State Highway 94 to the south (see surrounding land use map exhibit/not vicinity map).

- ***Policy 6.1.2 - Discourage the location of small discontinuous land development projects where these might not develop the critical land area and density necessary to be effectively provided with services or remain viable in the face of competing land uses.***
- ***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.***  
Roadways, utilities, drainage, etc. will be constructed in the most optimal and efficient manner as necessary to facilitate development construction and sequencing. Utilities for be coordinated with the associated districts and providers as required.

The proposed RM-30 zoning and land uses are consistent with the existing adjacent commercial, industrial, public, and residential land uses which are in various stages of development and redevelopment.

Required zoning district, use to use, roadway, and use specific landscape buffers, setbacks, screening, open space, and/or landscape planting requirements will be identified on all preliminary plan and final plat maps and included in subdivision improvements and financial assurances as required by Code or Condition of Approval to mitigate any unique circumstance.

- ***Policy 6.1.4 - Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services.***  
Necessary urban services are currently available to meet the use demands of the proposed development, specifically the multifamily demands for urban services (e.g. water/wastewater, fire protection, police protection, public schools for compulsory education, public parks and recreation opportunities, and public drainage/transportation facilities and infrastructure. The subdivision and subsequent site development plan review will identify system or service deficiencies as well as clarify specific development demands of which the service providers will express respective needs in order to meet projected demands.
- ***Policy 6.1.6 - Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.***  
Necessary urban level services including, but not limited to water/sewer, stormwater, electric, natural gas, police, fire and EMS, schools, parks and open spaces, and other public facilities and services are currently delivered to residential, commercial, and light industrial properties adjacent to this proposed development. Subsequent subdivision and site development plan applications will provide detailed reports and plans regarding service availability and delivery infrastructure.

- **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.**  
The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way and view corridors, location of community/resident amenities and recreation areas, site design which respects the location as a County/City gateway, as well as enhancing the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.
- **Policy 10.1.2 - Carefully consider the impacts that proposed new developments will have on the viability of existing and proposed water and wastewater systems.**  
Water and wastewater services for properties within the rezone will be provided by Cherokee Metropolitan District Service. Existing distribution and service lines are located adjacent to the site and are adequately sized to deliver water and wastewater to the proposed development. See also additional discussion on Conformance with the County Water Master Plan.

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

The application has met all County submittal and procedural requirements for a rezone as either outlined or authorized by the referenced statutes.

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

The proposed zone district is compatible with existing and permitted land uses and zoning districts in all directions. The proposed RM-30 zoning and land uses are consistent with the existing adjacent commercial, industrial, public, and residential land uses which are in various stages of development and redevelopment. Surrounding land uses and zoning include the following:

**NORTH (LOCATED ON EAST SIDE OF AKERS DRIVE)**

- WHOLESALE CONSTRUCTION SUPPLY
- ASPHALT RECYCLING FACILITY
- CONSTRUCTION EQUIPMENT STORAGE
- PUBLIC FACILITIES (COUNTY PUBLIC WORKS)
- INERT MATERIAL STOCKPILING/STORAGE
- ASPHALT/CONCRETE PROCESSING

**WEST: (INCLUDING RESIDENTIAL DEVELOPMENTS AND DENSITIES FOLLOWING AKERS NORTHERLY LOCATED ON THE WESTERN SIDE OF AKERS DRIVE.**

- HANNAH RIDGE AT FEATHERGRASS FILING NOS 1-7
- MIDTOWN COLLECTION AT HANNAH RIDGE

SOUTH

- Urban Collection at Hannah Ridge
- Wilshire Residential PUD
- Light to Heavy Industrial Uses on the west side of Marksheffel southerly along Marksheffel corridor

SOUTHEAST

- Claremont Ranch Filing 9 – Regional Commercial retail center
- Claremont Ranch (multiple residential filings)

EAST

- SAND HILL COMMERCIAL – NE CORNER &
- SANDS SINGLE-FAMILY RESIDENTIAL (NORTH OF SAND HILL COMMERCIAL ON EAST SIDE OF MARKSHEFFEL

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

The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the County Code. Planned multifamily uses, which represent a downzoning from the permitted uses under the current CS (CAD-O) retail, wholesale or service commercial oriented zoning.

The subject site consists of vacant, undeveloped land, and is vegetated with natural grasses, weeds, yucca, and cacti. There were some deciduous trees along the south property line. The site slopes gently down to the southeast, and there was roughly 25 feet of elevation different across the property.

The site is located adjacent to existing utility infrastructure and service lines. No major utility improvements or upgrades are anticipated in order to adequately serve the site.

Suitability of the site for development in terms of geology, service availability, environmental impacts, major land use impacts, aviation overlay impacts, and military adjacency considerations and mitigation of associated impacts will be documented with subsequent subdivision plat and site development plan applications.

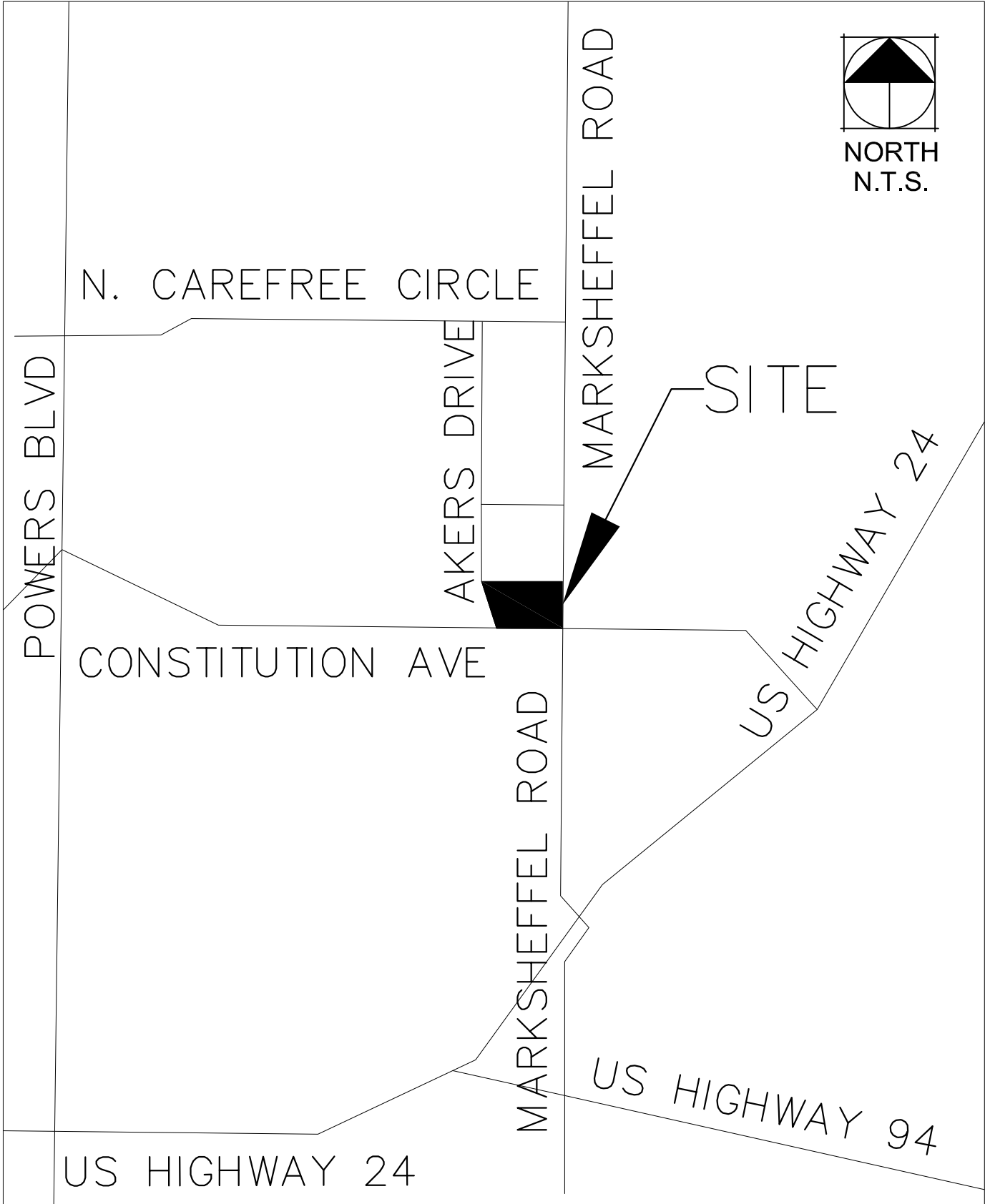
A noise study was performed to analyze noise impacts generated from traffic on the adjacent Marksheffel Road and Constitution Avenue. The findings of the study were that” noise mitigation through site design has been used to reduce predicted noise levels. No noise walls are recommended.”

Preliminary soils and geology testing performed in support of the planned development provide recommendations that multi-unit buildings be constructed with shallow foundation systems with partial overexcavation of any underlying expansive materials. Overexcavation of any existing fill would perform adequately if the recommendations provided in this report are followed.

Preliminary studies estimate low risk for excessive foundation movement for shallow foundation systems supported by nonexpansive material.

The subdivision analysis of the site suitability will also include availability of public services such as: access & transportation, stormwater, fire protection, utilities, water/sewer services, schools, parks and open spaces (via dedications as well as on site amenities where applicable). These and other issues will be addressed in additional detail in response to subdivision, site development and performance criteria, any conditions of approval imposed by the BOCC.

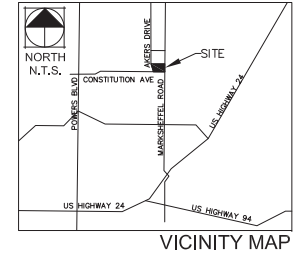
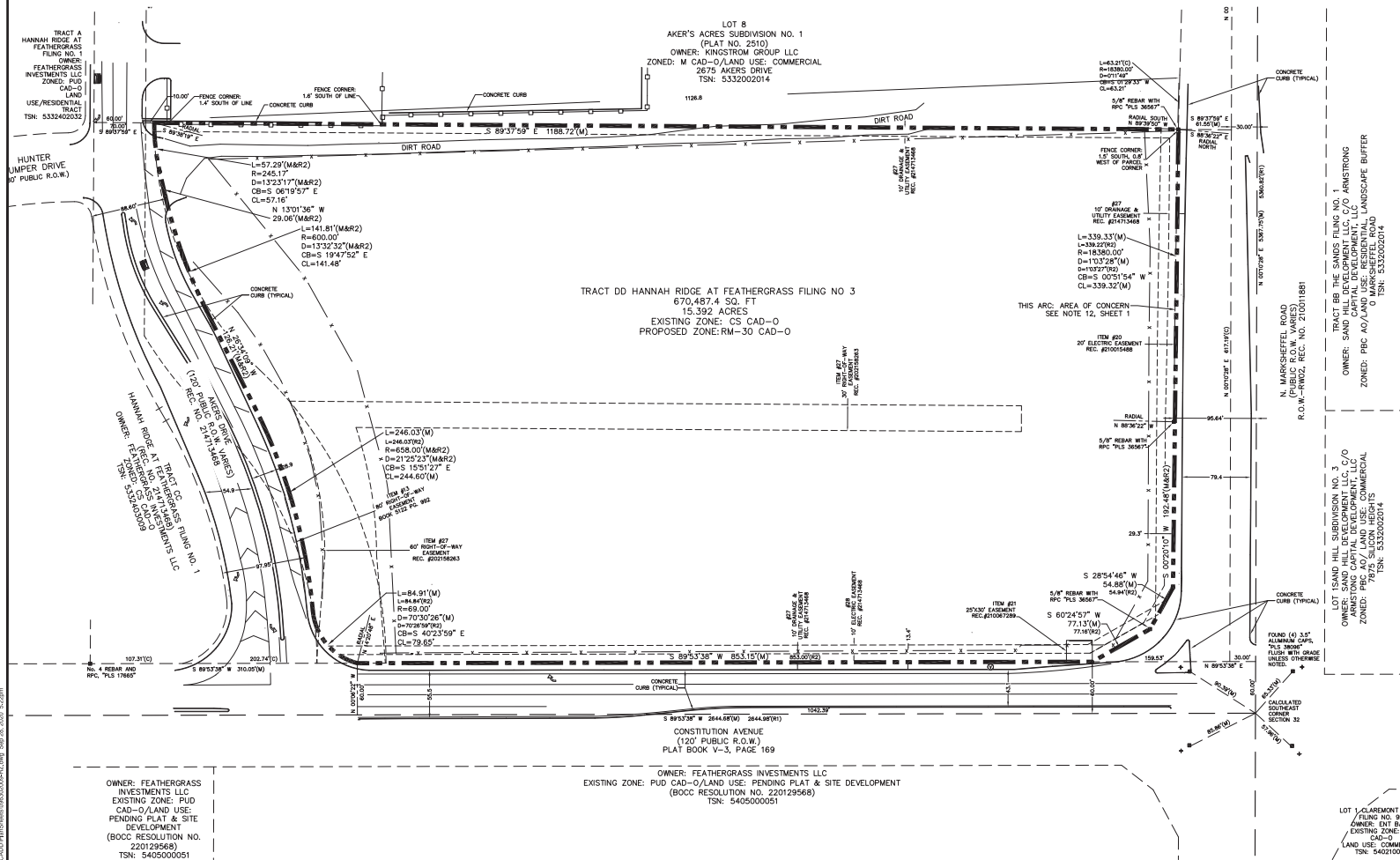
VICINITY MAP





# ZONE CHANGE EXHIBIT

TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED  
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS,  
COUNTY OF EL PASO, STATE OF COLORADO



## LEGAL DESCRIPTION

TRACT DD, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JULY 14, 2014 UNDER RECEPTION NO. 214061663 AND AFFIDAVIT OF CLARIFICATIONS RECORDED SEPTEMBER 9, 2014 UNDER RECEPTION NO. 214081923, COUNTY OF EL PASO, STATE OF COLORADO.

(Per Order No. SCB55085671, Land Title  
Guarantee Company and Old Republic National  
Title Insurance Company)

Address of Record: NOT APPLICABLE

## ZONING INFORMATION

EXISTING ZONING: CS CAD-0  
EXISTING LAND USE: VACANT

PROPOSED ZONING: RM-30 CAD-0  
PROPOSED LAND USE: MULTIFAMILY RESIDENTIAL (300  
PROPOSED UNITS)

PROJECT TEAM:

**OWNER:**  
FEATHERGRASS INVESTMENTS  
4715 N. CHESTNUT STREET  
COLORADO SPRINGS, CO 80907

**PLANNERS/ LANDSCAPE ARCH.:**  
KIMLEY-HORN  
2 NORTH NEVADA AVENUE  
SUITE 300  
COLORADO SPRINGS, CO 80903

**DEVELOPER:**  
WATERMARK RESIDENTIAL  
111 MONUMENT CIRCLE, SUITE 1500  
INDIANAPOLIS, IN 46204

**SURVEYOR**  
BARRON LAND  
2790 N. ACADEMY BLVD, SUITE 311  
COLORADO SPRINGS, CO 80917

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 2 Final Plat

**Agenda Date:** November 12, 2020

**Agenda Item Number:** #6 - B

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

Request by N.E.S., Inc., on behalf of GTL, Inc., for approval of The Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan, Preliminary Plan, and Final Plat. The Estates at Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, east of the intersection of Meridian Road and Rex Road. The proposed 117-acre development will include 98 single-family residential lots, with a minimum lot size of 0.50 acres. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows the proposed and partially existing Meridian Ranch Secondary Regional Trail running east-west through the northern-most section of the property. This paved concrete trail is completed to the west of the development, while it is proposed to the east, where it proceeds into Falcon Regional Park approximately 0.50 mile east of site. Furthermore, the proposed Arroyo Lane Regional Trail alignment is located 0.65 mile south of the property, while the existing Eastonville Regional Trail is located approximately 0.75 mile southeast of the property. Both the Eastonville and Meridian Ranch Regional Trails were constructed within the boundary of Falcon Regional Park in 2020, thus allowing for future connectivity between Falcon Regional Park and the overall Meridian Ranch development.

The open space dedication proposed within The Estates at Rolling Hills Ranch Filing No. 2 comprises 38.83 acres, or 33% of the subdivision, and therefore exceeds the required open space dedication of 10%. The PUD Preliminary Plan and the Final Plat show a six-foot wide concrete trail along the northern plat boundary, as well as an adjacent six-foot wide crusher fines trail, with internal trails connecting to the nearby neighborhood and proposed small neighborhood park located in the southern-most area of Tract A. The extensive trail and sidewalk network connects residents to a variety of recreation facilities throughout the Meridian Ranch Development, including other neighborhood parks, community and recreation centers, and an 18-hole golf course.

The current PUD Preliminary Plan and Final Plat show a 25-foot trail easement along the northern boundary of the project site, however, the Final Plat notes do not reference the dedication of the trail easement to El Paso County. As such, staff recommends that the

applicant include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat.

County Parks acknowledges the waiver of \$45,766 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intends to submit a request for a Park Lands Agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of Final Plat. If no park lands agreement is requested, total final plat urban park fees would amount to \$28,910.

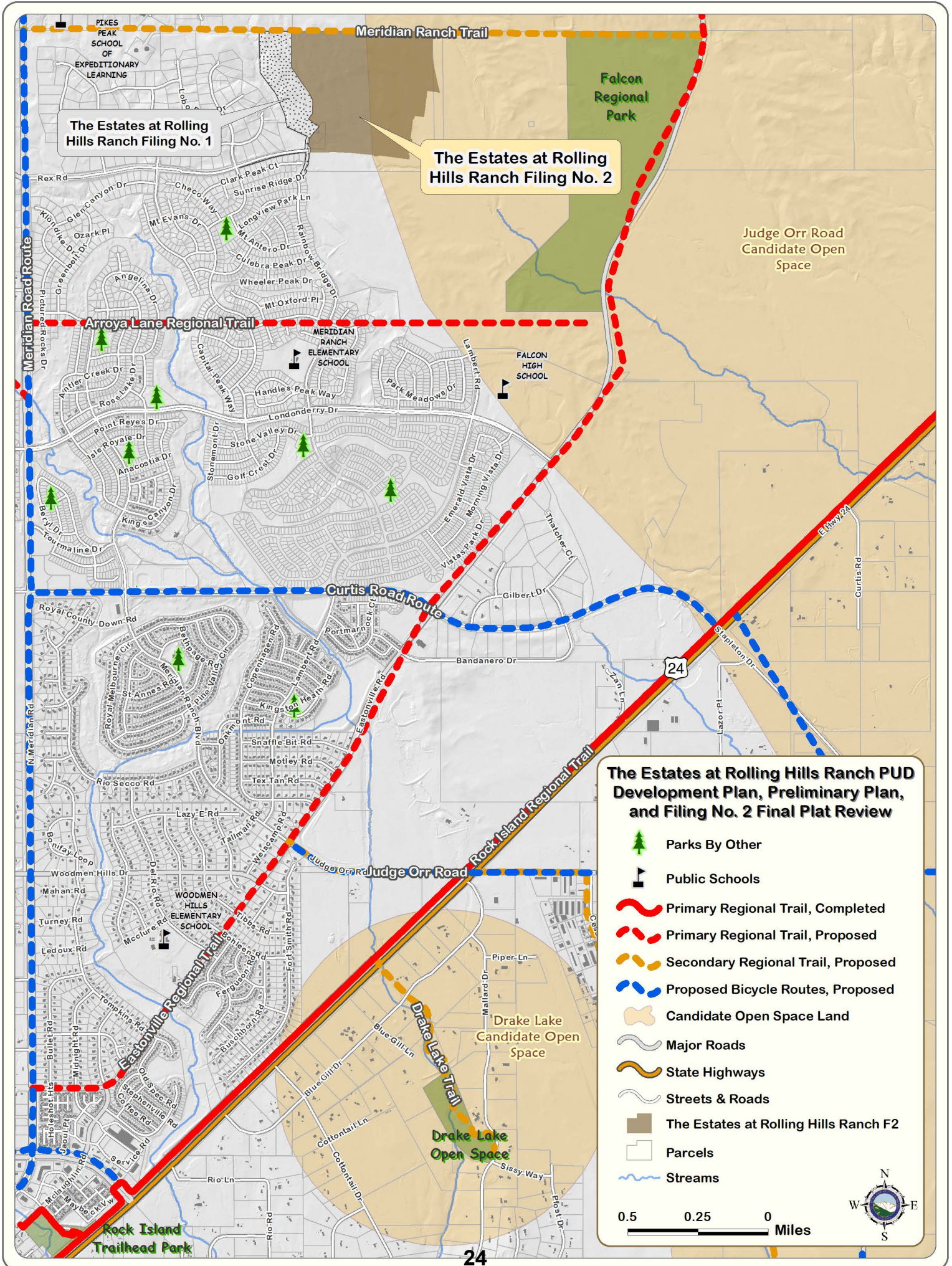
**Recommended Motion (PUD Development Plan / Preliminary Plan):**

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 Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan and Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) fees in lieu of land dedication for urban park purposes in the amount of \$28,910 will be required at time of the recording of the Final Plats. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.

**Recommended Motion: (Filing No. 2 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 Estates at Rolling Hills Ranch Filing No. 2 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2 Final Plat, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) require fees in lieu of land dedication for urban park purposes in the amount of \$28,910. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.







Development  
Application  
Permit  
Review



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

November 11, 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.

<b>Name:</b>	The Estates at Rolling Hills Ranch Filing No. 2 PUDSP	<b>Application Type:</b>	PUD / Prelim Plan
<b>PCD Reference #:</b>	PUDSP-20-004	<b>Total Acreage:</b>	117.00
		<b>Total # of Dwelling Units:</b>	98
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	2.09
GTL Development, Inc.	N.E.S., Inc.	<b>Regional Park Area:</b>	2
3575 Kenyon Street	619 North Cascade Avenue	<b>Urban Park Area:</b>	3
San Diego, CA 92110	Suite 200	<b>Existing Zoning Code:</b>	PUD
	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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<b>LAND REQUIREMENTS</b>	Urban Density (> 1 Dwelling Unit Per 2.5 Acres):	<b>YES</b>
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 3</b>	
0.0194 Acres x 98 Dwelling Units = 1.901	Neighborhood: 0.00375 Acres x 98 Dwelling Units = 0.37	
<b>Total Regional Park Acres: 1.901</b>	Community: 0.00625 Acres x 98 Dwelling Units = 0.61	
	<b>Total Urban Park Acres: 0.98</b>	
<b>FEE REQUIREMENTS</b>	<b>Urban Park Area: 3</b>	
<b>Regional Park Area: 2</b>	Neighborhood: \$116 / Dwelling Unit x 98 Dwelling Units = \$11,368	
\$467 / Dwelling Unit x 98 Dwelling Units = \$45,766	Community: \$179 / Dwelling Unit x 98 Dwelling Units = \$17,542	
<b>Total Regional Park Fees: \$45,766</b>	<b>Total Urban Park Fees: \$28,910</b>	

ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan and Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) fees in lieu of land dedication for urban park purposes in the amount of \$28,910 will be required at time of the recording of the Final Plats. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.

Park Advisory Board Recommendation:

Development  
Application  
Permit  
Review



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

November 11, 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.

<b>Name:</b>	The Estates at Rolling Hills Ranch Filing No. 2 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-20-018	<b>Total Acreage:</b>	117.00
		<b>Total # of Dwelling Units:</b>	98
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	2.09
GTL Development, Inc.	N.E.S., Inc.	<b>Regional Park Area:</b>	2
3575 Kenyon Street	619 North Cascade Avenue	<b>Urban Park Area:</b>	3
San Diego, CA 92110	Suite 200	<b>Existing Zoning Code:</b>	PUD
	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 3</b>		
0.0194 Acres x 98 Dwelling Units = 1.901		Neighborhood:	0.00375 Acres x 98 Dwelling Units =	0.37
<b>Total Regional Park Acres: 1.901</b>		Community:	0.00625 Acres x 98 Dwelling Units =	0.61
		<b>Total Urban Park Acres:</b>		<b>0.98</b>

<b>FEE REQUIREMENTS</b>		<b>Urban Park Area: 3</b>	
<b>Regional Park Area: 2</b>		Neighborhood:	\$116 / Dwelling Unit x 98 Dwelling Units = \$11,368
\$467 / Dwelling Unit x 98 Dwelling Units = \$45,766		Community:	\$179 / Dwelling Unit x 98 Dwelling Units = \$17,542
<b>Total Regional Park Fees: \$45,766</b>		<b>Total Urban Park Fees: \$28,910</b>	

ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Estates at Rolling Hills Ranch Filing No. 2 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of The Estates at Rolling Hills Ranch Filing No. 2 Final Plat, within Tract A, that allows for public access of the Meridian Ranch Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (3) require fees in lieu of land dedication for urban park purposes in the amount of \$28,910. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.

Park Advisory Board Recommendation:

## MERIDIAN RANCH: ESTATES AT ROLLING HILLS RANCH NO. 2

### PUD DEVELOPMENT, PRELIMINARY PLAN AND FINAL PLAT

#### LETTER OF INTENT

JULY 2020

REVISED OCTOBER 2020

**PROPERTY OWNER:**

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

**DEVELOPER:**

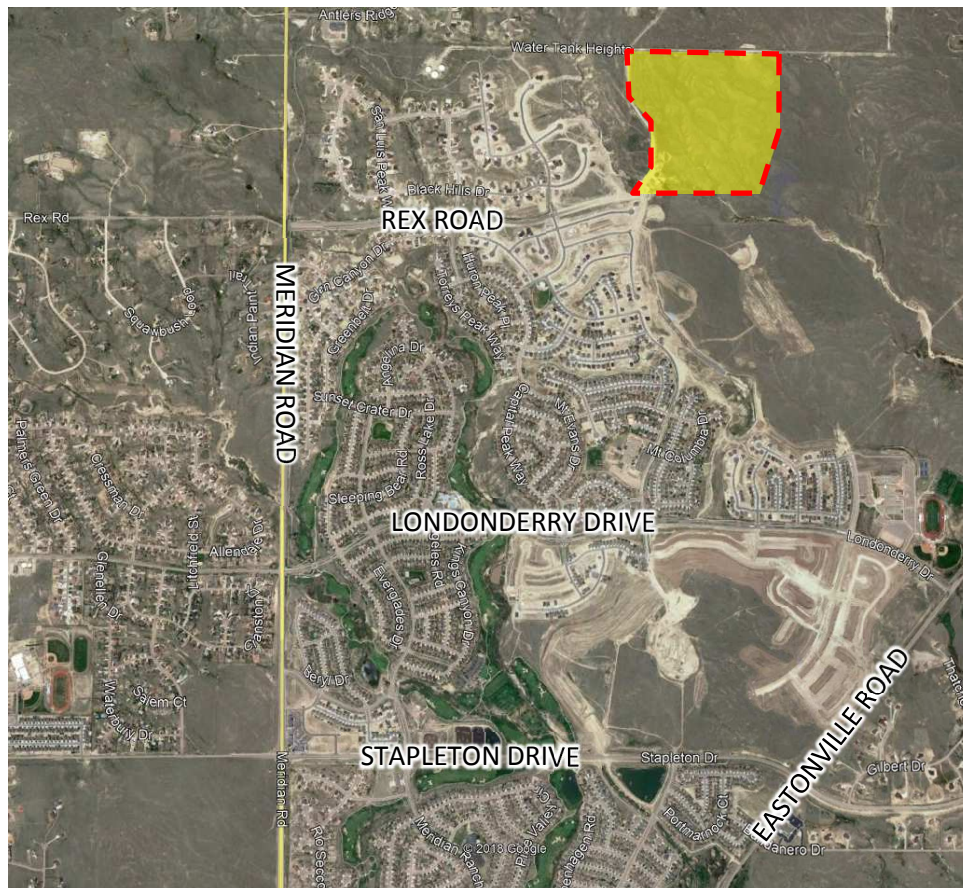
GTL Development, Inc.  
3575 Kenyon Street,  
San Diego, CA 92110

**CONSULTANT:**

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

#### LOCATION

The Estates at Rolling Hills Ranch No. 2 is located northeast of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 117 acres and is zoned PUD. To the west is the Estates at Rolling Hills Ranch No.1 residential development and to the south, Rolling Hills Ranch of Meridian Ranch.



## REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for the Estates at Rolling Hills Ranch No.2, consisting of 98 single-family dwelling lots, landscaping, open space, and trails on approximately 117 acres.
2. A Final Plat for Estates at Rolling Hills Ranch No.2 , consisting of 98 lots and 5 tracts for landscaping, open space, and utilities on approximately 38 acres.
3. The following PUD Modifications for the Estates at Rolling Hills Ranch No. 2

	<b>LDC/ECM Section</b>	<b>Category</b>	<b>Standard</b>	<b>Modification</b>	<b>Justification</b>
<b>1</b>	LDC Chapter 8.4.3(B)(2) and ECM Section 2.5.2.C.4	<b>Mid-block crossings</b>	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	The deviation would eliminate mid-block pedestrian crossings between on the following streets: Rex Road, Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.	<p>Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the southern intersection.</p> <p>There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate midblock pedestrian ramps.</p> <p>The development has a focus on the trail system that meanders in an out of open space and local park space, the desire is to encourage the use of the trails instead of the interior</p>
<b>2</b>	ECM Section 2.3.8.A	<b>Roadway terminations – cul-de-sac length</b>	Cul-de-sacs shall have a maximum length of 750 feet for urban conditions.	The request for a deviation is to allow the proposed 1,156-foot-long cul-de-sac on Crescent Creek Drive northwest of the	A belief the cul-de-sac provides a superior product that is desirable to the general public without sacrificing safety to the residents and users of the area. The attached letter from the Falcon Fire Protection District indicates that the local fire district believes the longer cul-de-



				intersection of Rex Rd and Estate Ridge Dr .	sac does not create undue safety issues.
3	ECM Section 4.4.5.E	<b>Type 3 Mailbox Placement</b>	Type 3 mailboxes and the pullout for the mailbox shall be located within the right of-way dedication but outside the roadway clear zone.	The request for a deviation is to allow vehicles to park within the clear zone when accessing the Type 3 Mailbox locations.	Local and Local Low Volume streets allow for street parking of vehicles.  This standard requires additional unnecessary street width, curb and gutter and sidewalk be installed that will then need to be maintained by the County.  The regulation is unreasonable where street parking is allowed, requiring residents to temporarily park outside the clear zone when on-street parking within the clear zone is allowed on the same street section.
4	ECM Section 2.2.4.B.3 & 2.3.2	<b>Design Standards by Functional Classification</b>	The specific ECM standard a deviation is requested is the criteria to construct Rex Road east of Sunrise Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTCP Map I4: 2040 Roadway Plan classification	To construct Rex Road per the Residential Urban Collector standards.	The previously recorded final plats, located west of this project create a corridor of only 60' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project.

5	ECM Section 2.3.7.e	<b>Turn Lane Designs</b>	The taper is 160' per criteria and the turn lane lengths as recommended by the Traffic Impact Statement are 212' for the westbound left and 189' for the eastbound left.	The opposing left turn lanes on Rex Road between the proposed Estate Ridge Drive and future Rolling Ranch Drive will have shortened lane and taper lengths then what is prescribed in the criteria	The lane lengths provided nearly meet criteria at 190' for the westbound (90% of criteria) and 185' for the eastbound left (98% of criteria).
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Chapter 4.2.6.F.2.h of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that enhances the open space characteristics and benefits to the proposed community. The modification in addition minimizes grading in an area that based on early soil investigation shows areas of shallow sandstone bedrock, making lowering for future connections difficult. These two development implications and decisions guiding the request for the modification support two of the identified benefits in Chapter 4.2.6.F.2.h - preserving natural features and providing more accessible open space within the development. Supportive of the modification request, the site layout has been reviewed and approved by the Fire Department for safety based on the proposed cul-de-sac lengths and a necessary Will Serve Approval letter has been provided.

## PROJECT JUSTIFICATION

### a. Consistency with Approved Sketch Plan

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on March 14, 2018. This shows the land use designation of the area now comprising the Estates at Rolling Hills Ranch No. 2 as MR-R2 (2 du/ac).

The PUD Development/Preliminary Plan for Estates at Rolling Hills Ranch No.2 comprises 98 lots on approximately 117 acres, which represents a density of 0.84 dwellings per acre. The net density,

excluding the tracts and right-of-way is 1.53 dwellings per acre. The PUD Development/ Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

b. County Policy Plan, Water Master Plan and Small Area Plan Compliance

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

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

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

The proposed development supports the overall Sketch Plan intent and approved densities. The development is keeping and supportive of adjacent development proposals with regard to access and overall land uses. The proposed PUD density proposed in addition is contiguous with the existing developments to the west.

*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.*

The PUD proposes to implement a compatible use that contextually is in keeping with past development proposals for similar size lots. Proper landscaping, buffering and access, support the overarching development context and greater community vision that allow for the variety of densities in an accessible, and compatible manner.

The proposed residential subdivision satisfies the following policies of the County Water Master Plan:

*Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

The proposed subdivision is located within the Meridian Service Metropolitan District (MSMD) and a supportive Will Serve Letter noting the Districts ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

*Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.*

The proposed development is located within the MSMD and is proposed to connect to the existing central water and wastewater. Will Serve Letters have been provided for the proposed development.

*Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.*

An appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.

The project is located within Region 3, Falcon Area, containing 4 growth areas projected to be completed by 2040, three areas to be completed by 2060, and two other growth areas located on the north and south sides of Falcon Highway directly east of Falcon. Specifically, the Water Master Plan states:

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections.”

Full build out of the Meridian Service Metropolitan District (District) is anticipated within the 2040 timeframe. The Water Resources Report indicates that the District has sufficient supply to meet the expected need at full build out by 2040 and 2060. Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the project demand is 6,403-acre feet. As stated in the Water Resources Report, this development is projected to need 32.5-acre feet of water per year and a planning need of 1,701 -acre feet per year. Current supply is 2,119-acre feet on a 300 year basis. The District currently incorporates a 15% reserve into their future planning. Based on the needs, current supply, and reserve the District has sufficient water to meet the needs expected now and into the future with no shortages anticipated.

A Will Serve Letter for water and wastewater commitments has been provided by the District. Meridian Ranch is situated in the Upper Black Squirrel Creek Designated Groundwater Basin which is managed by the Upper Black Squirrel Creek Management District. MSMD currently services over 12,000 in equivalent population in several filings within Meridian Ranch, Falcon High School and portions of Latigo Trails as an out of district user.

The service area is located in the Upper Black Squirrel Creek Groundwater Management District and the water bearing formations in descending stratigraphic order are the Dawson, Denver, Arapahoe, and Laramie Fox Hills. These four aquifers are collectively known as the Denver Basin aquifers and are found approximately at depths of 500, 1,400, 1,900, and 2,500 feet below the ground surface.

The water system that serves Meridian Ranch is classified as a “public water system”, and meets all the applicable requirements of the CDPHE.

The water system uses groundwater as its primary source of supply. Filtration and disinfection facilities have been constructed at a central location to ensure good water quality. Elevation differences that exist throughout the property require that the distribution system is divided into two pressure zones to ensure that the water is delivered at no less than 40 psi during peak hour flow and at no more than 120 psi during periods of low use. Storage facilities and distribution piping are provided to ensure that the residual pressure requirements are achieved both during peak hour demands and during maximum day demands with a superimposed fire flow of 1500 gpm for the residential areas and up to 3500 gpm for commercial areas. The upper pressure zone (Zone 1) is a closed loop distribution system served by pumps that provide the required pressures, these are located in the same location as the filtration and disinfection facilities. The lower pressure zone (Zone 2) is a conventional gravity system served by storage tanks to provide the required pressures.

MSMD currently provides water service to 117 Latigo Trails home sites as out of district users. Latigo Trails is located within Zone 1 north of and adjacent to Meridian Ranch. The water used to provide this service comes from a Laramie Fox Hills well under permit no. 46406-F. This well is permitted for use within the Meridian Service Metropolitan District as well.

The District’s current use is based on an average of 20% renewable water sources and is actively seeking renewable sources and replacement sources with Cherokee Metro Water District to date.

**c. Parks and Open Space Requirement**

Estates at Rolling Hills Ranch No.2 includes open space tracts approximately 38.8 acres in size trail connection to the extensive trail and open space provision within Meridian Ranch. The proposed Open Space dedication for the project of 38.8 acres achieves an 33% dedication exceeding the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b.

As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$288 per subdivision lot for Urban Parks and \$456 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Estates at Rolling Hills Ranch No.2
Urban	\$28,224
Regional	\$44,688
Total	\$72,912

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested

through a Parks Land Agreement at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.

d. Drainage

A Preliminary/Final Drainage Report for the Estates at Rolling Hills Ranch No.2 is submitted with this application package.

e. Traffic

A Traffic Report prepared by LSC is submitted in support of this application. Based on the projected 2040 total traffic volumes shown in Figure 11 and the criteria contained in the ECM, an eastbound left-turn lane is required on Rex Road approaching Estate Ridge Drive.

f. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application. In areas that shallow ground water is identified foundations perimeter drains are recommended when foundations are not able to be located above the identified groundwater levels.

g. Utilities

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

h. Wildlife

Estates at Rolling Hills Ranch No. 2 is in a developing area and there is no significant impact to wildlife.

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

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

Criteria for Approval:

PUD Zoning:

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

***The proposed application is in keeping with the most recent 2017 Approved Sketch Plan and County Wide Master Plans as noted above.***

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

***The proposed development is in compliance with all County Code requirements and applicable statutory provisions and not detrimental to the health, safety and welfare of the inhabitants of El Paso County. The proposed development continually provides needed housing, adequate access to services, infrastructure and beneficial active community open space opportunities.***

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

***The proposed development is per the Approved Sketch Plan and supports an approved land use intention for the proposed PUD development. The development continually promotes the access to and increased development of the surrounding natural environment that is sensitive to the impacts of the character of the community and neighboring communities through the promotion of increased access to open space and development of such.***

- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

***No incompatible uses are shown with the proposed development. Additional buffering is provided for density considerations with the similar residential uses to the north with increased open space dedications.***

- The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;

***The proposed development is consistent with surrounding neighborhoods and use designations. Additional buffering is provided for density considerations with the similar residential uses to the north with increased open space dedications.***

- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;

***No significant preservation areas exist on site. Recreational open space opportunities are consistently incorporated into the Meridian Ranch development for a consistent and growing community need.***

- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;

***The proposed Open Space dedication for the project of 38.8 acres achieves an 33% dedication exceeding the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b.***

- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;

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

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

***The proposed development provides a 33% land dedication for open space. Recreational open space opportunities are consistently incorporated into the Meridian Ranch development for a consistent and growing community need.***

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

***The proposed development does not propose or permit the use of land for mineral extraction.***

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

***Proposed deviations are consistent with past approvals and warranted based on past development regulations and design intents consistent with the County Land Development Code requirements.***

- The owner has authorized the application.

***Application is being submitted by the current land owner and developer.***

#### Final Plat:

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;  
***The proposed application is in keeping with the most recent 2017 Approved Sketch Plan and County Wide Master Plans as noted above.***

- The subdivision is in substantial conformance with the approved preliminary plan;  
***The proposed application is in keeping with past development applications and seeks both a Preliminary Plan/ PUD Plan Approvals.***

- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;  
***The proposed plan is consistent with the current County Land Use and County Subdivisions Criteria.***



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

***An appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.***

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

***An appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.***

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

***A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application. In areas that shallow ground water is identified foundations perimeter drains are recommended when foundations are not able to be located above the identified groundwater levels.***

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

***A Preliminary/Final Drainage Report for the Estates at Rolling Hills Ranch No.2 is submitted with this application package addressing all appropriate drainage improvements.***

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

***Appropriate access and Right-of-Way improvements are proposed per current County Criteria.***

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

***Appropriate Will Serve Letters for Fire and Utilities have been provided along with necessary community service needs related to recreation and transportation.***

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

***A Will Serve Letter and Fire Protection Report showing ability to serve the development adequately has been provided.***

- 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;

***All off-site impacts have adequately mitigated for the proposed development.***

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

***Adequate infrastructure is being providing to support the current Metro Districts ability to serve the proposed development and an appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.***

- The subdivision meets other applicable sections of Chapter 6 and 8; and

***The proposed development meets all County Land Development Code requirements.***

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

***The proposed development does not propose or permit the use of land for mineral extraction.***

## **APPENDIX A:**

### **ESTATES AT ROLLING HILLS RANCH NO.2 PUD: JUSTIFICATION FOR PROPOSED DEVIATIONS**

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met. Section 5.8 of the ECM establishes an additional mechanism whereby an engineering design standard can be modified provided the limits of consideration in ECM Section 5.8.6 are met and the modifications meets the criteria for approval in ECM Section 5.8.7.

The following deviations to the ECM are requested for the Estates at Rolling Hills Ranch PUD (numbers correspond to PUD modification table on the PUD cover sheet and in the Letter of Intent).

#### **#1- Mid Block Crossings**

Nature of Request:

***Section of ECM from which Deviation Is Sought: 2.5.2.C.4***

***Specific Criteria from which a Deviation Is Sought: 2.5.2.C.4 Access ramps on local roadways shall be spaced no greater than 600 feet apart.***

***Proposed Nature and Extent of Deviation: The PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.F.2.h of the Land Development Code:***

- ***Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.***
- ***Provision of additional open space – by encouraging the residents to use the trail system, the project provides better access to the open space in the development.***
- ***The deviation would eliminate mid-block pedestrian crossings between on the following street: Rex Road, Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.***

***There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate midblock pedestrian ramps.***

**ECM Section 5.8.6: Limits of Consideration:**

The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.

N/A

- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.

