

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Park Advisory Board

Meeting Agenda

Wednesday, December 8, 2021 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Falcon Highland Sketch Plan Amendment	Greg Stachon	Endorsement
B. Latigo Trails Filing No. 9 Final Plat	Ross Williams	Endorsement
C. Latigo Trails Filing No. 10 Final Plat	Ross Williams	Endorsement
D. Waterbury Filings No. 1 and 2 PUD Preliminary Plan	Ross Williams	Endorsement

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
7. Information / Action Items		
A. 2022 Action Plan	Todd Marts	Endorsement
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the November 10, 2021
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Ed Hartl, Chair
Alan Rainville, Vice Chair
Anne Schofield (via TEAMS)
Terry Martinez (via TEAMS)
Kiersten Steel
Lois Landgraf

Staff Present:

Todd Marts, Executive Director
Brian Bobeck, Park Operations Division Manager (TEAMS)
Jason Meyer, Planning Supervisor
Greg Stachon, Landscape Architect
Ross Williams, Park Planner

Absent: Jim Cassidy, 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. Approval of Agenda: **Alan Rainville made a motion to approve the meeting agenda. Lois Landgraf seconded the motion. The motion carried 7 - 0.**
3. Approval of Minutes: **Lois Landgraf made a motion to approve the October 13, 2021 meeting minutes. Anne Schofield seconded the motion. The motion carried 7 - 0.**

4. Introductions and Presentations:

A. **5th Annual Pikes Peak or Bust Pickleball Tournament**

Dong Nguyen, Pikes Peak Pickleball Association, updated the board on the 5th annual Pikes Peak or Bust Pickleball Tournament which was held in August at Bear Creek Regional Park. This was the first tournament held at this new pickleball facility.

5. Citizen Comments:

Susan Davis, Trails and Open Space Coalition thanked the board for their support for ballet measure 1A. She is hoping for future opportunities for TABOR retention for parks.

Cory Sutella, Medicine Wheel Trails Advocates, stated that the organization sees a big opportunity with PPRTA3 in regard to combining recreations trails with the transportation system. He would like to see an opportunity come to light to combine City and County trails transportation systems. Mr. Sutella stated that it was a pleasure to partner with the County on the "Take a Kid Mountain Biking" program organized by Theresa Odello.

6. Development Applications:

A. **Koinonia Ranch Preliminary Plan & Final Plat**

Greg Stachon provided an overview of Koinonia Ranch Preliminary Plan & Final Plat.

Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Koinonia Ranch Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,760. Alan Rainville seconded the motion. The motion passed 7 – 0.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Koinonia Ranch Filing No. 1. Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,760. Lois Landgraf seconded the motion. The motion passed 7 – 0.

B. **Saddlehorn Ranch Filing No. 2 Final Plat**

Ross Williams provided an overview of Saddlehorn Ranch Filing No. 2 Final Plat and addressed questions.

Lois Landgraf recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Saddlehorn Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$19,320. Alan Rainville seconded the motion. The motion passed 7 – 0.

C. **Sterling Ranch Filing No. 3 Final Plat**

Ross Williams provided an overview of Sterling Ranch Filing No. 3 Final Plat.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Sterling Ranch Filing No. 3 Final Plat: (1) show on this Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Sand Creek that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail; (2) require fees in lieu of land dedication for regional park purposes in the total amount of \$28,980 and urban park purposes in the total amount of \$18,270. 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. Terry Martinez seconded the motion. The motion passed 7 – 0.

7. Information / Action Items:

A. Park Lands Agreement – The Glen at Widefield Filing No. 10

Jason Meyer provided an overview of the Park Lands Agreement for The Glen at Widefield Filing No. 10 and addressed questions by the board.

Anne Schofield moved to endorse the approval of the Park Lands Agreement with Glen Development Company for The Glen at Widefield Filing No. 10. Lois Landgraf seconded the motion. The motion passed 7 – 0.

B. Park Lands Agreement – The Hills at Lorson Ranch Filing No. 1

Jason Meyer provided an overview of the Park Lands Agreement for The Hills at Lorson Ranch Filing No. 1

Lois Landgraf moved to endorse the approval of the Park Lands Agreement for The Hills at Lorson Ranch Filing No. 1 subject to final revisions by the County Attorney's Office and Board of County Commissioners. Alan Rainville seconded the motion. The motion passed 7 – 0.

C. 2022 Facility Use Fee Schedule

Todd Marts provided an overview of the Facility Use Fee Schedule and proposed a change for the 2022 Facility Use Fee Schedule. The proposed change would include raising the refundable damage deposit for special events from \$50 to \$100. Mr. Marts addressed several questions by the board members. Member Lois Landgraf questioned why fees are charged since taxpayer fund park facilities. Mr. Marts explained that all County Parks are always open for the public to use to include all rentable facilities. However, if exclusive use is requested or the proposed activity exceeds regular park use, a fee would apply. He stated that County fees are equal or below what the City of Colorado Springs, other municipalities or the State is charging. Commissioner VanderWerf cautioned against any general fee increases.

Alan Rainville moved to endorse the proposed 2022 Facility Use Fee Schedule. Kiersten Steel seconded the motion. The motion passed 7 – 0.

D. 2021 Rainbow Falls Historic Site Annual Report

Theresa Odello presented the 2021 Rainbow Falls Historic Site Annual Report to the board and addressed questions. She highlighted the high visitor number for 2020 which decreased in 2021. The site still received a high number of visitors but overflow parking lots, not owned by the County, which were previously used are no longer available and the site is restricted to 9 parking spaces. She also highlighted the many programs that were held at the site to include Winter waterfall viewings, geological and historical walks, photography classes, and clean-up days.

RECORD OF PROCEEDINGS

8. Monthly Reports:

Chair Hartl inquired about the opening date of Kane Ranch. Ross Williams stated that staff is currently working on the installation of an automated gate at the site entrance, a specific opening date of the site is to be determined.

9. Board/Staff Comments:

Theresa Odello stated that the El Paso County Nature Centers, staff and volunteers were awarded the Superhero Award from Visit Colorado Springs for their above-and-beyond services to the community in 2020. She also highlighted two recent Nature Center events; The Fall Harvest Festival which was a fundraiser benefiting the Nature Centers. The event was held at Gold Hill Mesa and the Pumpkin Party & Jack-o-lantern trail event which brought 1,000 visitors to the Fountain Creek Nature Center.

10. Adjournment: **The meeting adjourned at 2: 55 p.m.**

Susan Jarvis-Weber, Secretary

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Falcon Highland Sketch Plan Amendment

Agenda Date: December 8, 2021

Agenda Item Number: #6 - A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

This is a request by Matrix Design Group, on behalf of Challenger Communities, to amend the Falcon Highland Sketch Plan. Falcon Highlands is located south of Woodmen Rd, west of Highway 24, and west of New Meridian Rd in the Falcon area of El Paso County. The Falcon Highlands Sketch Plan was approved in 2004 and includes a mix of residential and commercial uses.

The purpose of this application is to request approval of a major sketch plan amendment to 114.1 acres currently known as Filing 3 which is zoned PUD permitting single family residential at a density of 1.58 DU/Acre. The amended area is proposing to increase the overall site density with 19.8 acres of residential single family residential at a density of 1.0-2.99 DU/Acre and 95.1 acres at a density of 3.0-5.99 DU/Acre.

The proposed sketch plan amendment would double the current density permitting up to 400 single family detached units while providing 23 acres of open space and drainage areas. The amended area will include a mix of lot sizes ranging from 3,500 SF to 6,600 SF within the 95.1-acre higher density area and 20,000 SF lots within the 19.8-acre lower density area.

Staff notes that there is a conflict between the sketch plan drawing and letter of intent regarding a proposed park site. The sketch plan drawing shows a proposed park centrally located within the higher density 95.1-acre area. However, the letter of intent contradicts the plan and makes no mention of the park site. A park site is more than appropriate for a development of this size, even more so since this amendment is seeking to increase the overall density of the site. Please revise the letter of intent to identify the park site and include the park acreage to ensure it is adequately sized for this development.

While not shown on the sketch plan amendment, the letter of intent makes several references to providing recreational trails in the open spaces which will benefit the residents of this development. Staff appreciates this inclusion and looks forward to reviewing future detailed submittals to ensure these trails connect to the nearby Rock Island Regional Trail and Woodmen Hills Regional Trail.

The letter of intent outlines that proposed open space and drainage tracts will total 23 acres (21%) of this site and will include landscaping, trails, and detention facilities. Staff would like to note that open space areas must be usable, and that for detention facilities to be included they cannot make up more than 10% of the site.

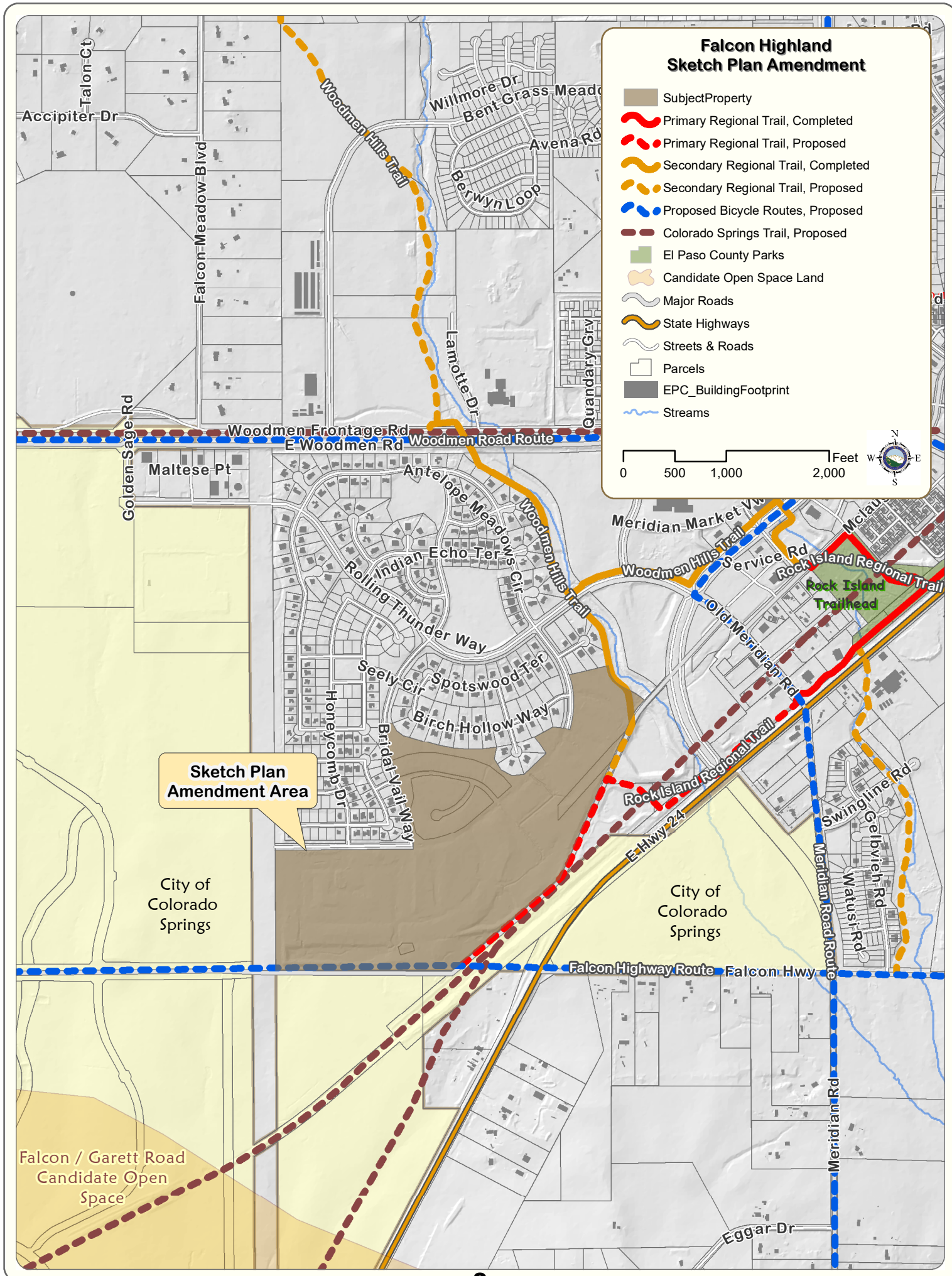
The 2013 El Paso County Parks Master Plan shows two proposed regional trails impacted by the project. More specifically, the Rock Island Primary Regional Trail and Woodmen Hills Secondary Regional Trail. The subject property is in an important location as it is where the two regional trails connect to one another and provide a connection to the City of Colorado Springs' Rock Island Regional Trail. These connections will allow trail users to access neighborhoods to the north of Woodmen Road, City of Colorado Springs trails to the west, and to Peyton and developing neighborhoods to the east along highway 24.

The Woodmen Hills Secondary Regional Trail runs along the north-east and east side of the site adjacent to a drainageway. This trail is partially complete from Woodmen Road to Rolling Thunder Way. This trail is proposed to continue south, making a connection to the Rock Island Regional Trail. Future trail easement will be requested along the entire eastern boundary of the sketch plan area near lot 52 and along the drainageway and utility corridor / road.

The Rock Island Primary Regional Trail continues along the south and southeast side of the subject property. The Rock Island Trailhead currently totals 9-miles in length between Peyton and Falcon ending at Meridian Road. This trail is proposed to continue west and southwest, making a connection to the Woodmen Hills Regional Trail, and continuing to the City of Colorado Springs. Future trail easement will be requested along the entire southern boundary of the sketch plan area along the utility corridor / road.

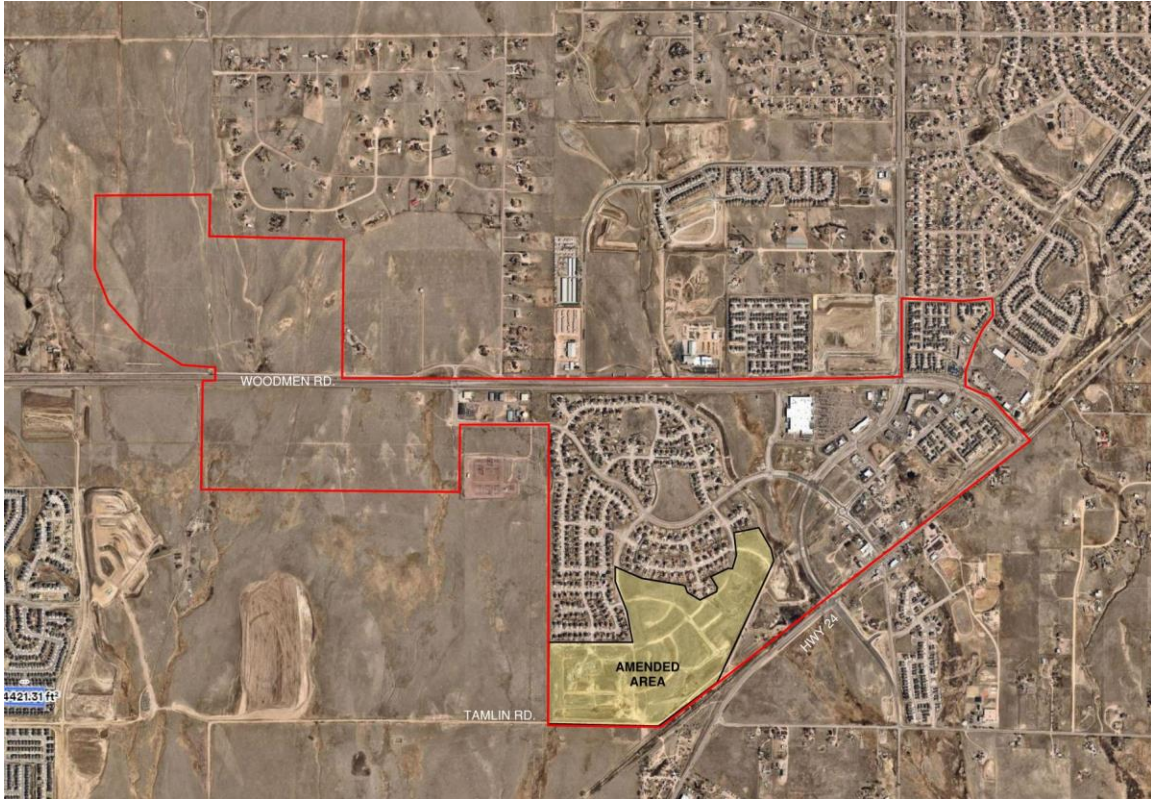
Recommended Motion (Sketch Plan Amendment):

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 Falcon Highland Sketch Plan Amendment: (1) require fees in lieu of land dedication for regional and urban park purposes. For this Major Sketch Plan amendment there are no required park fees. Required park fees will be calculated upon future submittal of final plat(s). (2) designate and provide to El Paso County a 25-foot trail easement along the southern boundary of the amended sketch plan area that allows for public access, as well as construction and maintenance by El Paso County of the Rock Island Primary Regional Trail and the Woodmen Hills Secondary Regional Trail. Trail easements will be shown on future final plat(s).



**FALCON HIGHLANDS FILING NO. 3
LETTER OF INTENT
SKETCH PLAN MAJOR AMENDMENT**

November 2, 2021



PREPARED FOR:

Challenger Communities
8605 Explorer Dr., Suite 250
Colorado Springs, CO 80920

PREPARED BY:

Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920

Owner/ Applicant: Challenger Communities
8605 Explorer Dr., Suite 250
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Office: (719) 598-5192

Planner: Matrix Design Group
2435 Research Parkway, Suite 300
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Office: (719) 575-0100

Civil Engineer: Daniel Madruga
ATWELL, LLC
303.521.1289 Mobile
6200 S. Syracuse Way, Suite 470
Greenwood Village, CO 80111
Office: (303) 462-1100

Tax Schedule No: 5300000566,5300000586-8

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Challenger Communities, is respectfully submitting a development application for a Sketch Plan Amendment to the existing Falcon Highlands community. Falcon Highlands is located south of Woodmen Rd, west of State Highway 24 and west of New Meridian Rd. in the Falcon area of El Paso County. **The Falcon Highlands Sketch Plan area is currently zoned PUD with an approved use of single family residential at a density of 1.58 DU/ Acre.** The Falcon Highlands Sketch Plan was most recently amended in 2007 to permit increased commercial acreage.

The proposed site amendment area is bordered by existing residential development to the north; a drainage channel to the east; and vacant land to the south and west. The existing development to the north is single family residential and is a part of the Falcon Highlands Sketch Plan. The drainage channel to the east is also within the Falcon Highlands Sketch plan and is in FEMA zone AE and will remain unaffected by this amendment. The vacant land to the south and east is a part of the City of Colorado Springs, currently zoned R to the south and R1-6 to the east. The amended area contains no natural drainage ways or significant natural features.

Request & Justification:

The purpose of this application is to request approval of a major sketch plan amendment to the Falcon Highlands Sketch Plan originally approved in 2004. The area as part of this amendment request within the existing Falcon Highlands development is currently known as Filing 3 and encompasses 114.1 total acres. These 114 acres was originally part of a larger 240 acre parcel permitting single family residential at 1.58 Du/ Acre. Much of these 240 acres has

been developed and constructed as part of Falcon Highlands Filing No. 1 and No. 2 existing lots as small as 10,000 SF up to an acre or larger in size. The amended area is proposing to include 19.8 acres of residential single family residential at a density of 1.0-2.99 DU/AC to align with the existing neighborhood and 95.1 acres at a density of 3.0-5.99 DU/AC. The proposed higher density land use area will be buffered by Antelope Meadow Circle. The zoning will remain PUD with a future submittal to include a comprehensive PUDSP outlined the development in detail.

The proposed sketch plan amendment would permit up to 400 single family detached units and 23 acres of open space and drainage areas. The amended area will include a mix of lot sizes ranging from 3,500 SF to 6,600 SF within the 95.1 acre higher density area and 20,000 SF lots within the 19.8 acre lower density area. Adequate buffers, landscaping and transitions will be illustrated with future, more detailed submittals. The proposed plan includes continuing Antelope Meadows Circle, a residential collector, from existing Birch Hollow Way to southwest terminating at the western property boundary. This continuation will create a looped roadway system with multiple access points as well as providing for a future connection to the adjacent property to the west. All streets will be designed as public roadways and constructed to El Paso County requirements.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Falcon Highlands development, open space and community connections are planned providing access to open space corridors, the existing pocket parks, a proposed school site, and future adjoining commercial. This is achieved via planned trails through open space tracts, and internal sidewalks.

El Paso County Master Plan Consistency Evaluation

The purpose of the Sketch Plan process reviews, at a conceptual level, the feasibility and design characteristics of the proposal based on El Paso County standards. The sketch plan review examines the feasibility of the division of land including review of the schematic design, ability to obtain water and sanitation, identification of environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, and conformance with the Master Plan.

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed Falcon Highlands Sketch Plan Amendment would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. In addition, Falcon Highlands is located near a commercial activity center of which the increased residential density can help support.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage.

3. *Would the use be providing necessary housing or essential goods and/ or services?*
The proposed Falcon Highlands Sketch Plan Amendment to increase the density to permit more single family homes than was previously approved will help provide necessary and needed housing in the Falcon area. The proposed density increase supports Goal HC1: Promote development of a mix of housing types in identified areas and Goal HC3: Locate attainable housing that provides convenient access to good, services and employment. The Falcon Highlands development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities.

Geographic Considerations:

1. *Is the proposed use located within a Key Area? If so, does it fit with the development recommendations for that particular Key Area?*
Falcon Highlands is located within the Potential for Annexation Key Area due to its proximity to the City of Colorado Springs city limits to the west as part of Banning Lewis Ranch. However, the proposed development is not identified as a Priority Annexation Area per the priority annexation map. The proposed density increase would be inline and compatible with existing and planned residential densities as part of Banning Lewis Ranch.
2. *Does the use promote the level of change identified in the Areas of Change?*
The Falcon Highlands area is identified as an area of *Minimal Change: Developed* per the recently approved Master Plan. While this area is mostly building out with Filings No. 1 and No. 2 with an established character, this isolated pocket of undeveloped land of Placetype: Suburban Residential can be successfully developed with an increased density through the application of appropriate transitions and design techniques. For example, this proposed Sketch Plan provides for larger lots and decreased densities where immediately adjacent to existing homes while the more dense land use areas are separated by a collector roadway. This design approach meets Goal LU1: Ensure compatibility with established character and infrastructure capacity.
3. *Does the use fall within the primary or supporting land uses within the appropriate placetype?*
The Falcon Highlands development area is identified as a Suburban Residential Placetype characterized by primarily single family detached housing with a density range of up to 5 units per acre. As illustrated in Section 4 Housing and Communities, “to sustain Falcon’s growth momentum, the county should continue to prioritize Suburban Residential in this area.” The proposed sketch plan amendment meets this objective and Goal LU3: Encourage a range of development types to support a variety of land uses and Objective LU3-3 by utilizing single family detached housing within an existing neighborhood.
4. *Is the use located in a Priority Annexation Area? If so, does it align with the growth and development plans for the nearby municipality?*
While the Falcon Highlands development is located within the Potential for Annexation Key Area due to its proximity to the City of Colorado Springs city limits to the west as part of Banning Lewis Ranch; the proposed development is not identified as a Priority Annexation Area per the priority annexation map.

5. *Is the use located within a Housing Priority Area? If so, is it one of the allowed housing types?* The proposed Falcon Highlands development is not located within a Housing Priority Area.
6. *Is the use located within a Commercial Priority Development Area? If so, is it one of the allowed commercial uses for that area?* The proposed Falcon Highlands development is not located within a Commercial Priority Development Area.
7. *Is the use located within an Employment Priority Development Area? If so, is it one of the allowed employment-focused uses for that area?* The proposed Falcon Highlands development is not located within an Employment Priority Development Area.

County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*
The proposed Falcon Highlands development will be served by existing infrastructure to include water and wastewater services, electricity and roadways. The proposed Falcon Highlands development will be required to complete the construction of Antelope Meadows Circle providing multiple access points in to and out of the subdivision meeting *Goal LU4: Continue to encourage policies that ensure “development pays for itself”*.
2. *Does the development trigger the need for such infrastructure?*
The proposed development does not trigger the need for infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development may trigger upgrades and/ or expansion of existing facilities to accommodate the increased densities meeting *Goal LU4: Continue to encourage policies that ensure “development pays for itself”*.
3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*
The proposed Falcon Highlands amendment will require public street roadways to be designed and built to El Paso County Standards. Region trail connections along Highway 24 will be provided as necessary per the El Paso County Parks Master Plan. This supports *Goal TM2 Promote walkability and bike-ability* by continuing the construction of trail corridors connecting this development with adjacent neighborhoods and the commercial activity center to the northeast.

Best Practices Considerations:

1. *Does the development appropriately include conservation design best practices to protect/preserve existing natural resources?*
Future, more detailed design submittals will illustrate implementation of any conservation best practices such as clustered development, inclusion of parks/ open space, and preservation of natural areas.

2. *Does the development include best practices to protect existing natural resources and prevent unnecessary property damage? If not, does it include methods for impact mitigation?*

Future, more detailed design submittals will illustrate implementation of any conservation best practices such as clustered development, inclusion of parks/ open space, and preservation of natural areas.

The proposed property is suitable for the intended use and the use is compatible with both the existing and allowed land uses on the neighboring properties to the west and north consisting of single family residential or open space. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space. There are no areas of significant historical, cultural or recreational features found on site.

The project has been designed to not be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet.

El Paso County Sketch Plan Section 7.2.1C -Approval Criteria

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.* The proposed subdivision is in general conformance with the master plan and helps to meet to primary goal of creating a competitive place to live, work, invest and visit.

The proposed subdivision is in conformance with the requirements of this Code. The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
2. *The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.* The proposed residential area is compatible with the surrounding residential and commercial land uses.
3. *The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies.*
4. *Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities.* All necessary services are available to meet the need for the proposed development and were included in the previous Sketch Plan approval.
5. *The soil is suitable for the subdivision.* The soils are suitable for construction with any necessary soil hazards to be mitigated using common and accepted engineering design techniques. More detailed soil investigations may be provided with future submittals.
6. *The geologic hazards do not prohibit the subdivision, or can be mitigated.* An Engineering Geology Study was completed in 2000 for the Falcon Highlands development. This study indicated the site is relatively free from geologic hazards with

the more significant hazard potential to be erosion, potential for flooding and shallow groundwater. The potential hazards identified are relatively common to the region and are mitigated by accepted engineering design techniques and construction practices. More detailed soil investigations may be provided with future submittals.

