

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

HOLLY WILLIAMS STAN VANDERWERF CAMI BREMER

## **COMMUNITY SERVICES DEPARTMENT**

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

### **Park Advisory Board**

### **Meeting Agenda**

Wednesday, October 14, 2020 - 1:30 p.m.

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

<u>ltem</u>			<u>Presenter</u>	Recommended <u>Action</u>
1.	Call N	Meeting to Order	Chair	
2.	Appro	oval of the Agenda	Chair	Approval
3.	Appro	oval of Minutes	Chair	Approval
4.	Introd	ductions / Presentations		
5.	Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)		Chair	
6.	Deve	lopment Applications		
	A.	Bennett Ranch Sketch Plan Amendment	Greg Stachon	Endorsement
	B.	Midtown at Hannah Ridge Filing No. 3 East PUD / Preliminary Plan	Greg Stachon	Endorsement
	C.	Bent Grass West PUD Preliminary Plan (PUDSP-205)	Jason Meyer	Endorsement
	D.	Rolling Hills Ranch Filing No. 2 Final Plat	Jason Meyer	Endorsement

<u>ltem</u>			<u>Presenter</u>	Recommended Action
7.	Infor	mation / Action Items		
	A.	Park Lands Agreement – Creekside South at Lorson Ranch Filing No. 1	Jason Meyer	Endorsement
8.	Mont	thly Reports	Staff	Information
9.	Boar	d / Staff Comments		
10.	Adjo	urnment		

## Minutes of the September 9, 2020 El Paso County Park Advisory Board Meeting Centennial Hall, 200 S. Cascade Colorado Springs, Colorado

Members Present:

Ed Hartl, Chair Alan Rainville Anne Schofield (via Skype) Jim Cassidy Kiersten Steel Terry Martinez (via Skype) Toby Levin Staff Present:

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

Absent: Julia Sands de Melendez, Susan Jarvis-Weber

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. <u>Approval of Agenda:</u> Alan Rainville made a motion to approve the meeting agenda. Toby Levin seconded the motion. The motion carried 7 0.
- 3. <u>Approval of Minutes:</u> Alan Rainville made a motion to approve the August 12, 2020 meeting minutes. Toby Levin seconded the motion. The motion carried 7 0.
- 4. Introductions and Presentations:

Alli Schuck, Watershed Outreach Coordinator, with the Fountain Creek Watershed, Flood Control and Greenway District and Dana Nordstrom, El Paso County Community Outreach Coordinator, announced the 7th Annual Creek Week which will take place from September 26 - October 4, 2020. Chair Ed Hartl read a Creek Week Proclamation into the record.

Alan Rainville moved to approve the 2020 Creek Week Proclamation. Kiersten Steel seconded the move. The move passed 7 - 0.

#### 5. Citizen Comments:

Bob Falcone, Former Chair of the El Paso County Park Advisory Board and Susan Davies, Executive Director of the Trails and Open Space Coalition addressed the Paint Mines Interpretive Park. Mr. Falcone noted several missing and damaged signs and encouraged the sign replacement to help with visitors understanding the park rules. Susan Davies encouraged the development of an ambassador program or establishing a Friends group. Greg Stachon provided an update on Paint Mines improvements that will be completed with CARES funding. Tim Wolken stated that County Parks will update the

Paint Mines Master Plan in 2021 that will address both capital improvements and operational issues.

### 6. <u>Development Applications:</u>

#### A. Sterling Ranch Phase II Preliminary Plan

Greg Stachon presented the Sterling Ranch Phase II Preliminary Plan and addressed questions by the Board.

Alan Rainville recommended to the Planning Commission and the Board of County Commissioners that approval of Sterling Ranch Phase II Preliminary Plan includes the following conditions: (1) show on the Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Sand Creek that allows for the construction and maintenance of the Sand Creek Regional Trail; (2) show on the final plat and dedicate to El Paso County a 25-foot wide trail easement along Sterling Ranch Road for the construction and maintenance of the west section of the Sand Creek Regional Trail; (3) fees in lieu of land dedication for regional park purposes in the total amount of \$99,004 and urban park fees in the total amount of \$62,540 will be required on all forthcoming 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. Jim Cassidy seconded the motion. The motion passed 7-0.

# B. The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 2 Final Plat

Jason Meyer provided an overview of The Estates at Rolling Hills Ranch PUD Development Plan, Preliminary Plan, and Filing No. 2 Final Plat and addressed questions by the Board.

Alan Rainville recommended to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 2 PUD Development Plan and Preliminary Plan include the following conditions: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$28,224 will be required at time of the recording of the 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. Toby Levin seconded the motion. The motion passed 7-0.

Alan Rainville recommended to the Planning Commission and the Board of County Commissioners that approval of The Estates at Rolling Hills Ranch Filing No. 2 Final Plat include the following conditions: (1) regional park fees are not required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) require fees in lieu of land dedication for urban park purposes in the amount of \$28,224. A Park Lands Agreement may be an acceptable alternative to urban park

fees, provided the agreement is approved by the County and executed prior to recording this Final Plat. Toby Levin seconded the motion. The motion passed 7-0.

#### A. Hansen Trailhead Restoration Project Overview

Jason Meyer provided an overview of the Hansen Trailhead Restoration Project. The site experienced significant flooding in 2015 that resulted in significant damage including damage to the pedestrian bridge, significant loss of embankment soil material, riprap, and Fountain Creek Regional Trail. El Paso County contracted with Bohannan Huston in 2018 for engineering and design services to develop alternatives, concept plan, and design plans which were completed in 2020. Construction is anticipated to start in fall 2020, when creek flows are low, and be completed in the spring, 2021.

#### B. 2020 Happy Trails Post Event Report

Todd Marts provided an overview of the 2020 Happy Trails Fundraising event. Happy Trails is an annual fundraising event for the El Paso County Nature Centers held in August of each year. This year's event was virtual with Happy Trails in the guest's homes or backyards. The sponsors included Buffalo Gals, Sovereignty Wines, and volunteers that hand delivered box dinners. Nature Center staff conducted an interactive zoom and presented an inspirational video for the guests. Forty-three box dinners were delivered with an estimated attendance of 120. This year's revenue goal was \$6,000 with \$8,250 being raised.

## C. 2021 Operation Budget Proposals

Tim Wolken presented the 2021 Operation Budget proposals. The County Parks budget consists of two funds. The Conservation Trust Fund, which is used to support the maintenance and operation of the County's park system, is funded through lottery proceeds. The Park Administration budget provides funding for Administration, Planning, Recreation and Cultural Services, Community Outreach, and the landscape maintenance at County office buildings, and is supported by revenue from facility rentals, programming fees, grants and donations, and tax support.

Alan Rainville moved to endorse the 2021 El Paso County Parks operation budgets. Terry Martinez seconded the motion. The motion passed 7-0.

#### 8. <u>Monthly Reports:</u>

Chair Ed Hartl asked for an update on the parking challenges at Black Forest Section 16. Jason Meyer stated that he has contacted the State of Colorado regarding potential parking lot improvements. Staff is currently working on a concept plan for review.

#### 9. Board/Staff Comments:

Commissioner Stan VanderWerf provided comments on the 2021 County budget process.

#### 10. Adjournment: The meeting adjourned at 3:14 p.m.

Julia Sands de Melendez, Secretary

#### **El Paso County Parks**

#### Agenda Item Summary Form

Agenda Item Title: Bennett Ranch Sketch Plan Amendment

Agenda Date: October 14, 2020

Agenda Item Number: #6 - A

**Presenter:** Greg Stachon, Landscape Architect

Information: Endorsement: X

#### **Background Information:**

This request for approval by NES on behalf of Mary Jean and Phillip Buford. The Judge Orr Eastonville Commercial Center property is located at the northeast corner of Eastonville Road and Judge Orr Road. A single family home borders the property on the north; the Ferguson property borders the property on the east. The Judge Orr Eastonville Commercial Center consists primarily of prairie grassland. The property is zoned A-35.

The application proposes to change the zone of this 35 acre lot to CS (Commercial Services) from RR-5. Uses proposed for the site include a bank, retail, and enclosed storage. Buffers will be provided between non-residential and residential uses. Drainage easements on this site provide 100 foot buffers along both Eastonville and Judge Orr Roads.

The Judge Orr Eastonville Commercial Center conforms to following the goals and policies of the El Paso County Policy Plan by encouraging preservation of open space and natural landscape. Open space is shown within drainage easements along Judge Orr Road and Eastonville Road. This Sketch Plan has identified and preserves the natural features of this site which are wetlands located generally at the south east corner of the site.

The 2013 Parks Master Plan shows the proposed Eastonville Primary Regional Trail alignment along the north-west side of the project on Eastonville Road. The master plan also shows two trails on the south side of the project site on Judge Orr Road: The proposed Judge Orr Bicycle Route and the proposed Judge Orr Secondary Regional Trail.

A dedicated public right-of-way already exists along Judge Orr Road for the bicycle route, so no easement is necessary at this location. However, trail dedications will be required along Eastonville Road for the Eastonville Primary Regional Trail and along Judge Orr Road for the Judge Orr Secondary Regional Trail.

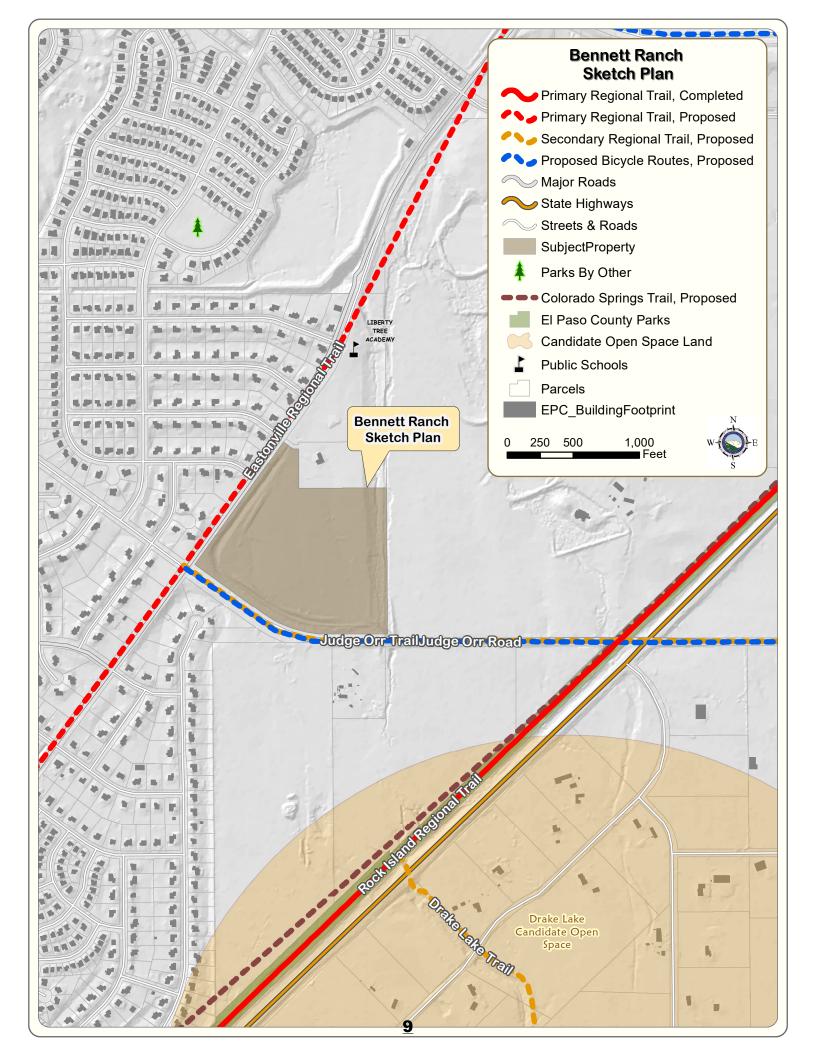
As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the east side of Eastonville Road that allows for the

construction and maintenance by El Paso County of a primary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. In addition, the County requests that the landowner 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 a secondary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. Dedications for the aforementioned trails may occur within the existing drainage easements between the public right of way and the wetland boundary.

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

#### **Recommended Motion (Bennett Ranch Sketch Plan Amendment):**

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 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.



# Development **Application Permit Review**



#### COMMUNITY SERVICES DEPARTMENT

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

October 14, 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.

Bennett Ranch Application Type: Sketch Plan Name:

PCD Reference #: SKP-203 Total Acreage: 31.29

**Total # of Dwelling Units:** 

**Dwelling Units Per 2.5 Acres: 0.00** Applicant / Owner: **Owner's Representative:** 

Mary Jean & Phillip Buford N.E.S Regional Park Area: 2

Box 100 Urban Park Area: 3 John Maynard 619 North Cascade, Suite 200 Existing Zoning Code: RR-5

> Colorado Springs, CO 80903 Proposed Zoning Code: CS

#### REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

unit per 2.5 acres.

#### LAND REQUIREMENTS Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): NO

Regional Park Area: 2

Ordway, CO 81063

**Urban Park Area: 3** 

Neighborhood:

0.000

0.00375 Acres x 0 Dwelling Units = 0.00 0.00

0.0194 Acres x Dwelling Units = 0.000

**Total Regional Park Acres:** 

0.00625 Acres x 0 Dwelling Units = Community:

> **Total Urban Park Acres:** 0.00

**FEE REQUIREMENTS** 

Regional Park Area: 2

**Urban Park Area: 3** 

\$116 / Dwelling Unit x 0 Dwelling Units = Neighborhood: \$0

\$467 / Dwelling Unit x Dwelling Units = \$0

\$179 / Dwelling Unit x 0 Dwelling Units = Community: \$0

> **Total Urban Park Fees:** \$0

**Total Regional Park Fees:** \$0

#### **ADDITIONAL RECOMMENDATIONS**

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Bennett Ranch Sketch Plan include the following conditions: (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.

Park Advisory Board Recommendation:	

## **Judge Orr Eastonville Commercial Center Sketch Plan**

#### An amendment to the Bennett Ranch Sketch Plan

#### **Letter of Intent**

#### June 2020

#### (updated August 2020)

Owner / Developer: Mary Jean and Phillip Buford

Box 100

Ordway, CO 81063

Planner: N.E.S. Inc.

619 North Cascade, Suite 200

Colorado Springs, CO 80903

(719) 471-0073

**Engineer:** Terra Nova Engineering Inc.

721 S. 23rd Street

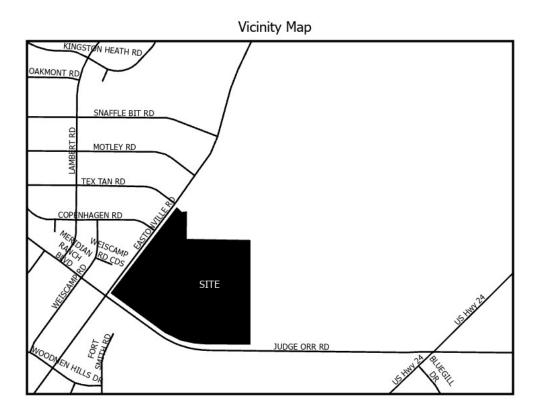
Colorado Springs, CO 80904

719-635-6422

**SITE LOCATION:** The Judge Orr Eastonville Commercial Center property is located at the northeast corner of Eastonville Road and Judge Orr Road. A single family home borders the property on the north; the Ferguson property borders the property on the east.

The Judge Orr Eastonville Commercial Center consists primarily of prairie grassland. The property is zoned A – 35.

Adjacent land use to the west is urban density single family homes. A single family home borders the property on the north. To the south is primarily vacant land with two single family homes located across Judge Orr Road at the intersection with Eastonville Road. The Ferguson property, which is planned for commercial land use, borders the property on the east.



**THE PLAN:** Proposed access to the Judge Orr Eastonville Commercial Center will be from Judge Orr Road a minor arterial and from Eastonville Road also a minor arterial. An internal street is planned to connect Judge Orr to Eastonville in a north to northwest direction. Deviations have been requested for the proposed access points.

This application proposes to change the zone of this 35 acre lot to CS (Commercial Services) from RR-5. Uses proposed for the site include a bank, retail, and enclosed storage.

The Woodmen Hills Metropolitan District will provide water and wastewater services to the site. . A letter committing to serve is included in the application.

Buffers will be provided between non-residential and residential uses. Drainage easements on this site provide 100 foot buffers along both Eastonville and Judge Orr Roads. The details of

buffers, which may include berms, walls, fencing and/or setbacks along the north side of the property will be defined with the Preliminary Plan. The proposed commercial land use to the east dioes not require a buffer.

#### JUSTIFICATION:

#### Conformance with the El Paso County Policy Plan

The Judge Orr Eastonville Commercial Center conforms to the following goals and Policies of the El Paso County Policy Plan.

PURPOSE AND INTENT. Holistic Application.

The applicable policies in this document should be considered and applied comprehensively rather than singularly. Most development proposals will naturally be consistent with some policies while inconsistent with others. The appropriate approach is to evaluate all of the relevant policies and then make a land use decision with respect to overall consistency based on a preponderance of policies within this Policy Plan.

Policy 2.1.10 Encourage preservation of open space in subdivisions Open space has been shown on this plan. It is shown within drainage easements along Judge Orr Road and Eastonville Road.

**Policy 2.1.11** Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities **Wetland and pond areas have been shown as open space on the plan.** 

**Policy 2.3.1** Preserve significant natural landscapes and features. **This Sketch Plan has** identifies and preserves the natural features of this site which are wetlands located generally at the south east corner of the site.

**Goal 6.3** Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion. **Urban services will be available to serve the urban land use portion of this project.** 

**Policy 6.3.2** Rely on the Small Area Planning process to define the subarea specific boundaries for <u>urban density development</u>. **This Sketch Plan reflects the Falcon/Peyton Small Area Plan, which recommends urban development for this property.** 

**Policy 6.1.6** Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. **Urban services will be available to serve the urban land use of this project.** 

**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 land plan promotes this policy.** 

**Policy 6.1.3** Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access. **This proposed** development is similar to ad supportive of land use and density within adjacent Woodmen Hills.

**Policy 6.1.14** Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County. **See conformance with the Falcon/Peyton Small Area Plan discussed below.** 

**Policy 8.3.3** Address protection of natural features beginning with the initial stages of development review process. **This Sketch Plan has identifies natural features of this site which are proposed to be preserved as open space.** 

**Policy 9.2.3** Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity. **This site has access available only from adjacent minor arterial roads.** A Traffic Analysis has been prepared which identifies access points that are consistent with good traffic planning but require deviations to implement.

**Policy 9.4.5** Encourage processes by which development can contribute a reasonable and fair share toward off-site transportation improvements. **This project will pay its fair share of transportation costs through the Countywide Transportation Fee Program.** 

**Policy 11.1.14 and Policies 11.3. And Policy 11.4.8**. Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site. **Full spectrum detention will be employed.** 

**Policy 11.3.1** Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions. **Onsite drainage channels will be preserved.** 

**Policy 11.3.3 and Policy 11.3.4.** Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality. **All on-site developed flow will be treated prior to release.** 

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

Policy 15.3.3 Encourage innovative approaches to the problem of financing solutions to the offsite fiscal impacts of development. This project will be required to participate in the El Paso County Road Impact Fee Program. The decision to join one of the two fee program PID districts or to exercise the opt-out (of the PID) option will be provided at the Final Plat stage. The fee required up-front with each subdivision will be payable at the time of building permit.

#### Conformance with the Falcon/Peyton Small Area Plan

The Judge Orr Eastonville Commercial Center is within the Falcon/Peyton Small area Plan. As shown of Figure 4-5 of the Plan, this property is shown as appropriate for urban development. It is located at a Potential Node and Corridor of Activity, defined as an "area where future development and infrastructure is expected to be concentrated in the future." More specifically, the property is within the Meadow Lake Airport Area.

The following policies of the Plan relate to this area:

- 4.4.3.1 Recognize the economic and safety importance of Meadow Lake Airport and encourage compatible land uses within and around this facility. *Commercial land use is compatible with the airport.*
- 4.4.3.4 Recognize the Meadow Lake Airport area as an appropriate location for nonresidential uses including those industrial uses which are more compatible with Airport operations and surrounding residential uses. Commercial land use is compatible with the airport.

Section 4.4.5 of the Falcon/Peyton Plan refers to the Highway 24 Corridor. The following policy recommendation applies to The Judge Orr Eastonville Commercial Center

• 4.4.5.2 Recognize the importance of Highway 24 as the primary transportation artery serving the existing and future needs of the area. Maintain options for stringent access control, adequate right-of-way preservation and adjacent uses which will compliment higher speed, high traffic expressway corridor. While not adjacent to Highway 24, this property is influenced by proximity to the Highway 24 corridor.

Several of the General Policies of the Falcon/Peyton Small Area Plan also pertain to this stage of planning for The Judge Orr Eastonville Commercial Center:

4.5.5.7 More intense uses that would result in more traffic should be confined to high
volume transportation routes designated on the MTCP. The Commercial use within the
proposed Sketch Plan is located adjacent to Judge Orr Road and Eastonville Road both
of which are high volume transportation routes.

4.5.8.1 Identify major stream corridors within the planning area with opportunities for
integration as centerpieces for linear open space, park, recreation, trail and wildlife
corridor uses in conjunction with surrounding development. Although the drainage
system that traverses the site is not a major stream corridor, the drainage areas on
site provide for open space and buffer opportunities and the potential for a trailhead.

#### WATER MASTER PLAN

- Goal 1.1 Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.
- Goal 3.1 Promote cooperation among water providers to achieve increased efficiencies on infrastructure.
- Goal 3.2 Promote cooperation among water providers to achieve increased efficiencies on treatment.
- Goal 3.7 Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.
- Goal 5.1 Identify the potential water supply gap at projected full development build-out (2060).
- Goal 5.4 Promote the long-term use of renewable water. Goal 5.5 Identify any water supply issues early on in the land development process.
- 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.

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

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 Woodmen Hills Metro 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 16.51-acre feet of water per year. The District has committed this amount of water to the Eastonville Judge Orr Commercial Center project. Current supply is 1,483-acre feet on a 300 year basis which includes a 20% reserve. Based on the needs, current supply, and reserve the District has sufficient water to meet the needs but a possible very small shortage of 23.5 annual acre-feet might be expected due to the 20% reserve.

Woodmen Hills Metropolitan Districts has provided a water and wastewater commitment letter to serve the development. The Districts has three types of water supply from renewable and non-renewable sources:

- local wells mainly in the Arapahoe and Laramie Fox-Hills formations,
- off-site wells four operating in the Denver Basin in the Guthrie Ranch Area, and two alluvial wells also in the Guthrie Ranch Area which pump renewable water from Upper Black Squirrel Basin
- a perpetual right to 350 acre-feet of water per year from Cherokee Water utilizing the Upper Black Squirrel Basin (renewable source).

The District developed a water policy intended to facilitate goals of continual addition of water sources prioritizing renewable sources. In addition, the District will be acquiring and or improving sources of supply and increasing water reliability and efficiency over time. New sources/expansions are expected to come from five areas: developer inclusion, acquisition,

regionalization, facility expansion (including extensions of existing jointly owned transmission systems), and indirect, lawn irrigation return flows (LIRF) credits and direct reuse. The District has two major off-site transmission lines which are jointly owned with Meridian Service Metropolitan District. The District is responsible for the operation of both the Tamlin and Guthrie systems. The District owns and operates three water treatment plants and three water storage facilities. The District treats and filters 100% of their water supply. A fourth tank is under construction and will bolster fire flows, service pressures, system reliability, and potable water storage.

The District's current use is based on an average of 53% renewable water sources and is continually acquiring and working towards establishing additional renewable sources.

#### **IMPACT REPORTS:**

- Wetlands. Wetland delineation by Bristlecone Ecology is included in their Impact Report for the property. This data has been used to inform the land use plan.
- T&E Species. Bristlecone Ecology evaluated the site for potential habitat for Threatened and Endangered species and found it highly unlikely that such species exist on site.
- A Visual Analysis was prepared by NES, Inc.
- A Traffic Impact Analysis by LSC accompanies this application
- A MDDP by Terra Nova accompanies this application

**TRAFFIC:** A Traffic Impact Analysis has been prepared by LSC Transportation Consultants, Inc. and is included in this submittal as a separate document. Two deviations for access to both Eastonville Road and to Judge Orr Road are included.

**MINERAL DEPOSITS:** Entech Engineering, Inc. has evaluated the site for the presence of commercially viable mineral deposits and has found that such deposits are either absent or are not commercially viable.

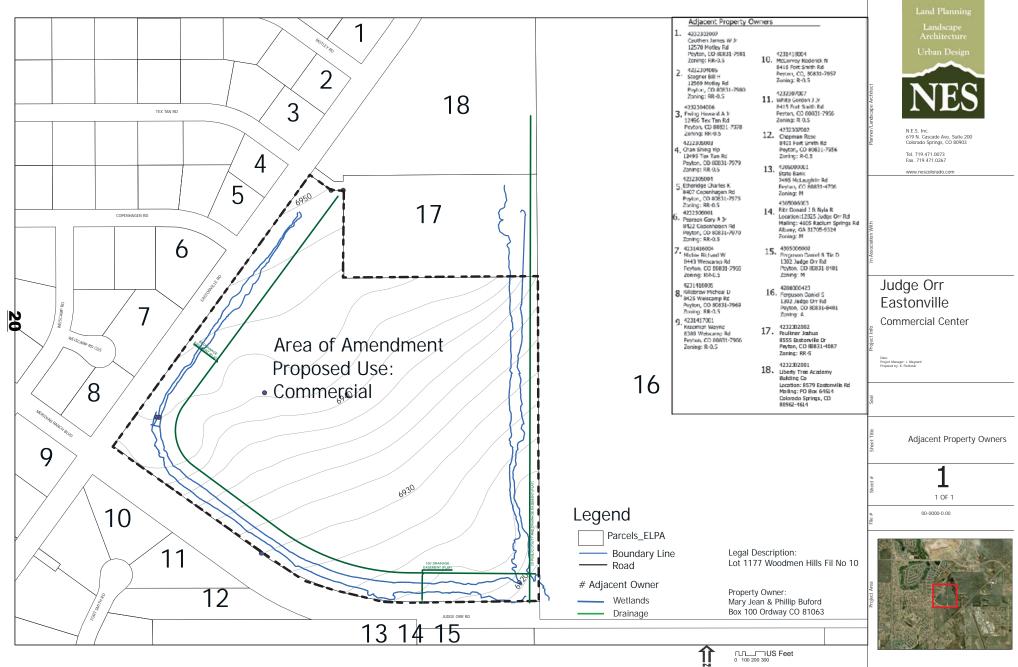
**WATER AND WASTEWATWER:** Woodmen Hills Metropolitan District states in a letter dated August 4, 2020 that they commit to serve water with a commitment of 16.5 AC.FT./year and that they have the water to serve. They also state that they will provide wastewater service consisting of a commitment of 7621 gallons /day and tht they have the capacity to treat.

# JURISDICTIONAL IMPACTS Districts Serving the Property

- Natural Gas Colorado Springs Utilities. A Service letter is provided in the application
- Electricity Mountain View Electric. Will Serve Letter included in application.
- Water Woodmen Hills Metropolitan District. Will Serve Letter included in application.

- Wastewater Woodmen Hills Metropolitan District. Will Serve Letter included in application.
- Fire Protection Falcon Protection District
- Schools Falcon District #49
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District

## BENNET RANCH SKETCH PLAN



#### **El Paso County Parks**

#### Agenda Item Summary Form

Agenda Item Title: Midtown at Hannah Ridge Filing No.3 East PUD /

Preliminary Plan

Agenda Date: October 14, 2020

Agenda Item Number: #6 - B

**Presenter:** Greg Stachon, Landscape Architect

Information: Endorsement: X

#### **Background Information:**

Request for approval by Classic Consulting Engineers & Surveyors, LLC, on behalf of Feathergrass Investments, LLC for Midtown at Hannah Ridge Filing No. 3 East PUD / Preliminary Plan. Filing No. 3 East consists of 42 single-family residential lots, right-of-way, and open space tracts on 7.44 acres. It is generally located north and east of Hannah Ridge Drive and Constitution Avenue in a previously platted tract identified as "CC" within Hannah Ridge at Feathergrass Filing No. 1.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route is located approximately 0.25 miles east of the project site. The City of Colorado Springs' Constitution Avenue to Marksheffel Road Trail is located approximately 0.25 miles west of the project site. The proposed City of Colorado Springs North Chelton Road to North Academy Boulevard Trail intersects with the south end of the project site. It is recommended that the developer work with the City of Colorado Springs on this proposed trail.