N/A

- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

***The change is desired to achieve a specific design characteristic within the project. The development has a focus on the trail system that meanders in an out of open space and local park space, the desire is to encourage the use of the trails instead of the interior sidewalks. The design limits the use of mid-block pedestrian crossings that can create safety hazards by blocking or***

***hindering sight lines and placing pedestrians in danger. The design concept also creates an aesthetically pleasing, consistent sidewalk offset from the curb to sidewalk. Pedestrians will generally cross the street at any location regardless of the presence of a pedestrian ramp due to the typically low traffic volume found on local streets. A suggested revision would be to revise the criteria such that mid-block pedestrian ramps are required as deemed necessary to provide access to schools, shopping, transportation facilities or other community facilities and services similar to the City of Colorado Springs standards.***

#### **ECM Section 5.8.7: Criteria for Approval**

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- **The deviation will achieve the intended result with a comparable or superior design and quality of improvement;**  
***Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On all the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.***
- The deviation will not adversely affect safety or operations;  
***The design enhances safety by eliminating potential dangerous mid-block crossings, where pedestrians enter the roadway from behind parked vehicles where lines of sight are limited or blocked. The deviation will also eliminate mid-block ramps where changes in direction of the sidewalk and/or grade could produce a tripping or stumbling hazard.***
- The deviation will not adversely affect maintenance and its associated cost; and

***The deviation will not adversely affect the maintenance cost or the ability for maintenance vehicles to work on the street or within the right-of-way. Reducing mid-block pedestrian ramps will reduce the cost of maintenance due to eliminating signage and pavement markings***

- The deviation will not adversely affect aesthetic appearance.  
***The deviation will improve the aesthetic appearance by creating unswerving smooth offset line of the sidewalk from curb.***
- The deviation meets the design intent and purpose of the ECM standards.  
***The deviation meets the design intent and purposes of the ECM standards by meeting all other aspects of the standards with respect road design, road safety and pedestrian safety. There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate mid-block pedestrian ramps.***
- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.  
***The proposed design does not inhibit the program requirements with respect to water quality and storm water runoff during construction and future permanent facilities.***

## **#2- Roadway terminations – cul-de-sac length**

Nature of Request:

***Section of ECM from which Deviation Is Sought: 2.3.8.A***

***Specific Criteria from which a Deviation Is Sought: 2.3.8.A Exceed the maximum length between of a cul-de-sac on an Urban Local street***

***Proposed Nature and Extent of Deviation: The requested cul-de-sac length is 1,156 feet, which is 406 feet longer than the ECM standard of 750 feet.***

***The Falcon Fire Protection District has provided a letter in support of this design alternative stating the district does not have any restricting regulation with regard to cul-de-sac lengths other than the requirement to have the necessary surface material and the means to turnaround that meets the county requirements.***

**ECM Section 5.8.6: Limits of Consideration:**

***The ECM Administrator may only consider a project-specific deviation to an existing standard when one of the following conditions is met:***

- ***The ECM standard is inapplicable to a particular situation.***  
***Several cul-de-sacs in the last few subdivisions have been deemed too long by this criterion.***  
***The ECM seems to indicate a safety concern from the perspective of the access by emergency***

***services, in particular fire protection. However, the Falcon Fire Protection District has indicated in every case that approval of lengths exceeding 750 are acceptable if a proper surface is provided, the means of access and turnaround is sufficient and the location is not within the wildland fire interface. This project is not located within the wildland interface.***

- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*

***N/A***

- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*

***N/A***

#### **ECM Section 5.8.7: Criteria for Approval**

*Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:*

- *The deviation will achieve the intended result with a comparable or superior design and quality of improvement;*

***Homes on a cul-de-sac are desirable to most home purchasers, this design provides what the perspective purchaser is seeking without adversely impacting the public safety nor surrounding property. The proposed design in addition creates unique and desired community enclaves while also providing sufficient vehicular and pedestrian access to open space links.***

- *The deviation will not adversely affect safety or operations;*  
***The deviation will not adversely affect safety or operations; as mentioned above the Falcon Fire Protection District has no objections for this design so long as the roadway is built wide enough for their firefighting apparatus to traverse the length of the street and has sufficient space to turn around, and the project is not located within the wildland fire interface. The design provides both width and turn-around space. The Falcon Fire Protection District has no regulations limiting the length of a cul-de-sac, just additional provisions that certain lengths be approved and proper surfacing provided.***

- *The deviation will not adversely affect maintenance and its associated cost; and*  
***The deviation will not adversely affect maintenance and its associated costs, since in all other aspects, such as roadway width, slope, pavement type, turn around space, etc. meet El Paso County criteria. Since it meets all other criteria the impacts to maintenance is insignificant.***

***Conversely, if the long cul-de-sac were not allowed, a street would be required to be added increasing maintenance and cost to the County.***

- *The deviation will not adversely affect aesthetic appearance.*

***The deviation will not adversely affect the aesthetic appears of the project.***

- *The deviation meets the design intent and purpose of the ECM standards.*  
***The deviation meets the design intent and purpose of the ECM standards by meeting all other aspects of the standards except the length of the cul-de-sac.***
- *The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.*  
***The deviation meets the control measure requirements by leaving more area in its natural condition promotes more infiltration and less runoff. By allowing a long cul-de-sac, additional disturbance of the surrounding area for an additional roadway for the sole purpose of connecting this cul-de-sac with a future cul-de-sac can be avoided.***

### **#3- Type 3 Mailbox Locations**

Nature of Request:

***Section of ECM from which Deviation Is Sought: 4.4.5.E***

***Specific Criteria from which a Deviation Is Sought: Type 3 Mailbox Locations***

***Proposed Nature and Extent of Deviation: For aesthetics and consistency within Meridian Ranch, the request is to be allowed to place the Type 3 Mailbox in locations similar to the locations where these boxes have been placed since the beginning of the project. Historically, the mailbox locations have typically been located along the sides of residential lots and adjacent to open space at locations within local and local low volume street classifications where street parking is allowed and the Postal Service prefers and approves.***

**ECM Section 5.8.6: Limits of Consideration:**

***The ECM Administrator may only consider a project-specific deviation to an existing standard when one of the following conditions is met:***

- *The ECM standard is inapplicable to a particular situation.*  
***N/A***
- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*  
***N/A***
- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*  
***The regulation is illogical where street parking is allowed. Local and Local Low Volume streets allow for street parking of vehicles. It is illogical to require mailbox locations within a residential subdivision along a local or local low volume street to require a vehicle temporarily***

***park outside the clear zone when parking near a mailbox kiosk when street parking within the clear zone is allowed everywhere else along the same street.***

***This standard requires additional unnecessary street width, curb and gutter and sidewalk be installed that will then need to be maintained by the County.***

***ECM Section 5.8.7: Criteria for Approval***

*Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:*

- *The deviation will achieve the intended result with a comparable or superior design and quality of improvement;*  
***The deviation will provide similar design and appearance as elsewhere within the Meridian Ranch development providing aesthetic continuity.***

- *The deviation will not adversely affect safety or operations;*  
***The deviation will not adversely affect safety or operations since the mailbox kiosks will be located outside the clear zone. Any vehicle that temporarily parks near the kiosk will park in a similar manner as any other vehicle along the same street in front of a residence.***

***The Type 3 mailbox is to be located outside the clear zone and shall be located in such a place as to not block the line of sight.***

- *The deviation will not adversely affect maintenance and its associated cost; and*  
***The deviation will not adversely affect maintenance and its associated costs, since in all other aspects, such as roadway width, slope, pavement type, turn around space, etc. meet El Paso County criteria. Since it meets all other criteria the impacts to maintenance is insignificant.***

***Conversely, providing the additional width to the street for a pullout to park would require additional maintenance and cost to the County.***

- *The deviation will not adversely affect aesthetic appearance.*  
***The deviation will not adversely affect the aesthetic appearance of the project.***
- *The deviation meets the design intent and purpose of the ECM standards.*  
***The deviation meets the design intent and purpose of the ECM standards by meeting all other aspects of the standards with respect to road design and safety.***
- *The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.*  
***The deviation meets the control measure requirements by leaving more area in its natural condition promotes more infiltration and less runoff. By allowing this provision, additional***



***roadway for the sole purpose of providing an unnecessary paved pullout for temporary parking can be avoided.***

#### **#4- Design Standards by Functional Classification**

Nature of Request:

***Section of ECM from which Deviation Is Sought: 2.2.4.B.3 & 2.3.2***

***Specific Criteria from which a Deviation Is Sought: 2.3.2 Design Standards by Functional Classification, Table 2-6***

***Proposed Nature and Extent of Deviation: Construct the portion of Rex Road to be located between Pyramid Peak Drive and Sunrise Ridge Drive as a Residential Urban Collector in lieu of the Urban Minor Arterial as identified in the current 2040 Major Transportation Corridor Plan.***

#### **ECM Section 5.8.6: Limits of Consideration:**

*The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:*

- *The ECM standard is inapplicable to a particular situation.*

***N/A***

- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*

***The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, located west of this project create a corridor of only 60' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project. This portion of Rex Road would require Rex Road to be constructed with lane tapers and redirects which could create confusion for the driver and pose unnecessary risk to future accidents. Any other alternative would require the acquisition of property for public and private entities in order to secure sufficient land to construct the Urban Minor Arterial west of the project and additional cost to the County as this roadway is identified in the 2040 Major Transportation Corridor Plan making Rex Road construction a reimbursable project.***

- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*

***N/A***

#### **ECM Section 5.8.7: Criteria for Approval**

*Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:*

- *The deviation will achieve the intended result with a comparable or superior design and quality of improvement;*

***The deviation will provide a comparable design in that the estimated ADTs for this section fall more than 50% below the threshold for an Urban Minor Arterial roadway section.***

***The design provides the southern half of the roadway (centerline to southern curb. This provides a better design in that when and if the roadway is widened to the full width Urban Minor Arterial, all of the improvements south of the centerline will provide a future cost savings without the need to redesign and/or remove/replace large portions of the roadway.***

- ***The deviation will not adversely affect safety or operations;  
The Engineering Criteria Manual identifies 20,000 ADTs as the maximum volume of traffic that can be safely conveyed on an Urban Minor Arterial Street section, the estimated 2040 ADT is sufficiently below at 7,470 to justify a half section. Constructing a full width Urban Minor Arterial would require lane drop, tapers and redirects to accommodate the existing narrower section to the west of Sunrise Ridge Dr. The design will have the travel lanes east and west of Sunrise Ridge match eliminating the need to include lane drops east of Sunrise Ridge Dr.***

***Merging traffic at lane drops and redirects create a potential risk for accidents east of the intersection. The half section will safely carry the anticipated total traffic volume from Eastonville Road to Mt. Gateway at the projected total traffic volume.***

- ***The deviation will not adversely affect maintenance and its associated cost; and  
The proposed deviation will not adversely impact maintenance for this street section in that it will not receive traffic higher than normal for this type of roadway classification***
- ***The deviation will not adversely affect aesthetic appearance.  
The deviation will not adversely affect the aesthetics of the area as it will match an already established street section.***
- ***The deviation meets the design intent and purpose of the ECM standards.  
The proposed deviation and design allows for the accommodation of the future widening of Rex Road to full width Urban Minor Arterial if and when it is deemed necessary due to any unforeseen increase traffic volume closer to the 20,000 ADTs***
- ***The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.  
The proposed deviation is not different than any other proposed roadway within El Paso County matching all other requirements for similarly classified roads and meets all requirements associated with the MS4 permit.***

#### **#5- Turn Lane Designs**

**Nature of Request:**

**Section of ECM from which Deviation Is Sought: 2.3.7.E**

**Specific Criteria from which a Deviation Is Sought: 2.3.7.E Turn Lane Designs**

***Proposed Nature and Extent of Deviation: The opposing left turn lanes on Rex Road between the proposed Estate Ridge Drive and future Rolling Ranch Drive will have shortened lane and taper lengths then what is prescribed in the criteria.***

**ECM Section 5.8.6: Limits of Consideration:**

The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.

**N/A**

- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.

***The deviation request is necessary due to early agreements concerning the future of Rex Road, in particular the Arterial Half section and intersection spacing as approved by the Rolling Hills Ranch 1-3 PUD. (attached)***

- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

**N/A**

**ECM Section 5.8.7: Criteria for Approval**

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;

***Given the constraints of the sight and the design parameters, the shortened taper and near criteria lane lengths provide the best design alternative for providing the exclusive the left turn lanes.***

- The deviation will not adversely affect safety or operations;

***The deviation will not adversely affect safety or operations since the total deceleration length is available between the two intersections and there are no sight distance issues associated with this area.***

- The deviation will not adversely affect maintenance and its associated cost; and

***There are no adverse impacts of this design that would affect maintenance in this area.***

- The deviation will not adversely affect aesthetic appearance.

***The deviation provides the necessary left turn configurations for the two intersections and the general appearance to a typical driver or nearby resident will appear no different than any other intersection. There will be no adverse aesthetic appearance.***

- The deviation meets the design intent and purpose of the ECM standards.

***The deviation provides the necessary left turn configurations for the two intersections and the general appearance to a typical driver or nearby resident will appear no different than any other intersection. There will be no adverse aesthetic appearance.***

- *The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.*

***The proposed deviation is not different than any other proposed roadway within El Paso County matching all other requirements for similarly classified roads and meets all requirements associated with the MS4 permit.***

**A. Authority.** This PUD is authorized pursuant to chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

**B. Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners. And are also bound by the recorded Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-150 which was recorded in the El Paso County Clerk and Recorder's Office on February 1, 2006 at Reception No. 200614922 (the "Covenants").

**C. Adoption.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for The Estates at Rolling Hills Ranch Filing 2 is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and the recorded Declaration of Covenants, Conditions and Restrictions for Meridian Ranch Filing No. 2, Lots 1-150 which was recorded in the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

**D. Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of The Estates at Rolling Hills Ranch Filing 2, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, the El Paso County Zoning Ordinance, the El Paso County Subdivision Ordinance (or "owner's acknowledgment of the PUD changes with the Code"), or any other applicable resolutions or regulations of El Paso County, shall be applicable.

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

**F. Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive shall govern. Higher standards or requirements shall prevail over less restrictive standards.

**G. Maximum Level of Development.** The total number of dwellings shown on the development plan for development within the specified planning area is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

**H. Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development. In order to assure maximum development limits are not exceeded.

**I. Overall Project Standards.** The standard zoning requirements of El Paso County Land Use Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

A. **Project Description**  
The Estates at Rolling Hills Ranch Filing No. 2 at Meridian Ranch is the continuation of a long-term development with a distinct vision. The project is a recreational lifestyle community consisting of a golf course, recreation center, parks and open space, and trails for residents to enjoy. Common landscape elements such as fencing, street plantings, landscaping, and signage will establish a unique sense of place for this development. The parks and recreation center have been located in areas of higher visibility so more of the residents can access them by walking and provide a focal element to the neighborhoods. The golf course clubhouse is also a focal element for Meridian Ranch and will provide a focal point for the entire Falcon area since the course is also open to the public. Lot sizes, setbacks, and landscape plans are designed to provide a wide variety of housing options and prices within the development while ensuring open space and visually interesting streetscapes for the community.

B. **Permitted and Accessory uses:** Permitted and accessory uses are as identified in the use table below. (Reference: Note G)

<b>ACCESSORY USES</b>	
Day Care Home	A*
Group Home	A*
Home Occupation, Residential	A
Accessory Living Quarters	A
Personal Use Greenhouse	A
Residential accessory structures & uses	A
Solar Energy system	A

* Day Care & Group Homes may be an Allowed Use or a Special Use depending on the size as defined in Table 5-3 of the El Paso County Land Development Code and are subject to the criteria in Section 5.2.2 of the El Paso County Land Development Code OR as otherwise Amended
** Special uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.2 OR as otherwise Amended
*** Temporary uses are subject to the requirements of the El Paso County Land Development Code, Section 5.3.1 OR as otherwise Amended

Accessory uses uses must also meet the development requirements in (C) below. These uses are also subject to the Covenants and approvals of the Meridian Ranch Design Review Council No. 2.

1. Maximum lot coverage: forty (40) percent
2. Maximum building height: thirty (30) feet
3. Setback minimums:
  - a. Front yard: twenty-five (25) feet
  - b. Side yard: eight (8) feet
  - c. Corner lot: the side yard setback for the side street side shall be fifteen (15) feet
  - d. Rear yard: twenty-five (25) feet
4. Accessory building must comply with the setbacks established above, except that the rear yard setback may be reduced to seven and one half (7 1/2) feet for any lots that do not abut a public street. Accessory structures shall be governed by architectural covenants regarding building colors and materials to be consistent with the primary structure of the site.
5. Projections into setbacks are governed by the Land Development Code in effect at the time of PUD plan approval or as amended.

**E. Streets**  
Streets within The Estates at Rolling Hills Ranch Filing No. 2 Subdivision provide general vehicular circulation throughout the development. All streets shall be publicly owned and maintained. Construction will be to El Paso County Standards except for waivers and modifications described in the Letter of Intent. All Streets shall be paved with curb and gutter. Sidewalks shall be provided on both sides of all streets illustrated on this plan.

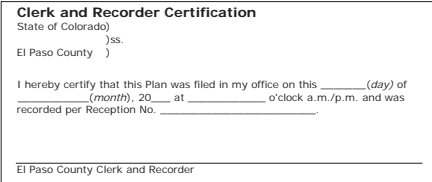
The Covenants govern The Estates at Rolling Hills Ranch Filing No. 2 and owners of lots within the Estates at Rolling Hills Ranch Filing No. 2 may need to obtain the prior written approval of The Design Committee before building an Improvement on the lot or commencing with a particular use of the lot

The provisions of the Covenants shall prevail except where the provisions or guidelines of the Covenants do not address a particular subject or guideline, in which case the relevant provisions of the Development Plan shall then be applicable. In the event of any conflict between this Development Plan and the Covenants the Covenants shall prevail and govern. Where the provisions of the Covenants or the Development Plan conflict with a statute or code the more restrictive shall apply.

1. All streets shall be constructed to El Paso County standards, unless a specific waiver or deviation has been approved, dedicated to El Paso County for and upon acceptance by El Paso County shall be maintained by El Paso County Department of Transportation except as otherwise specifically indicated in this agreement.
2. Landscape entry features, open space tracks, parks and trails shall be owned (where appropriate) and maintained by the Meridian Service Metropolitan District. All double frontage lots shall receive a combination of berming, fencing, and landscape between the property line and the curb. All double frontage streets shall have a minimum of one tree per 30 feet of frontage. These trees can be clustered along the frontage as determined by the subdivision.
3. Contour interval shown on plan 2'.
4. Public utility/drainage easements shall be provided on all lots as follows:
  - a. Front: ten (10) feet
  - b. Side: five (5) feet
  - c. Rear: seven and one-half (7 1/2) feet
  - d. Streets: Ten (10) feet easement along all areas when front easement is not appropriate.
  - e. Subdivision Perimeter: Twenty (20) feet
  - f. Tract Perimeter: Twenty (20) feet
5. All open spaces/trail/landscape tracks shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
6. According to the current El Paso County Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) No. 080410055252 dated 12/7/18), the subject property is located outside the boundary of the 100 year floodplain.
7. Development of the property shall be in accordance with the overall PUD Development Plan Approval. Modifications may be subject to the limitations contained in the El Paso County Land Development Code, as amended.
8. Development Plan shall adhere to the requirements of Section 4.2.6 of the El Paso County Land Development Code, as amended, and revisions reflected in the Preliminary Plan Amendment.
9. Meridian Ranch Estates at Rolling Hills Ranch Flng 2 is subject to the approved Meridian Ranch Zoning & Conceptual Plan approved by El Paso County on 12/10/2013, as recorded in the El Paso County Clerk's Office under recording number 2130361329.
10. Per the El Paso County Wildlife Hazard map, dated December 2007, Estates at Rolling Hills Ranch Flng No. 2 at Meridian Ranch is situated entirely within the Low Hazard - Non Forested category.
11. This Ranch Flng 2 shall be limited to a total of 98 single family lots.
12. Two driveway access points will be allowed on a single family lot with a minimum 30' separation between access points. The total combined driveway width cannot exceed 40% of the frontage or a 45' maximum combined width. A second access point will be subject to review and approval by El Paso County.
13. This subdivision is subject to the public right of way landscape license agreement for Meridian Ranch as recorded under reception no. 2130361330 in the office of the clerk and recorder.
14. Woodmen Road District Note: All property within this subdivision is within the boundaries of the Woodmen Road Metropolitan District and is subject to the district's zoning, platting fees and building permit fees for the purpose of financing construction of specified improvements to Woodmen Road.
15. This subdivision is included within the boundaries of the Woodmen Road Metropolitan District and shall not be required to participate in the Woodmen Road District impact fee program, in accordance with the provisions of the first amendment to intergovernmental agreement concerning Woodmen Road approved pursuant to resolution no. 13-041.
16. Geologic Hazards Note: Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, loose soils, expansive soils and seasonal shallow groundwater. Mitigation and a map of the hazard areas can be found in the Soil, Seismicity and Geologic Hazard report prepared by Engineering and Planning Inc. dated 09/10/2019. The report is held in the Estates at Rolling Hills Ranch Flng 2. PUD Development Plan file (FileNo. PUDSP-204) at the El Paso County Planning and Community Development Department.
17. As required by Section 6.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$298 per subdivision lot for Urban Parks and \$456 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

18. All No-Build Areas are per the Approved Meridian Ranch Sketch Plan (SKP 11-002) addressing the required use/density buffer between the adjoining properties.

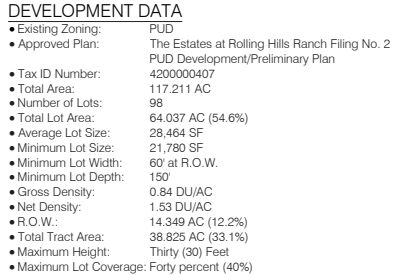
SECTION 19 AND 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.3(B)(2) and ECM Section 2.5.2.4.C	Mid-block crossings	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	The deviation would eliminate mid-block pedestrian crossings between on the following streets: Rex Road, Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.	Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the southern intersection.  There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate midblock pedestrian ramps.  The development has a focus on the trail system that meanders in an out of open space and local park space, the desire is to encourage the use of the trails instead of the interior
2	ECM Section 2.3.8.A	Roadway terminations – cul-de-sac length	Cul-de-sacs shall have a maximum length of 750 feet for urban conditions.	The request for a deviation is to allow the proposed 1,156-foot-long cul-de-sac on Crescent Creek Drive northwest of the intersection of Rex Rd and Estate Ridge Dr.	A belief the cul-de-sac provides a superior product that is desirable to the general public without sacrificing safety to the residents and users of the area. The attached letter from the Falcon Fire Protection District indicates that the local fire district believes the longer cul-de-sac does not create undue safety issues
3	ECM Section 4.4.5.E	Type 3 Mailbox Placement	Type 3 Mailboxes and the pullout for the mailbox shall be located within the right-of-way dedication but outside the roadway clear zone.	The request for a deviation is to allow vehicles to park within the clear zone when accessing the Type 3 Mailbox locations.	Local and local low volume streets allow for street parking of vehicles.  This standard requires additional unnecessary street width, curb and gutter and sidewalk be installed that will then need to be maintained by the County.  The regulation is unreasonable where street parking is allowed, requiring residents to temporarily park outside the clear zone when on-street parking within the clear zone is allowed on the same street section.
4	ECM Section 2.4.4.3.B and 2.3.2.2	Design Standards by Functional Classification	The specific ECM standard a deviation is requested is the criteria to construct Rex Road east of Sunrise Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTP May 16, 2040 Roadway Plan classification	To construct Rex Road per the Residential Urban Collector standards.	The previously recorded final plats, located west of this project create a corridor of only 60' wide. This restriction provides sufficient for use for Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project.
5	ECM Section 2.3.7.e	Turn Lane Designs	The taper is 160' per criteria and the turn lane lengths as recommended by the Traffic Impact Statement are 212' for the westbound left and 189' for the eastbound left.	The opposing left turn lanes on Rex Road between the proposed Estate Ridge Drive and future Rolling Ranch Drive will have shortened lane and taper lengths than what is prescribed in the criteria	The lane lengths provided nearly meet criteria at 190' for the westbound (90% of criteria) and 185' for the eastbound left (98% of criteria).



REFERENCE SHEET 2 FOR REX ROAD STREET SECTION.




TRACT TABLE			
TRACT NAME	TRACT AREA	TRACT USE	OWNERSHIP / MAINTENANCE
TRACT A	28.529 AC	LANDSCAPE BUFFER/OPEN SPACE / DRAINAGE/ CLUBHOUSE / UTILITIES/PARKS & RECREATION	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT B	3.325 AC	LANDSCAPE BUFFER/OPEN SPACE / UTILITIES /PARKS & RECREATION /WATER TREATMENT/ DRAINAGE/ FACILITY/OFFICES/PARKING/MATERIALS STORAGE	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT C	2.916 AC	LANDSCAPE BUFFER/OPEN SPACE/UTILITIES/DRAINAGE	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT D	0.795 AC	LANDSCAPE BUFFER/OPEN SPACE/DRAINAGE/ UTILITIES/RIGHT-OF-WAY RESERVATION	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE
TRACT E	3.260 AC	COMMON OPEN SPACE/TRAILS/DRAINAGE/ UTILITIES/WATER TREATMENT AND STORAGE USE	MERIDIAN RANCH SERVICE METRO DISTRICT/PRIVATE

ISSUE	PROVIDER / MAINTENANCE	AVAILABILITY / AMOUNT
STUDENT GENERATION		98 Single Family Dwelling Units
Elementary School (34/30): 34	School District 49	
Middle School (16/16): 16	School District 49	
High School (20/20): 20	School District 49	
TOTAL: 70		
WATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Water Resources Report)
WASTEWATER PROVIDER	Meridian Ranch Metropolitan District	(See Discussion & Wastewater Report)
FIRE PROTECTION PROVIDER	Falcon Fire Protection District	
EMERGENCY SERVICES		
Ambulance:	Falcon Fire Protection District	
Police:	El Paso County Sheriff	
RECREATION ACREAGE		
Open Space:	Meridian Ranch Metropolitan District	38 825 acres
Parks:	Meridian Ranch Metropolitan District	N/A
Trails:	Meridian Ranch Metropolitan District	2,590 Linear Feet
Private Open Areas:	Meridian Ranch Metropolitan District	N/A

	FILING 1	FILING 2	FILING 3	FILING 4	FILING 6	FILING 7	ESTATES FILING 2 AND 3			
DWELLING UNITS	800	350	122	96	54	131	62			
	FILING 11	STONEBRIDGE FILING 1 & 2	FILING 8	THE VISTAS FILING 1	FILING 4B	STONEBRIDGE FILING 3	FILING 9			
DWELLING UNITS	200	175	145	221	62	164	181			
	WINDINGWALK FILINGS 1&2	STONEBRIDGE FILINGS 4	ESTATES AT ROLLING HILLS RANCH FILING 1	ESTATES AT ROLLING HILLS RANCH FILING 2	ROLLING HILLS RANCH FILINGS 1-3					
DWELLING UNITS	405	209	16	98	725					
TOTAL DWELLING UNITS		REMAINING DWELLING UNITS	MAXIMUM DWELLING UNITS							
4,216		284	4,500							

SHEET INDEX			
SHEET 1 of 23:	COVER SHEET	SHEET 16 of 23:	LANDSCAPE DETAILS & NOTES
SHEET 2 of 23:	LEGAL PLAN	SHEET 17 of 23:	LANDSCAPE PLAN
SHEET 3 of 23:	SITE PLAN	SHEET 18 of 23:	LANDSCAPE PLAN
SHEET 4 of 23:	SITE PLAN	SHEET 19 of 23:	LANDSCAPE PLAN
SHEET 5 of 23:	SITE PLAN	SHEET 20 of 23:	LANDSCAPE PLAN
SHEET 6 of 23:	SITE PLAN	SHEET 21 of 23:	LANDSCAPE PLAN
SHEET 7 of 23:	SITE PLAN	SHEET 22 of 23:	LANDSCAPE PLAN
SHEET 8 of 23:	SITE PLAN	SHEET 23 of 23:	ADJACENT PROPERTY OWNERS
SHEET 9 of 23:	GRADING & UTILITIES PLAN		
SHEET 10 of 23:	GRADING & UTILITIES PLAN		
SHEET 11 of 23:	GRADING & UTILITIES PLAN		
SHEET 12 of 23:	GRADING & UTILITIES PLAN		
SHEET 13 of 23:	GRADING & UTILITIES PLAN		
SHEET 14 of 23:	GRADING & UTILITIES PLAN		
SHEET 15 of 23:	ENTRY SIGNAGE / DETAILS		

Land Planning  
Landscape  
Architecture  
Urban Design



**NES**

N.E.S. Inc.  
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[www.nescolorado.com](http://www.nescolorado.com)

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PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 07.28.2020  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

## ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS

# COVER SHEET

1 OF 23

PUD SP 204



LEGAL DESCRIPTION - ESTATES AT ROLLING HILLS RANCH FILING NO. 2

KNOW ALL MEN BY THESE PRESENTS: THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

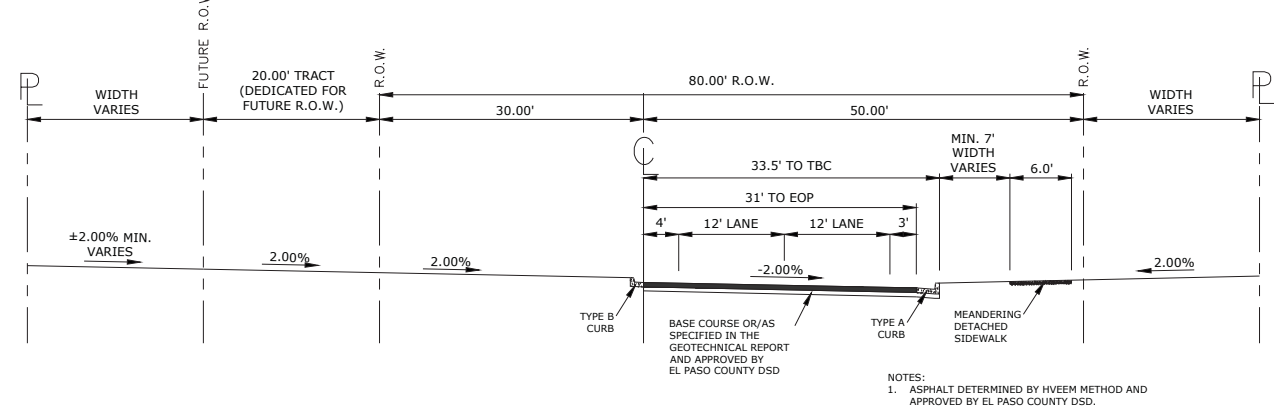
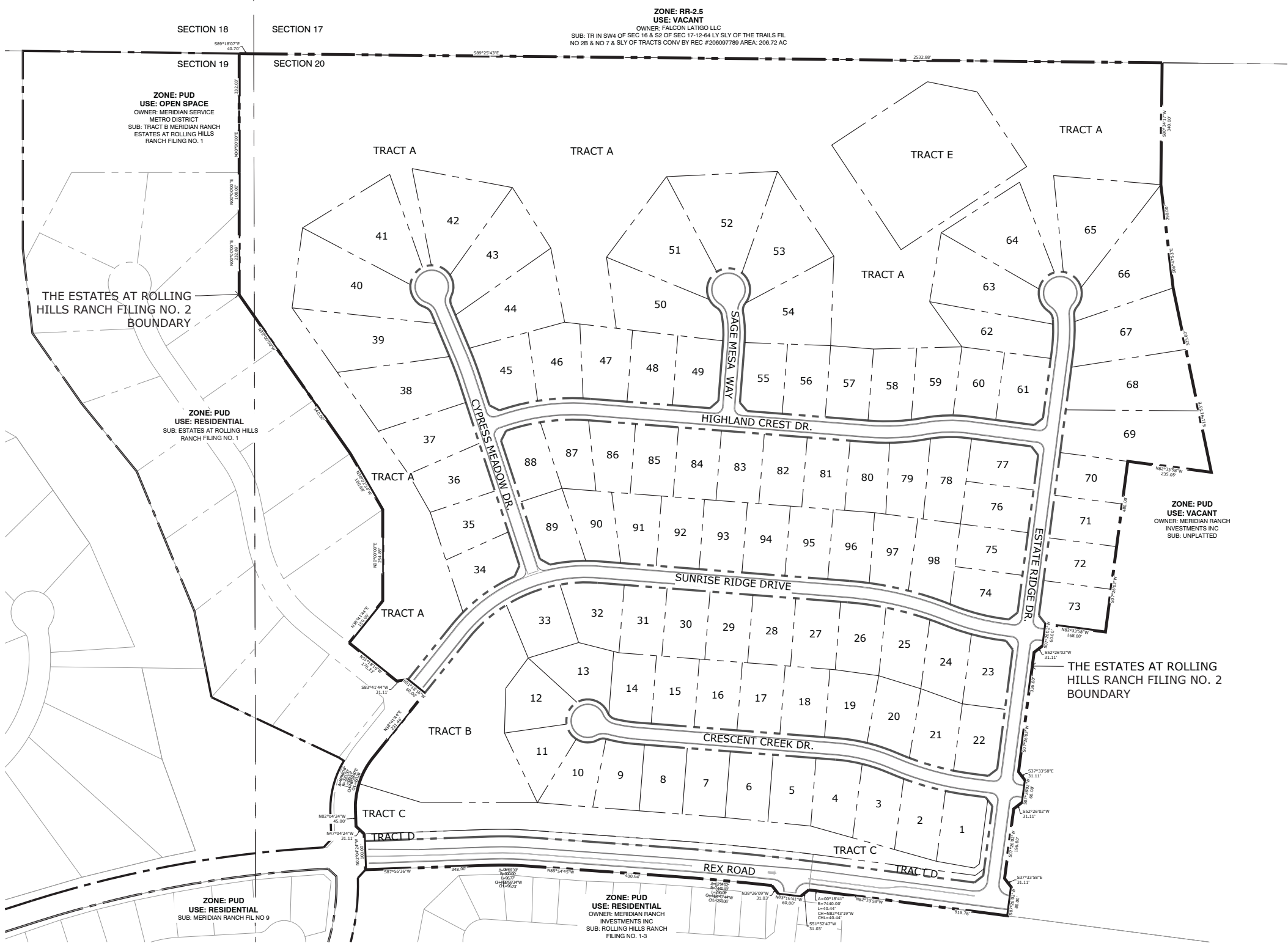
A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 19 AND 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT B OF THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1, RECORDED WITH RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE NORTHEAST 1/4 OF SAID SECTION 19;

1. THENCE S89°18'07"E ALONG SAID SECTION 19 A DISTANCE OF 40.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20;
  2. THENCE S89°25'43"E, ALONG THE NORTHERN LINE OF SAID SECTION 20 A DISTANCE OF 2532.88 FEET;
  3. THENCE S00°34'17"W A DISTANCE OF 340.00 FEET;
  4. THENCE S06°47'53"E A DISTANCE OF 290.00 FEET;
  5. THENCE S11°14'55"E A DISTANCE OF 525.00 FEET;
  6. THENCE N82°33'58"W A DISTANCE OF 235.05 FEET;
  7. THENCE S07°26'02"W A DISTANCE OF 480.00 FEET;
  8. THENCE N82°33'58"W A DISTANCE OF 168.00 FEET;
  9. THENCE S07°26'02"W A DISTANCE OF 60.00 FEET;
  10. THENCE S52°26'02"W A DISTANCE OF 31.11 FEET;
  11. THENCE S07°26'02"W A DISTANCE OF 336.00 FEET;
  12. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
  13. THENCE S07°26'02"W A DISTANCE OF 60.00 FEET;
  14. THENCE S52°26'02"W A DISTANCE OF 31.11 FEET;
  15. THENCE S07°26'02"W A DISTANCE OF 196.00 FEET;
  16. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
  17. THENCE S07°26'02"W A DISTANCE OF 80.00 FEET;
  18. THENCE N82°33'58"W A DISTANCE OF 518.76 FEET TO A CURVE TO THE LEFT;
  19. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 00°18'41", AN ARC LENGTH OF 40.44 FEET, WHOSE LONG CHORD BEARS N82°43'19"W A DISTANCE OF 40.44 FEET;
  20. THENCE S51°52'47"W A DISTANCE OF 31.03 FEET;
  21. THENCE N83°16'41"W A DISTANCE OF 60.00 FEET;
  22. THENCE N38°26'09"W A DISTANCE OF 31.03 FEET TO A NON-TANGENT CURVE TO THE LEFT;
  23. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 02°14'02", AN ARC LENGTH OF 290.08 FEET, WHOSE LONG CHORD BEARS N84°47'44"W A DISTANCE OF 290.06 FEET;
  24. THENCE N85°54'45"W A DISTANCE OF 400.64 FEET TO A CURVE TO THE LEFT;
  25. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 06°09'39", AN ARC LENGTH OF 96.77 FEET, WHOSE LONG CHORD BEARS N88°59'34"W A DISTANCE OF 96.73 FEET;
  26. THENCE S87°55'36"E A DISTANCE OF 348.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1;
- THE FOLLOWING FOURTEEN (14) COURSES ARE ON SAID BOUNDARY LINE:
27. THENCE N02°04'24"W A DISTANCE OF 100.00 FEET;
  28. THENCE N47°04'24"W A DISTANCE OF 31.11 FEET;
  29. THENCE N02°04'24"W A DISTANCE OF 45.00 FEET TO A CURVE TO THE RIGHT;
  30. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 40°46'08", AN ARC LENGTH OF 156.54 FEET, WHOSE LONG CHORD BEARS N18°18'40"E A DISTANCE OF 153.26 FEET;
  31. THENCE N38°41'44"E A DISTANCE OF 231.44 FEET;
  32. THENCE N51°18'16"W A DISTANCE OF 60.00 FEET;
  33. THENCE S83°41'44"W A DISTANCE OF 31.11 FEET;
  34. THENCE N51°18'16"W A DISTANCE OF 170.23 FEET;
  35. THENCE N38°41'44"E A DISTANCE OF 150.00 FEET;
  36. THENCE N00°00'00"E A DISTANCE OF 254.85 FEET;
  37. THENCE N30°02'34"W A DISTANCE OF 180.68 FEET;
  38. THENCE N35°00'00"W A DISTANCE OF 540.00 FEET;
  39. THENCE N00°00'00"E A DISTANCE OF 232.89 FEET;
  40. THENCE N00°00'00"E A DISTANCE OF 108.00 FEET;
  41. THENCE N00°00'00"E A DISTANCE OF 332.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 117.211 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE IN/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).



REX ROAD 80' R.O.W. URBAN MINOR ARTERIAL ROAD

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THE ESTATES  
AT ROLLING  
HILLS RANCH  
FILING NO. 2

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 07.28.2020  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

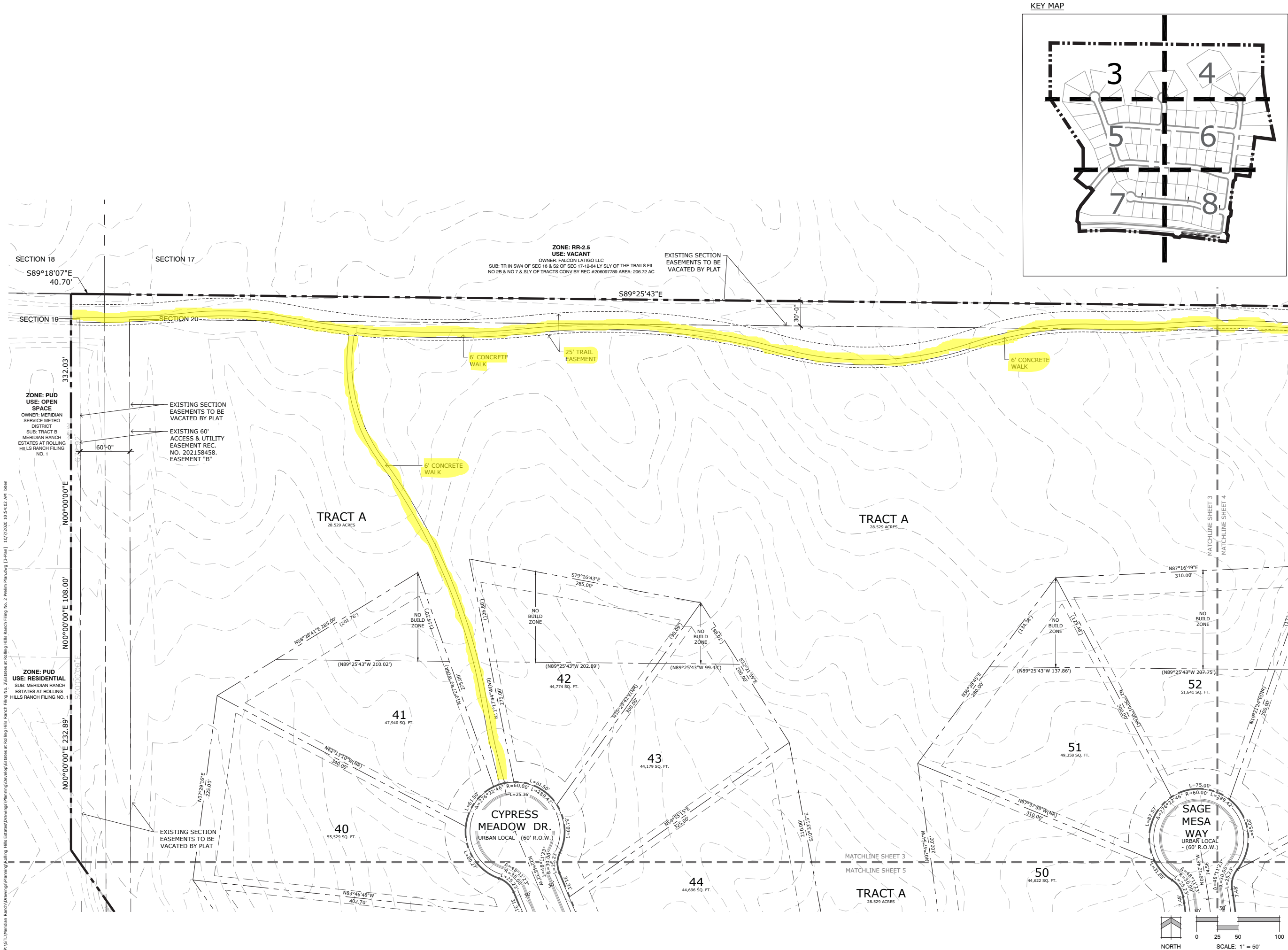
ENTITLEMENT

DATE: 10.05.2020 BY: B.I. DESCRIPTION: COUNTY COMMENTS

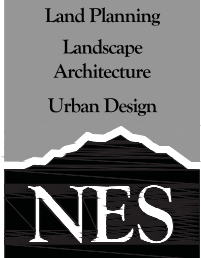
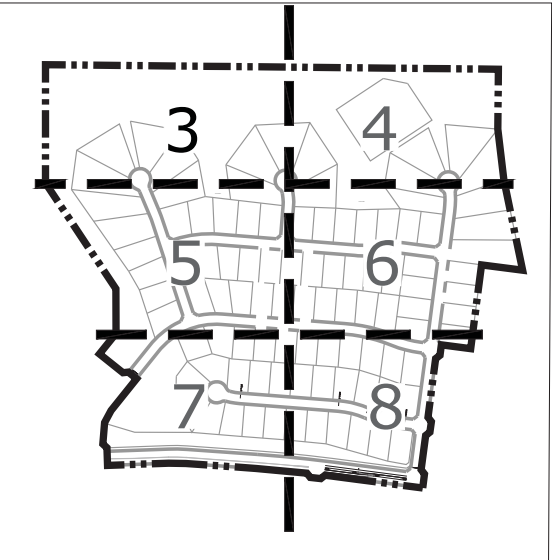
LEGAL PLAN

2  
OF 23

PUD SP 204



KEY MAP



N.E.S. Inc.  
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# THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 07.28.2020  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

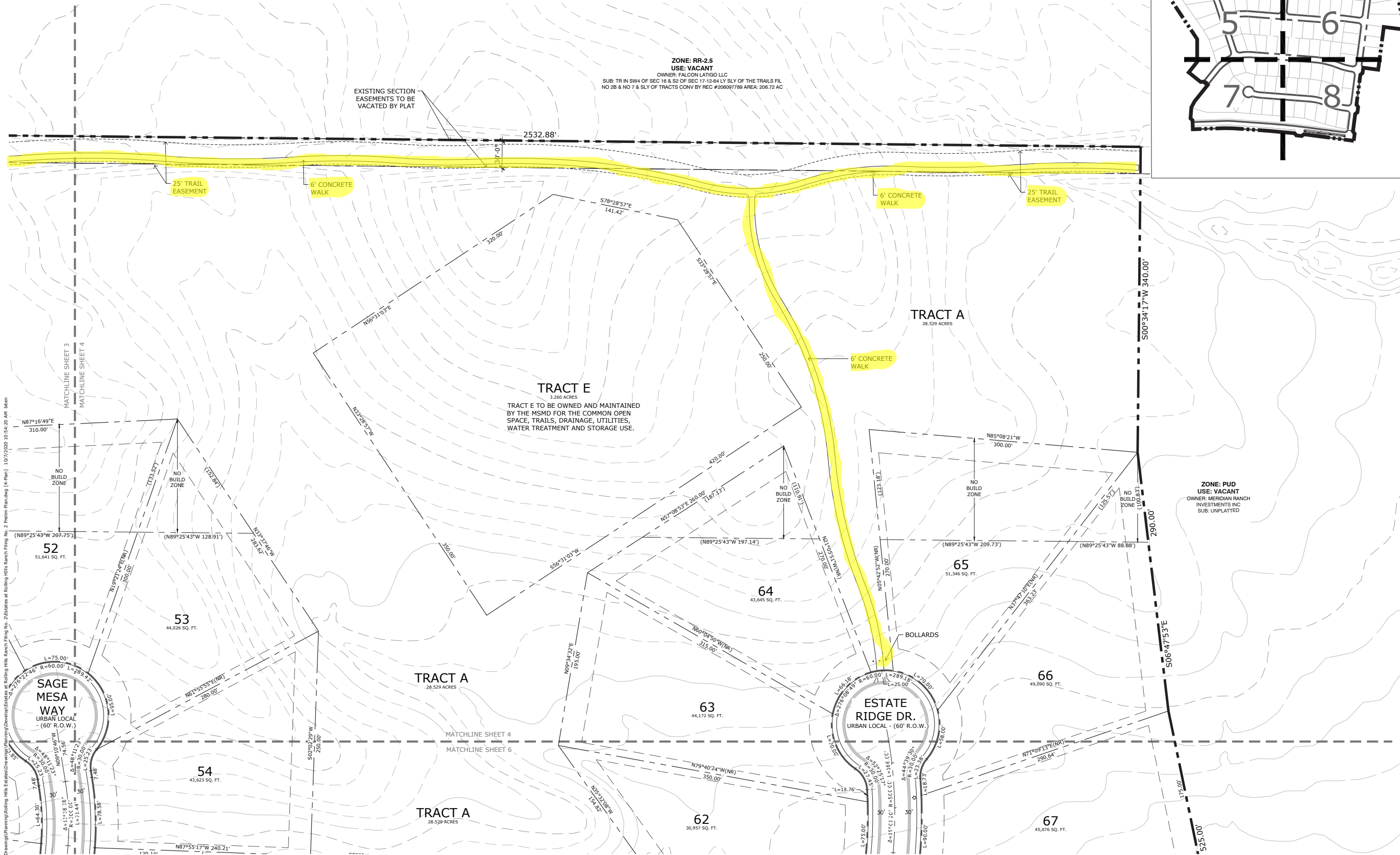
## ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS

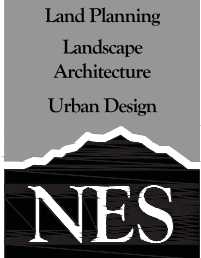
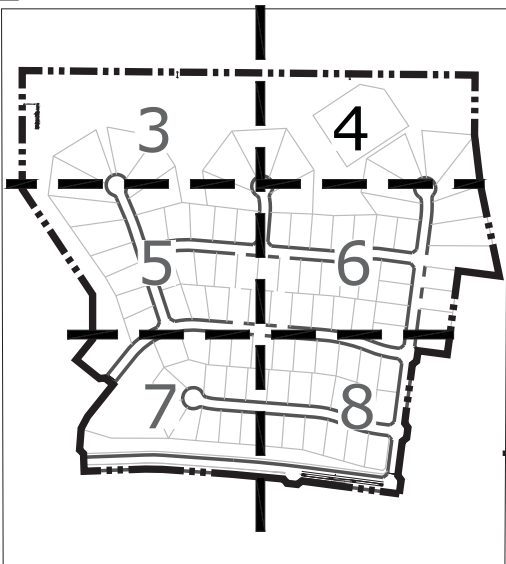
## SITE PLAN

3  
OF 23  
PUD SP 204





KEY MAP



THE ESTATES  
AT ROLLING  
HILLS RANCH  
FILING NO. 2  
PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

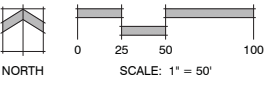
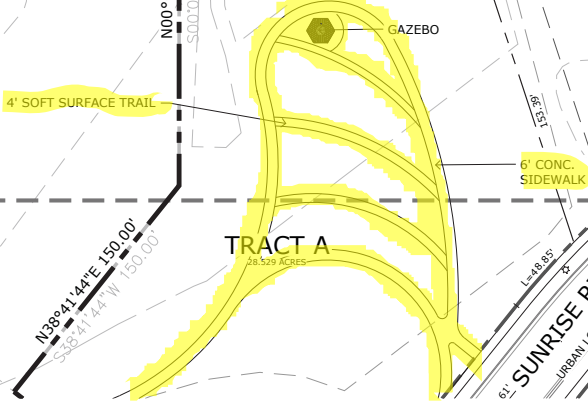
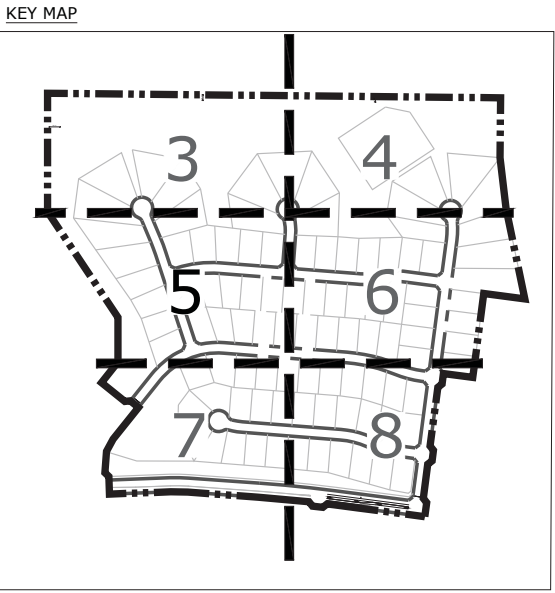
DATE: 07.28.2020  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

DATE: 10.05.2020  
BY: B.I.  
DESCRIPTION: COUNTY COMMENTS

SITE PLAN

4  
OF 23  
PUD SP 204



Land Planning  
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Architecture  
Urban Design

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**THE ESTATES  
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HILLS RANCH  
FILING NO. 2**

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 07.28.2020  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