7. *The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.].* The proposed project does not contain any mineral deposits of commercial value.
8. *The design of the subdivision protects the natural resources or unique landforms.* There are no natural resources or unique landforms within the proposed project area.
9. *The proposed methods for fire protection are adequate to serve the subdivision.* The proposed subdivision will have adequate circulation and meet all design criteria of the Falcon Fire District. A Fire Protection Report and Fire Commitment will be provided with future, more detailed submittals.
10. *The subdivision is appropriate, and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.* There are no major development constraints on this site. Existing drainage facilities will be retained or modified as necessary for the development.

Total Number of Residential Units, Density, and Lot Sizes: Approximately 400 Single-Family Detached Residential Units for a density of 1.0-5.99 DU/AC.

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

The overall Falcon Highlands Development meets the open space requirement within the PUD Zoning District. **Approximately 23 acres of the 114.1 acers being amended will be used as open space and drainage.** The future open space tracts will include elements such as landscaping, trails, and detention facilities. The future open space provided within the amended area will be a part of the cumulative open space of the overall Falcon Highlands development and is in accordance with previous approved sketch plan.

Types of Proposed Recreational Facilities:

While there are no major recreational facilities such as large playfields, neighborhood parks proposed within amended area, trails and pedestrian connections to existing parks will be provided with future more detailed submittals.

Master Plan for Mineral Extraction:

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the EL Paso County Planning Commission and Board of County

Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as 'Upland Deposits' containing sand and gravel with silt and clay; remnants of older streams deposited on topographic highs or bench like features. Therefore, the proposed project does not contain any mineral deposits of commercial value and does not permit the use of any area containing a commercial mineral deposit which would unreasonably interfere with the present or future extraction of such deposits.

Water and Wastewater Services:

Water and Wastewater municipal services will be supplied by the Falcon Highlands Metropolitan District. Letters of intent to provide these services have been provided as part of the submittal.

EL PASO COUNTY WATER MASTER PLAN:

The Falcon Highlands development is located within planning area 3 of the El Paso County Water Master Plan which encompasses the Falcon area and served by a variety of water suppliers including the Falcon Highlands Metropolitan District and Woodmen Heights Metro district for sanitary.

Falcon Highlands Metro District (FHMD) current SFE of 451 with a maximum SFE of 711. It is recommended that Falcon Highlands Phase 1 Preliminary Plan be limited to 206 SFE in order to remain with the expected system capacity at the end of 2022/2023. This allows for 50 +/- SFE to be developed with the existing area as infill.

The Falcon Highlands Sketch Plan Amendment meets the stated master plan Goals and Policies:

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

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

Wastewater flows for WHMD are based on the established benchmark of average daily flow of 163 gallons per day per SFE and 172 gallons per day per SFE for average daily maximum flow. It is likely that the change to the Sketch Plan will result in exceeding the contracted 750 SFE.

Existing SFE connected to the WHMD system is 423 and the upper limit for SFE under the IGA is 750. Roughly 278 SFE are available.

Traffic Engineering:

Vehicular access and street layout shall be as illustrated on the sketch plan with all roadways to be public, built to El Paso County standards. The amended area includes the continuation of Antelope Meadows Circle southeast. The extension will provide the necessary points of ingress/egress for this development and create numerous circulation routes through internal neighborhoods. It will also provide a future connection to the adjacent property to the west.

Proposed Services/Utility Feasibility:

1. Water/ Wastewater: Woodmen Hills Metropolitan District
2. Gas: Black Hills Energy
3. Electric: Mountain View Electric Association
4. Fire: Falcon Fire Protection District
5. School: District #49
6. Roads: El Paso County Road and Bridge
7. Police Protection: El Paso County Sheriff's Department

Impacts associated with the PUD Development Plan & Preliminary Plan:

Floodplain: The amended area is not located within a designated FEMA floodplain as determined by the flood insurance map, community map numbers '08041C0545G, 08041C0561G' effective date December 7, 2018. Just east of the amended area is a regulatory floodway in the FEMA Zone AE. This area will not be impacted with this amendment.

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

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations.

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

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Vegetation, Wildlife Habitats and Migration Routes:

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

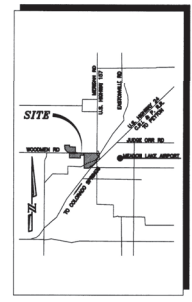
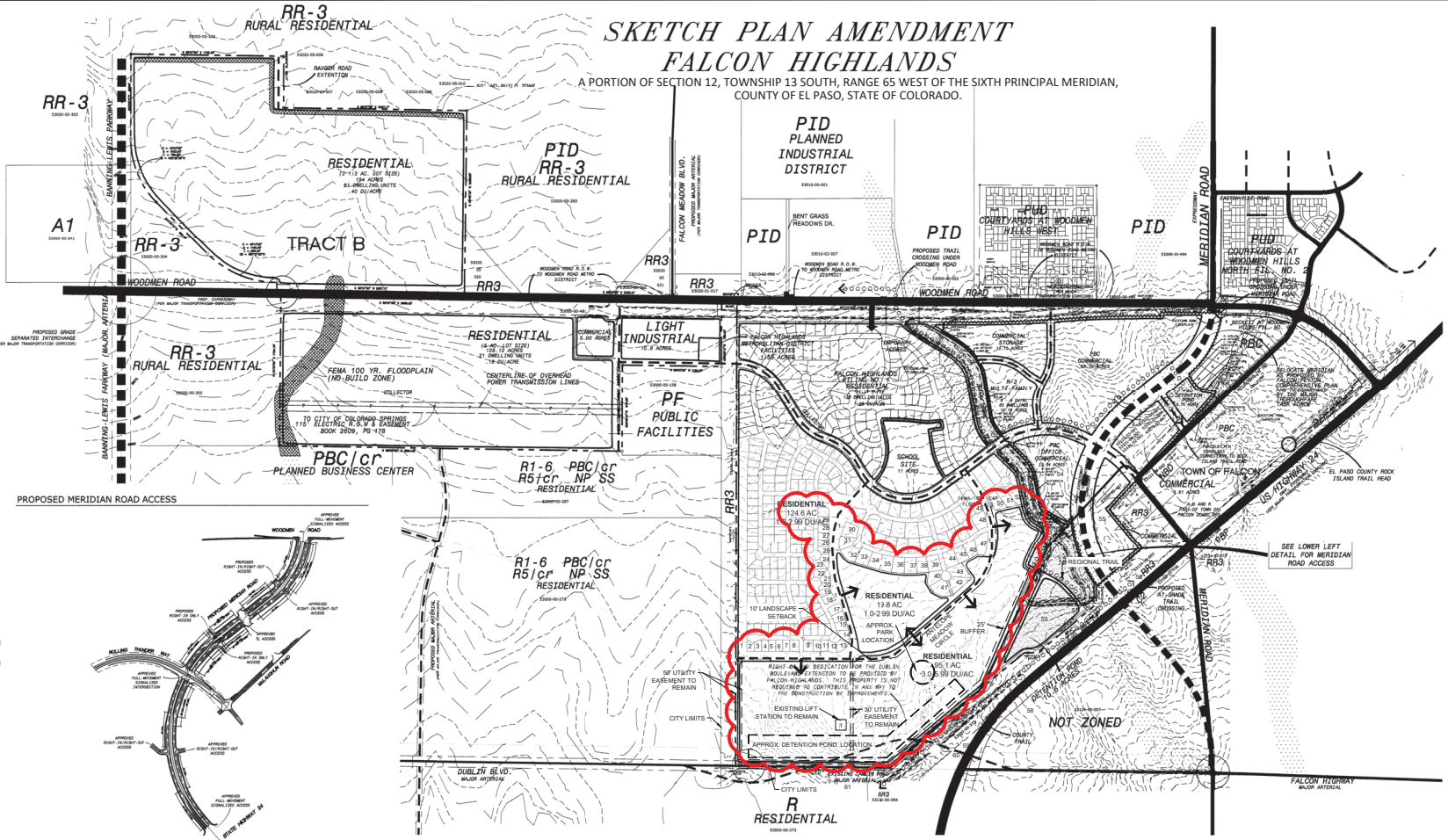
The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that the application will have significant impacts on wildlife in the area.

SKETCH PLAN AMENDMENT FALCON HIGHLANDS

A PORTION OF SECTION 12, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

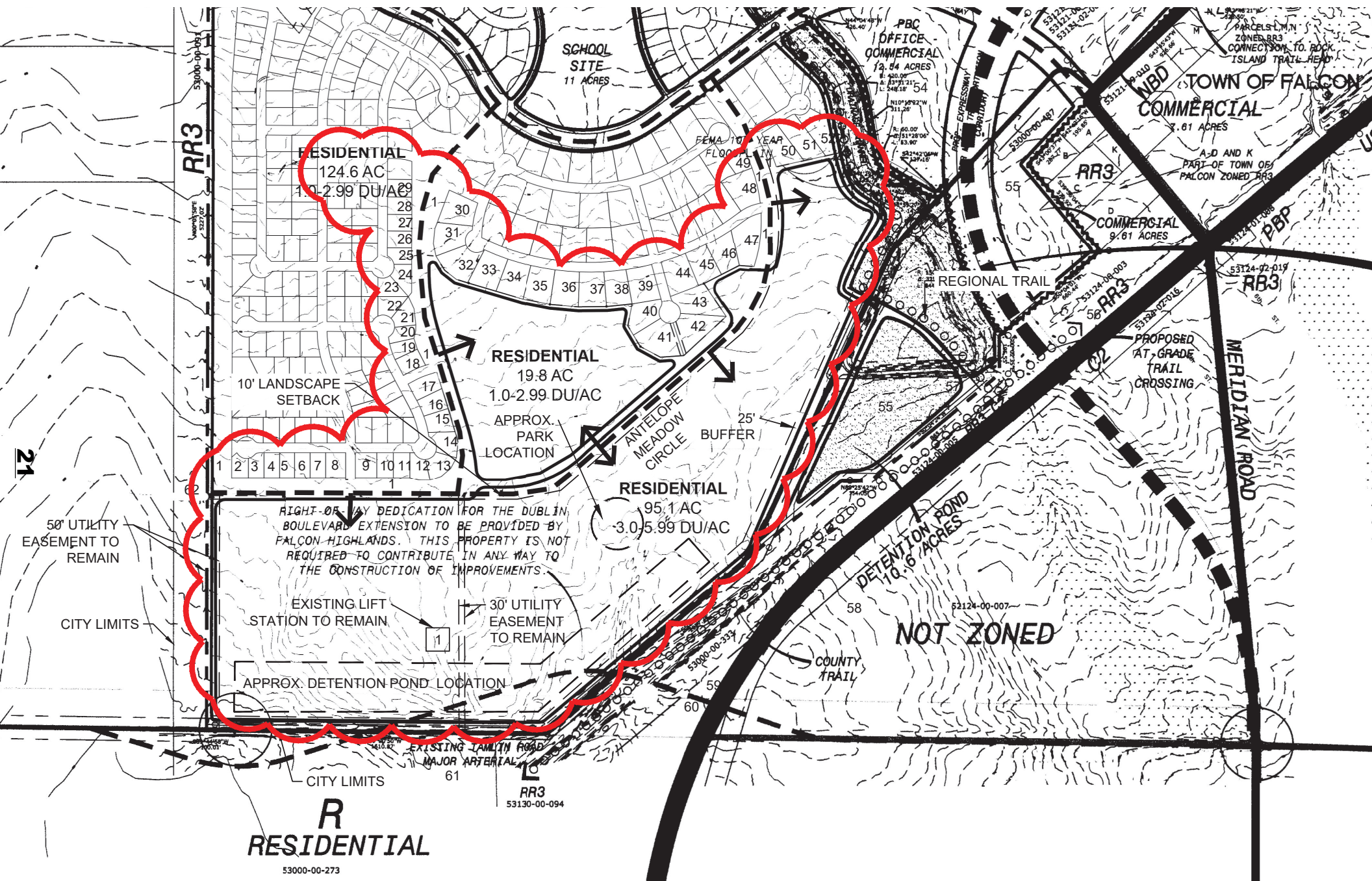


VICINITY MAP
N.T.S.

SCALE: 1"=500'

LEGEND	
PROPOSED R.O.W	
EXISTING R.O.W	
FUTURE R.O.W	
PROPERTY LINE	
PROPOSED RW CL	
FUTURE RW CL	
NO-BUILD ZONE	
EXISTING FEMA FLOODPLAIN	
EASEMENT	
OPEN SPACE	
PARK / TRAIL	
ZONING	
PARCEL NO.	
EXIST. MAJOR CONTOUR	
EXIST. MINOR CONTOUR	
PR. PROPERTY ACCESS	
AREA BOUNDARY	
PR/FUTURE ROADWAY	
EXIST. ROADWAY	
COUNTY TRAIL	
AMENDED SKETCH PLAN AREA	

LEGAL DESCRIPTION	ADJACENT PROPERTY OWNERS	ADDRESS	LAND USE TABLE
25. 215.59 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	1. FALCON HIGHLANDS METRO DISTRICT	11.5 TILLEN ST STE 200 COLORADO SPRINGS CO. 80903	COMMERCIAL
30. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	2. LILIANA AND ORLANDO DELMONTE	11510 BIRCH HOLLOW WAY PEYTON CO. 80851	OFFICE - COMMERCIAL
35. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	3. LUIS RAUL ESTRADA AGUILAR	11511 SPOTSWOOD TERR PEYTON CO. 80851	COMMERCIAL
40. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	4. PAMELA JOHNSON	11512 FOWELL WAY PEYTON CO. 80851	COMMERCIAL
45. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	5. JACOB EAST	12223 PARKVIEW BLVD PEYTON CO. 80811	COMMERCIAL
50. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	6. PATRICIA LYNCH	12494 PARKVIEW BLVD PEYTON CO. 80851	COMMERCIAL
55. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	7. JOSE MUKKA	1400 PARK VISTA BLVD COLORADO SPRINGS CO. 80918	COMMERCIAL
60. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	8. SEAN REES	1500 PARK VISTA BLVD COLORADO SPRINGS CO. 80918	COMMERCIAL
65. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	9. 10000 CASCADING SPRING CIRCLE LAND TRUST	1500 PARK VISTA BLVD COLORADO SPRINGS CO. 80918	COMMERCIAL
70. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	10. FERNANDO JACQUEZ	630 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO. 80906	COMMERCIAL
75. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	11. NGU BANG	8600 EXPLODER DRIVE 8090 COLORADO SPRINGS CO. 80909	COMMERCIAL
80. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	12. DONALD ALONSO	8600 EXPLODER DR SUITE 200 COLORADO SPRINGS CO. 80909	COMMERCIAL
85. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	13. GIBERTI HUSTON HARTON	11151 TILLEN ST BTE 22222 COLORADO SPRINGS CO. 80909	COMMERCIAL
90. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	14. ALAN AND TRACI STEVENSON	11158 E US HIGHWAY 24 PEYTON CO. 80851	COMMERCIAL
95. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	15. DAVID HOP	1401 N HIGHLAND BLVD 80130 COLORADO AC. 80134	COMMERCIAL
100. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	16. EDWARD SCHMIDT	PO BOX 66 DENVER CO. 80201	COMMERCIAL
105. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	17. DAVID HOP	11449 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
110. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	18. ANNE LAHEY	11510 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
115. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	19. HIRN R. RICHMOND 2000-2 LLC	11511 SPOTSWOOD TERR PEYTON CO. 80851	COMMERCIAL
120. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	20. JOSHUA JEREMY GORDON	11512 FOWELL WAY PEYTON CO. 80851	COMMERCIAL
125. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	21. JEFFREY CHAD PACE	4940 PARK VISTA BLVD COLORADO SPRINGS CO. 80918	COMMERCIAL
130. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	22. KORY KENNEDY	630 SILVER CREEK GRY COLORADO SPRINGS CO. 80906	COMMERCIAL
135. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	23. JERRY BRUCE CARLSON	600 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO. 80906	COMMERCIAL
140. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	24. ELI LOUIS OLIVETO	8600 EXPLODER DRIVE 8090 COLORADO SPRINGS CO. 80909	COMMERCIAL
145. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	25. MOEY SEIGSBURG	8600 EXPLODER DR SUITE 200 COLORADO SPRINGS CO. 80909	COMMERCIAL
150. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	26. BRITANNY KICKNEY	11151 TILLEN ST BTE 22222 COLORADO SPRINGS CO. 80909	COMMERCIAL
155. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	27. DAVID HOP	11158 E US HIGHWAY 24 PEYTON CO. 80851	COMMERCIAL
160. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	28. TREVI SMITH	1401 N HIGHLAND BLVD 80130 COLORADO AC. 80134	COMMERCIAL
165. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	29. THOMAS MARTINEZ	PO BOX 66 DENVER CO. 80201	COMMERCIAL
170. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	30. ANDREW SCHAF	11449 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
175. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	31. TRENTON DENMAN	11510 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
180. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	32. DAVID URSIDMAN	11511 SPOTSWOOD TERR PEYTON CO. 80851	COMMERCIAL
185. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	33. THOMAS MALAVITZ	11512 FOWELL WAY PEYTON CO. 80851	COMMERCIAL
190. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	34. JOHN SPADARO	4940 PARK VISTA BLVD COLORADO SPRINGS CO. 80918	COMMERCIAL
195. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	35. GEORGE LLOYD JR	630 SILVER CREEK GRY COLORADO SPRINGS CO. 80906	COMMERCIAL
200. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	36. THOMAS REE	600 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO. 80906	COMMERCIAL
205. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	37. ANTHONY RAY SMITH	8600 EXPLODER DRIVE 8090 COLORADO SPRINGS CO. 80909	COMMERCIAL
210. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	38. ROBERT CHASE	8600 EXPLODER DR SUITE 200 COLORADO SPRINGS CO. 80909	COMMERCIAL
215. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	39. ANJANAH CHAM	11151 TILLEN ST BTE 22222 COLORADO SPRINGS CO. 80909	COMMERCIAL
220. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	40. LAWRENCE RAEPER	11158 E US HIGHWAY 24 PEYTON CO. 80851	COMMERCIAL
225. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	41. JESSICA J. JEN	1401 N HIGHLAND BLVD 80130 COLORADO AC. 80134	COMMERCIAL
230. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	42. JONEL FONTANA	PO BOX 66 DENVER CO. 80201	COMMERCIAL
235. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	43. WANDA WINTERSTAD	11449 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
240. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	44. RONALD KELLY	11510 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
245. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	45. DAVID SALVETTI	11511 SPOTSWOOD TERR PEYTON CO. 80851	COMMERCIAL
250. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	46. ERIC SCHUCKER	11512 FOWELL WAY PEYTON CO. 80851	COMMERCIAL
255. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	47. SARAH CALDWELL	4940 PARK VISTA BLVD COLORADO SPRINGS CO. 80918	COMMERCIAL
260. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	48. PHOENIX SEASIDE	630 SILVER CREEK GRY COLORADO SPRINGS CO. 80906	COMMERCIAL
265. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	49. FRANK ANZELL JR	600 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO. 80906	COMMERCIAL
270. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	50. KENNETH MACHAE	8600 EXPLODER DRIVE 8090 COLORADO SPRINGS CO. 80909	COMMERCIAL
275. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	51. DAVID THOMPSON	8600 EXPLODER DR SUITE 200 COLORADO SPRINGS CO. 80909	COMMERCIAL
280. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	52. TAILIN VENTURES	11151 TILLEN ST BTE 22222 COLORADO SPRINGS CO. 80909	COMMERCIAL
285. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	53. REX INVESTMENTS LLC	11158 E US HIGHWAY 24 PEYTON CO. 80851	COMMERCIAL
290. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	54. REX INVESTMENTS LLC	1401 N HIGHLAND BLVD 80130 COLORADO AC. 80134	COMMERCIAL
295. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	55. CYRIL LANDILL	PO BOX 66 DENVER CO. 80201	COMMERCIAL
300. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	56. PARKERS STATE BANK OF CALHAN	11449 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
305. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	57. NEXTO HOLDINGS LLC	11510 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
310. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	58. BRIAN MOODY	11511 SPOTSWOOD TERR PEYTON CO. 80851	COMMERCIAL
315. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	59. BLU NO 2 LLC	11512 FOWELL WAY PEYTON CO. 80851	COMMERCIAL
320. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	60. JAMES COBBING	4940 PARK VISTA BLVD COLORADO SPRINGS CO. 80918	COMMERCIAL
325. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	61. JAMES COBBING	630 SILVER CREEK GRY COLORADO SPRINGS CO. 80906	COMMERCIAL
330. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".	62. PUBLIC SERVICE CO OF COLORADO	600 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO. 80906	COMMERCIAL
335. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		8600 EXPLODER DRIVE 8090 COLORADO SPRINGS CO. 80909	COMMERCIAL
340. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11151 TILLEN ST BTE 22222 COLORADO SPRINGS CO. 80909	COMMERCIAL
345. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11158 E US HIGHWAY 24 PEYTON CO. 80851	COMMERCIAL
350. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		1401 N HIGHLAND BLVD 80130 COLORADO AC. 80134	COMMERCIAL
355. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		PO BOX 66 DENVER CO. 80201	COMMERCIAL
360. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11449 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
365. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11510 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
370. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11511 SPOTSWOOD TERR PEYTON CO. 80851	COMMERCIAL
375. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11512 FOWELL WAY PEYTON CO. 80851	COMMERCIAL
380. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		4940 PARK VISTA BLVD COLORADO SPRINGS CO. 80918	COMMERCIAL
385. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		630 SILVER CREEK GRY COLORADO SPRINGS CO. 80906	COMMERCIAL
390. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		600 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO. 80906	COMMERCIAL
395. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		8600 EXPLODER DRIVE 8090 COLORADO SPRINGS CO. 80909	COMMERCIAL
400. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		8600 EXPLODER DR SUITE 200 COLORADO SPRINGS CO. 80909	COMMERCIAL
405. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11151 TILLEN ST BTE 22222 COLORADO SPRINGS CO. 80909	COMMERCIAL
410. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11158 E US HIGHWAY 24 PEYTON CO. 80851	COMMERCIAL
415. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		1401 N HIGHLAND BLVD 80130 COLORADO AC. 80134	COMMERCIAL
420. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		PO BOX 66 DENVER CO. 80201	COMMERCIAL
425. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11449 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
430. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11510 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
435. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11511 SPOTSWOOD TERR PEYTON CO. 80851	COMMERCIAL
440. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11512 FOWELL WAY PEYTON CO. 80851	COMMERCIAL
445. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		4940 PARK VISTA BLVD COLORADO SPRINGS CO. 80918	COMMERCIAL
450. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		630 SILVER CREEK GRY COLORADO SPRINGS CO. 80906	COMMERCIAL
455. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		600 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO. 80906	COMMERCIAL
460. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		8600 EXPLODER DRIVE 8090 COLORADO SPRINGS CO. 80909	COMMERCIAL
465. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		8600 EXPLODER DR SUITE 200 COLORADO SPRINGS CO. 80909	COMMERCIAL
470. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11151 TILLEN ST BTE 22222 COLORADO SPRINGS CO. 80909	COMMERCIAL
475. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11158 E US HIGHWAY 24 PEYTON CO. 80851	COMMERCIAL
480. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		1401 N HIGHLAND BLVD 80130 COLORADO AC. 80134	COMMERCIAL
485. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		PO BOX 66 DENVER CO. 80201	COMMERCIAL
490. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11449 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
495. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11510 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
500. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11511 SPOTSWOOD TERR PEYTON CO. 80851	COMMERCIAL
505. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11512 FOWELL WAY PEYTON CO. 80851	COMMERCIAL
510. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		4940 PARK VISTA BLVD COLORADO SPRINGS CO. 80918	COMMERCIAL
515. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		630 SILVER CREEK GRY COLORADO SPRINGS CO. 80906	COMMERCIAL
520. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		600 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO. 80906	COMMERCIAL
525. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		8600 EXPLODER DRIVE 8090 COLORADO SPRINGS CO. 80909	COMMERCIAL
530. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		8600 EXPLODER DR SUITE 200 COLORADO SPRINGS CO. 80909	COMMERCIAL
535. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11151 TILLEN ST BTE 22222 COLORADO SPRINGS CO. 80909	COMMERCIAL
540. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11158 E US HIGHWAY 24 PEYTON CO. 80851	COMMERCIAL
545. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		1401 N HIGHLAND BLVD 80130 COLORADO AC. 80134	COMMERCIAL
550. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		PO BOX 66 DENVER CO. 80201	COMMERCIAL
555. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11449 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
560. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11510 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
565. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11511 SPOTSWOOD TERR PEYTON CO. 80851	COMMERCIAL
570. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11512 FOWELL WAY PEYTON CO. 80851	COMMERCIAL
575. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		4940 PARK VISTA BLVD COLORADO SPRINGS CO. 80918	COMMERCIAL
580. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		630 SILVER CREEK GRY COLORADO SPRINGS CO. 80906	COMMERCIAL
585. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		600 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO. 80906	COMMERCIAL
590. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		8600 EXPLODER DRIVE 8090 COLORADO SPRINGS CO. 80909	COMMERCIAL
595. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		8600 EXPLODER DR SUITE 200 COLORADO SPRINGS CO. 80909	COMMERCIAL
600. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11151 TILLEN ST BTE 22222 COLORADO SPRINGS CO. 80909	COMMERCIAL
605. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11158 E US HIGHWAY 24 PEYTON CO. 80851	COMMERCIAL
610. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		1401 N HIGHLAND BLVD 80130 COLORADO AC. 80134	COMMERCIAL
615. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		PO BOX 66 DENVER CO. 80201	COMMERCIAL
620. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11449 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
625. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11510 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
630. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11511 SPOTSWOOD TERR PEYTON CO. 80851	COMMERCIAL
635. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11512 FOWELL WAY PEYTON CO. 80851	COMMERCIAL
640. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		4940 PARK VISTA BLVD COLORADO SPRINGS CO. 80918	COMMERCIAL
645. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		630 SILVER CREEK GRY COLORADO SPRINGS CO. 80906	COMMERCIAL
650. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		600 SOUTHPOINTE CT STE 200 COLORADO SPRINGS CO. 80906	COMMERCIAL
655. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		8600 EXPLODER DRIVE 8090 COLORADO SPRINGS CO. 80909	COMMERCIAL
660. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		8600 EXPLODER DR SUITE 200 COLORADO SPRINGS CO. 80909	COMMERCIAL
665. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11151 TILLEN ST BTE 22222 COLORADO SPRINGS CO. 80909	COMMERCIAL
670. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11158 E US HIGHWAY 24 PEYTON CO. 80851	COMMERCIAL
675. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		1401 N HIGHLAND BLVD 80130 COLORADO AC. 80134	COMMERCIAL
680. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		PO BOX 66 DENVER CO. 80201	COMMERCIAL
685. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		11449 BIRCH HOLLOW WAY PEYTON CO. 80851	COMMERCIAL
690. 100.00 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°20'30".		1	



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Latigo Trails Filing No. 9 Final Plat

Agenda Date: December 8, 2021

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by William Guman and Associates, Ltd., on behalf of Cheyenne Mountain Development Company, LLC., for endorsement of Latigo Trails Filing No. 9 Final Plat. At approximately 1,030 acres, the overall Latigo Trails community is zoned RR-2.5 and is located immediately north of the Meridian Ranch development and Falcon Regional Park, northeast of the town of Falcon, southwest of the intersection of Eastonville Road and Latigo Boulevard. The proposed 102-acre filing will include 37 single-family residential lots, with a minimum lot size of 2.5 acres. The property is within the Falcon-Peyton Small Area Master Plan boundary.