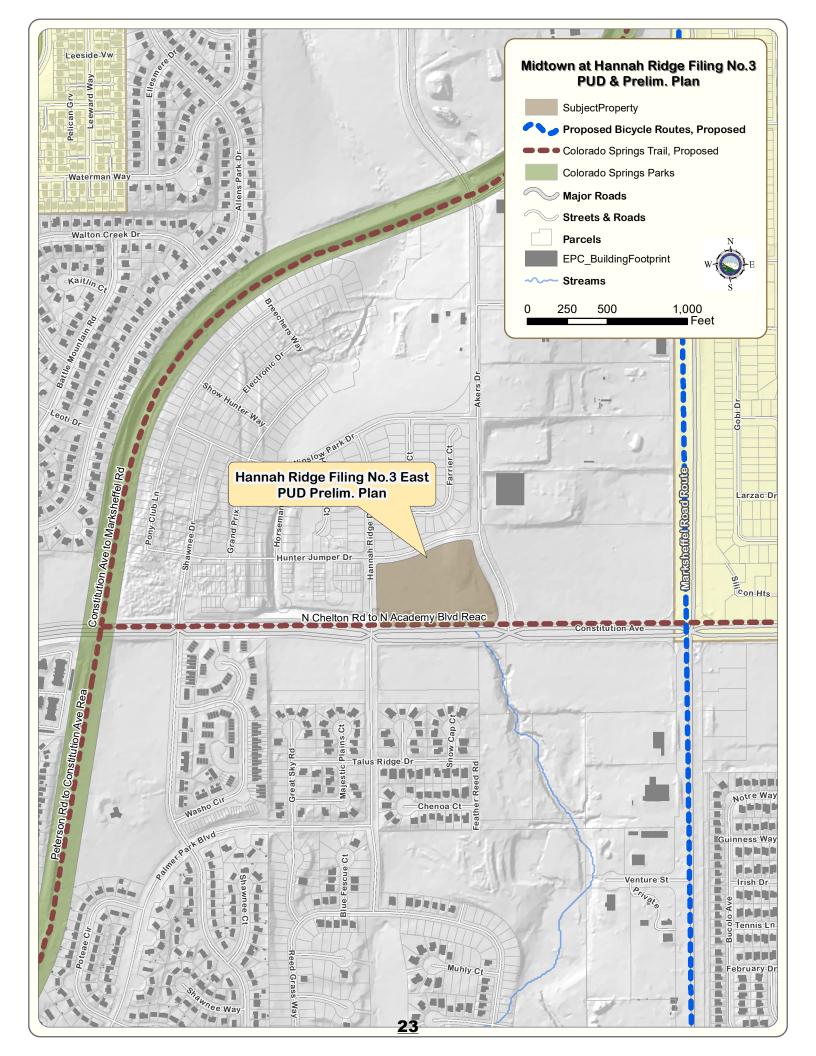
The proposed development includes 42 single-family residential lots with a small private yard and a larger shared open space in front of the lots. Open spaces and trails are integrated into the development. The development contains open space Tract A which will be used for parks, mailboxes, open space, private pedestrian access, public utilities, and drainage. Tract A totals 3.95 acres (53%) of the property, which exceeds the 10% PUD open space requirement.

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

#### Recommended Motion (Filing No.3 East PUD / Preliminary Plan):

Recommend 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) require 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. (2) Recommend the applicant coordinate with the City of Colorado Springs regarding the proposed City trail along Constitution Avenue.



# Development **Application Permit Review**



#### COMMUNITY SERVICES DEPARTMENT

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

October 14, 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.

Midtown at Hannah RidgeFiling No.3 Application Type: PUD / Prelim. Plan Name:

PCD Reference #: PUD-SP207 Total Acreage: 7.44

Total # of Dwelling Units: 42

**Dwelling Units Per 2.5 Acres: 14.11** Applicant / Owner: **Owner's Representative:** 

Feathergrass Investments LLC Classic Consulting Regional Park Area: 2 4715 N. Chestnut Street Urban Park Area: 3 619 N. Cascade Ave, Suite 200 Colorado Springs, CO 80903 Existing Zoning Code: PUD Colorado Springs, CO 80907

Proposed Zoning Code: PUD

#### REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

unit per 2.5 acres.

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

Regional Park Area: 2 **Urban Park Area: 3** 

> Neighborhood: 0.00375 Acres x 42 Dwelling Units = 0.16 0.0194 Acres x 42 Dwelling Units = 0.00625 Acres x 42 Dwelling Units = 0.815 Community: 0.26

**Total Regional Park Acres: Total Urban Park Acres:** 0.42 0.815

**FEE REQUIREMENTS** 

**Urban Park Area: 3** Regional Park Area: 2

\$116 / Dwelling Unit x 42 Dwelling Units = Neighborhood: \$4,872 \$179 / Dwelling Unit x 42 Dwelling Units = \$467 / Dwelling Unit x 42 Dwelling Units = \$19,614 Community: \$7,518

Total Regional Park Fees: \$19,614 **Total Urban Park Fees:** \$12,390

#### **ADDITIONAL RECOMMENDATIONS**

Staff Recommendation: Recommend 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) require 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. (2) Recommend the applicant coordinate with the City of Colorado Springs regarding the proposed City trail along Constitution Avenue.

Park Advisory Board Recommendation:



# Midtown Collection at Hannah Ridge Filing No. 3 PUD and Preliminary Plan Letter of Intent

#### **OWNER:**

Feathergrass Investments, LLC 4715 N. Chestnut Street Colorado Springs, CO 80907 (719) 651-9133

#### **DEVELOPER:** (Contract Purchaser)

Elite Properties of America, Inc. 6385 Corporate Drive, Suite 200 Colorado Springs, CO 80919 (719) 592-9333

#### **APPLICANT/CONSULTANT:**

Classic Consulting Engineers & Surveyors, LLC 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903 (719) 785-0790

#### SITE LOCATION:

The PUD Rezone (CS to PUD) and Preliminary Plan are generally located north and east of Hannah Ridge Drive and Constitution Avenue in a previously platted Tract CC, Hannah Ridge at Feathergrass Filing No. 1.

#### Size:

Filing No. 3 (Tract CC): 7.444 Acres

#### Zoning:

CS CAD-0 (Existing)
PUD (Proposed)

#### **REQUEST:**

Applicant requests rezoning of an existing CS zoned tract to PUD, water sufficiency, a Preliminary Plan, an Early Grading Permit as well as associated PUD modifications to reflect a total of 42 lots.

If the described actions are approved by Planning Commission and the Board of County Commissioners, we would respectfully request that previously platted Tract CC be re-platted and be administratively approved by staff.

The following open-space tracts are also proposed:

(7.444 AC)		TOTAL ENTIR	E PUD: 172,103 SF	100%
Filing 3: (7.444 Ac)	Tract A	172,103 sf	<u>Space</u> 172,103 sf	Percent 100%
			Usable Open	

Tract A will be for parks, open space, public drainage, private access and public utilities as defined on the final plats and be owned and maintained by the Midtown Collection at Hannah Ridge Home Owners Association (HOA). 100% of the Tracts is usable open space.

#### PHASED CONSTRUCTION AND ANTICIPATED DEVELOPMENT SCHEDULE:

Development phasing will not be proposed within Filing No. 3. All open space tracts will be developed with the adjacent residential lots as they occur. Constructions phases are to be designed and developed as demand dictates. All directly adjacent single-family development (Hannah Ridge at Feathergrass Filing 1 and 2, together with Midtown Collection at Hannah Fridge Filing No. 1) are either built out or under construction.

#### **PUD MODIFICATIONS / DEVIATION REQUESTS:**

PUD Modification requests are proposed and included in this submittal. The PUD modifications proposed are:

- 1.Sections 8.4.4.C Public Road Requirements and 8.4.4.E.3 Private Roads Meet County Standards and are included in this submittal (see attached sheet 1) (both filings).
- 2. Section 2.3.8.A Use of cul-de-sac turnarounds as permanent roadways terminations (both filings).
- 3. Section 2.2.5.E Roadway intersection spacing (both filings).

#### JUSTIFICATION:

Proposed Filing 3 is the final residential phase of this previously approved Master Planned Residential Community. The layout of the proposed street network conforms to the previously approved anticipated design with the exception of one additional eastern public street.

The proposed PUD plan and plats within the developing Hannah Ridge at Feathergrass community. 42 residential homes are proposed where a commercial retail use had been previously anticipated. Development will also be in accordance with the proposed Midtown Collection at Hannah Ridge PUD Plan included in this submittal. The PUD Guidelines, with which the development will conform, are being concurrently reviewed with the final plats.

The proposed development will provide a new buyer option for single family residential housing lots. The unique building orientation and rear-loaded garages, along with a unique "small lot" community design provides for an alternative community type not seen in El Paso County. Adequate provisions for drainage and utilities and continued build-out of the proposed Preliminary plan and PUD plan will enhance the public health, safety and general welfare within this portion of El Paso County.

The owner understands and agrees to certain Conditions of Approval including payment of School Fees, payment of Park Fees, payment of Drainage and Bridge Fees, and payment of road impact fees that now include signal costs, negating the need for the prior escrow agreement for the Constitution and Hannah Ridge Drive intersection. Required fees will be paid at time of plat recording, not with the PUD.

This application meets the PUD Rezone and Preliminary Plan with PUD Modifications requirements, as set forth in the standards for Divisions of Land in Chapter 7, of the El Paso County Land Development Code (2018). Adherence to County Land Development Code (2018), has been met to approve a PUD zoning district based upon the following:

- The proposed PUD district zoning advances the stated purposes set forth in this section;
- The application is in general conformity with the Master Plan;
- The proposed development is in compliance with the requirements of this Code and all
  applicable statutory provisions and will not otherwise be detrimental to the health, safety, or
  welfare of the present or future inhabitants of El Paso County;
- The 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 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 offsite which may include innovative treatments of use to use relationships;
- The allowed uses, bulk requirements and landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;
- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;
- Open spaces and trails are integrated into the development plan to serve as amenities to residents and proved reasonable walking and biking opportunities;
- 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

Adherence to County Land Development Code (modified) has been met to approve a Preliminary Plan based upon the following:

- The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- The subdivision is consistent with the purposes of this Code;
- The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;

- A 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;
- All areas of the proposed subdivision, which may involve soil or topographical conditions
  presenting hazards or requiring special precautions, have been identified and the proposed
  subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
- Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)]
   and the requirements of this Code and the ECM are provided by the design;
- Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
- The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
- Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
- The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
- The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

#### **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:**

All adjacent roadway and utility infrastructure are in place to support the development for this residential community.

Existing offsite roads include Constitution Avenue (160' row) to which this developer has made previous improvements, Akers Drive (80' row) constructed by this owner/developer in cooperation with El Paso County. Other existing facilities include the storm drain line along the north side of Constitution Avenue, the box culvert crossing of Constitution Avenue at Akers Drive and various utility line stub-outs in Akers Drive and Constitution Avenue that were previously constructed by this owner/developer. Hannah Ridge at Feathergrass Filing No. 5 will also include additional improvements to Akers Drive at the proposed Electronic Drive intersection, including curb returns, sound wall and public sidewalks.

Exiting facilities provided in Hannah Ridge at Feathergrass Filing No. 1 include Hannah Ridge Drive and Hunter Jumper Drive (60-80' row), as well as the associated mainline utilities and utility services for the lots. Storm drainage and stormwater quality facilities were also provided.

#### **Utility Providers:**

Water and Wastewater: Cherokee Metro District
Gas: Colorado Springs Utilities

Electrical: Mountain View Electric (including public street lighting standards)

#### WATER MASTER PLAN ANALYSIS

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review process. Relevant policies are as follows:

Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.

Goal 1.2 – Integrate water and land use planning.

Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.

Policy 4.1.4 – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.

Policy 6.0.11 – Continue to limit urban level development to those areas served by centralized utilities.

The subject property is located within Region 5, Cherokee Metropolitan District Service Area, which is not expected to experience significant growth in the County by 2060. Specifically, the plan states:

"Region 5 consists of areas served by the Cherokee Metropolitan District and is not expected to experience significant growth by 2060. But the District could consider expanding water and sewer service growth areas outside of Region 5. No specific growth map was created for Region 5; these areas as shown on other maps." Region 5 has a current water supply of 4,849-acre feet per year and a current demand of 4,396-acre feet per year. The 2040 water supply is projected to be 6,800-acre feet per year and the projected demand is 6,468-acre feet.

Cherokee Metropolitan District has provided a water and wastewater commitment letter to serve the development. The applicant's water resource report indicates the District has ample supply of water to service this development and future developments within the District. The majority of the District's water supply comes from the Upper Black Squirrel Creek Designated Groundwater Basin, which is considered a renewable resource. However, the District also receives supplies from the Sundance Ranch well field which draws from the Denver Basin aquifers, a nonrenewable water source. The District assumes that the Denver Basin will not be reliable beyond 2050. Therefore, the District has implemented three methods to provide sustainable water supply to its customers:

- i. Water efficiency: The District set a goal of reducing demand by 3 to 5 percent per capita and already has one of the lowest per capita usages in the state.
- ii. Water reuse: The District recharges the Upper Black Squirrel Creel aquifer with the wastewater provided by the district and by Meridian Service Metropolitan District via intergovernmental agreement.
- iii. Additional renewable water supplies: The District is part of the Pikes Peak Regional Water Authority, whose goal id to provide water suppliers with a new regional water supply system.

As stated in the applicant's water resource report, this development is projected to demand 9.210-acre feet of water per year. As of 2018, the District had a surplus of 319.803-acre feet per year, so accounting for this development, the District will be left with a surplus of 310.593-acre feet per year for future developments. The District's accounting of current water demands and water supply, which have been provided for the year 2018, should be updated annually in order to appropriately evaluate the District's ability to increase water resources in conjunction with development applications and to show that the District is taking steps to address future projected water supply deficiencies.

Cherokee Metropolitan District provides water service and has committed to serve the property. Water quantity, quality and dependability are sufficient.

#### **UTILITIES- WATER AND SEWER:**

Water and sewer will be provided by Cherokee Metropolitan District. The district has provided a detailed Service Commitment letter which explains how capacity is available for the planned development. The developer has purchased water rights and transferred these rights to Cherokee Metropolitan District, which has in turn reserved this water for use in the Hannah Ridge at Feather grass development. The developer will construct all streets, utilities and storm drainage improvements. Utilities will be routed underground in the public streets and utility easement per El Paso County design standard. Cherokee Metropolitan District will provide maintenance of proposed water and sewer system.

#### FIRE PROTECTION:

Midtown Collection at Hannah Ridge Filing No. 3 is located completely within the Falcon Fire Protection District and the District has provided a letter of agreement to serve. Falcon Fire Protection District reviewed the proposed site layout, including smaller private streets and have expressed no concerns.

#### PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:

Existing single-family residential development exist to the north on the opposite side of the adjacent Hunter Jumper Drive. Densities of this proposal are less than previously anticipated for this multi-family site. The previously approved multi-family zoning allows 30 DU/AC, while the proposed reflects 5.64 DU/AC for the Filing No. 3.

#### LANDSCAPING AND BUFFERING:

Frontage of Constitution Avenue will be landscaped in accordance with the proposed PUD plan. Landscape trees will be planted along Constitution Avenue.

Usable open space on the PUD is 3.95 AC or 53% of the site.

Street right-of-way's and entries will also be landscaped as indicated on the PUD Plan. The landscaping and open space tracts are to be installed by the Developer of the project and will be maintained by the Midtown Collection at Hannah Ridge Homeowners Association. This community will be providing all sidewalk along its perimeter street frontage, including all ADA pedestrian ramps for intersecting streets and a pedestrian ramp on the west side of the Constitution Blvd. and Hannah Ridge Dr. intersection that will facilitate a future Constitution Blvd. crossing once the signal is warranted and installed and additional sidewalk is installed with adjacent development on the south side of Constitution Blvd. Pedestrian crossing of this arterial intersection is not proposed at this time due to safety concerns related to crossing a currently unsignalized intersection and no receiving facilities being present. In addition, there are no perimeter sidewalks, pedestrian ramps or curb and gutter along the perimeter of the existing Cimarron East Ridge Park. The closest signalized intersections for crossing Constitution Blvd. are at Peterson Road or Marksheffel Road.

#### PROPOSED ACCESS LOCATIONS:

Access locations have been previously identified on the approved sketch plan. All proposed access points are full movement. A Traffic Impact Study update memo for the proposed development is provided with this application. Access as approved on the 2007 PUD Plan remain unchanged.

#### **TRAFFIC IMPACT FEES:**

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 18-471. The owner is petitioning for inclusion of the new residential lots into the Public Improvements District No. 2 (the 10 mil PID). Fees at building permit for each Single-family Detached dwelling in the 10mil PID is \$1,221.00. This fee will be paid at the time of building permit issuance. The Midtown Collection at Hannah Ridge property is also contained within the Constitution Heights Metropolitan District and lots subject to traffic impact related building permit fees pursuant to a 2009 IGA. The fee in Midtown Collection at Hannah Ridge is \$923.00 per single family residential lot to be paid at the building permit issuance. However, the lots in Midtown Collection at Hannah Ridge are also eligible for credit in the El Paso County Road Impact Fee Program as established by El Paso County Resolution Number 12-389. The credit is designed to offset the contribution mandated by the IGA as well as amounts already contributed to the County's transportation system in the form of road construction and dedication of right of way for portions of Constitution Avenue and Akers Drive by the developer.

A summary of the fees for each single-family lot in the subdivision is provided below:

The development enters Public Improvements District No. 2 (the 10 mil PID) and is subject to the requirements thereof. The developer will pay the \$923.00 fee to El Paso County pursuant to the 2009 IGA and Resolution 12-389. The county will reimburse Pikes Peak Rural Transportation Authority from this fee payment. The accrual and use of any credit in the El Paso County Road Impact Fee Program is governed according to Resolution 12-389.

Kc/111635/letter of intent - pud sp only

THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN MIDTOWN THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN MIDTOWN
COLLECTION AT HANNAR RIDGE FILING NO. 3 PLANNED UNIT DEVELOPMENT (PUD).
THESE GUIDELINES SHALL GOVERN THE LAND USE, THE DIMENSIONAL ZONING
REGULATIONS AND ALONG WITH THE COVENANTS, THE REGULATORY PROCESS FOR
DETERMINING COMPLIANCE WITH THE PROVISION OF THE MIDTOWN COLLECTION AT HANNAH RIDGE PUD

MIDTOWN COLLECTION AT HANNAH PIDGE FILING NO. 3 IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 42 SINGLE FAMILY LOTS LOCATED IN EL PASO COUNTY.

USE	NOTES
PRINCIF	AL USES
DWELLINGS - SINGLE FAMILY DETACHED	WITH 3' OR 5' SIDEYARD SETBACKS
OPEN SPACE, PARKS AND TRAILS	
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, PARKS
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOW OR SPECIAL USES DEPENDING ON THE SPECIFIC FACULTY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
DISTRICT UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.
ACCESS	ORY USES
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.
RESIDENTIAL HOME OCCUPATION	
SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY
DECK (ATTACHED OR DETACHED, COVERED OR UNCOV	ERED
FENCE, WALL OR HEDGE	
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES	
MAILBOXES	
	ARY USES
MODEL HOME / SUBDIVISION SALES OFFICE	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
YARD OR GARAGE SALES	
SPECI	AL USES
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REQULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
CMRS FACILITY - STEALTH	
NOTES:	

D. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS. (SEE LOT TYPICAL ON THIS SHEET): TYPE A, B, C

OF THE WOTON COLLECTION AT HANNAH RIDGE FLIND NO. 3 DEVELOPMENT PLAN.

2. PRIMITIES ACCESSOR WESS ARE SUBJECT TO THE USE—PROPRIO DEVELOPMENT STROAMO SET OUT IN

CHAPTER 3.1 OF THE EL MOST COUNTY LAND DEVELOPMENT CODE (AN ADMICTIO).

CHAPTER 3.2 OF THE EL MOST COUNTY LAND DEVELOPMENT CODE (AN ADMICTIO).

4. PRIMITIES 92COL USES ARE SUBJECT TO THE STROAMOS FOR REVIEW NOR APPROVAL SET OUT IN

CHAPTER 3.2 OF THE EL MOST COUNTY LAND DEVELOPMENT CODE (AN ADMICTION).

MAXIMUM LOT COVERAGE: 68 PERCENT.

MINIMUM LOT SIZE: 2080 SF.

MAXIMUM BUILDING HEIGHT: THIRTY (35) FEET.

MINIMUM LOT DEPTH: 74.50 FEET.

OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT

SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE):

FRONT YARD: 10 FEET MIN. (FRONT DOOR SIDE)

ATTACHED/DETACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB TO FRONT-LOADED GARAGE.

SIDE YARD: 3 FOOT OR 5 FEET (SEE TYPICAL LOT DETAIL).

CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT.

REAR YARD: 10 FEET MIN (GARAGE SIDE)

NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS. E. LOT NOTES:

- 1. THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
- FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
- CONSISTENT WITH THE POD DEVELOPMENT/PREDMINARY PEAN.

  MINOR ADJUSTMENTS TO LOT LINES AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

STREETS WITHIN MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. STREETS SHALL GENERAL VEHICLA CHROCILATION INFROCED THE LEVELOPMENT. SHRELTS SHALL BE PUBLICLY AND CONSTRUCTION MILL BET DE L. PASO COUNTY STANDARDS EXCEPT WHERE PUB MODIFICATIONS AND DEVANIONS ARE APPROVED BY THE COUNTY. ALS TREETS SHALL BE PAYED WITH USUB AND GUTTER, PUBLIC STREETS TO BE MAINTAINED BY EL PASO COUNTY. PRIVATE STREETS TO BE MAINTAINED BY MOVEOWERS ASSOCIATION.

G. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:

COVENANTS FOR MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.

H. AUTHORITY:

THE AUTHORITY FOR THIS PUD DEVELOPMENT PLAN IS CHAPTER 4.2 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. THE AUTHORITY FOR CHAPTER 4.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

# TRACT CO AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FLUNG NO. 1 TRACT CO AS PLATTED IN HANNAH RIDGE AT FEATHERGRASS FLUNG NO. 1 RECORDED UNDER RECEPTION NO. 2140/13468, RECORDS OF EL PASO COUNTY OF EL PASO, STATE OF COLORADO SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST PUD DEVELOPMENT PLAN AND PRFI IMINARY PL AND AND RECORDED LARGE CONTROLLED RECEPTION NO. 2140/13663 AND APPLIANT OF CORRECTION NO

MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 DEVELOPMENT GUIDELINES: (CONTINUED)

ADOPTION: THIS PUD DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS PUD DEVELOPMENT PLAN FOR MIDTOWN COLLECTION AT HANNARY ROBE FILEN OS. 3 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISIONS OF CHAPTER 4.2 OF THE LAND DEVELOPMENT CODE AND THIS PLAN DEVELOPMENT PLAN COMPUES WITH THE COLORADO PARAMED UNITE DEVELOPMENT ACT OF 1972. AS AMENDED.

J. RELATIONSHIP TO COUNTY REGULATIONS:

I. RELATIONSHIP TO COUNTY REGULATIONS:

THE PROVISION OF HIS PUD DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF

THE PROVISIONS OF HIS PUD DEVELOPMENT FOR NO. 3, PROVIDED, NORGIEST THAT HERE THE PROVISIONS

OF THIS PUD DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISION OF

THE EL PASO COUNTY LAND DEVELOPMENT COSE, AS AMENDED, ANY DETERMINATION OR INTERPRETATION

ISSUES BY THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR OR ANY OTHER APPLICABLE RESOLUTIONS
OR REGULATIONS OF EL PASS COUNTY, SHALL BE APPLICABLE.

K ACCESS LIMITATION: . ACCESS EMITTAINS: THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO HUNTER JUMPER DRIVE, AKERS DRIVE, CONSTITUTION AVENUE OR HANNAH RIDGE DRIVE.

L. PRIVATE ROADS:

THE PRIVATE ROADS AS SHOWN WILL BE MAINTAINED BY HOA (NOT EL PASO COUNTY) UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE. GENERAL NOTES:

1. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY

2. ALL PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE HOA.

3. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:

a. FRONT: TEN (10) FEET

b. SIDE: FIVE (5) FEET OR THREE (3) FOOT PER TYPICAL LOTS DETAILS (THIS SHEET)

c. REAR: ZERO (0) FEET

d. STREETS: TEN (10) FEET

4. ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY. 5. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND SHALL BE LIMITED TO A TOTAL OF FOURTY-TWO (42) SINGLE FAMILY LOTS.

THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP 10 25% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS.

FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0752G, DATED DECEMBER 7, 2018.

ALL TRACTS WILL BE OWNED AND (WHERE REQUIRED) MAINTAINED BY THE MIDTOWN COLLECTION AT HANNAH RIDGE FILING NO. 3 HOMEOWNERS ASSOCIATION.

9. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS

10. GEOLOGIC HAZARD NOTE: NO LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. NO MITIGATION MEASURES ARE REQUIRED AND A MAP OF THE AREA CAN BE FOUND IN THE REPORT "PRELIMINARY SUBSURFACE SOIL INVESTIGATION MIDTOWN AT HANNAH RIDGE TRACTS CC EL PASO COUNTY, COLORADO" PREPARED BY ENTECH ENGINEERING, INC. AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

11. NOISE WALL ALONG CONSTITUTION AVENUE TO BE INSTALLED BY DEVELOPER AND MAINTAINED BY THE HOA. (SEE LANDSCAPE SHEET FOR DETAIL).



FEATHERGRASS INVESTMENTS, LLC 4715 N. CHESTNUT STREET, SUITE 200 COLORADO SPRINGS, CO 80907

#### APPLICANT / DEVELOPER

ELITE PROPERTIES OF AMERICA, INC. 6385 CORPORATE DRIVE, SUITE 200 COLORADO SPRINGS, CO 80919 MR. JIM BOULTON

#### PROPERTY ADDRESS

O HUNTER JUMPER DRIVE COLORADO SPRINGS, CO 80922

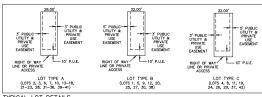
#### APPLICANT REPRESENTATION

CLASSIC CONSULTING ENGINEERS
& SURVEYORS, LLC
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINOS, CO 80903
MR. KYLE CAMPBELL, P.E.
(719) 785–0790

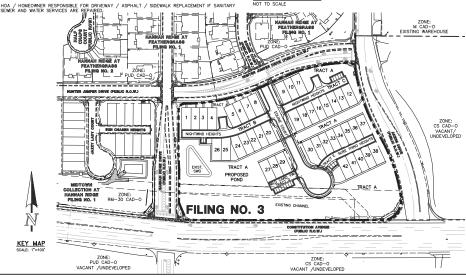
VICINITY MAP

PLID MODIFICATION TARIF (AS ALLOWED BY LDC SECTION 4.2.6 (F)(2)(a))

	OF MODIFICATION TABLE (AS ALLOWED BY EDG SECTION 4.2.0.(1)(2)(9))						
г	LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION		
	8.4.4.C PUBLIC ROADS REQ. 8.4.4.E.3 PRIVATE ROADS MEET COUNTY STANDARDS	LOT AREA AND DIMENSIONS	LOTS TO HAVE A MINIMUM OF 30 FEET OF FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	LOTS ADJACENT TO PRIVATE ROADWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD	THE PROPOSED UNIQUE LOT CONFIG. AND COMMUNITY DESIGN REFLECT THE NEED FOR SHARED PRIVATE ROADWAYS THAT DIRECTLY		
3	2.3.8.A TURNAROUNDS		CUL-DE-SACS USED ONLY AS NECESSARY	PROVIDE DEAD END TURNAROUNDS	CONNECT TO PUBLIC STREETS, DEAD END TURNAROUNDS,		
4	2.2.5.E INTERSECTION SPACING		MINIMUM 175' INTERSECTION SPACING	REDUCE INTERSECTION SPACING	SHORTENED INTERSECTION SPACING.		