**ENTITLEMENT**

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS

**SITE PLAN**

**5**  
OF 23

PUD SP 204



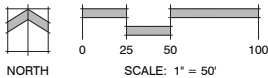
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/PRELIMINARY PLAN

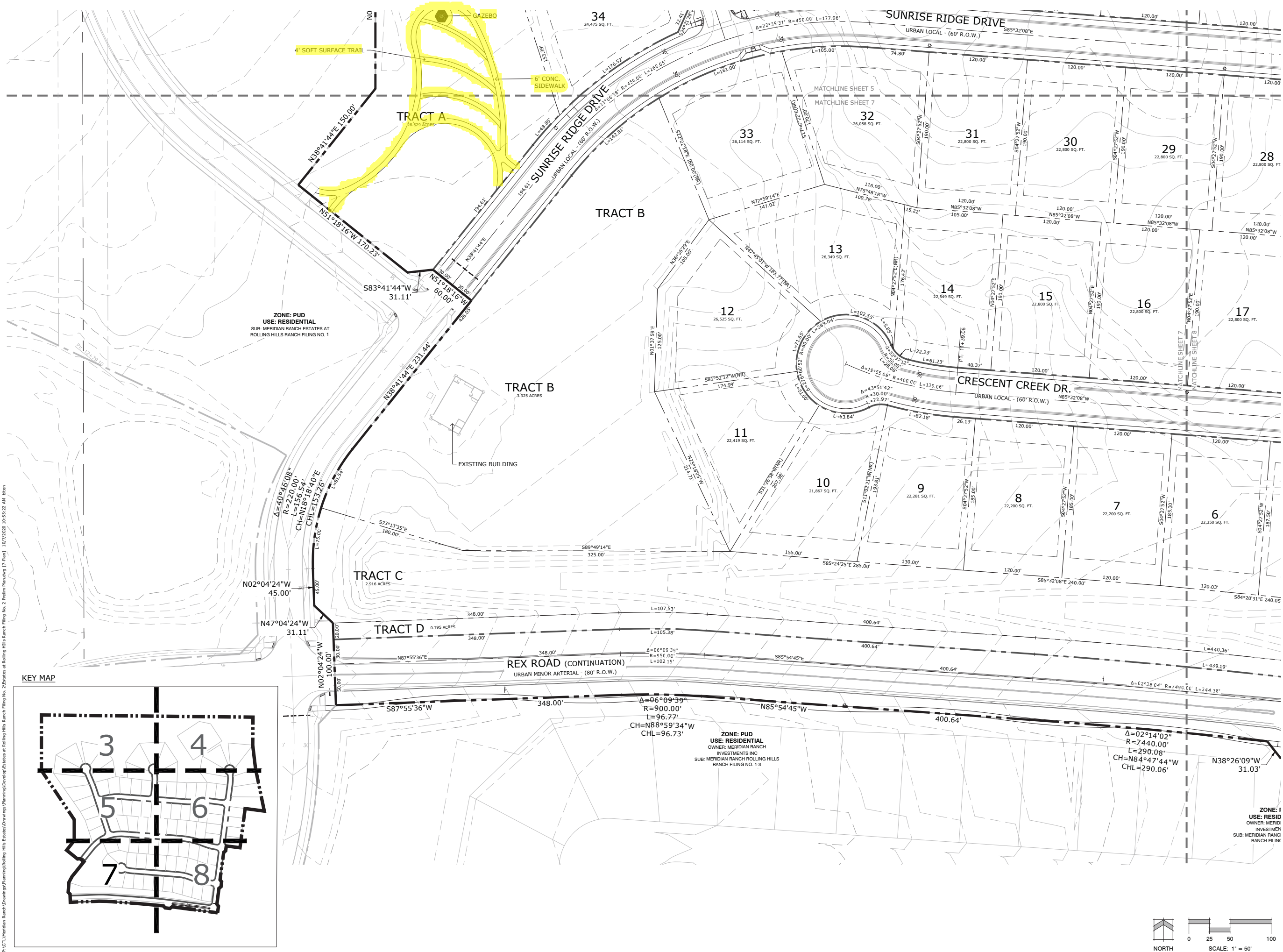
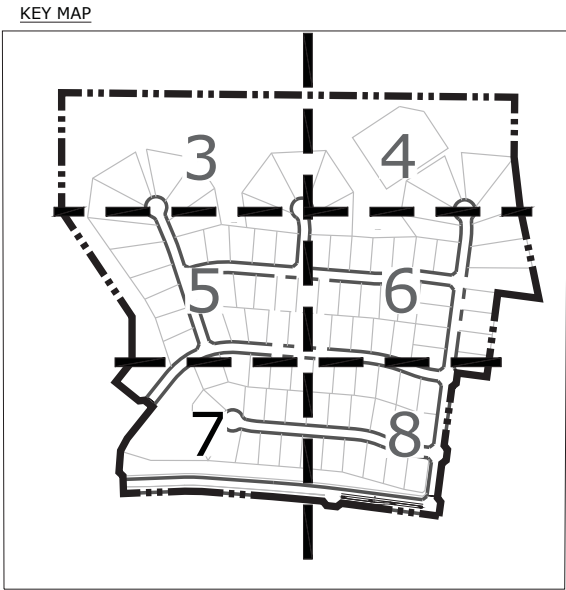
DATE: 07.28.202  
PROJECT MGR: J. ROMER  
PREPARED BY: B. ITE

## SITE PLAN

PUD SP 204



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HILLS RANCH  
FILING NO. 2**

**PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN**

PROJECT INFO		
DATE:	07.28.2020	J. ROMERO
PROJECT MGR:		B. ITEN
PREPARED BY:		

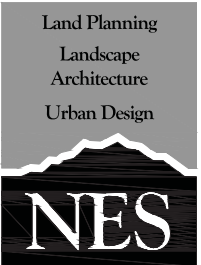
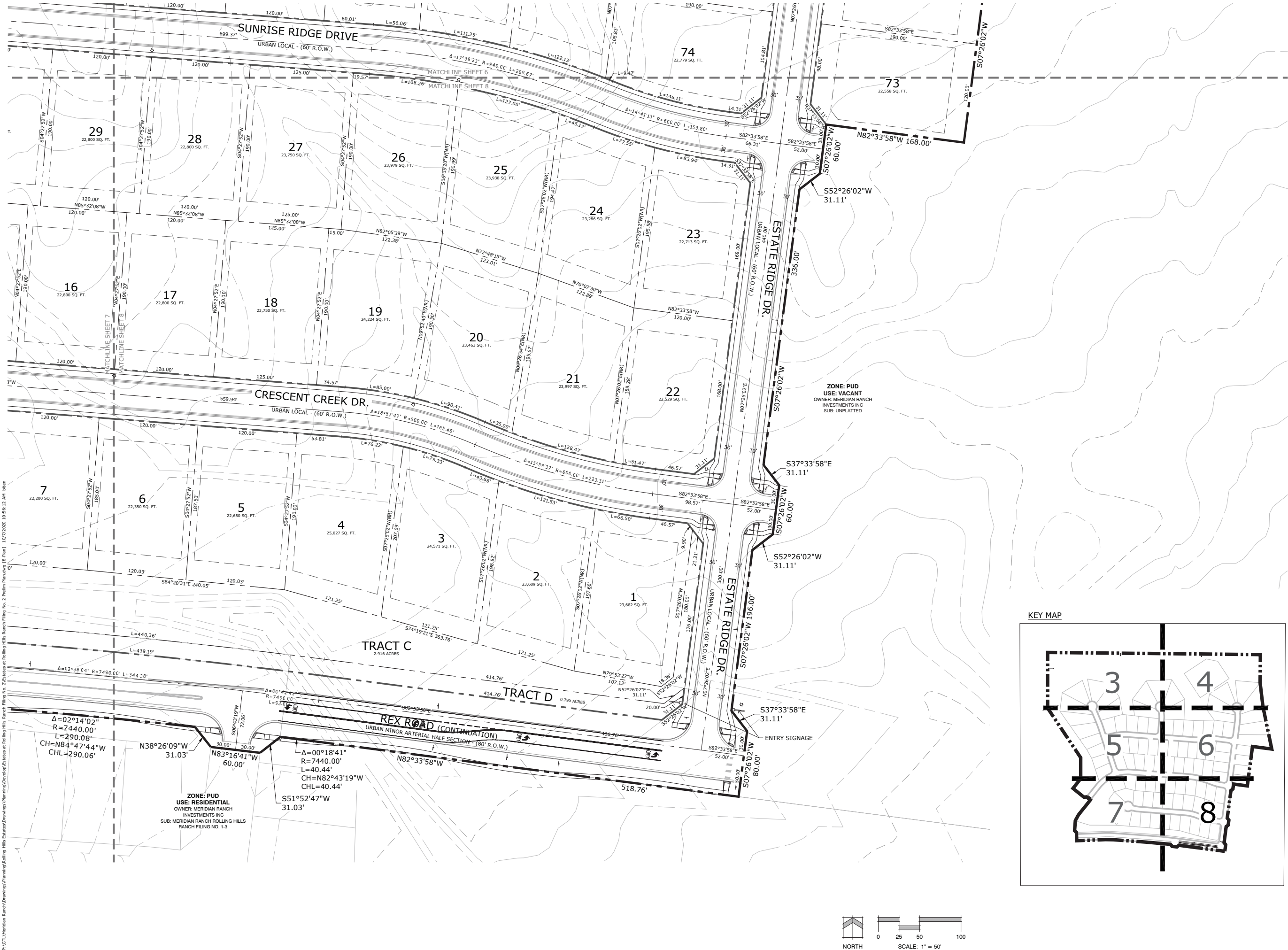
ENTITLEMENT		
DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS

**SITE PLAN**

**7**  
OF 23

PUD SP 204





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PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE:	07.28.2020
PROJECT MGR:	J. ROMERO
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ENTITLEMENT

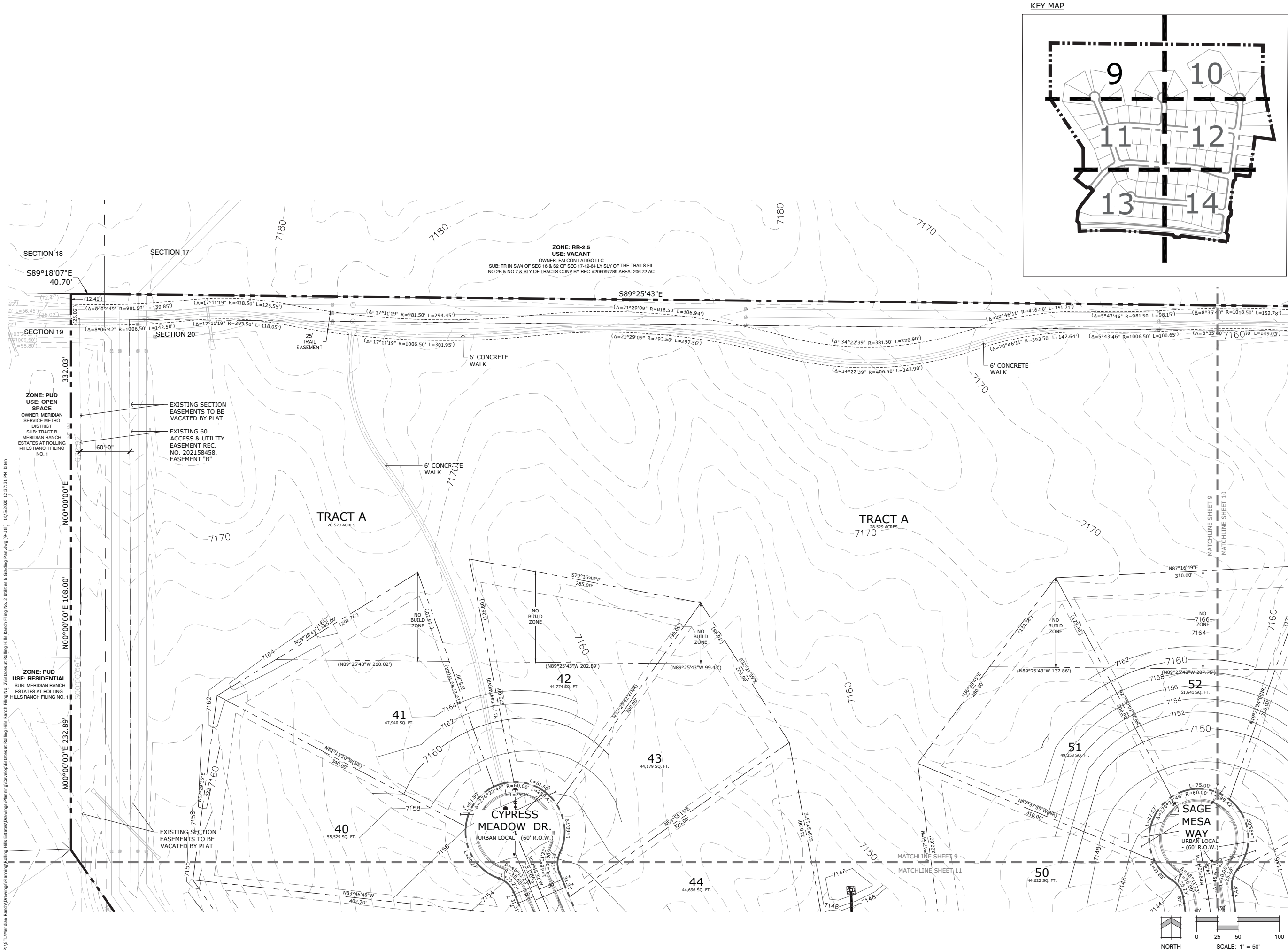
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SITE PLAN

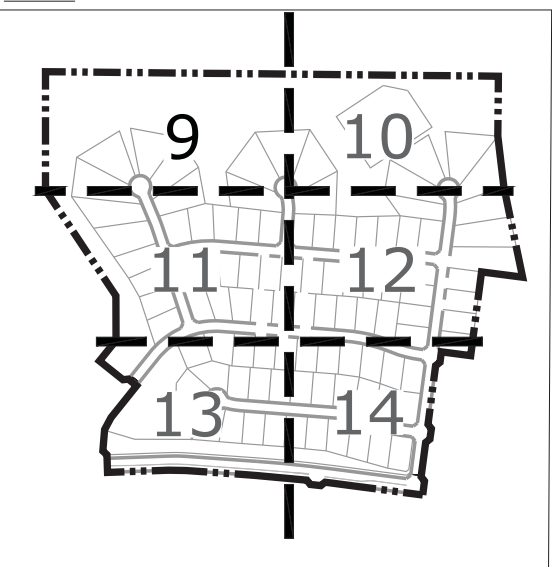
8  
OF 23

PUD SP 204

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KEY MAP



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PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

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10.05.2020	B.I.	COUNTY COMMENTS

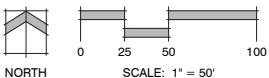
PRELIMINARY GRADING  
& UTILITIES PLAN

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OF 23

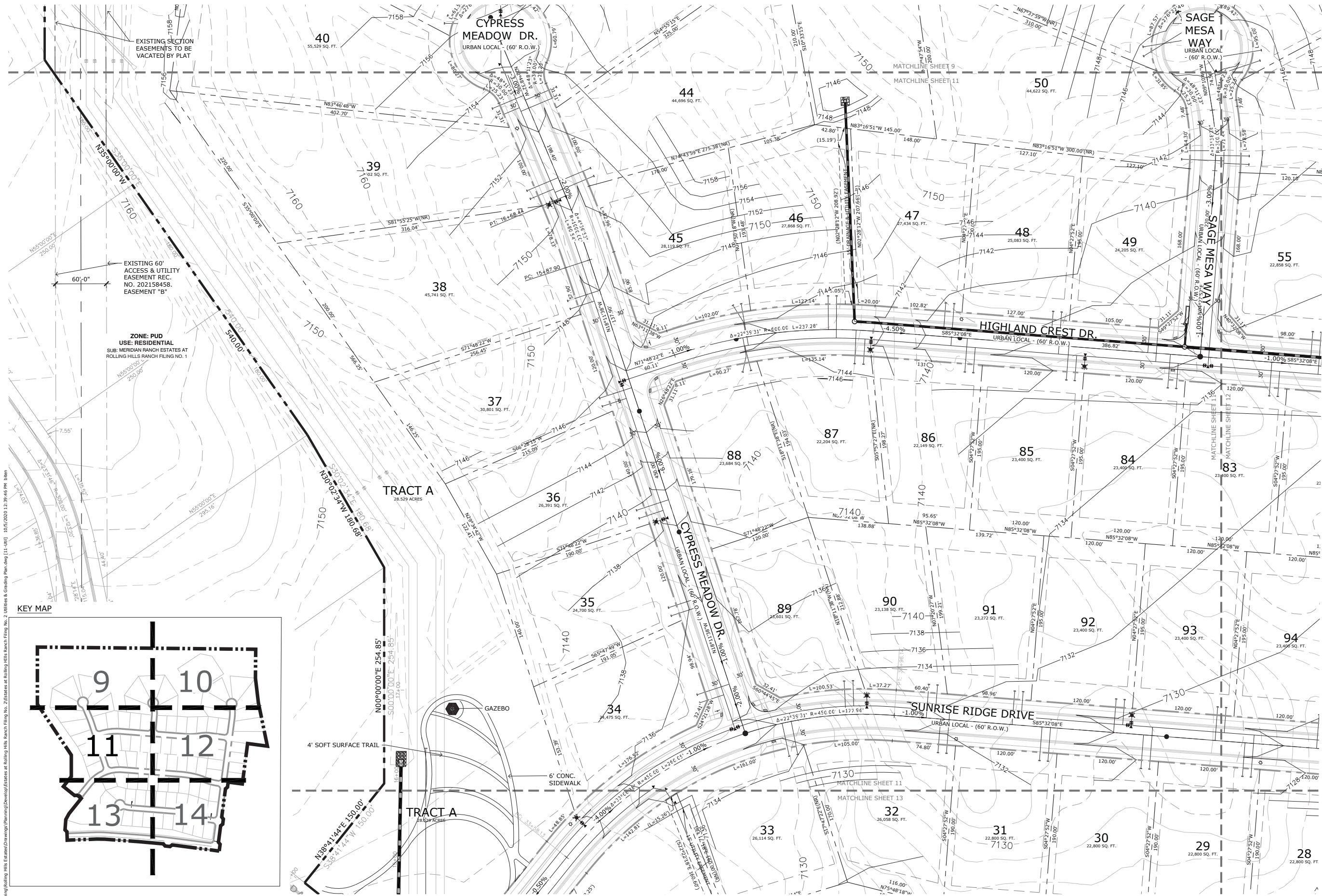
PUD SP 204



PUD SP 204

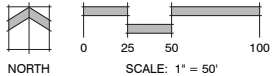
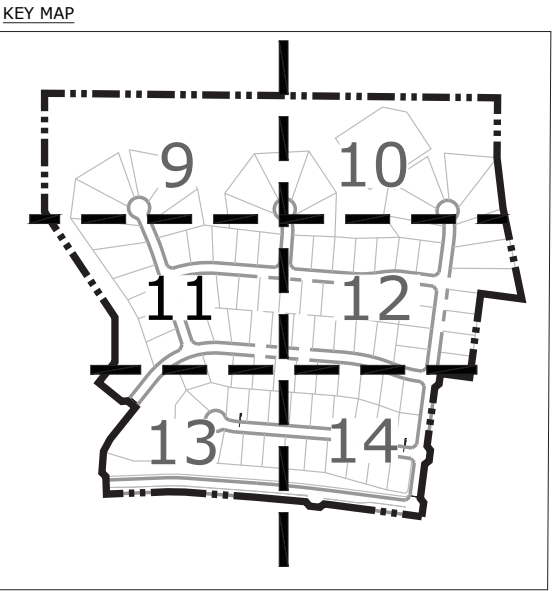






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FILING NO. 2  
PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 07.28.2020  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS

PRELIMINARY GRADING &  
UTILITIES PLAN

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OF 23

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/PRELIMINARY PLAN

PROJECT INFO

DATE:	07.28.2020
PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS

## PRELIMINARY GRADING & UTILITIES PLAN

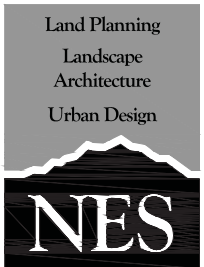
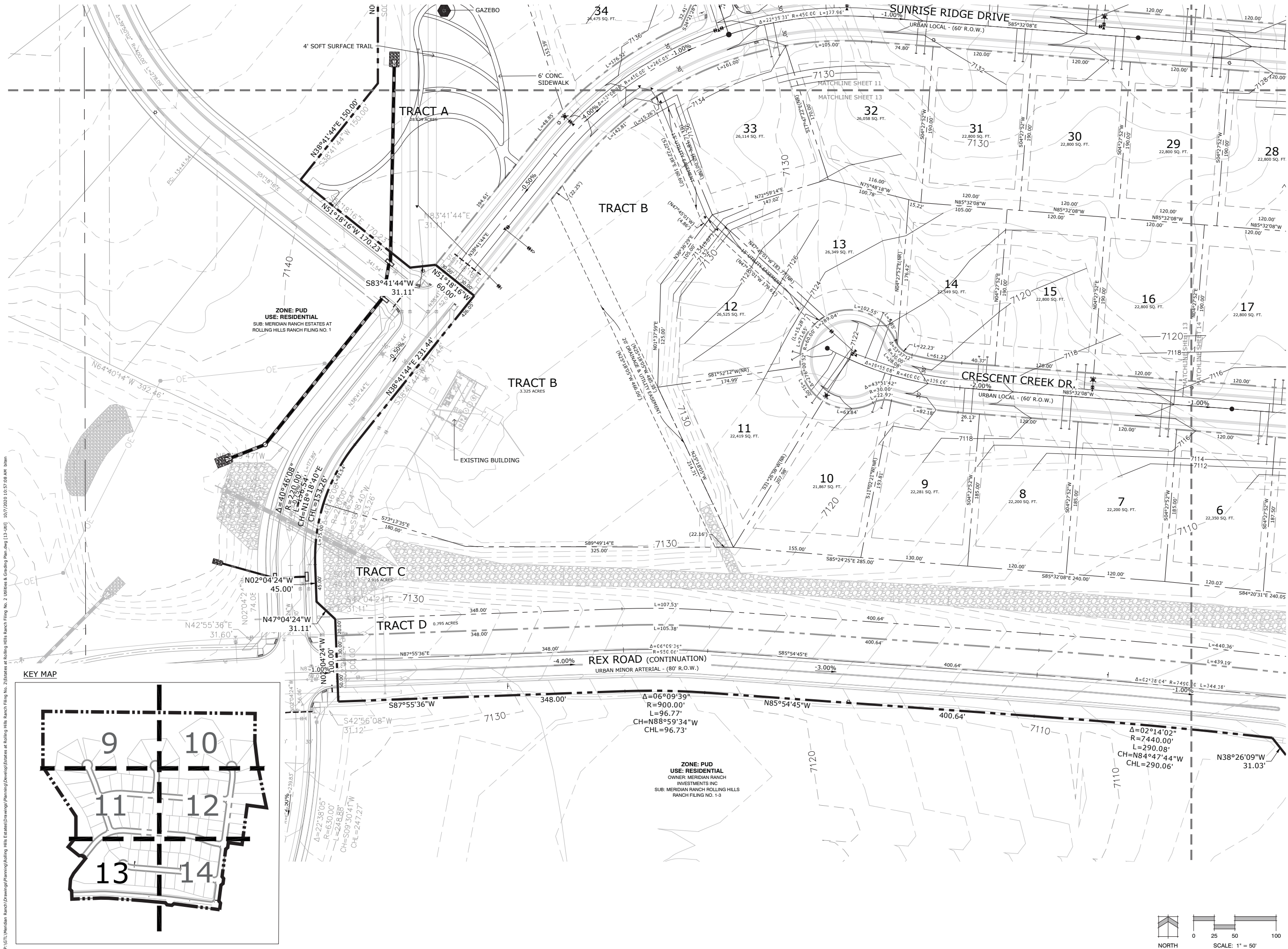
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PUD SP 204





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# THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 07.28.2020  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

## ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS

## PRELIMINARY GRADING & UTILITIES PLAN

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OF 23  
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/PRELIMINARY PLAN

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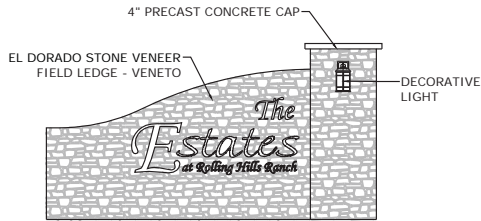
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### PRELIMINARY GRADING & UTILITIES PLAN

14  
OF 23

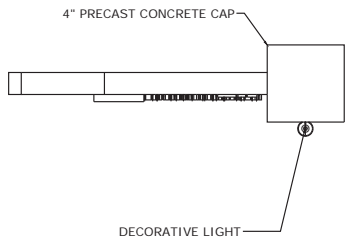
PUD SP 204



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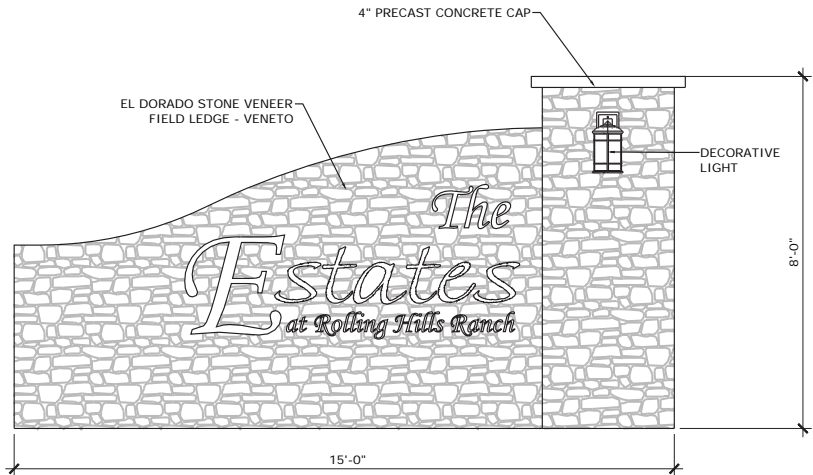
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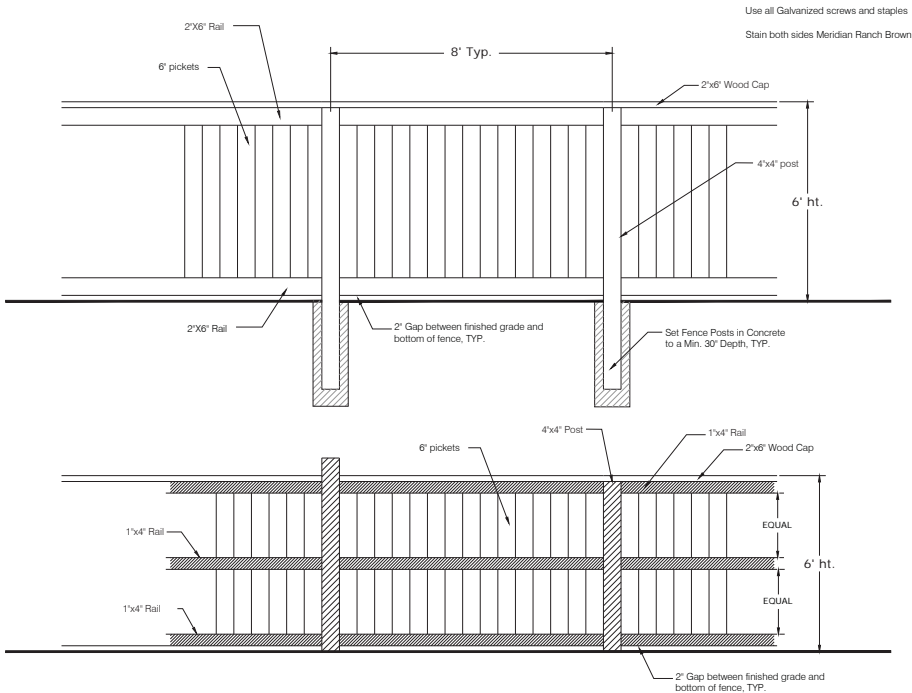
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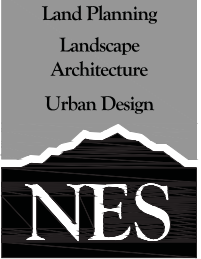
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4  
15

WOOD FENCE DETAIL

SCALE: NOT TO SCALE



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THE ESTATES  
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FILING NO. 2  
PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

PROJECT INFO	DATE:	07.28.2020
	PROJECT MGR:	J. ROMERO
	PREPARED BY:	B. ITEN

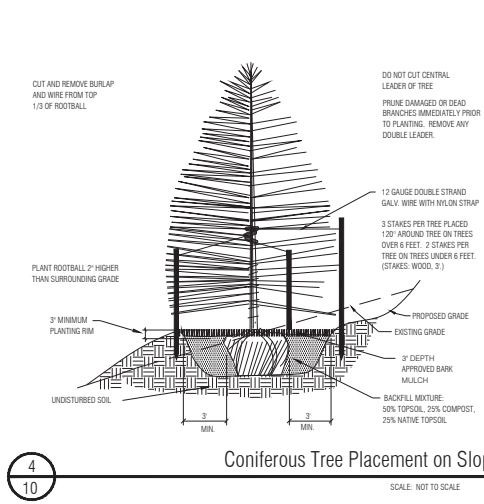
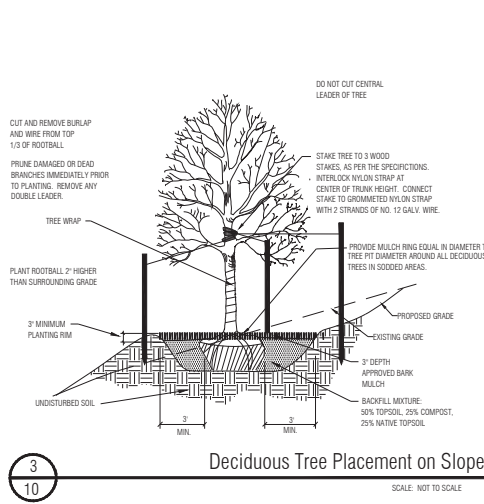
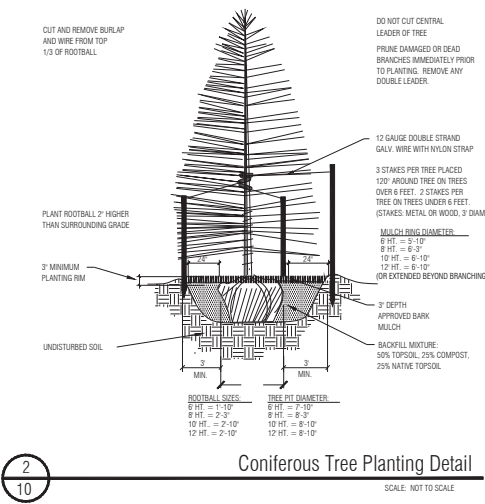
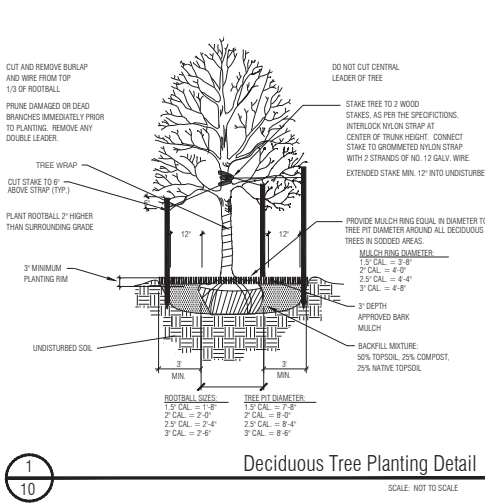
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10.05.2020	B.I.	COUNTY COMMENT

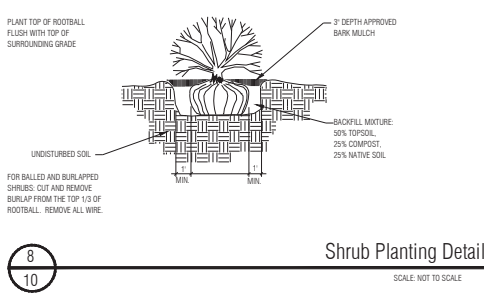
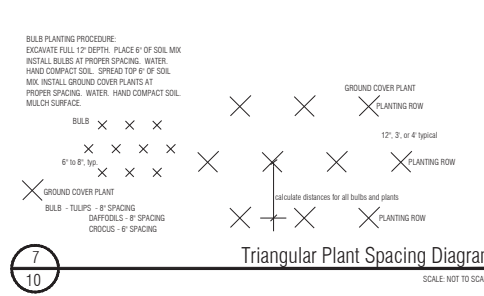
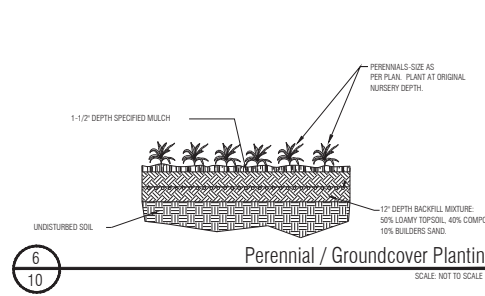
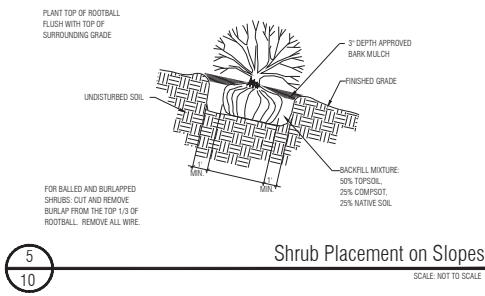
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DETAILS

15  
OF 23



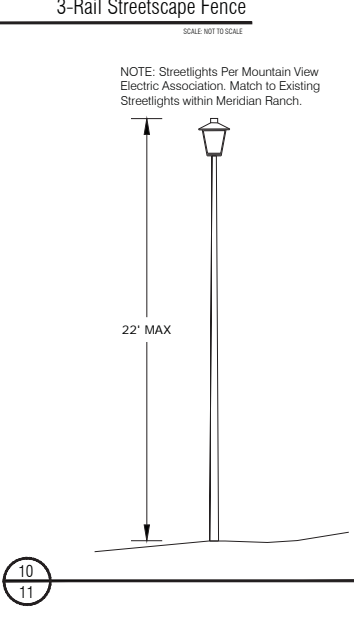
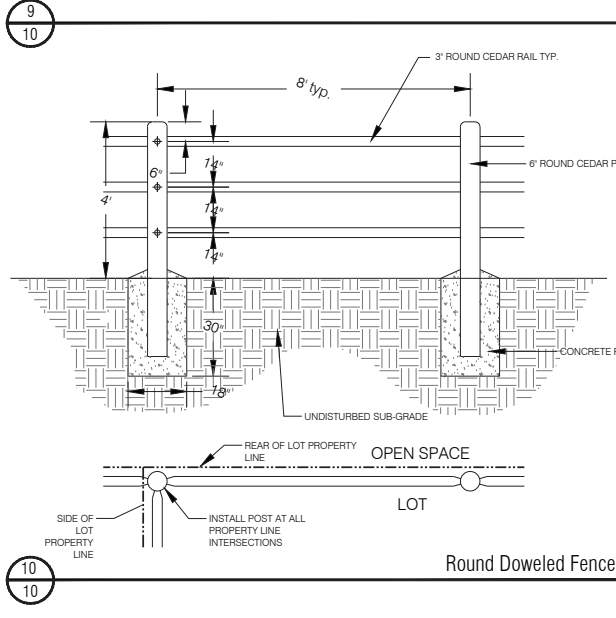
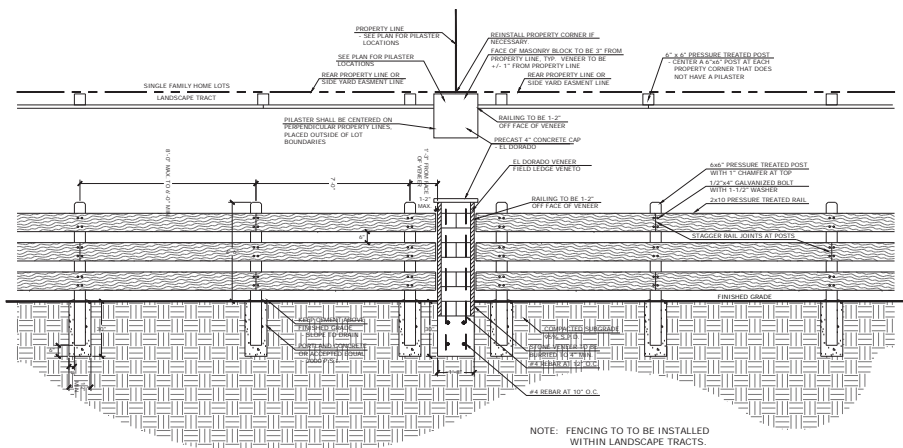


GROUND COVER LEGEND		
	CRUSHER FINES	15,503 sf
	ROCK COBBLE	285 sf
	ROCK MULCH 3/4\" Shrub Bed Rock Mulch	10,495 sf
	SEED MIX A	1,454,467 sf
	SEED MIX B WITH WILDFLOWERS	188,186 sf
	SOD	17,423 sf



Seed Mix B with Wildflowers	
30% Ephraim Crested Wheatgrass 25% Dwarf Perennial Ryegrass 20% SR3000 Blue Fescue 15% Rubens Canada Bluegrass 10% Chewings Fescue 15% Blue Grama Wildflowers: 615 Western Mix	Note: Low Giv Mix available from Arkansas Valley Seed Solutions (877) 957-3337  Wildflower Mix available from: Appelwood Seed Co. (303) 431-7333
APPLICATION RATE:	Native Grass Mix: 40 lbs./acre (or as recommended by supplier) Wildflower Mix: 6 oz./1,000 s.f. or 8-10 lbs./acre Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier.
APPLICATION METHOD:	Broadcast seed by hand or with a drop spreader. Manually rake seed into prepared soil. After seeding apply green hydromulch and tackifier.

Seed Mix A	
15% Western Wheatgrass 15% Big Bluestem 15% Thickspike Wheatgrass 10% Sideoats Grama	15% Little Bluestem 15% Blue Grama 15% Annual Rye
APPLICATION RATE:	Native Grass Mix: 3 lbs./1,000s.f. or 130 lbs./acre Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier
APPLICATION METHOD:	Broadcast seed by hand or with a drop spreader. Manually rake seed into prepared soil. After seeding apply green hydromulch and takifier.



## PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Axf	7	Acer x freemanii `Jeffersred` / Autumn Blaze Maple	20'	30'	3\" Cal.
	Gtr	11	Gleditsia triacanthos / Honey Locust	60'	40'	3\" Cal.
EVERGREEN TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Pe	38	Pinus edulis / Pinon Pine	30'	20'	6\" HT
	Pn	26	Pinus nigra / Austrian Black Pine	60'	40'	8\" HT
	Pp	29	Pinus ponderosa / Ponderosa Pine	80'	40'	8\" HT
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Mr	26	Malus x `Radiant` / Radiant Crab Apple	25'	20'	2\" Cal.
	Ms	10	Malus x `Spring Snow` / Spring Snow Crab Apple	25'	25'	2\" Cal.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Jbc	30	Juniperus horizontalis `Blue Chip` / Blue Chip Juniper	1'	8'	5 GAL
	Rag	40	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	3'	4'	5 GAL
	Sni	20	Spiraea nipponica `Snowmound` / Snowmound Spirea	5'	5'	5 GAL
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
	Cbr	22	Calamagrostis brachytricha / Reed Grass	4'	3'	1 GAL

## TREE REQUIREMENTS

Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees
(RR)	Rex Road (Collector)	1,703'	69 (1 per 25')	69
(SR)	Sunrise Ridge (Local)	242'	8 (1 per 30')	8

## LANDSCAPE NOTES

- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE, OR IMPORT AS REQUIRED AND TILL INTO TOP 6\" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
- ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3\" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6\" USE 3 WOOD STAKES (STAKE TO GROUND LEVEL).
- MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALE, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, PUNCH LIST SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
  - PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
  - IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.
  - IRRIGATION 95%/ PUNCH INSPECTION.
  - IRRIGATION FINAL ACCEPTANCE INSPECTION.
  - LANDSCAPE 50% INSPECTION - 1/2 THROUGH ENTIRE PROJECT
  - LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.
  - LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE 15\" DIA. FOR 5 GALLON SHRUBS AND 36\" DIA. FOR TREES NOT PLANTED IN BEDS, WITH THE EXCEPTION OF BLUEGRASS SOD AREAS IN WHICH TREES SHALL RECEIVE 60\" DIA. MULCH RING. AVAILABLE FROM C&C SAND CEDAR MULCH (719)471-7222.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
- CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
- LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18\" IN HEIGHT.
- FENCING DETAILS ARE TYPICAL AND MAY BE SUBJECT TO MINOR VARIATIONS IN MATERIALS. ANY VARIATION SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES DIRECTOR, AFTER REVIEW OF ALTERNATE PLANS, DETAILS, OR OTHER DOCUMENTATION IN SUPPORT OF THE VARIATION.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITH NO VOIDS BETWEEN STRIPS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION SHALL BE CORRECTED PRIOR TO ACCEPTANCE. SOD TO BE FERTILIZED ACCORDING TO GROWERS RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.