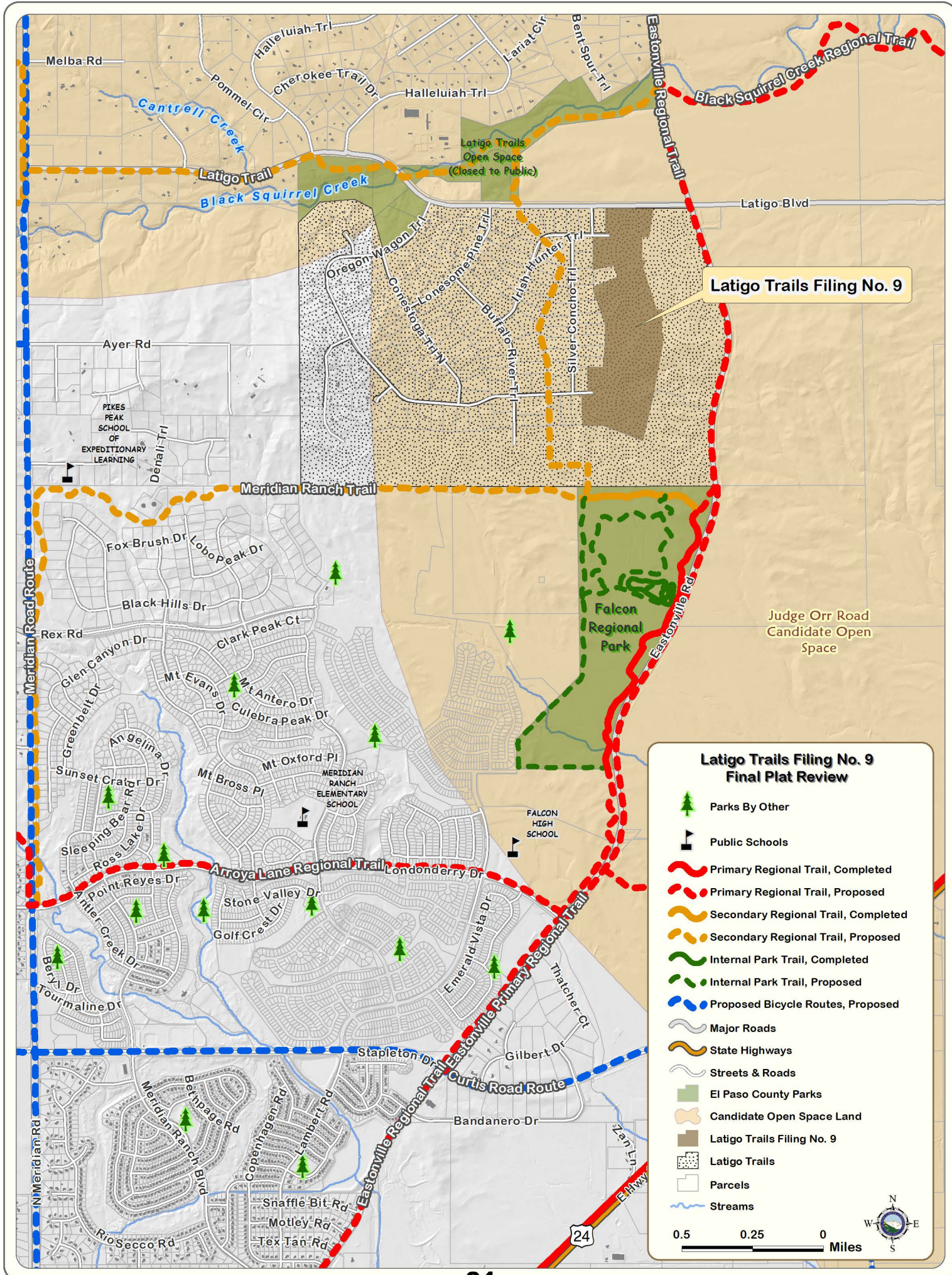
The 2013 El Paso County Parks Master Plan shows no direct impacts to any proposed or existing parks, trails, or open space. Falcon Regional Park and the proposed and partially existing Meridian Ranch Secondary Regional Trail are both located approximately 0.20 mile south of the project site. Furthermore, the proposed Eastonville Primary Regional Trail is located 0.25 mile east of the property, while a proposed southern extension of the Latigo Secondary Regional Trail runs north-south through Latigo Trails, but is not impacted by Filing No. 9. Because the Latigo Trails subdivision is zoned RR-2.5, the project is not subject to the El Paso County Land Development Code's 10% open space requirement.

The Open Space Master Plan of the 2013 Parks Master Plan shows that the project site is located entirely within the Judge Orr Road Candidate Open Space. Natural resource values include wetland vegetation and wildlife habitat, as well as tallgrass and bluestem grasslands, some species of which are globally vulnerable. Water quality protection is a concern in this area that drains ultimately to Black Squirrel Creek. The project would not be in conflict with the plan, as long as operations do not adversely affect water quality or negatively impact surrounding grasslands and wetlands. Large 2.5-acre lots, natural landscaping, and a lack of local wetlands and waterways greatly reduces overall impacts to the surrounding environment.

As no park land or trail easement dedications are necessary for Latigo Trails Filing No. 9 Final Plat, parks staff recommends fees in lieu of land dedication for regional and urban park purposes upon recording of this Final Plat.

Recommended Motion: (Filing No. 9 Final Plat)

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Latigo Trails Filing No. 9 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$17,020.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

December 8, 2021

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:	Latigo Trails Filing No. 9 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-037	Total Acreage:	101.67
		Total # of Dwelling Units:	37
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.91
Cheyenne Mountain Dev. Co., LLC.	William Guman & Associates, Ltd.	Regional Park Area:	2
Robert C. Irwin	Bill Guman	Urban Park Area:	3
PO Box 60069	731 North Weber Street, Suite 10	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80960-0069	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): NO	
Regional Park Area: 2		Urban Park Area: 3	
0.0194 Acres x 37 Dwelling Units = 0.718		Neighborhood:	0.00375 Acres x 37 Dwelling Units = 0.00
Total Regional Park Acres: 0.718		Community:	0.00625 Acres x 37 Dwelling Units = 0.00
		Total Urban Park Acres: 0.00	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 3	
\$460 / Dwelling Unit x 37 Dwelling Units = \$17,020		Neighborhood:	\$114 / Dwelling Unit x 37 Dwelling Units = \$0
Total Regional Park Fees: \$17,020		Community:	\$176 / Dwelling Unit x 37 Dwelling Units = \$0
		Total Urban Park Fees: \$0	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Latigo Trails Filing No. 9 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$17,020.

Park Advisory Board Recommendation:



William Guman
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-97

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

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



EL PASO COUNTY

LETTER OF INTENT FOR: LATIGO TRAILS SUBDIVISION, FILING 9

Amended September 10, 2021

☐ **OWNER/APPLICANT, AND PLANNING CONSULTANT:**

Owner/Applicant:

Cheyenne Mountain Development Company, LLC
Robert C. Irwin
P.O. Box 60069
Colorado Springs, CO 80960-0069
(719) 475-7474
(719) 633-4904 (fax)

Planner:

William Guman & Associates, Ltd.
Bill Guman, RLA/ASLA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700

El Paso County Planner:

Kari Parsons, Planner III
El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910
(719) 520-6306

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The Latigo Trails property for this Final Plat application is located in El Paso County in Elbert, CO, approximately 18 miles northeast of downtown Colorado Springs, situated west of Eastonville Road and north of Meridian Ranch. The site is bordered by Latigo Boulevard to the north and Eastonville Road to the east. It is approximately 2 miles northwest of CO Highway 24.

According to the 2021 Your El Paso County Master Plan, the placetype of this development is “Large Lot Residential”. As such, it consists of single family homes occupying lots of 2.5 acres or greater. The placetype engenders a sense of community in spite of the physical separation of homes, and matches the context of the surrounding area.

The Applicant proposes to develop the site as a planned community of new single-family detached residential dwelling units that recognizes and respects the character of the rural surrounding community. The total acreage of the proposed Latigo Trails development is approximately 1,027 acres. For this submittal, Filing 9 comprises 37 lots within 102 acres.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Elbert, Black Forest and Peyton communities, internal circulation will be comprised of paved Rural Local roads with roadside ditches.

Adjacent land to the east of filing 9 is a future filing within Latigo Trails subdivision to become single family homesites. To the north of filing 9 is Latigo Boulevard. To the west of filing 9 are single family residences from an earlier Latigo Trails filing. To the south of filing 9 is vacant land, which will be developed in a future filing.

DEVELOPMENT REQUEST

The Owner and Applicant request approval of a Final Plat for the development of 37 rural residential single family residential lots on approximately 102 acres (e.g. .362 DU/Acre density) in filing 9.

TOTAL NUMBER OF ACRES IN THE PRELIMINARY PLAN AREA: 1,027 acres single family residential.

TOTAL NUMBER OF ACRES WITHIN THIS APPLICATION: Filing 9 is 102+/- acres.

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the EPCLDC. The Preliminary Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

EXISTING AND PROPOSED IMPROVEMENTS

Proposed improvements will include the construction of county-owned (e.g. public) and maintained asphalt roadways (‘Rural Local’ classification with roadside ditches). Drainage and

storm water detention facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadways up to all new lots. Water will be provided via a central water system to be developed by the Owner/Applicant and will be operated and maintained by the Latigo Trails Metropolitan District (organization of a Metropolitan District will be completed at the time of Final Plat recording). Individual septic systems will be provided via an On Site Wastewater Treatment system (OSWT) prepared by the Owner in accordance with El Paso County Department of Health policy guidelines.

Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over most of the site.

The Colorado Geological Survey's review comment of the submitted geotechnical report (as posted on EDARP) indicates:

<<Provided Entech's recommendations are adhered to, and lot-specific investigations and analyses are conducted for use in design of individual foundations, floor systems, subsurface drainage, and pavements, CGS has no objection to approval of the residential subdivision as proposed.>>

As such, prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a Note on the Final Plat.

ADHERENCE WITH THE 2021 YOUR EL PASO COUNTY MASTER PLAN, AND WATER MASTER PLAN

Land Use & Development, Core Principle: *Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.*

The 2021 Your El Paso County Master Plan (the "Master Plan") addresses issues directly related to the Preliminary Plan and development of the *Latigo Trails* development. The policies specifically related to the Preliminary Plan request include:

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity

The Preliminary Plan proposed for the new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Latigo Boulevard and Eastonville Road

corridors. New lots will be similar in size to existing lots and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

Goal 1.4 – Continue to encourage policies that ensure “development pays for itself”.

Latigo Trails is proposed as a development of single family rural residences within a non-urban density area of the Elbert community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

Housing & Communities, Core Principle: *Preserve and develop neighborhoods with a mix of housing types.*

Goal 2.2 – Preserve the character of rural and environmentally sensitive areas.

The Preliminary Plan with RR-2.5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5, A-35, and PUD. The Applicant proposes to avoid overlot grading across the 1,027 acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

Transportation & Mobility, Core Principle: *Connect all areas of the County with a safe and efficient multimodal transportation system.*

Goal 4.2-Promote walkability and bikability where multimodal transportation systems are feasible.

The Applicant proposes to incorporate hiking trails and light impact in various parts of the proposed development to promote non-motorized multi-modal transportation linkages within the development. Ideally, residents might travel by horseback from their home to their neighbor’s home.

Community Facilities & Infrastructure, Core Principle: *Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.*

Goal 5.3 – Ensure adequate provision of utilities to manage growth and development.

Concerning utilities, Latigo Trails has been provided a commitment letter for delivery of electrical service by Mountain View Electrical Association. Black Hills Energy has committed to providing natural gas to the development. Meridian Service Metropolitan District has provided will-serve letters for Latigo Trails Filings 9 and 10 for water provision. Wastewater will be accommodated by individual on-site wastewater treatment systems. Based upon evaluation by

our environmental and geotechnical engineers, it has been determined that Filings 9 and 10 are suitable for individual on-site wastewater treatment systems without contamination of surface and subsurface water systems.

Goal 5.4- *Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.*

The submitted drainage report specifically details a four step process to minimize adverse impacts of development. The process includes reducing runoff volumes, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs). A grading and erosion control plan and a stormwater management report has been submitted with the FDR to support the Filing No. 9 development.

Environment & Natural Resources, Core Principle: Prioritize and protect the County's natural environment.

Goal 9.2- *Promote sustainable best practices with regard to development and infrastructure.*

The surrounding area of the Preliminary Plan has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services have been submitted with this Preliminary Plan application.

The Preliminary Plan design, which includes 2.5 acre home sites and expanses of open space, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. At .36 DU/Ac, Latigo Trails is compatible with numerous other subdivisions adjacent to and within a 2 mile radius of the property.

WATER DEPENDABILITY

The following information was provided by request of El Paso County per the El Paso County Water Master Plan, Chapter 7, Implementation:

A will serve letter has been provided from the Meridian Service Metropolitan District to provide water to Latigo Trails Filing No. 9, lots 1-37 and uploaded to the County. Additionally, a water resources report and water supply information summary have been provided to the County for this development.

The water resource report provides data for the Planning Commission and the BoCC to determine whether the proposed water supply is sufficient in terms of quality, quantity

and dependability for the proposed subdivision. The report includes adequate documentation that the proposed water supply is sufficient in terms of quantity, dependability and quality for the proposed subdivision.

Water Service:

The Meridian Service Metropolitan District (MSMD) will provide water service to Latigo Trails Filing No. 9, lots 1-37. This service will consist of a 1" copper or HDPE water service line to each of the above listed lots.

Based on the already approved projects within Latigo and Meridian Ranch serviced by MSMD the current demand is 1,704 Ac-Ft per year. MSMD currently owns water rights in the amount of 6,088 Ac-Ft and based on the El Paso County 300-year rule of supply for development is 2,163 Ac-Ft. Latigo Trails Filing No. 9 will add an additional demand of 12 Ac-Ft per year based on the Water Resource Report dated August 2021 and developed by the MSMD engineer. The additional 12 Ac-Ft demand results in an overall demand of 1,716 Ac-Ft, which leaves a surplus of 446 Ac-Ft per year.

The master plan for Meridian Ranch provides for 4,500 single family homes, schools, business and open space amounting to a total demand at build out to be approximately 2,035 Ac-Ft. The projected demand is below the El Paso County water supply rule for development and the total amount of water available to MSMD every year.

Water Supply and Demand Summary

LOTS	Total Supply (AF/Year)	Total Demand (AF/Year)
37	446	12

Water Quality

- MSMD has been providing treated water to the Latigo Trails development and Meridian Ranch developments since 2003.
- Treatment of the water consists of disinfection of the water as required for all community water systems, in addition to addressing iron, manganese and turbidity commonly found in Denver basin ground wells.
- MSMD is currently extracting groundwater from fifteen (15) wells located within the MSMD boundary, three (3) off-site wells located within the Latigo Trails development, and six (6) wells from the offsite area known as Guthrie Ranch.
- Monthly reporting is provided to the Colorado Department of Public Health and Environment (CDPHE) as required. To date there have been no deficiencies.

System Certification

- The MSMD water system is classified as a “public water system” (PWSID# CO0121455) and meets all the applicable requirements of the CDPHE.

END

THE TRAILS FILING NO. 9

LOACTED IN THE WEST HALF OF SECTION 16 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS.

THAT FALCON LATIGO, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION.

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 16 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3–1/4" ALUMINUM CAP STAMPED "LS 24964 2000" FLUSH WITH THE GROUND AND AT THE SOUTHWEST CORNER BY A 2–1/2" ALUMINUM CAP STAMPED "LS 25955 1996" 0.35" BELOW GROUND, BEARING N89°25'55"W.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF SAID SECTION 17, N00°24'42"W A DISTANCE OF 1,154.37 FEET, TO THE POINT BEING THE POINT OF BEGINNING;

THENCE S89°27'42"W A DISTANCE OF 1.79 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 8, THE TRAILS FILING NO. 8 RECORDED UNDER RECEPTION NO. 207712541 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE BOUNDARY OF SAID THE TRAILS FILING NO. 8, THE FOLLOWING SIXTEEN (16) COURSES:

- N01°32'00"W A DISTANCE OF 563.81 FEET;
- N88°28'20"E A DISTANCE OF 125.09 FEET;
- N01°31'40"W A DISTANCE OF 60.00 FEET;
- N01°32'00"W A DISTANCE OF 445.29 FEET;
- S89°31'51"E A DISTANCE OF 304.75 FEET;
- N04°24'58"E A DISTANCE OF 601.43 FEET;
- N00°28'09"E A DISTANCE OF 200.00 FEET;
- N19°41'13"W A DISTANCE OF 634.23 FEET;
- N00°28'09"E A DISTANCE OF 102.93 FEET;
- N69°12'04"E A DISTANCE OF 486.05 FEET;
- N20°47'56"W A DISTANCE OF 134.68 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 09°05'54" AND AN ARC LENGTH OF 84.16 FEET, TO A POINT OF NON–TANGENT;
- S78°21'46"W A DISTANCE OF 388.55 FEET;
- N00°28'09"E A DISTANCE OF 636.09 FEET;
- S89°32'00"E A DISTANCE OF 230.48 FEET;
- N00°28'00"E A DISTANCE OF 555.14 FEET, TO A POINT ON THE SOUTHERLY RIGHT–OF–WAY LINE OF LATIGO BOULEVARD;

THENCE ON SAID SOUTHERLY RIGHT–OF–WAY LINE, N89°48'42"E A DISTANCE OF 917.63 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT–OF–WAY LINE, THE FOLLOWING FIFTEEN (15) COURSES:

S09°07'03"W A DISTANCE OF 576.97 FEET, TO A POINT OF NON–TANGENT CURVE;

ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S09°07'03"W, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 08°39'03" AND AN ARC LENGTH OF 63.41 FEET, TO A POINT OF TANGENT;

N89°32'00"W A DISTANCE OF 68.00 FEET;

S00°28'00"W A DISTANCE OF 423.36 FEET;

N87°37'41"E A DISTANCE OF 68.09 FEET;

S20°16'04"W A DISTANCE OF 143.48 FEET;

S17°24'33"E A DISTANCE OF 809.98 FEET;

S87°35'59"E A DISTANCE OF 123.23 FEET;

S02°24'01"W A DISTANCE OF 437.00 FEET;

S87°35'59"E A DISTANCE OF 31.60 FEET;

S02°24'01"W A DISTANCE OF 218.11 FEET;

S13°09'53"W A DISTANCE OF 853.92 FEET;

S13°09'11"W A DISTANCE OF 977.68 FEET;

N69°28'15"W A DISTANCE OF 791.84 FEET;

S89°27'42"W A DISTANCE OF 398.27 FEET, TO THE POINT OF BEGINNING.

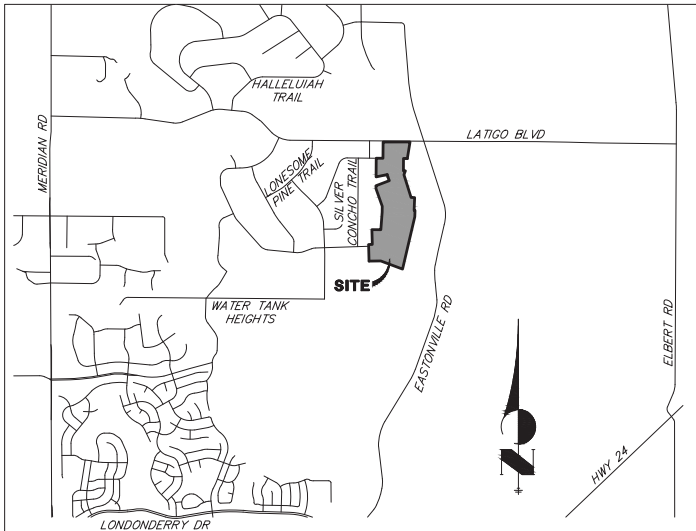
CONTAINING A CALCULATED AREA OF 4,428,810 SQUARE FEET OR 101.6715 ACRES.

DEDICATION.

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 37 LOTS AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT–CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VEST IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE TRAILS FILING NO. 9" IN EL PASO COUNTY, COLORADO.

EASEMENTS.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND AFFECT.



VICINITY MAP
1"=3000'

OWNERS CERTIFICATE.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE TRAILS FILING NO. 9. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO THE PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTER OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED, FALCON LATIGO, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF FALCON LATIGO, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY: _____

AS: _____ OF FALCON LATIGO, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

OWNERS CERTIFICATE

THE AFOREMENTIONED, BRJM, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF 8335 VOLLMER ROAD, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 202____, A.D. BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE.

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

NOTICE.

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

PCD DIRECTOR CERTIFICATE.

THIS PLAT FOR "THE TRAILS FILING NO. 9" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS ____ DAY OF _____, 202____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

CHAIR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE.

THIS PLAT FOR "THE TRAILS FILING NO. 9" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 202____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS
DATE

CLERK AND RECORDER

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT ____ O'CLOCK ____M., THIS ____ DAY OF _____, 20____, A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEES.

DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

SUMMARY.

37 LOTS	94.1712 ACRES	92.62%
RIGHTS–OF–WAY	7.5003 ACRES	7.38%
TOTAL	101.6715 ACRES	100.00%

JOB NO. 25175.01
SEPTEMBER 9, 2021
SHEET 1 OF 6



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THE TRAILS FILING NO. 9

LOACTED IN THE WEST HALF OF SECTION 16 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES:

1.

PER C.R.S. 38--51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
2.

ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
3.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 24964 2000" FLUSH WITH THE GROUND AND AT THE SOUTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 25955 1996" 0.35' BELOW GROUND, BEARING N89°25'55"W.
4.

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, PANEL NUMBER 08041C0339G, EFFECTIVE DATE DECEMBER 7, 2018.
5.

WATER SERVICES SHALL BE SUPPLIED BY _____
6.

SEWER SERVICES SHALL BE SUPPLIED BY _____
7.

ELECTRIC SERVICES SHALL BE SUPPLIED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
8.

NATURAL GAS SERVICES SHALL BE SUPPLIED BY _____
9.

FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
10.

ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
11.

THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT;
12.

ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
13.

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VEST IN THE INDIVIDUAL PROPERTY OWNERS.
14.

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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO LISTED SPECIES.
15.

THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THE ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
16.

NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
17.

NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
18.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
19.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
20.

ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN _____ METROPOLITAN DISTRICT.
21.

THE _____ METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
22.

ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
23.

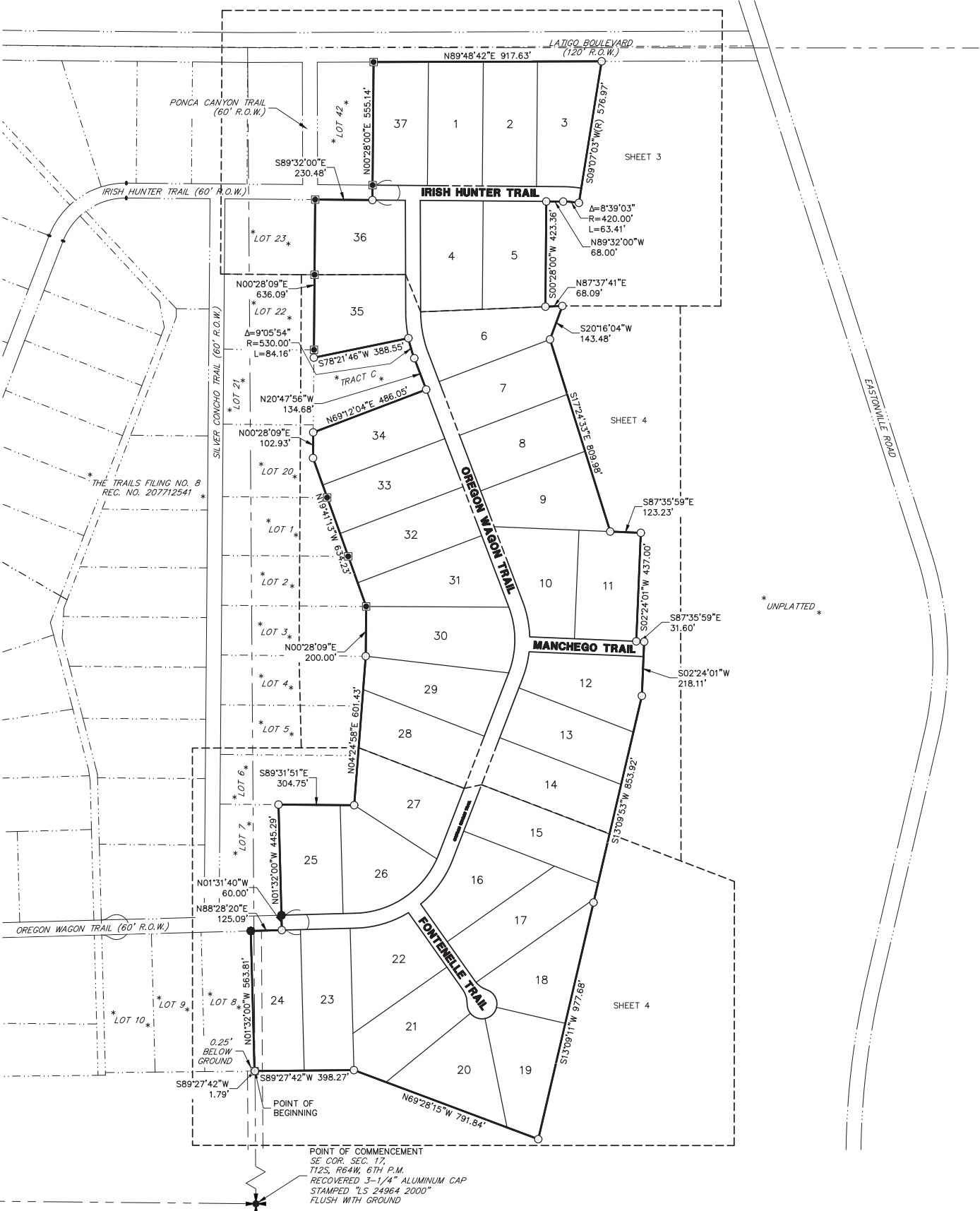
MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
24.

THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATIONS, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT. THE SUBDIVIDER AGREES TO THE INCLUSION OF THE TRAILS FILING NO. 9 IN TO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. _____
25.

THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO LATIGO BOULEVARD.

SW COR. SEC. 17,
T12S, R64W, 6TH P.M.
RECOVERED 2-1/2" ALUMINUM CAP
STAMPED "LS 25955 1996"
0.35' BELOW GROUND

BASIS OF BEARINGS
S. LINE, SEC 17,
T12S, R64W, 6TH P.M.
N89°25'55"W 5267.83'(M)



LEGEND

- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP
STAMPED "JR ENG LS 38252"
FLUSH WITH GROUND
- RECOVERED 1-1/2" ALUMINUM CAP
STAMPED "LS 27605"
FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR
FLUSH WITH GROUND
- SF

SQUARE FEET
- AC

ACRES
- (####)

ADDRESS
- (R)

RADIAL BEARING
- *

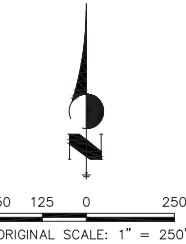
NOT PART OF SURVEY
- U.E.

UTILITY EASEMENT
- P.I., U.
& D.E.

PUBLIC IMPROVEMENTS, UTILITY &
DRAINAGE EASEMENT
- D.E.

DRAINAGE EASEMENT
- U. &
D.E.

UTILITY & DRAINAGE EASEMENT
- PROPOSED SUBDIVISION LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT



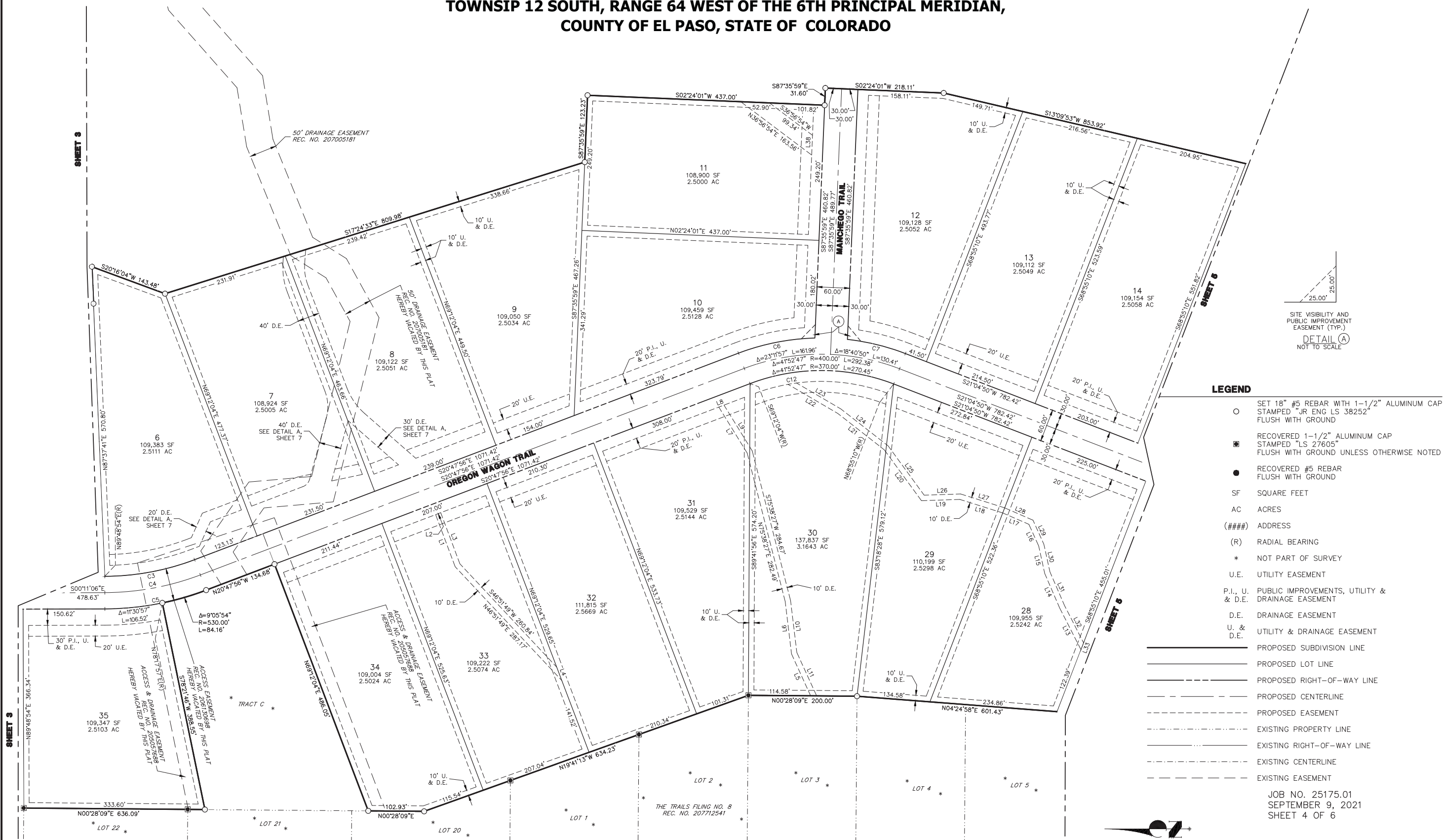
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THE TRAILS FILING NO. 9

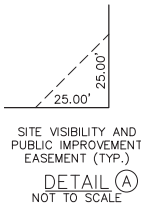
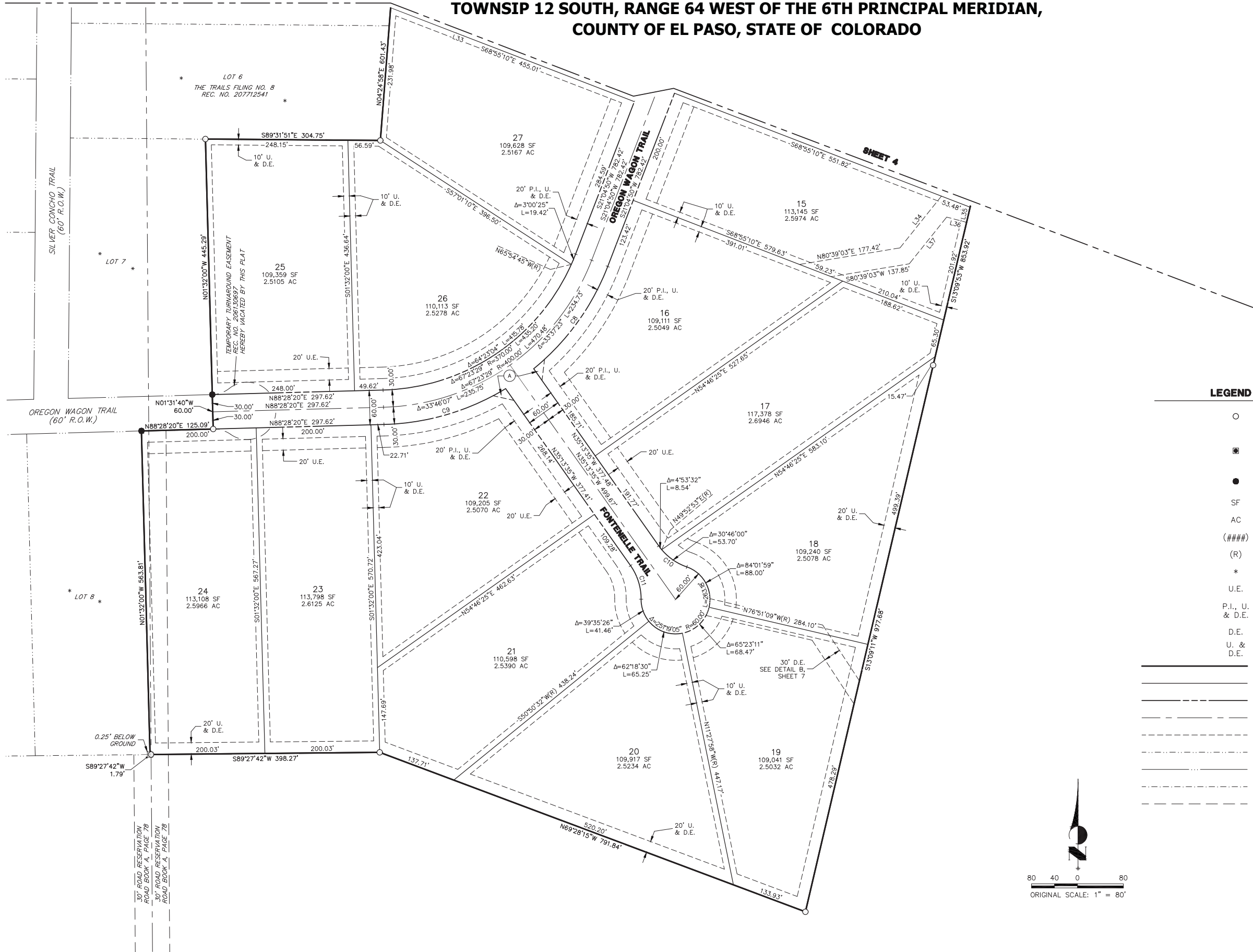
LOACTED IN THE WEST HALF OF SECTION 16 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



THE TRAILS FILING NO. 9

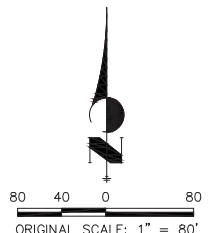
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TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

SHEET 4



LEGEND

- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 27605" FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR FLUSH WITH GROUND
- SF SQUARE FEET
- AC ACRES
- (####) ADDRESS
- (R) RADIAL BEARING
- * NOT PART OF SURVEY
- U.E. UTILITY EASEMENT
- P.I., U. & D.E. PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- U. & D.E. UTILITY & DRAINAGE EASEMENT
- PROPOSED SUBDIVISION LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT



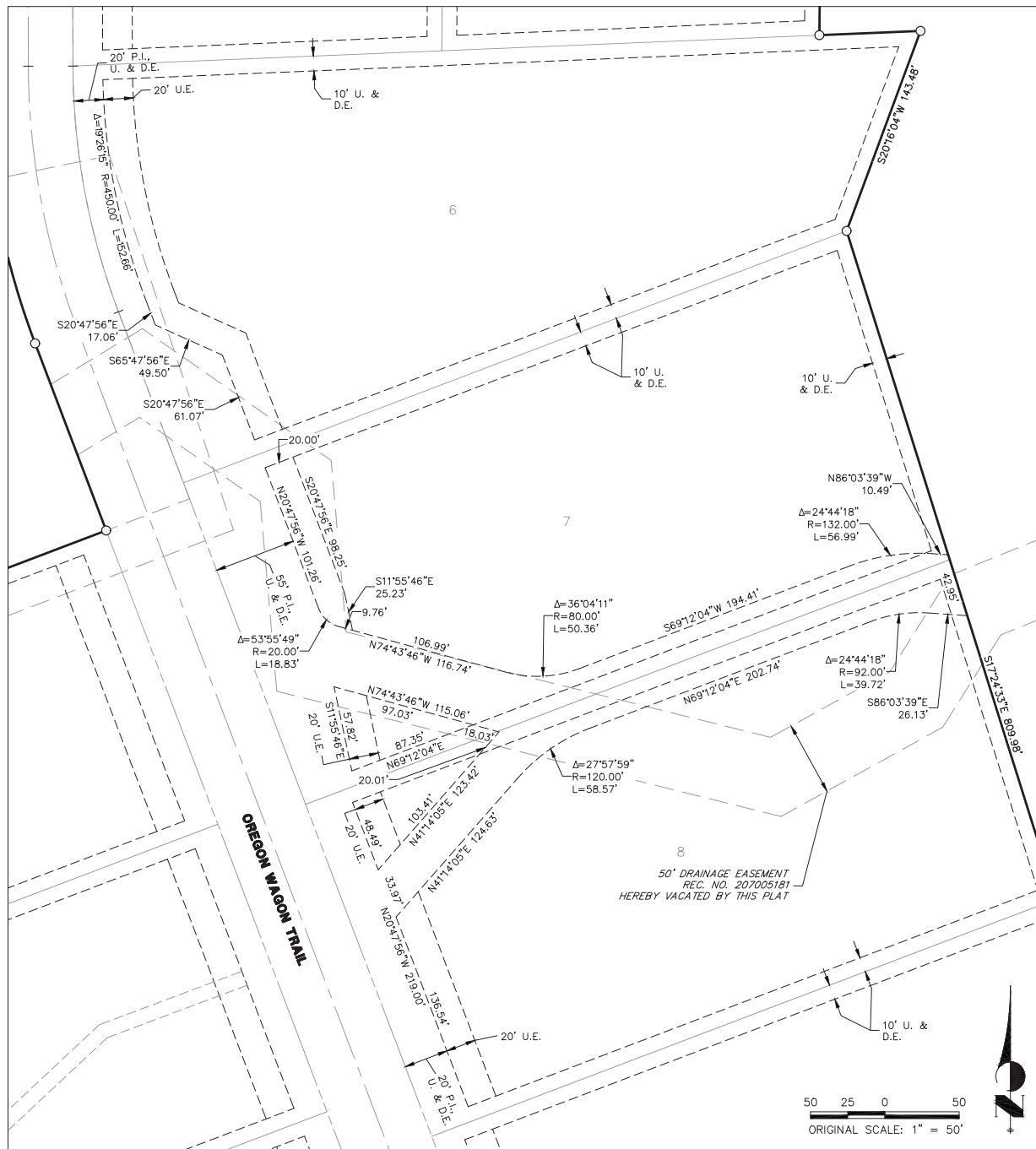
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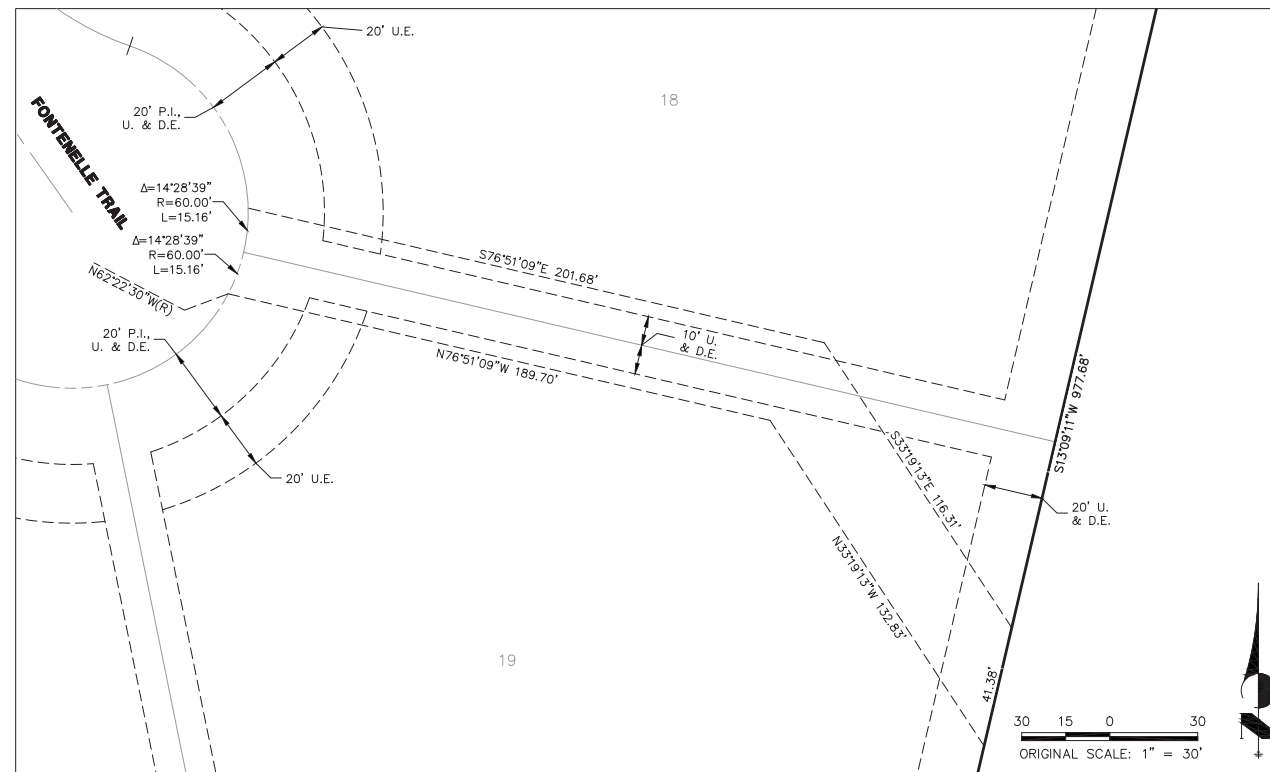
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THE TRAILS FILING NO. 9

LOACTED IN THE WEST HALF OF SECTION 16 AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO



DETAIL A



DETAIL B

LEGEND

- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 27605" FLUSH WITH GROUND UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR FLUSH WITH GROUND
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- D.E. DRAINAGE EASEMENT
- U. & D.E. UTILITY & DRAINAGE EASEMENT

- PROPOSED SUBDIVISION LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N69°28'49"E	102.50'
L2	S20°47'56"E	10.00'
L3	S69°28'49"W	100.55'
L4	S69°12'04"W	26.31'
L5	N65°28'16"E	84.67'
L6	N83°06'28"E	97.23'
L7	N58°20'06"E	99.46'
L8	S20°47'56"E	10.18'
L9	S58°20'06"W	99.07'
L10	S83°06'28"W	96.33'
L11	S65°28'16"W	87.78'
L12	N00°28'09"E	11.03'
L13	N62°57'09"E	86.47'
L14	N66°35'40"E	68.96'
L15	N77°36'28"E	51.87'
L16	N65°42'46"E	43.78'
L17	N23°30'23"E	52.51'
L18	N17°30'46"E	82.85'
L19	N01°54'43"W	70.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N53°50'44"E	116.27'
L21	N38°01'15"E	108.67'
L22	N30°18'28"E	106.07'
L23	S30°18'28"W	94.45'
L24	S38°01'15"W	110.74'
L25	S53°50'44"W	112.37'
L26	S01°54'43"E	67.15'
L27	S17°30'46"W	85.09'
L28	S23°30'23"W	56.90'
L29	S65°42'46"W	48.69'
L30	S77°36'28"W	51.95'
L31	S66°35'40"W	67.68'
L32	S62°57'09"W	77.19'
L33	N68°55'10"W	13.43'
L34	N38°42'42"E	115.57'
L35	S13°09'53"W	27.11'
L36	N75°14'10"W	35.74'
L37	S38°42'42"W	104.29'
L38	N87°35'59"W	36.42'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°39'03"	480.00'	72.47'
C2	8°39'03"	450.00'	67.94'
C3	20°36'50"	470.00'	169.10'
C4	20°36'50"	500.00'	179.89'
C5	20°36'50"	530.00'	190.68'
C6	19°11'55"	430.00'	144.08'
C7	14°40'47"	430.00'	110.17'
C8	29°37'37"	430.00'	222.35'
C9	29°45'47"	430.00'	223.37'
C10	35°39'33"	100.00'	62.24'
C11	35°39'33"	100.00'	62.24'
C12	2°35'38"	350.00'	15.85'

JOB NO. 25175.01
SEPTEMBER 9, 2021
SHEET 6 OF 6



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El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Latigo Trails Filing No. 10 Final Plat

Agenda Date: December 8, 2021

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by William Guman and Associates, Ltd., on behalf of Cheyenne Mountain Development Company, LLC., for endorsement of Latigo Trails Filing No. 10 Final Plat. At approximately 1,030 acres, the overall Latigo Trails community is zoned RR-2.5 and is located immediately north of the Meridian Ranch development and Falcon Regional Park, northeast of the town of Falcon, southwest of the intersection of Eastonville Road and Latigo Boulevard. The proposed 107-acre filing will include 39 single-family residential lots, with a minimum lot size of 2.5 acres. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013 El Paso County Parks Master Plan shows no direct impacts to any proposed or existing parks, trails, or open space. Falcon Regional Park is located approximately 0.20 mile southeast of the project site, while the proposed and partially existing Meridian Ranch Secondary Regional Trail is located immediately south of the property within the Meridian Ranch development. Furthermore, the proposed Eastonville Primary Regional Trail is located 0.65 mile east of the property, while a proposed southern extension of the Latigo Secondary Regional Trail runs north-south through Latigo Trails, but is not impacted by Filing No. 10. Because the Latigo Trails subdivision is zoned RR-2.5, the project is not subject to the El Paso County Land Development Code's 10% open space requirement.

The Open Space Master Plan of the 2013 Parks Master Plan shows that the project site is located entirely within the Judge Orr Road Candidate Open Space. Natural resource values include wetland vegetation and wildlife habitat, as well as tallgrass and bluestem grasslands, some species of which are globally vulnerable. Water quality protection is a concern in this area that drains ultimately to Black Squirrel Creek. The project would not be in conflict with the plan, as long as operations do not adversely affect water quality or negatively impact surrounding grasslands and wetlands. Large 2.5-acre lots, natural landscaping, and a lack of local wetlands and waterways greatly reduces overall impacts to the surrounding environment.

As no park land or trail easement dedications are necessary for Latigo Trails Filing No. 10 Final Plat, parks staff recommends fees in lieu of land dedication for regional and urban park purposes upon recording of this Final Plat.

Recommended Motion: (Filing No. 10 Final Plat)

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Latigo Trails Filing No. 10 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$17,940.

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

December 8, 2021

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:	Latigo Trails Filing No. 10 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-036	Total Acreage:	106.60
		Total # of Dwelling Units:	39
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.91
Cheyenne Mountain Dev. Co., LLC.	William Guman & Associates, Ltd.	Regional Park Area:	2
Robert C. Irwin	Bill Guman	Urban Park Area:	3
PO Box 60069	731 North Weber Street, Suite 10	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80960-0069	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): NO	
Regional Park Area: 2		Urban Park Area: 3	
0.0194 Acres x 39 Dwelling Units = 0.757		Neighborhood:	0.00375 Acres x 39 Dwelling Units = 0.00
Total Regional Park Acres: 0.757		Community:	0.00625 Acres x 39 Dwelling Units = 0.00
		Total Urban Park Acres: 0.00	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 3	
\$460 / Dwelling Unit x 39 Dwelling Units = \$17,940		Neighborhood:	\$114 / Dwelling Unit x 39 Dwelling Units = \$0
Total Regional Park Fees: \$17,940		Community:	\$176 / Dwelling Unit x 39 Dwelling Units = \$0
		Total Urban Park Fees: \$0	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Latigo Trails Filing No. 10 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$17,940.

Park Advisory Board Recommendation:



William Guman
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal
Colorado Springs City Councilman 1993-2001
Colorado Springs Planning Commissioner 1992-1993
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-97

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

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



EL PASO COUNTY

LETTER OF INTENT FOR: LATIGO TRAILS SUBDIVISION, FILING 10

Amended September 10, 2021

☐ OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner/Applicant:

Cheyenne Mountain Development Company, LLC
Robert C. Irwin
P.O. Box 60069
Colorado Springs, CO 80960-0069
(719) 475-7474
(719) 633-4904 (fax)

Planner:

William Guman & Associates, Ltd.
Bill Guman, RLA/ASLA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700

El Paso County Planner:

Kari Parsons, Planner III
El Paso County Development Services
2880 International Circle, Suite 110
Colorado Springs, CO 80910
(719) 520-6306

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The Latigo Trails property for this Final Plat application is located in El Paso County in Elbert, CO, approximately 18 miles northeast of downtown Colorado Springs, situated west of Eastonville Road and north of Meridian Ranch. The site is bordered by Latigo Boulevard to the north and Eastonville Road to the east. It is approximately 2 miles northwest of CO Highway 24.

According to the 2021 Your El Paso County Master Plan, the placetype of this development is “Large Lot Residential”. As such, it consists of single family homes occupying lots of 2.5 acres or greater. The placetype engenders a sense of community in spite of the physical separation of homes, and matches the context of the surrounding area.

The Applicant proposes to develop the site as a planned community of new single-family detached residential dwelling units that recognizes and respects the character of the rural surrounding community. The total acreage of the proposed Latigo Trails development is approximately 1,027 acres. For this submittal, Filing 10 consists of 39 lots within 107 acres.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Elbert, Black Forest and Peyton communities, internal circulation will be comprised of paved Rural Local roads with roadside ditches.

Land to the south of filing 10 is Meridian Ranch. To the west of filing 10 is a parcel zoned A-35, containing a single, two story residence. North of filing 10, there are single family residences from an earlier Latigo Trails filing. East of filing 10 is vacant land, to be a future filing of Latigo Trails.

DEVELOPMENT REQUEST

The Owner and Applicant request approval of a Final Plat for the development of 39 rural residential single family residential lots on approximately 107 acres (e.g. .364 DU/Acre density) for filing 10.

TOTAL NUMBER OF ACRES IN THE PRELIMINARY PLAN AREA: 1,027 acres single family residential.

TOTAL NUMBER OF ACRES WITHIN THIS APPLICATION: Filing 10 is 107+/- acres.

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the EPCLDC. The proposed Preliminary Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

EXISTING AND PROPOSED IMPROVEMENTS

Proposed improvements will include the construction of county-owned (e.g. public) and maintained asphalt roadways (‘Rural Local’ classification with roadside ditches). Drainage and

storm water detention facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadways up to all new lots. Water will be provided via a central water system to be developed by the Owner/Applicant and will be operated and maintained by the Latigo Trails Metropolitan District (organization of a Metropolitan District will be completed at the time of Final Plat recording). Individual septic systems will be provided via an On Site Wastewater Treatment system (OSWT) prepared by the Owner in accordance with El Paso County Department of Health policy guidelines.

Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over most of the site.

The Colorado Geological Survey's review comment of the submitted geotechnical report (as posted on EDARP) indicates:

<<Provided Entech's recommendations are adhered to, and lot-specific investigations and analyses are conducted for use in design of individual foundations, floor systems, subsurface drainage, and pavements, CGS has no objection to approval of the residential subdivision as proposed.>>

As such, prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a Note on the Final Plat.