TYPICAL LOT DETAILS



#### DEVELOPMENT DATA:

EXISTING ZONING: CS CAD-0 TAX SCHEDULE NO 53324-03-009 7.444 ACRES TOTAL AREA: NUMBER OF LOTS: 42 TOTAL LOT AREA: 2.155 ACRES (28.95%) AVERAGE LOT SIZE 2,155 SF MINIMUM LOT SIZE: 2.086 SF MINIMUM LOT WIDTH: 28' 74.50 GROSS DENSITY: 5.64 DU/AC NET DENSITY (W/O PUBLIC ROW): 6.14 DU /AC ROW (PUBLIC) 0.602 ACRES (8.05%) PRIVATE ROADWAY TRACTS: 0.736 ACRES (9.89%)

TOTAL OPEN SPACE: 3.951 ACRES (53.07%)

MAXIMUM LOT COVERAGE: 68%

NOTE:

THIS COMMUNITY WILL BE PROVIDING ALL SIDEWALK ALONG ITS PERIMETER STREET FRONTAGE, INCLUDING ALL ADA PEDESTRIAN RAMPS FOR INTERSECTING STREETS AND A PEDESTRIAN RAMP FOR INTERSECTING STREETS AND A PEDESTRIAN RAMP ON THE LEAST SIDE OF THE CONSTITUTION ARE AREA HANNAH ROBE OR. MISTRESCRION THAT MILL INSTALLED AND ADDITIONAL SIDEWALK IS INSTALLED WITH DAVACENT DEVELOPMENT ON THE SOUTH SIDE OF CONSTITUTION ARE. PEDESTRIAN CROSSING OF THIS ARTERIAL INTERSECTION IS NOT PROPOSED AT THIS TIME DUE TO SAFETY CONCERNS RELATED TO CROSSING A CHREINLY SIGNALIZED INTERSECTION SON RECOURSE ACQUITED SERION PRESSENT. SMALKER, THE CROSSING AT THIS LOCATION IS NOT PROPOSED DUE TO SAFETY CONCERNS. IN ADDITION, THE PROPOSED SIGNAL SIGNA

NAME OF LANDOWNER

#### LANDOWNER'S SIGNATURE, NOTARIZED

#### OWNER CERTIFICATION:

I / ME NY, TITLE COMPANY, THE ATTORNEY, OR ATTORNEY AT LAW) DULY GALLFIED, INSURED, OR LICENSED BY THE STATE OF OR ATTORNEY AND AND ESCRIBED HERE Y HAT I / WE HAVE EXAMINED THE TITLE OF ALL LAWDS DEPICTED AND DESCRIBED HEREON AND HAT TITLE TO SUCH LAWD IS OWNER IN PEE SMIPLE BY

NOTARY SIGNATURE

#### COUNTY CERTIFICATION:

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN THE ACCORDANCE WITH THE (BOARD RESOLUTION OR MOTION #) (DATE) APPROVING THE PUD AND ALL MOTION #)
APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT

#### CLERK AND RECORDER CERTIFICATION:

STATE OF COLORADO ) COLINTY OF FL PASO

I HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT OCLOCK\_M. HIS DAY OF 20\_ A.D., AND IS DULY R AT RECEPTION NO. OF THE RECORDS OF EL PACOLGRADO. \_\_\_\_, 20\_\_\_, A.D., AND IS DULY RECORDED \_\_\_\_OF THE RECORDS OF EL PASO COUNTY CHUCK BROERMAN, RECORDER

BY: DEPUTY

#### SHEET INDEX

COVER SHEET THE COVER SHEET PLUA & PRELIMINARY PLAN PRELIMINARY GRADING & UTILITIES PLAN LANGSCAPE PLAN CONTROL OF COVER OF SHEET 1 OF 10 SHEET 2 OF 10 SHEET 3 OF 10 SHEET 4 OF 10 SHEET 5 OF 10 SHEET 6 OF 10 SHEET 7 OF 10 SHEET 8 OF 10 SHEET 9 OF 10 SHEET 10 OF 10

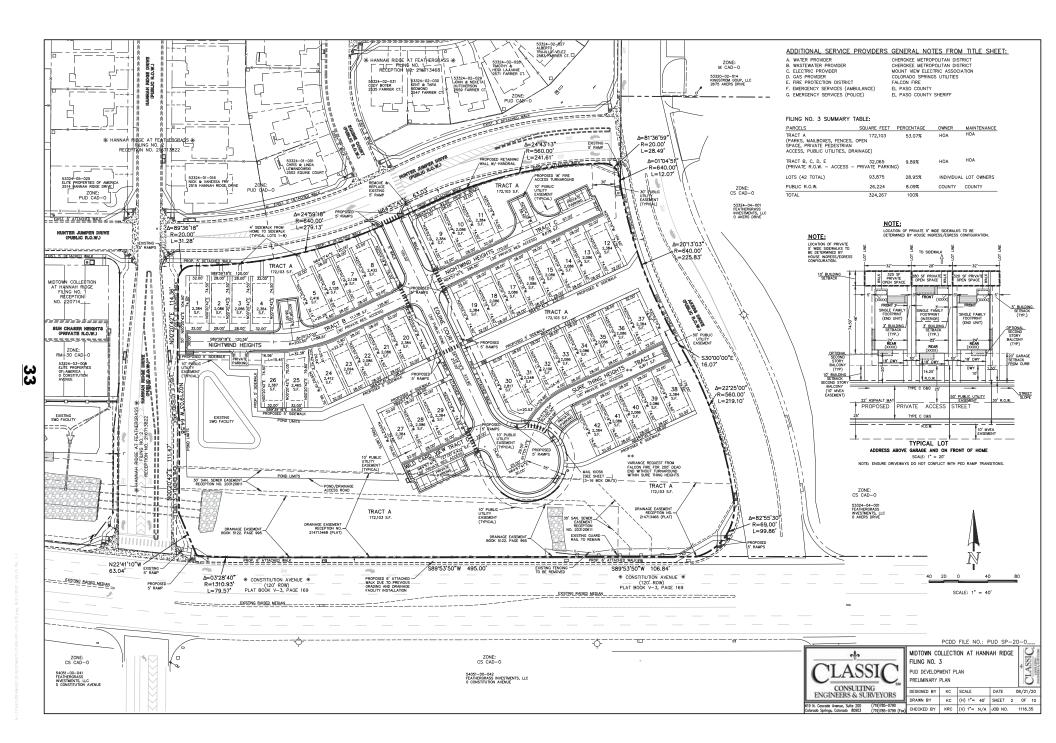
PCDD FILE NO.: PUD SP-20



MIDTOWN COLLECTION AT HANNAH RIDGE PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

COVER SHEET DESIGNED BY KC SCALE DATE 08/21/20

DRAWN BY KC (H) 1"=VARIES SHEET 1 OF 10 (719)785-0799 (Fox) CHECKED BY KRC (V) 1"= N/A JOB NO. 1116.35



# EL PASO COUNTY LAND DEVELOPMENT CODE

# **Chapter V - Section 55 Subdivision Summary Form**

Date:May 27, 2020
SUBDIVISION NAME:
Midtown Collection at Hannah Ridge Filing No. 3
County El Paso
Type of Submittal: (PUD SP-20-0)
Request for Exemption Preliminary Plan _ x Final Plat
SUBDIVISION LOCATION: Township 13S Range 65N Section 32 1/4
OWNER(S) NAME Feathergrass Investments LLC ADDRESS
4715 N Chestnut Street
Colorado Springs, CO 80907
SUBDIVIDER(S) NAME Feathergrass Investments LLC
ADDRESS Same as above

	Type of Subdivision	Number of Dwelling Units	Area (Acres)	% of Total Area*
х	Single Family	42	2.155	28.95%
	Apartments			
	Condominiums			
	Mobile Homes			
	Commercial	N/A		
	Industrial	N/A		
х	Other (specify) LS Tract	1	3.951	53.07%
х	Street		1.338	17.98%
	Walkways			

Dedicated School Sites		
Reserved Park Sites		
Private Open Areas		
Easements		
Other (specify)		
TOTAL	7.444	100%

* (By map measure)		
Estimated Water Requirements(gallons/day).	20,210	 _
Proposed Water Source(s) Cherokee Metropolitan District - Central System		
Estimated Sewage Disposal Requirement	6,781	-
Proposed Means of Sewage Disposal Cherokee Metropolitan District - Central System		
ACTION:		
Planning Commission Recommendation Approval Date Disapproval Remarks:		 
Board of County Commissioners	·	 
Approval Date Disapproval		
Exemption under C.R.S. 30-28-101 (10) (d)	)	
Remarks (if exemption, state reason):		 

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

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

#### **Agenda Item Summary Form**

Agenda Item Title: Bent Grass West PUD Preliminary Plan (PUDSP-205)

Agenda Date: October 14, 2020

Agenda Item Number: #6 - C

**Presenter:** Jason Meyer, Planning Supervisor

Information: Endorsement: X

#### **Background Information:**

Request for approval by NES, Inc., on behalf of Challenger Homes, Inc., for Bent Grass West PUD Preliminary Plan. The site totals 67.01 acres and includes 262 single-family residential lots with a minimum lot size of 2,800 square feet on 38.07 acres, right-of-way dedications totaling 10.54 acres, and open space dedications totaling 18.40 acres. Zoned PUD, the site is located west of Falcon, northwest of the intersection of Woodmen Road and Meridian Road, and is located within the Falcon-Peyton Small Area Master Plan area.

The 2013 EI Paso County Parks Master Plan shows the proposed Woodmen Hills Secondary Regional Trail trending north-south through the site along a drainage channel. Consistent with the master plan, the applicant is showing a trail along the drainage channel, however the 25-foot easement is only shown south of Bent Grass Meadows Drive. Staff requests the PUD Preliminary Plan drawings be revised to include the 25-foot trail easement north of Bent Grass Meadows Drive along the drainage channel. No other park, trails, or open space are impacted by this development, and the project site is not located within any candidate open space area.

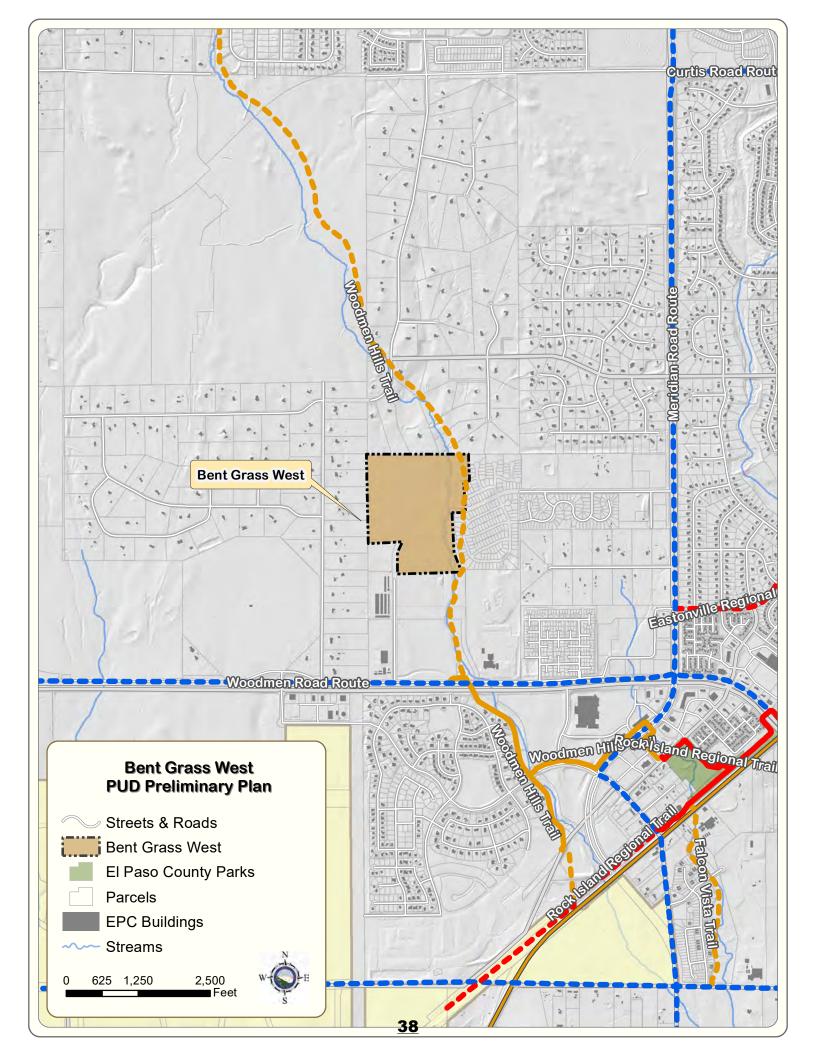
The PUD Preliminary plan includes seven tracts (A,C,D,E,F,G,K) dedicated for open space purposes which total 18.40 acres, or 25% of the overall site. This meets the 10% open space dedication requirement for PUD zoning and includes tracts along a drainage channel, floodplain, open space, and utility purposes. The open space allocation is consistent with the previously approved amendments for the overall Bent Grass development which were approved in 2007 and 2017.

Staff recommends fees in lieu of land for regional park purposes in the amount of \$122,354, and urban park fees in the amount of \$77,290. These fees will be due upon recording of future 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 of future final plat(s).

#### Recommended Motion (Bent Grass West PUD / 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 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.



### Development **Application Permit** Review



#### **COMMUNITY SERVICES DEPARTMENT**

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

9/17/2020

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: Best Grass West PUD Preliminary Plan Application Type: PUD / Prelim Plan

PUDSP-205 Total Acreage: 67.00 PCD Reference #:

Total # of Dwelling Units: 262

**Dwelling Units Per 2.5 Acres: 9.78** Applicant / Owner: **Owner's Representative:** 

**Better Land LLC** Regional Park Area: 2 Nes Inc

Challenger homes Urban Park Area: 3

619 N. Cascade Ave., Suite 200 Existing Zoning Code: PUD 8605 Explorer Dr., Suite 250

Colorado Springs, CO 80920 Colorado Springs, CO 80903 Proposed Zoning Code: PUD

#### REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 The EPC Land Development Code defines urban density as land development of higher density 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. unit per 2.5 acres.

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

LAND REQUIREMENTS

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

Regional Park Area: 2

**Urban Park Area: 3** Neighborhood:

Community:

0.0194 Acres x 262 Dwelling Units = 5.083 0.00375 Acres x 262 Dwelling Units = 0.98 0.00625 Acres x 262 Dwelling Units = 1.64

**Total Regional Park Acres:** 5.083 **Total Urban Park Acres:** 2.62

**FEE REQUIREMENTS** 

Regional Park Area: 2

**Urban Park Area: 3** 

Neighborhood: \$116 / Dwelling Unit x 262 Dwelling Units = \$30,392

\$467 / Dwelling Unit x 262 Dwelling Units = \$122,354

Community: \$179 / Dwelling Unit x 262 Dwelling Units = \$46,898

> **Total Urban Park Fees:** \$77,290

Total Regional Park Fees: \$122,354

#### **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 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) Required 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.

Park Advisory Board Recommendation:	

#### **BENT GRASS WEST RESIDENTIAL**

#### **LETTER OF INTENT**

#### **AUGUST 2020**

OWNER/APPLICANT:

**Challenger Homes** 

8605 Explorer Dr.

Colorado Springs, CO 80920

**CONSULTANT:** 

N.E.S. Inc.

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

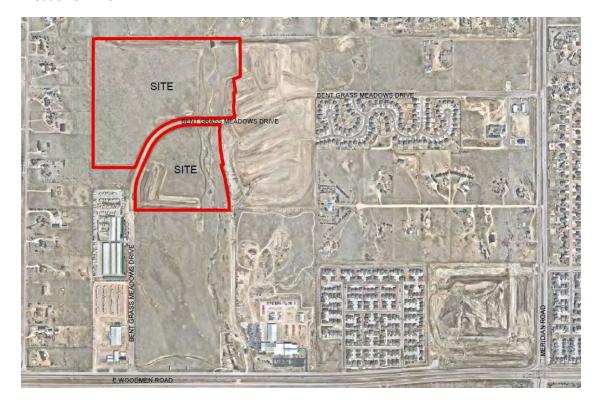
#### **REQUEST**

N.E.S. Inc. on behalf of Challenger Homes request approval of the following applications:

- 1. A site-specific PUD Development Preliminary Plan for 262 single family lots on 67 acres, at a gross density of 3.92 dwelling units per acre.
- 2. Early Grading and District Improvements.
- 3. Water sufficiency with the PUD Development Preliminary Plan.
- **4.** Subsequent Final Plats to be approved administratively.

#### **LOCATION**

The approximately 67 acre project site is comprised of two areas north and south of Bent Grass Meadows Drive.



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#### **PROJECT DESCRIPTION & CONTEXT**

In 2007, the Bent Grass Overall PUD was approved consisting of 178.77 acres including 540 single family residential lots, 29 acres of commercial, and 7.2 acres of park and open space. A site-specific Bent Grass PUD and Preliminary Plan for the residential portion of the Bent Grass Overall PUD consisting of 135.92 acres. The PUD and preliminary plan included 387 single-family lots; 25 tracts for open space, trail corridors, and drainage; and public rights of way. A 50-foot setback is identified on the PUD and Preliminary Plan adjacent to the rural residential zoned properties to the north.

In 2017, amendments were approved for the southeastern portion of the Bent Grass PUD and Preliminary Plan including 35 acres of the 135.92-acre plan and reconfiguration of 104 single-family lots and one (1) tract to be utilized for open space, drainage, and public rights-of-way. Bent Grass Filing No. 1 and Bent Grass Filing No. 2 platted some of the residential lots east of Sand Creek and Bent Grass Meadows Drive from Meridian Ranch Road to Woodmen Road. This PUD Preliminary Plan addresses the remainder of the residential portion of the overall PUD and gains access from Bent Grass Meadows Drive.

**Zoning:** The site is zoned PUD for single-family detached. To the north and west is RR-5 rural residential, to the west PUD, and to the south is I-2 limited industrial district. Setbacks are provided along the north, west, and south to provide buffer from the lower density residential and the industrial zoning. Larger lots are proposed along the north and west to transition from the larger existing lots to the smaller internal lots of this PUD. The project provides a transition from the large lot residential to Falcon Storage and the vacant industrial lot. Tract B along the south west property line provides a 25 foot separation from the proposed residential lots to the vacant lot.

<u>AIR QUALITY:</u> The proposed residential use will not negatively impact air quality. The proposed infill development is located within a developing area with convenient access to Bent Grass Meadows Drive and Woodmen Road providing shorter travel time to employment and commercial facilities.

**WATER:** The proposed residential development is not a source of water pollution.

<u>Noise:</u> The Land Development Code requires the impacts of noise pollution to residents to be mitigated. The entire development is outside the DNL 65 Noise Contour. Therefore, no noise mitigation is required for aircraft noise from Peterson AFB / Colorado Springs Airport.

**FLOODPLAINS:** A review of El Paso County FEMA FIRM panels indicate portions of the project area adjacent to an unnamed tributary to Black Squirrel Creek No. 2 are at risk of inundation by a 100-year flood. The remainder of the property is identified as Zone X flood zone, which consists of areas of minimal flood risk. The project is within FEMA Firm panel 08041C0553G, El Paso County. No development is proposed within the 100-year floodplain.

<u>GEOLOGIC & SOIL HAZARDS:</u> The geologic hazards anticipated to affect this site are faults/seismicity and radioactivity/radon gas. The most significant geologic constraints to development recognized at this site are expansive/compressible soils and shallow groundwater. The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development. (Soils & Geology Study, June 2020 prepared by RMG)

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<u>VEGETATION & WILDLIFE:</u> The wildlife/biological assessment provided by American Geoservices provides an assessment of the Preble Jumping Mouse Habitat, a wetlands assessment, and soils. The general vegetation types within the study area include upland grassy/weedy habitat, riparian habitat, and minor adjacent landscaped areas. The entirety of the site is covered by the Preble's block clearance zone and has been shown to be unsuitable for Preble Mouse habitat.

<u>Use of, or changes in preexisting waterforms, watercourses or Bodies of Water:</u> There are no National Wetland Inventory (NWI) mapped wetlands on the site. Based on the field reconnaissance there are no wetlands on the site.

#### **DISTRICTS SERVING THE PROPERTY**

The following districts will serve the property:

- Woodmen Hills Metro District will provide water and wastewater services. A will serve letter is provided with this application.
- Mountain View Electric Association will provide electric service. A will serve letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A will serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection and emergency services. A will serve letter is provided with this application.
- School District 49 will serve the property.
- Pikes Peak Library District.
- Bent Grass Metropolitan District.
- El Paso County Public Improvement District No. 2 (10 Mil PID)

#### **RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS**

The Master Plan for the County comprises the County Policy Plan, relevant small area plans, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. The site is not covered by a small area plan. The proposed residential subdivision satisfies the following policies of the County Policy Plan and the Water Master Plan.

#### **COUNTY POLICY PLAN**

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

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

The proposed development provides an additional housing choice in an urbanizing area. The product is similar in scale and density to the surrounding residential, existing and proposed. Access is provided by Bent Grass Meadows Drive which will connect to Woodmen Road and Meridian Road.

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#### SMALL AREA MASTER PLAN (FALCON/PEYTON)

Goal 3.1.4.: Provide a variety of different densities of development options.

The proposed development recognizes the rural characteristics of the area and preserves that identity by provided larger lots on the periphery of the development adjacent to RR-5 lots. Smaller lots are then proposed towards the center of the development to provide varied density options, while respecting adjacent zonings on the periphery.

#### WATER MASTER PLAN

- Goal 1.1 Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.
- Goal 3.1 Promote cooperation among water providers to achieve increased efficiencies on infrastructure.
- Goal 3.2 Promote cooperation among water providers to achieve increased efficiencies on treatment.
- Goal 3.7 Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.
- Goal 5.1 Identify the potential water supply gap at projected full development build-out (2060).
- Goal 5.4 Promote the long-term use of renewable water. Goal 5.5 Identify any water supply issues early on in the land development process.
- 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.

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

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

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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 Woodmen Hills Metro 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 1,218-acre feet of water per year and a planning need of 1,483-acre feet per year. Current supply is 1,459.5-acre feet on a 300 year basis.

The District currently incorporates a 20% reserve into their future planning. Based on the needs, current supply, and reserve the District has sufficient water to meet the needs but a possible very small shortage of 23.5 annual acre-feet might be expected due to the 20% reserve. However, additional long range planning, regionalization, and acquisitions are discussed in the Water and Wastewater Report under future supplies.

Woodmen Hills Metropolitan Districts (District) has provided a water and wastewater commitment letter to serve the development. The Districts has roughly 14 wells and four different types of water supply from renewable and non-renewable sources:

- local wells mainly in the Arapahoe and Laramie Fox-Hills formations, (non-renewable source)
- off-site wells four operating in the Denver Basin in the Guthrie Ranch and adjacent area (non-renewable source)
- offsite alluvial wells also in the Guthrie Ranch Area which pump renewable water from Upper Black Squirrel Basin (renewable source)
- a perpetual right to 350 acre-feet of water per year from Cherokee Water utilizing the Upper Black Squirrel Basin (renewable source).

The District developed a water policy intended to facilitate goals of continual addition of water sources prioritizing renewable sources. In addition, the District will be acquiring and or improving sources of supply and increasing water reliability and efficiency over time. New sources/expansions are expected to come from five areas: developer inclusion, acquisition, regionalization, facility expansion (including extensions of existing jointly owned transmission systems), and indirect, lawn irrigation return flows (LIRF) credits and direct reuse. The District has Municipal Interconnects on both the raw water and potable water systems. Current connecting systems include Meridian Service Metropolitan District; Cherokee Metropolitan District; and Falcon Highlands Metropolitan District. The District has two major off-site transmission lines which are jointly owned with Meridian Service Metropolitan District. The District is responsible for the operation of both the Tamlin and Guthrie systems. The District owns and operates three water treatment plants and three water storage facilities. The District treats and filters 100% of their water supply. A fourth tank is under construction and will bolster fire flows, service pressures, system reliability, and potable water storage.

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The District's current use is based on an average of 53% renewable water sources and is continually acquiring and working towards establishing additional renewable sources. Discussions of long term planning are included in the Water Wastewater Report. Current Water Quality is presented in the Water and Wastewater Report in the Appendix E being the WHMD 2020 Consumer Confidence Report.

#### **PUD Preliminary Plan Review Criteria Chapter 4.2.6.E**

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;

The development is consistent with the intent of the Policy Plan as it is intended to provide additional housing at various densities in an urbanizing area.

2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;

The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This development will provide an additional housing option in the area in a location that is appropriate for higher density residential development.

3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;

There is no approved sketch plan for this property. The subdivision design standards are met.

4. 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;

Woodmen Hills Metro District has a sufficient water supply to support this development. The raw water supplied to the District is generally of good quality. The quality of the water is monitored, and the District has been successful in complying with regulatory limits. (Water Resources Report, Aug. 2020)

5. 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.

Woodmen Hills Metro District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report prepared by JDS Hydro.

6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(c)];

The geologic hazards anticipated to affect this site are faults/seismicity and radioactivity/radon gas. The most significant geologic constraints to development recognized at this site are expansive/compressible soils and shallow groundwater. The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by

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implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development. (Soils & Geology Study, June 2020 prepared by RMG)

7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;

Drainage improvements are addressed in the Drainage Report and the grading and erosion control plans prepared by Galloway Engineering. Detention and water quality are provided on site and meets the DCM criteria.

8. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

Both portions of the site have legal access via Bent Grass Meadows Drive and private roads within the development.

- 9. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY
  - 1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

There are no natural physical features on the site. Open Space is provided throughout the development including approximately 18 acres.

2) INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;

Appropriate provision is made in this regard given the context of the site and surrounding area. The plan was designed to minimize cost of transportation and utility infrastructure improvements. The project connects the two sections Bent Grass Meadows Drive completing the roadway.

3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;

Landscaping is included to buffer the development from adjacent uses where appropriate. The development provides a transition between the larger single-family lots to the north and commercial/intermediate industrial uses to the south.

4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND

The Sand Creek Channel is adjacent to the site. The channel is contained in a tract and no lots encroach on the floodplain or tract.

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5) INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;

The Traffic Report prepared by LSC Transportation Consultants demonstrates that the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

10. Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;

Water and sanitary sewer service are to be provided by Woodmen Hills Metropolitan District. Mountain View Electric Association Inc. and Colorado Springs Utilities will provide electric and natural gas services to the subdivision respectively. The required Will Serve letters are included with the submittal. Falcon Fire Protection District will provide fire protection and emergency services.

11. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND

The site lies within the Falcon Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.

12. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.

The proposed subdivision meets the applicable sections of these parts of the Code. Subject to the requested PUD modifications per Chapter 4.2.6.2.h.

# FALCON MEADOWS AT BENT GRASS

A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, T.13S., R.65W., OF THE 6TH P.M.,

COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

## PUD PRELIMINARY PLAN

### **GENERAL PROVISIONS:**

- A. Authority. This PUD is authorized by 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.
- 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 Falcon Meadows at Bent Grass is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that 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 Falcon Meadows at Bent Grass, 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 in effect at the time of the PUD plan approval (or owner acknowledge 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 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 or imposes higher standards or requirements shall govern.
- G. Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas 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. <u>Project Tracking</u>. 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.
- Overall Project Standards. The standard zoning requirements of El Paso County Land Development 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

### **DEVELOPMENT GUIDELINES:**

- A. These standards shall apply to all property contained in the Falcon Meadows at Bent Grass Planned Unit Development (PUD). These guidelines shall govern the land use, the dimensional zoning regulations and along with the covenants, the regulatory process for determining compliance with the provisions of Falcon Meadows at Bent Grass.
- B. Project Description: Falcon Meadows at Bent Grass is a planned residential community on 67.012 acres of land located on the North and South side of Bent Grass Meadows Blvd. The project is planned as a single family detached community with a range of lot sizes and contiguous common open space

USE	NOTES
	PRINCIPAL USES
DWELLINGS - SINGLE FAMILY DETACHED	
OPEN SPACE, PARKS, AND TRAILS	
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, AND PARKS
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLMENTS
UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES
	ACCESSORY USES
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS, OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.
RESIDENTIAL HOME OCCUPATION	
SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES	
MAILBOXES	
	TEMPORARY USES
MODEL HOME / SUBDIVISION SALES OFFICE	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
YARD OR GARAGE SALES	
	SPECIAL USES
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS/ENROLLMENTS
CMRS FACILITY - STEALTH	
	ACCESSORY STRUCTURES
ACCESSORY STRUCTURES ARE NOT PERMITTED.	
NOTES:	
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCT	URES ARE SUBJECT TO THE DEVELOPMENT STANDARD OF FALCON MEADOWS AT BENT GRASS

D. Signs. Signs shall be permitted to identify entryways to the Falcon Meadows at Bent Grass community. The maximum size of the Community Entryway Sign shall be 100 square feet with a maximum height of (6) feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.

3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELOPMENT

4. PERMITTED SPECIAL USES ARE SUBJECT TO THE USE-SPECIFIC DEVELOPMENT STANDARD SET OUT IN CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (AS

- Development Standards.
- Maximum building height: thirty-five (35) feet. Setback minimums:
  - Front: 20' Minimum (20' minimum from back of sidewalk to front of garage) Side: 5' Minimum (15' for corner lots)
- Minimum Lot Width: 35' at garage setback.

Rear: 15' Minimum

- Minimum Lot Size: 2,800 SF
- 5. No projections into the tracts owned and maintained by the Falcon Meadows at Bent Grass Metropolitan District will be permitted.
- F. Streets. Streets within the Falcon Meadows at Bent Grass subdivision provide general vehicular circulation throughout the development. All Streets shall be paved unless otherwise indicated on the Development Plan. Sidewalks will be provided as illustrated on this plan.

### LEGAL DESCRIPTION

### **NORTH PARCEL**

A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, T.13S., R.65W., OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN AND IS CONSIDERED TO BEAR N00°13'46"W: COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°13'46"E ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 2429.82 FEET TO A POINT

Thence N89°46'14"E, a distance of 493.96 feet TO A POINT ON THE NORTHWESTERLY LINE OF A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 209061972; THENCE ALONG SAID NORTHWESTERLY LINE FOUR (4) COURSES:

Thence N23°44'26"E, a distance of 247.83 feet TO A POINT OF CURVATURE;

Thence along said curve to the right, having a radius of 605.00 feet, a central angle of 65°45'46", a distance of 694.40 feet, a chord bearing of N56°37'18"E with a chord distance of 656.91 feet; Thence N89°30'12"E, a distance of 448.12 feet TO A POINT OF CURVATURE: Thence along said curve to the left, having a radius of 525.00 feet, a central angle of 09°25'11", a distance of 86.31 feet, a chord bearing of N84°47'37"E with a chord distance of 86.21 feet Thence N07°58'52"W, a distance of 126.91 feet;

Thence N07°51'55"E, a distance of 62.94 feet; Thence N01°11'11"W, a distance of 107.15 feet; Thence N88°48'49"E, a distance of 14.56 feet:

Thence N65°21'22"E, a distance of 4.05 feet:

Thence N09°11'31"W, a distance of 158.90 feet TO A POINT OF NON-TANGENT CURVATURE; Thence along said curve to the left, having a radius of 175.00 feet, a central angle of 16°15'39", a distance of 49.67 feet, a chord bearing of N72°40'39"E with a chord distance of 49.50 feet; Thence N64°32'49"E, a distance of 36.42 feet;

Thence N00°30'24"W, a distance of 446.99 feet TO A POINT ON THE SOUTH LINE OF THE MEADOWS filing no. 4, recorded at reception no. 200135677; Thence with the said south line, S89°36'34"W, a distance of 1740.37 feet to the north 1/16 corner of SAID section 1, township 13 south, range 65 west;

thence WITH THE WEST LINE OF SAID SECTION 1 S00°14'14"E, a distance of 1316.12 feet to the WEST QUARTER CORNER OF SAID section 1, township 13 south, range 65 west; Thence with the WEST LINE OF SAID SECTION 1 S00°13'46"E, a distance of 205.35 feet to the POINT OF BEGINNING.