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## THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2 PUD DEVELOPMENT PLAN /PRELIMINARY PLAN






SITE DATA	
• Land Use:	Single Family Residential
• Number of Lots:	98 Lots
• Total Area:	117.211 AC
• Total Tract Area:	38.825 AC

## ENTITLEMENT

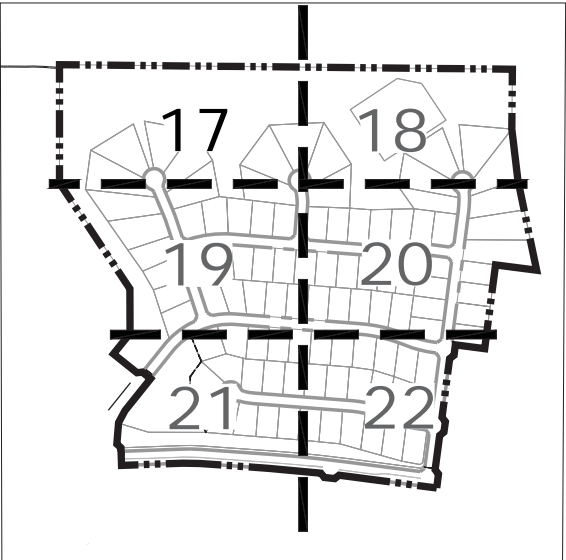
DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENT

## LANDSCAPE NOTES & DETAILS

GROUND COVER LEGEND

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

KEY MAP



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Landscape  
Architecture  
Urban Design



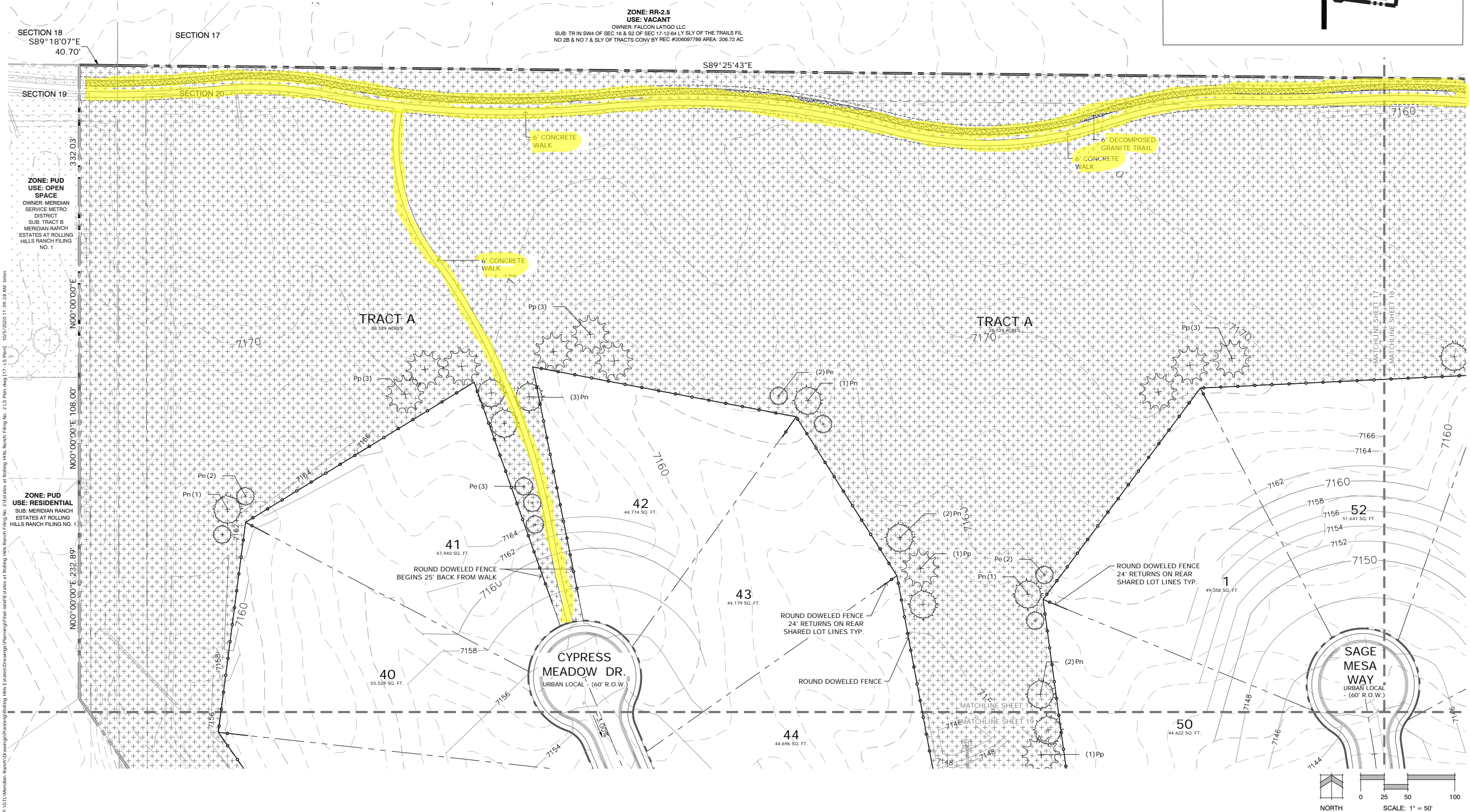
N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel. 719.471.0073  
Fax 719.471.0267

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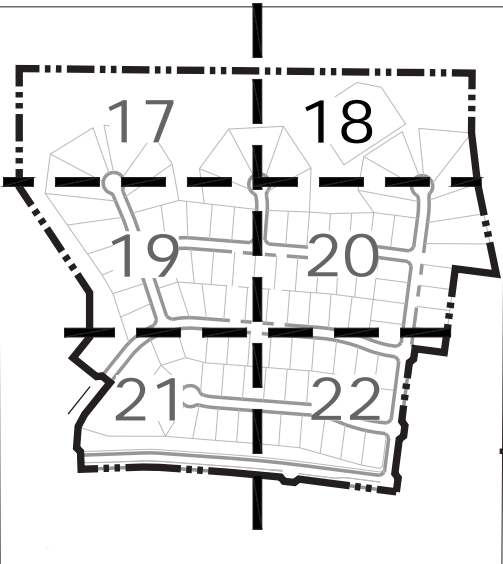




GROUND COVER LEGEND

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

KEY MAP



Land Planning  
Landscape  
Architecture  
Urban Design



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THE ESTATES  
AT ROLLING  
HILLS RANCH  
FILING NO. 2

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 07.28.2020  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

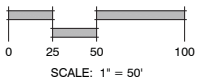
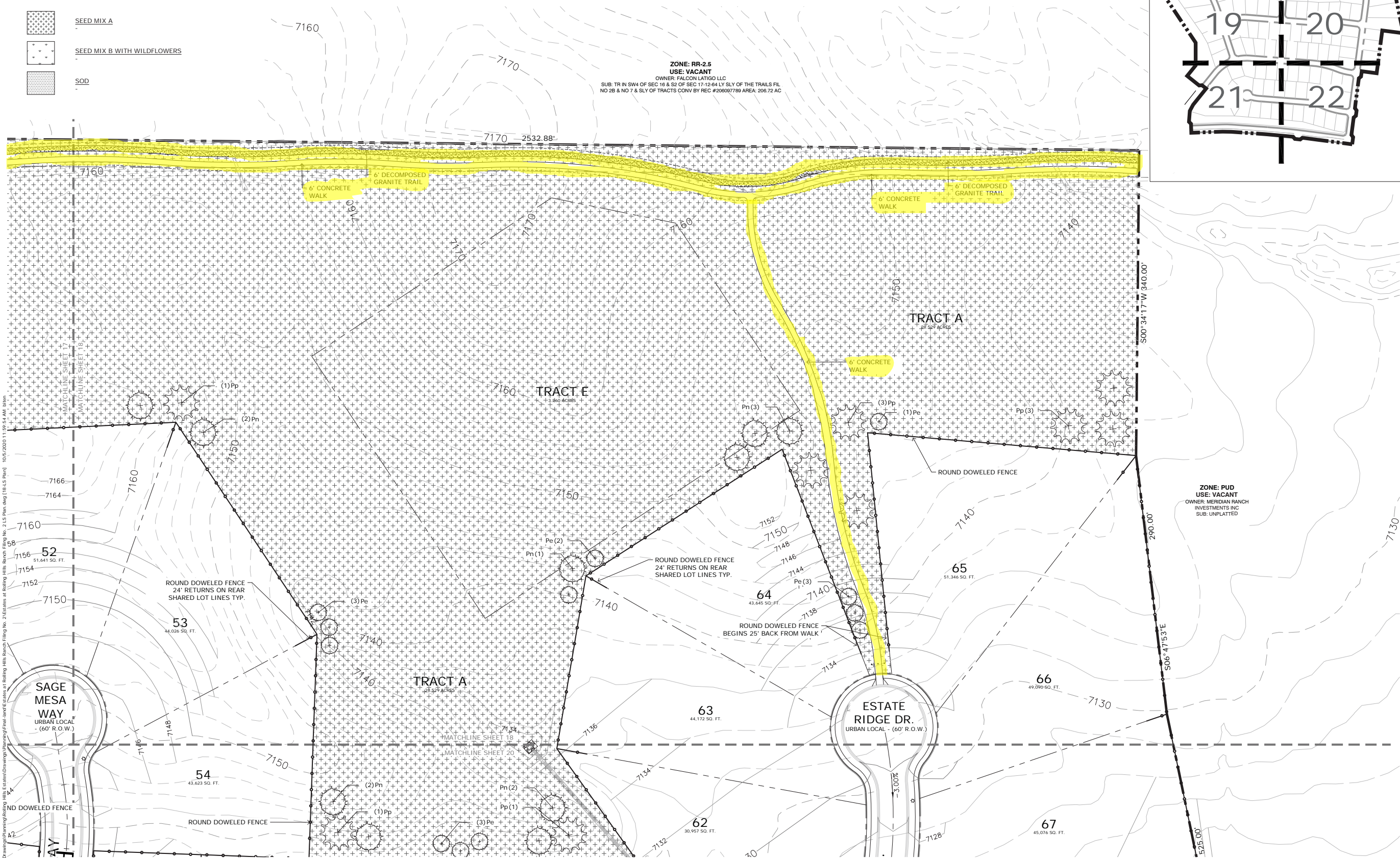
DATE: 10.05.2020 BY: B.I. DESCRIPTION: COUNTY COMMENT

LANDSCAPE PLAN

18  
OF 23

ZONE: RR-2.5  
USE: VACANT  
OWNER: FALCON LATIGO LLC  
SUB: TR IN SW4 OF SEC 16 & S2 OF SEC 17-12-64 LY SLY OF THE TRAILS FIL  
NO 2B & NO 7 & SLY OF TRACTS CONV BY REC #206097789 AREA: 206.72 AC

ZONE: PUD  
USE: VACANT  
OWNER: MERIDIAN RANCH  
INVESTMENTS INC  
SUB: UNPLATTED



Tel. 719.471.0073  
Fax 719.471.0267

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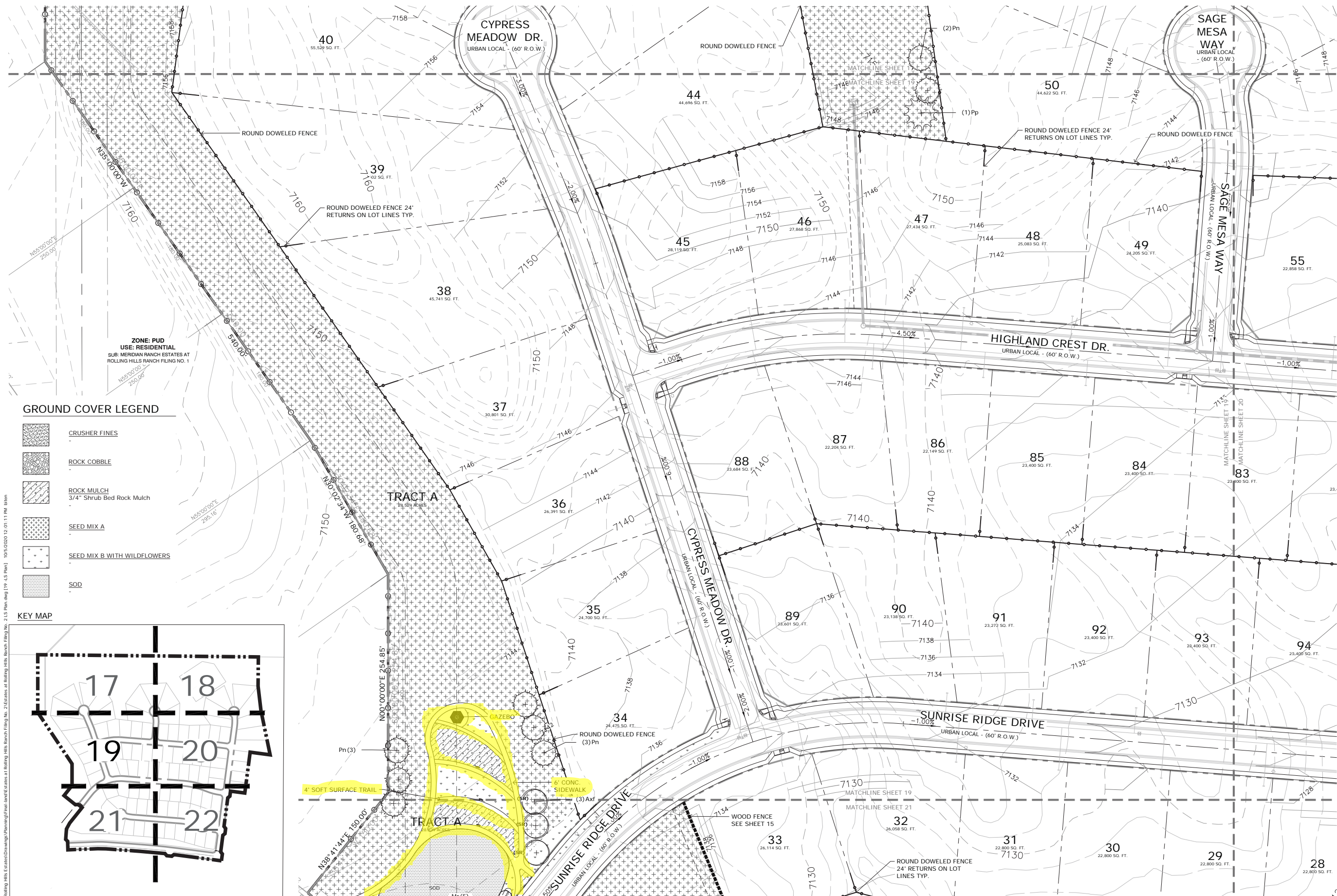
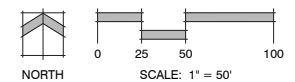
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PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 07.28.2020  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

## LANDSCAPE PLAN

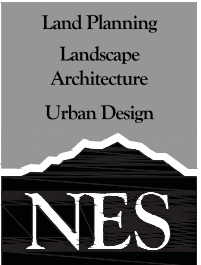
19 OF 23



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DATE: 07.28.2020  
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ENTITLEMENT

DATE: 10.05.2020  
BY: B.I.  
DESCRIPTION: COUNTY COMMENT

LANDSCAPE PLAN

20  
OF 23

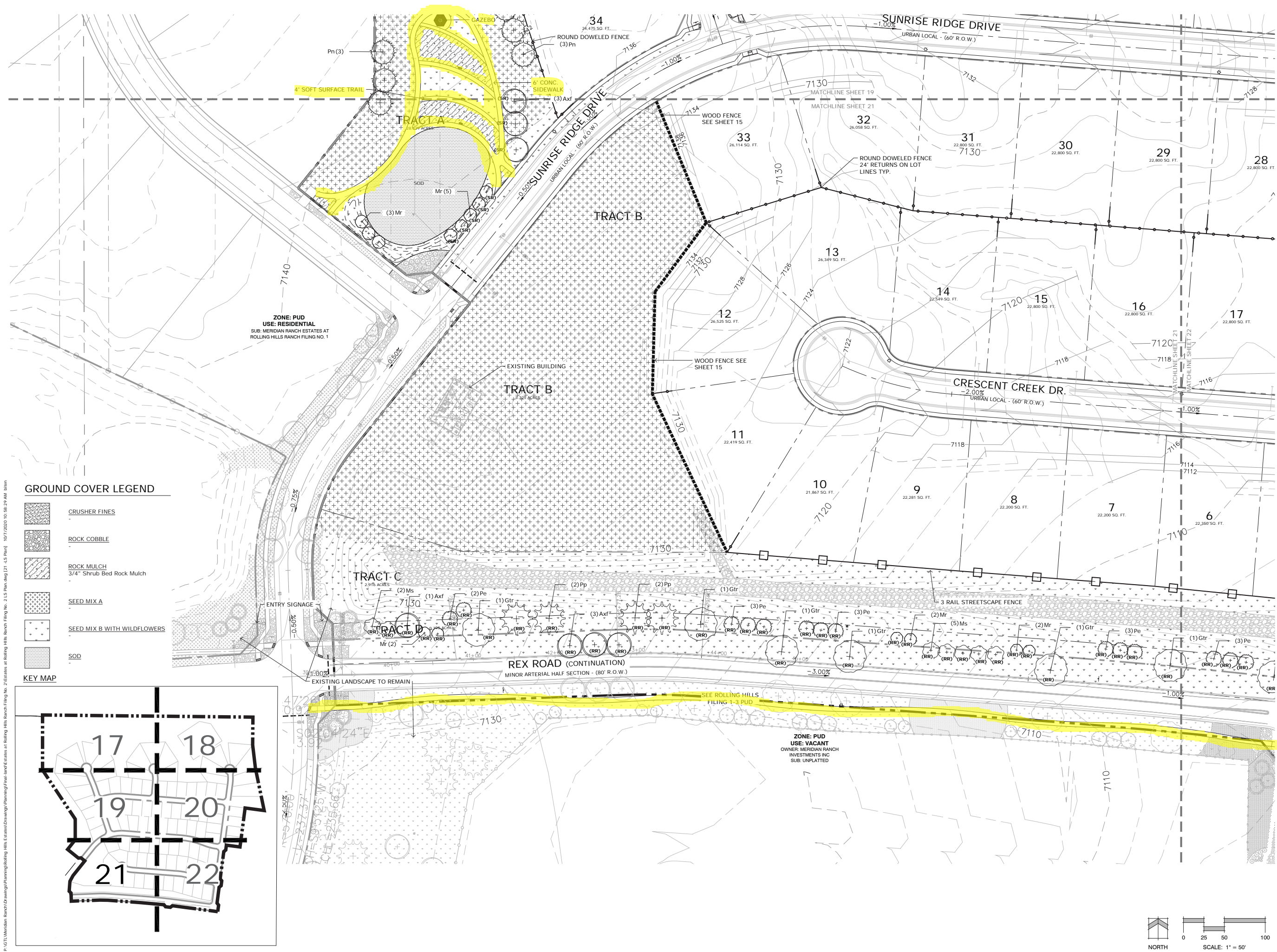
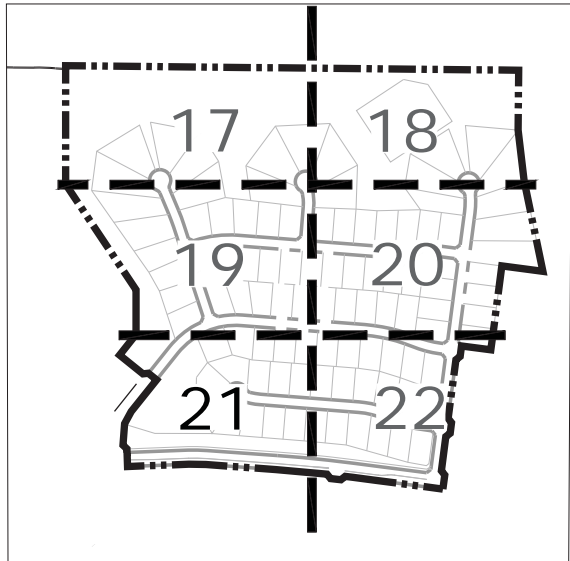


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GROUND COVER LEGEND

- CRUSHER FINES
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- ROCK MULCH  
3/4" Shrub Bed Rock Mulch
- SEED MIX A
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KEY MAP



Land Planning  
Landscape  
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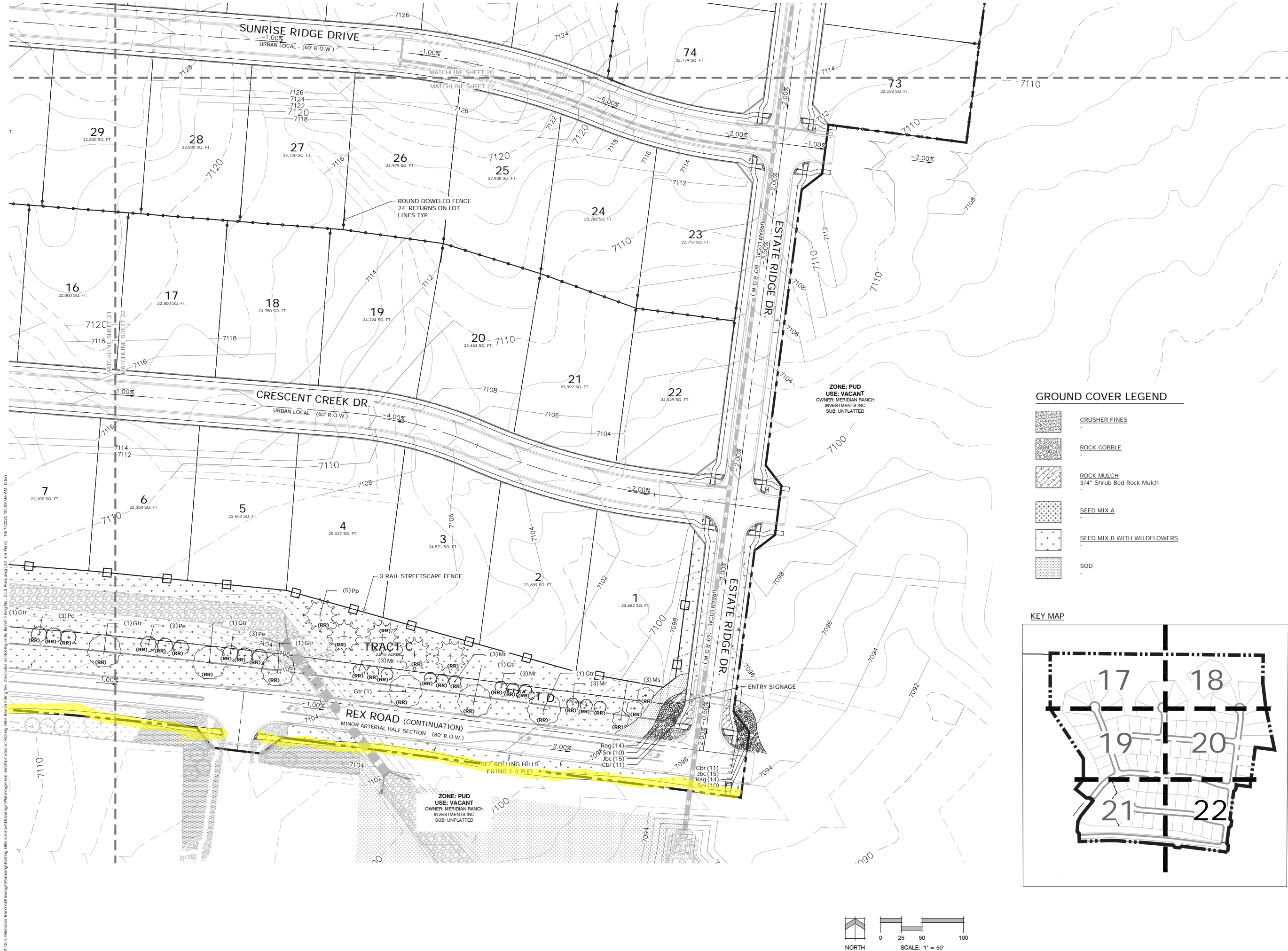
DATE: 10.05.2020 BY: B.I. DESCRIPTION: COUNTY COMMENT

LANDSCAPE PLAN

21  
OF 23

PUD SP 204

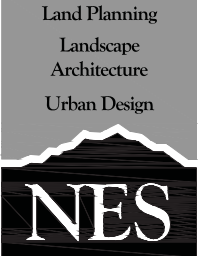
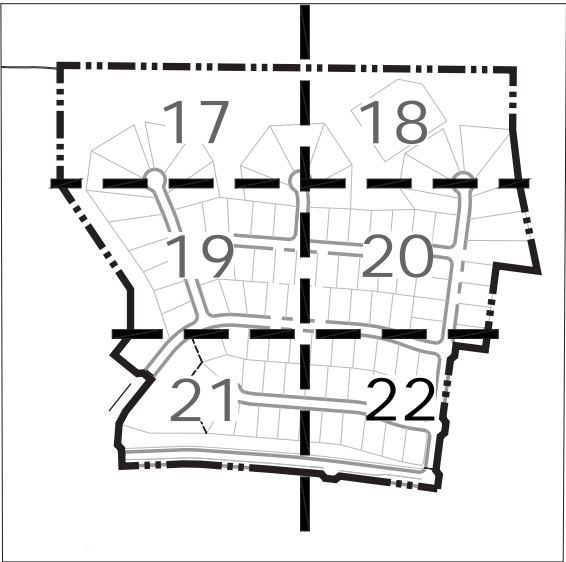




GROUND COVER LEGEND

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3/4" Shrub Bed Rock Mulch
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KEY MAP



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DATE: 07.28.2020  
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PREPARED BY: B. ITEN

ENTITLEMENT

DATE: 10.05.2020 BY: B.I. DESCRIPTION: COUNTY COMMENT

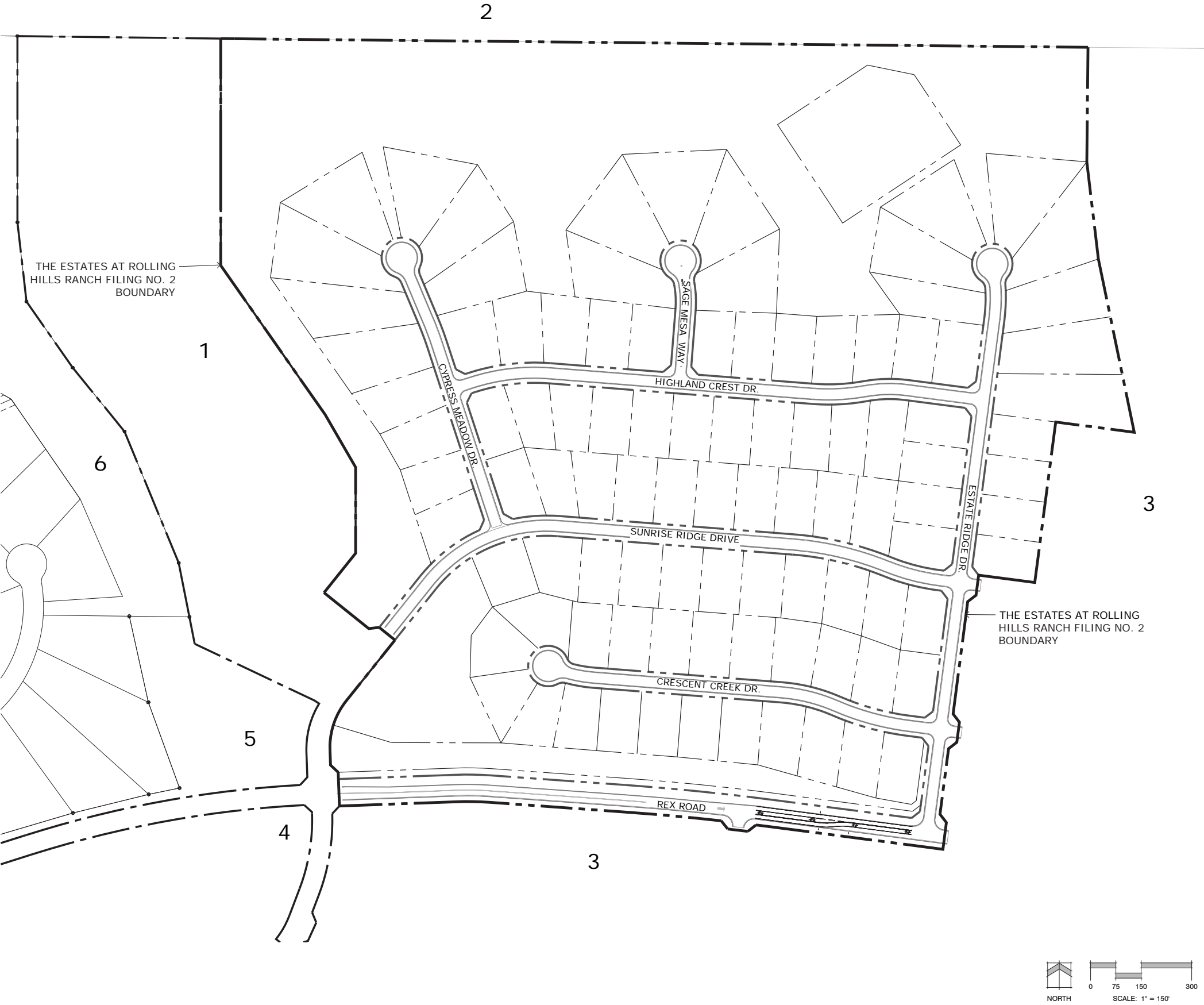
LANDSCAPE PLAN

22  
OF 23

PUD SP 204

ADJACENT PROPERTY OWNERS:

1. MERIDIAN RANCH INVESTMENTS INC  
PO BOX 80036 SAN DIEGO CA, 92138-0036
2. FALCON LATIGO LLC  
5350 S ROSLYN ST STE 400 ENGLEWOOD CO, 80111-2125
3. MERIDIAN RANCH INVESTMENTS INC  
PO BOX 80036 SAN DIEGO CA, 92138-0036
4. MARTIN, DAVID AND CINDY  
12860 CLARK PEAK CT PEYTON CO, 80831-4477
5. MANNERS, RONALD AND BELLE  
12665 BLACK HILLS DR PEYTON CO, 80831-4469
6. MERIDIAN SERVICE METROPOLITAN DISTRICT  
C/O COMMUNITY RESOURCE SERVICES  
11886 STAPLETON DR PEYTON CO, 80831



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THE ESTATES  
AT ROLLING  
HILLS RANCH  
FILING NO. 2  
  
PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

PROJECT INFO	DATE:	07.28.2020
	PROJECT MGR:	J. ROMERO
	PREPARED BY:	B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
10.05.2020	B.I.	COUNTY COMMENTS

ADJACENT OWNERS

23  
OF 23

PUD SP 204



## PLAT NO. \_\_\_\_\_



KNOW ALL MEN BY THESE PRESENTS:  
THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE  
METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

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

BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT B OF THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1, RECORDED WITH RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE NORTHEAST 1/4 OF SAID SECTION 19;

1. THENCE S89°18'07"E ALONG SAID SECTION 19 A DISTANCE OF 40.70 FEET TO THE NORTHWEST CORNER OF SAID SECTION 20;
2. THENCE S82°25'43"E, ALONG THE NORTHERN LINE OF SAID SECTION 20 A DISTANCE OF 2532.88 FEET;
3. THENCE S00°34'17"W A DISTANCE OF 34.00 FEET;
4. THENCE S06°47'53"E A DISTANCE OF 290.00 FEET;
5. THENCE S11°14'55"E A DISTANCE OF 525.00 FEET;
6. THENCE N82°33'58"W A DISTANCE OF 235.05 FEET;
7. THENCE S07°26'02"W A DISTANCE OF 480.00 FEET;
8. THENCE N82°33'58"W A DISTANCE OF 168.00 FEET;
9. THENCE S07°26'02"W A DISTANCE OF 60.00 FEET;
10. THENCE S52°26'02"W A DISTANCE OF 31.11 FEET;
11. THENCE S07°26'02"W A DISTANCE OF 336.00 FEET;
12. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
13. THENCE S07°26'02"W A DISTANCE OF 60.00 FEET;
14. THENCE S52°26'02"W A DISTANCE OF 31.11 FEET;
15. THENCE S07°26'02"W A DISTANCE OF 196.00 FEET;
16. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
17. THENCE S07°26'02"W A DISTANCE OF 80.00 FEET;
18. THENCE N82°33'58"W A DISTANCE OF 518.76 FEET TO A CURVE TO THE LEFT;
19. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 00°18'41", AN ARC LENGTH OF 40.44 FEET, WHOSE LONG CHORD BEARS N82°43'19"W A DISTANCE OF 40.44 FEET;
20. THENCE S51°52'47"W A DISTANCE OF 61.03 FEET;
21. THENCE N81°52'41"W A DISTANCE OF 30.00 FEET;
22. THENCE N38°26'09"W A DISTANCE OF 31.03 FEET TO A NON-TANGENT CURVE TO THE LEFT;
23. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 7440.00 FEET, A DELTA ANGLE OF 02°14'02", AN ARC LENGTH OF 290.08 FEET, WHOSE LONG CHORD BEARS N84°47'44"W A DISTANCE OF 290.06 FEET;
24. THENCE N85°54'45"W A DISTANCE OF 400.64 FEET TO A CURVE TO THE LEFT;
25. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 900.00 FEET, A DELTA ANGLE OF 06°09'39", AN ARC LENGTH OF 96.77 FEET, WHOSE LONG CHORD BEARS N88°59'34"W A DISTANCE OF 96.73 FEET;
26. THENCE S87°55'36"E A DISTANCE OF 348.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID THE EASTERLY STATE AT ROLLING HILLS RANCH FILING NO. 1;

THE FOLLOWING FOURTEEN (14) COURSES ARE ON SAID BOUNDARY LINE

27. THENCE N02°04'24"W A DISTANCE OF 100.00 FEET;
28. THENCE N47°04'24"W A DISTANCE OF 31.11 FEET;
29. THENCE N02°04'24"W A DISTANCE OF 45.00 FEET TO A CURVE TO THE RIGHT;
30. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 40°46'08", AN ARC LENGTH OF 156.54 FEET, WHOSE LONG CHORD BEARS N18°18'40"E A DISTANCE OF 153.26 FEET;
31. THENCE N38°41'44"E A DISTANCE OF 231.44 FEET;
32. THENCE N51°18'16"W A DISTANCE OF 60.00 FEET;
33. THENCE S83°41'44"W A DISTANCE OF 31.11 FEET;
34. THENCE N51°18'16"W A DISTANCE OF 170.23 FEET;
35. THENCE N38°41'44"E A DISTANCE OF 150.00 FEET;
36. THENCE N00°00'00"E A DISTANCE OF 254.85 FEET;
37. THENCE N30°02'34"W A DISTANCE OF 180.68 FEET;
38. THENCE N35°00'00"W A DISTANCE OF 540.00 FEET;
39. THENCE N00°00'00"E A DISTANCE OF 232.89 FEET;
40. THENCE N00°00'00"E A DISTANCE OF 108.00 FEET;
41. THENCE N00°00'00"E A DISTANCE OF 332.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 117.211 ACRES, MORE OR LESS

- NOTES:

- BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, T12S, R6E OF THE 6TH PM., WHICH IS ASSUMED TO BEAR S89°18'12"E FROM THE NORTHWEST CORNER OF SECTION 19, T12S, R6E OF THE 6TH PM., MONUMENTS PLS 2496A) TO THE NORTH QUARTER CORNER OF SECTION 19 (3.25" ALUM. CAP PLS 2496A).
- (2) THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO REX ROAD.
- (3) ALL LOT LINES ADJACENT TO STREETS ARE HEREBY PLATTED WITH A 10 FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE ENTIRE AREA OF THESE EASEMENTS ARE HEREBY RESERVED FOR UTILITY PURPOSES WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GIL INC. DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- (4) UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GIL INC. DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- (5) ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- (6) THE WATER AND SEWER PROVIDER SHALL BE MERIDIAN SERVICE METROPOLITAN DISTRICT.
- (7) NO STRUCTURES OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS OR NO-BUILD ZONES, EXCEPT FENCES; FENCES SHALL NOT IMPEDE RUNOFF FROM CHANGING DRAINAGE SWALES.
- (8) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- (9) ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- (10) THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1987, AND RECORDED IN ROAD BOOK "A" AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECORDERATION OF THIS PLAT.
- (11) WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD CONSIDER THAT THE COMPLIANCE OF A WATER SUPPLY BASED ON WHAT IS 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. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- (12) DUE TO POTENTIAL FOR HIGH GROUND WATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
- (13) DEVELOPER MUST COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- (14) TRACT A IS HEREBY DEDICATED AS PARK, TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT. TRACT B IS HEREBY DEDICATED AS WATER TREATMENT FACILITY, OFFICE, MAINTENANCE WAREHOUSE AND STORAGE, TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT. TRACT C IS HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT. THE ENTIRE AREA OF THESE TRACTS ARE TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT AND GIL INC. DBA GTL DEVELOPMENT, INC. WHEREBY TRACT A AND UTILITY TRACT, WITH THE RESERVATION FOR FUTURE RIGHT-OF-WAY OF REX ROAD. TRACT E IS HEREBY DEDICATED AS WATER STORAGE FACILITY, MAINTENANCE WAREHOUSE AND STORAGE, TRAIL, LANDSCAPE, DRAINAGE, AND UTILITY TRACT. THE ENTIRE AREA OF THESE TRACTS ARE TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT AND GIL INC. DBA GTL DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. ALL OPEN SPACE/LANDSCAPE TRACTS ARE RESTRICTED TO NON-MOTORIZED USE ONLY.
- (15) EASEMENTS AND RIGHT-OF-WAYS WERE BASED ON TITLE COMMITMENT NO. \_\_\_\_\_ BY HERITAGE TITLE COMPANY, DATED \_\_\_\_\_
- (16) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- (17) ALL PUBLIC LAND SURVEY INFORMATION AS SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY URS CORPORATION DATED APRIL 13, 2000. BOUNDARY SURVEY IS RECORDED WITH RECEPTION NUMBER 20190096 OF EL PASO COUNTY RECORDS.
- (18) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT AS ATTACHED TO THIS PLAT AND IS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
- (19) THE PLAT IS REGULATED BY A P.D. DEVELOPMENT PLAN FILES PUB-PSP--204 AS RECORDED WITH RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- (20) ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS:
- (21) NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATE OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- (22) NO OBSTRUCTION GREATER THAN EIGHTEEN INCHES (18") IS ALLOWED IN A TWENTY-FIVE FOOT (25') BY TWENTY-FIVE FOOT (25') SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS. NO OBSTRUCTION GREATER THAN FOURTEEN INCHES (14") IS ALLOWED IN A THIRTY FOOT (30') BY THIRTY FOOT (30') SIGHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS ALONG REX ROAD.
- (23) MAILBOXES shall BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- (24) ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD AND SHALL NOT BE SUBJECT TO PARTIALITY. THE EL PASO COUNTY COLLECTORSHIP PROGRAM, IN ACCORDANCE WITH THE PROVISIONS OF THE FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT CONCERNING WOODMEN ROAD ADOPTED PURSUANT TO RESOLUTION NO. 13-041.
- (25) FLOOD PLAIN: ACCORDING TO THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, THE SUBJECT PROPERTY IS LOCATED OUTSIDE THE BOUNDARY OF THE 100 YEAR FLOODPLAIN.
- (26) SIGHT DISTANCE EASEMENTS SHALL BE DEDICATED TO EL PASO COUNTY. MAINTENANCE OF THE SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY OBJECT WITHIN THE SIGHT DISTANCE SHALL BE REMOVED OR LOWERED. TREES SHALL BE REMOVED OR LOWERED. TREES WILL BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- 27) LOTS 1-9B ACREAGE:       64.037  
TRACT A-D ACREAGE:      38.825  
STREET ACREAGE:          4.349  
TOTAL ACREAGE:             107.211

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST, AND OTHER INTERESTED PARTIES TO THE ESTATES HEREIN REFERENCED, HAVE AGREED TO, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE ESTATES AT ROLLING HILL RANCH FLAT 2." ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO THE PUBLIC OF THE STATE OF COLORADO. THE PUBLIC IMPROVEMENTS SO DEDICATED TO THE PUBLIC OF THE STATE OF COLORADO WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, AND THE PUBLIC OF THE STATE OF COLORADO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAME. UPON ACCEPTANCE BY RESOLUTION, THE PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND THE PUBLIC OF THE STATE OF COLORADO SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SAME. THE UNDERSIGNED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO SAID LANDS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:  
GTL, INC. DBA GTL DEVELOPMENT, INC., RAUL GUZMAN, VICE PRESIDENT HAS  
CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_.

GTL, INC., DBA GTL DEVELOPMENT, INC.

BY: \_\_\_\_\_  
RAUL GUZMAN, VICE PRESIDENT

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY RAUL GUZMAN, VICE PRESIDENT, GTL, INC. DBA GTL DEVELOPMENT, INC.

NOTARY PUBLIC \_\_\_\_\_ ADDRESS \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

MERIDIAN SERVICE METROPOLITAN DISTRICT

BY: MITLON GABRIELSKI, PRESIDENT

STATE OF COLORADO )  
COUNTY OF EL PASO )<sup>SS</sup>

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY MILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT.

NOTARY PUBLIC ADDRESS

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

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

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_.

JAMES F. LENZ  
COLORADO REGISTERED PLS NO. 34583

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



APPROVALS:

PLANNING AND COMMUNITY DEVELOPMENT:

THE ACCOMPANYING PLAT OF "THE ESTATES AT ROLLING HILLS RANCH FILING 2",  
EL PASO COUNTY, COLORADO, WAS APPROVED FOR FILING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CLERK AND RECORDER

STATE OF COLORADO  
COUNTY OF EL PASO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY.

**FEEs:**

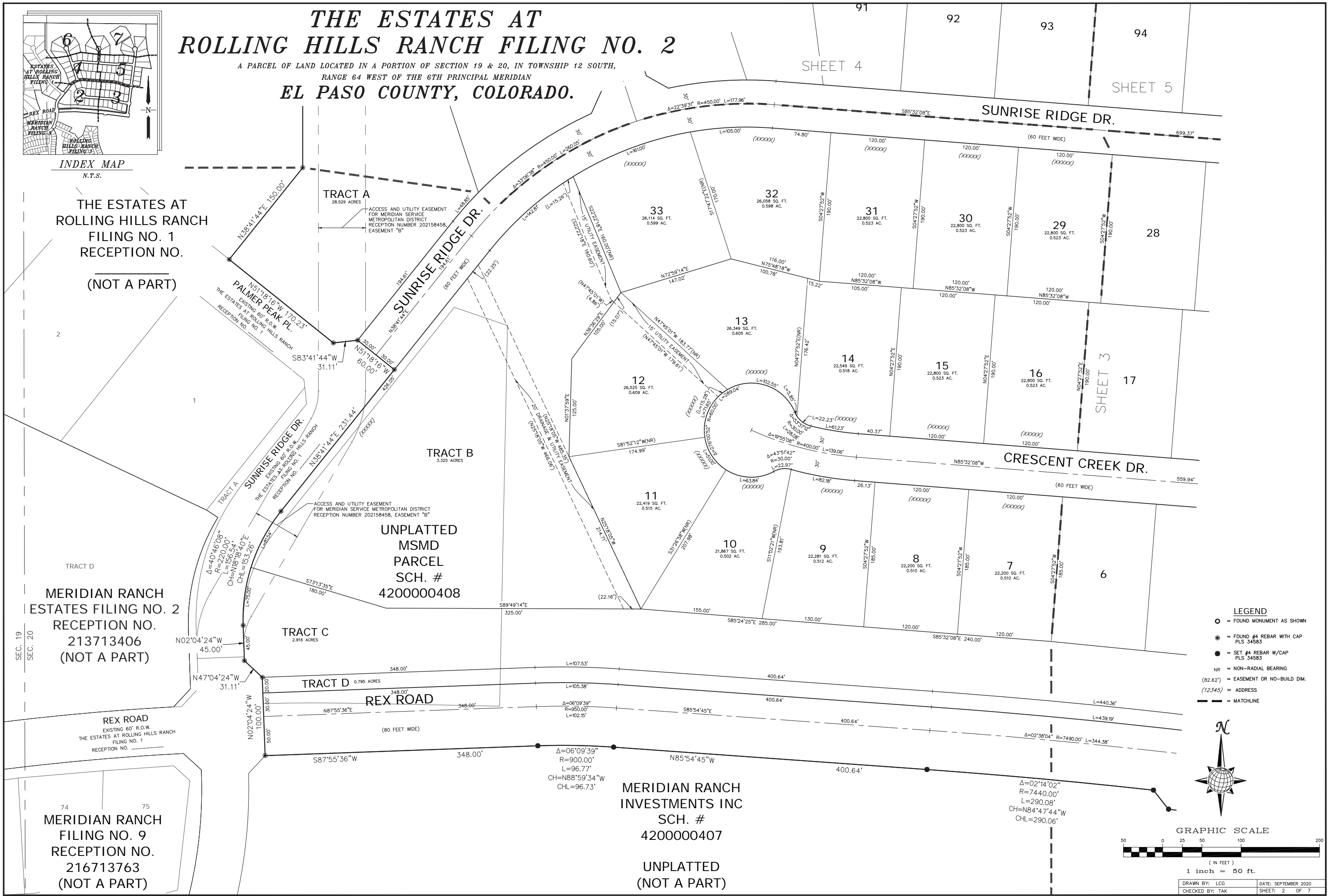
RECEIPT NO: \_\_\_\_\_  
 PLAT FEE: \_\_\_\_\_  
 SURCHARGE: \_\_\_\_\_  
 SCHOOL: \_\_\_\_\_  
 PARK: \_\_\_\_\_  
 BRIDGE: \_\_\_\_\_  
 DRAINAGE: \_\_\_\_\_

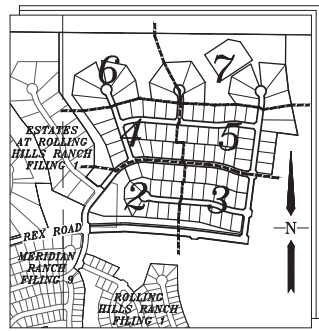
DRAWN BY: LCG	DATE: SEPTEMBER 2020
CHECKED BY: TAK	SHEET: 1 OF 7



S:\OneDrive\CallProj\Estates at Rolling Hills Filing 2\DWG\PLAN SHEETS\PLAN\THE ESTATES AT ROLLING HILLS RANCH FILING 2 PLAT.dwg, 9/28/2020 3:56:27 PM

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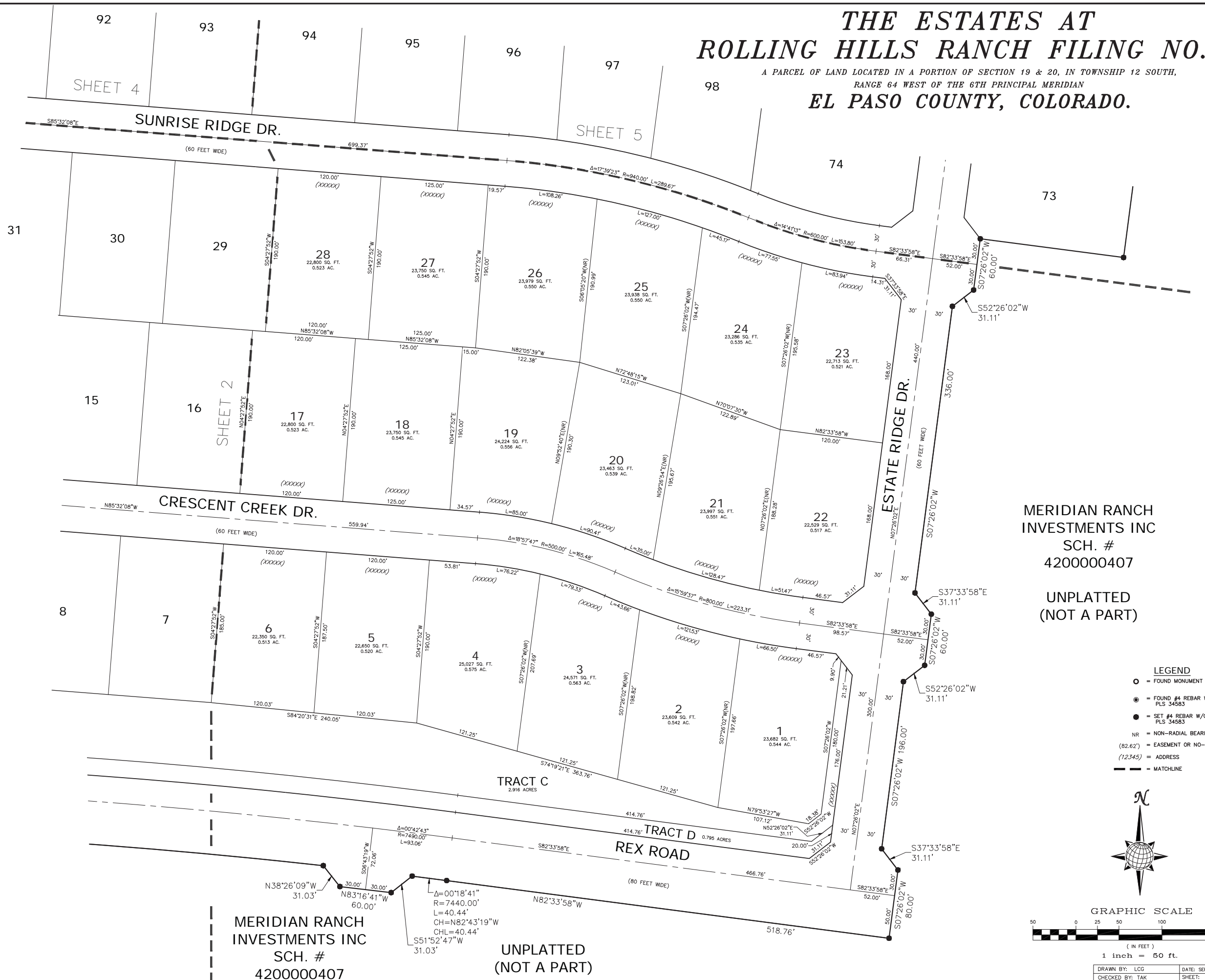




INDEX MAP  
N.T.S.

# THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

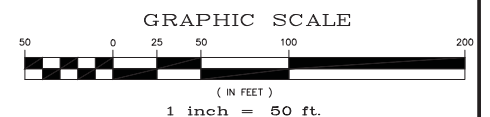
A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 19 & 20, IN TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO.