ADHERENCE WITH THE 2021 YOUR EL PASO COUNTY MASTER PLAN, AND WATER MASTER PLAN

Land Use & Development, Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

The 2021 Your El Paso County Master Plan (the "Master Plan") addresses issues directly related to the Preliminary Plan and development of the *Latigo Trails* development. The policies specifically related to the Preliminary Plan request include:

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity

The Preliminary Plan proposed for the new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Latigo Boulevard and Eastonville Road

corridors. New lots will be similar in size to existing lots and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

Goal 1.4 – Continue to encourage policies that ensure “development pays for itself”.

Latigo Trails is proposed as a development of single family rural residences within a non-urban density area of the Elbert community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

Housing & Communities, Core Principle: Preserve and develop neighborhoods with a mix of housing types.

Goal 2.2 – Preserve the character of rural and environmentally sensitive areas.

The Preliminary Plan with RR-2.5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5, A-35, and PUD. The Applicant proposes to avoid overlot grading across the 1,027 acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

Transportation & Mobility, Core Principle: Connect all areas of the County with a safe and efficient multimodal transportation system.

Goal 4.2-Promote walkability and bikability where multimodal transportation systems are feasible.

The Applicant proposes to incorporate hiking trails and light impact in various parts of the proposed development to promote non-motorized multi-modal transportation linkages within the development. Ideally, residents might travel by horseback from their home to their neighbor’s home.

Community Facilities & Infrastructure, Core Principle: Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.

Goal 5.3 – Ensure adequate provision of utilities to manage growth and development.

Concerning utilities, Latigo Trails has been provided a commitment letter for delivery of electrical service by Mountain View Electrical Association. Black Hills Energy has committed to providing natural gas to the development. Meridian Service Metropolitan District has provided will-serve letters for Latigo Trails Filings 9 and 10 for water provision. Wastewater will be accommodated by individual on-site wastewater treatment systems. Based upon evaluation by

our environmental and geotechnical engineers, it has been determined that Filings 9 and 10 are suitable for individual on-site wastewater treatment systems without contamination of surface and subsurface water systems.

Goal 5.4- *Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.*

The submitted drainage report specifically details a four step process to minimize adverse impacts of development. The process includes reducing runoff volumes, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs). A grading and erosion control plan and a stormwater management report has been submitted with the FDR to support the Filing No. 9 development.

Environment & Natural Resources, Core Principle: Prioritize and protect the County's natural environment.

Goal 9.2- *Promote sustainable best practices with regard to development and infrastructure.*

The surrounding area of the Preliminary Plan has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services have been submitted with this Preliminary Plan application.

The Preliminary Plan design, which includes 2.5 acre home sites and expanses of open space, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. At .36 DU/Ac, Latigo Trails is compatible with numerous other subdivisions adjacent to and within a 2 mile radius of the property.

WATER DEPENDABILITY

The following information was provided by request of El Paso County per the El Paso County Water Master Plan, Chapter 7, Implementation:

A will serve letter has been provided from the Meridian Service Metropolitan District to provide water to Latigo Trails Filing No. 10, lots 1-39 and uploaded to the County. Additionally, a water resources report and water supply information summary have been provided to the County for this development.

The water resource report provides data for the Planning Commission and the BoCC to determine whether the proposed water supply is sufficient in terms of quality, quantity

and dependability for the proposed subdivision. The report includes adequate documentation that the proposed water supply is sufficient in terms of quantity, dependability and quality for the proposed subdivision.

Water Service:

The Meridian Service Metropolitan District (MSMD) will provide water service to Latigo Trails Filing No. 10, lots 1-39. This service will consist of a 1" copper or HDPE water service line to each of the above listed lots.

Based on the already approved projects within Latigo and Meridian Ranch serviced by MSMD the current demand is 1,716 Ac-Ft per year. MSMD currently owns water rights in the amount of 6,088 Ac-Ft and based on the El Paso County 300-year rule of supply for development is 2,163 Ac-Ft. Latigo Trails Filing No. 10 will add an additional demand of 13 Ac-Ft per year based on the Water Resource Report dated August 2021 and developed by the MSMD engineer. The additional 13 Ac-Ft demand results in an overall demand of 1,729 Ac-Ft, which leaves a surplus of 446 Ac-Ft per year.

The master plan for Meridian Ranch provides for 4,500 single family homes, schools, business and open space amounting to a total demand at build out to be approximately 2,035 Ac-Ft. The projected demand is below the El Paso County water supply rule for development and the total amount of water available to MSMD every year.

Water Supply and Demand Summary

LOTS	Total Supply (AF/Year)	Total Demand (AF/Year)
39	434	13

Water Quality

- MSMD has been providing treated water to the Latigo Trails development and Meridian Ranch developments since 2003.
- Treatment of the water consists of disinfection of the water as required for all community water systems, in addition to addressing iron, manganese and turbidity commonly found in Denver basin ground wells.
- MSMD is currently extracting groundwater from fifteen (15) wells located within the MSMD boundary, three (3) off-site wells located within the Latigo Trails development, and six (6) wells from the offsite area known as Guthrie Ranch.
- Monthly reporting is provided to the Colorado Department of Public Health and Environment (CDPHE) as required. To date there have been no deficiencies.

System Certification

- The MSMD water system is classified as a “public water system” (PWSID# CO0121455) and meets all the applicable requirements of the CDPHE.

END

THE TRAILS FILING NO. 10
LOCATED IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS.

THAT FALCON LATIGO, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION.

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 24964 2000" FLUSH WITH THE GROUND AND AT THE SOUTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 25955 1996" 0.35" BELOW GROUND, BEARING N89°25'55"W.

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF SAID SECTION 17, N00°03'36"W A DISTANCE OF 1,516.40 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 41, THE TRAILS FILING NO. 2-B RECORDED UNDER RECEPTION NO. 203250448 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY BOUNDARY LINE OF SAID THE TRAILS FILING NO. 2-B, THE FOLLOWING ELEVEN (11) COURSES:

- S85°03'34"E A DISTANCE OF 422.02 FEET;
- S04°58'20"W A DISTANCE OF 99.83 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 62°25'00" AND AN ARC LENGTH OF 566.48 FEET, TO A POINT OF TANGENT;
- S57°26'40"E A DISTANCE OF 165.00 FEET;
- N32°33'20"E A DISTANCE OF 60.00 FEET;
- N32°34'16"E A DISTANCE OF 399.86 FEET;
- S67°22'54"E A DISTANCE OF 439.92 FEET;
- N76°58'20"E A DISTANCE OF 280.00 FEET;
- S85°01'40"E A DISTANCE OF 1150.00 FEET;
- N88°28'20"E A DISTANCE OF 550.00 FEET;
- N68°58'20"E A DISTANCE OF 150.00 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 1, THE TRAILS FILING NO. 7-C RECORDED UNDER RECEPTION NO. 207712670;

THENCE ON THE SOUTHERLY LINE OF SAID LOT 1, N89°26'47"E A DISTANCE OF 411.36 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BUFFALO RIVER TRAIL AS SHOWN ON THE PLAT OF THE TRAILS FILING NO. 7 RECORDED UNDER RECEPTION NO. 205057689, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID RIGHT-OF-WAY LINE, THE FOLLOWING FIVE (5) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°28'37"E, HAVING A RADIUS OF 2,030.00 FEET, A CENTRAL ANGLE OF 00°01'50" AND AN ARC LENGTH OF 1.08 FEET, TO A POINT OF TANGENT;
- S00°33'13"E A DISTANCE OF 163.45 FEET;
- N89°26'47"E A DISTANCE OF 60.00 FEET;
- N00°33'13"W A DISTANCE OF 163.45 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,970.00 FEET, A CENTRAL ANGLE OF 00°29'41" AND AN ARC LENGTH OF 17.01 FEET, TO A THE SOUTHWESTERLY CORNER OF LOT 2, THE TRAILS FILING NO. 7-A RECORDED UNDER RECEPTION NO. 207712671, SAID POINT BEING A POINT OF NON-TANGENT;

THENCE ON SAID SOUTHERLY LINE, N89°26'47"E A DISTANCE OF 202.23 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES;

- S00°33'13"E A DISTANCE OF 603.73 FEET;
- S89°26'47"W A DISTANCE OF 21.08 FEET;
- S00°33'13"E A DISTANCE OF 519.05 FEET, TO A POINT ON THE SOUTH LINE OF SAID SECTION 17;

THENCE ON SAID SOUTH LINE, N89°25'55"W A DISTANCE OF 4,212.88 FEET, TO THE POINT OF BEGINNING.

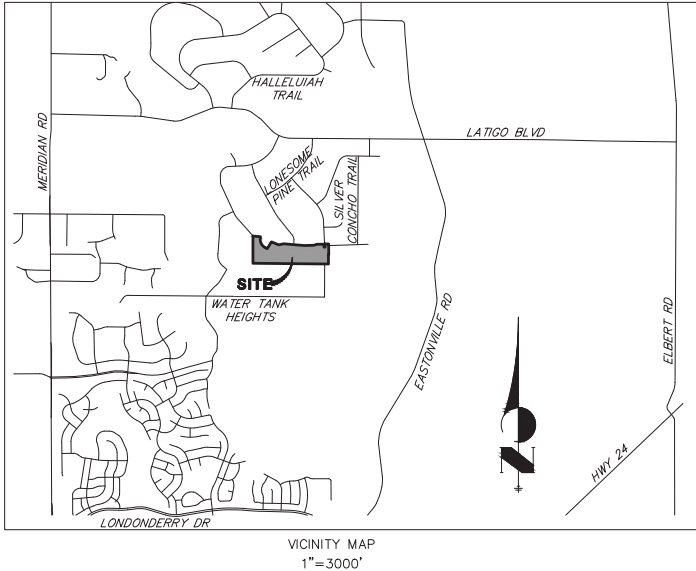
CONTAINING A CALCULATED AREA OF 4,643,639 SQUARE FEET OR 106.6033 ACRES.

DEDICATION.

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 39 LOTS AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VEST IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "THE TRAILS FILING NO. 10" IN EL PASO COUNTY, COLORADO.

EASEMENTS.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND AFFECT.



OWNERS CERTIFICATE.

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE TRAILS FILING NO. 10. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO THE PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTER OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED, FALCON LATIGO, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF FALCON LATIGO, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY: _____

AS: _____ OF FALCON LATIGO, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

OWNERS CERTIFICATE

THE AFOREMENTIONED, BRJM, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF BRJM, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 202____, A.D. BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE.

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

NOTICE.

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

PCD DIRECTOR CERTIFICATE.

THIS PLAT FOR "THE TRAILS FILING NO. 10" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS ____ DAY OF _____, 202____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

CHAIR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
DATE

BOARD OF COUNTY COMMISSIONERS CERTIFICATE.

THIS PLAT FOR "THE TRAILS FILING NO. 10" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 202____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS
DATE

CLERK AND RECORDER

STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT ____ O'CLOCK ____M., THIS ____ DAY OF _____, 20____, A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEES.

DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

SUMMARY.

39 LOTS	100.3957 ACRES	94.18%
RIGHTS-OF-WAY	6.2076 ACRES	5.82%
TOTAL	106.6033 ACRES	100.00%

JOB NO. 25175.01
SEPTEMBER 9, 2021
SHEET 1 OF 5



Centennial 303-740-9333 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

GENERAL NOTES:

1.

PER C.R.S. 38--51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
2.

ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
3.

THE BASIS OF BEARINGS IS THE SOUTH LINE OF SECTION 17, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 24964 2000" FLUSH WITH THE GROUND AND AT THE SOUTHWEST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 25955 1996" 0.35' BELOW GROUND, BEARING N89°25'55"W.
4.

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO, PANEL NUMBER 08041C0339G, EFFECTIVE DATE DECEMBER 7, 2018.
5.

WATER SERVICES SHALL BE SUPPLIED BY _____
6.

SEWER SERVICES SHALL BE SUPPLIED BY _____
7.

ELECTRIC SERVICES SHALL BE SUPPLIED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
8.

NATURAL GAS SERVICES SHALL BE SUPPLIED BY _____
9.

FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
10.

ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
11.

THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN _____ OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT; TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT;
12.

ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
13.

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VEST IN THE INDIVIDUAL PROPERTY OWNERS.
14.

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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO LISTED SPECIES.
15.

THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THE ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
16.

NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
17.

NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
18.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19.

ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN _____ METROPOLITAN DISTRICT.
20.

THE _____ METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
21.

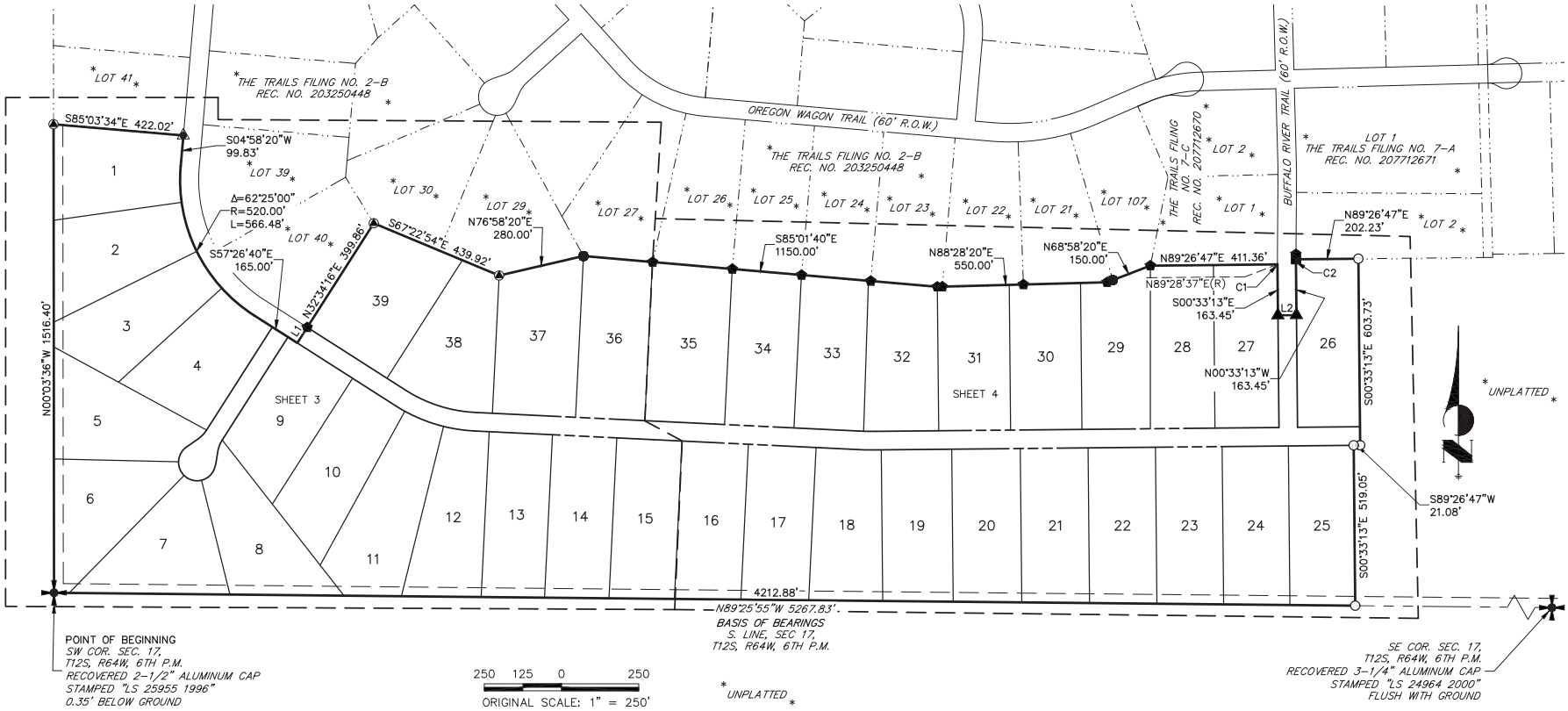
ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22.

MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
23.

THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATIONS, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT. THE SUBDIVIDER AGREES TO THE INCLUSION OF THE TRAILS FILING NO. 9 IN TO THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. _____
24.

THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO LATIGO BOULEVARD.

THE TRAILS FILING NO. 10
LOCATED IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



JOB NO. 25175.01
SEPTEMBER 9, 2021
SHEET 2 OF 5



THE TRAILS FILING NO. 10
LOCATED IN THE SOUTH HALF OF SECTION 17,
TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

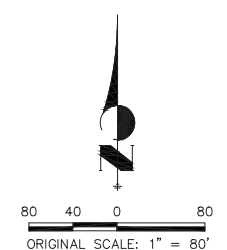
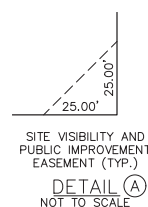
LINE TABLE		
LINE	BEARING	DISTANCE
L3	S57°26'40"E	30.00'
L4	S57°26'40"E	30.00'
L5	N32°33'20"E	30.00'
L6	N32°33'20"E	30.00'
L11	S32°33'20"W	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C3	22°30'00"	100.00'	39.27'
C4	22°30'00"	100.00'	39.27'

LEGEND

- SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND
- RECOVERED 1-1/4" WHITE PLASTIC CAP STAMPED "LS 9646" FLUSH WITH GROUND
- ▲ RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 19625" 0.2' BELOW GROUND
- ◆ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24964" FLUSH UNLESS OTHERWISE NOTED
- RECOVERED #5 REBAR FLUSH WITH GROUND
- ▲ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19625" FLUSH UNLESS OTHERWISE NOTED
- RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19623" FLUSH WITH GROUND
- SF SQUARE FEET
- AC ACRES
- (####) ADDRESS
- (R) RADIAL BEARING
- * NOT PART OF SURVEY
- U.E. UTILITY EASEMENT
- P.I., U. & D.E. PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- U., D. & E.E. UTILITY, DRAINAGE AND EQUESTRIAN EASEMENT

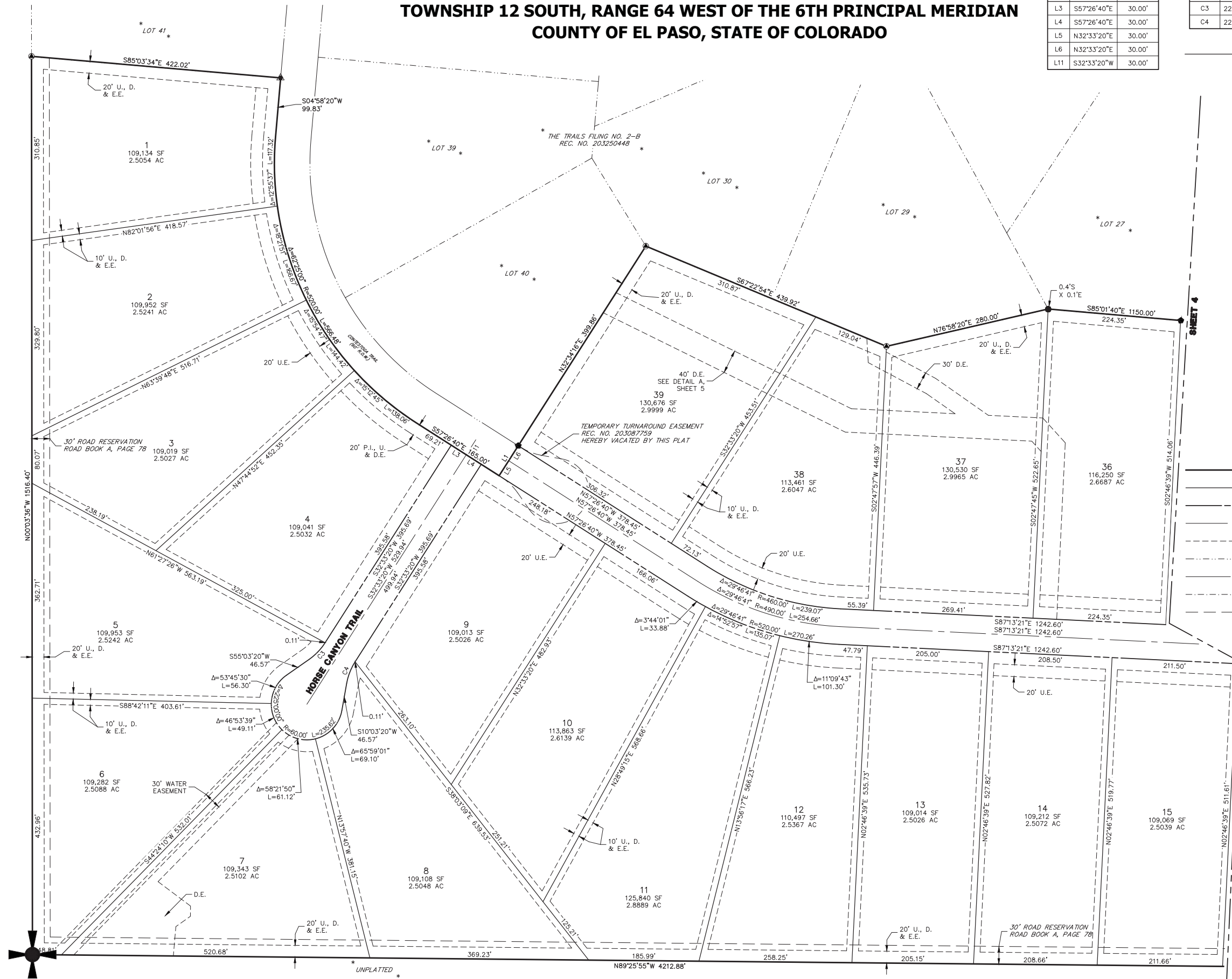
- PROPOSED SUBDIVISION LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT



JOB NO. 25175.01
SEPTEMBER 9, 2021
SHEET 3 OF 5



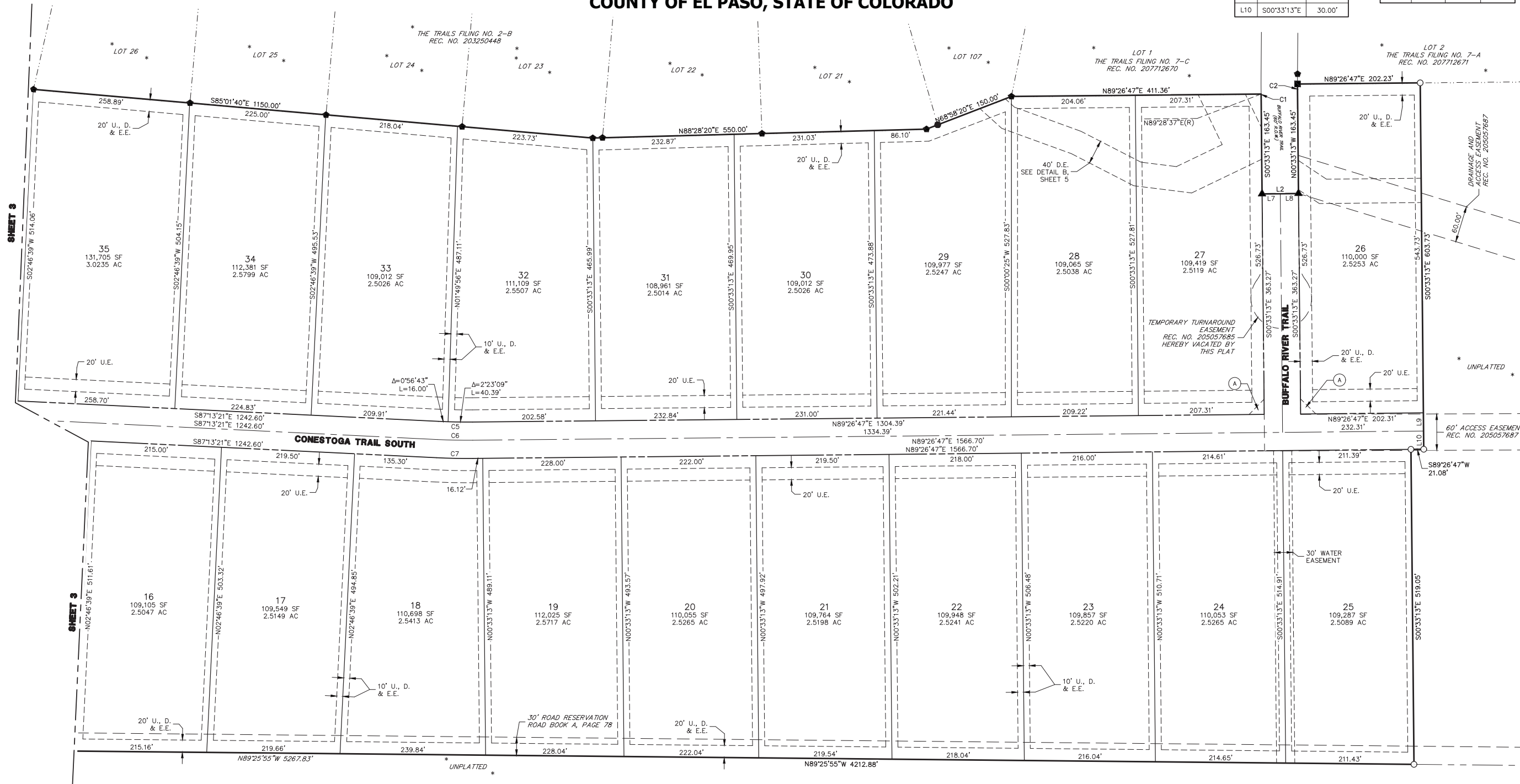
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THE TRAILS FILING NO. 10
LOCATED IN THE SOUTH HALF OF SECTION 17,
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COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S89°26'47"W	30.00'
L8	S89°26'47"W	30.00'
L9	S00°33'13"E	30.00'
L10	S00°33'13"E	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C5	3°19'52"	970.00'	56.39'
C6	3°19'52"	1000.00'	58.14'
C7	3°19'52"	1030.00'	59.88'