Parcel contains 1,991,949 square feet or 45.729 acres, more or less.

A PARCEL OF LAND, BEING A PORTION OF THE WEST HALF OF SECTION 1, T.13S., R.65W., OF THE 6TH P.M., COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN AND IS CONSIDERED TO BEAR N00°13'46"W: COMMENCING AT THE SOUTHWEST QUARTER CORNER OF SAID SECTION 1; THENCE N00°13'46"E ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1928.67 FEET TO A POINT ALONG SAID WEST LINE, ALSO BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 21303554; THENCE WITH THE SOUTH LINE OF SAID PROPERTY DESCRIBED AT RECEPTION NUMBER 21303554, N89°47'22"E A DISTANCE OF 499.98 FEET TO A PONT ON THE EASTERLY line of a property described by quitclaim deed, recorded at reception no. 209061972 THE POINT OF BEGINNING:

THENCE ALONG SAID EASTERLY AND THE SOUTHERLY LINE SAID RECEPTION no. 209061972 THE FOLLOWING FIVE (5) COURSES: Thence N00°13'46"W, a distance of 206.50 feet TO A POINT OF CURVATURE;

- Thence along said curve to the right, having a radius of 525.00 feet, a central angle of 23°58'12", a distance of 219.64 feet, a chord bearing of N11°45'20"E with a chord distance of 218.04 feet;
- Thence N23°44'26"E, a distance of 301.49 feet TO A POINT OF CURVATURE; Thence along said curve to the right, having a radius of 525.00 feet, a central angle of 65°45'45", a distance of 602.57 feet, a chord bearing of N56°37'18"E with a chord distance of 570.04 feet;
- Thence N89°30'12"E, a distance of 358.96 feet; Thence S04°50'58"W, a distance of 80.18 feet;
- Thence S03°12'36"E, a distance of 153.39 feet Thence S03°42'06"E, a distance of 84.68 feet;
- Thence S12°32'06"E, a distance of 80.14 feet;
- Thence S12°59'08"E, a distance of 75.20 feet;
- Thence S77°46'36"W, a distance of 30.12 feet;
- Thence S17°37'13"E, a distance of 160.63 feet TO A POINT OF CURVATURE; Thence along said curve to the RIGHt, having a radius of 1840.12 feet, a central angle of 08°44'32", a distance of 280.77 feet, a chord bearing of S10°08'34"E with a chord distance of 280.50 feet; Thence S04°52'53"F a distance of 8 49 feet
- Thence S00°13'15"E, a distance of 95.50 feet Thence S89°47'22"W, a distance of 1111.19 feet to the Point of Beginning

Parcel contains 927,083 square feet or 21.283 acres, more or less.

For an overall total of 67.012 acres, more or less.

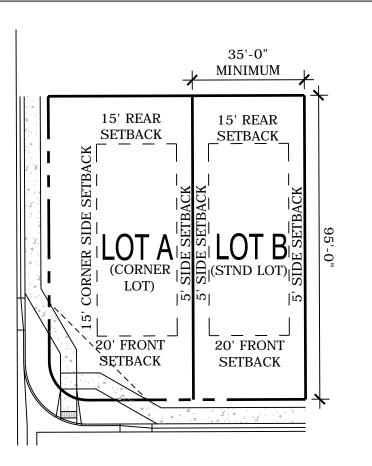
### County Certification This PUD Preliminary Plan request has been reviewed and found to be complete and in accordance with the El Paso County Land Development Code, as amended, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_ and is hereby approved. Director, Planning & Community Development

Clerk and Recorder Certification State of Colorado) El Paso County ) I hereby certify that this Plan was filed in my office on this \_\_\_\_\_(day) of \_(*month*), 20\_\_\_ at \_\_\_\_\_ o'clock a.m./p.m. and was recorded per Reception No. \_\_

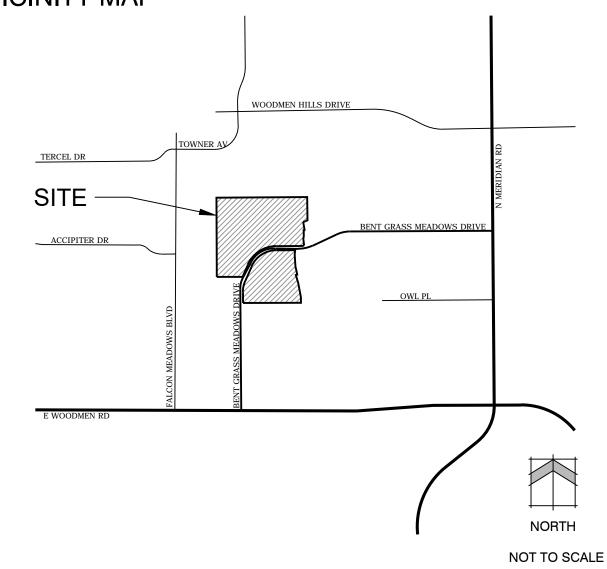
El Paso County Clerk and Recorder

### Challenger Communities LLC Landowner's Signature, notarized Ownership Certification \_\_ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by at the time of this application. Notarized signature OR Name of Attorney and registration number

### LOT TYPICAL:



### **VICINITY MAP**



# **Land Planning** Landscape Architecture **Urban Design**

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

> Tel. 719.471.0073 Fax 719.471.0267

www.nescolorado.com

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### SITE DATA

OWNER:

Better Land LLC. 8605 Explorer Dr. Ste 250 Colorado Springs, CO 80920

Civil Engineers:

1155 Kelly Johnson Blvd, Suite 305 Colorado Springs, CO 80920

**APPLICANT** NES Inc. 619 N Cascade Ave., Ste 200

Colorado Springs, CO 80903

Tax ID Number: 5301000019, 5301000020, 5301000023, 5301000036

67.012 acres PUD **Current Zoning:** 

**Current Land Use:** Vacant Single Family Detached Residential Proposed Land Use:

Number of Units: Gross Density: 3.88 DU/AC

35' Max. **Building Height:** R.O.W. 459,300 SF (10.544 acres) **Open Space Area:** 801,291 SF (18.395 acres)

1.658.478 SF (38.073 acres) Total Lot Area: Setbacks/Buffers: Bent Grass Meadows Drive: 10' Landscape Setback

Western Boundary: 35' Setback Open Space Required = (10% of 2,919,032 sf = 291,903 sf)

Open Space Provided = 801,291 SF (25%) (Tracts A, B, C, D, E, F, G, & K) 25% min. usable open space required (25% of 801,291) = 200,322 sf

50' Setback

usable open space provided (Tracts A, C, D, E, F, G, K) = 647,528 sf (81%)

### **GENERAL NOTES**

Northern Boundary:

- 1. See Landscape Plan for proposed buffering and screening from surrounding properties.
- 2. Facilities and common area landscape will be maintained by The Falcon Meadows at Bent Grass Metropolitan District.
- 3. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041C0553G, effective December 7, 2018.
- 4. The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Soils & Geology Report prepared by RMG, dated June 22, 2020. These reports are held in the Falcon Meadows at Bent Grass PUD Preliminary Plan File (xxxxx) at the El Paso County Planning and Community Development Department. -Potential seasonally wet area

These conditions can be mitigated with typical construction methods.

5. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the united states department of justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

### SHEET INDEX

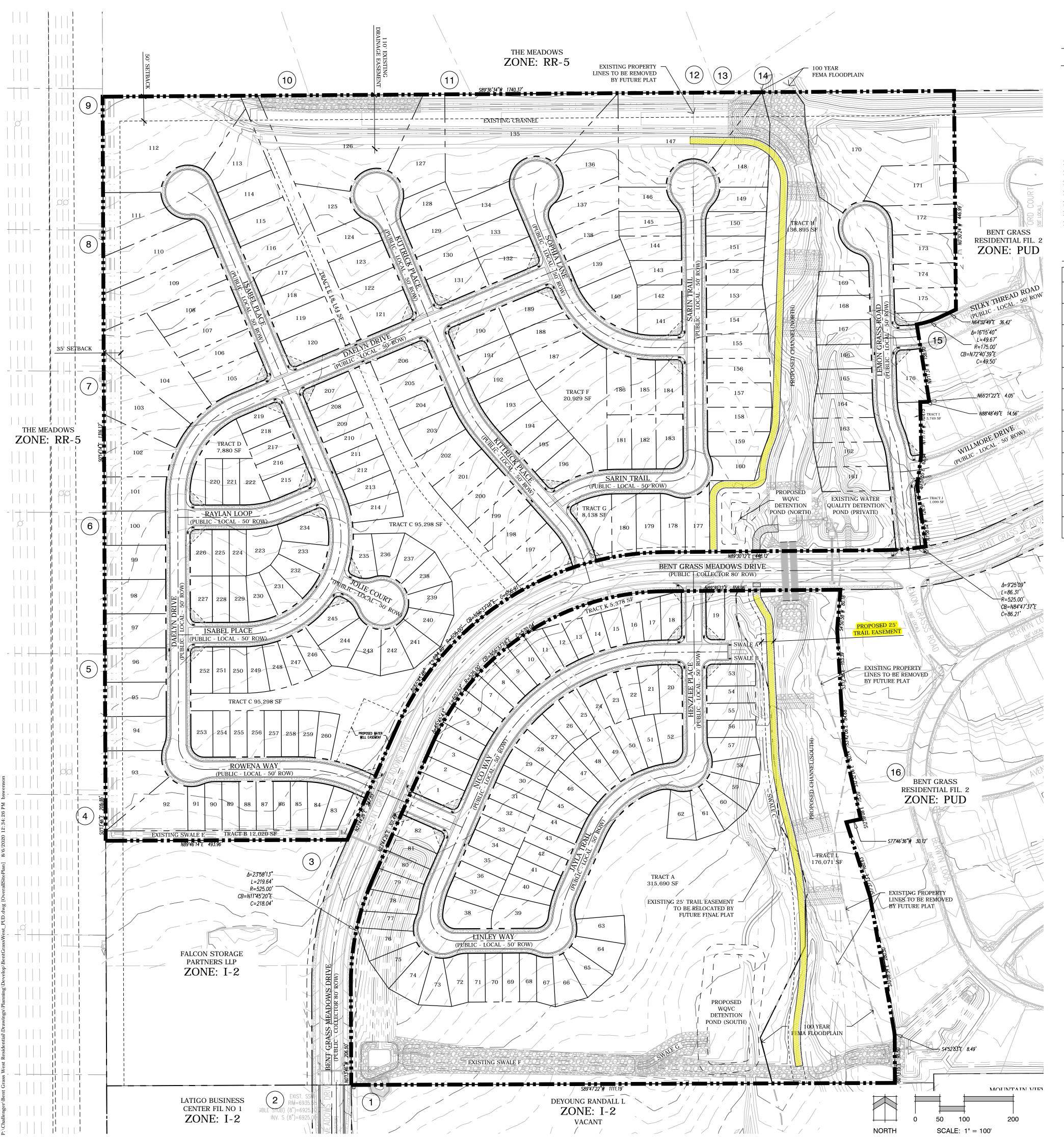
Sheet 2 of 11: Overall Plan/Adjacent Owners Sheet 3 of 11: Site Development Plan North Sheet 4 of 11: Site Development Plan South Sheet 5 of 11: Preliminary Grading Plan North Sheet 6 of 11: Preliminary Grading Plan South Sheet 7 of 11: Preliminary Site Utilities Plan North Sheet 8 of 11: Preliminary Site Utilities Plan South Sheet 9 of 11: Landscape Details & Notes Sheet 10 of 11: Landscape Plan North Sheet 11 of 11: Landscape Plan South

## **FALCON MEADOWS AT** BENT GRASS

PUD PRELIMINARY PLAN

PROJECT MGR: A. BARLOW PREPARED BY: **B.SWENSON** 

DESCRIPTION:

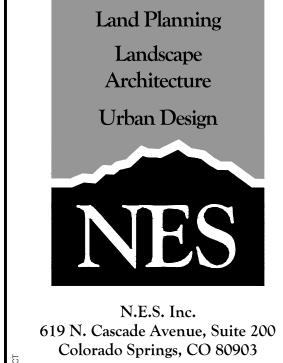


### ADJACENT OWNERS

#	TSN	Name	Number	Street	Suite	City	State	Zip
1	5301000016	RANDALL DEYOUNG	10925	E. HWY 24		PEYTON	СО	80831
2	5301002005	FALCON STORAGE PARTNERS	4615	NORTHPARK DR		COLORADO SPRINGS	CO	80918-3857
3	5301000018	FALCON STORAGE PARTNERS	4615	NORTHPARK DR		COLORADO SPRINGS	CO	80918-3857
4	5302001009	STERLING TRUST	7880	FALCON MEADOW BLVD		PEYTON	CO	80831-7023
5	5302001008	HARPER, JEREMY, & NICOLE JUHL	4975	FALCON MEADOW BLVD		PEYTON	CO	80831-7044
6	5302001007	CASEY & STEPHANIE JACKSON	8025	FALCON MEADOW BLVD		PEYTON	CO	80831-7017
7	5302001006	WILLIAM & SHERRI WATSON	8115	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
8	5302001005	THOMAS & SALLY MILLER	8155	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
9	5302001004	GAIL NORDSTROM	8225	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
10	5301005033	MICHAEL & JANET FRIEND	8225	TOWNER AVE		PEYTON	CO	80831-6958
11	5301005034	RANDALL & LINDA HULSEY	8285	TOWNER AVE		PEYTON	CO	80831-6958
12	5301005035	GLENDA SOUTHARD	4950	BUCKAROO DR		COLORADO SPRINGS	CO	80918-5256
13	5301005042	JOSEPH & CAMI DEBISE	8530	VELVET ANTLER WAY		PEYTON	CO	80831-6972
14	5301005043	WILLIAM & MARIAN PARRISH	8510	VELVET ANTLER WAY		PEYTON	CO	80131-6972
15	5301000021	CHALLENGER COMMUNITIES LLC	8605	EXPLORER DR	250	COLORADO SPRINGS	CO	80920-1013
16	5301000037	CHALLENGER COMMUNITIES LLC	8605	EXPLORER DR	250	COLORADO SPRINGS	CO	80920-1013

### TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
Α	315,690 SF Open space, public access, public utilities, drainage, trail, park, Sand Creek channel		Bent Grass Metropolitan District	Bent Grass Metropolitan District
В	12,020 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
С	95,298 SF	Open space, public access, public utilities, drainage, well site, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
D	7,880 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
E	18,144 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
F	20,929 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
G	8,138 SF	Open space, public access, public utilities, drainage, trail	Bent Grass Metropolitan District	Bent Grass Metropolitan District
Н	136,895 SF	Open space, public access, public utilities, drainage, trail, Sand Creek channel	Bent Grass Metropolitan District	Bent Grass Metropolitan District
I	3,749 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
J	1,099 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
К	5,378 SF	Open space, public access, public utilities, drainage	Bent Grass Metropolitan District	Bent Grass Metropolitan District
L	176,071 SF	Open space, public access, public trail, drainage, Sand Creek channel	Bent Grass Metropolitan District	Bent Grass Metropolitan District



Tel. 719.471.0073 Fax 719.471.0267

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FALCON **MEADOWS AT** BENT GRASS

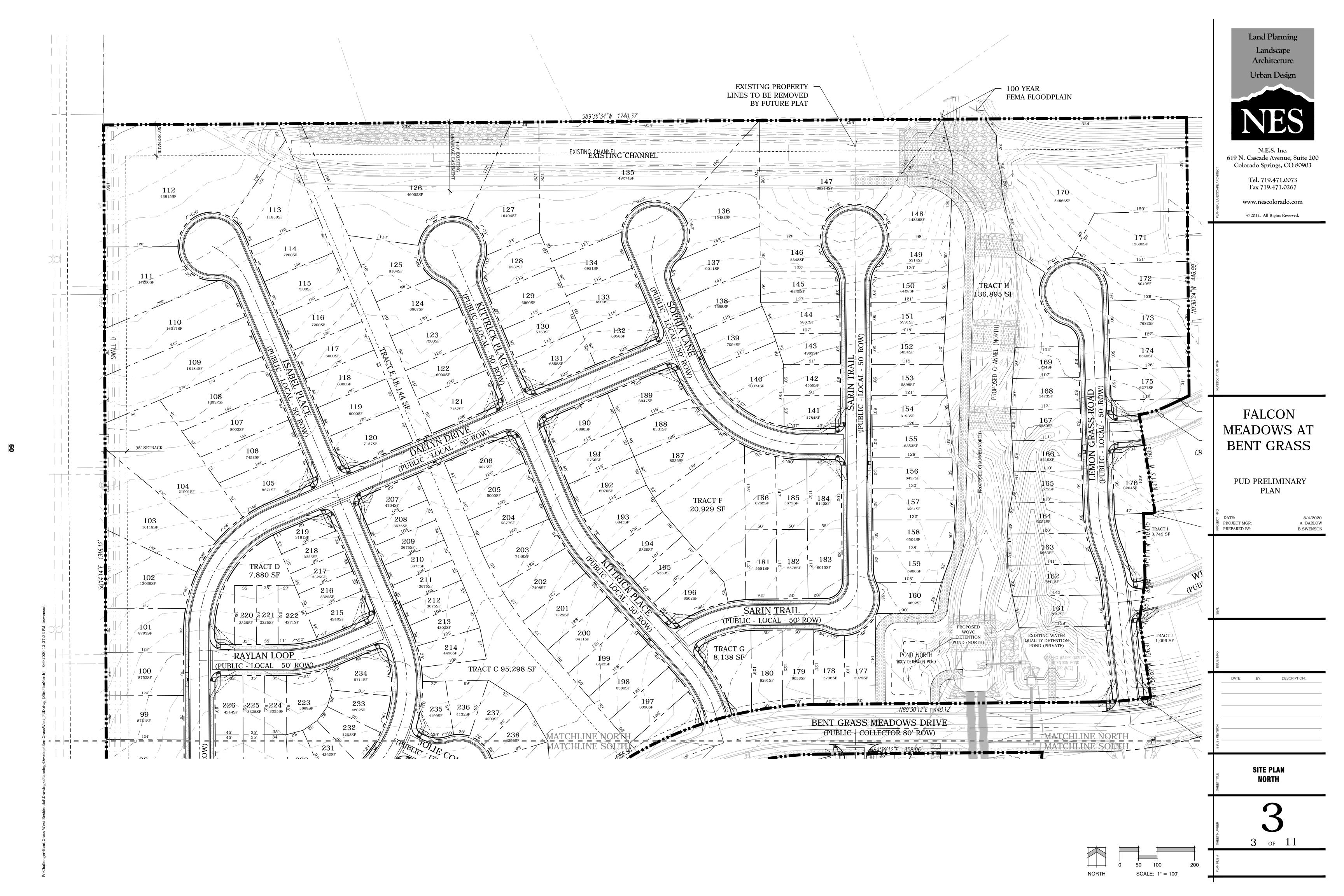
> PUD PRELIMINARY **PLAN**

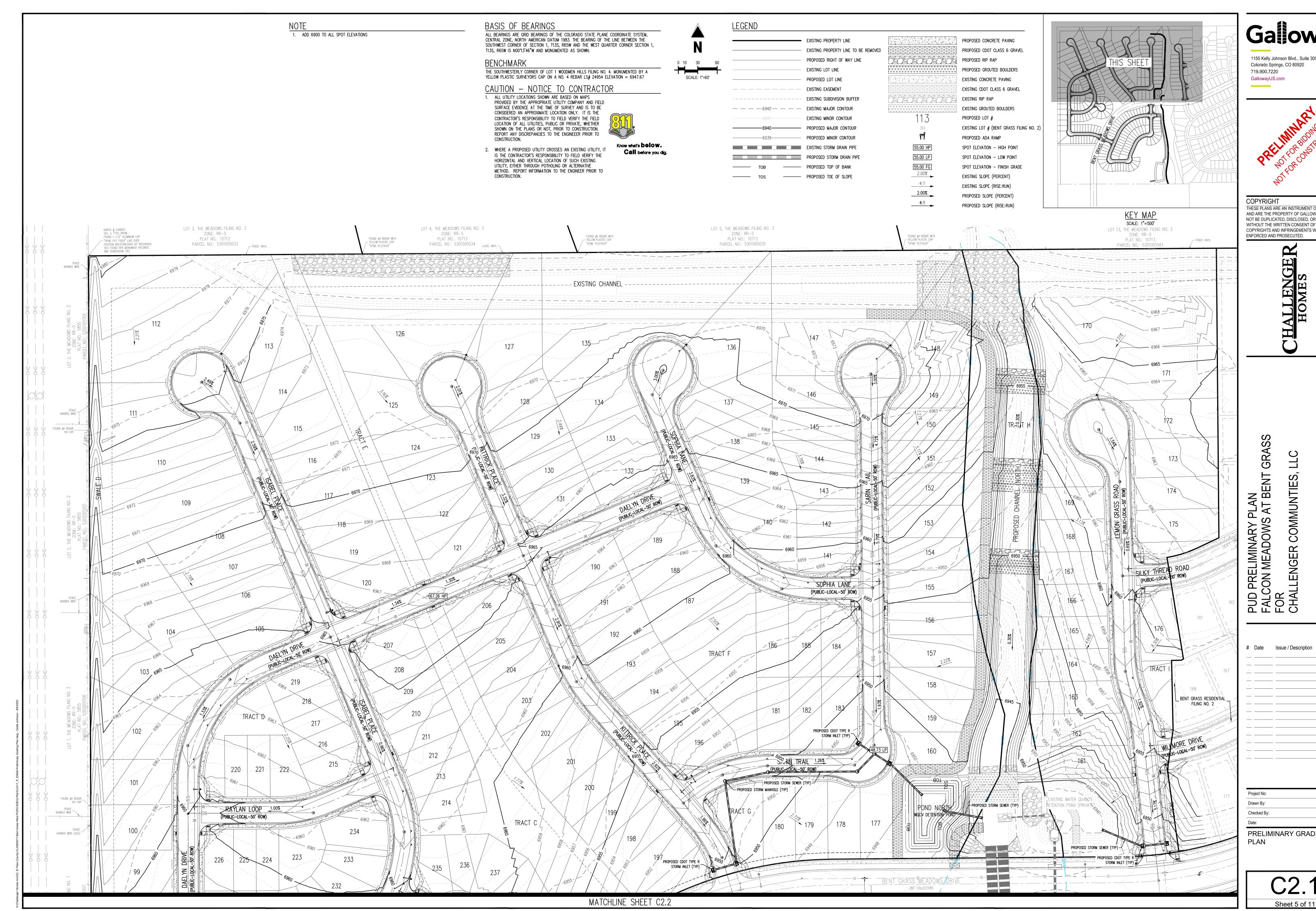
PROJECT MGR: A. BARLOW PREPARED BY: B.SWENSON

**OVERALL SITE PLAN/** 

ADJACENT PROPERTY OWNERS/ TRACT MAP

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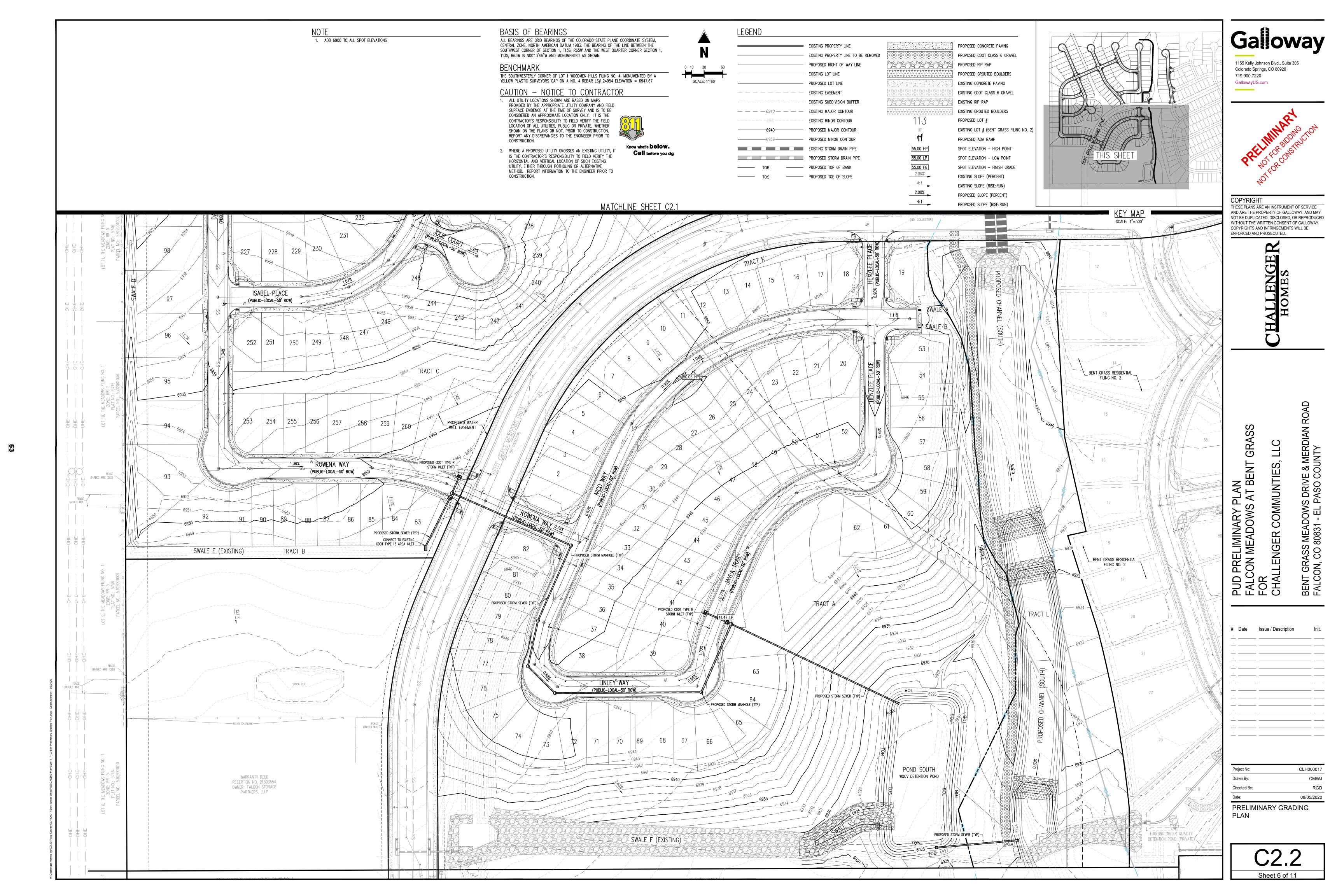
1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920