MERIDIAN RANCH  
INVESTMENTS INC  
SCH. #  
4200000407

UNPLATTED  
(NOT A PART)

- LEGEND**
- = FOUND MONUMENT AS SHOWN
  - = FOUND #4 REBAR WITH CAP PLS 34583
  - = SET #4 REBAR W/CAP PLS 34583
  - NR = NON-RADIAL BEARING
  - (82.62) = EASEMENT OR NO-BUILD DIM.
  - (12345) = ADDRESS
  - = MATCHLINE

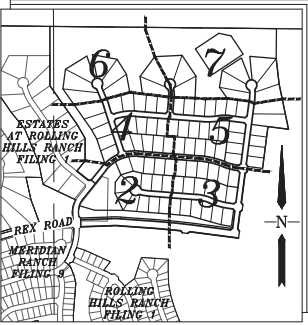


DRAWN BY: LCG DATE: SEPTEMBER 2020  
CHECKED BY: TAK SHEET: 3 OF 7

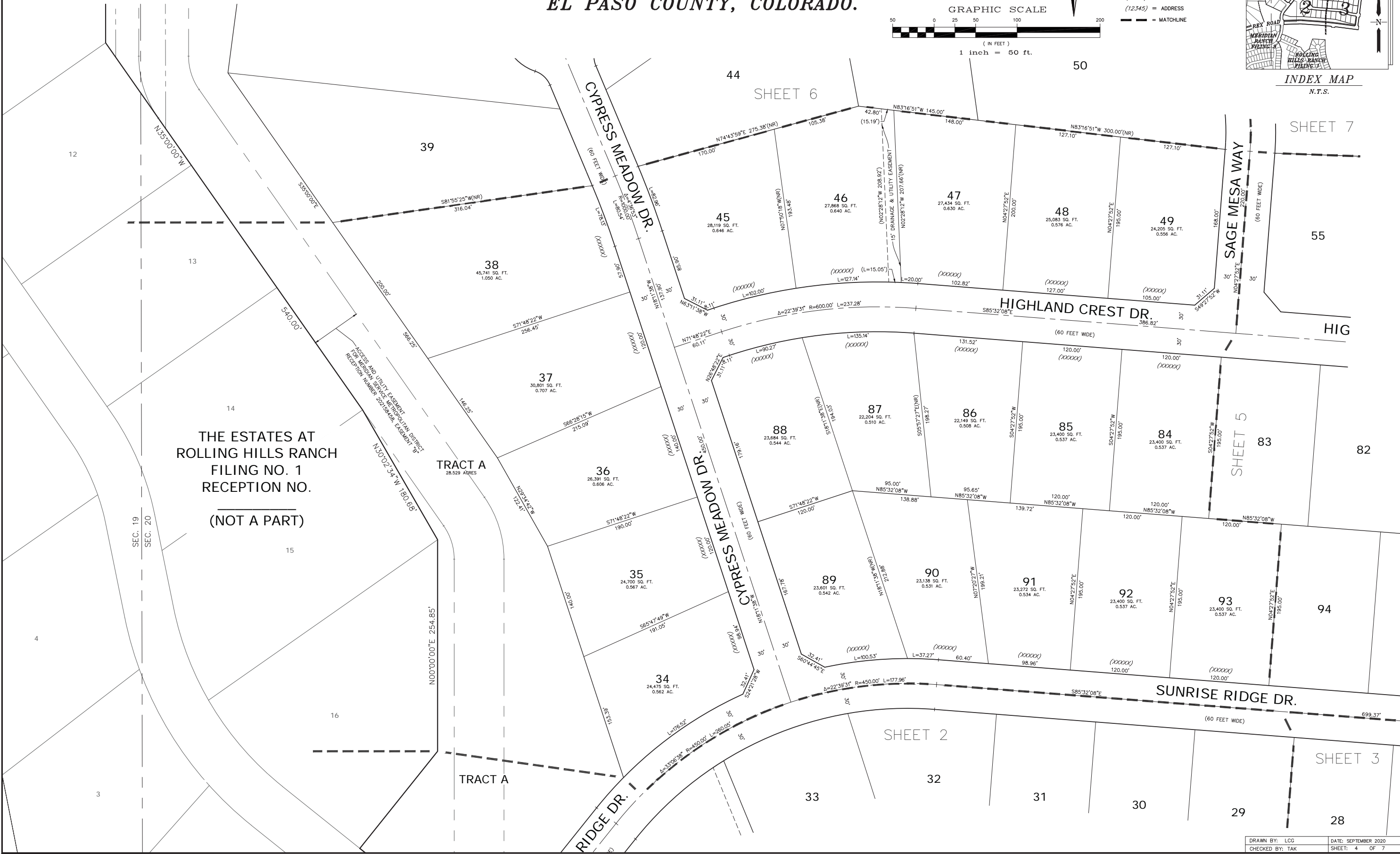
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ROLLING HILLS RANCH FILING NO. 2  
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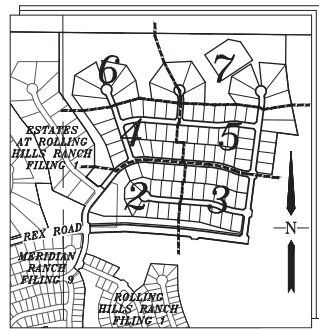
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INDEX MAP  
N.T.S.







SHEET 6

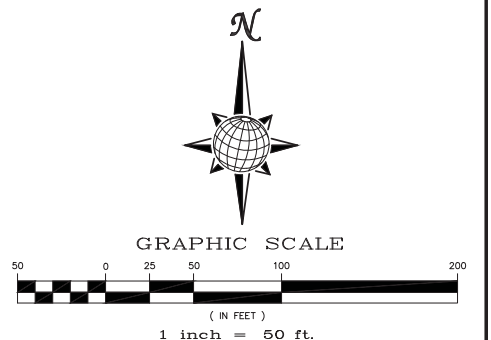
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# THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

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EL PASO COUNTY, COLORADO.



MERIDIAN RANCH  
INVESTMENTS INC  
SCH. #  
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(NOT A PART)



DRAWN BY: LCG DATE: SEPTEMBER 2020  
CHECKED BY: TAK SHEET: 5 OF 7

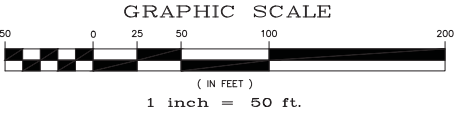
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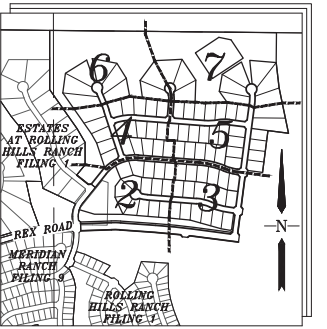
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BOLAND FAMILY  
REVOC LIVING TRUST  
SCH. #  
4218000011  
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THE ESTATES AT  
ROLLING HILLS RANCH  
FILING NO. 1  
RECEPTION NO.  
(NOT A PART)



- LEGEND
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INDEX MAP  
N.T.S.

SEC. 18  
SEC. 17  
NE CORNER SECTION 19,  
FOUND 3 1/4" ALUMINUM CAP  
ON #6 REBAR STAMPED  
"NOLTE LS 25955 2015"

SEC. 18  
SEC. 19  
P.O.B.

SEC. 17  
SEC. 20  
(12.41')  
(Δ=8°09'49" R=981.50' L=139.85')  
(Δ=17°11'19" R=418.50' L=125.56')

(Δ=8°06'42" R=1006.50' L=142.50')  
(Δ=17°11'19" R=393.50' L=118.05')

25' TRAIL  
EASEMENT

ACCESS AND UTILITY EASEMENT  
FOR MERIDIAN SERVICE METROPOLITAN DISTRICT  
RECEPTION NUMBER 202158458, EASEMENT "B"

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## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Paint Brush Hills Filing No. 14 Preliminary Plan and Final Plat

**Agenda Date:** November 12, 2020

**Agenda Item Number:** #6 - C

**Presenter:** Ross Williams, Park Planner

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

#### Background Information:

This is a request by Matrix Design Group on behalf of Aeroplaza Fountain, LLC, for approval of Paint Brush Hills Filing No. 14 Preliminary Plan and Final Plat. Paint Brush Hills, located on Londonderry Drive northwest of the intersection of Stapleton Drive and Meridian Road, is zoned RS-20000, but a large portion of the filing will be rezoned to RS-6000 to accommodate smaller lot sizes. This proposed 88.63-acre development will include 224 single-family residential lots, with a minimum lot size of 6,000 square feet. The property is within the Falcon-Peyton Small Area Master Plan and Black Forest Preservation Plan boundaries.

Paint Brush Hills Filing No. 14 falls within Tract E of Paint Brush Hills Filing No. 13E, which was endorsed by the Park Advisory Board in August 2018 and approved by the Board of County Commissioners in October 2019. At that time, Tract E was designated for future development, and the 2013 El Paso County Parks Master Plan showed impacts to both the Arroyo Lane Primary Regional Trail and the Woodmen Hills Secondary Regional Trail. As such, the following recommendation was included in the endorsement of Filing No. 13E:

*Recommend to the Planning Commission and the Board of County Commissioners that the approval of Paint Brush Hills Filing No. 13E Final Plat include the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the entire northern boundary of Paint Brush Hills Filing No. 13E, including Tracts A, D, E, and F, that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Primary Regional Trail, (2) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the entire western boundary of Paint Brush Hills Filing No. 13E, Tract E, that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and (3) require fees in lieu of land dedication for regional park purposes in the amount of \$67,940.*

Since 2018, a reroute of the Woodmen Hills Secondary Regional Trail was proposed to better align with other proposed major developments in the area, including Bent Grass, The Ranch, and Sterling Ranch, all of which are located to the south or southwest of



Paint Brush Hills. The relocation of the Woodmen Hills Secondary Regional Trail removes it from Paint Brush Hills Filing No. 13E, Tract E, and subsequently from Filing No. 14. The Arroyo Lane Regional Trail remains unaffected by the relocation and is therefore impacted by Filing No. 14.

The Paint Brush Hills Filing No. 14 Final Plat drawings show a 4,930' section of a 25' regional trail easement along the northern boundary of the property, which will allow for the construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail. This trail easement was added to the Filing No. 13E Final Plat prior to the approval and recording of the Final Plat. However, this trail easement is not dedicated to El Paso County in either the BoCC-approved Filing No. 13E or Filing No. 14 Final Plat General Notes, although the Filing No. 13E Final Plat drawings do indicate a dedication. While staff appreciates the inclusion of the trail easement on the Final Plat drawings, staff recommends that the applicant include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroyo Lane Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat.

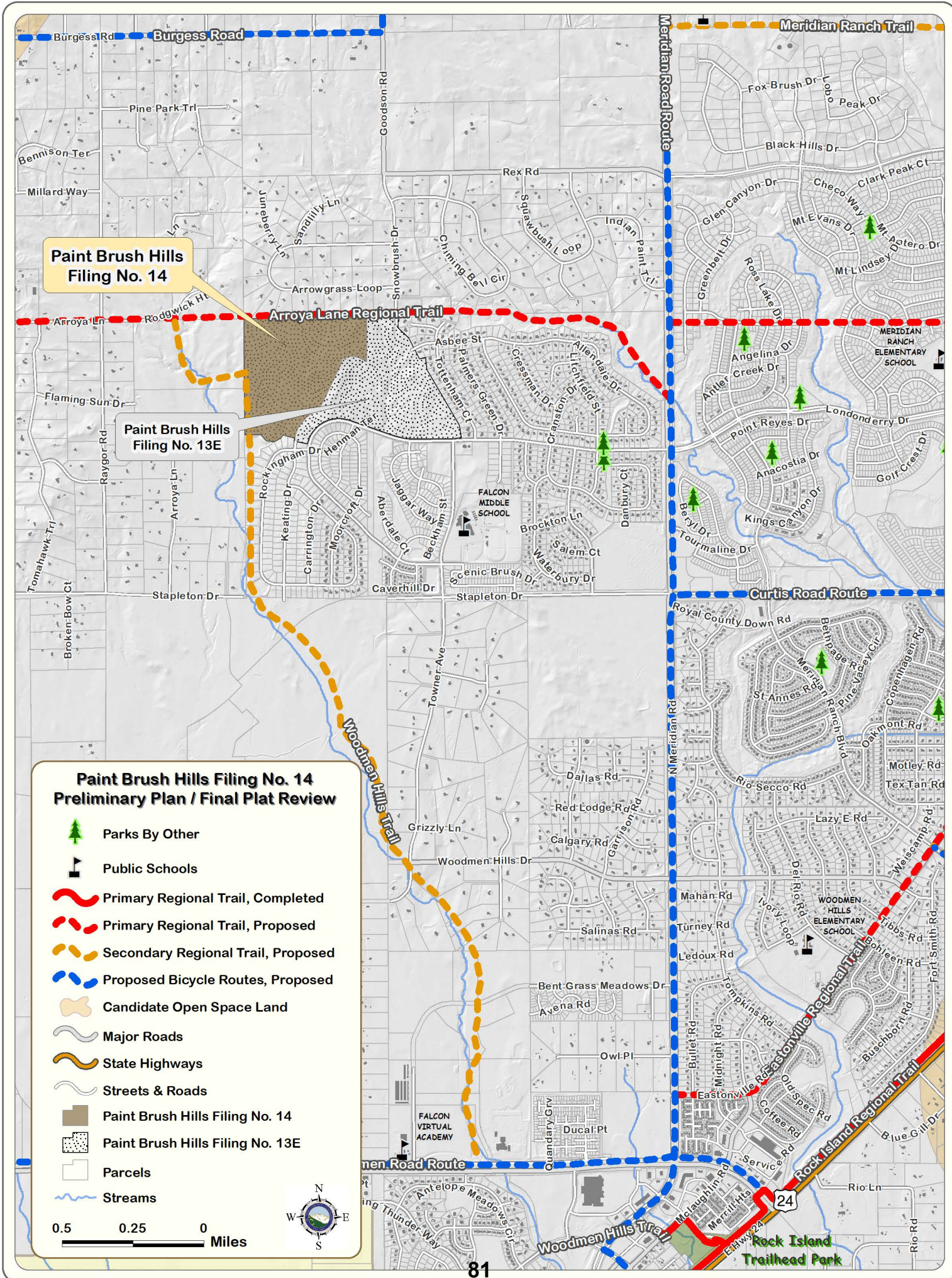
#### **Recommended Motion (Preliminary Plan):**

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 Paint Brush Hills Filing No. 14 Preliminary Plan: (1) include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroyo Lane Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) fees in lieu of land dedication for regional park purposes in the total amount of \$104,608 and urban park fees in the total amount of \$66,080 will be required at the time of the recording of the forthcoming Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.

#### **Recommended Motion: (Filing No. 14 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 Paint Brush Hills Filing No. 14 Final Plat: (1) include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroyo Lane Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$104,608 and urban park fees in the amount of \$66,080. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.







Development  
Application  
Permit  
Review



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

November 12, 2020

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

Name:	Paint Brush Hills Filing No. 14 Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-20-006	Total Acreage:	88.63
		Total # of Dwelling Units:	224
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	6.32
Aeroplaza Fountain, LLC	Matrix Design Group	Regional Park Area:	2
212 North Wasatch Avenue	2435 Research Parkway	Urban Park Area:	3
Suite 301	Suite 300	Existing Zoning Code:	RS-20000
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Proposed Zoning Code:	RS-6000

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.
<b>LAND REQUIREMENTS</b>	Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres): <b>YES</b>
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 3</b>
0.0194 Acres x 224 Dwelling Units = 4.346	Neighborhood: 0.00375 Acres x 224 Dwelling Units = 0.84
<b>Total Regional Park Acres: 4.346</b>	Community: 0.00625 Acres x 224 Dwelling Units = 1.40
	<b>Total Urban Park Acres: 2.24</b>
<b>FEE REQUIREMENTS</b>	
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 3</b>
\$467 / Dwelling Unit x 224 Dwelling Units = \$104,608	Neighborhood: \$116 / Dwelling Unit x 224 Dwelling Units = \$25,984
<b>Total Regional Park Fees: \$104,608</b>	Community: \$179 / Dwelling Unit x 224 Dwelling Units = \$40,096
	<b>Total Urban Park Fees: \$66,080</b>

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Paint Brush Hills Filing No. 14 Preliminary Plan: (1) include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroyo Lane Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the forthcoming Final Plat; (2) fees in lieu of land dedication for regional park purposes in the total amount of \$104,608 and urban park fees in the total amount of \$66,080 will be required at the time of the recording of the forthcoming Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat.
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Park Advisory Board Recommendation:

Development  
Application  
Permit  
Review



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

November 12, 2020

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

Name:	Paint Brush Hills Filing No. 14 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-20-024	Total Acreage:	88.63
		Total # of Dwelling Units:	224
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	6.32
Aeroplaza Fountain, LLC	Matrix Design Group	Regional Park Area:	2
212 North Wasatch Avenue	2435 Research Parkway	Urban Park Area:	3
Suite 301	Suite 300	Existing Zoning Code:	RS-20000
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Proposed Zoning Code:	RS-6000

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.
--	--

<b>LAND REQUIREMENTS</b>	Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):	<b>YES</b>
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 3</b>	
0.0194 Acres x 224 Dwelling Units = 4.346	Neighborhood: 0.00375 Acres x 224 Dwelling Units = 0.84	
<b>Total Regional Park Acres: 4.346</b>	Community: 0.00625 Acres x 224 Dwelling Units = 1.40	
	<b>Total Urban Park Acres: 2.24</b>	
<b>FEE REQUIREMENTS</b>		
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 3</b>	
\$467 / Dwelling Unit x 224 Dwelling Units = \$104,608	Neighborhood: \$116 / Dwelling Unit x 224 Dwelling Units = \$25,984	
<b>Total Regional Park Fees: \$104,608</b>	Community: \$179 / Dwelling Unit x 224 Dwelling Units = \$40,096	
	<b>Total Urban Park Fees: \$66,080</b>	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Paint Brush Hills Filing No. 14 Final Plat: (1) include language in the Final Plat General Notes that designates and provides to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroyo Lane Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat; (2) require fees in lieu of land dedication for regional park purposes in the amount of \$104,608 and urban park fees in the amount of \$66,080. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.

Park Advisory Board Recommendation:

# Paint Brush Hills Filing 14

## Preliminary Plan, Final Plat and Construction Documents

### Letter of Intent



VICINITY MAP



**Developer:**

Aeroplaza Fountain LLC  
212 N Wahsatch Ave., Suite 301  
Colorado Springs, Colorado 80903  
Ph: (719) 635-3200

**Planners:**

Matrix Design Group  
2435 Research Pkwy, Suite 300  
Colorado Springs, CO 80920  
Ph: (719) 575-0100

**Civil Engineers:**

M&S Civil Consultants, Inc.  
20 Boulder Crescent, Suite 110  
Colorado Springs, CO 80903  
Ph: (719) 955-5485

**Site Location, History, Size, Zoning:**

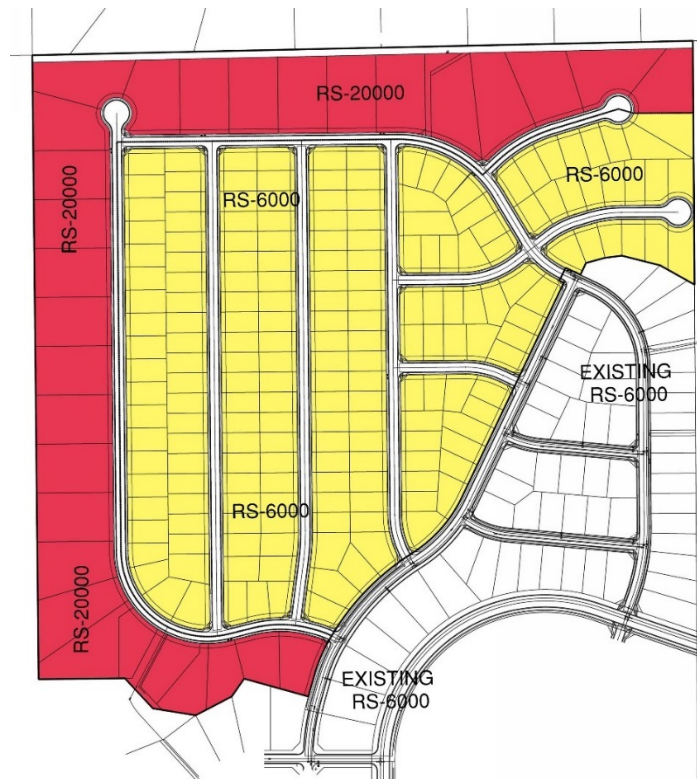
The Paint Brush Hills subdivision encompasses approximately 300 acres and illustrates over 500 residential units. The previously approved 2006 preliminary plan for Paint Brush Hills Filing 14 illustrated approximately 124 residential units and was zoned entirely RS-20,000. The Paint Brush Hills Filing 14 is an 88-acre site in total located at the far northwest corner of Londonderry Drive, west of Meridian Road and north of Stapleton Drive. The site is currently vacant and does not contain any natural features such as streams, creek corridors, rock outcroppings, and does not contain any significant stands of vegetation.

As part of the 2006 approval the perimeter lots to the north and west were a minimum 1 acre in size to act as a transitional buffer from the adjacent larger rural lots. These perimeter lots along the northern and western boundary will remain zoned RS-20,000 with a minimum lot size of 1-acre. The interior portion of Filing 14 is the area proposed for rezoning to RS-6,000 to permit lot sizes of 6,000 square feet and larger.

**Request & Justification:**

The purpose of this application is to request approval of a Preliminary Plan, Final Plat, Pre-Development Early Grading Request, Construction Documents, and request for findings of water sufficiency at the Preliminary Plan stage. A rezone application is currently being reviewed with the El Paso County Planning Department to rezone 55.898 acres of the total 88.632 acres from RS-20,000 to RS-6,000 to permit a minimum size lot of 6,000 square feet. The remaining 32.734 acres will remain zoned RS-20,000 with a minimum lot size of 20,000 square feet of which most are one acre in size.

The preliminary plan and final plat illustrate 224 total units on 88.632 acres for a density of 2.53 Dwelling Units per Acre. The approved densities for this area of Paint Brush Hills offers a mix from 1 DU/ Acre up to 6 DU/ Acre for the Paint Brush Hills Phase 2 area of which this proposed development is located. The perimeter lots, shaded red in the exhibit below, remain as originally approved of which most of these lots are a minimum 1-acre in size following the existing 2006 plans. The portions shaded in yellow indicates the area with lot sizes to be a minimum 6,000 square feet per the RS-6,000 zone. The preliminary plan shows the detailed design of the single-family detached residential community and describes the lot sizes, transportation systems, public rights-of way, and easements necessary for development. As part of the final plat, construction documents and utility plans have been provided for review. Although the minimum lot size permitted per the RS-6,000 zone district, the smallest lot size within the 56-acre yellow highlighted area is designed at 8,450 square feet with many of the lots being 9,000- 11,000 square foot in size.

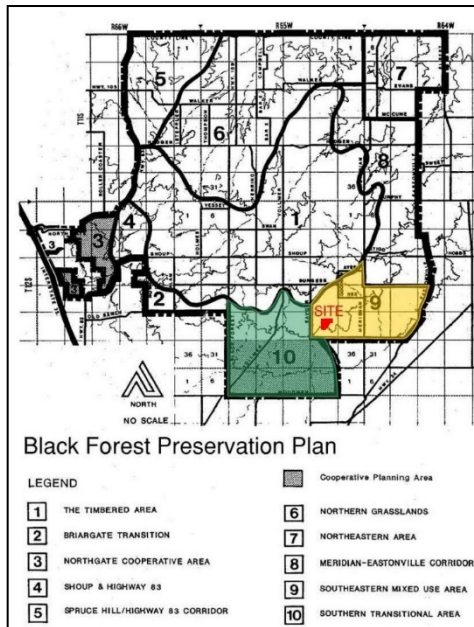


**6,000 SF Minimum Lot Size  
Shown in Yellow**

The site is located within the Falcon/ Peyton Small Area Master Plan and per section 4.4.10 is part of the Black Forest Boundary Area. The project type and intensity of land uses in the vicinity of the shared boundary with Black Forest should be compatible with the long- standing policies of the Black Forest Preservation Plan.

The proposed Paintbrush Hills Filing 14 is located within the southern area of the Black Forest Preservation Plan, Planning Unit 9. The Black Forest Preservation Plan was Paint Brush Hills Filing 14

adopted in 1987 and several key planning units are based upon the unique features of Black Forest. The Black Forest Preservation Plan Unit 9 is known as the Southeastern Mixed-Use Area. The southern portion of this planning unit, including the Paint Brush Hills site, recommends a balanced mix of urban density uses if compatible with adjacent existing development. Any existing rural residential uses should be provided with an adequate buffer. The proposed preliminary site plan meets this provision by retaining the originally approved 1-acre sized lots along the perimeter to the north and west.



In addition, the site is bordered to the west by The Black Forest Preservation Plan Unit 10 identified as the Southern Transitional and Cooperative Planning Area. Key elements of this planning area relate to major transportation corridors and density transitions. One element of this unit is low density residential buffer areas. Overall densities are expected to decrease closer to the Timber Area Edge and large lot clusters should be used to maximize open space. As with the buffering to Unit 9 described above, the proposed preliminary site plan meets this provision by retaining the originally approved 1-acre sized lots along the perimeter to the north and west.

The existing topography is gently rolling, draining to the south/ southwest where an existing off-site detention facility will capture stormwater runoff from this development. A small natural drainage way flows in a southwesterly direction; however, this drainage way is minor in nature and will not be utilized to capture stormwater runoff nor does this drainageway prevent development of this parcel. The review and approval of the utility construction drawings will be provided as part of the future final plat submittals.

The proposed single-family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance with previous area studies even though the density does increase. Water and wastewater sufficiency will be provided with future preliminary plan and final plat submittals. A storm sewer system will convey the flows from the inlets to an existing detention facility found off-site.

The geotechnical investigation prepared by ENTECH Engineering, Inc. from March 5, 2004 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 shallow bedrock and on-site surface drainage. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. Conventional methods can be used to accomplish site grading for rapid conveyance of surface runoff to storm sewer systems, utility installation, and foundation spread footings.

**Total Number of Residential Units, Density, and Lot Sizes:** 224 Single Family Detached Residential Units with a Gross Density of 2.53 DU/ Acre. The minimum lot size shall be 6,000 SF and 20,000 SF as required under the zoning guidelines.

**Types of Proposed Recreational Facilities:**

There are no recreational facilities being proposed with this application for Filing 14. Potential trail corridors within the proposed project limits will be coordinated during the preliminary plan and final plat submittals as part of the detailed lot layout. Any recreational facilities being provided are within the overall Paint Brush Hill development.

**Total Number of Industrial or Commercial Sites:**

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

**Traffic and Proposed Access Locations:**

Primary access to Filing 14 will be via existing Londonderry Drive providing connections to the site from Devoncove Drive and Keating Drive which are being constructed with previous filings of Paint Brush Hills. All roadways are to be public utilizing the residential local cross-section. There are no proposed arterial or collector roadways being provided within Paint Brush Hills Filing 14. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the two access points provided.

**Phasing Plan:**

There is no phasing plan for this development as it will be developed in one phase.

**Areas of Required Landscaping:**

The proposed development does not require any landscaping; however, a 25' landscape tract is being provided along the northernmost property line. The primary use of the tract shall be for storm water but may also be used for open space and pedestrian trails.

All tracts shall be owned and maintained by the Paint Brush Hills Metropolitan District.

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

There is no open space required with the Rezone. Any land set aside for open space will be illustrated with future preliminary plan submittals.

**Water and Wastewater Services:**

Water and Wastewater municipal services will be supplied by the Paint Brush Hills Metropolitan District. Letters of intent to serve these services have been provided as part of the submittal. Any required utility easements to be provided on adjacent properties will be acquired as necessary to allow for the proper utility installation. Approval and granting of any required utility easements will be completed as necessary.

**EL PASO COUNTY WATER MASTER PLAN:**

The Paintbrush Hills Filing No. 14 development is located within the Paint Brush Hills Metropolitan District (PBHMD) and will rely upon municipal services for water supply. These municipal services have been provided in previous Paint Brush Hills filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within this development. The Paint Brush Hills Filing No. 14 development will seek the Colorado State Engineer's sufficiency of water finding for both quantity and quality with the Preliminary Plan permitting administrative review of the final plats.

The PBHMD water distribution system is a constant pressure system containing two storage tanks to meet fire flow and peak flow demands. Water supply for the district is provided primarily by the Denver Basin Aquifer; however, the district also utilizes purchased water from Meridian Service Metropolitan District during times of peak demand. The raw water wells are located throughout the district and are equipped with sodium hypochlorite disinfection equipment at each well house. In total PBHMD's water distribution system consists of approximately 46,000 LF of 8-inch finished water pipe; 20,000 LF of 12-inch finished water pipe; 12,700 LF of raw water transmission pipe; eleven wells, and two water storage tanks. The district currently has an annual allocation of 1,010 AF-year.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 58.24 ac-ft/year for each household use and 32.81 ac-ft/ yr for irrigation use. The new water commitments are 91.05 ac-ft per year for the proposed development. The PBHMD has capacity in their existing water supply system to serve this subdivision.

The Paint Brush Hills Filing No. 14 development meets the stated master plan Goals and Policies:

- Goal 1.2 – Integrate water and land use planning
- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

through integrated master planning of site planning, landscape and water resource best management practices. The open space areas emphasize water conservation using native vegetation, turf seeds and limited high water sod.



**Master Plan for Mineral Extraction:**

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

**Proposed Services:**

- |                       |   |
|-----------------------|---|
| 1. Water:             | Paint Brush Hills Metropolitan District   |
| 2. Wastewater:        | Paint Brush Hills Metropolitan District   |
| 3. Gas:               | Black Hills Energy                        |
| 4. Electric:          | Mountain View Electric Association (MVEA) |
| 5. Fire:              | Falcon Fire Protection District           |
| 6. Police Protection: | El Paso County Sheriff’s Department       |
| 7. School:            | Falcon School District #49                |

FILE LOCATION: S:\20.1\20.003-PAINT BRUSH HILLS FILING 14\100.DWG\104.PLAN SET\DEVELOPMENT PLAN\PAINT BRUSH HILLS 14 PRELIMINARY PLAN.DWG

# PAINT BRUSH HILLS FILING 14 PRELIMINARY PLAN

THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, T12S, R65W OF THE 6TH P. M.,  
EL PASO COUNTY, COLORADO.

## LEGAL DESCRIPTION: PAINT BRUSH FILING 14

A PARCEL OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, T12S, R65W OF THE 6TH P. M., EL PASO COUNTY, COLORADO, SAID PARCEL BEING TRACT E, "PAINT BRUSH HILLS FILING NO. 13E", RECORDED UNDER RECEPTION NO. 219714420 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26, T12S, R65W OF THE 6TH P. M.;  
THENCE N88°44'51"E ALONG THE SOUTH LINE OF "PAINT BRUSH HILLS FILING NO. 3" RECORDED IN PLAT BOOK U-3 AT PAGE 79 OF THE EL PASO COUNTY RECORDS 2289.18 FEET;  
THENCE S00°23'09"E ALONG THE WEST LINE OF TRACT A "PAINT BRUSH HILLS FILING NO. 3" A DISTANCE OF 847.61 FEET;  
THENCE ALONG THE NORTHERLY LINES OF LOTS 117 THROUGH 120, "PAINT BRUSH HILLS FILING NO. 3" THE FOLLOWING FIVE (5) COURSES;  
1. THENCE N60°39'45"W A DISTANCE OF 136.44 FEET;  
2. THENCE N75°42'34"W A DISTANCE OF 136.62 FEET;  
3. THENCE S82°53'35"W A DISTANCE OF 58.52 FEET;  
4. THENCE S74°48'58"W A DISTANCE OF 68.80 FEET;  
5. THENCE S25°20'15"W A DISTANCE OF 45.28 FEET TO THE RIGHT-OF-WAY LINE OF DEVENCOVE DRIVE AS PLATTED ON "PAINT BRUSH HILLS FILING NO. 3";  
THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;  
1. THENCE N64°40'00"W A DISTANCE OF 56.87 FEET;  
2. THENCE S25°20'00"W A DISTANCE OF 50.00 FEET;  
3. THENCE S64°40'00"E A DISTANCE OF 16.86 FEET TO THE WEST RIGHT-OF-WAY LINE OF KEATING DRIVE AS PLATTED ON "PAINT BRUSH HILLS FILING NO. 3";  
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES;  
1. THENCE S25°20'15"W A DISTANCE OF 823.72 FEET TO A POINT OF CURVE;  
2. THENCE 264.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 32°16'34", THE CHORD OF 261.28 FEET BEARS S41°28'32"W TO A POINT OF REVERSE CURVE;  
3. THENCE 430.28 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 861.00 FEET, A CENTRAL ANGLE OF 28°38'00", THE CHORD OF 425.82 FEET BEARS S43°17'49"W TO A POINT OF COMPOUND CURVE;  
4. THENCE 123.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 13°23'34", THE CHORD OF 123.60 FEET BEARS S22°17'02"W TO A POINT OF TANGENT;  
5. THENCE S15°35'15"W A DISTANCE OF 76.75 FEET;  
THENCE ALONG THE NORTH LINES OF LOT 2 THROUGH LOT 5 AND ALONG THE NORTH LINE OF TRACT A "PAINT BRUSH HILLS FILING NO. 12" AS RECORDED UNDER RECEPTION NO. 205077511 IN THE EL PASO COUNTY RECORDS THE FOLLOWING SIX (6) COURSES;  
1. THENCE N74°25'08"W A DISTANCE OF 231.02 FEET;  
2. THENCE S34°46'45"W A DISTANCE OF 75.34 FEET;  
3. THENCE S62°22'54"W A DISTANCE OF 141.21 FEET;  
4. THENCE N80°50'04"W A DISTANCE OF 149.93 FEET;  
5. THENCE N42°52'08"W A DISTANCE OF 142.64 FEET;  
6. THENCE S89°26'02"W A DISTANCE OF 299.04 FEET TO THE NORTH-SOUTH CENTERLINE OF SECTION 26;  
THENCE N00°34'35"W ALONG SAID NORTH-SOUTH CENTERLINE 2169.63 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,860,479 S. F. (88.624 ACRES MORE OR LESS).

## BASIS OF BEARING:

THE SECTION LINE BEING THE NORTH LINE OF TRACT A, TRACT E, AND A PORTION OF TRACT F "PAINT BRUSH HILLS FILING NO. 13E", AS RECORDED UNDER RECEPTION NO. 219714420, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26, T12S, R65W OF THE 6TH P. M. WITH A 2.5" ALUMINUM CAP ON NO. 6 REBAR STAMPED "1/4 COR, S23 S26, 1999, PLS 4842", AND AT THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25 AND 26 WITH A 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED "(PARTIALLY ILLIGIBLE) LS 9646", SAID LINE BEARS N88°44'51"E A DISTANCE OF 2640.30 FEET.

## GENERAL NOTES:

1. Fees in lieu of land will be provided for schools and parks.
2. Pedestrian ramp locations and design will be finalized at plan and profile.
3. Public improvement and utilities to be provided with this project include new roadways, water lines and connections, wastewater services, storm water drainage, and landscaping. Pedestrian ramps will conform to the ramp details in the El Paso County Engineering Criteria Manual Appendix F.
4. All Electric Service shall be provided by Mountain View Electric Association. Utility easements will be provided as required.
5. See Grading Plan for proposed site grading.
6. Site lighting will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code.
7. Curb and gutter to be per the Civil Drawings.
8. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers, and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to any listed species.
9. Water and wastewater services for this subdivision are provided by the Paint Brush Hills Metropolitan District subject to the district's rules, regulations, and specifications.

## FLOODPLAIN NOTES:

1. This property is not located within a designated FEMA Floodplain as determined by the flood insurance rate map, community map number "08041C0535G" effective date December 7th, 2018.

## PHASING PLAN:

PAINT BRUSH HILLS FILING 14 Preliminary Plan will be developed in one phase.

## GEOLOGIC CONDITIONS:

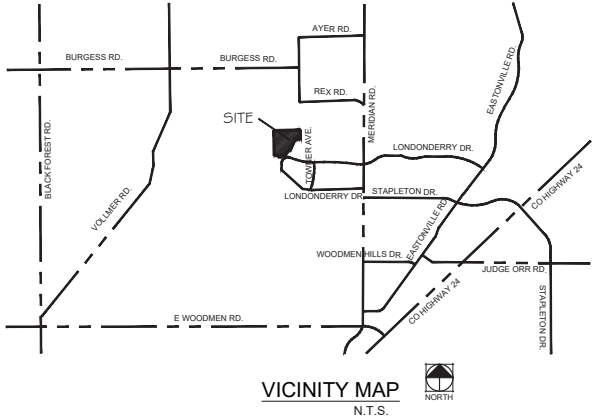
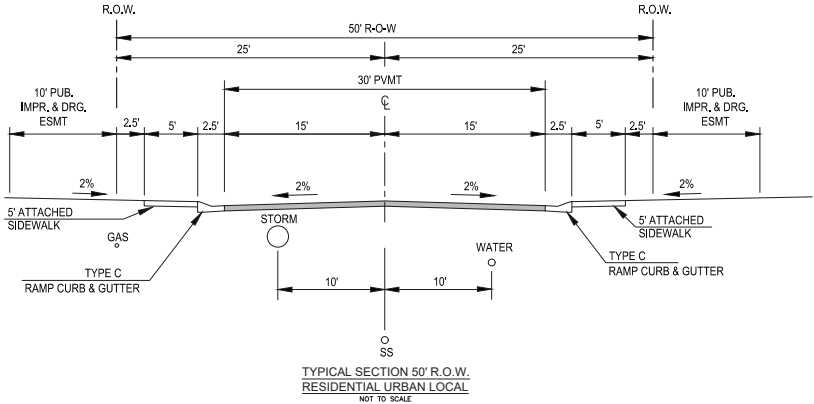
1. A geotechnical investigation was prepared by ENTECH Engineering, Inc. dated March 5, 2004. The report identified no geologic hazards that would preclude development of the site for construction of residential structures; however, the report identified existing geologic and engineering geologic conditions that will impose constraints on some development and construction. The most notable constraints that may affect development include shallow bedrock and on-site surface drainage. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. Conventional methods can be used to accomplish site grading for rapid conveyance of surface runoff to storm sewer systems, utility installation, and foundation spread footings.

## TRACT TABLE

TRACT	SIZE	TYPE/ USE	OWNERSHIP & MAINTENANCE
TRACT A	57,339 SF	LANDSCAPE/OPEN SPACE/ LINE OF SIGHT/ DRAINAGE/ UTILITIES	PAINT BRUSH HILLS METRO DISTRICT
TRACT B	10,781 SF	LANDSCAPE/OPEN SPACE/ LINE OF SIGHT/ DRAINAGE/ UTILITIES	PAINT BRUSH HILLS METRO DISTRICT

## LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (224 LOTS)	74.20 AC	84%
TRACTS/OPEN SPACE	1.56 AC	2%
STREET RIGHTS-OF-WAY	12.87 AC	14%
TOTAL	88.63 AC	100%



SHEET INDEX	
COVER SHEET	CS01
SITE PLAN	SP01 - SP02
PRELIM GRADING AND EROSION CONTROL PLAN	PGEC1
PRELIM UTILITY & PUBLIC FACILITY PLAN	PUT1

## PROJECT DESCRIPTION:

PAINT BRUSH HILLS IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH 224 LOTS ON 88.63 ACRES.

## RESIDENTIAL SITE DATA:

SITE LOCATION:	VACANT LAND, LONDON DERRY DRIVE, FALCON, COLORADO
TAX SCHEDULE NUMBER:	5226101007
SITE ACREAGE:	88.632 AC
PROPOSED ZONING:	RS-6000 (55.898 AC.)
EXISTING ZONING:	RS-20000 (32.734 AC)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE-FAMILY DETACHED RESIDENTIAL
NUMBER OF UNITS:	224
DENSITY: (224 DU/ 88.632 AC)	2.53 DU / AC.
SCHEDULE FOR CONSTRUCTION:	2020-2021

## RS-6000 DEVELOPMENT STANDARDS:

Minimum Lot Size: 6,000 SF

Maximum Building Height: Thirty Feet (30')

Maximum Lot Coverage: 40% for lots with multi-story homes  
\*45% for lots with a 1-story ranch style home

\*Lot Coverage flexibility is being provided for single level homes compared to two-story (above-grade) homes: the intent is to allow additional lot coverage for single level homes while providing a variable architectural mix on similar sized lots.

Minimum Width at Front setback line: Fifty Feet (50')

Minimum Street Frontage: Thirty Feet (30')

Front Yard Setbacks: Twenty Five Feet (25')

Side Yard Setbacks: Five Feet (5')

Rear Yard Setbacks: Twenty Five Feet (25')

Corner Yard Setbacks (Non-Garage Side): Fifteen Feet (15')

## RS-20,000 DEVELOPMENT STANDARDS:

Minimum Lot Size: 20,000 SF

Maximum Building Height: Thirty Feet (30')

Maximum Lot Coverage: 20%

Minimum Width at Front setback line: One Hundred Feet (100')

Minimum Street Frontage: Thirty Feet (30')

Front Yard Setbacks: Forty Feet (40')

Side Yard Setbacks: Fifteen Feet (15')

Rear Yard Setbacks: Forty Feet (40')

Corner Yard Setbacks (Non-Garage Side): Twenty Feet (20')

## CONSULTANTS:

### PLANNER:



### OWNER/DEVELOPER:

## AEROPLAZA FOUNTAIN LLC

212 N WAHSATCH AVE STE 301  
COLORADO SPRINGS CO 80903  
PHONE: (719) 635-3200

## PROJECT:

## PAINT BRUSH HILLS FILING 14 PRELIMINARY PLAN

## FALCON, CO 08/24/2020 EPC SUBMITTAL

### REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

### DRAWING INFORMATION:

PROJECT NO: 20.1129.003

DRAWN BY: JRA

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

# COVER SHEET

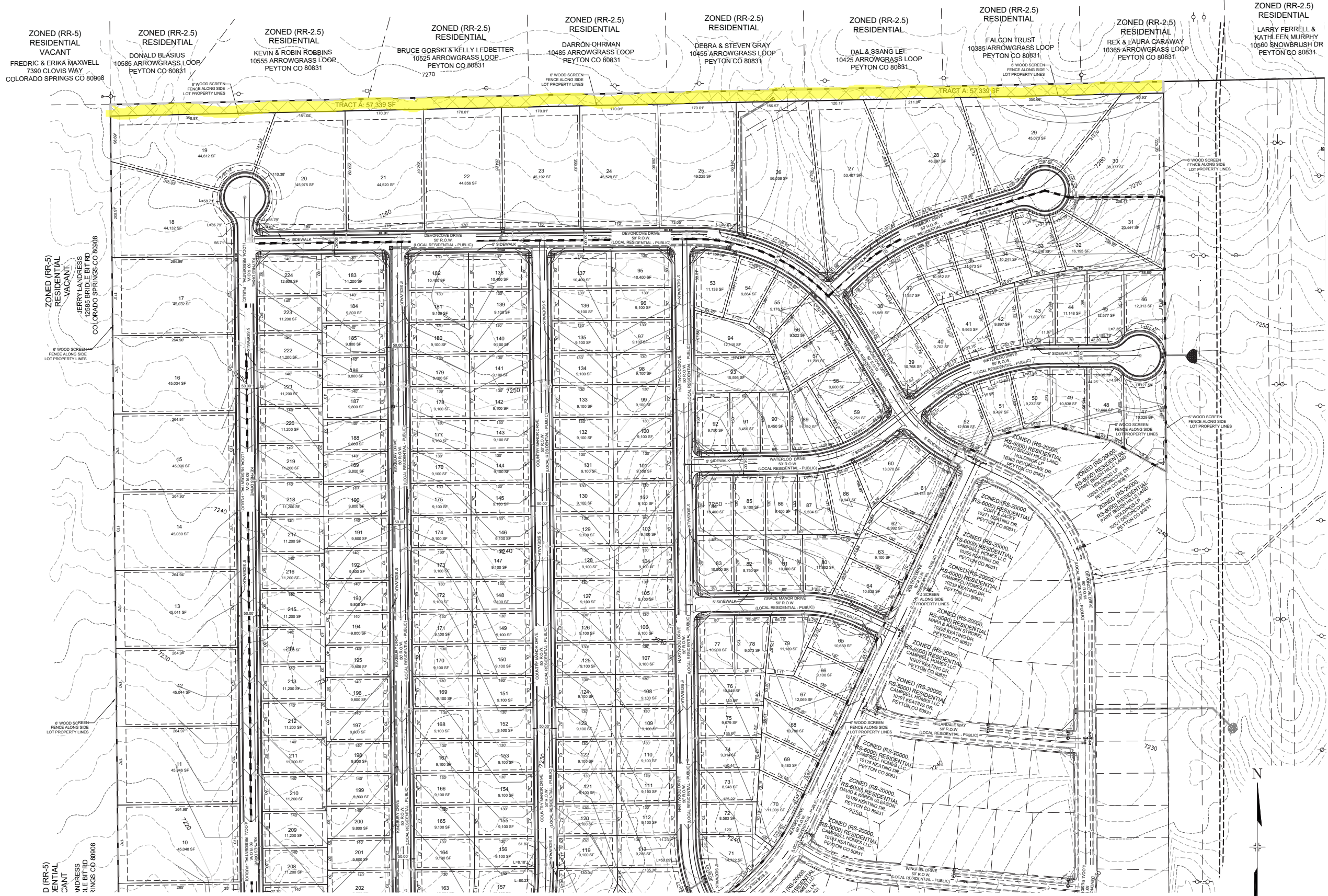
## CS01

SHEET 1 OF 5

PCD File No.



FILE LOCATION: S:\20.1230.003\_PANTBRUSH HILLS FILING 14\100 DWG\104 PLANS\SET\DEVELOPMENT PLAN\PANTBRUSH HILLS 14 PRELIMINARY PLAN.DWG



CONSULTANTS:

PLANNER:

**Matrix**

2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:

**AEROPLAZA FOUNTAIN LLC**

212 N WAHSATCH AVE STE 301  
COLORADO SPRINGS CO 80903  
PHONE: (719) 635-3200

PROJECT:

**PAINT BRUSH HILLS FILING 14  
PRELIMINARY PLAN**

**FALCON, CO  
08/24/2020 EPC SUBMITTAL**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1129.003

DRAWN BY: JRA

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

**SITE PLAN**

**SP01**

**SHEET 2 OF 5**

PCD File No.





AEROPLAZA FOUNTAIN LLC

212 N WAHSATCH AVE STE 301  
COLORADO SPRINGS CO 80903  
PHONE: (719) 635-3200

# PAINT BRUSH HILLS FILING 14 PRELIMINARY PLAN

FALCON, CO  
08/24/2020 EPC SUBMITTAL

REVISION HISTORY:

DRAWING INFORMATION:

PROJECT NO: 20.1129.003

DRAWN BY: JIRA

CHECKED BY: JRA

APPROVED BY: IRA

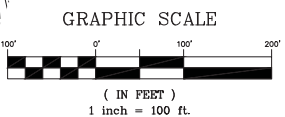
SHEET TITLE:

## SITE PLAN

SP02

SHEET 3 OF 5

PCD File No.