LEGEND

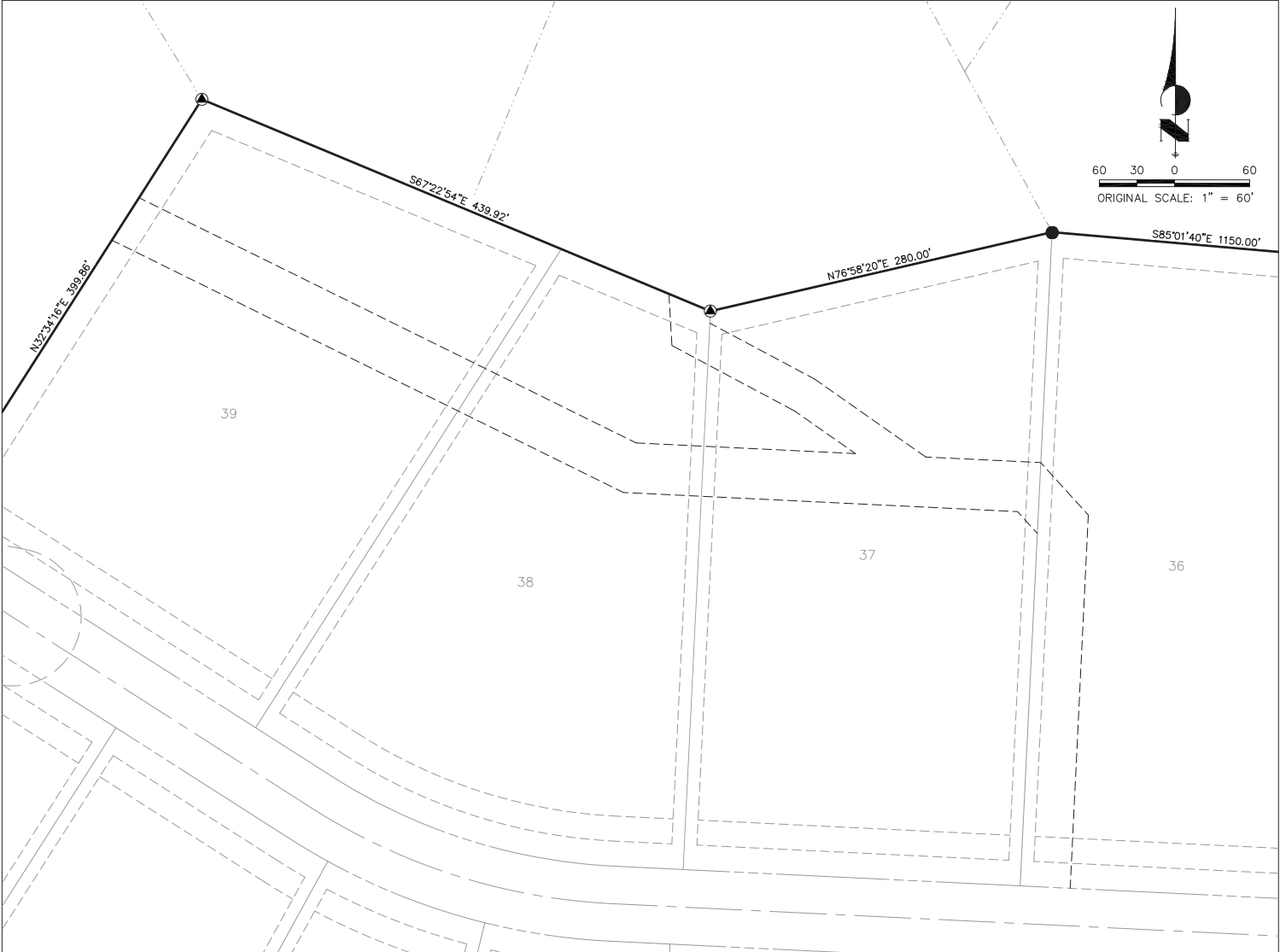
○ SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND	● RECOVERED #5 REBAR FLUSH WITH GROUND	(####) ADDRESS	— PROPOSED SUBDIVISION LINE	— EXISTING EASEMENT
● RECOVERED 1-1/4" WHITE PLASTIC CAP STAMPED "LS 9646" FLUSH WITH GROUND	▲ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19625" FLUSH UNLESS OTHERWISE NOTED	(R) RADIAL BEARING	— PROPOSED LOT LINE	
▲ RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 19625" 0.2' BELOW GROUND	■ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19623" FLUSH WITH GROUND	* NOT PART OF SURVEY	— PROPOSED RIGHT-OF-WAY LINE	
★ RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24964" FLUSH UNLESS OTHERWISE NOTED	SF SQUARE FEET	U.E. UTILITY EASEMENT	— PROPOSED CENTERLINE	
	AC ACRES	P.I., U. & D.E. PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT	--- PROPOSED EASEMENT	
		D.E. DRAINAGE EASEMENT	- - - - - EXISTING PROPERTY LINE	
		U., D. & E.E. UTILITY, DRAINAGE AND EQUESTRIA	— EXISTING RIGHT-OF-WAY LINE	
			- - - - - EXISTING CENTERLINE	

80 40 0 80
ORIGINAL SCALE: 1" = 80'
JOB NO. 25175.01
SEPTEMBER 9, 2021
SHEET 4 OF 5

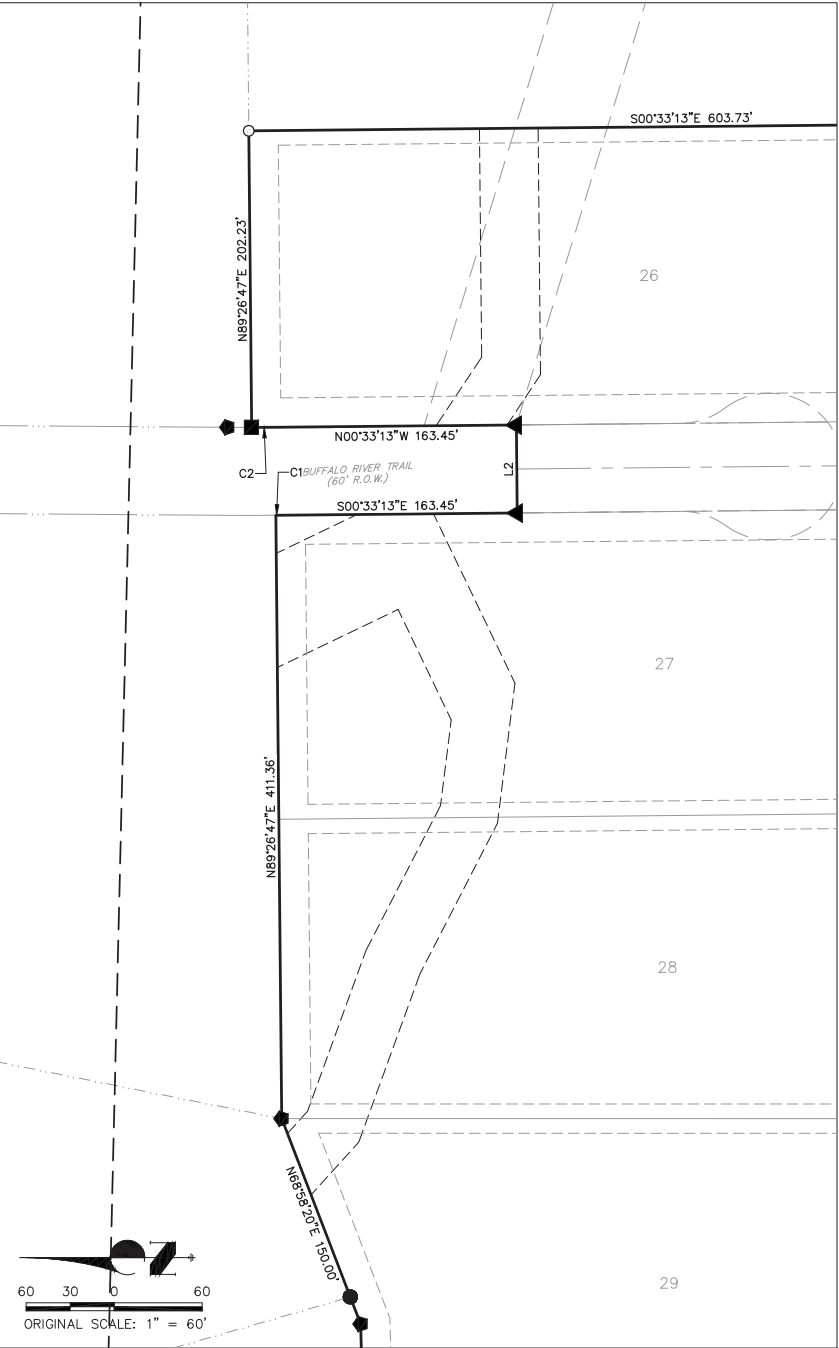


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DETAIL A



DETAIL B

LEGEND			
○	SET 18" #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" FLUSH WITH GROUND	(R)	RADIAL BEARING
●	RECOVERED 1-1/4" WHITE PLASTIC CAP STAMPED "LS 9646" FLUSH WITH GROUND	*	NOT PART OF SURVEY
▲	RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 19625" 0.2' BELOW GROUND	U.E.	UTILITY EASEMENT
◆	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 24964" FLUSH UNLESS OTHERWISE NOTED	P.I., U. & D.E.	PUBLIC IMPROVEMENTS, UTILITY & DRAINAGE EASEMENT
●	RECOVERED #5 REBAR FLUSH WITH GROUND	D.E.	DRAINAGE EASEMENT
▲	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19625" FLUSH UNLESS OTHERWISE NOTED	U., D. & E.E.	UTILITY, DRAINAGE AND EQUESTRIAN EASEMENT
■	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 19623" FLUSH WITH GROUND	—————	PROPOSED SUBDIVISION LINE
SF	SQUARE FEET	—————	PROPOSED LOT LINE
AC	ACRES	—————	PROPOSED RIGHT-OF-WAY LINE
(####)	ADDRESS	—————	PROPOSED CENTERLINE
		—————	PROPOSED EASEMENT
		—————	EXISTING PROPERTY LINE
		—————	EXISTING RIGHT-OF-WAY LINE
		—————	EXISTING CENTERLINE
		—————	EXISTING EASEMENT

JOB NO. 25175.01
SEPTEMBER 9, 2021
SHEET 5 OF 5



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El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Waterbury Filings No. 1 and 2 PUD Preliminary Plan

Agenda Date: December 8, 2021

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by William Guman and Associates, Ltd., on behalf of 4-Way Ranch Joint Venture, LLC, for the Waterbury Filings No. 1 and 2 PUD Development Plan and Preliminary Plan, consisting of 201 single-family residential lots and open space tracts on 61.9 acres, with a minimum lot size of approximately 5,400 square feet. The property is zoned PUD, and is located near Falcon, at the intersection of Stapleton Road and Eastonville Road, northwest of Highway 24.

The El Paso County Parks Master Plan (2013) shows no existing or proposed parks, trails, or open space facilities directly impacted by or within the project area. Falcon Regional Park is located 0.65 mile north of the project site. The existing Rock Island Primary Regional Trail is located 0.35 mile southeast of the project site. The proposed Eastonville Road Primary Regional Trail is located approximately 0.15-mile northwest of the site, while the proposed Arroyo Lane Primary Regional Trail is located approximately 0.25 north and east of the filing. The Curtis Road Bicycle Route is located immediately south of the project site. A dedicated public right-of-way already exists along Stapleton Road and the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The Open Space Master Plan of the Parks Master Plan shows that the project site is located partially within the Judge Orr Road Candidate Open Space. Natural resource values include wetland vegetation and wildlife habitat, as well as tallgrass and bluestem grasslands, some species of which are globally vulnerable. Water quality protection is a concern in this area that drains ultimately to Black Squirrel Creek. The project would not be in conflict with the plan, as long as operations do not adversely affect water quality or negatively impact surrounding grasslands and wetlands. While the applicant has included approximately 3.46 acres of open space areas that encompass both jurisdictional and non-jurisdictional wetland and floodplain areas, as shown in the PUD Preliminary Plan, minimal buffers exist between the floodplain and wetlands and the proposed adjacent residential lots and building envelopes, thus limiting the preservation of these open space areas, as well as restricting the use of the open space as a possible location for neighborhood trails and other passive recreational amenities.

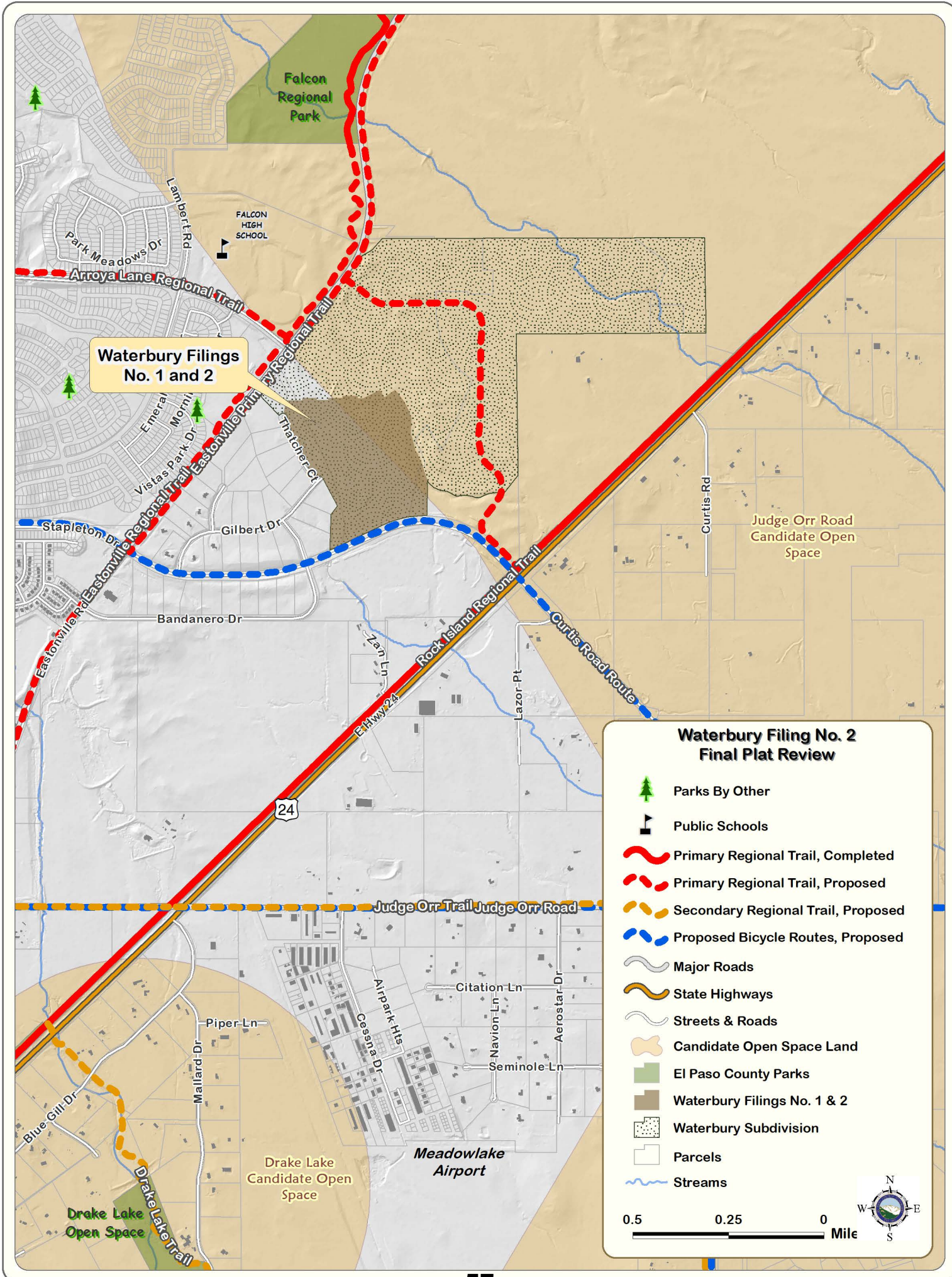
Waterbury Filings No. 1 and 2 PUD Preliminary Plan includes tracts designated for open space, floodplains, stormwater drainage, and landscaping, totaling approximately 10.4 acres, or 16.8% of the total project area, including the 2.75-acre Tract A designated for a centrally located community park. Although the applicant does state that, *“Paved, detached sidewalks allow for safe use of bicycle travel around the park and neighborhood,”* staff does not generally recognize residential sidewalks as a viable alternative to a multi-use trail system for use by walkers, runners, cyclists, or even equestrian users. Wide, detached, meandering, and landscaped sidewalks, like those located along Londonderry Drive in Meridian Ranch, have been accepted as viable alternatives to standard regional trails due to their aforementioned characteristics and lack of multiple and hazardous driveway crossings.

Parks staff strongly recommends that the applicant consider the establishment of an internal trail system as a means to connect residents to not only the centralized neighborhood park and its recreational amenities, but potentially to the Eastonville Primary Regional Trail, Falcon High School, Falcon Regional Park, and proposed and existing residential communities located to the north and west of Waterbury, such as Grandview Reserve and Meridian Ranch. With modifications to the wetland and floodplain open areas, trails could be established within these open spaces to allow for north-south pedestrian travel on either side of the filing. Staff also recommends that the applicant provide detailed plans of the proposed community park in the Landscape Plans or as a separate Site Development Plan.

As no trail easement dedications are necessary for Waterbury Filings No. 1 and 2 PUD Development Plan and Preliminary Plan, parks staff recommends fees in lieu of land dedication for regional and urban park purposes on forthcoming Final Plat(s).

Recommended Motion (PUD Development Plan / Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Waterbury Filings No. 1 and 2 PUD Development Plan and Preliminary Plan: (1) staff recommends establishing an internal trail system to connect residents to the centrally located community park and other destinations beyond the subdivision boundary; (2) staff recommends that the applicant provide detailed plans of the proposed community park in forthcoming Landscape Plans or as part of a separate Site Development Plan; (3) staff recommends the addition of buffers to the wetland and floodplain open space corridors as a means to allow for enhanced preservation of critical open space and the addition of passive recreational amenities; (4) fees in lieu of land dedication for regional park purposes in the amount of \$92,460 and urban park purposes in the amount of \$58,290 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 this the forthcoming Final Plat(s).



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

December 8, 2021

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:	Waterbury Filings No. 1 and 2 PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-21-005	Total Acreage:	61.90
		Total # of Dwelling Units:	201
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.12
4-Way Ranch Joint Venture, LLC	Willam Guman and Associates, Ltd.	Regional Park Area:	2
Peter Martz	Bill Guman	Urban Park Area:	3
PO Box 50223	731 North Weber Street, Suite 10	Existing Zoning Code:	PUD
Colorado Springs, CO 80949-0223	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 3	
0.0194 Acres x 201 Dwelling Units = 3.899		Neighborhood:	0.00375 Acres x 201 Dwelling Units = 0.75
Total Regional Park Acres: 3.899		Community:	0.00625 Acres x 201 Dwelling Units = 1.26
		Total Urban Park Acres: 2.01	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 3	
\$460 / Dwelling Unit x 201 Dwelling Units = \$92,460		Neighborhood:	\$114 / Dwelling Unit x 201 Dwelling Units = \$22,914
Total Regional Park Fees: \$92,460		Community:	\$176 / Dwelling Unit x 201 Dwelling Units = \$35,376
		Total Urban Park Fees: \$58,290	

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 Waterbury Filings No. 1 and 2 PUD Development Plan and Preliminary Plan: (1) staff recommends establishing an internal trail system to connect residents to the centrally located community park and other destinations beyond the subdivision boundary; (2) staff recommends that the applicant provide detailed plans of the proposed community park in forthcoming Landscape Plans or as part of a separate Site Development Plan; (3) staff recommends the addition of buffers to the wetland and floodplain open space corridors as a means to allow for enhanced preservation of critical open space and the addition of passive recreational amenities; (4) fees in lieu of land dedication for regional park purposes in the amount of \$92,460 and urban park purposes in the amount of \$58,290 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 this the forthcoming Final Plat(s).

Park Advisory Board Recommendation:



William Guman
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal

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

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-97

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

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



EL PASO COUNTY

LETTER OF INTENT FOR: WATERBURY

Filing Nos. 1 and 2 - PUD Development Plan and Preliminary Plan
September 27, 2021

Owner:

4-Way Ranch Joint Venture, LLC
Peter Martz
PO Box 50223
Colorado Springs, CO 80949-0223
719-491-3150
pmartzlrg@comcast.net

Planner/Applicant:

William Guman & Associates, Ltd.
Bill Guman, RLA/ASLA
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
(719) 633-9700
bill@guman.net

El Paso County Planner:

Kari Parsons, Project Manager/Planner III
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6313

DEVELOPMENT REQUEST

In this application, the Applicant requests approval of the following:

1. A PUD Zoning and Development Plan for Filing Nos. 1 and 2 of the Waterbury subdivision located at 1000 Eastonville Rd., Peyton CO 80831, a portion of Tax Parcel 4200000417, currently zoned PUD, consisting of 201 single family lots on 61.9 acres of

the 159.9 total acres, at a gross density of 3.25 dwelling units/acre. The Type D Application Form (1-2C) is submitted.

2. A Preliminary Plan for the above.
3. Deviation for Saybrook Rd. turn lane lengths; deviation requesting deferral of right turn lane from Stapleton Drive , as detailed in the filed Deviation Requests; deviation for Saybrook Rd. cross section, as shown on the PUD/ Preliminary Plan cover page, detailed in the filed Deviation Request, and as approved by the fire authority.
4. Modification of the requirement of 1 tree/20' along Stapleton Rd., to allow substitution of berms planted with low-water shrubs and large ornamental grasses for some of the trees (per Landscape and Water Conservation Manual – 1.2.1 (A), (E) and 1.3.3 (A), (C))
5. Water Sufficiency finding.
6. Early grading operations request.
7. Subsequent final plats for Waterbury Filing Nos. 1 and 2.

The owner, 4-Way Ranch Joint Venture, LLC, has authorized this application through its agent, Peter Martz.

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The project site is located in El Paso County in Peyton, CO, approximately 12 miles east of downtown Colorado Springs, northeast of Falcon, Colorado in eastern El Paso County. The parcel is approximately 2,000 feet west of the intersection of highway 24 and Stapleton Rd. It is bordered on the west by single family residential sites and Eastonville Road. Adjacent parcels to the southwest and east of this project are large, multi-acre sites with existing homes and outbuildings (loafing shed/ stable), driveways, and barns. Any existing off-site residences, outbuildings, dirt roads, etc., are scheduled to remain and will not be relocated or removed as a result of the Waterbury development.

Filings 1 and 2 of this Preliminary Plan are located in the southwest corner of the Waterbury project with primary access from Stapleton Drive. A secondary access point will be via an extension of existing Gilbert Drive at the northwest corner of Filing 1. The existing 4-Way Ranch Filing 1 project borders Waterbury to the southwest. Parcel 4200000366, part of the Waterbury PUD, is vacant and borders to the north and east. A public high school borders the project across Eastonville Rd.

The preliminary plan for Filing Nos. 1 and 2 consists of 61.9 Acres of 159.9 acres in Parcel 4200000417. The preliminary plan proposes 201 detached, single-family dwelling units for a density of 3.25 DU/ Acre. This is within the approved density range for Waterbury at 3-5 DU/ Acre. In addition to the 201 residential lots, Filings 1 and 2 include 11.24 acres of public rights-of-way, and 14.04 Acres of open space/ landscaped areas.

LAND USE TABLE

TYPE OF USE	ACREAGE	% OF PROPERTY
DETACHED SINGLE FAMILY LOTS (201 UNITS)	39.9 AC.	65%
RIGHTS-OF -WAY	11.6 AC.	19%
OPEN SPACE/UTILITY TRACTS/WATER QUALITY	4.05 AC.	7%
FLOOD PLAIN/WETLANDS	34.46 AC.	6%
PARKS/PLAY AREAS	2.89 AC.	5%
TOTAL	61.9 AC.	100%

DEVIATIONS from ECM

A deviation for traffic is requested and approved for a modification of the Saybrook Road (Urban Residential Collector) to allow left and right turn bays on southbound Saybrook (approaching Stapleton) to be designed for required stacking/storage plus a compact bay taper design. Also requested is deferred construction of westbound right turn deceleration lane on Stapleton Drive at Saybrook Rd. until after the first plat, and after its need is reevaluated at subsequent final plats and reasonably shown to be needed. (See submitted Deviation Requests and approvals for details). These deviations have been reviewed and approved by the fire authority.

A deviation for traffic is requested for a modification of the Saybrook Road (Urban Residential Collector) cross section to allow direct driveway access to this entry road into the subdivision, as there are no other access points for these lots. Also requested are parking lanes along both sides of Saybrook Road. (See submitted Deviation Request for details). This deviation has been reviewed and approved by the fire authority.

JUSTIFICATION FOR REQUEST

The proposed Waterbury PUD Development and Preliminary Plan meets the criteria for approval as outlined in Sections 4.2.6 (E) and 7.2.1.D-(2)E of the LDC.

- The plan is in general conformance, with no significant changes, with the formerly approved Waterbury PUD Development Plan, the originally approved Zoning and Conceptual Plan (ZCP) and is consistent with the purposes of the EPCLDC including the County Master Plan.
- The proposed preliminary plan's use, density, and layout are in conformance with the subdivision design standards and establish an adequate level of compatibility with existing residential areas surrounding the Waterbury project.
- A sufficient water supply has been established through wells owned and operated by the 4-Way Ranch MD, as presented in the Water Supply Information Summary and Water Resource Report by HR Green, submitted in conjunction with this LOI.
- Public sewage disposal system will be provided by Grandview Reserve Metro District in agreement with the Cherokee Metro District and is in compliance with state and local laws and regulations. A Wastewater Disposal Report by HR Green is submitted in conjunction with this LOI.

- Soil/Topographical conditions – a Soils and Geology Report has been prepared and submitted by Entech Engineering. This report addresses the existence of and remediation for a high water table located in some areas of the development. The Grading Plan filed as part of this application has followed these requirements.
- Drainage – a Preliminary Drainage Report and a Storm Water Management Plan have been prepared and submitted by Terra Nova Engineering, conforming to state law, the LDC and ECM.
- The existence on site of a FEMA floodplain, as well as non-jurisdictional wetlands, have been documented and designated as non-disturbance/no-build areas of the site.
- All public improvements are designed according to ECM and LDC standards and are adequate to serve the needs of the residents.
- All lots will have direct access to public streets/rights of way.
- Police and fire protection services have been established and Letters of Commitment have been filed in conjunction with this application.
- A Wildfire Hazard and Fire Protection Report has been prepared and submitted ascertaining compliance with Chapter 6 of the LDC.

There are several conditions of record called for with the approved Waterbury PUD Development Plan (PUD-12-003) that relate to traffic and drainage concerns. These conditions mainly address the timing and sequencing of traffic improvements, escrow funds for future traffic improvements, off-site drainage improvements, and various other off-site related improvement items. A more detailed discussion of these conditions of record can be found within the submitted Waterbury Traffic Impact Study and the Preliminary Drainage Report.

EXISTING AND PROPOSED IMPROVEMENTS

The existing land use for the site is vacant and contains multiple drainage ways flowing in a southeasterly direction along the western and eastern boundaries of the preliminary plan land area. The site includes several unimproved dirt roads used for ranching purposes, native stands of vegetation, utility easements, and an existing water line running north-south through the site which is outside the boundaries of this preliminary plan.