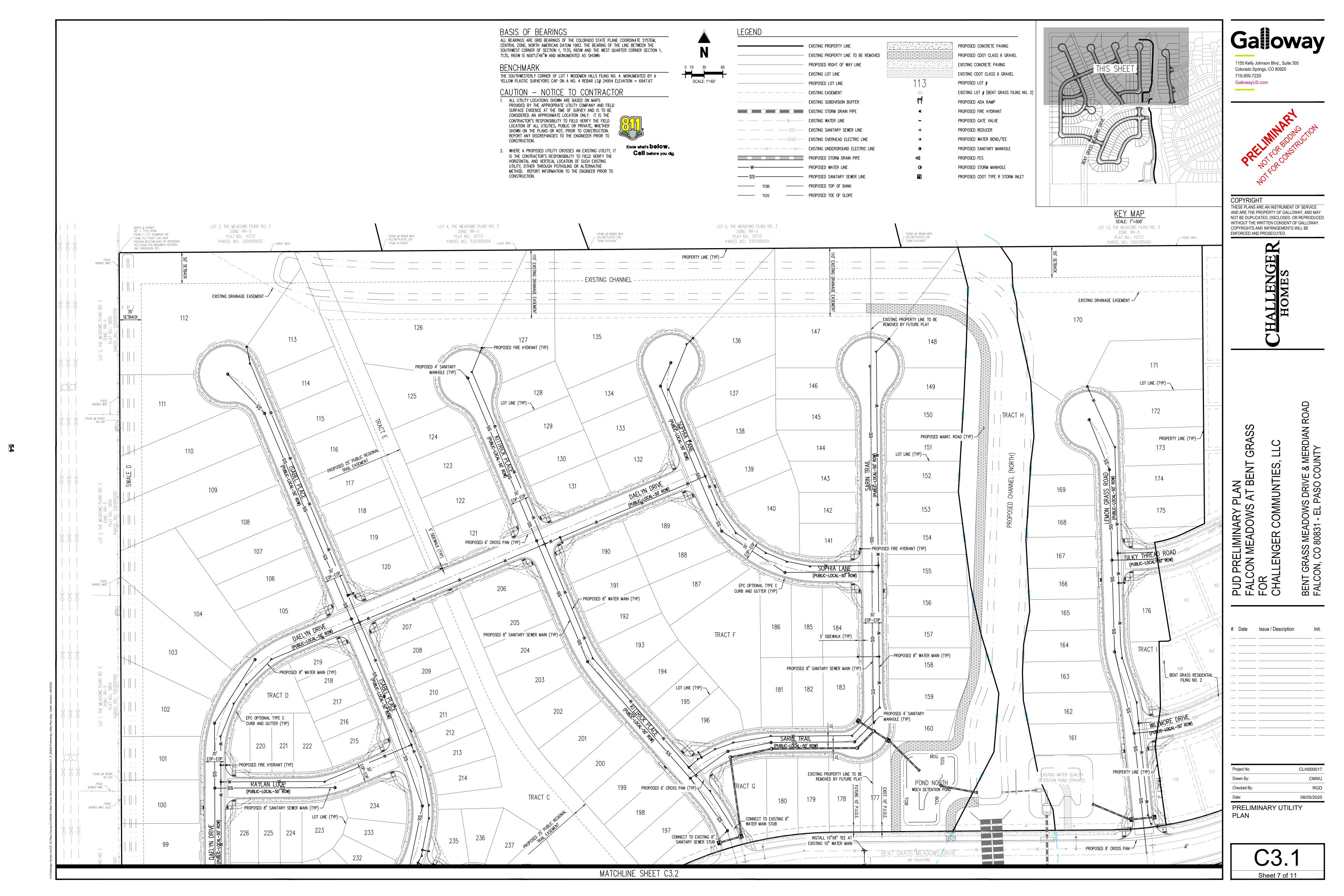


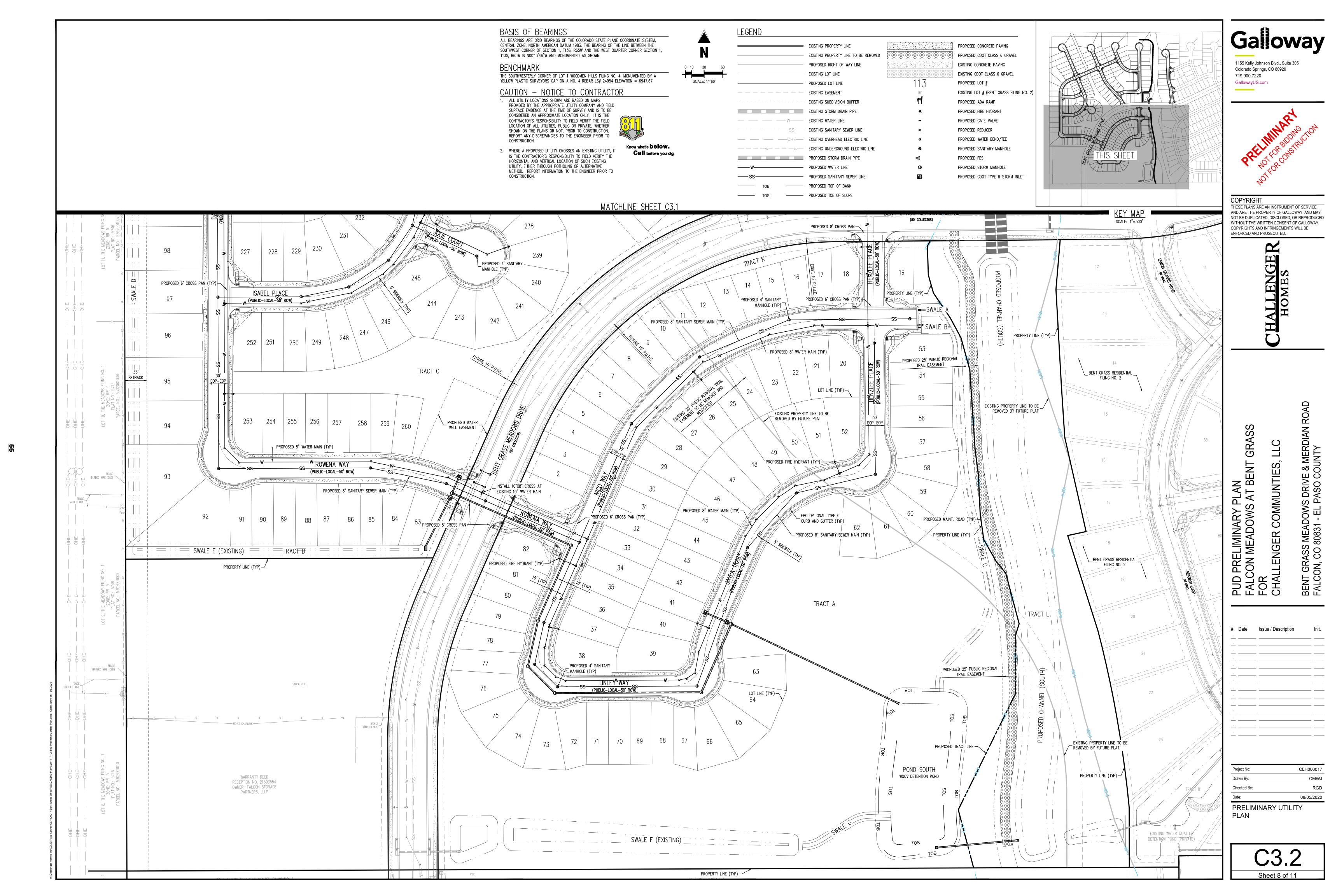
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CLH000017

PRELIMINARY GRADING







# FALCON MEADOWS AT BENT GRASS

# EL PASO COUNTY, COLORADO PUD PRELIMINARY LANDSCAPE PLAN

SHEET 10

ZONE: I-2

ZONE: I-2

WAREHOUSE/STORA

WIRE FROM TOP 1/3 OF

PRUNE DAMAGED OR DEAD

DO NOT CUT CENTRAL LEADER OF

BRANCHES IMMEDIATELY PRIOR TO

ROOTBALL.

### LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED
- 2. SOIL AMENDMENT INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

PHOSPHORUS (P205) 0 LBS/1000SF POTASSIUM (K20) 0 LBS/1000SF SULFUR (SO4-S) 0 LBS/1000SF

RECOMMENDED SOIL AMENDMENT: TRI-MIX III as supplied by C&C Sand -To be applied as backfill in planting pits

- 3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES
- 6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER
- PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL

- 9. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- 11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- 14. ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS
- 15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF.
- 16. SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- 17. PSE: PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY
- 18. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 20. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION. 21. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH
- MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS. 22. FENCING SHALL BE PROVIDED ALONG THE SUBDIVISION BOUNDARY AND SHALL CONSIST OF 6' CEDAR FENCING TO PROVIDE
- 23. FENCING SHALL BE PROVIDED ALONG BENT GRASS MEADOWS BLVD. WHERE DOUBLE FRONTAGE LOTS OCCUR.
- 24. LANDSCAPE REQUIREMENTS PERTAINING TO DOUBLE FRONTAGE NON-ARTERIAL COLLECTOR STREETS INCLUDE:
- A. DEPTH OF ROADWAY LANDSCAPING AREA: 10 FEET
- 25. LANDSCAPE ENTRY FEATURES, OPEN SPACE TRACTS, PARKS AND TRAILS SERVING RESIDENTIAL AREAS SHALL BE OWNED (WHEN APPROPRIATE) AND MAINTAINED BY THE BENT GRASS IMPROVEMENT/MAINTENANCE DISTRICT. ALL DOUBLE FRONTAGE LOTS SHALL RECEIVE A COMBINATION OF 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 SUBDIVIDER.
- 26. BUFFERING AND SCREENING SHALL INCLUDE BOTH FENCING, AND LANDSCAPING WHERE APPROPRIATE, ALONG THE PERIMETER OF THE PROJECT AND ALONG THE RIGHT-OF-WAY LINES OF BENT GRASS MEADOWS DRIVE AND BETWEEN CHANGES IN LAND USE. SPLIT THREE-RAIL FENCING SHALL BE USED ALONG OPEN SPACES AND TRACTS. ALL OTHER FENCING SHALL BE 6' CEDAR
- 27. NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.

### Landscape Setbacks

See El Paso County General Development Standards - Landscape Standards 6.2.2

Street Name or	Street	Width (in Ft.)	Linear	Tree/Feet	No. of Trees	Setback Plant Abbr.
Zone Boundary	Classification	Req./Prov.	Footage	Required	Req./ Prov.	Denoted on Plan
BENT GRASS MEADOWS DR. (North)	COLLECTOR	10' / 10'	1,590	1 / 30'	53 / 53	N
BENT GRASS MEADOWS DR. (South)	COLLECTOR	10' / 10'	1,200	1 / 30'	40 / 40	S

### PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	WIDTH	QTY
lacksquare	AXF	Acer x freemanii `Jeffsred` TM / Autumn Blaze Maple	2" Cal.	29
$\overline{\cdot}$	СО	Celtis occidentalis / Common Hackberry	1.5" Cal.	28
	QRU	Quercus rubra / Red Oak	8` Ht.	36

**CUT AND REMOVE BURLAP** 

PRUNE DAMAGED OR DEAD

BRANCHES IMMEDIATELY

PRIOR TO PLANTING.

REMOVE ANY DOUBLE

MATCH TOP OF ROOT -

UNDISTURBED SOIL

3" MINIMUM -

PLANTING RIM

FLAIR TO EXISTING GRADE

DO NOT CUT CENTRAL

LEADER OF TREE.

ROOTBALL.

LEADER.

AND WIRE FROM TOP 1/3 OF

### HATCH LEGEND

- STAKE TREE TO 2 WOOD STAKES, AS PER THE SPECIFICTIONS.

INTERLOCK NYLON STRAP AT

CONNECT STAKE TO GROMMETED NYLON STRAP WITH 2 STRANDS

CENTER OF TRUNK HEIGHT.

EXTEND STAKE MIN. 12" INTO

- PROVIDE MULCH RING EQUAL IN

OF NO. 12 GALV. WIRE.

UNDISTURBED SOIL.



Arkansas Valley Seed 30% Ephraim Crested Wheatgrass (Agropyron cristatum) 25% Sheep Fescue (Festuca ovina) 20% Perennial Rye (Lolium perenne) 15% Chewings Fescue (Festuca rubra subsp. commutata)

- 1. SEED MAINTENANCE: MOW LOW GROW MIX ABOUT ½ THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. MOW NATIVE/FOOTHILLS SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON.
- 2. MOW LOW GROW SEED MIX TO A 4" HEIGHT AND LET NATIVE SEED MIX GROW TO 8"-16" HEIGHT. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.
- 3. DISTURBED AREAS TO BE RESEEDED WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

### 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903

Tel. 719.471.0073 Fax 719.471.0267

**Land Planning** 

Landscape Architecture

Urban Design

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www.nescolorado.com

## FALCON **MEADOWS AT** BENT GRASS

PUD PRELIMINARY PLAN

PROJECT MGR: A. BARLOW PREPARED BY: B. SWENSON

- 12 GAUGE DOUBLE STRAND GALV. WIRE WITH NYLON STRAP 3 STAKES PER TREE PLACED 120° AROUND TREE ON TREES OVER 6 FEET. 2 STAKES PER TREE ON TREES UNDER 6 FEET. STAKES: METAL OR WOOD, 3' DIA.

─ 3" DEPTH APPROVED BARK

MULCH IN ALL COBBLE, ROCK,

BACKFILL MIXTURE:

25% NATIVE TOPSOIL.

SOD & NATIVE SEED AREAS.

50% TOPSOIL,

8' HT. = 8'-3"

BRANCHING)

10' HT. = 8'-10"

12' HT. = 8'-10" (OR

EXTENDED BEYOND

NES-LS-02

25% COMPOST

**PRELIMINARY** LANDSCAPE DETAILS & NOTES

9 of 1

─ 4"X4" TREATED POST - DOG-EAR CEDAR FENCE ➤ FINISH GRADE — CONC. FOOTING

4" DEPTH AGGREGATE -

KEY MAP

THE MEADOW

ZONE: RR-

FALCON STORAGE

ZONE: I-2

LATIGO BUSINESS CENTER FIL NO 1

ZONE: I-2

PLANTING. REMOVE ANY DOUBLE DIAMETER TO TREE PIT DIAMETER AROUND ALL DECIDUOUS TREES IN SODDED AREAS. 3 STAKES PER TREE PLACED 120° AROUND TREE ON TREES OVER 6 FEET. 2 STAKES PER TREE ON CUT STAKE TO 6" ----ABOVE STRAP TREES UNDER 6 FEET. STAKES: METAL OR WOOD, 3' DIA. ✓ 3" DEPTH APPROVED BARK WRAP MULCH IN ALL COBBLE, ROCK, MATCH TOP OF ROOT — SOD & NATIVE SEED AREAS. FLAIR TO EXISTING GRADE 3" MINIMUM -50% TOPSOIL, PLANTING RIM 25% COMPOST, 25% NATIVE TOPSOIL UNDISTURBED SOIL -3' MIN. 2'' Cal. = 2'-0''2'' Cal. = 8'-0''2'' Cal. = 8'-0''2.5" Cal. = 2'-4" 2.5" Cal. = 8'-4" 2.5" Cal. = 8'-4" 3" Cal. = 2'-6" 3" Cal. = 8'-6"

NES-LS-01

CONIFEROUS TREE PLANTING DETAIL

8' HT. = 8'-3"

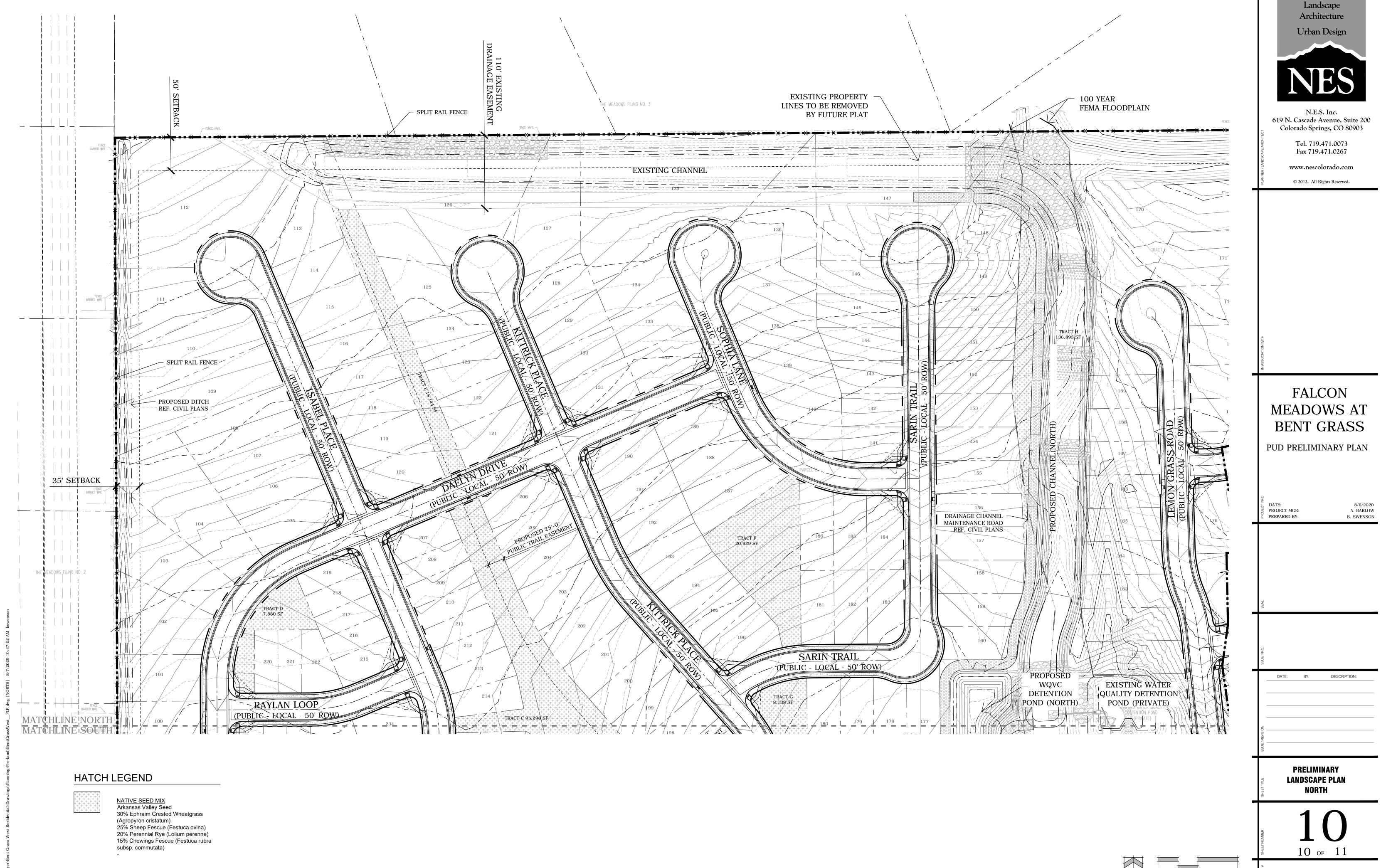
10' HT. = 8'-10"

12' HT. = 8'-10"

8' HT. = 2'-3"

10' HT.. = 2'-10"

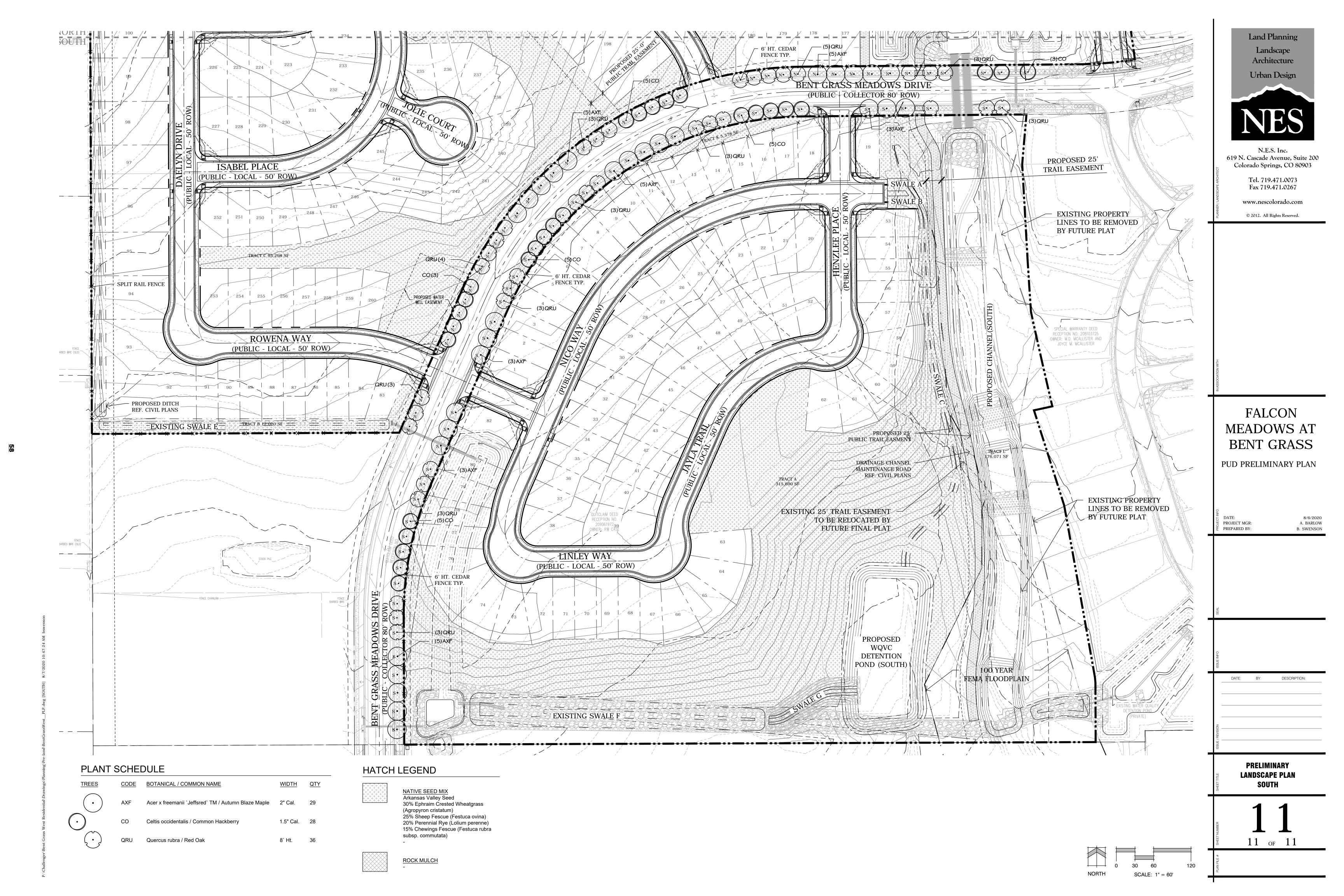
12' HT. = 2'-10"



Land Planning Landscape

NORTH

SCALE: 1" = 60'



### **El Paso County Parks**

### **Agenda Item Summary Form**

Agenda Item Title: Rolling Hills Ranch Filing No.2 Final Plat

Agenda Date: October 14, 2020

Agenda Item Number: #6 - D

**Presenter:** Ross Williams, Park Planner

Information: Endorsement: X

#### **Background Information:**

Request by N.E.S., Inc., on behalf of GTL, Inc., for approval of the Rolling Hills Ranch Filing No. 2 Final Plat. Rolling Hills Ranch is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, north of Londonderry Drive, at the current terminus of Rex Road. The proposed 88.22-acre development will include 244 single-family residential lots, with a minimum lot size of 6,500 square feet, as well as four tracts designated as landscaping, open space, drainage, and utilities. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open spaces directly impacted by this proposed subdivision. Falcon Regional Park is located immediately east and adjacent the project site, while the existing Eastonville and Meridian Ranch Regional Trails are located 0.35 and 0.50 mile to the east and north, respectively. The proposed Arroyo Lane Regional Trail alignment is currently located immediately adjacent the southern portion of the property; however, the Arroyo Lane Trail will utilize paved Meridian Ranch trails already existing or planned along both Rex Road and Londonderry Drive. Both alignments will allow for future connectivity between Falcon Regional Park, the Eastonville Regional Trail, and the overall Meridian Ranch development. As such, no trail easements will be required along this trail corridor.

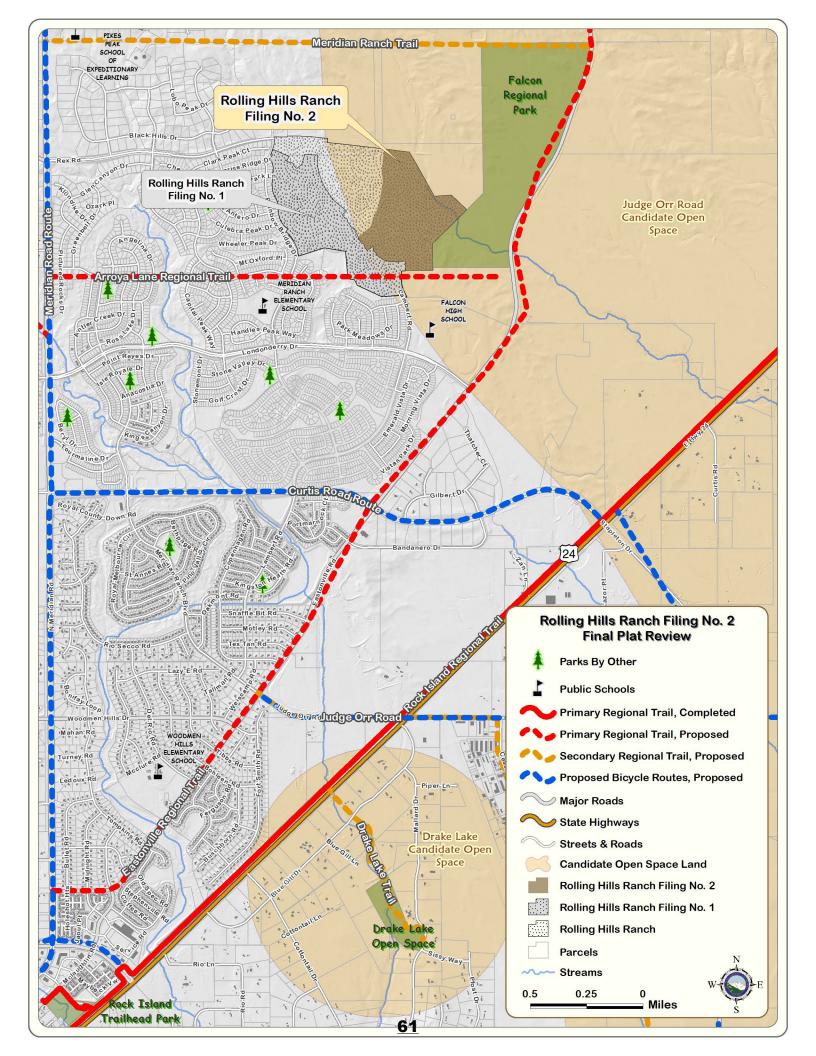
The open space dedication proposed within the overall Rolling Hills Ranch PUD Preliminary Plan area comprises 66 acres, or 26% of the subdivision, and therefore exceeds the required open space dedication of 10%. Rolling Hills Ranch Filing No. 2 contains approximately 28 acres, or 32%, of open space tracts. An internal trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including nearby neighborhood parks, community and recreation centers, an 18-hole golf course, as well as future connectivity to Falcon Regional Park. Please refer to the Rolling Hills Ranch PUD Preliminary Plans landscape plans for a detailed layout of the internal trail and sidewalk network, as well as its relationship to Falcon Regional Park.

County Parks acknowledges the waiver of \$124,032 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 this Final Plat. If no Park Lands Agreement is requested, urban park fees for Rolling Hills Ranch Filing No. 2 would amount to \$71,980.

#### **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 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.



### Development **Application Permit Review**



#### COMMUNITY SERVICES DEPARTMENT

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

October 14, 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.

Rolling Hills Ranch Filing No. 2 Final Plat **Application Type:** Final Plat Name: PCD Reference #:

SF-20-020 Total Acreage: 88.22 Total # of Dwelling Units: 244

**Dwelling Units Per 2.5 Acres: 6.91** Applicant / Owner: **Owner's Representative:** 

N.E.S., Inc. GTL Development, Inc. Regional Park Area: 2

619 North Cascade Avenue

Suite 200 San Diego, CA 92110 Existing Zoning Code: PUD

> Colorado Springs, CO 80903 Proposed Zoning Code: PUD

#### REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

Urban Park Area: 3

unit per 2.5 acres.

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

Regional Park Area: 2

3575 Kenyon Street

0.0194 Acres x 244 Dwelling Units = 4.734

> **Total Regional Park Acres:** 4.734

Neighborhood: 0.00375 Acres x 244 Dwelling Units = 0.92 0.00625 Acres x 244 Dwelling Units = Community: 1.53

> **Total Urban Park Acres:** 2.44

### **FEE REQUIREMENTS**

Regional Park Area: 2

\$467 / Dwelling Unit x 244 Dwelling Units = \$113,948

Total Regional Park Fees: \$113,948

**Urban Park Area: 3** 

**Urban Park Area: 3** 

Neighborhood: \$116 / Dwelling Unit x 244 Dwelling Units = \$28,304 Community: \$179 / Dwelling Unit x 244 Dwelling Units = \$43,676

> **Total Urban Park Fees:** \$71,980

#### **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 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.

Park Advisory Board Recommendation:

#### **MERIDIAN RANCH: ROLLING HILLS RANCH FILINGS 2**

#### **FINAL PLAT**

#### **LETTER OF INTENT**

#### **AUGUST 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 Rolling Hills Ranch Filing 2 is located southeast of the intersection of Rex Road and Sunrise Ridge Drive, Peyton, Colorado. The site comprises of approximately 88.22 acres and is zoned PUD. To the west is the Meridian Ranch Filing No. 9 residential development and to the south Filing 11 of Meridian Ranch.



#### REQUEST

GTL Inc. is requesting approval of the following applications:

1. A Final Plat for Rolling Hills Ranch Filing 2, consisting of 244 lots and 4 tracts for landscaping, open space, and utilities on approximately 88.22 acres.

#### **PROJECT JUSTIFICATION**

#### a. Consistency with Approved Sketch Plan

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

The PUD Development/Preliminary Plan for Rolling Hills Ranch Filing 2 comprises 244 lots on approximately 88 acres, which represents a density of 2.77 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.23 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 also satisfies the following policies of the County Policy Plan:

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

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 242-acre feet of water per year and a planning need of 1,518-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. he 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

Rolling Hills Ranch Filing 2includes open space tracts approximately 28 acres in size including trail connections to the extensive trail and open space provisions within Meridian Ranch. The proposed Open Space dedication for the project of 28 acres achieves an 32% 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 \$272 per subdivision lot for Urban Parks and \$430 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Rolling Hills Ranch
	Filing 2
Urban	\$66,368
Regional	\$104,920
Total	\$171,288

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 Drainage Report for the Rolling Hills Ranch Filing 2 is submitted with this application package.