PAINT BRUSH HILLS FILING NO. 14  
PRELIMINARY GRADING PLAN  
AUGUST 2020

STANDARD CONSTRUCTION NOTES:

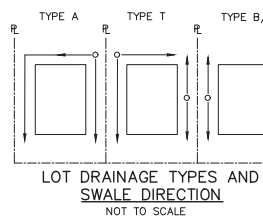
- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO SPRINGS.
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIME INCLUDING THE FOLLOWING:
  - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
  - CITY OF COLORADO SPRINGS/EL PASO COUNTY ENGINEERING CRITERIA MANUAL VOLUMES 1 AND 2.
  - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
  - CDOT M&S STANDARDS.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURACY SHOW EXISTING CONDITION BOTH ON-SITE AND OFF-SITE ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICT OMISSIONS OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
- ONCE THE ESQOP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPs AS INDICATED ON THE EC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY PDS INSPECTIONS STAFF.
- THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORM WATER QUALITY CONTROL PERMIT (ESQOP), US ARMY CORPS OF ENGINEER ISSUED 401 AND/OR 404 PERMITS AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- ANY CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE CONSTRUCTION SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- ANY TEMPORARY SIGNAGE AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOW AND MUTCO CRITERIA.
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRE BY EL PASO COUNTY DOT INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFFSITE DISTURBANCE GRADING, OR CONSTRUCTION.

GRADING AND EROSION CONTROL NOTES:

- STORMWATER DESIGNATION FROM CONSTRUCTION ACTIVITIES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQOP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. MANAGEMENT OF THE SWMP DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR. THE SWMP SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- ONCE THE ESQOP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES ON THE APPROVED ESQOP. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY ANY CHANGES TO THOSE CONTROL MEASURES ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN AND BEFORE PERMIT CLOSURE.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE EGM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- COMPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATION COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF COMPACTION PREVENTION IS NOT FEASIBLE DUE TO SITE CONSTRAINTS, ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOOSENEED PRIOR TO INSTALLATION OF THE CONTROL MEASURES.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUTS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEWATERING OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DEWATERING PERMIT IS IN PLACE.
- EROSION CONTROL BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL, WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPEARANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMITS FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE EGM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- BULK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR DITCH EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DCM VOLUME 8 AND THE EGM APPENDIX. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (1041, NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
- PRIOR TO CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
- A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND SHALL BE UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY ENTECH ENGINEERING, INC., ENTITLED GEOLOGIC HAZARD/LAND STUDY AND PRELIMINARY SUBSURFACE SOIL INVESTIGATION STERLING RANCH, DATED OCTOBER 31, 2006, AND SHALL BE CONSIDERED A PART OF THESE PLANS.
- AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH, ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:  
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT  
WATER QUALITY CONTROL DIVISION  
WOOD - PERMITS  
4300 CHERRY CREEK DRIVE SOUTH  
DENVER, CO 80246-1530  
ATTN: PERMITS UNIT

LEGEND

- |      |                          |           |                               |
|------|--------------------------|-----------|-------------------------------|
| 6920 | EXISTING MAJOR CONTOUR   | "A"       | TYPE A LOT                    |
| 6918 | EXISTING MINOR CONTOUR   | "B"       | TYPE B LOT                    |
| 6920 | PROPOSED MAJOR CONTOUR   | "T"       | TRANSITION LOT                |
| 6918 | PROPOSED MINOR CONTOUR   | "W/O"     | WALK-OUT LOT                  |
|      | FILING BOUNDARY LINE     | "G"       | GARDEN LOT                    |
|      | RIGHT-OF-WAY LINE        | "C"       | CUSTOM/NATIVE LOT             |
|      | PROPOSED PROPERTY LINE   | L.P./H.P. | LOW POINT/HIGH POINT          |
| Sf   | SILT FENCE               | (2.0%)    | FLOW DIRECTION & SLOPE        |
|      | PROPOSED STORM DRAIN     |           | FLOW DIRECTION ARROW/         |
|      | EXISTING STORM DRAIN     |           | EMERGENCY OVERFLOW            |
|      | SWALE                    |           | EXISTING FLOW DIRECTION ARROW |
|      | EROSION CONTROL BLANKET  |           | EMERGENCY OVERFLOW DIRECTION  |
| SBB  | STRAW BALE DITCH CHECK   | CWA       | CONCRETE WASHOUT AREA         |
| SF   | SILT FENCE               | IP        | INLET PROTECTION              |
| VTC  | VEHICLE TRACKING CONTROL | SB        | TEMPORARY SEDIMENT BASIN      |



LOT TEMPLATE "A"

NOT TO SCALE

\* UNLESS OTHERWISE NOTED

LOT TEMPLATE "W/O"

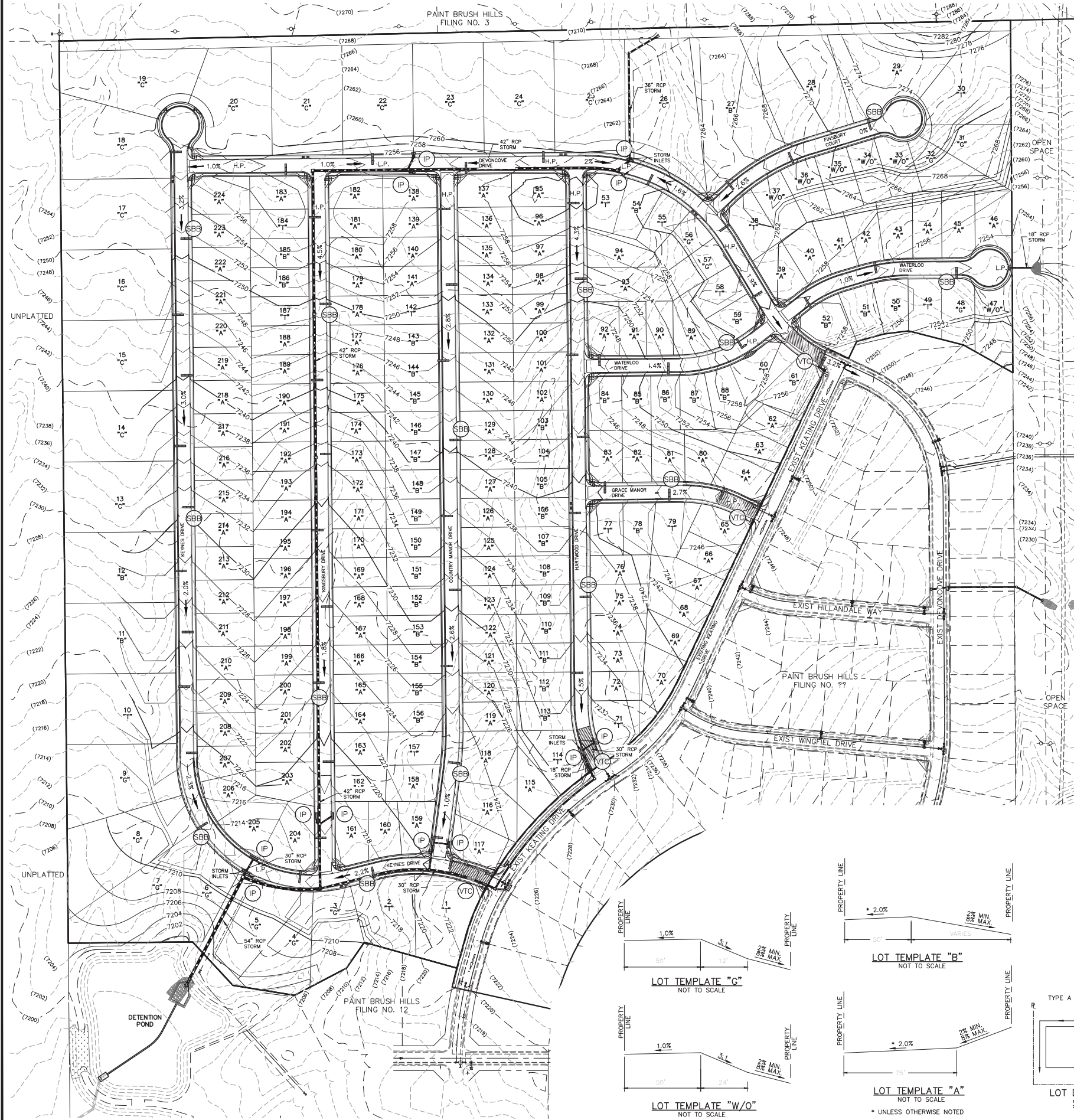
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LOT TEMPLATE "B"

NOT TO SCALE

LOT TEMPLATE "G"

NOT TO SCALE





## 95



**CAUTION**

- CAUTION**

**CAUTION**

- CAUTION**



PAINT BRUSH HILLS FILING NO. 14  
A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION  
OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, AND HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, T12S, R65W OF THE 6TH P. M., EL PASO COUNTY, COLORADO, SAID PARCEL BEING TRACT E, "PAINT BRUSH HILLS FILING NO. 13E", RECORDED UNDER RECEPTION NO. 219714420 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26, T12S, R65W OF THE 6TH P. M.; THENCE N88°44'51"E ALONG THE SOUTH LINE OF "PAINT BRUSH HILLS FILING NO. 3" RECORDED IN PLAT BOOK U-3 AT PAGE 79 OF THE EL PASO COUNTY RECORDS 2289.18 FEET; THENCE S00°23'09"E ALONG THE WEST LINE OF TRACT A "PAINT BRUSH HILLS FILING NO. 13E" A DISTANCE OF 847.61 FEET; THENCE ALONG THE NORTHERLY LINES OF LOTS 117 THROUGH 120, "PAINT BRUSH HILLS FILING NO. 13E" THE FOLLOWING FIVE (5) COURSES;

- (1) THENCE N60°39'45"W A DISTANCE OF 136.44 FEET;
- (2) THENCE N75°42'34"W A DISTANCE OF 136.62 FEET;
- (3) THENCE S82°53'35"W A DISTANCE OF 58.52 FEET;
- (4) THENCE S74°48'58"W A DISTANCE OF 68.80 FEET;
- (5) THENCE S25°20'15"W A DISTANCE OF 45.28 FEET TO THE RIGHT-OF-WAY LINE OF DEVENCOVE DRIVE AS PLATTED ON "PAINT BRUSH HILLS FILING NO. 13E";

THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;

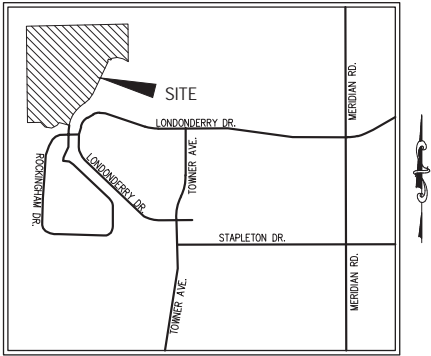
- (1) THENCE N64°40'00"W A DISTANCE OF 56.87 FEET;
- (2) THENCE S25°20'00"W A DISTANCE OF 50.00 FEET;
- (3) THENCE S64°40'00"E A DISTANCE OF 16.86 FEET TO THE WEST RIGHT-OF-WAY LINE OF KEATING DRIVE AS PLATTED ON "PAINT BRUSH HILLS FILING NO. 13E";

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES;

- (1) THENCE S25°20'15"W A DISTANCE OF 823.72 FEET TO A POINT OF CURVE;
  - (2) THENCE 264.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 32°16'34", THE CHORD OF 261.28 FEET BEARS S41°28'32"W TO A POINT OF REVERSE CURVE;
  - (3) THENCE 430.28 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 861.00 FEET, A CENTRAL ANGLE OF 28°38'00", THE CHORD OF 425.82 FEET BEARS S43°17'49"W TO A POINT OF COMPOUND CURVE;
  - (4) THENCE 123.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 13°23'34", THE CHORD OF 123.60 FEET BEARS S22°17'02"W TO A POINT OF TANGENT;
  - (5) THENCE S15°35'15"W A DISTANCE OF 76.75 FEET;
- THENCE ALONG THE NORTH LINES OF LOT 2 THROUGH LOT 5 AND ALONG THE NORTH LINE OF TRACT A "PAINT BRUSH HILLS FILING NO. 12" AS RECORDED UNDER RECEPTION NO. 205077511 IN THE EL PASO COUNTY RECORDS THE FOLLOWING SIX (6) COURSES;
- (1) THENCE N74°25'08"W A DISTANCE OF 231.02 FEET;
  - (2) THENCE S34°46'45"W A DISTANCE OF 75.34 FEET;
  - (3) THENCE S62°22'54"W A DISTANCE OF 141.21 FEET;
  - (4) THENCE N80°50'04"W A DISTANCE OF 149.93 FEET;
  - (5) THENCE N42°52'08"W A DISTANCE OF 142.64 FEET;
  - (6) THENCE S89°26'02"W A DISTANCE OF 299.04 FEET TO THE NORTH-SOUTH CENTERLINE OF SECTION 26;

THENCE N00°34'35"W ALONG SAID NORTH-SOUTH CENTERLINE 2169.63 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,860,479 S. F. (88.624 ACRES MORE OR LESS).



VICINITY MAP  
N.T.S.

OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "PAINT BRUSH HILLS FILING NO. 14". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE FOREMENTIONED AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_, OF AEROPLAZA FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

THE FOREMENTIONED HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D. BY \_\_\_\_\_ AS \_\_\_\_\_, OF HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	1.316	PBHMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
B	0.247	PBHMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	1.563		
PBHMD = PAINT BRUSH HILLS METRO DISTRICT			

EASEMENTS:

UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE PLATTED WITH A FIVE (5) FEET WIDE PUBLIC UTILITY AND PUBLIC IMPROVEMENT EASEMENT.

AN ADDITIONAL TEN (10) FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, DIRECTLY ADJACENT TO THE FIVE (5) FOOT FRONT LOT LINE EASEMENT REFERRED TO ABOVE.

A TWENTY (20) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL LOTS ADJACENT TO THE SUBDIVISION BOUNDARY.

SIGHT VISIBILITY EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED TO EL PASO COUNTY. NO IMPROVEMENTS ARE ALLOWED WITHIN THE EASEMENT THAT EXCEED A HEIGHT OF 30 INCHES AS MEASURED ABOVE THE FLOWLINE OF CURB AND GUTTER.

THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

SURVEYORS CERTIFICATE

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

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

VERNON P. TAYLOR  
COLORADO PLS NO. 25966, FOR AND  
ON BEHALF OF M&S CIVIL CONSULTANTS, INC  
102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, COLORADO 80903

NOTICE:

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

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "PAINT BRUSH HILLS FILING NO. 14" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "PAINT BRUSH HILLS FILING NO. 14" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL, THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_, O'CLOCK \_\_, M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D., AND DULY RECORDED UNDER RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: \_\_\_\_\_  
CHUCK BROERMAN, EL PASO COUNTY CLERK AND RECORDER

FEEES:

DRAINAGE FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
SCHOOL FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_

SUMMARY:

224 LOTS	74.188 ACRES	83.71%
2 TRACTS	1.563 ACRES	1.76%
RIGHTS-OF-WAY	12.873 ACRES	14.53%
TOTAL	88.624 ACRES	100.00%

FINAL PLAT  
PAINT BRUSH HILLS FILING NO. 14  
JOB NO. 10-014  
DATE PREPARED: 06/26/2020  
DATE REVISED:



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



GENERAL PLAT NOTES:

1. BASIS OF BEARINGS: THE SECTION LINE BEING THE NORTH LINE OF TRACT A, TRACT E, AND A PORTION OF TRACT F "PAINT BRUSH HILLS FILING NO. 13E", AS RECORDED UNDER RECEPTION NO. 219714420, BEING MONUMENTED AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26, T12S, R65W OF THE 6TH P. M. WITH A 2.5" ALUMINUM CAP ON NO. 6 REBAR STAMPED "1/4 COR, S23 S26, 1999, PLS 4842", AND AT THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25 AND 26 WITH A 1.5" ALUMINUM CAP ON NO. 5 REBAR STAMPED "(PARTIALLY ILLEGIBLE) LS 9646", SAID LINE BEARS N88°44'51"E A DISTANCE OF 2640.30 FEET.
2. FLOODPLAIN STATEMENT: THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0535G DATED DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. TITLE COMMITMENT: A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF AUGUST 5, 2020 AT 7:30AM, FILE NO. 59079 UTC, AMENDMENT NO. 2, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
  - i. (TC#9) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF NOTICE OF INCLUSION OF SUBJECT PROPERTY WITHIN THE FALCON FIRE PROTECTION DISTRICT, AS SET FORTH IN ORDER AND DECREE RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 670 AND RECORDED DECEMBER 2, 1980 IN BOOK 3380 AT PAGE 675, AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 582, AND RECORDED FEBRUARY 17, 1981 IN BOOK 3404 AT PAGE 587.
  - ii. (TC#10) THE PROPERTY MAY BE SUBJECT TO NOTICE CONCERNING UNDERGROUND UTILITIES AS SET FORTH IN INSTRUMENT RECORDED MAY 9, 1983 IN BOOK 3718 AT PAGE 812.
  - iii. (TC#11) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN POTABLE WATER SUPPLY AND SANITARY SEWER SERVICE AGREEMENT, RECORDED SEPTEMBER 14, 1987 IN BOOK 5421 AT PAGE 132. QUIT CLAIM IN CONNECTION THEREWITH RECORDED JANUARY 29, 1999 AT RECEPTION NO. 99014798.
  - iv. (TC#12) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF NOTICE OF INCLUSION OF SUBJECT PROPERTY WITHIN THE PAINT BRUSH HILLS METROPOLITAN DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED SEPTEMBER 17, 1987 IN BOOK 5423 AT PAGE 2 AND RECORDED JANUARY 19, 2005 AT RECEPTION NO. 205008854 AND CORRECTION RECORDED FEBRUARY 3, 2005 AT RECEPTION NO. 205016961. AMENDED AND RESTATED RESOLUTION RECORDED MARCH 14, 2014 AT RECEPTION NO. 214020993. AMENDED AND RESTATED RESOLUTION RECORDED JUNE 7, 2016 AT RECEPTION NO. 216061171. AMENDED AND RESTATED RESOLUTION RECORDED MARCH 26, 2018 AT RECEPTION NO. 218033519. AMENDED AND RESTATED RESOLUTION RECORDED MAY 9, 2018 AT RECEPTION NO. 218052891.
  - v. (TC#13) THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 15, 1988 IN BOOK 5554 AT PAGE 514 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO. ASSIGNMENT RECORDED JANUARY 22, 2018 AT RECEPTION NO. 218008145. FIRST AMENDMENT RECORDED JANUARY 29, 2018 AT RECEPTION NO. 2180180888.
  - vi. (TC#14) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT-OF-WAY EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MARCH 7, 1983 IN BOOK 3684 AT PAGE 492 AND RELEASE OF RIGHT OF WAY AND QUIT CLAIM DEED RECORDED NOVEMBER 21, 2005 AT RECEPTION NO. 205186521.
  - vii. (TC#15) THE PROPERTY MAY BE SUBJECT TO THE EFFECT RESOLUTION NO. 04-490, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 24, 2005 AT RECEPTION NO. 205011637.
  - viii. (TC#16) THE PROPERTY MAY BE SUBJECT TO THE EFFECT RESOLUTION NO. 04-491, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO, AS SET FORTH IN INSTRUMENT RECORDED JANUARY 31, 2005 AT RECEPTION NO. 205015059.
  - ix. (TC#17) THE PROPERTY MAY BE SUBJECT TO THE EFFECT RESOLUTION NO. 04-489, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO, AS SET FORTH IN INSTRUMENT RECORDED FEBRUARY 4, 2005 AT RECEPTION NO. 205017889.
  - x. (TC#18) THE PROPERTY MAY BE SUBJECT TO THE EFFECT RESOLUTION NO. 04-547, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO, AS SET FORTH IN INSTRUMENT RECORDED MARCH 9, 2005 AT RECEPTION NO. 205033555.
  - xi. (TC#19) THE PROPERTY MAY BE SUBJECT TO THE EFFECT OF THE COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER, REGARDING THE PAINT BRUSH HILLS METROPOLITAN DISTRICT, AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 05, 2005 AT RECEPTION NO. 205157500.
  - xii. (TC#20) THE PROPERTY MAY BE SUBJECT TO THE EFFECT RESOLUTION NO. 13-296, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO, REGARDING PUBLIC IMPROVEMENT DISTRICT NO. 2, AND PETITION OF INCLUSION, AS SET FORTH IN INSTRUMENT RECORDED JUNE 26, 2013 AT RECEPTION NO. 213083051.

GENERAL PLAT NOTES: (CONT.)

- xiii. (TC#21) THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED SEPTEMBER 13, 2013 AT RECEPTION NO. 213117119 AND FIRST AMENDMENT RECORDED JANUARY 22, 2018 AT RECEPTION NO. 218008146 AND ASSIGNMENT RECORDED JANUARY 22, 2018 AT RECEPTION NO. 218008145 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO. TRANSFER OF ARCHITECTURAL CONTROL COMMITTEE RECORDED NOVEMBER 29, 2017 AT RECEPTION NO. 217140585.
- xiv. (TC#22) THE PROPERTY MAY BE SUBJECT THE EFFECT OF MASTER PLAT OF PAINT BRUSH HILLS FILING NO. 13, AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 9, 2013 AT RECEPTION NO. 213145991.
- xv. (TC#23). THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED DECEMBER 9, 2013 AT RECEPTION NO. 213145992.
- xvi. (TC#24) THE PROPERTY MAY BE SUBJECT TO NOTES, EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF PAINT BRUSH HILLS FILING NO. 13A RECORDED DECEMBER 9, 2013 AT RECEPTION NO. 213713413.
- xvii. (TC#25) THE PROPERTY MAY BE SUBJECT TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO.13-295 RECORDED DECEMBER 17, 2013 AT RECEPTION NO. 213148273.
- xviii. (TC#26) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 2013-12-01, CONCERNING THE IMPOSITION OF VARIOUS FEES, RATES, PENALTIES AND CHARGES FOR WATER AND SEWER SERVICES AND FACILITIES, RECORDED FEBRUARY 6, 2014 AT RECEPTION NO. 214010107. AMENDED AND RESTATED RESOLUTION NO. 2014-020-1, RECORDED JUNE 20, 2014 AT RECEPTION NO. 214053382. AMENDED AND RESTATED RESOLUTION NO. 2014-07-02 RECORDED JULY 23, 2014 AT RECEPTION NO. 214065368. CORRECTION RECORDED AUGUST 18, 2014 AT RECEPTION NO. 214074789 AND AUGUST 20, 2014 AT RECEPTION NO. 214075501. AMENDED AND RESTATED RESOLUTION NO. 2016-02-03 RECORDED FEBRUARY 23, 2016 AT RECEPTION NO. 216017724, RECORDED JUNE 5, 2017 AT RECEPTION NO. 217064880.
- xix. (TC#27) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 2015-11-06, RECORDED DECEMBER 3, 2015 AT RECEPTION NO. 215130544.
- xx. (TC#28) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 2015-06-01, RECORDED DECEMBER 4, 2015 AT RECEPTION NO. 215130828.
- xxi. (TC#29) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THE INFRASTRUCTURE CONSTRUCTION AND CONVEYANCE AGREEMENT RECORDED JANUARY 20, 2016 AT RECEPTION NO. 216005635.
- xxii. (TC#30) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THE INFRASTRUCTURE CONSTRUCTION AND CONVEYANCE AGREEMENT RECORDED JANUARY 20, 2016 AT RECEPTION NO. 216005637. PARTIAL ASSIGNMENT OF AND AMENDMENT RECORDED JULY 29, 2016 AT RECEPTION NO. 216084765. TERMINATION IN CONNECTION THEREWITH RECORDED FEBRUARY 23, 2017 AT RECEPTION NO. 217021665.
- xxiii. (TC#31) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 16-047 RECORDED FEBRUARY 9, 2016 AT RECEPTION NO. 216013026.
- xxiv. (TC#32) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO.2016-04-02 AS AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTIONS OF THE PAINT BRUSH HILLS METROPOLITAN DISTRICT RECORDED JUNE 3, 2016 AT RECEPTION NO. 216060144 AND JUNE 7, 2016 AT RECEPTION NO. 216061171.
- xxv. (TC#33) THE PROPERTY MAY BE SUBJECT TO MINERAL QUIT CLAIM DEED CONVEYED TO BRADLEY MARKSHEFFEL, LLC, RECORDED OCTOBER 17, 2016 AT RECEPTION NO. 216119819.
- xxvi. (TC#34) THE PROPERTY MAY BE SUBJECT TO ANY TAXES OR ASSESSMENTS BY REASON OF THE INCLUSION OF THE LAND INTO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AS EVIDENCED BY RESOLUTION NO. 17-060, RECORDED FEBRUARY 2, 2017 AT RECEPTION NO. 217013713.
- xxvii. (TC#35) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN INFRASTRUCTURE CONSTRUCTION, CONVEYANCE AND REIMBURSEMENT AGREEMENT RECORDED FEBRUARY 23, 2017 AT RECEPTION NO. 217021672. FIRST AMENDMENT RECORDED SEPTEMBER 28, 2017 AT RECEPTION NO. 217117401.
- xxviii. (TC#36) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTIONS BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT, RECORDED DECEMBER 20, 2017 AT RECEPTION NO. 217153396 AND AS AMENDED TO INCLUDE THE SUBJECT PROPERTY RECORDED \_\_\_\_\_.

PAINT BRUSH HILLS FILING NO. 14

A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

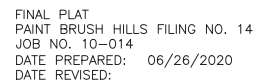
GENERAL PLAT NOTES: (CONT.)

- xxix. (TC#37) THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 20, 2017 AT RECEPTION NO. 217153397 AND AS AMENDED TO INCLUDE THE SUBJECT PROPERTY RECORDED \_\_\_\_\_ AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO.
4. ALL REPORTS PERTAINING TO "PAINT BRUSH HILLS FILING NO. 14" ARE ON FILE AT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
5. TRACT A AND B ARE FOR OPEN SPACE, PUBLIC DRAINAGE, PUBLIC UTILITIES, AND PUBLIC TRAILS TO BE OWNED AND MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT. SAID TRACTS ARE TO BE CONVEYED BY SEPARATE DOCUMENT.
6. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
7. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
8. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH WITH THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
10. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL, IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.  
THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
11. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
12. ALL STORM SEWER FACILITIES LYING OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PAINT BRUSH HILLS METROPOLITAN DISTRICT.
13. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.





A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION  
OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



AS PLATTED

BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	136.44 [136.45]	N60°39'45"W [N60°40'00"W]
L2	136.62 [136.63]	N75°42'34"W [N75°42'49"W]
L3	58.52 [58.52]	S82°53'35"W [S82°53'20"W]
L4	68.80 [68.80]	S74°48'58"W [S74°48'43"W]
L5	45.28 [45.27]	S25°20'15"W [S25°20'00"W]
L6	56.87 [56.93]	N64°40'00"W [N64°40'00"W]
L7	50.00 [50.00]	S25°20'00"W [S25°20'00"W]
L8	16.86 [16.93]	S64°40'00"E [S64°40'00"E]
L9	75.34 [75.37]	S34°46'45"W [S34°44'45"W]

LEGEND:

- |  |  |
|--|--|
| SF   | SQUARE FEET  |
| (R)  | RADIAL BEARING   |
| (XXXX)   | ADDRESS  |
| [B-D]  | RECORD DIMENSIONS  |
| ●  | SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE |
| ○  | FOUND No 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 30118", FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE      |
| —————  | BOUNDARY LINE  |
| —————  | PROPERTY LINE  |
| —————  | RIGHT OF WAY LINE  |
| —————  | CENTERLINE   |
| - - - - -  | EASEMENT LINE  |
| - - - - -  | ADJACENT SUBDIVISION LINE  |
| - - - - -  | ADJACENT PROPERTY LINE   |
| - - - - -  | EXISTING RIGHT OF WAY LINE   |
| - - - - -  | EXISTING CENTERLINE  |
| - - - - -  | EXISTING EASEMENT  |
| —————  | MATCHLINE  |
| <p>*NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION</p> |  |

FINAL PLAT  
PAINT BRUSH HILLS FILING NO. 14  
JOB NO. 10-014  
DATE PREPARED: 06/26/2020



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



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

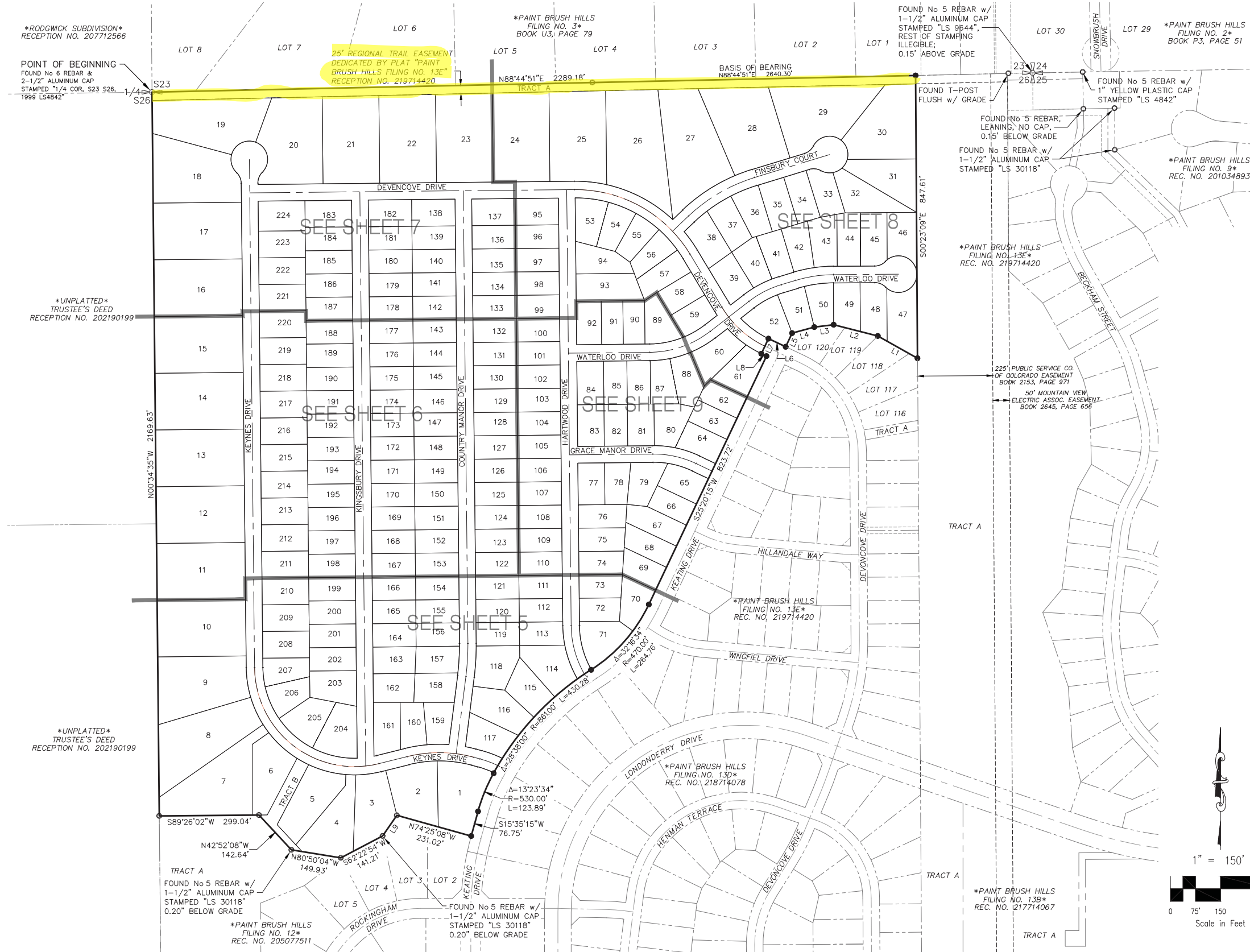
PCD FILE NUMBER SF-20-XXX

SHEET 3 OF 9

PAINT BRUSH HILLS FILING NO. 14

A REPLAT OF TRACT E, PAINT BRUSH HILLS FILING 13E, BEING A PORTION OF THE NE 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

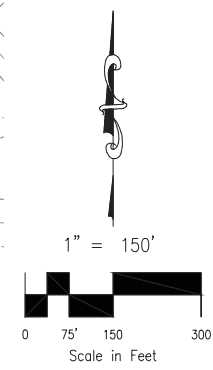
PAINT BRUSH HILLS FILING NO. 14  
TOTAL AREA = 3,860,801 S.F.  
88.632 AC +/-



BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	136.44	N60°39'45"W
L2	136.62	N75°42'34"W
L3	58.52	S82°53'35"W
L4	68.80	S74°48'58"W
L5	45.28	S25°20'15"W
L6	56.87	N64°40'00"W
L7	50.00	S25°20'00"W
L8	16.86	S64°40'00"E
L9	75.34	S34°46'45"W

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- [B-D] RECORD DIMENSIONS
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 30118" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- MATCHLINE
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



AS REPLATTED  
(INDEX)  
SEE SHEETS 5 THRU 9 FOR DETAIL

FINAL PLAT  
PAINT BRUSH HILLS FILING NO. 14  
JOB NO. 10-014  
DATE PREPARED: 06/26/2020  
DATE REVISED:



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

PCD FILE NUMBER SF-20-XXX

SHEET 4 OF 9

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
Q1	300.00	4°43'53"	24.77
Q2	300.00	11°04'07"	57.96
Q3	300.00	5°45'42"	30.17

CENTERLINE LINE TABLE		
LINE #	DISTANCE	BEARING
Q1	5.42	N59°12'00"W
Q2	18.91	S75°00'00"E

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC1	861.00	3°20'19"	50.17
RC2	275.00	10°43'11"	51.45
RC3	325.00	11°29'34"	65.19
RC4	425.00	4°23'31"	32.58
RC5	275.00	1°52'47"	9.02
RC6	861.00	3°16'12"	49.14
RC7	470.00	0°07'17"	1.00

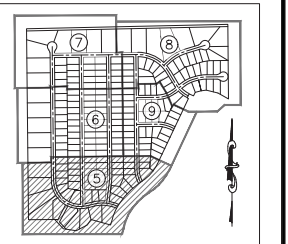
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C2	325.00	5°17'27"	30.01
C3	325.00	7°03'26"	40.03
C4	325.00	5°17'27"	30.01
C5	700.00	0°34'57"	7.12
C6	700.00	0°40'09"	8.18
C7	750.00	0°37'29"	8.18

LOT & TRACT LINE TABLE		
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L1	32.79	N02°00'00"E

RADIAL BEARING TABLE	
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(R)2	N00°38'43"W
(R)3	N04°38'43"E
(R)4	N25°04'26"E
(R)5	N32°07'52"E
(R)6	N52°21'17"E
(R)7	N57°38'43"E
(R)8	N83°20'48"W
(R)9	N89°54'51"W
(R)10	N89°57'31"W
(R)11	N78°59'55"E

PAINT BRUSH HILLS FILING NO. 14  
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THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

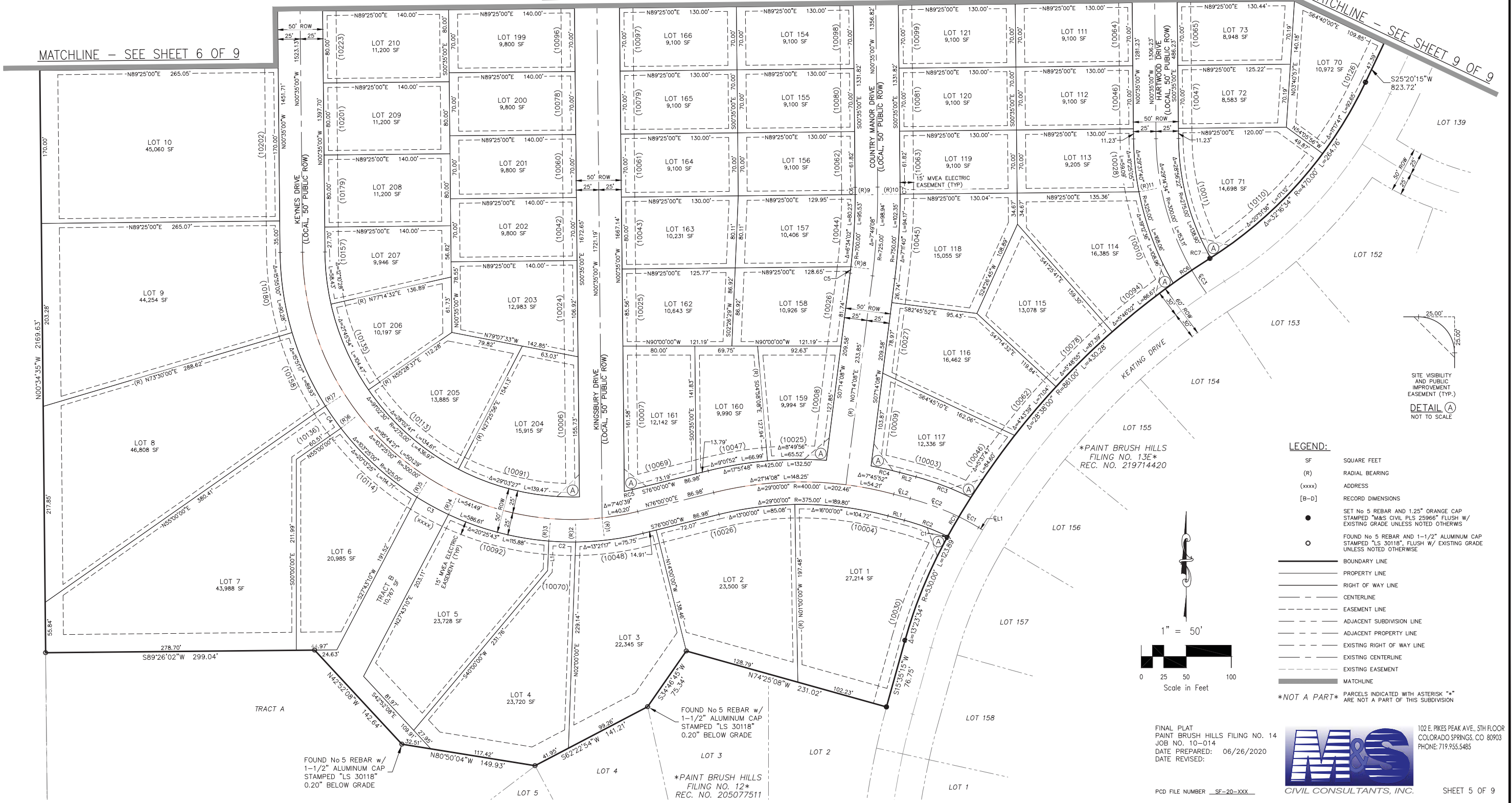


SHEET INDEX  
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MATCHLINE - SEE SHEET 6 OF 9

MATCHLINE - SEE SHEET 9 OF 9

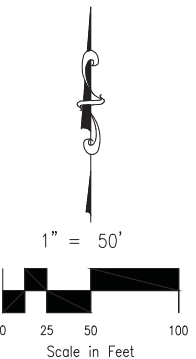
MATCHLINE - SEE SHEET 9 OF 9



100

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- [B-D] RECORD DIMENSIONS
- SET No 5 REBAR AND 1-1/2" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- MATCHLINE
- \*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION



FINAL PLAT  
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JOB NO. 10-014  
DATE PREPARED: 06/26/2020  
DATE REVISED:

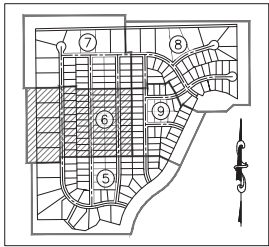


102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.555.5485

PCD FILE NUMBER SF-20-XXX

SHEET 5 OF 9

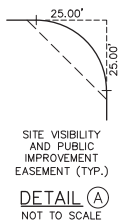
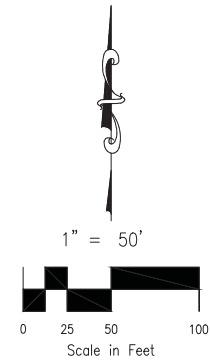
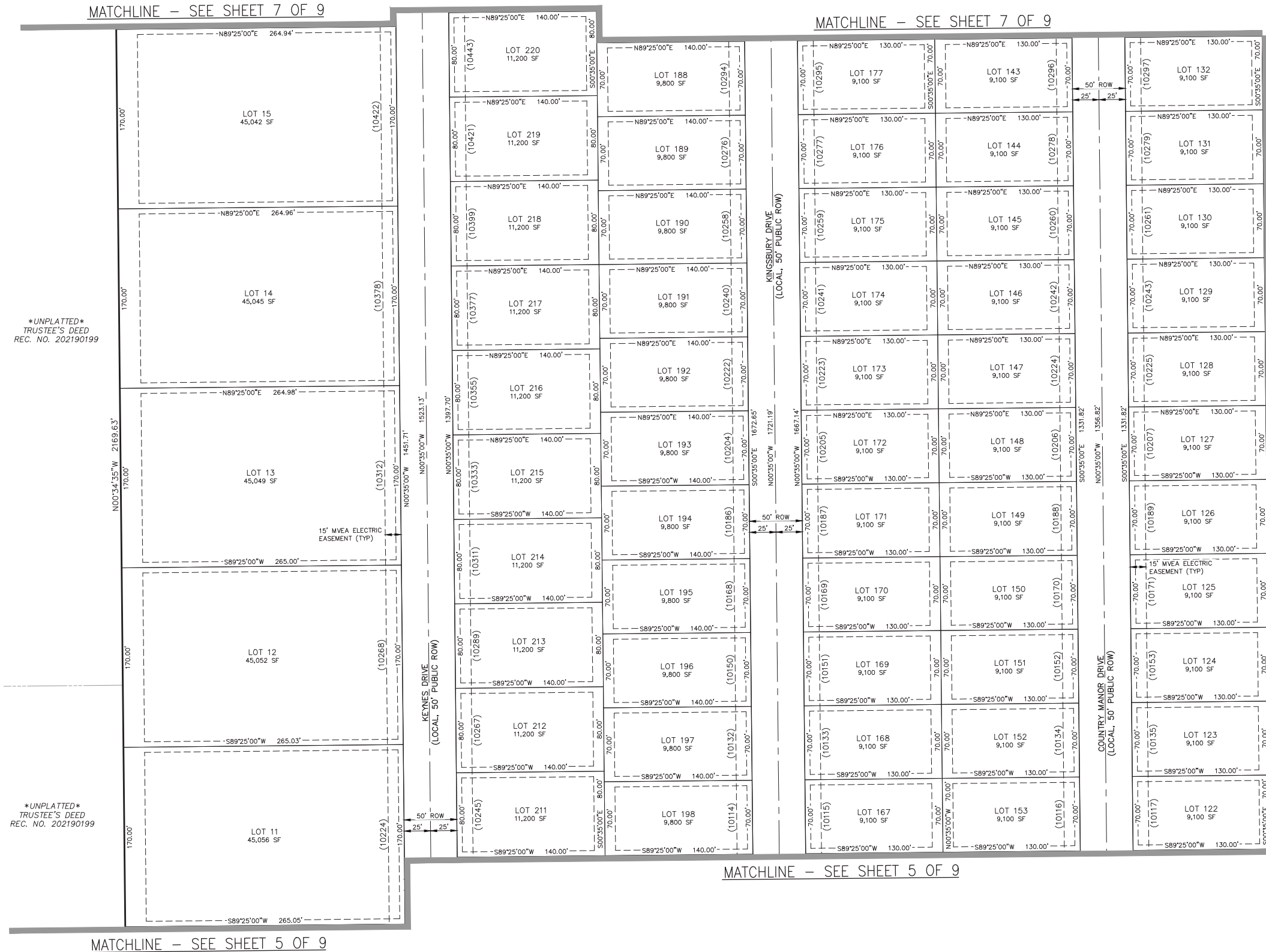




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- LEGEND:
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  - (R) RADIAL BEARING
  - (xxxx) ADDRESS
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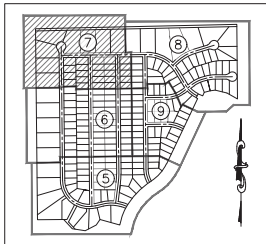


102 E. PIKES PEAK AVE., 5TH FLOOR  
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PCD FILE NUMBER SF-20-XXX

SHEET 6 OF 9





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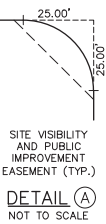
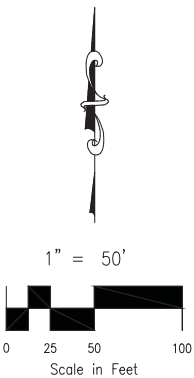
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RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC8	45.00	45°34'23"	35.79
RC9	45.00	45°34'23"	35.79

RIGHT-OF-WAY LINE TABLE		
LINE #	DISTANCE	BEARING
RL3	4.02	S00°35'00"E



FINAL PLAT  
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SHEET 7 OF 9

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LINE #	BEARING
(R)12	S12°36'10"W
(R)13	S37°26'40"E
(R)14	N74°29'50"W
(R)15	N42°15'48"W
(R)16	N10°11'04"W
(R)17	S38°15'14"E
(R)18	N39°58'47"E
(R)19	N22°10'01"W

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC10	45.00	45°34'23"	35.79
RC11	45.00	45°34'23"	35.79
RC12	425.00	9°07'40"	67.71
RC13	275.00	1°34'01"	7.52
RC14	325.00	2°22'16"	13.45
RC15	45.00	45°34'23"	35.79
RC16	45.00	45°34'23"	35.79

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C8	55.00	32°14'01"	30.94
C9	55.00	32°04'44"	30.79
C10	325.00	3°54'34"	22.18
C11	425.00	01°20'03"	1.49
C12	55.00	7°42'32"	7.40
C13	55.00	5°12'13"	5.00
C14	375.00	2°52'04"	18.77
C15	275.00	4°10'24"	20.03
C16	275.00	4°41'35"	30.72

SF	SQUARE FEET
(R)	RADIAL BEARING
(xxxx)	ADDRESS
[B-D]	RECORD DIMENSIONS
●	SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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-----	EXISTING EASEMENT
=====	MATCHLINE

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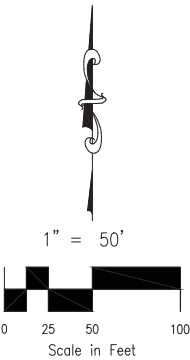
EASEMENT LINE TABLE		
LINE #	DISTANCE	BEARING
L1	25.22	N44°25'00"E

EASEMENT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	425.00	2°27'29"	18.23
C2	425.00	2°47'11"	20.67

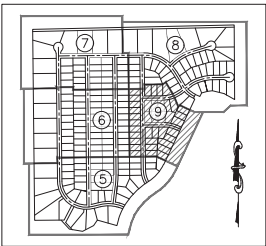
BOUNDARY LINE TABLE		
LINE #	DISTANCE	BEARING
L1	56.87	N64°40'00"W
L2	50.00	S25°20'00"W
L3	16.86	S64°40'00"E



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MATCHLINE - SEE SHEET 6 OF 9



SHEET INDEX  
NOT TO SCALE

RADIAL BEARING  
TABLE

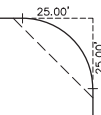
LINE #	BEARING
(R)19	N22°10'01"W
(R)20	S00°41'03"E
(R)21	S11°26'43"W
(R)22	S08°48'21"W

LOT & TRACT LINE TABLE		
LINE #	DISTANCE	BEARING
L2	25.76	N45°34'36"E

LEGEND:

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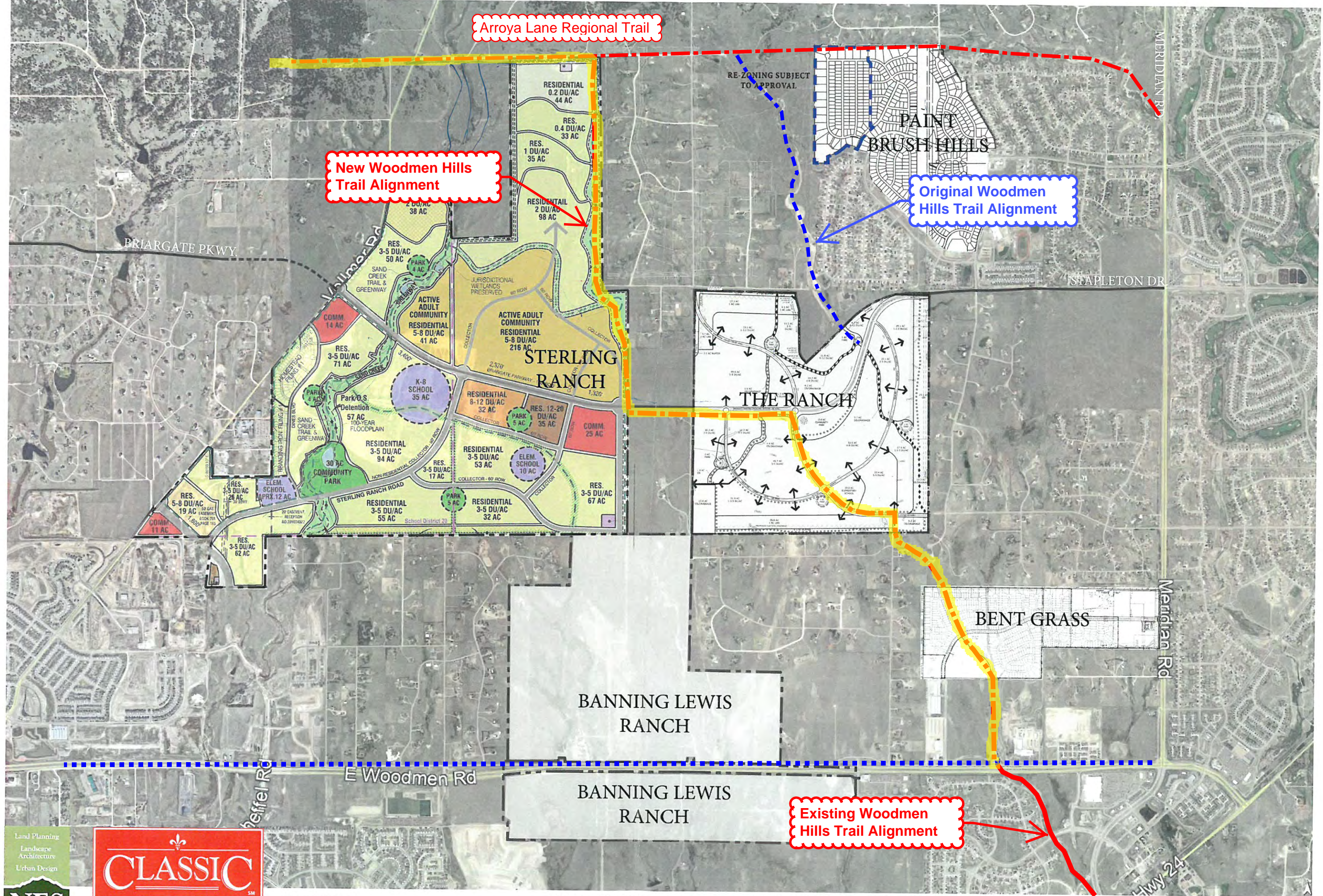
DETAIL A  
NOT TO SCALE

FINAL PLAT  
PAINT BRUSH HILLS FILING NO. 14  
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102 E. PIKES PEAK AVE., 5TH FLOOR  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485







## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Urban Park Grant Application – Widefield School District 3, Parks and Recreation – Destination Park

**Agenda Date:** November 12, 2020

**Agenda Item Number:** #7 - A

**Presenter:** Ross Williams, Park Planner

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

#### **Background:**

El Paso County established an Urban Park Grant Program in March of 2007 to promote the development of urban park opportunities throughout El Paso County. Urban parks promote health and wellness, stimulate community and economic development, help preserve wildlife habitat, and provide opportunities for neighbors to meet and connect. The program is funded through Urban Park Fees paid by developers.