Proposed improvements will include the construction of county-owned (public) and maintained asphalt roadways with concrete curb and gutter and detached concrete sidewalks. Drainage and storm water detention facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadways to all new lots.

Landscaping as required by the LDC will be installed along Stapleton Drive, Gilbert Drive, Saybrook Road, and the roundabout intersection of Saybrook and Sunken Meadow Roads. Plant material will consist of low-water trees, shrubs, and ornamental grasses and will be watered via drip irrigation. Ground cover along the Stapleton landscape area will be a native prairie grass mix, with temporary overhead irrigation for establishment. It is proposed to

substitute some of the required trees along Stapleton with berms planted with low-water shrubs and large ornamental grasses, irrigated via drip irrigation. A centrally located park/open space will be partially sodded with bluegrass sod, irrigated with permanent overhead irrigation.

Provision of Utilities:

Water service will be provided via a central water system to be developed by the Owner and will be operated and maintained by the 4-Way Ranch Metropolitan District. The site is in the Upper Black Squirrel Creek Ground Water District and is in compliance with the County Water Master Plan.

Sanitary sewer service will be provided by an agreement with the Cherokee Metropolitan District, in accordance with El Paso County Department of Health policy guidelines.

Fire protection will be provided by Falcon Fire Protection District, and the development plan has been reviewed and approved by the fire authority.

Natural gas supply has been committed by Black Hills Energy.

Electric supply has been committed by Intermountain Rural Electric Authority.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. Internal circulation will be paved roads with concrete curb and gutter and detached 5' concrete sidewalks.

There is no proposed industrial or commercial development on this site. There are no commercial mineral rights claims on this property. There are no existent historical, cultural, or significant natural features on the property.

There are no proposed multi-family dwellings. There are no proposed mobile home units. There are no proposed constructed recreational facilities.

Lot sizes: a minimum of 50' wide at the street right of way, and a minimum of 110' in depth.

ANTICIPATED SCHEDULE FOR DEVELOPMENT

Construction is planned to start within 90 days of county approval of the final plat. There is no phasing planned for development.

**LAND DEVELOPMENT CODE, COMPREHENSIVE PLAN AND COUNTY MASTER
PLAN CONSISTENCY**

Goal 6.1 *Encourage patterns of growth and development which complement the regions' unique natural environments and which reinforce community character.*

The El Paso County Master Plan addresses issues directly related to the Preliminary Plan and development of *Waterbury Filing Nos. 1 and 2*. The policies specifically related to the PUD and Preliminary Plan request include:

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 Preliminary Plan proposed for 201 new single family residential lots is compatible with the existing adjacent residential lots in the Eatonville Road / Stapleton Road corridors.

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

Waterbury is proposed as a development of single family residences within a non-urban density area of the Falcon/Peyton community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

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.*

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

Goal 6.2
Protect and Enhance Existing and Developing Neighborhoods

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

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

The incorporation of a central open space/park for Filings 1 and 2 will encourage community interaction. Paved, detached sidewalks allow for safe use of bicycle travel around the park and neighborhood. The floodplain areas and Jurisdictional and non-jurisdictional wetlands within the of the site will be preserved as open space no-build areas, and will lend themselves well toward sustaining the rural nature and character and maintaining the integrity of the

surrounding community, providing locations for non-specified outdoor activities for the residents.

Goal 6.4 *Develop and maintain rural residential areas in a manner which protects their integrity, addresses the carrying capacity of the natural environment and provides for an adequate level of non-urban facilities and services.*

Policy 6.4.3 - *Allow rural residential development in those areas with sufficient "carrying capacity" including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.*

The surrounding area of the Preliminary Plan has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services have been submitted with this Preliminary Plan application.

Policy 6.4.4 - *Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential areas or to be incorporated as a buffer between higher density and undevelopable areas.*

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

Policy 6.4.11 - *Support planning and regulatory approaches which limit the adverse impacts of grazing on lots of 5 acres and less.*

"No animals, birds, livestock, reptiles or insects of any kind may be raised, bred, kept or boarded in or on a Lot, except for bona fide household pets as permitted by applicable local laws or ordinances and in compliance with any Rules and Regulations not in conflict with such laws or ordinances. Each animal must be controlled by its owner and is not allowed off the owner's Lot except when properly controlled and accompanied by its owner or his or representative, who is responsible for collecting and properly disposing of any animal waste. An Owner's and/or Occupant's right to keep animals is coupled with the responsibility to pay for any damage caused by such animal, as well as any costs incurred as a result of such animals. "

The Waterbury Development will provide single-family detached homes on smaller lots, allowing for potential new homeowners to participate in the rural character of the area, while still being in keeping with current uses of areas adjacent to the Plan. The 14 acres of park, non-jurisdictional and jurisdictional wetlands and floodplain area that are to be preserved in perpetuity as no-build open space parcels also help to preserve the general character of the region.

The Preliminary Plan encourages diverse housing types and prices to meet the needs of existing and new residents. A variety of lot sizes will help to meet the needs of existing and new residents of differing ages and incomes.

The Preliminary Plan anticipates a finite quantity of 201 homes on the 62 acre development, which promotes predictable growth that is consistent with the Plan.

Letters of Commitment to Serve all the area within the Preliminary Plan have been provided with this submittal for public safety, gas, and electric. No new facilities for fire protection or schools are proposed or required for this application.

The existing 4-Way Ranch Metropolitan District has an adequate supply of water from existing wells which will allow the construction of a central water supply system and serve all new homes within the Preliminary Plan area.

3.5.6 *Balance long term transportation infrastructure needs with current requirements.*

A Traffic Impact Study [TIS] has been prepared and provided with the Preliminary Plan application. The TIS addresses the use of the major transportation corridors (e.g. Stapleton Road, Eastonville Rd. and Highway 24) that provide primary access/egress to and from the Preliminary Plan area. No “negative effects” of traffic would be triggered as a result of the need to construct additional major arterial infrastructure; all new roads within the Preliminary Plan area would be a local residential category.

The existing 4-Way Ranch Metropolitan District and existing wells will supply water to a new central water distribution system and serve all new homes within the Preliminary Plan area. This will allow for sustainable, planned growth as the Preliminary Plan area does not rely on development of numerous new wells as a primary source of water for new residences.

All parks, trails, and open space tracts will be maintained by the existing 4-Way Ranch Metropolitan District.

The Preliminary Plan indicates there are 14 acres of jurisdictional and non-jurisdictional wetlands and floodplains that will remain as no-build open space area. These areas will remain as no-build preservation tracts to protect natural watersheds and wildlife corridors.

END

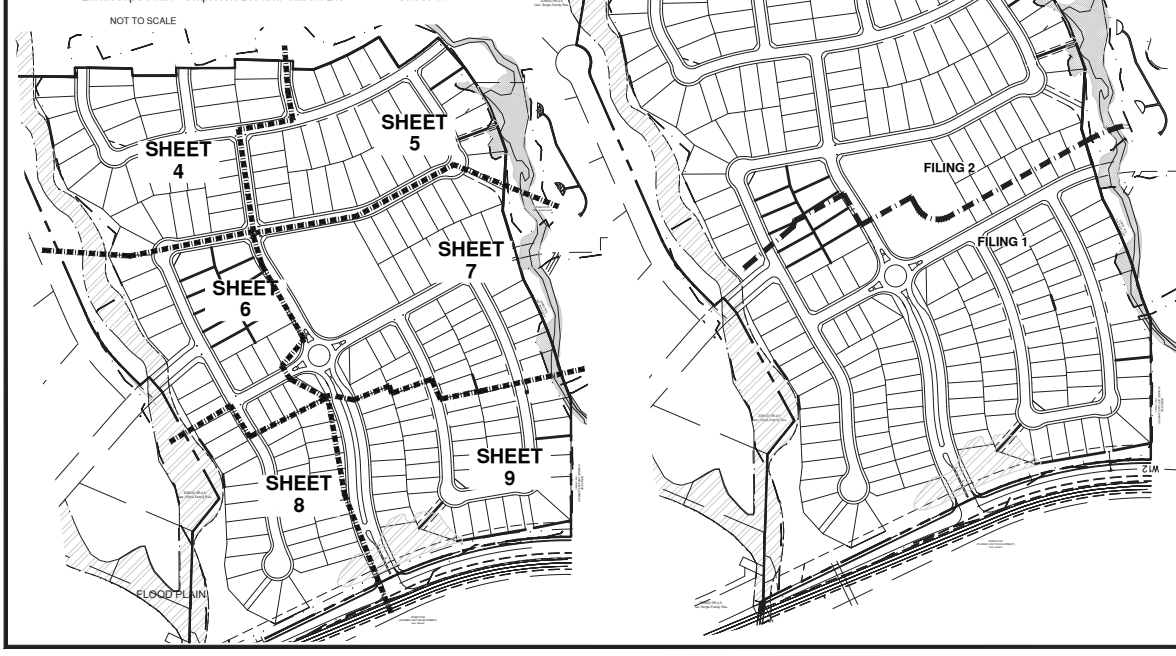
GENERAL PUD PROVISIONS:

- Purpose and intent: of the PUD zoning district.
- 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.
- 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 Development Services Department Director or Board of County Commissioners.
- Adoption: The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Waterbury PUD is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code; 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.
- Relationship to County Regulations: The provisions of this Development Plan shall prevail and govern the development of Waterbury Filing Nos. 1 and 2, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended and 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.
- Enforcement: To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- Conflict: Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- 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 development 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. At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development Department, in order to assure maximum development limits are not exceeded.

- GENERAL DEVELOPMENT NOTES
1. There is no proposed phasing plan for Waterbury. The development scheduling and build-out will be based upon market and economic conditions. Development areas may overlap one another allowing constant and continuous growth of the site as market trends dictate. Utilities and improvements will be provided as needed for development.
 2. Development of this property shall be in accordance with the approved Waterbury PUD Development Plan, as amended. Modifications are subject to review and approval by the El Paso County Board of County Commissioners unless otherwise provided by the EPC Land Development Code.
 3. All Tracts are to be owned and maintained by either the 4 Way Ranch Metropolitan District. Tracts include landscape easements, drainage tracts, stormwater facilities, open space tracts, streetscape plantings, detention ponds, utilities, fences, parks and recreational facilities, trails, mailbox clusters, and other uses.
 4. The developer may provide payment in lieu of land dedication for parks and/or school, if applicable.
 5. Site lighting will meet the requirements set forth in Section 6.2.3 of the El Paso County Land Development Code, as amended.
 6. All mailbox design and locations (including Type 1, Type 2 and/or Type 3) as shown are preliminary and final location to be determined with each final plat and in coordination with the U.S. Postal Service. A Work in the Right-of-Way Permit and license agreement from the ECOM Administrator to locate either Type 2 or Type 3 mailboxes within the County's right-of-way.
 7. Public Utility Drainage Easements shall be provided on all lots as indicated on the drawings and/or as shown within the details.
 8. Per the El Paso County Wildlife Hazards Map, the Waterbury site is considered a LOW HAZARD area as the site is non-forested and predominantly grassland.
 9. Section 404 of the Clean Water Act (CWA) prohibits the discharge of dredged or fill material into Waters of the U.S. (WOU), including wetland habitat, without a valid permit. The Project developer will obtain CWA Section 404 Permit authorization from the U.S. Army Corps of Engineers (USACE) prior to construction to authorize any development-related impacts, including but not limited to any utility crossings, stormwater outfalls, channel stabilization, excavation or grading operations or other associated development disturbances in WOUS that cannot be avoided or minimized.
 10. Lots 76,79, and 80 in Filing 1 and Lots 75, 76, 78, and 79 in Filing 2 have truncated building envelopes (setbacks) on the side and/or rear to avoid encroachment into wetlands. The wetland areas on these lots are designated as "No Build" and there shall be no construction impact on these areas.
 11. The project area is located adjacent to a designated FEMA floodplain as determined by the Floodplain Insurance Rate Map (FIRM) Community Map No. 8041C00575 F, effective date March 17, 1997 and as amended with the Letter of Map Revision (LOMR) Case No. 04-08-0012P dated March 19, 2004. No structures are permitted within the designated Floodplain areas.
 12. The following report has been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildlife Hazard Report; Natural Features Report.
 13. All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
 14. Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 5 foot public utility and drainage easement. All exterior subdivision boundaries are hereby platted with a 7 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
 15. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species.
 16. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
 17. No driveway shall be established unless an access permit has been granted by El Paso County.
 18. There shall be no direct lot access to Stapleton Drive.
 19. There are no existing or proposed above ground water or wastewater facilities on the site. (water tanks, pump stations, lift stations, interceptors, etc.) There are no existing water wells or open water (pond, streams, irrigation ditches, etc.) on the site.
 20. Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.
 21. No structures or fences are permitted within designated "Floodplain" areas.
 22. This subdivision is surrounded by agricultural land. Property owners may be impacted by sounds, smells and/or activities associated with active agricultural practices. Pursuant to Article 3.5, Title 35, C.R.S., it is the declared policy of the State of Colorado to conserve, protect, and encourage the development and improvement of its agricultural land for the production of food and other agricultural products. Colorado is a "Right-to-Farm". State pursuant to C.R.S. 35-3.5-101, et seq. Landowners, residents and visitors must be prepared to accept the activities, sights, sounds, and smells of agricultural operations as a normal and necessary impact of living in a county with a strong rural character and a healthy agricultural sector. State law provides that ranching, farming, or other agricultural activities and operations shall not be considered to be nuisances so long as operated in conformance with the law and in a non-negligent manner. Therefore, all must be prepared to encounter noises, odors, lights, mud, dust, smoke, chemicals, machinery on public roads, livestock on public roads, storage and disposal, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides, and one or more of which may naturally occur as a part of legal and non-negligent agricultural operations.
 23. NOTICE: This property may experience ongoing noise and vibration impacts associated with training exercises within the Fort Carson Military Reservation. An analysis of these potential impacts is contained within Fort Carson's Installation Noise Management Plan (INMP) which is available online and can be obtained from the Directorate of Public Works- Environmental Division at Fort Carson, or from their web site.
 24. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: This serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. This property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations.

- UTILITIES
1. All electric service shall be provided by Mountain View Electric Association. All tracts through which MVEA utilities will be located will be given easements as required.
 2. Natural gas will be provided by Black Hills Energy.
 3. Central Water to be provided by the 4 Way Ranch Metropolitan District.
 4. Waste Water collection services to be provided by Grandview Reserve Metropolitan District in agreement with Cherokee Metropolitan District.
- STREETS
1. All streets shall be named and constructed to El Paso County standards, dedicated to El Paso County for and upon acceptance by El Paso County, shall be maintained by El Paso County Public Services Department except for landscape areas which shall be maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association.
 2. All landscaping within the public rights-of-way will be maintained by the 4 Way Ranch Metropolitan District or a Home Owner's Association via a Development Agreement, License Agreement or Inter-Governmental Agreement to occur at final platting.
 3. All street names subject to change.
 4. Per the Waterbury Noise Study dated Feb 13, 2021 performed by LSC Transportation Consultants, noise mitigation elements will not be required as the predicated noise levels will not exceed 67 decibels Leq.

- SHEET MAP INDEX:
- | | |
|--|----------|
| Preliminary Plan Cover Sheet | Sheet 1 |
| Preliminary Plat - 100 scale | Sheet 2 |
| Utilities Plan | Sheet 3 |
| NW area Development plan - 40 Scale (Filing 2) | Sheet 4 |
| NE area Development Plan - 40 Scale (Filing 2) | Sheet 5 |
| W area Development Plan- 40 Scale (Filings 1 and 2) | Sheet 6 |
| E area Development Plan - 40 Scale (Filings 1 and 2) | Sheet 7 |
| SW area Development Plan - 40 Scale (Filing 1) | Sheet 8 |
| SE area Development Plan - 40 Scale (Filing 1) | Sheet 9 |
| Landscape Plan -Saybrook Road | Sheet 10 |
| Landscape Plan -Stapleton Dr. and Gilbert Dr. | Sheet 11 |



Waterbury

Filing Nos. 1 and 2

PUD Development Plan and Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CERTIFICATION STATEMENTS:

LANDOWNER CERTIFICATION
To Witness Whereof: 4-Way Ranch Joint Venture, LLC as Nominee, a Colorado limited liability company, has executed these presents this ____ day of _____, 20____ A.D.

Authorized Agent, Partner
STATE OF COLORADO)
) ss.
EL PASO COUNTY)

The above and foregoing statement was acknowledged before me the ____ day of _____, 20____ A.D.

by _____ Witness my Hand and SEAL
My Commission expires: _____

Notary Public:

COUNTY CERTIFICATION
The reasoning request for PUD has been reviewed and found to be complete and in accordance with the Board resolution or motion # _____ and dated _____, approving the PUD and all applicable El Paso County regulations.

Chair, Board of Commissioners _____ Date _____

Director, Planning and Community Development _____ Date _____

CLERK AND RECORDER CERTIFICATION
STATE OF COLORADO)
) ss.
EL PASO COUNTY)

I hereby certify that this Plan was filed in my office on this ____ day of _____, 20____ at _____ o'clock a.m./p.m. and was recorded per Reception No. _____

El Paso County Clerk and Recorder _____

PUD MODIFICATIONS TABLE:

CODE REQUIREMENT	PROPOSED/APPROVED DEVIATION	JUSTIFICATION
ECM Section 2.3.7.E. 1&2 Intersections - Turn Lane Design Elements - bay taper, lane length, storage length	allow left and right turn bays on southbound Saybrook (approaching Stapleton) to be designed for required stacking/storage plus a defer construction of westbound right turn decel. Lane on Stapleton Drive at Saybrook Rd. until after the first plat and after its need is reevaluated at subsequent final plats and reasonably shown to be needed	to minimize the impact to on-street parking and lots fronting on Saybrook
ECM Section 2.3.7.D.2 Intersections - Exclusive Right Turn Lanes - principal arterial requirement	modification of the Saybrook Road cross section to allow partial-turn direct driveway access (right-in/right-out only) to this entry road. Also requested are parking lanes along both sides of Saybrook Road.	construction of the right-turn lanes would require removal of existing curb and storm sewer improvements already constructin as part of the initial lanes of Stapleton. Deferring the turn lane should not be problematic as current through-traffic volumes on Stapleton are relatively light (projected to be under 100 VPH).

ECM Figure 2-15: Typical Urban Residential Collector Cross Section, and Table 2-7 Design Standards for an Urban Residential Collector

There are no other access points for these lots. The parallel parking lane and adjacent striped buffer will allow space for cars to back out of driveways without having to enter the through traffic lane.

Waterbury Filing Nos. 1 and 2 PUD Development Plan and Preliminary Plan

LEGAL DESCRIPTION

WATERBURY OVERALL BOUNDARY

A PARCEL OF LAND BEING A PORTION OF SECTION 26, A PORTION OF SECTION 29, AND A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP, STAMPED "PSAC LS 3000" AND ASSURED TO BEAR S89°47'04"E A DISTANCE OF 5,265.07 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 15 AS PLATTED IN A 4-WAY RANCH PLAT NO. 1 RECORDED UNDER RECEPTION NO. 20671244, THE RECORD OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 21094608; THENCE N07°31'04"E, ON THE EASTERLY BOUNDARY OF SAID LOT 15 AND THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.63 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STAPLETON ROAD SAID POINT BEING THE POINT OF BEGINNING.

THENCE ON THE EASTERLY BOUNDARY OF SAID 4-WAY RANCH FILING NO. 1, THE FOLLOWING TWELVE (12) COURSES:

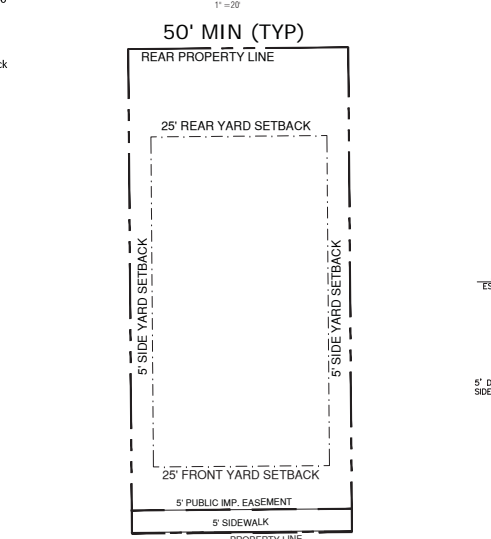
1. N01°31'24"E, A DISTANCE OF 230.23 FEET;
2. N01°56'45"E, A DISTANCE OF 267.96 FEET;
3. N06°50'01"E, A DISTANCE OF 143.18 FEET;
4. N26°06'29"W, A DISTANCE OF 415.54 FEET;
5. N40°37'02"W, A DISTANCE OF 70.00 FEET TO A POINT ON CURVE;
6. ON THE ARC OF CURVE TO THE LEFT WHOSE CENTER BEARS S40°37'01"E, HAVING A DELTA OF 01°07'07", A RADIUS OF 1130.00 FEET, A DISTANCE OF 41.97 FEET TO A POINT ON CURVE;
7. N44°30'10"W, A DISTANCE OF 104.91 FEET TO A POINT OF CURVE;
8. ON THE ARC OF CURVE TO THE RIGHT, HAVING A DELTA OF 21°00'17", A RADIUS OF 565.00 FEET, A DISTANCE OF 201.13 FEET TO A POINT OF TANGENT;
9. N23°29'34"E, A DISTANCE OF 566.57 FEET;
10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°24'30", A RADIUS OF 400.00 FEET AND A DISTANCE OF 28.91 FEET TO A POINT OF REVERSE CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 60°17'54", A RADIUS OF 60.00 FEET, A DISTANCE OF 102.94 FEET TO A POINT ON CURVE;
12. N29°36'47"E, A DISTANCE OF 161.35 FEET;

THENCE S89°19'29"E, A DISTANCE OF 214.40 FEET; THENCE N00°45'00"E, A DISTANCE OF 30.04 FEET; THENCE S89°15'03"E, A DISTANCE OF 50.00 FEET; THENCE S89°30'01"E, A DISTANCE OF 146.32 FEET; THENCE S00°37'01"E, A DISTANCE OF 24.68 FEET; THENCE N69°59'53"E, A DISTANCE OF 150.07 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N49°59'53"E, HAVING A DELTA OF 01°10'07", A RADIUS OF 225.00 FEET, A DISTANCE OF 4.59 FEET TO A POINT OF TANGENT; THENCE N01°10'00"E, A DISTANCE OF 22.47 FEET; THENCE S89°30'01"E, A DISTANCE OF 60.00 FEET; THENCE N69°59'53"E, A DISTANCE OF 152.18 FEET; THENCE N00°45'00"W, A DISTANCE OF 30.14 FEET; THENCE S89°18'35"E, A DISTANCE OF 150.16 FEET; THENCE S89°41'11"E, A DISTANCE OF 60.00 FEET; THENCE S01°43'12"W, A DISTANCE OF 21.39 FEET; THENCE S89°30'57"E, A DISTANCE OF 70.98 FEET; THENCE N69°36'47"E, A DISTANCE OF 42.85 FEET; THENCE N60°20'20"E, A DISTANCE OF 42.49 FEET; THENCE N60°03'04"E, A DISTANCE OF 42.49 FEET; THENCE N50°57'53"E, A DISTANCE OF 62.28 FEET; THENCE S03°36'22"E, A DISTANCE OF 124.73 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N03°36'22"W, HAVING A DELTA OF 08°00'18", A RADIUS OF 1225.00 FEET, A DISTANCE OF 171.15 FEET TO A POINT ON CURVE; THENCE S41°02'14"E, A DISTANCE OF 144.40 FEET; THENCE S04°02'29"E, A DISTANCE OF 72.49 FEET; THENCE S30°56'52"E, A DISTANCE OF 81.87 FEET; THENCE S21°08'22"E, A DISTANCE OF 89.56 FEET; THENCE S19°08'47"E, A DISTANCE OF 73.79 FEET; THENCE S00°10'00"W, A DISTANCE OF 226.74 FEET; THENCE S17°50'05"E, A DISTANCE OF 124.63 FEET; THENCE S18°09'50"E, A DISTANCE OF 50.00 FEET; THENCE S18°07'17"E, A DISTANCE OF 73.48 FEET; THENCE S07°50'03"E, A DISTANCE OF 49.16 FEET; THENCE S25°07'29"E, A DISTANCE OF 66.02 FEET; THENCE S02°21'31"E, A DISTANCE OF 66.20 FEET; THENCE S19°54'11"E, A DISTANCE OF 51.22 FEET; THENCE S18°26'36"E, A DISTANCE OF 114.20 FEET; THENCE S21°03'03"E, A DISTANCE OF 85.08 FEET TO A POINT ON THE BOUNDARY LINE OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 21400173, RECORDS OF EL PASO COUNTY, COLORADO; THENCE S00°00'01"E, ON SAID BOUNDARY LINE, A DISTANCE OF 472.54 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 21094608; THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S03°23'33"W, HAVING A DELTA OF 26°14'01", A RADIUS OF 1465.90 FEET, A DISTANCE OF 943.30 FEET TO A POINT OF TANGENT;
2. S04°00'32"W, A DISTANCE OF 177.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,667,540 SQUARE FEET OR 61.927 ACRES.

TYPICAL LOT LAYOUT



- CURB AND GUTTER**
- On interior lots, side yard setbacks are measured from the property line.
 - Rear yard setbacks are measured from the property line.
 - Lot width and depth varies, refer to plan for lot sizes.

DEVELOPMENT DATA

EXISTING ZONING: PUD (PLANNED UNIT DEVELOPMENT)
EXISTING USE: VACANT LAND
PROPOSED USE: DETACHED SINGLE-FAMILY RESIDENTIAL

PRELIMINARY PLAN AREA: 61.9 Acres (2,697,540 SF)	201 Units
GROSS DENSITY	3.25 D.U./AC.
NET DENSITY (LESS R.O.W., DETENTION, AND PARKS/OPEN SPACE)	5.04 D.U./AC.