#### e. Traffic

A Traffic Report prepared by LSC is submitted in support of this application. Overall suggested improvements noted with the development can be found on Table 4 of the provided report.

Specific development improvements were provided with the Rolling Hills PUD Filings 1-3 by the developer will include the following:

- Construct Rex Road as an Urban 2-Lane Minor Arterial from Sunrise Ridge Drive to the proposed east site access.
- Construct Lambert Road as an Urban Residential Collector from current terminus to its planned terminus within the Rolling Hills Ranch at Meridian Ranch site.
- Construct a 205-foot westbound left-turn lane plus 160-foot taper on Rex Road approaching the site access.

#### f. <u>Geotechnical Report</u>

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

Specific development recommendations previously provided with the Rolling Hills PUD Filings 1-3 to the developer included the following:

- Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial fill, shallow groundwater, loose soils and expansive soils.
- Additional investigation after overlot grading is recommended to address the possibility of shallow groundwater and potential mitigation.

#### 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

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

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

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

#### **CRITERIA FOR APPROVAL**

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

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location. The proposed residential subdivision also satisfies the policies of the County Policy Plan & County Water Master Plan as noted above.

#### • The subdivision is consistent with the purposes of this Code;

The proposed development meets all aspects of the Code except for where specific modifications are requested or as otherwise modified by this PUD. See below for separate justification of PUD Modification request.

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

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on February 20<sup>th</sup>, 2018. This shows the land use designation of the area now comprising the Rolling Hills Filing 1-3 as MR-R3 (3 du/ac). The Final Plat for Rolling Hills Filing 2 comprises 244 lots on approximately 88 acres, which represents a density of 2.77 dwellings per acre. The net density, excluding the tracts and right-of-way is 5.23 dwellings per acre. The Final Plat is, therefore, in accordance with the approved Sketch Plan.

• 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;

Meridian Service Metropolitan District will provide central water to the project. The District has a sufficient water supply.

• 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.

Meridian Service Metropolitan District will provide sanitary sewer service to the project. The District has an established sewage disposal facility

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

The Geotechnical Report prepared by Entech Engineering Inc. in support of this application identifies some geologic constraints on construction, but nothing that would prevent the development of this site. These geologic constraints are listed above and are noted with the ability to be mitigated with proper engineering and construction practices relating to foundation design and drainage.

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

A Preliminary Drainage Report for the Rolling Hills Filing 2 is submitted with this application package. Proposed drainage improvements include an additional detention and water quality pond in the southeast corner of the project

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

Legal and physical access is provided to all lots by public rights-of-way.

- The proposed subdivision has established an adequate level of compatibility by
  - (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

There are no natural physical features in this project. The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. A neighborhood park is included with this application which will serve the entire

Rolling Hills Ranch PUD. Open space tracts with trails within this PUD provide connectivity to the amenities in this subdivision and the wider Meridian Ranch area.

(2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;

The design of Meridian Ranch is focused on an extensive trail system, which connects the residential areas to parks and open space. This reduces the need for using motor vehicles to access local amenities, thereby conserving energy and the environment. There is no public transportation system serving this part of the County.

(3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

There is no requirement for a transition with adjacent uses as the surrounding area is single-family residential at similar densities. Landscaping is provided along the streets and in the park and open space tracts.

(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

There are no environmentally sensitive areas in this Preliminary Plan. Natural features in Meridian Ranch were assessed with the Sketch Plan and are preserved in open space areas along the principal drainage corridors.

The impact identification report for the Meridian Ranch Sketch Plan 2009 assessed the property 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.

(5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

A Preliminary/Final Drainage Report, Traffic Report and Geotechnical Report are submitted with this application package. The provision of adequate roads, utilities and public facilities is planned as part of the master planned community. New road connections are proposed with these filings which will complete the road network in this southern part of the project. An additional detention pond is also included with this development.

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.

## • Necessary services, including police and fire protection, recreation, utilities, open space and transportation systems, are or will be available to serve the proposed subdivision;

Appropriate Will Serve Letters and Letters of Commitment have been provided addressing the ability to adequately serve the proposed subdivision. Provisions for all necessary services are provided in the attached PUD Development package are provided to serve the proposed subdivision.

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

An appropriate Fire Protection Report has been provided showing the ability of the Falcon Fire Departments (FPD) ability to serve the proposed development. FPD Will Serve Letter included in addition.

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

The proposed development meets all aspects of the Code except for where specific modifications are requested or as otherwise modified by this PUD. Information provided above with project Request.

P:\GTL\Meridian Ranch\Admin\Rolling Hills\Filin2\Letter of Intent\_RHR Fil-2.docx

BEGINNING AT THE NORTHEASTERN MOST CORNER OF TRACT A OF ROLLING HILLS RANCH FILING NO. 1, RECORDED WITH RECEPTION NO. IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID FILING;

THE FOLLOWING SIXTEEN (16) COURSES ARE ON SAID BOUNDARY LINE:

- 1. THENCE NO0'34'48"E ON SAID TRACT LINE A DISTANCE OF 20.00 FEET;
- THENCE NOO'34'48"E A DISTANCE OF 60.00 FEET; THENCE NOO'34'48"E A DISTANCE OF 164.38 FEET;
- THENCE S83\*20'49"W A DISTANCE OF 201.60 FEET;
- THENCE N89'25'12"W A DISTANCE OF 155.00 FEET; THENCE N72'06'02"W A DISTANCE OF 178.27 FEET;
- THENCE N53'19'57"W A DISTANCE OF 139.84 FEET:
- THENCE N37"8'43"W A DISTANCE OF 165.00 FEET; THENCE N13"05'03"W A DISTANCE OF 109.66 FEET;
- 10. THENCE S52'41'17"W A DISTANCE OF 165.00 FEET:
- 11. THENCE N37'18'43"W A DISTANCE OF 98.00 FEET;
  12. THENCE N07'41'17"E A DISTANCE OF 31.11 FEET;
- 13. THENCE N37"18'43"W A DISTANCE OF 60.00 FEET:
- 14. THENCE N8218'43"W A DISTANCE OF 31.11 FEET;
  15. THENCE N37'18'43"W A DISTANCE OF 15.26 FEET TO A CURVE TO THE RIGHT
- 18. THENCE ON THE ARC OF SAID CURVE, HAWNG A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 1911017, AN ARC LENGTH OF 157.37 FEET, WHOSE LONG CHORD BEARS NZ74313" WA DISTANCE OF 156.63 FEET;
- 17. THENCE N50'35'03"E A DISTANCE OF 388.67 FEFT:
- 18. THENCE N17\*50'28"E A DISTANCE OF 180.00 FEET;
  19. THENCE N17\*50'28"E A DISTANCE OF 60.00 FEET; 20. THENCE N24'44'20"F A DISTANCE OF 200.00 FFFT:
- 21. THENCE N16'41'21"E A DISTANCE OF 150.00 FEET;
- 22. THENCE N11\*42'15"E A DISTANCE OF 500.00 FEET;
- 23. THENCE NO4'57'36"W A DISTANCE OF 290.00 FEET: 24. THENCE NOT'26'02"E A DISTANCE OF 500.00 FEET;
- 25. THENCE S82'33'58"E A DISTANCE OF 605.38 FEET:
- 26. THENCE S28'18'46"E A DISTANCE OF 1200.00 FEET; 27. THENCE N86'45'47"E A DISTANCE OF 400.00 FEET;
- 28. THENCE S44\*45'04"E A DISTANCE OF 478.58 FEET:
- 29. THENCE S45"4'56"W A DISTANCE OF 1150.00 FEET; 30. THENCE S00"11'44"E A DISTANCE OF 550.00 FEET;
- 31 THENCE S00'34'48"W A DISTANCE OF 60.00 FEET.

- 32. THENCE S003448 W A DISTANCE OF 00.00 FEET;

  32. THENCE N89'25'12"W A DISTANCE OF 636.55 FEET TO THE POINT OF REGINNING

THE ABOVE PARCEL OF LAND CONTAINS 88.227 ACRES, MORE OR LESS.

### ROLLING HILLS RANCH FILING NO. 2 PLAT NO. AT MERIDIAN RANCH

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20 & 29, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

EL PASO COUNTY, COLORADO.

#### NOTES:

- BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION
  19, T12S, R64W OF THE 6TH P.M., WHICH IS ASSUMED TO BEAR S89"18"12"E FROM THE NORTHWEST CORNER
  OF SECTION 19 ((2) REFERENCE MONUMENTS PLS 24964) TO THE NORTH QUARTER CORNER OF SECTION 19
  (3.25" ALUM. CAP PLS 24964).
- 2) THERE SHALL BE NO VEHICULAR ACCESS FROM ANY RESIDENTIAL LOT IN THIS SUBDIVISION TO ROLLING PEAKS DRIVE.
- 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 GTI, INC., DBA GTI, DEVELOPMENT, INC. RESERVING THE RIGHT TO PERMIT ANY SUCH UTILITIES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- 4) UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 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 REACHING DRAINAGE SWALES.
- 8) THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- 9) ACCESS: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS ACCESS PERMIT HAS BEEN GRANTED BY EL PASO
- 10) THE 60 FOOT WIDE PUBLIC HIGHWAY CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON COTOBER 3, 1867, AND RECORDED IN ROAD BOOK "A" AT FAGE 78 OF THE RECORDS OF EL PASO COUNTY, IS HEREBY VACATED UPON RECORDATION OF THIS PLAT.
- 17. WATER IN THE DENVES BASIN ADURERS IS ALLOCATED BASSO ON A 100 YEAR AQUIFED LIFE: HOMEYER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVES BASIN ADURERS IS EVALUATED BASSO ON A 300 YEAR AQUIFED LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL PUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASSO ON WELLS IN A GIVEN DENVEY BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL BCLINES, FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-REVABLE 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 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 DEPARTIENT OF "RIDLIFE, COLORADO DEPARTIENT OF "REDUCE AND FOR THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTIMENT OF WILDLIFE, REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLES MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- 14) TRACTS E, F, G & H ARE HEREBY DEDICATED AS TRAIL, LANDSCAPE, DRAINAGE, RECREATION AND UTILITY TRACTS TO BE OWNED AND MAINTAINED BY THE MERIDIAN SERVICE METROPOLITAN DISTRICT. THE ENTIRE AREA OF THESE TRACTS IS HEREBY RESERVED FOR UTILITY PURPOSES, WITH MERIDIAN SERVICE METROPOLITAN DISTRICT AND GTI, INC., DEA GTI, DEVELOPEMENT, 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. \_\_\_\_\_\_
  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 201900096 OF EL PASO COUNTY RECORDS.
- RECORDED AT RECEPTION NO.\_\_\_\_\_\_
  THE EL PASO COUNTY, COLORADO.
- 19) THE PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN FILES PUDSP—19—009 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 MIGICATED. 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 APPUICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO.

  IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE 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 EIGHTEEN INCHES (18") IS ALLOWED IN A THIRTY FOOT (30") BY THIRTY FOOT (30") GHT TRIANGLE NO-BUILD AREA NEAR ALL CORNER LOTS AT STREET INTERSECTIONS ALONG LAMBERT 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, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD AND SHALL NOT BE REQUIRED TO PARTICIPATE IN THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, IN ACCORDANCE WITH THE PROVISIONS OF THE RIFST AMENIMENT TO THE INTERGOVERNMENTAL AGREEMENT CONCERNING WOODMEN ROAD ADOPTED PURSUANT TO RESOLUTION NO. 13-041.
- 25) FLOOD PLAIN: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0552G, EFECTIVE ON DECEMBER 7, 2018. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
- 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 EASEMENT MORE THAN THIRTY (30) INCHES ABOVE TO COMUNE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. TREES MAY BE PERMITTED AT THE DISCRETION OF THE EOM ADMINISTRATOR IF PRUNED TO AT LEAST EIGHT (8) FEET ABOVE THE FLOWLING ELEVATION OF THE ADJACENT ROADWAY.
- 27) LOTS 273-516 ACREAGE: 46.662 TRACT E-H ACREAGE: 27.974 STREETS ACREAGE: 13.591 TOTAL ACREAGE: 88.227

#### OWNERS CERTIFICATE:

OWNERS CERTIFICATE:

THE UNDERSONED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAND OUT, SUBDIVIDED, BOD PLATIED SAD LANDS INTO LOTS, TROCKS, STREETS, AND EASEMENTS (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "ROLLING RILLS RANCH FILID 2 AT MERDIONA RANCH". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNERS EXPENSE, ALL TO THE SAITS-ACTION 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 METERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILLTY EASEMENTS SHOWN HEREON MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILLTY EASEMENTS SHOWN HEREON FOR THE PROPERS OF SHOWN HEREON. THE ENTITES RESPONSIBLE FOR PROVIDED THE SETVICES FOR WHICH THE EASEMENTS AND THE PERFETUAL RIGHT OF INGRESS AND ESRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

GTL, INC. DBI GTL DEVELOPMENT, INC., RAUL GUZMAN, VICE PRESIDENT HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_

GTL, INC., DBA GTL DEVELOPMENT, INC.

BY: RAUL GUZMAN, VICE PRESIDENT

STATE OF COLORADO ) SS COUNTY OF EL PASO )

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

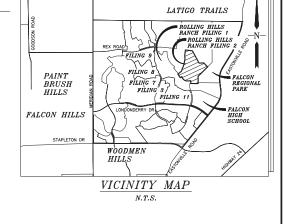
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY MILTON GABRIELSKI, MERIDIAN SERVICE METROPOLITAN DISTRICT.

NOTARY PUBLIC ADDRESS MY COMMISSION EXPIRES: \_\_\_

#### SURVEYOR'S CERTIFICATION:

I JAMES F. LENZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON.
BY ME OR NUDBER MY DIRECT SUPERWISION AND THAT ALL MONOMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 11:0,000; AND THAT SAD PLAT HAS BEEN PREPARED IN FULL COMPULANCE 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 \_\_\_\_\_

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 "ROLLING HILLS BANCH FILING 2 AT MERIDIAN BANCH" EL PASO COUNTY, COLORADO, WAS APPROVED FOR FILING THIS \_\_\_\_ DAY OF \_\_\_\_\_

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

#### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "ROLLING HILLS RANCH FILING 2 AT MERIDIAN RANCH" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF \_\_\_\_\_\_ 20\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE EDUCATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON MILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNITE PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE RECUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR BOARD OF COUNTY COMMISSIONERS	DATE

#### BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

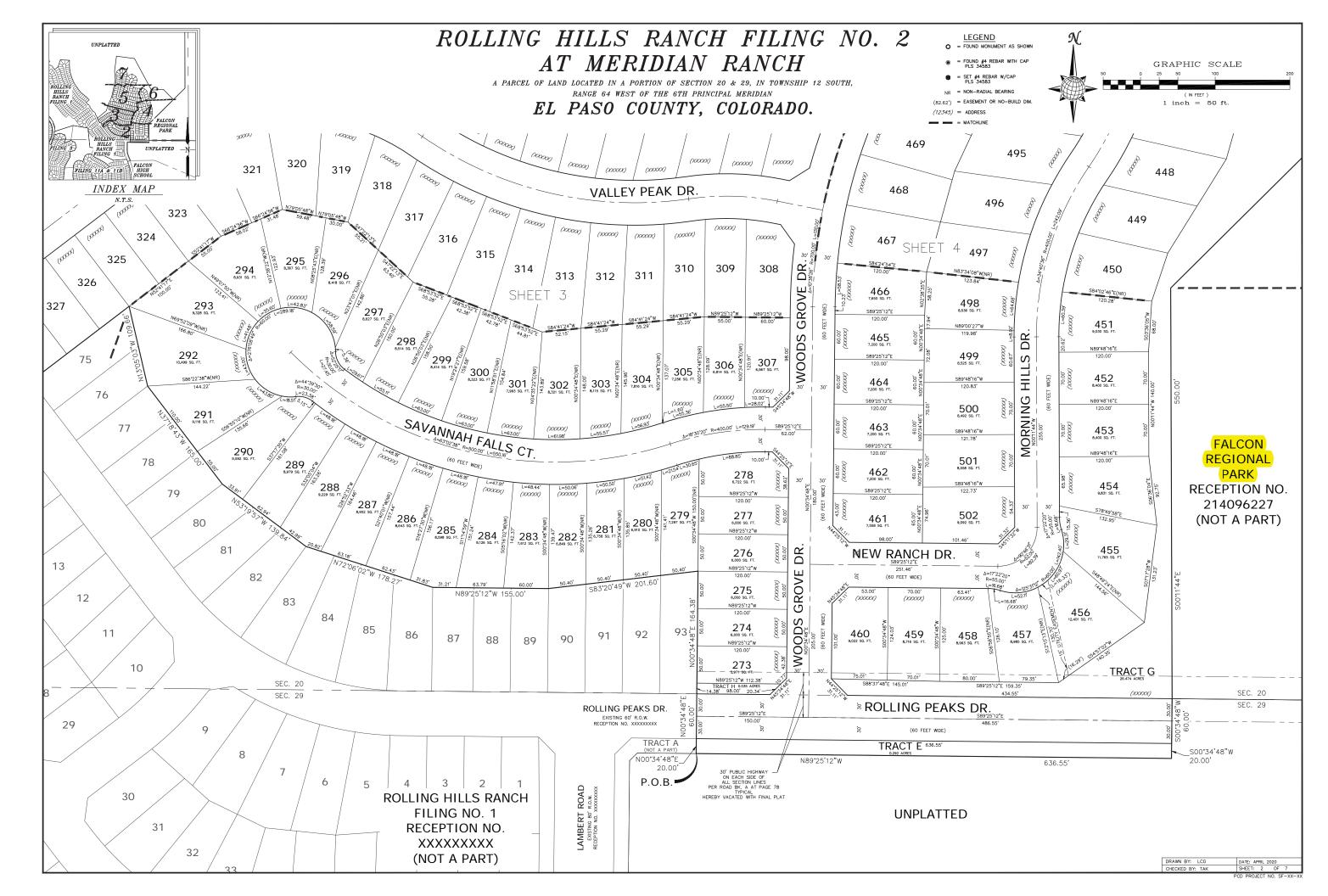
STATE OF COLORADO COUNTY OF EL PASO

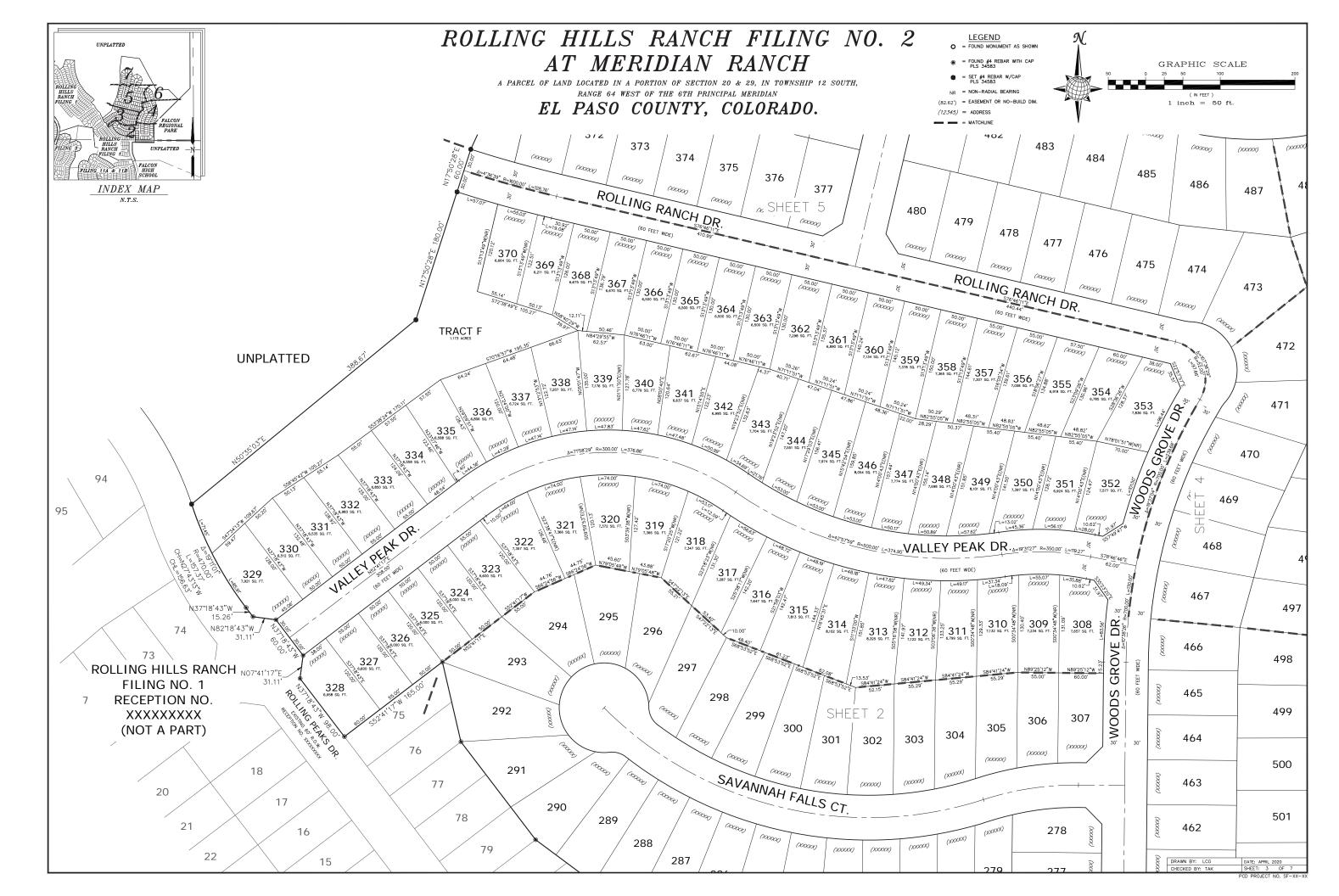
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_\_\_ 2D\_\_\_, AND WAS RECORDED AT RECEPTION NUMBER \_\_\_\_\_\_\_
OF THE RECORDS OF EL PASO COUNTY.

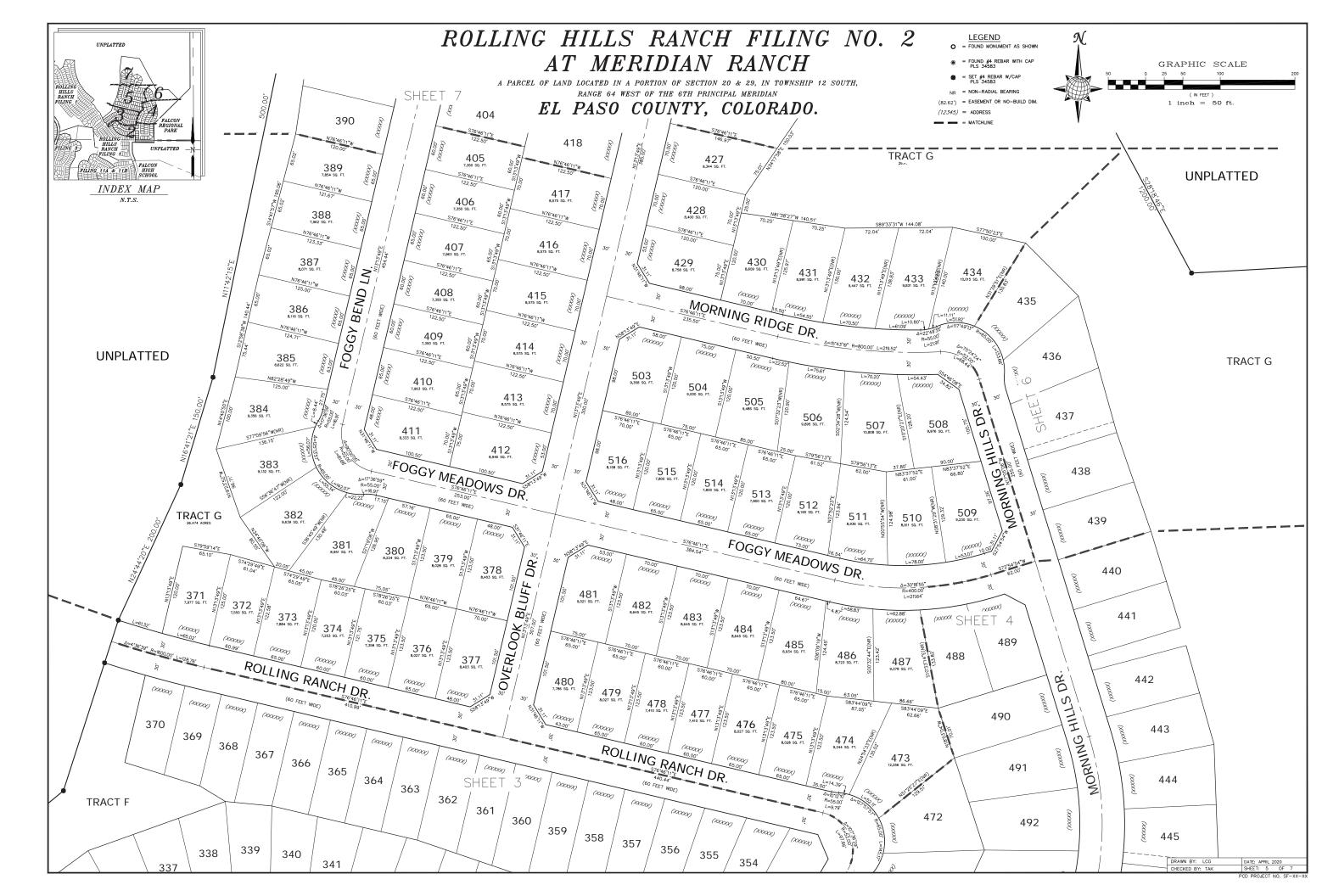
EL PASO COUNTY CLERK AND RECORDE

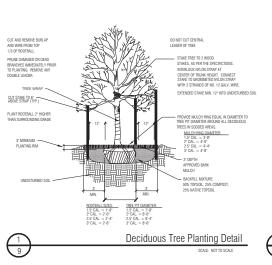
#### FEES:

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

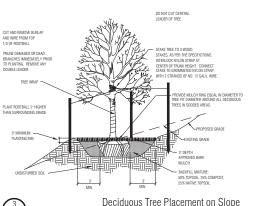


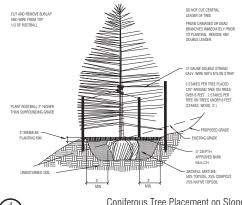




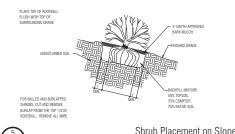


Coniferous Tree Planting Detail

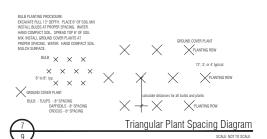


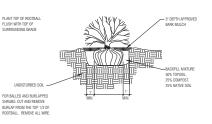


Coniferous Tree Placement on Slope



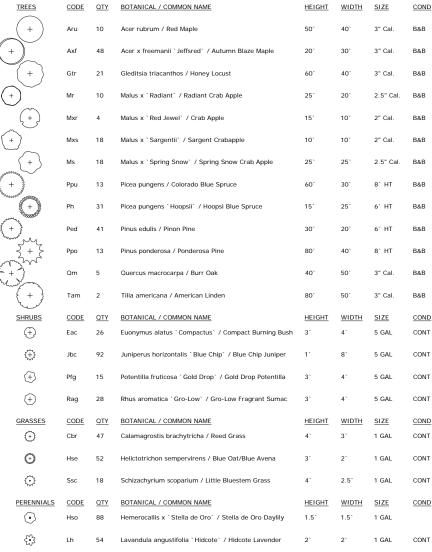
\*\*\*\* Perennial / Groundcover Planting





Shrub Planting Detail

#### PLANT SCHEDULE



#### Seed Mix B with Wildflowers

15% Ruebens Canada Bluegras:

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.

APPLICATION RATE: Native Grass Mix: 40 lbs./acre (or as recommended by suppli-

Wildflower Mix: 6 oz./1,000 s.f. or 8- 10 lbs./acre
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier

Applewood Seed Co. (303) 431-7333

Manually rake seed into prepared soil. After seeding apply green hydromulch and tackifier

#### Seed Mix A

15% Western Wheatgrass 15% Big Bluestem 15% Thickspike Wheatgras 10% Sideoats Grama 15% Little Bluestem

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.

#### Seed Mix C

45% Reed Canarygrass 25% Improved Meadow Brome 25% Garrison Creeping Foxtail (Coated) 5% Climax, Timothy

Native Grass Mix: 10 lbs./acre (or as recommended by supplie Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier

Manually rake seed into prepared soil.