Cities, towns, school districts, metropolitan districts, and special districts in El Paso County are eligible for an urban park grant. Nonprofit organizations are also eligible through a contractual arrangement.

Urban park opportunities may include, but are not limited to athletic facilities, playgrounds, gardens, parking areas, trails, aquatic facilities, and dog parks. Grants can also be used for the purchase of real property to establish an urban park. Urban parks are normally 25 acres or less and are designed to serve a surrounding neighborhood or subdivision.

#### **Summary:**

An urban park grant application for \$25,000 from Widefield School District 3, Parks and Recreation for Destination Park is attached. The project budget for Destination Park is \$591,000. The grant will support construction of Destination Park, which includes three age-appropriate ADA-accessible playgrounds, benches, waste receptacles, parking lot improvements, landscaping, and irrigation in an existing park area located adjacent the Widefield Community Center, Security Public Library, and numerous athletic fields. The project site is also located near Widefield Elementary School and Widefield High School.

Staff has reviewed the grant application and offers the following findings:

1. This site is located in Urban Area #4. There is sufficient urban park funding for this area to provide the grant.

2. There were opportunities for public input to determine the recreation needs for Destination Park, as described in the application.
3. The applicant will allow full public access to the facility.
4. The facility will meet applicable American with Disabilities Act requirements.
5. The applicant is providing \$550,000 in matching funds to complete Destination Park.
6. The facility will be maintained by Widefield School District 3, Parks and Recreation, as stated in the grant application.
7. The County's financial support will be acknowledged by a sign at the park.

Staff recommends endorsement of a \$25,000 urban park grant for the project.

**Recommended Motion:**

Move to endorse the award of a \$25,000 urban park grant to Widefield School District 3, Parks and Recreation, for the development of Destination Park.

**Attachments:**

Urban Park Grant Application  
Draft Urban Park Grant Agreement  
Urban Park Grant Program Policies

**COMMUNITY SERVICES DEPARTMENT**

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

**El Paso County**

**URBAN PARK GRANT AGREEMENT**

This Urban Park Grant Agreement ("Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2020 by and between the Widefield School District 3, Parks and Recreation ("Grantee"), whose address is 705 Aspen Drive, Colorado Springs, Colorado 80911, and El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado ("Grantor"), c/o El Paso County Parks, whose address is 2002 Creek Crossing, Colorado Springs, Colorado 80905. Grantor and Grantee may be collectively referred to herein as the Parties.

**RECITALS**

WHEREAS, Grantee has submitted an application for an Urban Park Grant to Grantor for construction of Destination Park, pursuant to the El Paso County Parks Urban Park Grant Program Policies ("Grant Policies"); and

WHEREAS, Grantee's proposal meets all of the requirements set forth in the Grant Policies; and

WHEREAS, the El Paso County Park Advisory Board recommends approval of Grantee's application.

NOW, THEREFORE, for consideration and mutual promises contained herein, the Parties agree as follows:

**AGREEMENT**

1. Grant Award. Award is hereby made to the Grantee in the amount of \$25,000 (the "Grant") for development of Destination Park, for recreational purposes and as further described in the grant application, attached hereto as Exhibit A and incorporated herein by reference (the "Project").

2. Conformance with Grant Request. The Project shall be constructed and operated in conformance with the descriptions and specifications set forth in Exhibit A.

3. Performance Period. According to the grant proposal, the Grantee anticipates the Project will be completed by spring, 2021. All improvements must be completed within two years of the effective date of this agreement.

4. Schedule of Payments. The Grant will be disbursed to the Grantee upon the successful completion of the Project and verification by Grantor that all grant requirements have been met. Grantor reserves the right to inspect the Project prior to, during or at the conclusion of the Project and/or periodically thereafter. A representative of the Grantee may be required to attend the inspection.

5. Continued Use of Property. Any lands used for this Project will not be converted to any non-recreational use without prior written approval of the Grantor. All improvements resulting from the Project shall be maintained in a safe manner in perpetuity by the Grantee, and the Grantor may periodically inspect the Project site to ensure this requirement is satisfied.

6. Termination. The Grantor reserves the right to terminate this Agreement, in whole or in part, for any of the following reasons: (a) the Grantee fails to comply with the terms of this Agreement; (b) the Grantee has insufficient funds to complete the Project; (c) the Grantee fails to begin work on this Project within one year of the effective date of this Agreement.

7. Financial Responsibility. The Grantee shall maintain a complete record file of all receipts, expenditures and other records which pertain to the use of the Grant in the performance of this Agreement. Such record files shall be made available to the Grantor upon request. No later than thirty (30) working days after the date of the Project completion or termination of the Agreement, the Grantee shall submit to the Grantor a summary of the receipts and expenditures.

8. Assignment. All terms of the Agreement shall be binding on and inure to the benefit of the legal representatives, successors, agents, or assigns of the Parties. The rights and responsibilities of the Parties under this agreement shall not be assignable without the prior written approval of the Grantor.

9. Full Public Benefit. The Grantee agrees that the facility being developed pursuant to this Agreement will be available for the use and enjoyment of the general public during public use, operational hours unless the Grantee has specifically reserved the facility for a community program or other event. Grantee's understands that if it fails to comply with this provision, it shall be liable for reimbursement of the Grant to Grantor at Grantor's written request.

10. Integration of Understandings. This agreement is intended as the complete integration of all understandings between the parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or affect whatsoever, unless embodied herein in writing.



11. Severability. To the extent that this Agreement may be executed and performance of the obligations of the parties may be accomplished within the intent of the Agreement, the terms of this Agreement are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof. The waiver of any breach of a term hereof shall not be construed as waiver of any other term.

12. Modification. This Agreement is subject to such modifications as may be required by changes in Federal law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this Agreement on the effective dates of such change as if fully set forth herein. Except as provided above, no modification of this Agreement shall be effective unless agreed to in writing by both Parties in an amendment to this agreement that is properly executed and approved in accordance with applicable law.

13. Recognition. The Grantee agrees to recognize El Paso County for the Urban Park Grant with a ribbon cutting ceremony and on a sign at the facility. El Paso County Parks must approve the proposed sign or plaque and wording prior to it being fabricated and installed.

14. Failure To Comply. The failure of the Grantee to comply with all terms and conditions in this agreement may result in the Grantor requesting reimbursement of the Urban Park Grant.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**GRANTOR:**

EL PASO COUNTY

\_\_\_\_\_  
Chair, Board of County Commissioners of El Paso County Colorado

ATTEST:

\_\_\_\_\_  
County Clerk & Recorder

APPROVED AS TO FORM:

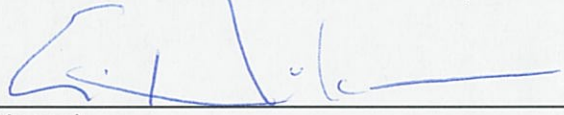


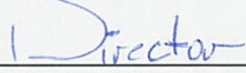
\_\_\_\_\_  
Steven Klaffky (Nov 2, 2020 13:14 MST)

\_\_\_\_\_  
County Attorney's Office

GRANTEE:

WIDEFIELD SCHOOL DISTRICT 3, PARKS AND RECREATION

  
\_\_\_\_\_  
(Name)

  
\_\_\_\_\_  
(Title)

# EXHIBIT A



## **PARKS AND RECREATION WIDFIELD SCHOOL DISTRICT 3**

### **URBAN PARK GRANT PROPOSAL**

### **WIDFIELD PARKS AND RECREATION DESTINATION PLAYGROUND**

**SUBMITTED TO  
EL PASO COUNTY  
PARKS**

September, 2020



**WIDEFIELD PARKS AND RECREATION**  
**URBAN PARK GRANT REQUEST**  
**EL PASO COUNTY PARKS**

**History of Widefield Parks and Recreation**

Widefield-Security is located on the southern end of Colorado Springs and north of the Town of Fountain. It sits just below Pikes Peak and near the foot of Cheyenne Mountain. Widefield-Security is strategically located off of I-25 and is approximately 80 miles south of the state capital of Denver. The Parks and Recreation Center is 90 minutes from Denver International Airport and 10 minutes from the Colorado Springs Airport. Historically an agricultural area, it has become a bedroom community with 35 percent of the District students having military families. Four military installations are located in the Colorado Springs area, the Air Force Academy, Peterson Air Force Base, Schriever Air Force Base, and Fort Carson Army Base. There are no malls or big businesses in the Widefield-Security area. The largest employer is the School District. After the 2008 recession, development in Widefield-Security slowed, but is beginning to grow once again. Widefield-Security is the largest unincorporated community in the state with 58 square miles and a population of over 50,000 residents. There is no town hall or similar organizational structure to service the needs of the community. The Board of Education functions to a greater degree than most Boards of Education, in providing direction for many services beyond education. Widefield School District 3 (WSD3) has the distinction of being the only school district in the state that owns and operates a Parks and Recreation Services Department. This department is called the Widefield Community Center. What is now known as the Widefield Community Center started out in a small building at Pi-Ute Park and was established as the Security Metropolitan Park and Recreation District, offering programs and activities for the residents of Widefield-Security. In 1965, the current Parks and Recreation Center site at 705 Aspen Drive was purchased, and the complex was built to include the office building, pool, two fields, and a playground. Sport leagues, tennis lessons, archery, swim lessons, and more were offered. The Security Metropolitan Park and Recreation District found itself in financial troubles in the mid-1970s and was fortunately able to continue operating and servicing the community with the help of WSD3. In 1978, WSD3 assumed all assets, services, and responsibilities of the Security Metropolitan Park and Recreation District, including its employees. The new Widefield Community Education and Recreation Services was, and continues to be, guided by the WSD3 Board of Education, the only “governing body” for the unincorporated area of Widefield-Security. In 1987, with the help of Representative Mary Ellen Epps, a bill was passed to allow school districts operating systems of public recreation to obtain lottery funds. With these Conservation Trust Funds, the Community Center has been able to add and improve the grounds with ball fields, tennis courts, outdoor pools, playgrounds, a splash-park, and off-site parks. In 2007, the logo and name was changed to Widefield Community Center to reflect the name the community used for the center and its programming. Over the years, as Widefield-Security has grown, the Widefield Community Center continues to offer



programs and activities from preschool, art classes, and swimming, to sport leagues, lessons, and fitness classes for the residents of WSD3 and the surrounding communities.

In February 2016 a *Parks, Recreation, Facilities and Trails Master Plan* was completed. In response to the recommendation in this master plan, the name was changed to WSD3 Parks and Recreation.

### **Project Need**

This project will be comprised of three new playgrounds: A 2-5 year old playground, a 5-12 year old playground, and a Pro Challenge Course. The project will be located in the greenspace to the north of the Widefield Parks and Recreation Center at 705 Aspen Drive, Colorado Springs, CO 80911. The Center features the Widefield Parks and Recreation offices, three preschool classrooms, an all-purpose room, a library, a pool, and a fitness room. There is an existing pavilion and sand volleyball court just to the north of where the playgrounds will be built. This project will connect an existing pathway from the neighborhood, allowing easy access to the three playgrounds being built. This path is frequently used by high school and elementary aged students and families to get from home to school (see attached map). On the south and the east sides of the main building, there are five baseball/softball fields and a soccer field, which are used heavily from March through October. To the west, there are tennis courts and two additional sand volleyball courts. The selected location for the playgrounds in this project is ideal based on the proximity to outdoor sport fields, schools, the main building, and existing pathways.

### **Project Goals**

There are numerous goals for this project.

1. Provide a safe playground and play space for the Widefield Parks and Recreation preschool students to play on during school.
2. Provide an adult fitness challenge course to get the community more involved in fitness and overall health and wellness.
3. Provide a fitness-focused playground for children ages 5-12 in order to engage them in health and wellness, while also giving them outdoor play opportunities.
4. Provide a play space that encourages family play and socialization, through providing three different age appropriate playgrounds in the same area, while giving families the opportunity to challenge themselves physically.
5. Connect an existing pathway from the adjacent neighborhood to the park to create easily accessible play spaces and encourage community members who walk the path to stop and play.

## **Accessibility Objectives**

The park will be accessible and inviting for disabled individuals. The park will meet or exceed the Accessibility Guidelines established by the ADA. The park will have a perimeter sidewalk with ADA ramps and an accessible playground. This accessibility will include a transfer platform that will provide easy access to the playground equipment. The structure will exceed the fifty- percent accessible components for both ground level and elevated play events.

## **Public Input Process**

Due to the current situation of Covid-19 discouraging public meetings, letters were sent to adjacent residents requesting approval and input on the proposed project. A webpage was created on the Widefield Parks and Recreation website detailing the project goals and design illustrations. In addition, a presentation of the project details was done during the Widefield Parks and Recreation advisory board meeting which is open to the public.

## **Population to be Served**

According to the 2015 estimate, there were approximately 17,044 households in the Widefield School District. It was also estimated that there were 51,281 residents in this District. The 2020 estimate according to the Master Plan is that there are 59,916 residents.

## **Project Partnerships**

The Widefield Parks and Recreation Department is under the jurisdiction of Widefield School District 3. The Department received a GameTime playground grant as part of the 2020 Colorado Parks & Recreation Association Statewide Training and Funding Initiative. With the El Paso County Parks and Recreation Department, there will be three funding partners in this project.

## **Methods to Meet Public Access Requirements**

The proposed playground will be constructed in a location with easy access for all expected users. Additional sidewalks meeting ADA standards and designated parking will be installed as part of this project allowing for easier access from adjacent neighborhoods. Widefield Parks and Recreation campus is located in the geographic center of the District and is also adjacent to the Security Public Library. The installation of the three new playgrounds will be groundbreaking for the Fountain Valley community, as they will provide a unique fitness and fun play opportunity for any age group. The expansion of existing pathways in the community connect to the new playgrounds will encourage more usage and socialization in the community. The proposed project will meet three National Demonstration Site Designations: 7 Principles of Inclusive Playground Design, Play On! – Promoting Youth Fitness, and Outdoor Adult Fitness.

Having three National Demonstration Site Designations in the Fountain Valley community will not only provide an incredible opportunity for the residents of the community, but the surrounding communities as well.

### **Maintenance Responsibility Commitment**

The Widefield Parks and Recreation Department will be responsible for the maintenance of the park through their maintenance division.

### **Matching Funds**

The funding sources for the playground will be Widefield School District 3 along with a grant from GameTime as part of the 2020 Colorado Parks & Recreation Association Statewide Training and Funding Initiative. The El Paso County Urban Park Grant will make a third funding partner. Currently there are matching Widefield School District 3 Parks and Recreation funds in the amount of **\$550,000**. These funds will be used as a match for the grant from El Paso County Parks and Leisure Services Department. The Widefield Parks and Recreation Department would respectively request funds in the amount of **\$25,000** from the Urban Park Grant Program for this project.

### **Development Timetable**

September, 2020	Submit grant application to El Paso County
October, 2020	Grant awarded for Urban Park Grant
October, 2020	Begin construction of playground
December, 2020	Project complete

### **WSD3 Parks and Recreation Advisory Board**

Korey Hutchison - President  
Landon Finch - Vice President  
Neil Nelson - Board of Education  
Erin Gilmore – Community Member  
Vicki Ross – Community Member  
Dayton Stull – WSD3 Student  
Keianna Curea – WSD3 Student  
Mercedes McIntyre – WSD3 Student

### **Recognition of El Paso County**

Widefield Parks and Recreation will host a ribbon cutting and will post a sign at the project acknowledging the Urban Grant Funds from El Paso County Parks and Recreation.

## **Attachments**

- 1. Recommendation Letters:**
  - A. Kathleen Mena – Community Member**
  - B. Cody Woodside – Preschool Parent**
  - C. Neil Nelson – WSD3 School Board Member**
  - D. Erin Gilmore – WPR Advisory Board Member**
- 2. Figure 1- Photos of Actual Site**
- 3. Figure 2- Cost Estimate**
- 4. Figure 3- Proposed Playground structures**
- 5. Figure 4- Proposed Park Plan**
- 6. Figure 5- Park Site**
- 7. Figure 6- Neighborhood Map**
- 8. Figure 7- Area Map**
- 9. Figure 8- Widefield Parks and Recreation Maintenance Budget for 2020**





**Figure 1: Photos of Park Area**

## COST ESTIMATE

Destination Playground at Widefield Parks & Recreation ESTIMATE OF PROBABLE CONSTRUCTION COSTS					
CLIENT: Widefield Parks & Recreation			UNIT PRICE DATE: 2018/2019		
PROJECT NAME: Destination Playground			DATE: 8/3/2020		
LOCATION:705 Aspen Drive, Colorado Springs, CO			PREPARER: N.E.S. Inc.		
DRAWING REF: WSD3 Destination Park.dwg					
ITEM	SIZE	QUANTITY	UNIT	U	TOTAL
Grading					
Rough Grading		L.S.	\$17,500.00		\$17,500.00
			SUBTOTAL		\$17,500.00
Site Demolition					
Demolition of Existing Structures		L.S.	\$20,000.00		\$20,000.00
			SUBTOTAL		\$20,000.00
Playground Shared Costs					
Site Structures Installation (Permits by others)		L.S.	\$4,725.00		\$4,725.00
Installation		L.S.	\$48,455.00		\$48,455.00
Pea Gravel Base	112	T.N.	\$91.00		\$10,192.00
			SUBTOTAL		\$63,372.00
Warrior Kids Playground 2-5 Yrs.					
Playground Equipment Total @ 50% off (No install)	1	E.A.	\$65,644.00		\$32,822.00
Playground Whirlwind Seat @ 50% off (No install)	1	E.A.	\$656.00		\$328.00
Gametime Owners Kit	1	E.A.	\$58.00		\$58.00
EWf Surfacing (includes 2 layers of geo textile)	77	C.Y.	\$47.50		\$3,657.50

Washed Play Sand for Sand Pit 1.5' min. depth		159	C.F.	\$10.00	\$1,590.00
Playground Edge		83	L.F.	\$25.00	\$2,075.00
Concrete Retaining Wall 18"		150	F.F.	\$35.00	\$5,250.00
Concrete Retaining Toe Wall +18"		246	F.F.	\$55.00	\$13,530.00
Sub Drains		1	L.S.	\$2,500.00	\$2,500.00
48" Powder Coat Chain link Fence		220	L.F.	\$22.00	\$4,840.00
Ultra-Site Shade Sail 12' Sealed Drawings		1	E.A.	\$600.00	\$600.00
Ultra-Site Shade Sail 12' (Does Not include install)		1	E.A.	\$3,267.00	\$3,267.00
				<b>SUBTOTAL</b>	\$70,517.50
<b>Ionsphere Playground 5-12 Yrs.</b>					
Playground Equipment Total @ 50% off (No install)		1	E.A.	\$69,681.00	\$34,840.50
Gametime Owners Kit		1	E.A.	\$58.00	\$58.00
EWf Surfacing (includes 2 layers of geo textile)		79	C.Y.	\$47.50	\$3,752.50
Sub Drains		1	L.S.	\$2,500.00	\$2,500.00
Playground Edge		125	L.F.	\$25.00	\$3,125.00
Concrete Seat/Toe Wall		114	F.F.	\$35.00	\$3,990.00
Siloam Stone Boulder Wall 1-3' Tall		46	T.N.	\$180.00	\$8,280.00
				<b>SUBTOTAL</b>	\$56,546.00
<b>Adult Pro-4000 Challenge Course</b>					
Equipment Total @ 20% off (No install)		1	E.A.	\$82,367.00	\$65,893.60

Destination Playground at Widefield Parks & Recreation ESTIMATE OF PROBABLE CONSTRUCTION COSTS						
CLIENT: Widefield Parks & Recreation				UNIT	2018/2019	
PROJECT NAME: Destination Playground				DATE:	8/3/2020	
LOCATION:705 Aspen Drive, Colorado Springs, CO				PREP	N.E.S. Inc.	
DRAWING REF: WSD3 Destination Park.dwg						
ITEM		SIZE		QUANTITY	UNIT	TOTAL
Synthetic Turf Surfacing, Pro Play Elite 929, turf pads 10' cfh, Envirofill infill		3,816	S.F.	\$25.20		\$96,163.20
4" Compacted Sugrade		3,820	S.F.	\$2.00		\$7,640.00
Sub Drains		1	L.S.	\$2,500.00		\$2,500.00
Playground Edge		143	L.F.	\$25.00		\$3,575.00
Concrete Seat/Toe Wall		135	F.F.	\$35.00		\$4,725.00
Siloam Stone Boulder Wall 1-3.5' Tall		43.1	T.N.	\$180.00		\$7,758.00
				SUBTOTAL		\$188,254.80
Swing Set Area (Old Playground Site)						
GameTime - Powerscape Swing 5" X 8 (No install)		1	E.A.	\$2,000.00		\$2,000.00
GameTime - Belt Seat Pkg 5"Od(8918)		1	E.A.	\$514.00		\$514.00
GameTime - Expression Swing 5" X 8 (No install)		1	E.A.	\$1,423.00		\$1,423.00
GameTime - 5" Zero-G Chair (2-5)-Galv Chain		1	E.A.	\$505.00		\$505.00
GameTime - Ps Swing Aab 5" X 8' (No Install)		1	E.A.	\$1,074.00		\$1,074.00
GameTime - Arch Swing (No Install)		1	E.A.	\$6,481.00		\$6,481.00
EWf Surfacing (includes 2 layers of geo textile)		102	C.Y.	\$47.50		\$4,845.00
Sub Drains		1	L.S.	\$2,500.00		\$2,500.00
Playground Edge		230	L.F.	\$25.00		\$5,750.00
				SUBTOTAL		\$25,092.00
Irrigation System (Lump Sum Acceptable)						



Irrigation System Rework			L.S.	\$4,500.00	\$4,500.00
Irrigation		1	L.S.	<del>\$9,808.50</del>	\$9,808.50
				<b>SUBTOTAL</b>	<b>\$14,308.50</b>
<b>Soil Preparation</b>					
Sod/Turf Soil Preparation (3 C.Y./1,000 S.F. )		11,138	S.F.	\$0.18	\$2,004.84
Seed/Plant Bed Soil Preparation (2 C.Y./1,000 S.F. )		1,164	S.F.	\$0.15	\$174.60
				<b>SUBTOTAL</b>	<b>\$2,179.44</b>
<b>Fine Grading</b>					
Fine Grade w/ Amendments		12,302	S.F.	\$0.04	\$492.08
				<b>SUBTOTAL</b>	<b>\$492.08</b>
<b>Lawns, Grasses, and Wildflowers</b>					
Turf - Bluegrass Sod		11,138	S.F.	\$0.50	\$5,569.00
				<b>SUBTOTAL</b>	<b>\$5,569.00</b>
<b>Trees, Plants</b>					
Deciduous Trees	2.0" cal.	2	EA.	\$350.00	\$700.00
Evergreen Trees	6' Ht.	3	EA.	\$350.00	\$1,050.00
<b>Destination Playground at Widefield Parks &amp; Recreation</b> <b>ESTIMATE OF PROBABLE CONSTRUCTION COSTS</b>					
CLIENT: Widefield Parks & Recreation				UNIT	2018/2019
PROJECT NAME: Destination Playground				DATE:	8/3/2020
LOCATION: 705 Aspen Drive, Colorado Springs, CO				PREP	<b>N.E.S. Inc.</b>
DRAWING REF: WSD3 Destination Park.dwg					
<b>ITEM</b>		<b>SIZE</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>TOTAL</b>
Deciduous & Evergreen Shrubs	#5 cont.	78	EA.	\$30.00	\$2,340.00
Ornamental Grasses	#1 cont.	128	EA.	\$15.00	\$1,920.00

Groundcovers / Perennials	#1 cont.	0	EA.	\$10.00	\$0.00
				<b>SUBTOTAL</b>	<b>\$6,010.00</b>
<b>Ground Cover</b>					
1.5" Rock Mulch	3" deep	9,142	S.F.	\$0.75	\$6,856.50
2-4" River Cobble w/ Geo-Fabric Underlay	3" deep	1,573	S.F.	\$1.25	\$1,966.25
Steel Edging (includes install)		242	L.F.	\$3.25	\$786.50
				<b>SUBTOTAL</b>	<b>\$9,609.25</b>
<b>Paving</b>					
Concrete Sidewalks	4" depth	2,445	S.F.	\$4.50	\$11,002.50
Concrete Plaza	5" depth	2,086	S.F.	\$5.50	\$11,473.00
Concrete Wavy Walk	6" depth	236	S.F.	\$6.50	\$1,534.00
				<b>SUBTOTAL</b>	<b>\$24,009.50</b>
<b>Parking Lot Improvements for ADA</b>					
Asphalt Pavement (6" depth)	6" depth	62	T.N.	\$280.00	\$17,360.00
Curb & Gutter		109	L.F.	\$18.00	\$1,962.00
				<b>SUBTOTAL</b>	<b>\$19,322.00</b>
<b>Landscape Accessories</b>					
Ultra Shelter Custom Square Shelter 15.4 X 15.4		1	EA	\$11,756.00	\$11,756.00
Ultra Shelter Sealed Drawings		1	EA	\$800.00	\$800.00
Ultra Site Bench		3	EA	\$362.00	\$1,086.00
Ultra Site Waste Receptacle		1	EA	\$571.00	\$571.00
Benches		3	EA	\$1,300.00	\$3,900.00
Large Boulders		12	EA	\$750.00	\$9,000.00
Siloam Select Stone Boulders (4 CF) Steps		25	TN	\$255.00	\$6,375.00
#5 Compacted Gravel Base for Boulder Steps 6" Depth		10	C.Y.	\$75.00	\$750.00

Destination Playground at Widefield Parks & Recreation ESTIMATE OF PROBABLE CONSTRUCTION COSTS					
CLIENT: Widefield Parks & Recreation				2018/2019	
PROJECT NAME: Destination Playground				8/3/2020	
LOCATION:705 Aspen Drive, Colorado Springs, CO				N.E.S. Inc.	
DRAWING REF: WSD3 Destination Park.dwg					
ITEM		SIZE	QUANTITY	TOTAL	
Bark Park Pet Waste Station No Receptacle		1	EA	\$332.00	\$332.00
2-3' Diameter Accent Boulders		12	EA	\$200.00	\$2,400.00
				SUBTOTAL	\$16,945.00
		SITE IMPROVEMENTS SUBTOTAL			\$539,727.07
			10% CONTINGENCY		\$53,972.71
TOTAL ESTIMATED COST				GRAND TOTAL	\$590,699.78

NOTES:

1. Sod Area + Native Seed Area x \$0.75 + (Shrubs Qty x10 + Ornamental Grass and Perennial Qty x3) \$1.25 2' to 3' boulders = 9 square feet per TON

**Figure 2. Cost Estimate**

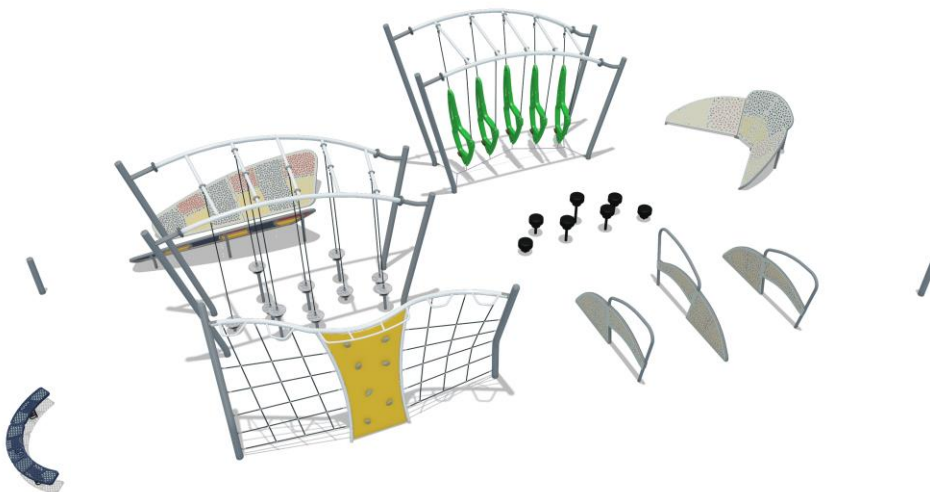




**IONOSPHERE**



**WARRIOR KIDS**



**PRO 4000 SERIES CHALLENGE COURSE**

**Figure 3- Proposed Play Structures**



**Expression Swing**



**Powerscape Swing**



**Arch Swing**



**Zero G Swing**

**Figure 3- Proposed Play Structures**

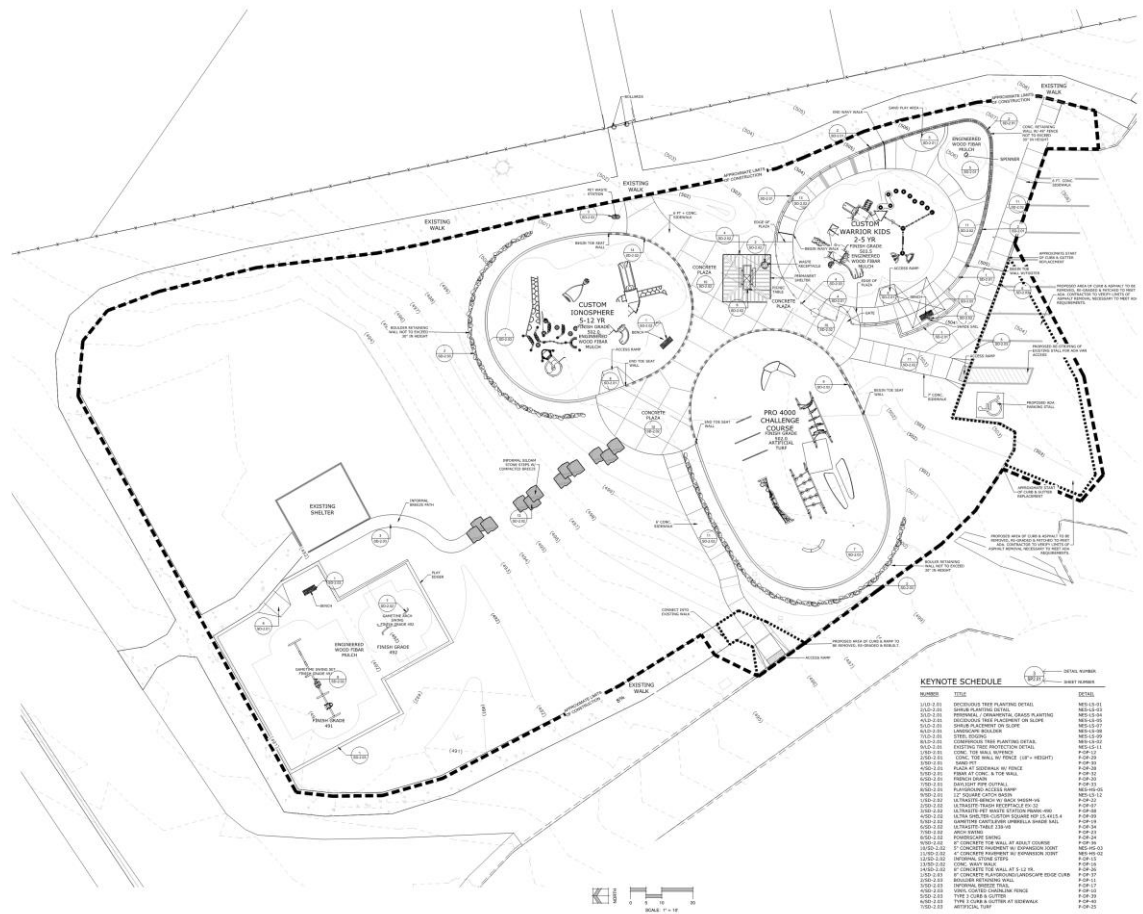
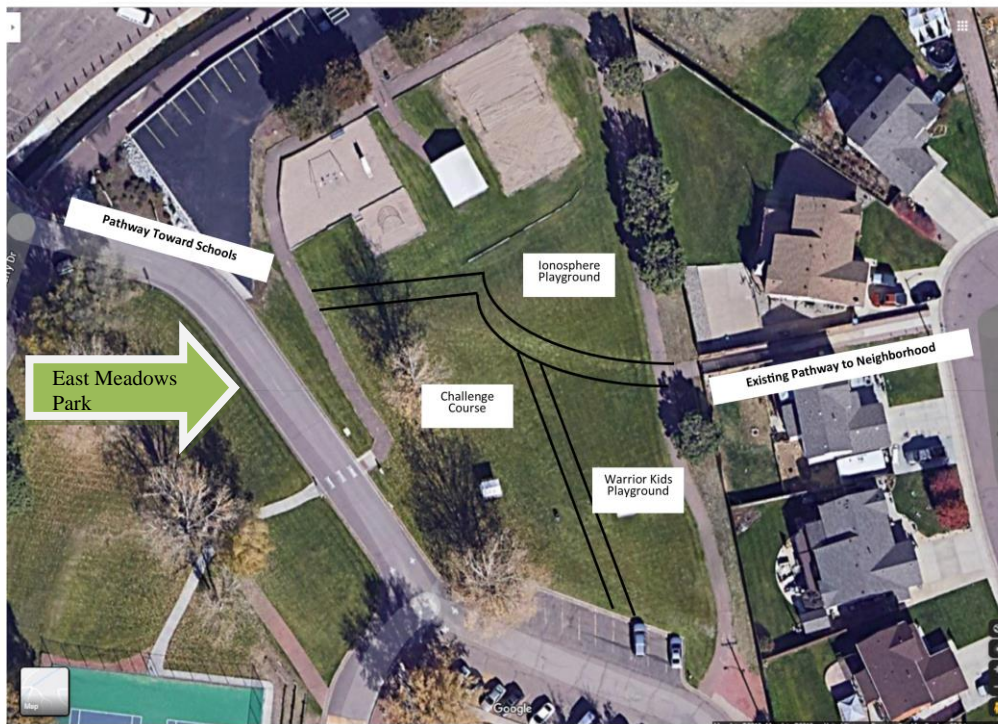


Figure 4- Proposed Park Plan



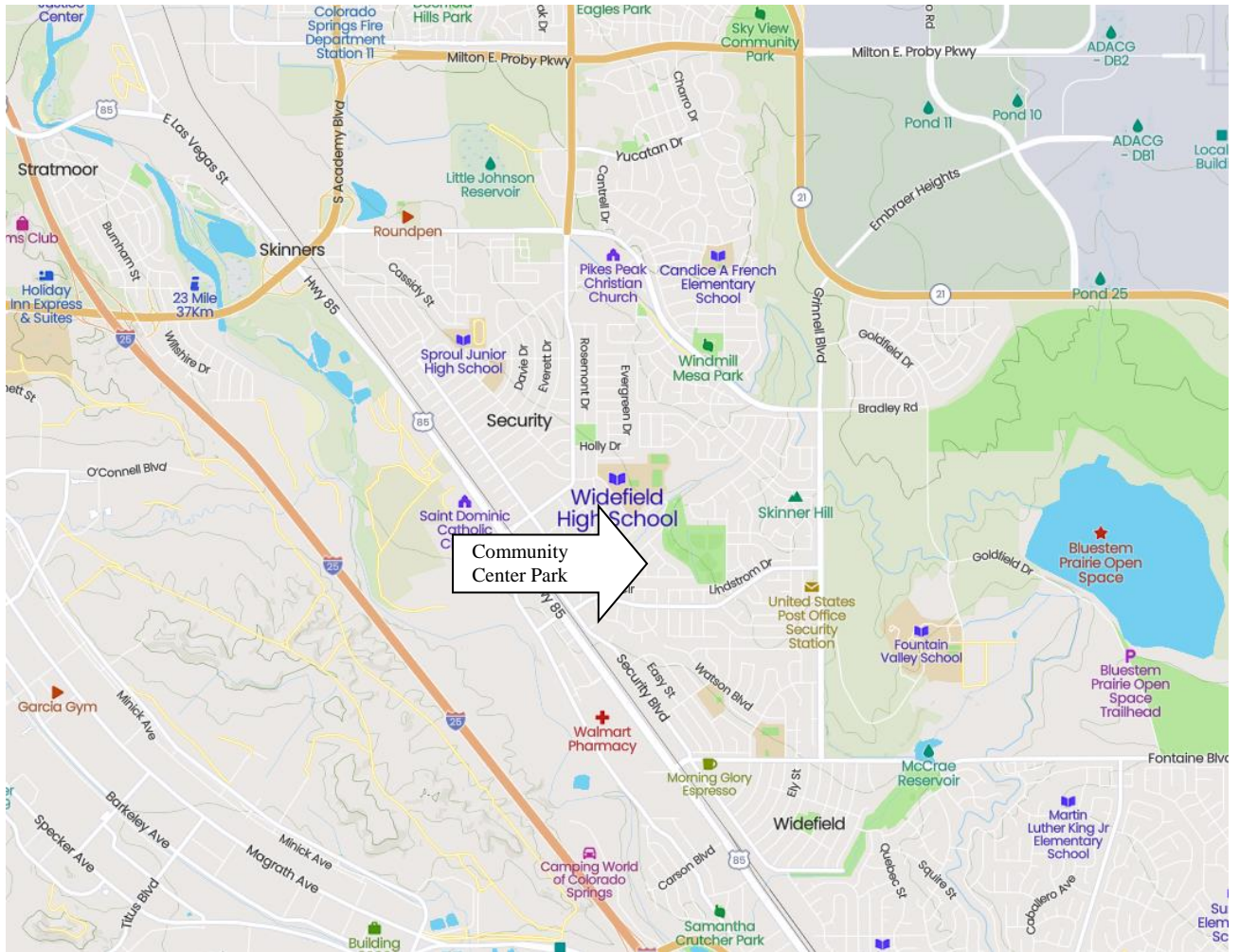


**Figure 5- Project Site**



**Figure 6- Neighborhood Map**





**Figure 7- Area Map**

2020 Maintenance Budget	
Salaries	\$235,000
Tech Services	\$52,000
Property Services	\$275,000
Supplies	\$206,000
Property/Grounds	\$84,000
Total Budget	\$852,000

**Figure 8- Widefield Parks 2020 Maintenance Budget**

August 30th, 2020

To Whom It May Concern,

My name is Neil Nelson. I am presently on the Board of Education for the Widefield School District. I am also on the Advisory Board for the Widefield Park and Recreation.

My family has lived in the Widefield/Security area for over forty years during which time we have used the facilities at the Widefield Park and Rec. Both my children attended the park and rec preschool and participated in many park and rec sports programs. My wife regularly attended exercise swim classes before the Covid 19 issues caused a suspension of the program. Over the years the Widefield Park and Rec has truly enriched our lives.

As a member of the Park and Rec Advisory Board I have been part of the planning and approval process for our planned addition of three new playgrounds on our site. One of these playgrounds will be for 2-5 years old children and will serve as a great addition to our preschool program and provide opportunities for kids in the neighborhood to have a safe place to play. Another will provide a fitness-focused playground for children ages 5-12. The third area will be a Pro Challenge course for adults in our community. Our vision is for families to enjoy all three areas as they play and exercise together.

The pandemic has hit the Widefield Park and Rec hard and our budget has taken quite the hit. I am writing to ask that our park and rec receive an Urban Park Grant to help with the expenses of this very worthwhile project.

Sincerely

Neil Nelson  
Widefield School District #3  
Board of Education

PS If you have questions for me feel free to call. 719-641-3813

Widefield Parks & Recreation,

As a member of the Widefield Parks and Recreation Advisory Board and longtime member of the community, I strongly believe that the addition of the three new playgrounds on the WPR grounds would be an exciting and needed improvement.

This innovative enhancement would be a fitting first-impression at our main entrance, encouraging families comprised of all ages toward the pursuit of healthy fitness goals.

As a current preschool parent myself, the knowledge that my son has an age-appropriate, fenced playground that adheres to the licensing requirements is a genuine comfort and draw to the program.

These new playgrounds will certainly provide a vital resource and benefit to the health, wellness and safety of families in our programs, and further reinforce our mission to create, promote, foster, and maintain programs, activities and facilities that positively impact the quality of life for all segments of our community.

Regards,

Erin Gilmore  
Advisory Board Member



To Whom it May Concern,

My name is Cody Woodside, and I am writing this letter in support of grant funding to assist in the building of a new multi-age playground in Widefield School District 3. As a father of a preschool student, as well as two future preschool students, I wholeheartedly believe that a new playground in the district is beneficial for the children of our community. The three main reasons I hold this belief are reasons why any parent or community stakeholder should consider supporting the funding of this project.

First and foremost, a new, multi-age playground in Widefield School District 3 is in the best interest of our children's safety. Preschool-aged children are often eager to explore the outdoors and make use of playground equipment to let their imaginations run wild. They take risks, explore, and climb on the equipment we provide for them. For this reason, it is imperative that the playground equipment provided for our children is safe, clean, and free of potential dangers. Over time, old playground equipment can become outdated and unsafe for preschoolers to play on. This necessitates upgrades, and the time is now for our community to provide an updated playground for our children.