After seeding apply green hydromulch and takifier

#### TREE REQUIREMENTS

Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees	Required Shrubs	Provided Shrubs
(RR)	Rex Road (Urban Minor Arterial)	1167'	47 (1 per 25')	44	30	30
(LR)	Lambert Road (Collector)	611'	25 (1 per 25')	23	20	27
(SR)	Sunrise Ridge Drive (Local)	425'	15 (1 per 30')	15	-	-
(RP)	Rolling Peaks Drive (Local)	584'	20 (1 per 30')	18	20	20

#### LANDSCAPE NOTES

- 1. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE.
- 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" CALL DECIDUOUS TREES AND

- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CALL DECLIDUOUS 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 WHOLESALER, APPROVAL OF PLANT LOCATION STAKES BEFORE
  PLANT MATERIALS ARE INSTALLED, "PUNCH LIST" SITE INSPECTION, AND FINAL INSPECTION
  SITE VISITS.
   A. PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY
  AND PEYMEW OF SEPCIED LANDS/DEF/IDED/CADMITTALS
  - AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
    B. IRRIGATION MAINLINE INSPECTION PRESSURE TEST AND REVIEW OF MODEL

  - IRRIGATION C IRRIGATION.
- C. IRRIGATION 95%/ PUNCH INSPECTION.
  D. IRRIGATION FINAL ACCEPTANCE INSPECTION.
  E. LANDSCAPE 50% INSPECTION 1/2 THROUGH ENTIRE PROJECT
  F. LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.
  H. LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
  7. PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION AND ROBARTY CHAIL COVER DOOR OF THE PERM ACCEPTANCES.
- PLANTS SHALL BE WARKANIED 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.

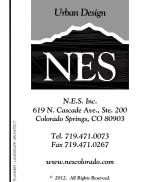
- THE PLANT SCHEDULE.

  10. CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.

  11. CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.

  12. LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.

  13. 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
- 14. SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SOD SHALL BE LAID ON A FIRM BED WITH SOD SHALL BE KENTIUCKY SLUEGRASS 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,
  WALFIGURE SEFEL FORCH.
- WITHOUT STEEL EDGING.



Land Planning

Landscape Architecture

# Rolling Hills Ranch Filings 1-3 At Meridian Ranch

PUD Development Plan / Preliminary Plan

	October 19
CT MGR:	J. F
RED BY:	K. N

ENT	ITI	FM/	1FI	TI

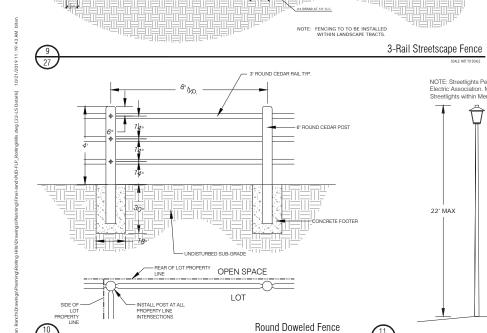
DATE:	BY:	DESCRIPTION:

LANDSCAPE DETAILS

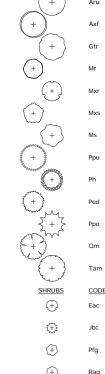
of 34

PCD# PUDSP-





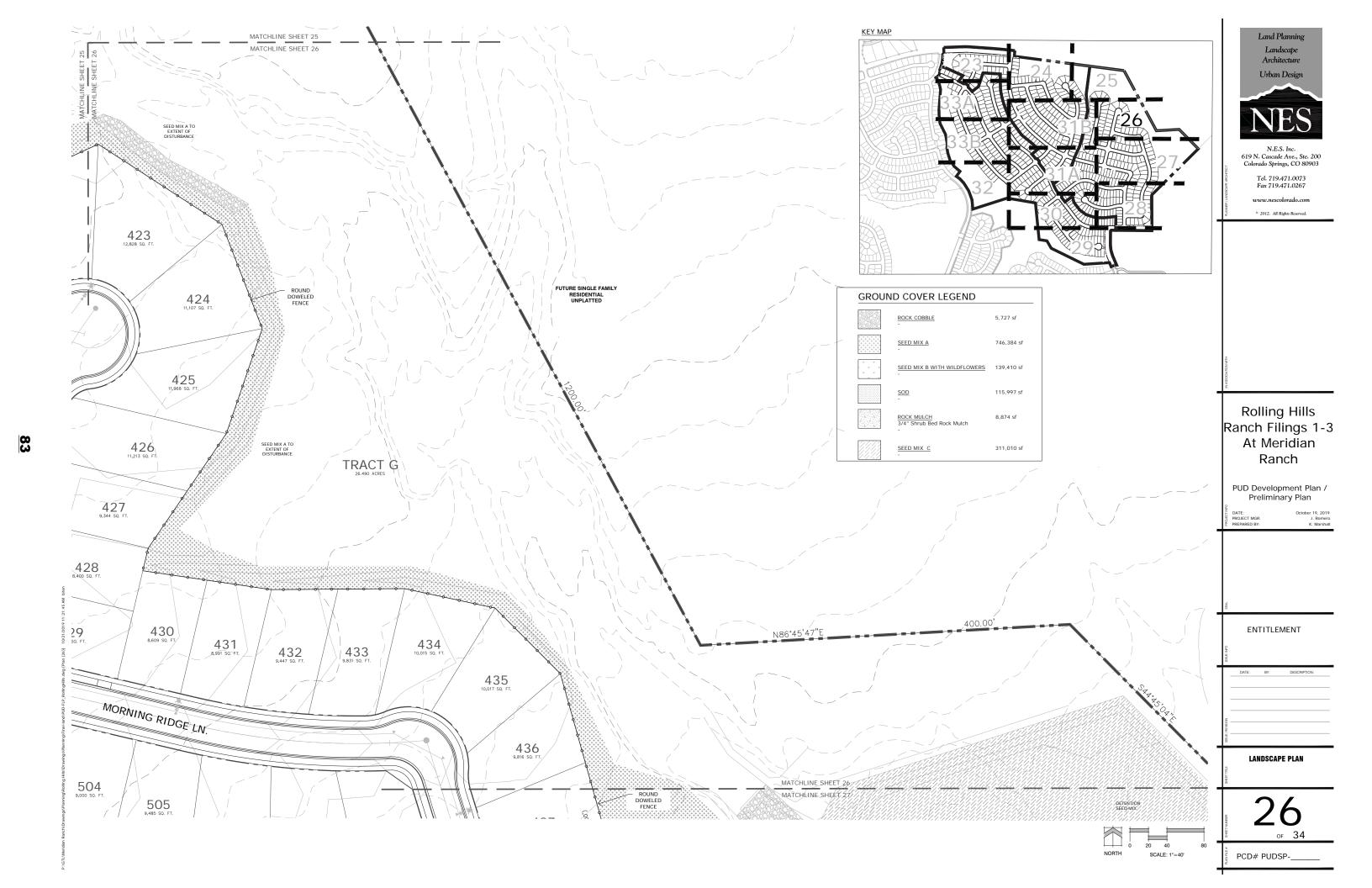
CAST CONCRETE CAL



Light Detail

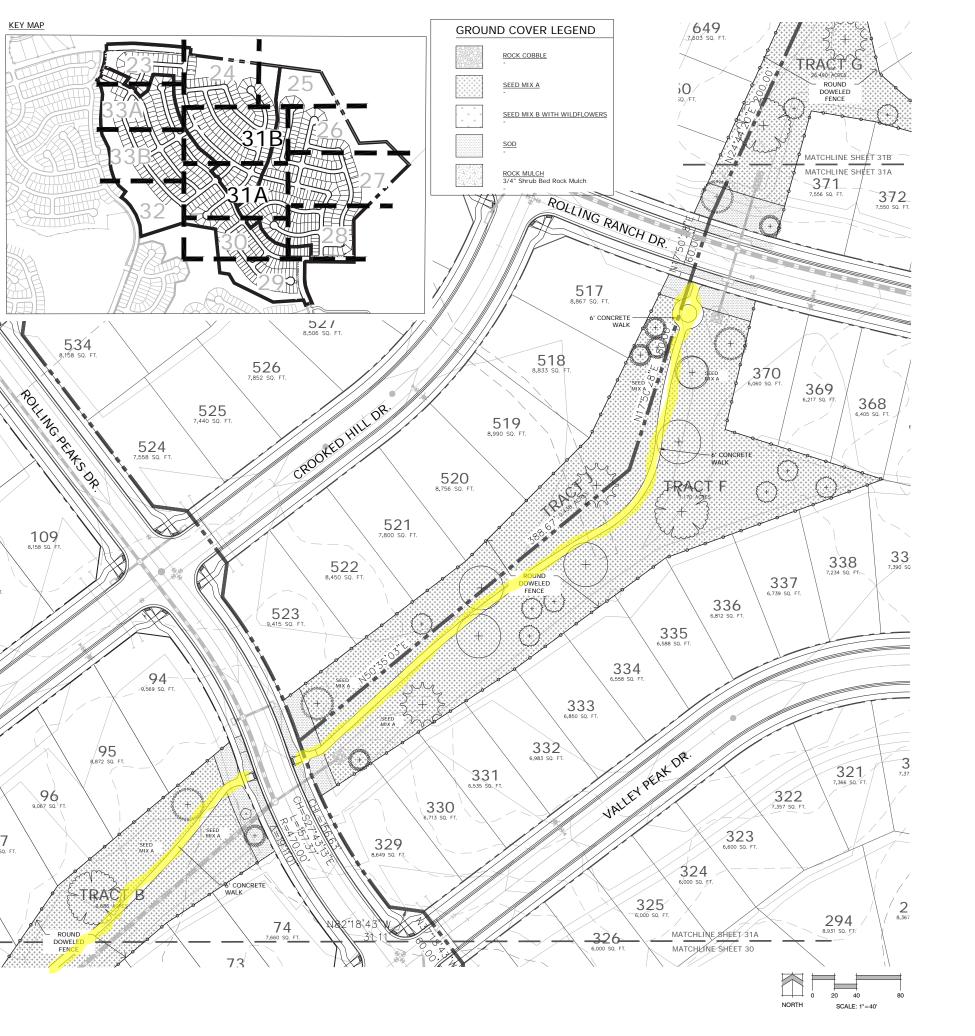
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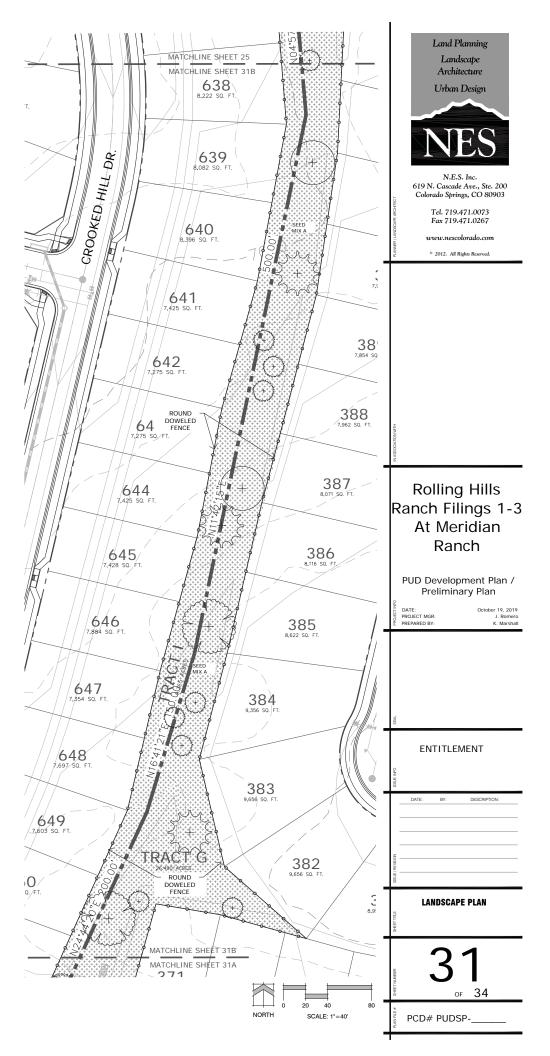
GROUND COVER LEGEND



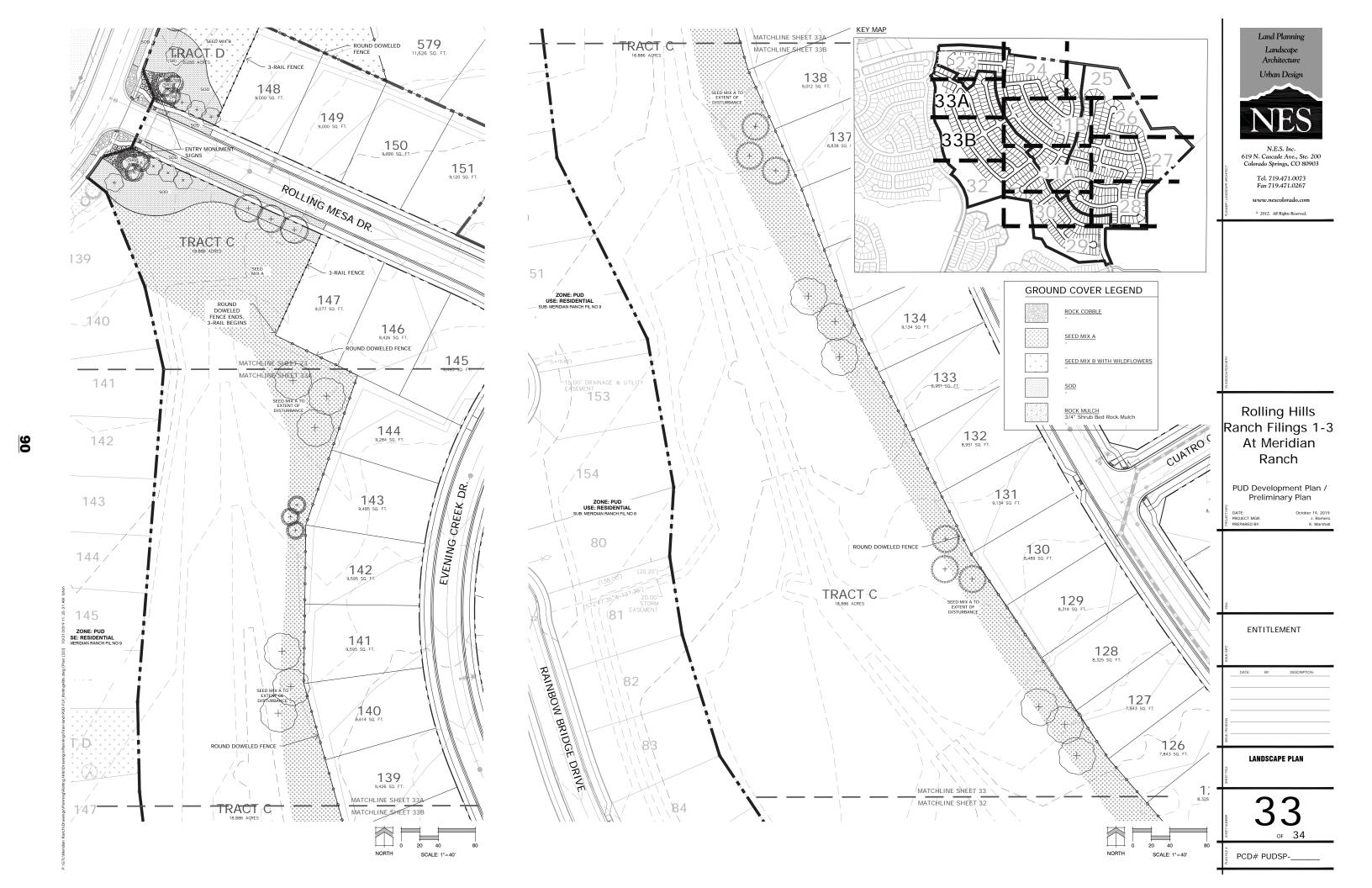
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#### **El Paso County Parks**

#### Agenda Item Summary Form

**Agenda Item Title:** Park Lands Agreement – Creekside South at Lorson

Ranch Filing No. 1

Agenda Date: October 14, 2020

Agenda Item Number: #7 - A

**Presenter:** Jason Meyer, Planning Supervisor

Information: Endorsement: X

#### **Background Information:**

Lorson Ranch is a 1,412-acre mixed-use development located east of Fountain, near Marksheffel Road and Fontaine Boulevard. The property owner, Lorson LLC, is in the process of completing the requirements of a Final Plat subdivision application for Creekside South at Lorson Ranch Filing No. 1. The Final Plat totals 64.26 acres and consists of 235 single family residential lots on 36.25 acres and 18.91 acres of open space (29.43%).

Lorson, LLC, has indicated their intention to construct urban park amenities within Filing No. 1, and has requested the waiver of all urban park fees for the filing.

Please find attached the proposed Park Lands Agreement for Creekside South at Lorson Ranch Filing No. 1 that includes providing \$59,000 in urban park fee credits for the installation of urban park amenities within Tract G. Urban park amenities include installation of a "FitCore" playground, safety surfacing, park benches, trash cans, and soft surface paths.

County Parks is proposing to grant Lorson, LLC, credit for the urban park fees provided the Property Owner installs urban park amenities of an equal or greater value to serve the residents within Creekside South at Lorson Ranch Filing No. 1. The property owner estimates the overall cost of the park to be approximately \$65,000. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulations, resolutions, and standards. The park will be maintained by the Lorson Ranch Metropolitan District.

#### **Recommended Motion:**

Move to endorse the 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.



# **Creekside South at Lorson Ranch**

# PARK LANDS AGREEMENT FOR URBAN PARK AMENITIES

SUBMITTED TO EL PASO COUNTY

# URBAN PARK LAND AGREEMENT REQUEST EL PASO COUNTY

#### **History of Lorson Ranch**

Lorson Ranch represents the pride and quality of homeownership. This 1,400-acre community is located in southeast Colorado Springs at Marksheffel Road and Fontaine Boulevard.

Lorson Ranch is located at the epicenter of military operations: located 6 miles southwest of Schriever Air Force Base, 4 miles south of Peterson Air Force Base, 6 miles east of the Colorado Springs Airport and 5 miles east of Fort Carson Military Base.

In addition to the approximate 2,500 homes constructed, Lorson Ranch offers 169 acres of open space to include parks and trails. Total build out of Lorson Ranch will be approximately 4,500+ homes. Most of the residents are young with children. Within the past few years, Lorson Ranch has constructed two miles of regional and local walking trails, nearly two and one-half miles of bicycle trails and has added several miles of sidewalks that are utilized for walking and jogging. Two playgrounds were constructed in 2012 and 2014 in the northern part of the subdivision. A neighborhood park was constructed in the southern part of the subdivision in 2016. Two more parks were built last year on the North East and South East sides of the neighborhood. This project will provide an additional park within Lorson Ranch.

#### **Project Need**

The Lorson Ranch Master Plan identified multiple sites for potential future outdoor recreation facilities or amenities. Murray Fountain, LLC (Property Owner) intends to construct a park in Creekside at Lorson Ranch.

#### **Project Goals**

The long- term goal of Murray Fountain, LLC is to provide a wide range of recreation facilities. The Lorson Ranch master plan indicates several proposed park spaces.

Proposed equipment is for ages 13+ and is ADA accessible. The custom designed FitCore Extreme features 4 pre-designed challenges the encourage teens and adults to get and stay fit. Each challenge comes with signage to help participants of levels set a clear goal.

#### Population to be Served

There are approximately 1,500 homes within a 1/2-mile radius of the site. This park will welcome visitors from throughout Lorson Ranch and El Paso County.

#### **Maintenance Responsibility Commitment**

The Lorson Ranch Metropolitan District will be responsible for the maintenance of the park and funding is supplied by a mill levy collected from the residents of the subdivision. Maintenance will be accomplished through a contract by a private landscape maintenance company.

#### **Lorson Ranch Park Timeline**

Start Date: November 1, 2020

November 1, 2020 Grading and Pour Curbing for the Park

November 11, 2020 Install Playground Equipment

November 14, 2020 Install Trash Cans

**Install Trails and Final Touches** 

Completion Date: November 17, 2020 These deadlines are all weather permitting

# **Attachments**

- 1. Figure 1- Cost Estimate
- 2. Figure 2- Proposed Site Plan
- 3. Figure 3- PUD Landscape Plan
- 4. Figure 4- Equipment

# **Figure 1- Cost Estimate**

# COST ESTIMATE Creekside at Lorson Ranch

# **PARK**

Description	Quantity	Rate	Total Cost
Equipment FitCore Extreme	1	\$33,875.00	\$33,875.00
General Labor and Installation	1	\$12,750.00	\$12,750.00
Concrete Services Perimeter Ring and			
Handicap Ramp	1	\$4,500.00	\$4,500.00
General Labor	52.5	\$50.00	\$2,625.00
Shipping and Delivery	1	\$3,800.00	\$3,800.00
Playground Chips (Certified)	50	\$47.91	\$2,395.65
Trash Cans	2	\$425.00	\$425.00
Benches	2	\$600.00	\$1,200.00
Sales Tax	1	8.25%	\$3,062.45

Subtotal \$65,058.10

Total \$65,058.10

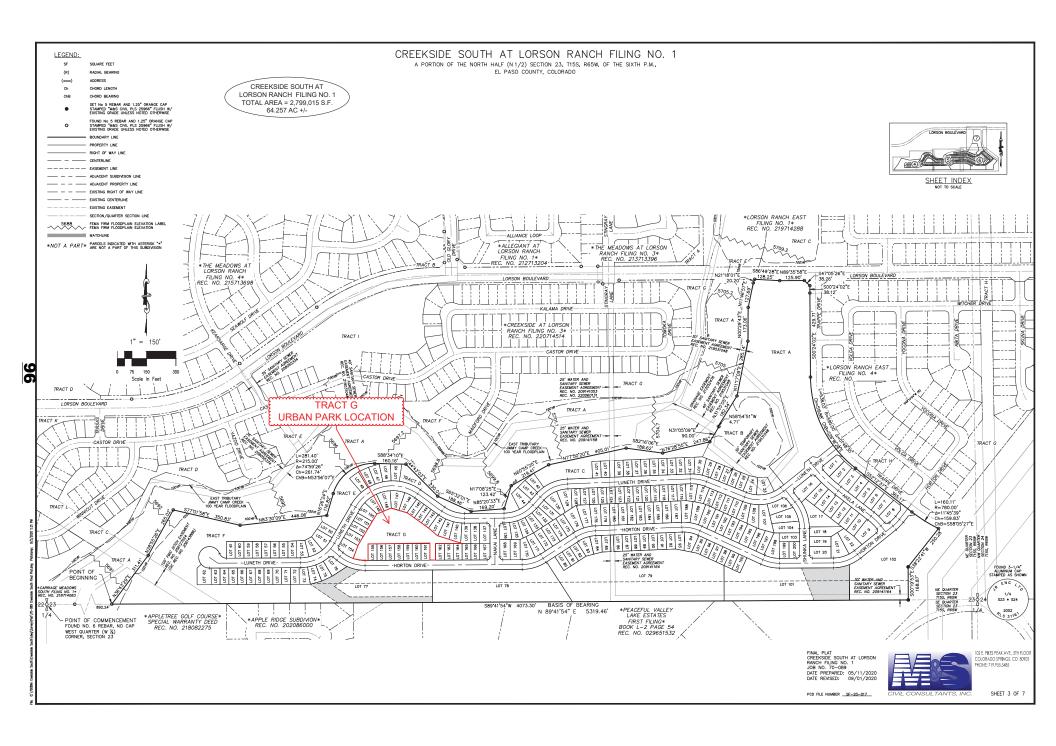


Figure 3 – PUD Landscape Plan

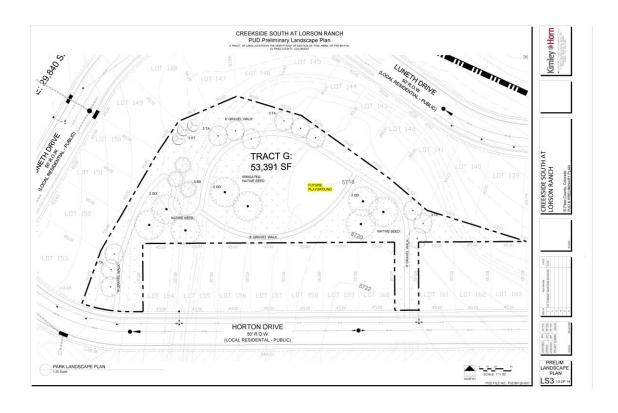


Figure 2

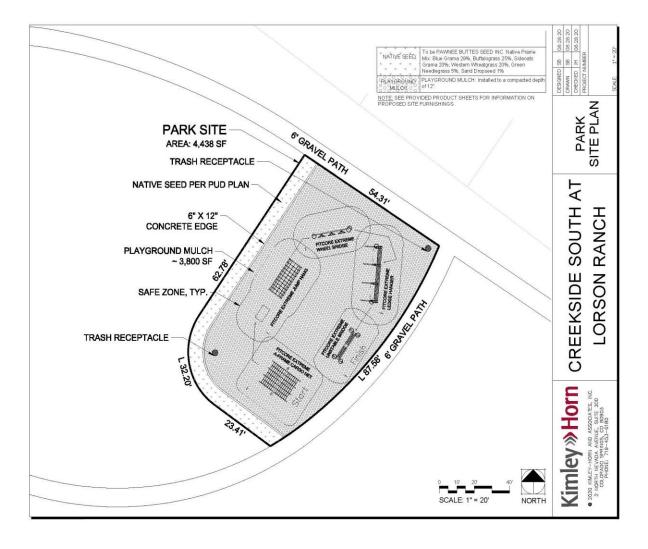


Figure 4 – Equipment





#### PARK LANDS AGREEMENT

#### CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this day of September 2020, by and between Lorson, LLC ("Property Owner"), LORSON RANCH METROPOLITAN DISTRICT ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

#### **RECITALS**

- A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado, consisting of approximately 1,412 acres and commonly known and described as Lorson Ranch (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County in 2000.
- B. Property Owner has received approval of the Final Plat application for a portion of the Property to be platted as Creekside South at Lorson Ranch Filing No. 1 for development of 200 single-family residential lots.
- C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for Creekside at Lorson Ranch Filing No. 1 to be \$59,000.
- D. The County desires to grant the Property Owner \$59,000 in Urban Park Fee Credits, as the Property Owner or District will install urban park improvements of an equal or greater value to certain parcels identified as Tract G, Creekside South at Lorson Ranch Filing No. 1, which will provide urban recreation opportunities for residents living in Filing No. 1.
- NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County, District and the Property Owner agree as follows:
- 1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for Creekside South at Lorson Ranch Filing No. 1 through the installation of urban park improvements on Tract G of Creekside South at Lorson Ranch Filing No 1, as described and depicted in Exhibit A, which is attached hereto and incorporated herein. The County further recognizes that this Park located in Creekside South at Lorson Ranch Filing No. 1 will be conveyed to the District for the purpose of providing recreational opportunities and maintenance of the urban park improvements. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.
  - a. From and after the date of recordation of the subdivision plat for Creekside South at Lorson Ranch Filing No. 1, the Property Owner, through cooperation with the District, shall install or cause to be installed certain urban park improvements within the designated tract.