Secondly, an updated playground facility in the community provides beneficial opportunities for healthy socialization among preschool students and community building for members of the community of any age. I am constantly seeking opportunities for my daughters to interact with peers their own age. The presence of a new community playground facility encourages members of Widefield to come together, which in turn creates opportunities for socialization for my daughters. The social benefits for kids that the new facility enables could be reason alone for me to support funding the project.

In addition to the positives a new playground promotes for school-aged children, any member of the community would also benefit from the construction of a new playground. The planned facility is fitness-focused, so both adults and kids are encouraged to get active through family play and challenging themselves. The easy access to the playground from the adjacent neighborhood ensures that the playground is a focal point for community members who are walking through; in turn, this means the playground will be utilized often by folks of all ages. This means that adults will also reap the same community-building and fitness benefits that children are receiving.

Finally, as touched on briefly in previous paragraphs, the playground would benefit all community members by providing opportunities for improving physical wellness and fitness. We are stronger as a community when we are outdoors and active. A new playground is a fun way to encourage families to challenge themselves physically and bond through exercising together. This also promotes a healthier community in the process.

In short, I am excited at the prospect of adding a new playground for the social and physical benefits it would provide my daughters, my family, and the Widefield community in general. I firmly believe this project is worth the financial investment, and I hope to see it move forward!

Sincerely,



Cody Woodside

September 1,2020

Dear Widefield Park and Recreation:

As a twenty year resident of Widefield, I am deeply appreciative of the improvements that have been made to the Widefield Community Center campus. My three children and I have enjoyed the playground equipment, the pool, the library and the walking trails. When I heard about the new plans to utilize an under used portion of the campus I wanted to write a letter to express my support.

A multi -use playground space is exactly what the community needs. It will greatly expand the ability for families to promote fitness and allows all ages to play together in a safe space. I plan to use the adult fitness course as a way to round out my fitness goals. The ability to run around the park and then cross train within this space is something I am looking forward to. Connecting the existing trails is also a wise use of the campus, as safety will be enhanced.

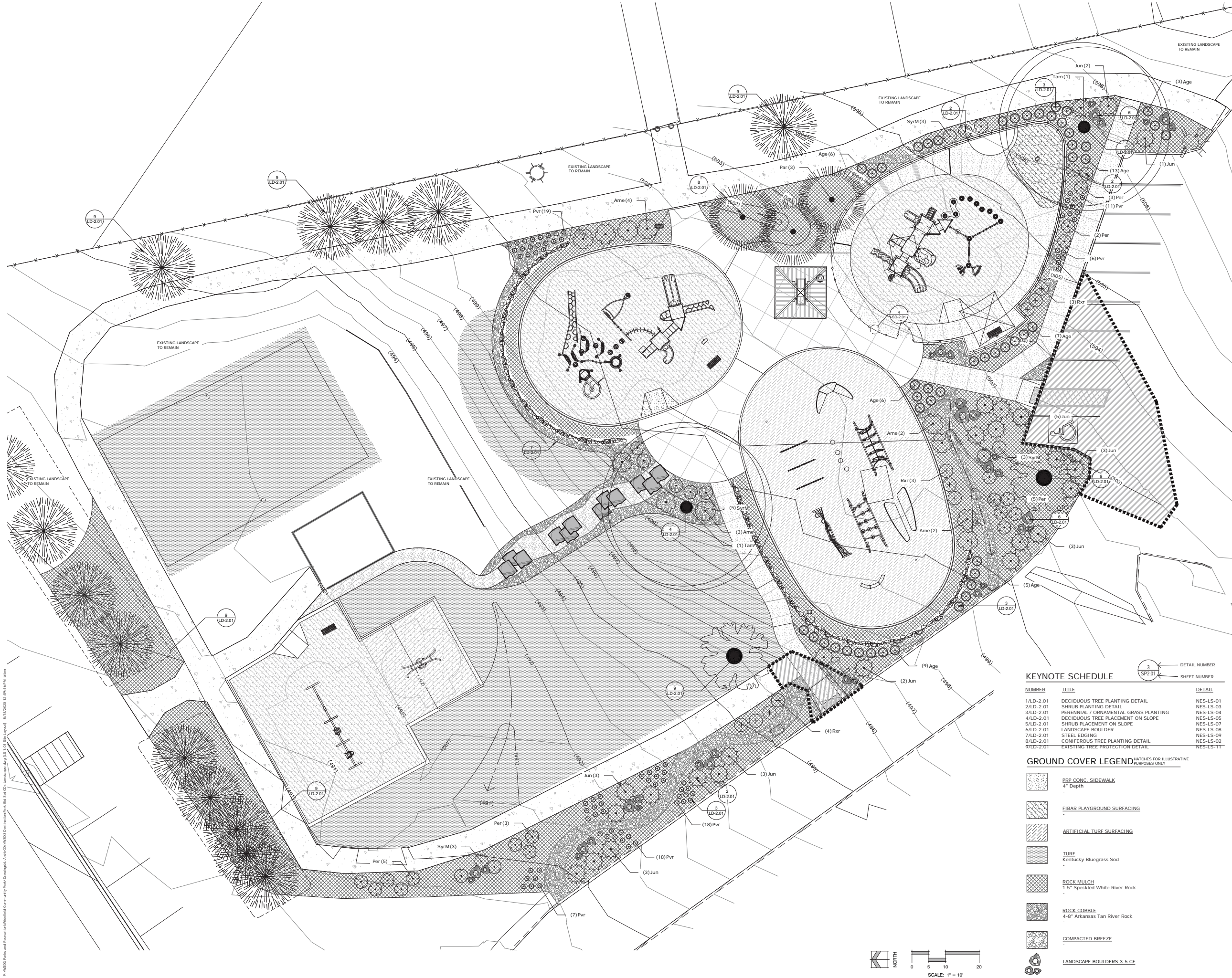
I have seen a lot of growth within this community and continuing to provide safe, updated, family friendly spaces is very important to creating a true neighborhood park. I fully support the goals you have regarding this new playground space and anticipate many families and individuals taking advantage of our new urban park.

Sincerely,

A handwritten signature in black ink that reads "Kathleen Mena". The signature is written in a cursive style with a large, stylized 'K' and 'M'.

Kathleen Mena





KEYNOTE SCHEDULE		
NUMBER	TITLE	DETAIL
1/LD-2.01	DECIDUOUS TREE PLANTING DETAIL	NES-LS-01
2/LD-2.01	SHRUB PLANTING DETAIL	NES-LS-03
3/LD-2.01	PERENNIAL / ORNAMENTAL GRASS PLANTING	NES-LS-04
4/LD-2.01	DECIDUOUS TREE PLACEMENT ON SLOPE	NES-LS-05
5/LD-2.01	SHRUB PLACEMENT ON SLOPE	NES-LS-07
6/LD-2.01	LANDSCAPE BOULDER	NES-LS-08
7/LD-2.01	STEEL EDGING	NES-LS-09
8/LD-2.01	CONIFEROUS TREE PLANTING DETAIL	NES-LS-02
9/LD-2.01	EXISTING TREE PROTECTION DETAIL	NES-LS-11

GROUND COVER LEGEND	
	PRP CONC. SIDEWALK 4" Depth
	FIBAR PLAYGROUND SURFACING
	ARTIFICIAL TURF SURFACING
	TURF Kentucky Bluegrass Sod
	ROCK MULCH 1.5" Speckled White River Rock
	ROCK COBBLE 4-8" Arkansas Tan River Rock
	COMPACTED BREEZE
	LANDSCAPE BOULDERS 3-5 CF

Land Planning  
Landscape  
Architecture  
Urban Design

NES

N.E.S. Inc.  
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Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
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DESTINATION  
PLAYGROUND

WIDEFIELD PARKS &  
RECREATION

705 ASPEN DRIVE,  
WIDEFIELD, CO 80911

DATE: 08.12.2020  
PROJECT MGR: C. LIEBER  
PREPARED BY: S. VYEN

NOT FOR CONSTRUCTION

BID SET

DATE	BY	DESCRIPTION

LANDSCAPE PLAN

LS 1.01

9 OF 13



## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** 2021 Facility Use Fee Schedule

**Agenda Date:** November 12, 2020

**Agenda Item Number:** # 7 - B

**Presenter:** Tim Wolken, Director of Community Services

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

#### **Background Information:**

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

Approximately 2,300 facility use reservations are processed annually involving 130,000 participants and generating approximately \$180,000 in facility use fees to support the operation of the park system. Please note that due to COVID – 19, the 2020 facility use fee revenue will be considerably lower than previous years.

Staff conducts evaluations with facility users and in 2020, the overall rating regarding whether our fees are acceptable was 4.2 on a scale of 1 = completely disagree to 5 = completely agree. This score appears to indicate that most of our facility users find our current fees to be reasonable.

When developing the fee proposal, staff compares fees charged by other park systems in our region, reviews citizen comments / scores regarding the current fee structure, adds needed new facility use fees, and considers the County's annual revenue goal for facility use which is \$180,000 for 2021.

Please find attached the proposed 2021 facility use fee schedule. As indicated, staff is not proposing any fee adjustments.

#### **Proposed Motion:**

Move to endorse the proposed 2021 Facility Use Fee Schedule.



**El Paso County Parks**  
**2021 Facility Use Fee Schedule**

**Individual / Non-Profit**

Facility Use Category	2020 Fees	2021 Proposed Fees
Archery Range	\$6/hr per lane	\$6/hr per lane
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$24/hr (2 hour minimum)	\$24/hr (2 hour minimum)
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1	\$18/hr (2 hour minimum)	\$18/hr (2 hour minimum)
Baseball / Softball Fields	\$22/hr (2 hour minimum)	\$22/hr (2 hour minimum)
Gazebo at Fox Run Regional Park	\$117/hr (2 hr minimum)	\$117/hr (2 hr minimum)
Pavilion Reservation	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion
Creekside Meeting Room	\$8/hr	\$8/hr
Fox Run Nordic Center Room	\$18 per hour (2 hr minimum)	\$18 per hour (2 hr minimum)
Tennis / Pickleball Court	\$6/hr per court	\$6/hr per court
Vending Permit	\$40/day/vendor	\$40/day/vendor
Disc Golf Course	\$100 / event	\$100 / event
Trail Use Fee	\$100 / event	\$100 / event

**Commercial**

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

Facility Use Category	2020 Fees	2021 Proposed Fees
Archery Range	\$9 / hr per lane	\$9 / hr per lane
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$35/hr (2 hour minimum)	\$35/hr (2 hour minimum)
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1	\$27/hr (2 hour minimum)	\$27/hr (2 hour minimum)
Baseball / Softball Fields	\$33/hr (2 hour minimum)	\$33/hr (2 hour minimum)
Gazebo at Fox Run	\$177/hour (2 hour minimum)	\$177/hour (2 hour minimum)

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

### **Special Event Fee Schedule**

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

#### **Non-Profit / Individual**

<b>Number of People</b>	<b>2020 Fees</b>	<b>2021 Proposed Fees</b>
<b>Up to 100</b>	\$59 per event	\$59 per event
<b>101 - 200</b>	\$89 per event	\$89 per event
<b>201 - 300</b>	\$118 per event	\$118 per event
<b>301 - 400</b>	\$148 per event	\$148 per event
<b>401 - 500</b>	\$207 per event	\$207 per event
<b>501 - 600</b>	\$266 per event	\$266 per event
<b>601 - 700</b>	\$325 per event	\$325 per event
<b>701 - 800</b>	\$384 per event	\$384 per event
<b>801 - 900</b>	\$443 per event	\$443 per event
<b>901 - 1,000</b>	\$502 per event	\$502 per event
<b>1,001 - up</b>	\$551 per event*	\$551 per event*
<b>Sports Leagues</b>	\$118	\$118

\* Plus \$59 for each additional 100

**Commercial**

<b>Number of People</b>	<b>2020 Fees</b>	<b>2021 Proposed Fees</b>
<b>Up to 100</b>	\$89 per event	\$89 per event
<b>101 - 200</b>	\$134 per event	\$134 per event
<b>201 - 300</b>	\$177 per event	\$177 per event
<b>301 - 400</b>	\$222 per event	\$222 per event
<b>401 - 500</b>	\$310 per event	\$310 per event
<b>501 - 600</b>	\$399 per event	\$399 per event
<b>601 - 700</b>	\$487 per event	\$487 per event
<b>701 - 800</b>	\$576 per event	\$576 per event
<b>801 - 900</b>	\$664 per event	\$664 per event
<b>901 - 1,000</b>	\$753 per event	\$753 per event
<b>1,001 - up</b>	\$826 per event*	\$826 per event*
<b>Sports Leagues</b>	\$177	\$177

\* Plus \$89 for each additional 100

**El Paso County Parks  
2020 Action Plan**

<b>Recreation / Cultural Services</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Expanded Scout Programs	Mary Jo Lewis		Completed
Expanded Paint Mines Interpretive Park Programming	Todd Marts		Completed
Tracking Exhibit	Mary Jo Lewis	High	
Pollinator Garden Upgrades	Mary Jo Lewis		Completed
Greenback Cutthroat Trout Exhibit Upgrades	Mary Jo Lewis		Completed
Pikes Peak Birding Festival / New Registration System	Theresa Odello		Tabled
County Fair Entrance Procedure Upgrades	Todd Marts		Tabled
Outdoor Safety Series	Theresa Odello		Completed
Expanded Summer Concert Series	Theresa Odello		Completed
Naturalist Nook Upgrades	Nancy Bernard		Completed
Taxidermy Mounts	Nancy Bernard		Completed
Birding 101 Program	Jessica Miller		Completed
Littering Exhibit	Jessica Miller	High	
El Paso County Fair Action Plan	Todd Marts		Tabled
Innovative Programming Plan	Todd Marts		Completed
Northern Nature Center - Interpretive Plan	Todd Marts		Completed
Volunteer Recruitment Program	Todd Marts	High	
<b>Park Operations Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Develop Individual Park Operation Plans	Brian Bobeck	Medium	
Signage Assessment and Inventory Plan	Brian Bobeck	Medium	
Santa Fe Open Space Master Plan	Ross Williams	High	
Jones Park Master Plan	Brian Bobeck	High	
Ute Pass Regional Trail Expansion	Jason Meyer	High	
Fox Run Regional Trail Planning	Jason Meyer	High	
Establish a Planning Division Internship Program	Jason Meyer		Tabled to 2021
Feasibility Study to Expand GIS Use	Ross Williams	Medium	
Explore Use of Art Murals	Brian Bobeck	High	
Venetucci Farm Proposal	Tim Wolken	Medium	
<b>Capital Improvement Projects</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Fountain Creek Bank Stabilization Project (Willow Springs)	Jason Meyer		Completed
Hanson Trailhead Improvements	Jason Meyer	High	Construction Phase
Widefield Community Park Improvements - Phase II	Ross Williams	High	Construction Phase
Pineries Open Space Forestry Project	Brian Bobeck		Completed
Kane Ranch Open Space - Phase 1	Ross Williams	High	Construction Phase
Bear Creek Regional Park / Restroom Replacement	Jason Meyer	High	Design Phase
Bear Creek Regional Park / Pickleball Courts	Brian Bobeck	High	Construction Phase
Falcon Regional Park - Phase 2	Jason Meyer	High	Construction Phase
Eastonville Regional Trail	Jason Meyer		Completed



Fairgrounds Walkways	Greg Stachon	High	Design Phase
Rock Island Regional Trailhead Upgrades	Greg Stachon		Completed
Palmer Lake Recreation Area Upgrades	Greg Stachon	High	Construction Phase
Swink Hall Office Upgrades	Scott Myers		Completed
Homestead Ranch Regional Park - Landscape Upgrades	Greg Stachon	Medium	Planning Phase
<b>Community Outreach Division</b>	<b>Project Manager</b>	<b>Priority</b>	<b>Status</b>
Northern Nature Center Capital Campaign	Christine Burns	Medium	
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		Completed

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

<u>Facility Revenue Totals To Date</u>		<b>2020</b>				<b>2019</b>
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 117,303	\$ 62,697		\$ 193,382
County Fair / Fairgrounds		\$ 301,000	\$ 87,146	\$ 213,854		\$ 348,833
<b>Total</b>		<b>\$ 481,000</b>	<b>\$ 204,449</b>	<b>\$ 276,551</b>		<b>\$ 542,215</b>
<u>Fundraising Revenue</u>		<b>2020</b>				<b>2019</b>
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 15,000	\$ 20,000	\$ (5,000)		\$ 85,250
Partners in the Park Program	Park Operations	\$ 35,000	\$ 44,500	\$ (9,500)		\$ 37,500
Trust for County Parks	Park Operations	\$ 10,000	\$ 53,764	\$ (43,764)		\$ 44,745
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 22,450	\$ 2,550		\$ 26,110
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 44,000
<b>Total</b>		<b>\$ 125,000</b>	<b>\$ 180,714</b>	<b>\$ (55,714)</b>		<b>\$ 237,605</b>
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>				
Fountain Creek Watershed District	Hanson Trailhead	\$ 750,000				
City of Fountain	Hanson Trailhead	\$ 25,000				
Trust for Public Lands	Ute Pass Regional Trail	\$ 50,000				
Great Outdoors Colorado	Falcon Regional Park	\$ 350,000				
CARES	Nature Centers	\$ 16,500				
CARES	Park Restrooms	\$ 536,628				
CARES	Paint Mines Interpretive Park	\$ 475,000				
Colorado Parks & Wildlife	BCRP Archery Range	\$ 15,000				
<b>Total</b>		<b>\$ 2,218,128</b>				
<u>Parks Division Reservations</u>		<b>2020</b>			<b>2019</b>	<b>2019</b>
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		4	41	N/A	9	110
February		12	879	N/A	14	546
March		6	44	N/A	15	192
April		0	0	N/A	186	9519
May		47	274	N/A	338	18036
June		294	2869	N/A	517	23048
July		309	6153	4.41	436	24558
August		259	7213	4.25	408	21519
September		284	10208	4.48	338	20818
October		176	4840	4.05	106	17273
November						
December						
<b>Total</b>		<b>1391</b>	<b>32521</b>	<b>4.30</b>	<b>2367</b>	<b>135619</b>

<u>Parks Facility Reservations</u>	2020			2019	2019
October	Rentals	Attendance		Rentals	Attendance
<b><u>Bear Creek Regional Park</u></b>					
Archery Lanes					
Athletic Fields	5	125		13	1425
Pavilions	45	1229		14	608
Trails	4	850		4	10560
Vendor	3	12		2	6
Tennis Courts					
Vita Course					
Meeting Room	3	26		13	130
<b><u>Black Forest Regional Park</u></b>					
Athletic Fields				3	120
Pavilions	2	50		6	245
Vendor					
Tennis Courts	4	16		4	16
<b><u>Falcon Regional Park</u></b>					
Baseball Fields				4	100
<b><u>Fountain Creek Regional Park</u></b>					
Athletic Fields	1	75		2	120
Pavilions	5	133		2	92
Trails					
Disc Golf Course				2	200
Vendor					
<b><u>Fox Run Regional Park</u></b>	22	550			
Athletic Fields	35	875		9	270
Gazebo	7	275			
Warming Hut	4	39			
Pavilions	22	479		14	507
Trails	3	26		1	8
<b><u>Homestead Ranch Regional Park</u></b>					
Pavilions	1	34		1	40
Athletic Fields					
Trails					
<b><u>Palmer Lake Recreational Area</u></b>					
Palmer Lake Santa Fe Trail	2	15		2	950
<b><u>New Santa Fe Trail</u></b>					
Monument Trail Head New Santa Fe Trail				4	1250
Baptist Road Santa Fe Trail				1	300
AFA Santa Fe Trail				1	300
Vendor - Santa Fe Trailheads	1	4		2	4
<b><u>Paint Mines Trail</u></b>	7	27		2	22
<b><u>Rock Island Trail</u></b>					
<b><u>Black Forest Section 16</u></b>					
<b><u>Rainbow Falls Historic Site</u></b>					
<b>Total Park Facility Reservations</b>	<b>176</b>	<b>4840</b>		<b>106</b>	<b>17273</b>

<u>Fairgrounds Facility Reservations</u>	2020			2019	2019
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January	9	478		8	447
February	12	271		16	782
March	3	170		17	846
April	0	0		23	3213
May	0	0		15	3519
June	20	410		29	2931
July	17	1,338		29	2,931
August	19	2291		17	4001
September	16	1850		21	3544
October	18	913		15	3348
November					
December					
<b>Total</b>	<b>114</b>	<b>7,721</b>		<b>190</b>	<b>25,562</b>
<u>Fairgrounds Facility Reservations</u>	2020		2019		
<u>October</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<b><i>Swink Hall - Fairgrounds</i></b>					
Fair Corporation Meeting	0	0	cancelled	0	
Lions Club Meeting	0	0	1	20	
FAB Board Meeting	0	0	1	23	
Senior Dinner	0	0	1	43	
COC Meeting	0	0	1	20	
Garza Farms			2	8	
Calhan Crafters			1	4	
Silver Buckle Awards Banquet			1	40	
Calhan Lions - Community Trick or Treat			1	500	
<b><i>Track</i></b>					
Race	1	640	1	800	
<b><i>Barns</i></b>					
<b><i>Livestock Arena</i></b>					
Halloween with Horse	1	35			
Colorado Australian Shepherd Show	1	50	1	50	
Bull Riding	0	0	1	140	
<b><i>Grounds -</i></b>					
Haunted Fall Fest			1	975	
Equine Health Clinic					
<b><i>Whittemore - Fairgrounds</i></b>					
Fair Advisory Board Meeting	1	18			
United Methodist Women - Rummage Sale			1	650	
<b><i>Arena</i></b>					
Colorado Horse Rescue Equine Assistance Program			1	75	
<b>Month Total Fair Facility Reservations</b>	<b>4</b>	<b>743</b>	<b>15</b>	<b>3,348</b>	



<b><u>Vandalism Report</u></b>						
<b><u>Incident</u></b>	<b><u>Date</u></b>	<b><u>Location</u></b>	<b><u>Area</u></b>	<b><u>Cost</u></b>		
Graffiti	1/26/2020	Rainbow Falls	Rock near the Falls	\$400		
Graffiti	8/20/2020	Bear Creek Terrace	Playground	\$200		
			<b>Total</b>			
				<b>\$600</b>		
<b><u>Volunteerism</u></b>		<b>2020</b>	<b>2019</b>			
<b>Total for Year</b>	<b><u>Goal</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	
January		193	824	196	925	
February		234	1,148	189	1,098	
March		110	552	174	1,193	
April		86	350	590	2,398	
May		96	500	600	3,179	
June		378	1,765	416	2,649	
July		291	974	959	7,904	
August		240	669	632	3,123	
September		254	806	435	2,012	
October		609	1371	905	3776	
November						
December						
<b>Totals</b>	<b>20,000 hours</b>	<b>2491</b>	<b>8,959</b>	<b>5096</b>	<b>28,257</b>	
		<b>2020</b>				
<b><u>October</u></b>		<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>			
Park Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		79	313			
Adopt-A-Park / Trail / Volunteer Projects		502	947			
<b>Total</b>		<b>609</b>	<b>1,371</b>			
<b><u>Programming</u></b>	<b>Goal</b>	<b>2020</b>		<b>2019</b>	<b>2019</b>	
<b><u>Totals for Year</u></b>		<b><u>Programs</u></b>	<b><u>Attendance</u></b>	<b><u>Evaluation</u></b>	<b><u>Programs</u></b>	<b><u>Attendance</u></b>
January		45	755	4.96	40	461
February		47	2327	4.94	36	2303
March		17	361	4.97	62	1060
April		0	0	5.00	185	4928
May		12	4439	4.50	210	4415
June		40	888	4.96	122	3937
July		74	1962	4.91	120	4950
August		92	1221	4.94	80	3347
September		78	868	4.95	114	3325
October		95	1182	4.96	127	6033
November						
December						
<b>Totals</b>	<b>800 / 21,000</b>	<b>500</b>	<b>14003</b>	<b>4.91</b>	<b>1,096</b>	<b>34759</b>

<b>October</b>	<b>Facility</b>	<b>Programs</b>	<b>Attendance</b>	<b>Evaluation</b>	
Habitat	BCNC	1	14	4.80	
Incredible Insects	BCNC	2	18	5.00	
Colorado Wildlife Detectives	BCNC	4	43	5.00	
Harvest Moon Storytelling Hike at Fox Run	BCNC	1	20	5.00	
Thursday Guided Hike	BCNC	1	6		
Active Adults: Hike & History of the Greenback Cutthroat	BCNC	1	4	5.00	
On the Trail Friday: Shrubland Bingo	BCNC	1	49		
Kids' Night Out: Spooky Stories	BCNC	1	12		
Boo at Bear Creek	BCNC	11	140	5.00	
Nature Explorers: Nature's Craft Box	BCNC	3	37	5.00	
Little Wonders: Search for Spiders	BCNC	1	13	5.00	
Creek Week Cleanup	BCNC	1	20		
United Providers	BCNC	1	7		
International Women's Hiking Group	BCNC	1	4		
Pikes Peak Community College Env Science	BCNC	10	94		
On the Trail Friday: Meadow Habitat Bingo	BCNC	1	31		
Scout Night Hike at Fox Run Regional Park	BCNC	1	15	5.00	
On the Trail Friday: We're Talking Trees	BCNC	1	14		
Kaaum	BCNC	1	6		
On the Trail Friday: Creepy Crawlies	BCNC	1	18		
Walk the Wetlands	FCNC	3	15	5.00	
Nature's Classroom: Map & Compass	FCNC	4	28	5.00	
Discover the Wetlands	FCNC	4	26	5.00	
Habitat Connections-Woods	FCNC	2	10		
Nature Adventures: Creepy Creatures	FCNC	2	15	5.00	
Habitat Connections-Cattails	FCNC	3	76		
Habitat Connections-Pond	FCNC	2	37		
Habitat Connections-Creek	FCNC	2	33		
Walk with women of the West	FCNC	1	12	5.00	
2's & 3's Outdoors: Squirrel Secrets	FCNC	2	23	4.82	
Homeschool Fridays: Discover Wetlands	FCNC	1	10	5.00	
Junior Bird Club	FCNC	1	7		
Pikes Peak Community College	FCNC	1	10		
Traveling Nature Center: Widefield Community Park	FCNC	1	20		
Catamount Institute	FCNC	1	24		
Jack-o-Lantern Carving Party	FCNC	5	76		
2's & 3's Outdoors: Whose Clues?	FCNC	1	4	5.00	
Spooky Tales Along the Trail	FCNC	8	120	4.80	
Habitat connections: Meadow	FCNC	1	13		
Habitat connections: Wetlands	FCNC	1	19		
Homestead Ranch Hike	HRRP	1	14	4.67	
Vibe Tribe Program	BCNC	1	6	5.00	
Photography at Rainbow Falls	RF	1	10	5.00	
Yoga at Rainbow Falls	RF	1	9	5.00	
<b>TOTALS</b>		<b>95</b>	<b>1182</b>	<b>4.96</b>	

**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

**September 2020**

**General Updates:**

1. Facility rentals have generated \$117,303 which is 62% of our \$180,000 annual goal.
2. Sabine Carter has started to reach out to special event customers to ascertain what their 2021 plans for events could look like. Several event organizers are optimistic and already submitted event dates.

**Special Events:**

Running enthusiasts continued to support and participate in running events:

1. The Colorado High School Activities Association Cross Country State Championship was held in mid October. Usually over ten thousand people visit this XC event and bring thousands of dollars to the local economy but this year the event was scaled down to approximately 200 participants. Bear Creek Regional Park was host to the run itself with all other activities being held by the neighboring Penrose Event Center.
2. The Pikes Peak Road Runners Club kicked off their "Fall Series" at Bear Creek Regional Park. Approximately 175 runners participated in this event.
3. A film team from the UK received a night film permit for shooting part of a TV series at the Paint Mines. This six-part series will focus on a fresh approach on cosmology. This specific shoot will focus on space junk. The episode will air on the Discovery Channel.
4. Youth sports continued through October which included soccer, Lacrosse, and bike camps.
5. Five elopement photography permits and two night photography permits were issued for the Paint Mines.



## COMMUNITY SERVICES DEPARTMENT

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

### COMMUNITY OUTREACH and GRANTS

#### Monthly Report – October 2020

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

#### Community Outreach

##### Creek Week Highlights:



##### Fountain Creek Watershed Flood Control and Greenway District

hosted the 7th Annual Creek Week Cleanup. Like most events Creek Week was a little different this year, but even though groups were smaller this watershed cleanup had a big impact! 1,422 volunteers participated in 88 cleanups over the course of 9 days. Volunteers cleared 10 tons of litter with over 2,087 bags of trash. The strangest items found this year: suitcase, dentures, and a hood to a smart car. Most common items found during cleanups: cigarette butts, face masks and plastic bags.

The Pikes Peak Outdoor Recreation Alliance working with the Fountain Creek Watershed Flood Control and Greenway District Creek Week and the Cultural Office of the Pikes Peak Region organized the Pikes Peak Litter Letter Project. Concrete Couch constructed the letters. Volunteers collected the trash from public lands and waterways. This years' word appropriately designed was "resilient."



**Friends Groups:** Staff coordinated five Friends Group Zoom meetings hosted by Trails and Open Space Coalition. We also partnered with the Friends of Bear Creek Dog Park for our annual Ghouls and Stools clean up event which brought out 68 volunteers.

#### Grants

If you have an interest in working with El Paso County Parks to assist with grants and other third-party fundraising efforts, please call Christine Burns at 520-6996.



**COMMUNITY SERVICES DEPARTMENT**

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

**Recreation & Cultural Services Division**

**Monthly Report – October 2020**

Submitted by Todd Marts, Division Manager

**General**

1. Rainbow Falls Historic Site was open for nine days in October on Saturdays and Sundays. There were 3280 total visitors averaging 364 visitors a day and collected \$2,139 in donations, and \$91 of those were donations made from our new QR code, which directs people to donate on the Rainbow Falls PayPal Website. The final day the site was open for the season was Saturday, October 31.

**Programs & Special Events:**

1. On October 10 staff lead a hike in partnership with the Trails and Open Space Coalition at Homestead Ranch Regional Park, with 13 participants and generated \$17 in revenue. The hike was very popular and had a waiting list.
2. To target underserved populations, staff lead a program for Vibe Tribe, a group formerly known as Black Girls Hike, where participants learned about outdoor first aid then went for a volunteer naturalist guided hike on October 24. The six participants stated how much they enjoyed the program and are looking forward to partnering with us for future events.
3. Walk with Women of the West—Saturday, October 3. Twelve enthusiastic participants followed “Annabelle Everywoman” for a hike to hear stories about how women were the glue that held communities and the economy together during the settlement period of Colorado history. Seasonal Interpreter Brenda McCreight developed and led the program concluding that Fountain Creek was and is one of the most important “women” of the west providing life-giving water for people and crops, direction for travelers, and draining floodwaters from farms.
4. Traveling Nature Center—Saturday, October 17. Staff took Fountain Creek Nature Center to the community in Widefield Community Park for a morning of pond studies, bug sweep exploration, pelts and more. Community members were surprised and pleased to be able to learn about their neighborhood ecosystem and about the nature center.
5. Jack-o-Lantern Carving Party—Saturday, October 24. Annual returning partners: Colorado Springs Utilities volunteers for scooping and Milberger Farms of Pueblo who

donated 100 pumpkins. people came in small groups at one hour intervals to take advantage of the pre-scooped pumpkins and patterns provided by the nature center. A happy time for all!

6. Spooky Tales Along the Trail—Saturday, October 31. FCNC partnered with area high school and college actors who volunteered their time as one of 10 storytellers along the trail. Eight groups of 15 participants thrilled and chilled along the trail as they listened to the scary stories.
7. Bear Creek Nature Center hosted a new special event, Boo! At Bear Creek on the evening of October 23. The event followed Covid-related guidelines and protocol while offering a fun, family-friendly Halloween-themed event. Groups of no more than twelve participants were led along a trail at night by volunteer guides. Along the way, they encountered spooky characters that educated them about some of nature's "creepy creatures" such as spiders, snakes, bats and rats. 140 tickets were purchased in advance and walk times were staggered throughout the evening. Participant evaluation scores averaged 4.9/5 and comments included, "This was awesome, thank you for making it work during these times!" and "We had a great time! Great learning experience and a fun walk at night!" This proved to be a successful event and Nature Center staff looks forward to continuing this tradition next year.
8. Nature Center Supervisor and Program Coordinator led a Harvest Moonlight Storytelling Hike at Fox Run Regional Park on the evening of October 2. Twenty participants traveled the trails at night, enjoying a beautiful full moon while stopping along the way to experience stories and legends related to the moon, the night sky, and pine trees. Evaluation scores averaged 5/5 and comments included, "Really fun! Thank you for doing this. It got me to spend quality time with my children. Thank you." Moonlight hikes at Fox Run continue to be a popular addition to Bear Creek's programming.
9. Bear Creek Nature Center continues to offer Nature's Classroom field trip experiences for at-home learners. October's offerings included Incredible Insects, serving grades 1-3, Colorado Wildlife Detectives, serving grades 3-5 and Foothills Habitats, serving grades 1-2. These program offerings reached a total of 75 participants that otherwise would not be able to visit with their schools this fall. Evaluation scores averaged 4.97/ 5 and comments included, "Nice job! We LOVE these programs! Thank you for having them! My girls learned so much!"
10. Bear Creek's 'Kids' Night Out' programs continue to be popular, as the nature center modifies the group size and activities to align with Covid-related guidelines. October's 'Spooky Stories' program had a maximum number of 10 participants ranging in age from 8-12. The group enjoyed a night hike, cooking dinner outdoors over a camp stove to adhere to fire restrictions and using prompts to create their own stories to share with the group. These programs at Bear Creek Nature Center are loved by the young participants and their parents who appreciate having an evening to themselves.
11. Yoga at Rainbow Falls was held on October 3, with 8 participants. This new program got great reviews and we hope to do it again next year when it warms up.
12. On October 12, we held a Photography Class with 10 participants. Due to the time of the year and day, the group was able to get great shots of the rainbow that is reflected in Rainbow Falls



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

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

## COMMUNITY SERVICES DEPARTMENT

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

### PARK OPERATIONS DIVISION MONTHLY REPORT OCTOBER, 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 winter 2021. 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 completed approximately 11,000 feet of additional singletrack trail in June 2020. The park was opened on June 27<sup>th</sup>, 2020.

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



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 was 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 indicated that the grant funds were 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 via website and direct mailers was completed in October. Final design is anticipated to go through the winter.

**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. A GOCO grant was submitted in October 2019 to help fund Phase II improvements. The grant was awarded to the County in March 2020. NES was awarded a contract in 2019 to complete the final design of the proposed Phase II improvements. A 30% plan review was completed in January and NES completed final design drawings in June. An IFB was issued in September with bids due in October. Five bids were received, all over the project budget so a reduction of scope was completed to remove the restroom, playground, and equestrian lot from the project. American Civil Constructors (ACC) was selected at a not to exceed amount of \$955,135. Construction is anticipated to start in November and be completed in May, 2021.

**Paint Mines Interpretive Park** - The Paint Mines Interpretive Park Restoration Project was awarded to Smith Environmental & Engineering in September 2020. The project includes resurfacing trails, adding wayfinding and regulatory signage, and expanding the main parking area. This project is located in the Calhan Paint Mines Archeological District and needs an archeological investigation and State Historic Preservation Office (SHPO) review. Smith Environmental is currently working on the archeological investigation and SHPO review. The archeological investigation will be complete in early November. SHPO will then have 30 days to review and comment after which construction will start. Anticipated construction completion is February 2021.

**Bear Creek Regional Park Pickleball Courts** – Design / Build contract for twelve pickleball courts was awarded to Renner Sports Surfaces May 2020. Pickleball court design / engineering was completed August 2020. Post-tension concrete courts were poured middle of October with anticipated completion of remaining concrete and fencing November 2020. The post-tension concrete requires a 28-day cure time prior to application of acrylic court surfacing and nighttime temperatures need to remain above 40 degrees consistently. Due to fall / winter temperatures and to ensure a successful project, court surfacing will be completed May 2021.

**Bear Creek Regional Park Restroom**– Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. A design contract was awarded to Tremmel Design Group (TDG) in May 2020. A kickoff meeting was held in May with preliminary concepts reviewed in June. A 60% design development plan set was delivered in September. Public input via website and sign postings was completed in October. Final design will be completed by end of the year with construction anticipated January through May, 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.



Designscapes Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018-2019. All improvements have been completed with new park and directional signage as the only remaining project components, scheduled for completion in fall 2020.

**Widefield Community Park Master Plan / Phase I/II Improvements** - The Master Plan was approved by the Board of County Commissioners on March 30, 2017. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. Designscapes Colorado was chosen to complete the Phase I Improvements, with construction completed October 2019. Parks has received a \$165,000 CDBG grant for the construction of Phase II Improvements, including two picnic pavilions and ADA access improvements. The CDBG-funded Phase II project will take place in summer/fall 2020. Performance Recreation was chosen to complete the Phase II improvements in 2020 at a not to exceed cost of \$134,090 but was increased to \$183,568 to fund additional ADA compliant playground components. A kick-off meeting was held in August to order pavilions and playground equipment. Replacement of the sidewalk was completed in October. Construction of pavilions and playground improvements are scheduled to be completed November through December 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. Veltrans was chosen to complete the Phase I improvements in 2020 at a not to exceed cost of \$347,280.

#### **Flood Recovery:**

**Willow Springs Ponds Embankment Repairs** - A contract was awarded to J3 Engineering to complete engineering and design of the creek bank repairs. The design was approved by FEMA and completed in 2019. An IFB for creek bank repairs was advertised in September and Olgoonik General, LLC was awarded the \$949,931 contract. Work started in December 2019 with substantial completion was issued in March 2020. Final punch list and demobilization was completed in April.

**Hanson Trailhead Repairs** - A contract for engineering and design was awarded to Bohannon-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA and approved. Refinement of the design will continue in 2020. Permitting and regulatory approvals will continue in 2020. Presentations to the Fountain Creek Watershed and Greenway District were held in April, May, July, and September 2019 to discuss a potential partnership. The District responded favorably and has allocated \$750,000 to the project. Procurement was completed in August with a contract being awarded to Tezak at a not to exceed amount of \$1,991,829. Pre-construction activities began in November and construction is scheduled to start in December with completion by May 2021.

#### **Other:**

**Development Permit Application Reviews** - Staff reviewed three development permit applications to be presented for endorsement at the November PAB meeting and provided internal administrative comments for an additional eleven applications during October.

**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 the following grants: \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park; \$350,000 2020 GOCO grant for Falcon Phase II; \$164,700 2020 CDBG grant for Fairgrounds walkway improvements.

**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**

**CARES Touch Free Restroom Conversion** - In response to the COVID 19 Pandemic, El Paso County Parks sought out CARES funding to address the increased visitation to park facilities with focus on reducing common touch points. This project includes motion sensor activated faucet, toilets, urinals, hand dryers and replace drinking fountains with bottle filling stations. Timed access control door locks are also included in this project to allow staff the opportunity to better manage cleaning schedules and access. The project started late October with anticipated completion late November. A bonus with this process is the ability to standardize many fixtures throughout EPC Parks restrooms.

#### **Central District:**

**Bear Creek Regional Park** – Another reservation season comes closes the end of October. This year has been particularly difficult for many citizens, but our park system has provided great opportunities to escape life's challenges and connect with family and friends. Our staff has taken pride in providing safe and clean facilities for our guests to enjoy.

The focus of the central team during this reporting period has been winterizing irrigation systems and seasonal amenities. All irrigation systems, water fountains, seasonal restrooms, community gardens, and outdoor classrooms have been winterized.

The annual appearance of the weed eating goats was another success. Approximately 350 goats browsed in the area around the community gardens for ten days providing a natural way to remove unwanted weeds and to reduce dormant vegetation susceptible to fire. Staff assisted by providing signage, water, fencing and a variety of other small tasks to ensure the goats safety and wellbeing.

Staff completed a soil stabilization project near the Sirius Dr. entrance of Bear Creek East. Several hundred feet of silt fence was installed to erosion help prevent further erosion and sediment displacement.

Several sections of post / dowel fence and appropriate signage were installed along the regional trail near the Orion Dr trailhead in Bear Creek Terrace. The fence was necessary to block a newly developed social trail.

Two new park rules signs were assembled and installed in Bear Creek West. One sign was installed at the entrance of the tennis courts and archery range parking lot. The other sign was installed at the entrance of Bear Creek Terrace. We are hoping the new signs are more visible, easier to read, and more effective than the previous signs.

**Bear Creek Dog Park** – The Park continues to experience a large volume of guests and staff commits significant daily effort with trash removal and facility cleaning.

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

Several Friends Group members continue to provide phenomenal support by making sure waste bag distribution boxes are stocked and removing left behind dog waste.

The Stools and Ghouls cleanup event was a success as many volunteers helped remove several large bags of dog waste from the park. Most volunteers dressed their pets in Halloween costumes.

**Rainbow Falls Historic Site** – No new maintenance to report. The site is closed for the season.

**Downtown Facilities** – Staff remains busy with general maintenance tasks including mowing, trimming, weed management, irrigation repairs, and trash removal. All irrigation systems have been winterized and staff is now focused on pruning, bed maintenance, and leaf removal.

**Jones Park** – Stakeholder comments were received regarding the Master Plan process and updates are being made based on these comments received.

Our team continues to develop the grant application for OHV trail improvements along trail #667. The grant application will be submitted later this fall and we hope to begin work in late spring of 2021.

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

#### **East District:**

**County Fairgrounds** – The East team setup the final auto race for the 2020 season. Unfortunately, the race had a lower turnout than normal due to weather. A “Halloween with Horses” event was held in the Livestock Arena Building. This event featured a horse costume contest and a gymkhana. Staff prepared the arena and cleaned the building in preparation for the event.

Prior to winterizing the Grandstands Building, staff deep cleaned both kitchens and both sets of restrooms. After our tenants moved out for the season, we were also able to complete minor repairs to the FRP wall covering in the kitchens, minor sink repairs and replacing worn out caulking.

Staff completed minor repairs in the Livestock Arena Buildings restrooms which included touch-up painting and caulking prior to closing for the season.

The East team completed stripping and waxing restroom floors in Whittemore Building. Minor tile repair was also completed to re-secure loose tiles.

**Homestead Ranch Regional Park** – Staff completed irrigation system winterization at the park. The restrooms were deep cleaned prior to closing for the season and a portable restroom has been delivered for use during winter months.

**Paint Mines Interpretive Park** – Staff was contacted regarding plugged culverts at the park entrances. Staff spent a couple of days removing the debris and ensuring we had positive drainage. The team will continue to monitor.

**Falcon Regional Park** – The team spent a day removing debris from inside the culverts at Falcon Regional Park. The culverts were almost completely plugged with debris. Staff will monitor and address as needed in the future.

#### **North District:**

**Fox Run Regional Park** – Staff completed all turf aeration, fertilization, and winterization of irrigation systems throughout the park as well as winterization of restrooms, drinking fountains, lake fountains, pumps, and pit heaters. Staff has started fall clean up and pruning bushes and shrubs. Big thanks to Cris Clark for unifying all parks locks for north district keys, replaced bad locks and deadbolts, and serviced all existing locks. Staff started the Fox Run Dog park fence and drainage improvement project. The project will should reduce stormwater runoff and divert water way from the parking lot into the native areas. An additional entrance was added to accommodate park usage and future repairs.

**Black Forest Regional Park** – Fall turf aeration, fertilization, winterization of irrigation systems and restrooms was completed. Staff began fall cleanup of pine needles and pruning landscape shrubs.

**Pineries Open Space** – Staff responded to neighbors' requests to clear fallen trees, repair fences, and cut hazard trees that may cause future damages on the south side of the property. Staff has also cleared fallen trees that fell across the trail system.

**New Santa Fe Regional Trail** – Staff completed winterization of all irrigation system, restrooms and drinking fountains. Staff began fall cleanup of landscape areas and pruning shrubs.

**Palmer Lake** – Staff completed winterization of all irrigation system, restrooms and drinking fountains. Staff began fall cleanup of landscape areas and pruning shrubs.

#### **South District:**

**Fountain Creek Regional Park** – October has brought above average temperatures and it felt like we should be starting irrigation systems up instead of winterizing. We stretched the season watering window as far as possible. Hopefully the warmer temperatures and dry fall weather will not have damaging effects next spring. Staff watered landscapes heavily, then completed winterization of all south district irrigation systems before temperatures dropped.

Staff completed a second round of broadleaf weed control in turf areas. We saw a second surge of weed growth towards the end of September and early October. Higher than average fall temperatures stimulated new weed growth.

County Facilities staff assisted parks with troubleshooting and repairing photo-cell sensors that control our parking lot lights. Photo-cell sensors have not been functioning properly to turn off the lights during daylight.



Staff and volunteers completed one quarter mile of tree pruning between Fountain Creek Regional Park and Ceresa Park. They also completed shrub pruning around the Wildlife Observation Shelters at Fountain Creek Nature Center, Fountain Creek Park and Willow Springs.

Our main volunteer project for October was performed by a group of 15 volunteers from Lowe's. They focused efforts on staining our Community Garden fence and painting the Community Garden shed.

The South team added over 55 cubic yards of safety surface to the Duckwood playground. Over time these wood chips decompose losing their effectiveness. Replenishing the engineered wood chips keeps the playground compliant with safety standards.

**Kane Ranch Open Space** – Construction of the Kane Ranch trailhead improvements got underway. Contractors began grading and drainage work for the access road and parking lot. Staff focused on fence maintenance and trying to keep the construction area clear of cattle and unauthorized activity.

**Maxwell Street Trailhead** – Staff discovered unauthorized ATV trail use and access through boulders and trail drop bollard at the trailhead. In response, staff began adjusting spacing and placing additional boulders to the area. Staff continues to make progress to prevent ATV trail access points.

**Ceresa Park** – In addition to routine maintenance, staff noticed two homeless camps trying to establish and conceal their location. Security promptly posted the camps and staff cleaned up the camps without incident.

Staff added approximately 40 cubic yards of engineered wood chips (safety surfacing) to the swing set playground.

**Widefield Community Park** – Performance Recreation completed the first portion of the Phase II CDBG improvements. Staff assisted the contractor by identifying irrigation head and piping layout along the sidewalk corridor. The contractor relocated the irrigation heads as needed due to sidewalk adjustments.

We have noticed an uptick in graffiti, primarily marking pens and paint sticks are being used to tag park property. Staff is doing a great job staying on top of the graffiti and hopefully the persistence will cause it to subside.

**Fountain Creek Nature Center** – Staff completed routine road maintenance. This involved scarifying and adding road base to the Nature Center's entrance.