- b. The value of the contribution of Property Owner towards the improvements installed is equal to or greater than \$59,000. The contribution toward improvements provided under this Agreement is in addition to any other Urban Park Fee Credits granted for the same improvements.
- c. The Property Owner, in coordination with District, has provided a site plan and a design and construction cost estimate for the urban park improvements to the County for review and approval prior to the recording of the Final Plat for Creekside South at Lorson Ranch Filing 1.
- d. El Paso County Parks staff will conduct an inspection of the site to finalize the conditions of this Parks Lands Agreement. The improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$59,000 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within the Property until such the improvements have been completed or fees have been paid.
- e. The urban park improvements will be governed by the Rules and Regulations of the District, with the understanding that the urban park improvements will remain open for public use in perpetuity. The use of the urban park will be consistent with the zoning of the property as identified in the approved Lorson Ranch East PUD Development Plan.
- 2. <u>Maintenance</u>. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan provided pursuant to paragraph 1.c. above in perpetuity by the District for the benefit of the public.
- 3. <u>Installation</u>. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.
- 4. <u>Successors and Assigns.</u> This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISSION EL PASO COUNTY, COLORADO	NERS LORSON, LLC
By:Chair	Ву:
ATTEST:	
Clerk & Recorder	
APPROVED AS TO FORM:	
Steven Klaffky (Sep 23, 2020 16:16 MDT)  County Attorney's Office	
LORSON RANCH METROPOLITAN President	DISTRICT:
ATTEST:	
Secretary	

El Paso County Parks 2020 Action Plan				
Recreation / Cultural Services	Project Manager	Priority	Status	
Expanded Scout Programs	Mary Jo Lewis	11101111	Completed	
Expanded Paint Mines Interpretive Park Programming	Todd Marts	High		
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	High		
Volunteer Recruitment Program	Todd Marts	Medium		
Park Operations Division	Project Manager	Priority	Status	
Develop Individual Park Operation Plans	Brian Bobeck	Medium		
Signage Assessment and Inventory Plan	Brian Bobeck	Medium		
Santa Fe Open Space Master Plan	Ross Williams	High		
Jones Park Master Plan	Brian Bobeck	High		
Ute Pass Regional Trail Expansion	Jason Meyer	High		
Fox Run Regional Trail Planning	Jason Meyer	Medium		
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		
Capital Improvement Projects	Project Manager	Priority	Status	
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			Completed	
Filleries Open Space Forestry Project	Brian Bobeck		Completed	
Kane Ranch Open Space - Phase 1	Brian Bobeck Ross Williams	High	Construction Phase	
Kane Ranch Open Space - Phase 1	Ross Williams	_	Construction Phase	
Kane Ranch Open Space - Phase 1 Bear Creek Regional Park / Restroom Replacement		High	•	
Kane Ranch Open Space - Phase 1	Ross Williams Jason Meyer	_	Construction Phase  Design Phase	

Jason Meyer

Completed

Eastonville Regional Trail

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
Community Outreach Division	Project Manager	Priority	Status
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		Approved

# Community Services Department Parks / Recreation & Cultural Services Divisions September 2020 Monthly Report

Facility Revenue Totals To Date	September 2020 Mon	lilly	Report		2020				1	2019
racility Revenue Totals To Date		<del> </del>	Pudant	<u> </u>		<u> </u>	Balance		Total	
Doules Facility Decomposion Devenue		<u></u>	Budget	Φ	<u>Current</u>	φ			+	als to Date
Parks Facility Reservation Revenue  County Fair / Fairgrounds		\$	180,000 301,000	•	105,998 81,211	_	74,002 219,789		\$ \$	188,794 342,372
County Fail / Failgrounds		Φ	301,000	Ψ	01,211	Ψ	219,769		Ψ	342,372
Total		\$	481,000	\$	187,209	\$	293,791		\$	531,166
Fundraising Revenue					2020					2019
	Purpose		Goal		Amount		Balance		Tota	als to Date
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	_	50,196	\$	(40,196)		\$	41,129
Nature Center Fundraising	Nature Center Support	\$	25,000	\$	22,450	\$	2,550		\$	24,230
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$	40,000	\$	40,000	\$	_		\$	44,000
Total	i i i gramming, i alomiy elippore	\$	125,000	-	177,146		(52,146)		\$	232,109
Grant / 3rd Party Funding			<u>Awarded</u>							
Fountain Creek Watershed District	Hanson Trailhead	\$	750,000							
City of Fountain	Hanson Trailhead	\$	25,000							
Trust for Public Lands	Ute Pass Regional Trail	\$	50,000							
Great Outdoors Colorado	Falcon Regional Park	\$	350,000							
CARES	Nature Centers	\$	16,500							
CARES	Park Restrooms	\$	536,628							
CARES	Paint Mines Interpretive Park	\$	475,000							
Colorado Parks & Wildlife	BCRP Archery Range	\$	15,000							
Total		\$	2,218,128							
Parks Division Reservations		_	2020			ı <u> </u>		2019		2019
<u>Year to Date</u>			<u>Rentals</u>		<u>Attendance</u>	<u> </u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Att</u>	endance
January		<u> </u>	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		<u> </u>	47		274		N/A	338		18036
June		<u> </u>	294		2869		N/A	517	+	23048
July		1	309		6153		4.41	436		24558
August		1	259		7213		4.25	408		21519
September		<del>                                     </del>	284		10208		4.48	338		20818
October		<u> </u>								
November		1								
December		1	4045		07004			0004		140040
Total			1215		27681			2261		118346

Parks Facility Reservations	2020		2019	2019	
September	Rentals	Attendance	Rentals	Attendance	
Bear Creek Regional Park					
Archery Lanes					
Athletic Fields	4	95	21	4140	
Pavilions	75	2192	76	3684	
Trails	11	2000	2	1100	
Vendor			4	12	
Tennis Courts					
Vita Course					
Meeting Room	4	43	10	108	
Black Forest Regional Park					
Athletic Fields	2	145	7	310	
Pavilions	15	442	21	980	
Vendor					
Tennis Courts	12	48	24	96	
Falcon Regional Park					
Baseball Fields			16	400	
Fountain Creek Regional Park					
Athletic Fields	5	250	4	280	
Pavilions	19	410	32	1273	
Trails	3	200			
Disc Golf Course			3	450	
Vendor			1	4	
Fox Run Regional Park	20	500			
Athletic Fields	35	1100	24	1070	
Gazebo	6	195			
Warming Hut	5	45			
Pavilions	33	871	52	2510	
Trails	3	110	2	220	
Homestead Ranch Regional Park					
Pavilions	5	81	8	385	
Athletic Fields					
Trails					
Palmer Lake Recreational Area					
Palmer Lake Santa Fe Trail	7	820	4	975	
New Santa Fe Trail					
Monument Trail Head New Santa Fe Trail	5	400	6	1750	
Baptist Road Santa Fe Trail	2	100	2	500	
AFA Santa Fe Trail	2	100	2	500	
Vendor - Santa Fe Trailheads	3	12	12	42	
Paint Mines Trail	7	38	5	29	
Rock Island Trail		1			
Black Forest Section 16					
Rainbow Falls Historic Site	1	11			
Total Park Facility Reservations	284	10208	338	20818	
Total Fait Facility Nesel Valions	204	10200	330	20010	

Fairgrounds Facility Reservations	2020			2019	2019
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance
January	9	478		8	447
February	12	271		16	782
March	3	170		17	846
April	0	0		23	3213
April 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					
November					
December					
Total	96	6,808		175	22,214
		•	•		•
Fairgrounds Facility Reservations	202	20	201	19	
September	Rentals	Attendance	Rentals	Attendance	
Swink Hall - Fairgrounds					
Fair Corporation Meeting	0	0	1	5	
Lions Club Meeting	0	0	1	20	
FAB Board Meeting	0	0	1	46	
Senior Dinner	0	0	1	38	
COC Meeting	0	0	1	20	
Garza Farms	0	0	7	56	
Pikes Peak Library	0	0	3	13	
Darrell West - Family Reunion	0	0	1	50	
Fair - Pre-Sale	0	0	1	50	
South Kitchen - Grandstand					
Garza Farms	13	50	0	0	
Grounds					
<u>Track</u>					
Race	3	1800	1	2173	
<u>Barns</u>					
Livestock Arena					
Goat Clinic	0	0	1	30	
LAC Meeting	0	0	2	20	
4-H Vet Check	0	0	1	80	

Whittemore - Fairgrounds						
Fair Advisory Board Meeting		0	0	0	0	
Tall Advisory Bodia Wooding			<u> </u>	<u> </u>	, i	
Arena						
Bijou Buckers Mini Bulls - Bull Riding		0	0	0	0	
Silver Buckle Gymkhana		0	0	2	150	
Team Roping		0	0	3	30	
Month Total Fair Facility Reservations		16	1,850	27	2,781	
·						
Vandalism Report						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	Area	Cost		
			Rock near the			
Graffiti	1/26/2020	Rainbow Falls	Falls	\$400		
				'		
Graffiti	8/20/2020	Bear Creek Terrace	Playground	\$200		
			Total	·		
				\$600		
Volunteerism		202	0	2019	9	
					<u>Total</u>	
Total for Year	Goal	<u>Volunteers</u>	Total Hours	<u>Volunteers</u>	Hours	
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						
November						
December						
Totals	20,000 hours	1882	7,588	4191	24,481	
		202	0			
<u>September</u>		Volunteers	Total Hours			
Park Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		44	153			
Adopt-A-Park / Trail / Volunteer Projects		182	542			
Total		254	806			

Programming	Goal		2019	2019		
Totals for Year		Programs	Attendance	<u>Evaluation</u>	Programs	Attendance
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				1100		
November						
December						
Totals	800 / 21,000	405	12821	4.90	969	28726
September	Facility	<u>Programs</u>	Attendance	<u>Evaluation</u>		
Discover Bear Creek	BCNC	2	24	5.00	1	
Habitat	BCNC	1	5	5.00	-	
Incredible Insects	BCNC	2	44	5.00		
Colorado Wildlife Detectives	BCNC	8	78	5.00	1	
On the Trail Friday: Following Footprints	BCNC	1	17		1	
Scout Group Moonlight Hike	BCNC	2	20			
On the Trail Friday: Partying with Pollinators	BCNC	1	8		1	
Be Bear Aware	BCNC	1	10	5.00	1	
PPCC Environmental Class	BCNC	10	115			
Nature Explorers: Terrific Towhees	BCNC	3	30	5.00		
On the Trail Friday: Birding Bash	BCNC	1	22			
Webelos Day	BCNC	3	30	4.80	1	
Little Wonders: Sway & Dance with Animals and Plants	BCNC	2	20	5.00	1	
On the Trail Friday: Riparian Habitat Bingo	BCNC	1	16		1	
About the Trout of Bear Creek	BCNC	1	10	5.00		
Paint Mines Overnight Photography	BCNC	1	6			
Kaaum	BCNC	1	6		1	
Awesome Arthropods (Nature's Classroom)	FCNC	4	35	4.95	1	
Walk the Wetlands (Nature's Classroom)	FCNC	2	13	5.00	1	
Habitat Connections: Meadow	FCNC	2	17		1	
Nature Adventures: Spinning Spiders	FCNC	2	17	5.00		
Habitat Connections: Pond	FCNC	2	27			
Care and Community	FCNC	1	10			
2's & 3's Outdoors: Colorful Caterpillars	FCNC	2	7	5.00		
Homeschool Fridays: Awesome Arthropods	FCNC	2	21	5.00		
Fountain Creek Sunset Photography Hike	FCNC	1	10			
Habitat Connections: Creek	FCNC	1	7			
Outreach: Space Foundations	FCNC	1	8			
Habitat Connections: Wetlands	FCNC	1	6			
Habitat Connections: Monarch & Milkweed	FCNC	1	3			
Girl Scouts Daisies: Buddy Camper	FCNC	1	15	5.00		
Girl Scouts Brownies: Cabin Camper	FCNC	1	17	5.00		
Girl Scouts Brownies: Outdoor Adventurer	FCNC	1	15	5.00	]	

Girl Scouts Juniors: Eco Campers	FCNC	1	12	5.00
Habitat Connections: Woods	FCNC	1	4	
Creek Week Kickoff	FCNC	1	44	
First Aid/CPR	FCNC	1	4	
Take a Kid Mountain Biking Day	SPEVT	1	70	4.80
Trail Roaming	BCNC	2	6	
CPR/AED/FA class	CLASS	1	4	
Special Group Tour of Rainbow Falls	RF	1	11	
Manitou Cats Trail Work at Rainbow Falls	RF	2	16	
Yoga at Rainbow Falls	RF	1	8	4.30
TOTALS		78	868	4.95



COMMISSIONERS: MARK WALLER (CHAIR) LONGINOS GONZALEZ, JR. (VICE-CHAIR) HOLLY WILLIMAS STAN VANDERWERF CAMI BREMER

# COMMUNITY SERVICES DEPARTMENT

Park Operations ~ Planning ~ CSU Extension ~ Community Outreach Environmental Services ~Veterans Services ~ Recreation/Cultural Services

# ADMINISTRATIVE SERVICES MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

### September 2020

### **General Updates:**

1. Facility rentals have generated \$105,998 which is 58% of our \$180,000 annual goal.

### **Special Events:**

- Bear Creek Regional Park was host to The Pikes Peak APEX, a 4-day professional mountain bike race. The third and fourth day of the race started riders out at Bear Creek Regional Park. From there, the 250 participants advanced to High Drive, Frosty Park, Jones Park and Captain Jacks. This race was one of only a few pro mountain bike races in North America this year.
- 2. The Pikes Peak Road Runners invited the running community to a 'virtual running event' named the "Two Shoes Trek Challenge". Over a span of two weekends, participants were able to run several County and City trails at their own pace and enter their running times online based on an honor system.
- 3. In early August, CHSAA announced COVID-19 guidelines on how to get youth sports started up again with restrictions. After the announcement, nine High Schools immediately took advantage of the opportunity to involve kids in Cross Country events again. Staff worked quickly and effectively to get all schools/coaches successfully through the permitting process keeping all health guidelines in mind for the safety of all in attendance. All Regional Parks and their trail systems plus the New Santa Fe Regional Trail were used for the running events.



- 4. Youth sports continued through September which included soccer, Lacrosse and bike camps.
- 5. Seven special facility use permits were issued in September for photography and film project at Fox Run Regional Park and the Paint Mines Interpretive Park.



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# **COMMUNITY SERVICES DEPARTMENT**

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

# COMMUNITY OUTREACH and GRANTS Monthly Report – September 2020

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

## **Community Outreach**

**Veteran of the Year Award Ceremony:** El Paso County's Veterans Service Office and the El Paso County Board of Commissioners announced Colonel Nanette Brédé Mueller as the Veteran of the Year at their annual ceremony held this year at Centennial Hall, September 10.

Colonel Nanette Brédé Mueller is a difference-maker. Since retiring in 2010, Nanette's volunteer service to the veteran community includes her role launching and leading Prep Connect 360, a rigorous, community-supported week-long seminar taught in conjunction with Mt Carmel Veterans Service Center and the Pikes Peak Workforce Center. Since its inception in 2012, Prep Connect 360 has produced 780 well-prepared graduates, facilitating their strong transition into our civilian workforce and ensuring thriving families all contributing to the rich economy of our region.

We had 93 in attendance and over 270 citizens joining us as we live streamed the ceremony.

Creek Week: Staff participated in Creek Week Crew Leader Training virtually this year. County Parks is one of the designated weeklong supply pick up locations for our Crew Leaders. The Bear Creek maintenance shop also houses the District's materials year-round. We have five community events in County Parks, Bear Creek Nature Center, Bear Creek Regional Park, Bear Creek Dog Park, Fountain Creek Nature Center and Fox Run Regional Park. I would like to thank County Parks staff for their support and dedication to this important event that involves thousands of volunteers completing litter cleanups so trash/debris in our parks and trails don't end up in our waterways.

**Friends Groups:** We have a new Friends of Fountain Creek Dog Park Group! They have scheduled their first cleanup event, Saturday, October 10.

#### **Grants**

1. 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.





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LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS STAN VADERWERF. CHAMI BREMER

# COMMUNITY SERVICES DEPARTMENT

Park Operations ~ Planning ~ Community Outreach Environmental Services ~Veterans Services ~ Recreation/Cultural Services

# Recreation & Cultural Services Division Monthly Report – September 2020

Submitted by Todd Marts, Division Manager

#### General

- 1. Rainbow Falls Historic Site was open for eight days in September on Saturdays and Sundays. There were 4212 total visitors averaging 524 visitors a day and collected \$2,945.25 in donations, and \$141.25 of those were donations made from our new QR code, which directs people to donate on the Rainbow Falls PayPal Website.
- Blazin' 98.5 Radio interviewed Theresa Odello on September 22 from 11am until 12pm.
  The interview highlighted our involvement with the Cool Science Festival, but also
  reviewed what the nature centers do, on-line resources for kids, Partners for Parks,
  Nature's Classroom, and more.

#### **Projects, Fundraising & Grants:**

Bear Creek Nature Center has a new Partner in the Park, the Scott Lauther Foundation.
They, in addition to Gold Hill Mesa, will support the center with an annual \$5,000
donation that will assist in carrying out the nature center's mission of connecting and
inspiring stewardship. The Scott Lauther Foundation honors the memory of a local man
who loved running and exploring local trails and natural areas.

#### **Programs & Special Events:**

- 1. Bear Creek Nature Center's usual fall school field trip schedule has been interrupted this season due to Covid. With the aim of staying connected with students and engaged with the public, the nature center staff has implemented a programming schedule that includes "Nature's Classroom" field trip offerings twice a week. Homeschool students or other at-home learners can attend and gain from outdoor curriculum-based education. In addition, staff is offering guided hikes every Thursday, On-the-Trail Fridays, in which a staff member offers a free interactive activity on the trails for passers-by and a new passport guide that invites people to visit, explore, interact with staff and enter for prizes.
- 2. Bear Creek Nature Center partnered with Colorado Parks & Wildlife Aquatic Biologist for 'About the Trout of Bear Creek' on September 26. Participants learned about the types of trout in Bear Creek, including the greenback cutthroat trout, Colorado's threatened State fish. They also witnessed an electrofishing demonstration, which enabled them to see first-hand some of Bear Creek's fish inhabitants.



- 3. The nature center continues to offer public programs with Covid-related modifications. Although our participant numbers are smaller due to group size restrictions, recent programs including Honey Harvest, Preschool programs, Bear Aware program and Webelos Scout Badge Day have been at capacity, demonstrating that the community is eager for education and engagement.
- 4. Girl Scout Event— Staff offered 4 badge programs to a variety of scouts: Daisies earned their Buddy Camper badge, Brownies earned Cabin Camper & Outdoor Adventurer badges, and Juniors earned their Eco Camper badge. The weather was sunny and warm, and all had a great time. 57 participants in 4 programs.
- 5. Creek Week Kickoff— About 44 volunteers worked at cleaning litter out of Fountain Creek and surrounding areas in Fountain Creek Regional Park on this warm Saturday morning. They worked from the Willow Springs Ponds area south on the Regional Trail and social trails following Fountain Creek, and around the Nature Trail. Groups of 10 or less checked in every 15 minutes allowing us to adhere to COVID restrictions on group size. They worked from 9:00 a.m. 12:00 p.m. Two Girl Scout Troops and students from UCCS, and members of the general public participated.
- 6. Nature's Classroom is having moderate success in providing Environmental Education programs for small groups 6 programs, 48 people.
- 7. Habitat Connection—staff continues to offer this on-going interpretation to guests on the trail in our 5 habitats: Creek, woods, wetlands, meadow, & pond. 64 guests served.
- 8. Events at Rainbow Falls this month:
  - Yoga at Rainbow Falls was held on September 5, with 8 participants.
  - Manitou Cats spent two days working on a pathway to "the beach" area by the falls. This path helps improve safety by allowing visitors to access the site closest the falls by using the path rather than crossing a boulder field.
  - On September 17, a group of visitors from a senior living community visited the Falls and received a history and geology talk by the Park Caretakers.
- 9. Take a Kid Mountain Biking Day was held on September 19 at Fox Run Regional Park. A total of 70 participants included 38 kids, 15 volunteer coaches, and about 20 adults. This event was very successful in teaching kids basic mountain biking skills and giving them a chance to try riding the trails with support from experienced riders. At the end of the event, over \$800 worth in donated items were raffled off as prizes, and every participant this year was able to get a prize. Special thanks go out to the sponsors of this event: MTB with Stacy, VeloFix mobile bike repair shop, Criterium Bicycles, ProCycling, Colorado Springs Bike Shop, and Kids on Bikes.
- 10. A blended learning First Aid/CPR/AED class was held at Fountain Creek Nature Center on September 30. This class combined an online portion and an instructor-led classroom skill session for participants to become certified through the American Red Cross.



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## COMMUNITY SERVICES DEPARTMENT

Park Operations ~ Planning ~ Community Outreach Environmental Services ~ Veterans Services ~ Recreation/Cultural Services

PARK OPERATIONS DIVISION
MONTHLY REPORT
SEPTEMBER, 2020

## **Parks Planning**

### **Capital Project Management:**

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

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



El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75 mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. Stantec Consulting Services was selected to complete the design of the Ute Pass Regional Trail. The design project launched in 2019 and will last through 2020 with construction planned afterwards. A survey 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 indicates that the grant funds are not adequate to construct the entire portion of the trail. Staff met with CDOT in February and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. Coordination with CDOT and design efforts continue. Public input is scheduled for fall and final design is anticipated in 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. 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. A GOCO grant was submitted in October 2019 to help fund Phase II improvements. The grant was awarded to the County in March 2020.

**Bear Creek Regional Park Pickleball Courts** – Design / Build contract for twelve pickleball courts was awarded to Renner Sports Surfaces May 2020. The design was completed August 2020 with anticipated construction completion Fall 2020.

**Bear Creek Regional Park Restroom**— Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. A design contract was awarded to Tremmel Design Group (TDG) in May 2020. A kickoff meeting was held in May with preliminary concepts reviewed in June. A 60% design development plan set was delivered in September. Public input is anticipated in the fall with final design anticipated by end of year. Construction is anticipated in spring 2021.

### Planning:

Fountain Creek Regional Park Master Plan / Phase I Improvements - Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden was finished spring 2018. 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 summer 2020.

Widefield Community Park Master Plan / Phase I/II Improvements - The Master Plan was approved by the Board of County Commissioners on March 30, 2017. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. 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 2020. Performance Recreation was chosen to complete the Phase II improvements in 2020 at a not to exceed cost of \$134,090. A kick-off meeting was held in August with construction scheduled between October and 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 Bohannan-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 Construction planned fall/winter 2020.

#### Other:

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

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

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

**Grants for Capital Projects** - EPC Parks has been awarded 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**

#### **Central District:**

**Bear Creek Regional Park** – September has been a month of extremes with record low and high temperatures. Maintenance staff has had to adjust from snow removal operations to increasing irrigation programs. The weather has recently stabilized to near perfect conditions and operations staff have taken advantage and completed many annual maintenance tasks.

Turf aeration and fertilization efforts were completed at all Central District properties. Warm ground temperatures should allow the uptake of key nutrients and provide ideal soil conditions for next spring growth.

Selective herbicide was applied to all athletic fields and high-profile irrigated turf areas. Our primary objective is to eliminate unwanted weeds such as Broadleaf Plantain, Bindweed, Dandelion, and Black Medic.

The Central team successfully hosted the Pikes Peak Apex cycling event which utilized Bear Creek Regional Park as a launching point to access various front range trail systems. The event was well organized and helped promote recreational opportunities in Colorado Springs.

Staff continues to aid with the pickleball court construction project. Staff removed and relocated an irrigation mainline that would have been under the new court foundation. Subgrade preparation is complete, and contractors hope to place concrete in early October. Daily site visits are being conducted to monitor progress and to ensure objectives outlined in the RFP are being met.

Atticus Baker successfully completed his Eagle Scout Project by greatly assisting operations staff with several maintenance tasks. Project specifications involved adding playground safety surfacing to the Bear Creek Terrace playground and planting two Autumn Blaze Maples around the playground to provide shade and to improve aesthetic value.

Significant time has been designated to assist the Equestrian Skills Course Friends Group with reconstruction of the pond obstacle. Several feet of fill material and the pond liner were removed. All the new pond liner material (bentonite) is staged onsite and staff hopes to complete pond construction in mid-October.

**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 moving and trimming native areas at entrances and high traffic areas. We are hopeful that moving will improve visibility and encourage quest 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.

**Rainbow Falls Historic Site –** The site continues to draw impressive numbers averaging 500+ guest per day. Parking, restroom capacity, and overall site management has become very difficult. Management staff is collaborating to determine options to assist with increased usage.

Manitou Trail Cats (volunteer group) finished construction of a gravel path to the falls. The path improved access to the falls by providing a designated route that is much safer than traversing the large boulder field.

**Downtown Facilities –** Staff remains busy with general maintenance tasks including mowing, trimming, weed management, irrigation repairs, and trash removal. All aeration and fertilization efforts were completed, and staff is now preparing to winterize irrigation systems.

**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. All trail aprons were mowed, and box blading efforts were completed.

#### **East District:**

**County Fairgrounds –** The East team setup for three auto races, an event in Swink Hall, and an Australian Shepherd Agility Dog Show. One auto race remains for the 2020 season.

Park Operations and County Facilities team worked together to trench and install a new electrical line to race pit shack. The project was completed prior to the last races of the season.

The East team was able to get a head start on tile floor maintenance this year. Staff stripped and waxed the restrooms in the Livestock Arena Building. The floors in the Grandstands Building were buffed for the final races. Whittemore Restrooms are next to be completely restored.

**Homestead Ranch Regional Park –** Staff has completed most of the landscape bed demolition. The only task that remains is final grading in the far eastern parking lot bed.

Staff continues to remove the Duckweed from the pond and will monitor the rest of the season. Blue-green algae treatments have been conducted this year and it has been a success. We continue to treat, monitor, and test for the algae.

**Rock Island Regional Trail –** Staff focused efforts on trail maintenance this month. The team trimmed back numerous shrubs and trees encroaching the trail corridor. We focused on minor bridge repair and culvert cleaning.

Another focus was trail underpasses maintenance which consisted of shrub removal, graffiti removal, and drainage repairs.

**Drake Lake Open Space -** Staff moved two large logs from Rock Island Trailhead to Drake Lake. These logs will be basking logs for the turtles and frogs that live in the pond as part of our habitat restoration project. While onsite, an area of the retaining wall was backfilled and erosion issues corrected near the parking area.

#### **North District:**

**Fox Run Regional Park** – Due to the dry, warm weather, staff has continued focus on the irrigation systems. Staff performed multiple system checks, mainline repairs, head replacements, and problem solving the pump system variable frequency drive. Native grass seed was planted in native areas aroung the lakes that received high foot traffic this summer. Staff replaced Lexan on all signs, installed a memorial bench in the dog park, removed multiple illegal dumps, and made trail repairs on the east side of the park. All turf areas have been

treated with a broadleaf herbicide. The North team and El Paso County Wildland Fire have completed mitigation of another section within the park. Focus will move to a new unit north of Fallen Timbers.

**Black Forest Regional Park –** Staff also focused on balancing the irrigation system. Staff has performed multiple system checks and head replacements. All turf areas have been treated with a broadleaf herbicide to reduce weed growth. Staff has sprayed all weeds in the active use areas and removed multiple illegal dumps in the park and the Cathedral Pines community.

**Pineries Open Space –** Staff answered numerous neighbor requests to clear fallen trees, repair fences, and cut hazard trees that may cause future damage to their property. Initial discussions occurred between Black Forest and Falcon Fire departments regarding emergency access to allow quicker response times to remote areas of the trail system.

**New Santa Fe Regional Trail –** Staff completed weed control in parking lots, trailheads, and the trail. Ash trees that died from last year's October freeze were removed from Baptist Road trailhead.

**Black Forest Section 16 –** Staff repaired numerous areas of the perimeter fence and rebuilt a large section of fence around the School in the Woods. Multiple trees that had fallen in the park were removed.

**Palmer Lake Recreation Area**— Parking lots were graded, split rail fence repaired, and weed control was completed by the North team.

#### **South District:**

**Fountain Creek Regional Park** - Colorado's weather changes can be unique, and September was a reminder of this. The South team took the early frost to prep for snow season. In the South District, no removal was required, but staff prepped snowplows, serviced ice melt spreaders, inventoried ice melt and prepped all removal equipment for the season.

Post-emergent broadleaf weed applications were completed in turf areas about 2 weeks prior to fall turf aeration and over-seeding. We were targeting a variety of broadleaf weeds like Plantain, Dandelion and Spurge.

Staff assisted County Facilities with repairing electric lines for the parks primary well system due to a short. The result was a loss of power to our A1 well, prohibiting us from filling the irrigation pond and the irrigation system was down for 10 days.

Fountain Creek's active use area provided an excellent venue for two cross country running events this month. The public commented on how well the park and restrooms were kept and the great experience they had working with the Park Administration office. Pine Creek High School Cross Country program coordinated all was a great success.

Staff completed a variety of seasonal routine maintenance tasks. More notable was pressure washing pavilions and restroom walls / floors. Over the course of the summer dirt and grime tends to build up on wall, floors, and pavilion support columns.

During routine irrigation maintenance checks, staff discovered and fixed two zone leaks. Keeping up on the zone leaks is critical to ensure even distribution of precipitation and reduce the hot spots in the turf.

The South team completed removal and replacement of a portion of sidewalk near pavilion two and three. The East District provided support with concrete placement and finishing. Great teamwork between park districts as well as the finished product.

**Kane Ranch Open Space –** Construction of the Kane Ranch trailhead improvements has been delayed due to drainage plan changes and permitting processes. Approval has been obtained for the updated plans and construction should begin early October.

It was discovered that cattle gained entrance to the construction area through old and damaged fencing. Staff repaired approximately 100 linear feet of fence to help prevent cattle from entering the property.

**Maxwell Street Trailhead –** There continues to be an ongoing problem with abandoned cars at the trailhead. Staff has reported abandoned cars to Park Security and EPSO dispatch for removal. Three vehicles were abandoned in the month of September.

Staff mowed and trimmed native areas around the trailhead as well as areas north of the trailhead where homeless camps tend to develop along the trail corridor. The goal is to keep areas open and visible to discourage camping which has been a success this year.

**Ceresa Park** – The playground transition platform that was damaged in August has been replaced by the Park Operations Support Supervisor. Staff is currently working with playground manufacturer representatives on playground repair or replacement options. The playground is over 25 years old and needs updating due to replacement parts being limited.

**Widefield Community Park** – Staff repaired a section of sidewalk that is part of the Crews Gulch Trail. Two sections of sidewalk buckled, and repairs included dowels being installed into adjoining concrete sidewalk to help prevent future movement of the sidewalk.

**Grinnell Blvd -** Routine irrigation checks discovered a couple minor leaks that were repaired by staff.

**Fountain Creek Nature Center -** South District graded the road and parking lot surface with the tractor and box blade. Weathered boards on the square pond observation deck were replaced.

**Fountain Creek Regional Trail** – Staff pruned encroaching trees and shrubs along approximately one mile of trail. Trail surfacing was placed on portions of the trail between South Academy and Stratmoor Valley Park that had minor rutting and drainage damage. Staff found a clogged drainage culvert that was a source of the trail damage. The culvert has been cleared of sediment and debris.