LAND USE TABLE:

TYPE OF USE	# ACRES	% OF PROPERTY
DETACHED SINGLE FAMILY LOTS (201 Units)	39.9 AC	64%
RIGHTS-OF-WAY	11.6 AC	19%
OPEN SPACE/UTILITY TRACTS/WATER QUALITY	4.05 AC	6%
FLOOD PLAIN/WETLANDS	3.46 AC	6%
PARKS/PLAY AREAS	2.89 AC	5%
TOTAL	61.9 AC	100%

TRACT TABLE:

LABEL	AREA	OWNER/MAINTENANCE	PURPOSE
TRACT A FIL.1: (0.48 AC)	TRACT B FIL.1: (0.07 AC)	TRACT C FIL.1: (0.07 AC)	TRACT D FIL.1: (1.01 AC)
TRACT E FIL.1: (2.46 AC)	TRACT A FIL.2: (2.75 AC)	TRACT B FIL.2: (0.10 AC)	FLOOD PLAN: (3.46 AC)
TRACT B FIL.1: (0.07 AC)	TRACT C FIL.1: (0.07 AC)	TRACT D FIL.1: (1.01 AC)	TRACT E FIL.1: (2.46 AC)
TRACT C FIL.1: (0.07 AC)	TRACT D FIL.1: (1.01 AC)	TRACT E FIL.1: (2.46 AC)	TRACT A FIL.2: (2.75 AC)
TRACT D FIL.1: (1.01 AC)	TRACT E FIL.1: (2.46 AC)	TRACT A FIL.2: (2.75 AC)	TRACT B FIL.2: (0.10 AC)
TRACT E FIL.1: (2.46 AC)	TRACT A FIL.2: (2.75 AC)	TRACT B FIL.2: (0.10 AC)	FLOOD PLAN: (3.46 AC)

OWNERS/MAINTENANCE

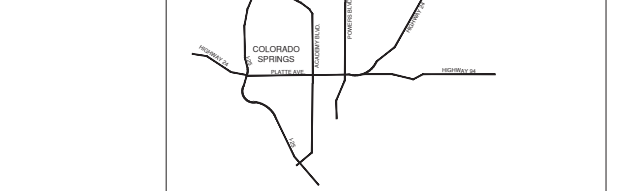
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4-WAY RANCH METROPOLITAN DISTRICT
4-WAY RANCH METROPOLITAN DISTRICT
4-WAY RANCH METROPOLITAN DISTRICT
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4-WAY RANCH METROPOLITAN DISTRICT
4-WAY RANCH METROPOLITAN DISTRICT

PURPOSE

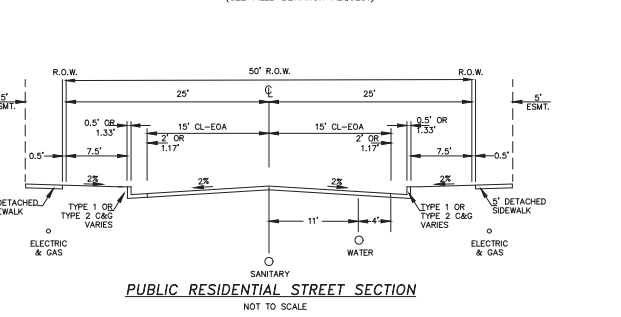
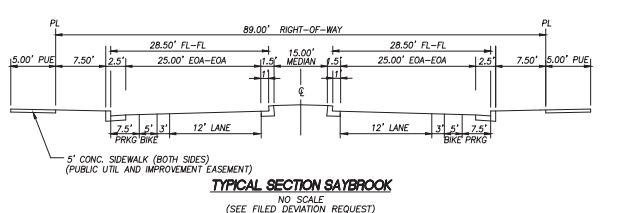
DRAINAGE/UTILITIES/ OPEN SPACE
ENTRY LANDSCAPE / OPEN SPACE
ENTRY LANDSCAPE / OPEN SPACE
ENTRY LANDSCAPE / OPEN SPACE
ENTRY LANDSCAPE / OPEN SPACE
ENTRY LANDSCAPE / OPEN SPACE
ENTRY LANDSCAPE / OPEN SPACE
WATER QUALITY

COMMUNITY PARK

OPEN SPACE
FLOOD PLAN



TYPICAL SECTION SAYBROOK



Owner:

4 WAY RANCH JOINT VENTURE, LLC.
ATTN: Peter Maritz
P.O. Box 50223
Colorado Springs, CO 80949-0223
Phone: 719-491-3150

Engineer

TERRA NOVA ENGINEERING
721 S. 23rd St.
Colorado Springs, Colorado 80904
Phone: 719-635-6422

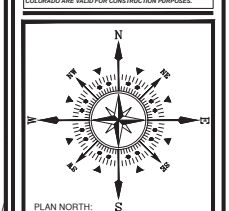
Planner

WILLIAM GUMAN & ASSOCIATES LTD.
731 North Weber Street, Suite 10
Colorado Springs, Colorado 80903
Phone: 719-633-9700

William Guman & Associates, Ltd.
LANDSCAPE ARCHITECTURE
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Colorado Springs, CO 80903
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PROJECT NAME: WATERBURY SUBDIVISION
PROJECT ADDRESS: 1000 EASTONVILLE ROAD PEYTON, CO 80831
PROJECT DESCRIPTION: PUD - PRELIMINARY PLAN

DATE: 02/12/2021
DESIGNED: WFG
CHECKED: CA

REVISIONS:
DATE: BY: DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE: COVER SHEET

SHEET NO. 1 OF 11 SHEETS

PUDSP215

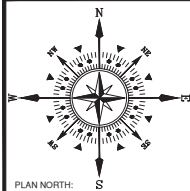
Waterbury
Filing Nos. 1 and 2
PUD Development Plan and Preliminary Plan



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WATERBURY SUBDIVISION
1000 EASTONVILLE ROAD
PEYTON, CO 80800
PUD - PRELIMINARY PLAN

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

DATE: 02/12/2021
DESIGNED: WFG
CHECKED: CA

REVISIONS:		
DATE:	BY:	DESCRIPTION:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:
PRELIMINARY
PLAT

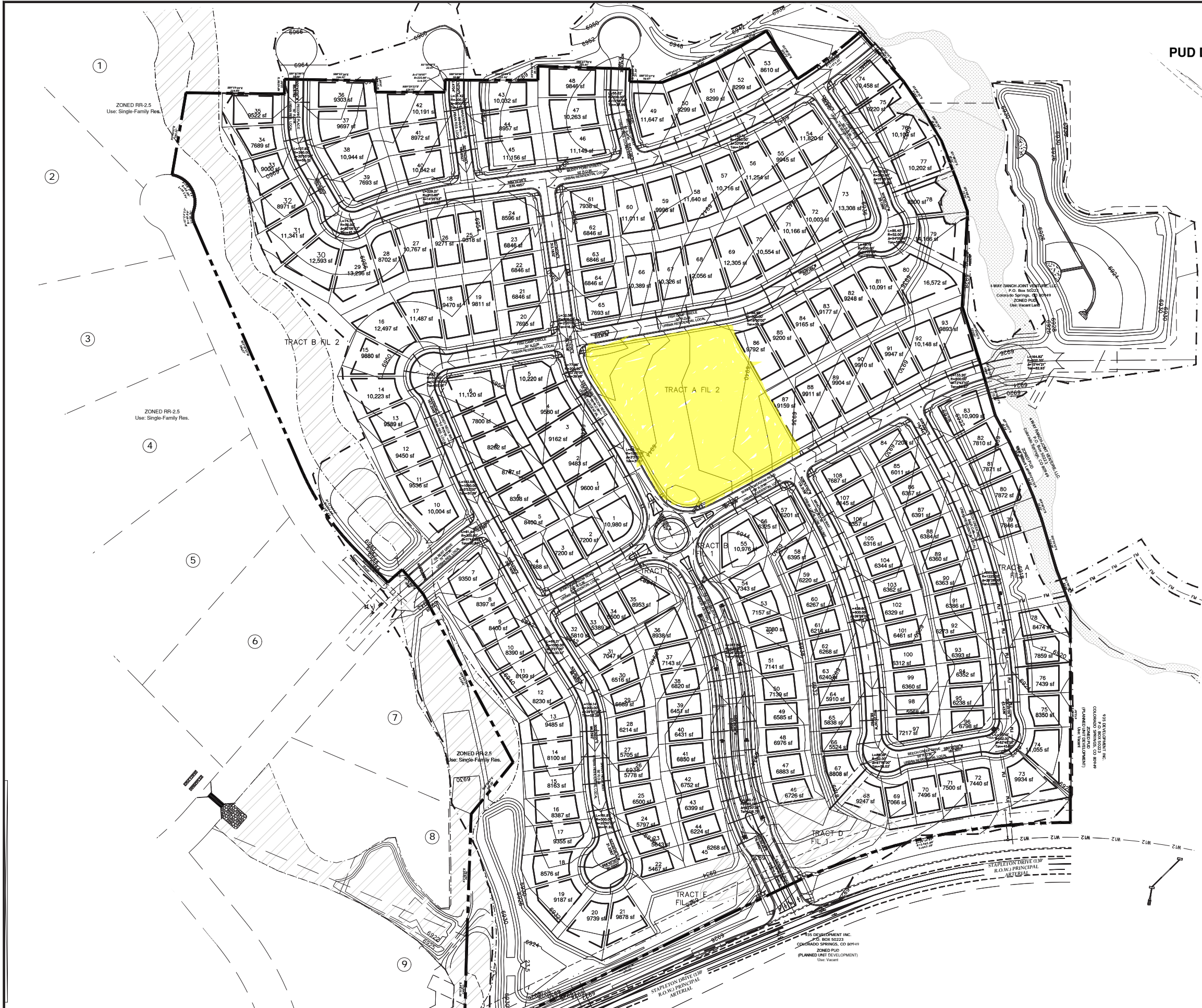
SHEET NO.
2
2 OF 11 SHEETS

FILE NO.
PUDSP215

ADJACENT
LANDOWNERS

Owner	
9791 Thatcher Ct. Peyton, CO 80831	Chad M Palovich
9790 Thatcher Ct. Peyton, CO 80831	Jo Ann Watson
9750 Thatcher Ct. Peyton, CO 80831	Schulz Family Revoc Living Trust
9710 Thatcher Ct. Peyton, CO 80831	Mark and Pamela Massett
9670 Thatcher Ct. Peyton, CO 80831	Barry and Jacqueline Bortner
9630 Thatcher Ct. Peyton, CO 80831	Wesley and Amy Nagel
13817 Gilbert Dr. Peyton, CO 80831	Foundation for CO Spgs Future, Inc.
13767 Gilbert Dr. Peyton, CO 80831	Leonard and Holly Clapp
13911 Banadero Drive Peyton, CO 80831	John and Denise Groenhof
13811 Banadero Drive Peyton, CO 80831	Jace and Summer Jordan
10255 Lambert Rd. Peyton, CO 80831	Falcon School District 49
28-12-64	Gary Vorhes
33-12-64	KO1515 LLC
Eastonville Rd. Peyton, CO 80831	Meridian Service Metro District

0' 100' 200' 300'
SCALE: 1" = 100' - 0"



Waterbury

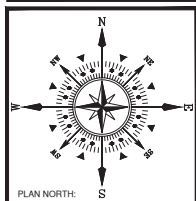
Filing Nos. 1 and 2

PUD Development Plan and Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

William Guman & Associates, L.L.C.
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735 North Weber Street
Colorado Springs, CO 80903
(719) 633-8700
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bill@guman.net

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PROJECT NAME: WATERBURY SUBDIVISION
PROJECT ADDRESS: 1000 EASTONVILLE ROAD PEYTON, CO 80000
PROJECT DESCRIPTION: PUD - PRELIMINARY PLAN

DATE OF SUBMISSION: 02/12/2021
DESIGNED: WFS
CHECKED: CA

REVISIONS:		
DATE:	BY:	DESCRIPTION:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

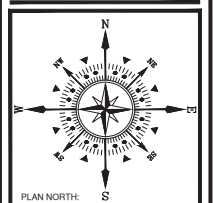
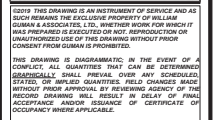
SHEET TITLE: UTILITIES PLAN

SHEET NO. 3 OF 11 SHEETS

FILE NO. PUDSP215



0' 100' 200' 300'
SCALE: 1" = 100' - 0"



DATE:	02/12/2021
DESIGNED:	WFG
CHECKED:	CA

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET NO.

FILE NO. PUDSP215





Waterbury
Filing Nos. 1 and 2
PUD Development Plan and Preliminary Plan
A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

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PLAN NORTH:

WATERBURY SUBDIVISION
1000 EASTONVILLE ROAD
PEYTON, CO 80000
PUD - PRELIMINARY PLAN

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

DATE: 02/12/2021
DESIGNED: WFG
CHECKED: CA

REVISIONS:		
DATE:	BY:	DESCRIPTION:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:
WEST AREA
DEVELOPMENT PLAN

SHEET NO.
6
6 OF 11 SHEETS

FILE NO.
PUDSP215



Waterbury
Filing Nos. 1 and 2
PUD Development Plan and Preliminary Plan
A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

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WATERBURY SUBDIVISION
1000 EASTONVILLE ROAD
PEYTON, CO 80900
PUD - PRELIMINARY PLAN

DATE:	02/12/2021
DESIGNED:	WFS
CHECKED:	CA

REVISIONS:	DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE:	1" = 100' (OR AS NOTED ON PLAN)
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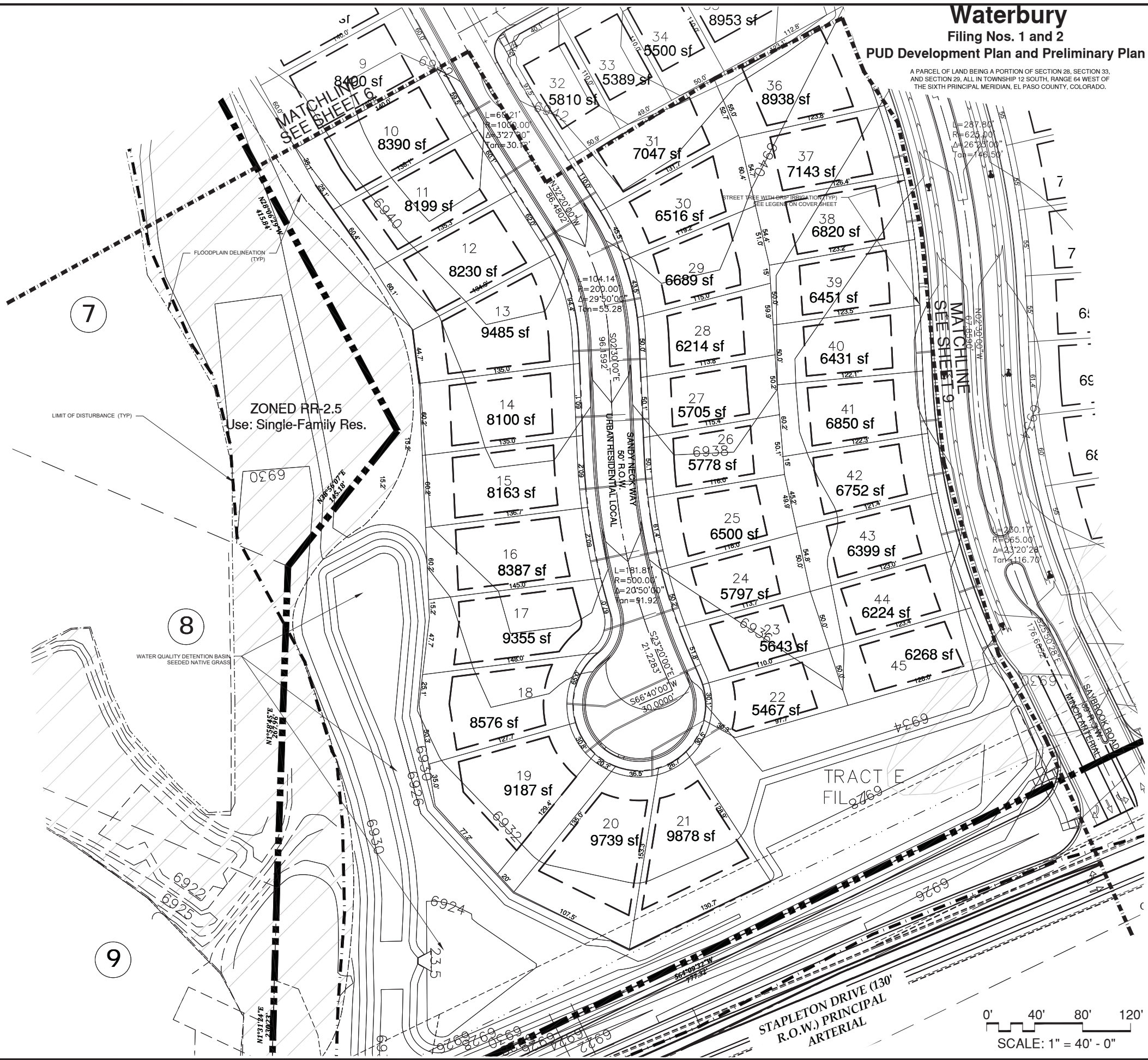
SHEET TITLE:
EAST AREA
DEVELOPMENT PLAN

SHEET NO.
7
7 OF 11 SHEETS

FILE NO.
PUDSP215

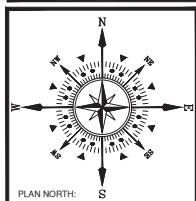
Waterbury
Filing Nos. 1 and 2
PUD Development Plan and Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33,
AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



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PROJECT NAME: **WATERBURY SUBDIVISION**
PROJECT ADDRESS: **1000 EASTONVILLE ROAD PEYTON, CO 80000**
PROJECT DESCRIPTION: **PUD - PRELIMINARY PLAN**

DATE: 02/12/2021
DESIGNED: WFS
CHECKED: CA

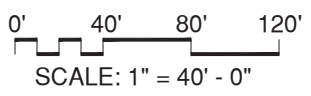
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DATE:	BY:	DESCRIPTION:

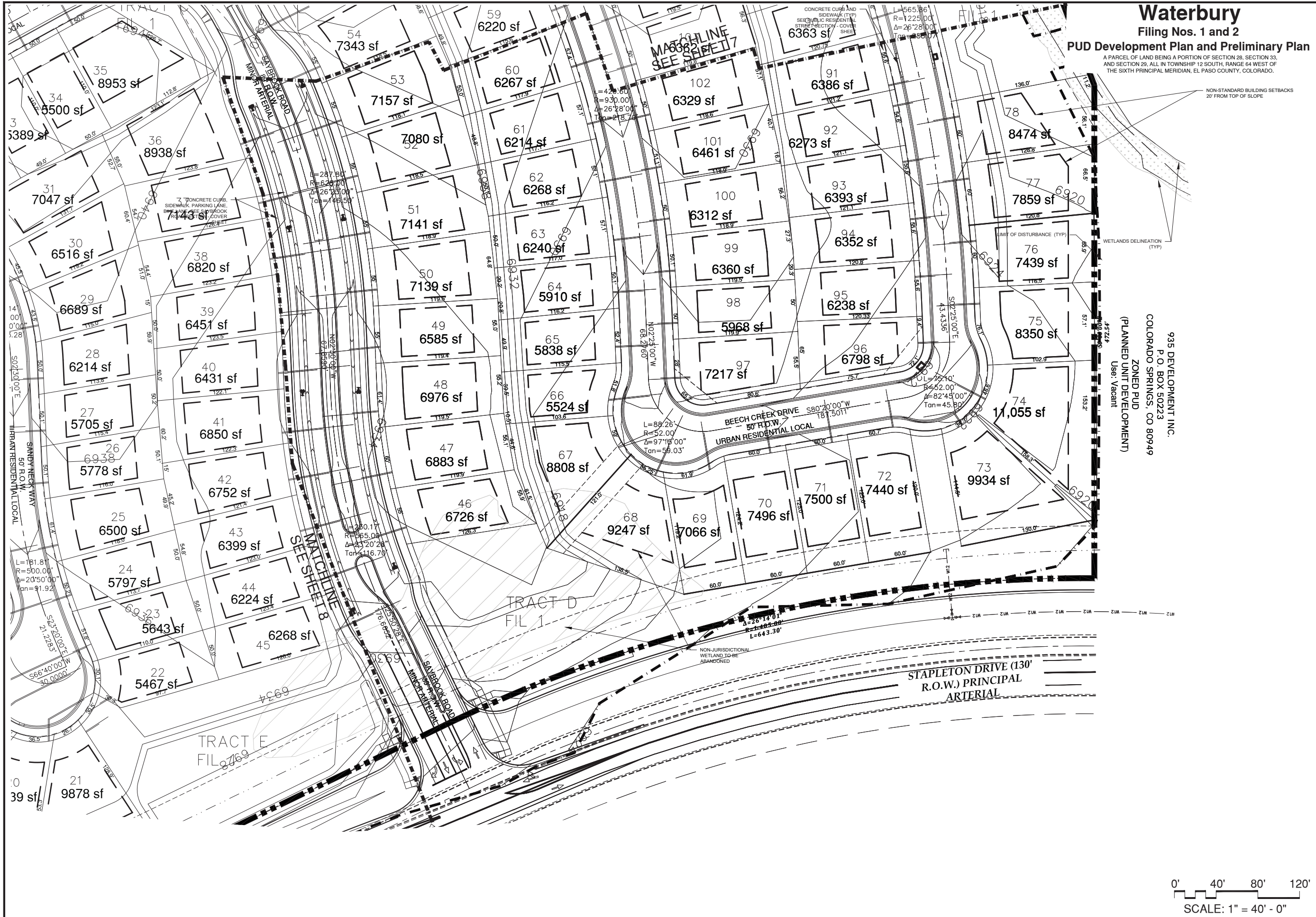
NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:
SOUTHWEST AREA DEVELOPMENT PLAN

SHEET NO.: **8**
OF 10 SHEETS
FILE NO.: **PUDSP215**





Waterbury
Filing Nos. 1 and 2
PUD Development Plan and Preliminary Plan

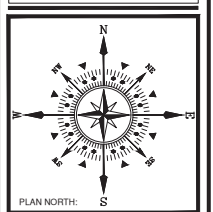
A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33,
AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

NON-STANDARD BUILDING SETBACKS
20' FROM TOP OF SLOPE

935 DEVELOPMENT INC.
P.O. BOX 50223
COLORADO SPRINGS, CO 80949
ZONED PUD
(PLANNED UNIT DEVELOPMENT)
Use: Vacant

William Guman & Associates, L.P.
LAWYERS, PLANNERS, LANDSCAPE ARCHITECTS
731 North Weber Street
Colorado Springs, CO 80909
(719) 633-9700
www.gumanllp.com
bill@guman.net

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WATERBURY SUBDIVISION
1000 EASTONVILLE ROAD
PEYTON, CO 80000
PUD - PRELIMINARY PLAN

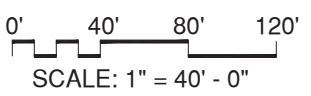
DATE: 02/12/2021
DESIGNED: WFS
CHECKED: CA

REVISIONS:	DATE:	BY:	DESCRIPTION:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE:
**SOUTHEAST AREA
DEVELOPMENT PLAN**

SHEET NO.
9
9 OF 11 SHEETS
FILE NO.
PUDSP215



Waterbury

Filing Nos. 1 and 2

PUD Development Plan and Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

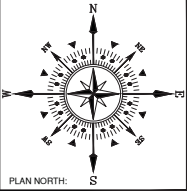


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WATERBURY SUBDIVISION
1000 EASTONVILLE ROAD
PEYTON, CO 80000
PUD - PRELIMINARY PLAN

DATE: 02/12/2021
DESIGNED: WFG
CHECKED: CA





REVISIONS:		
DATE:	BY:	DESCRIPTION:
NOTES:		

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)



SHEET TITLE:
PLANTING
PLAN
SAYBROOK

SHEET NO.
10
10 of 11 SHEETS
FILE NO.
PUDSP215

STREET TREE SCHEDULE:

	Austrian Pine	Pinus nigra
	Bur Oak	Quercus macrocarpa
	Hawthorn 'Winter King'	Crataegus viridis 'Winter King'
	Honeylocust - Thornless	Gleditsia triacanthos inermis 'Shademaster'
	Kentucky Coffee Tree - seedless	Gymnocladus dioica 'Espresso'
	Limber pine 'Vanderwolf'	Pinus flexilis 'Vanderwolf'
	Maple 'Autumn Fantasy'	Acer x freemanii 'Autumn Fantasy'
	Mayday Tree - Purple Leaf	Prunus padus 'Merlot'
	Swamp White Oak	Quercus robur
	Western Catalpa	Catalpa speciosa
	Western Hackberry 'Chicagoland'	Celtis occidentalis 'Chicagoland'
	White Fir	Abies concolor

SAYBROOK DRIVE SHRUB SCHEDULE:

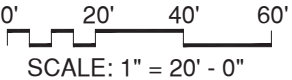
	Grass - Big Bluestem	Andropogon gerardii 'Windwalker'
	Grass - Giant Sacaton	Sporobolus wrightii
	Grass - Shenandoah Switchgrass	Panicum virgatum 'Shenandoah'
	Grow Low Sumac	Rhus aromatica 'Gro-Low'
	Juniper 'Hughes' spreading	Juniperus horizontalis 'Hughes'
	Ninebark 'Summer Wine'	Physocarpus opulifolius 'Summer Wine'
	Potentilla McKay's White	Potentilla fruticosa 'McKay's White'
	Red-leaved Rose	Rosa glauca

SAYBROOK DRIVE - MEDIAN PLANTING PLAN

SCALE: 1" = 20' - 0"

SAYBROOK DRIVE - ROUND-ABOUT / MEDIAN

SCALE: 1" = 20' - 0"















Waterbury

Filing Nos. 1 and 2

PUD Development Plan and Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

STREET TREE SCHEDULE - SHEETS 6, 7, 8, AND 9:

	Austrian Pine	Pinus nigra
	Bur Oak	Quercus macrocarpa
	Hawthorn 'Winter King'	Crataegus viridis 'Winter King'
	Honeylocust - Thornless	Gleditsia triacanthos inermis 'Shademaster'
	Kentucky Coffee Tree - seedless	Gymnocladus dioicus 'Espresso'
	Limber pine 'Vanderwolf'	Pinus flexilis 'Vanderwolf'
	Maple 'Autumn Fantasy'	Acer x freemanii 'Autumn Fantasy'
	Mayday Tree - Purple Leaf	Prunus padus 'Merlot'
	Swamp White Oak	Quercus robur
	Western Catalpa	Catalpa speciosa
	Western Hackberry 'Chicagoland'	Celtis occidentalis 'Chicagoland'
	White Fir	Abies concolor

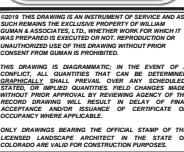


WILLIAM GUMAN & ASSOCIATES, L.P.
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PLAN NORTH: S

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

WATERBURY SUBDIVISION
1000 EASTONVILLE ROAD
PEYTON, CO 80000
PUD - PRELIMINARY PLAN

DATE: 02/12/2021
DESIGNED: WFG
CHECKED: CA

REVISIONS:

DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

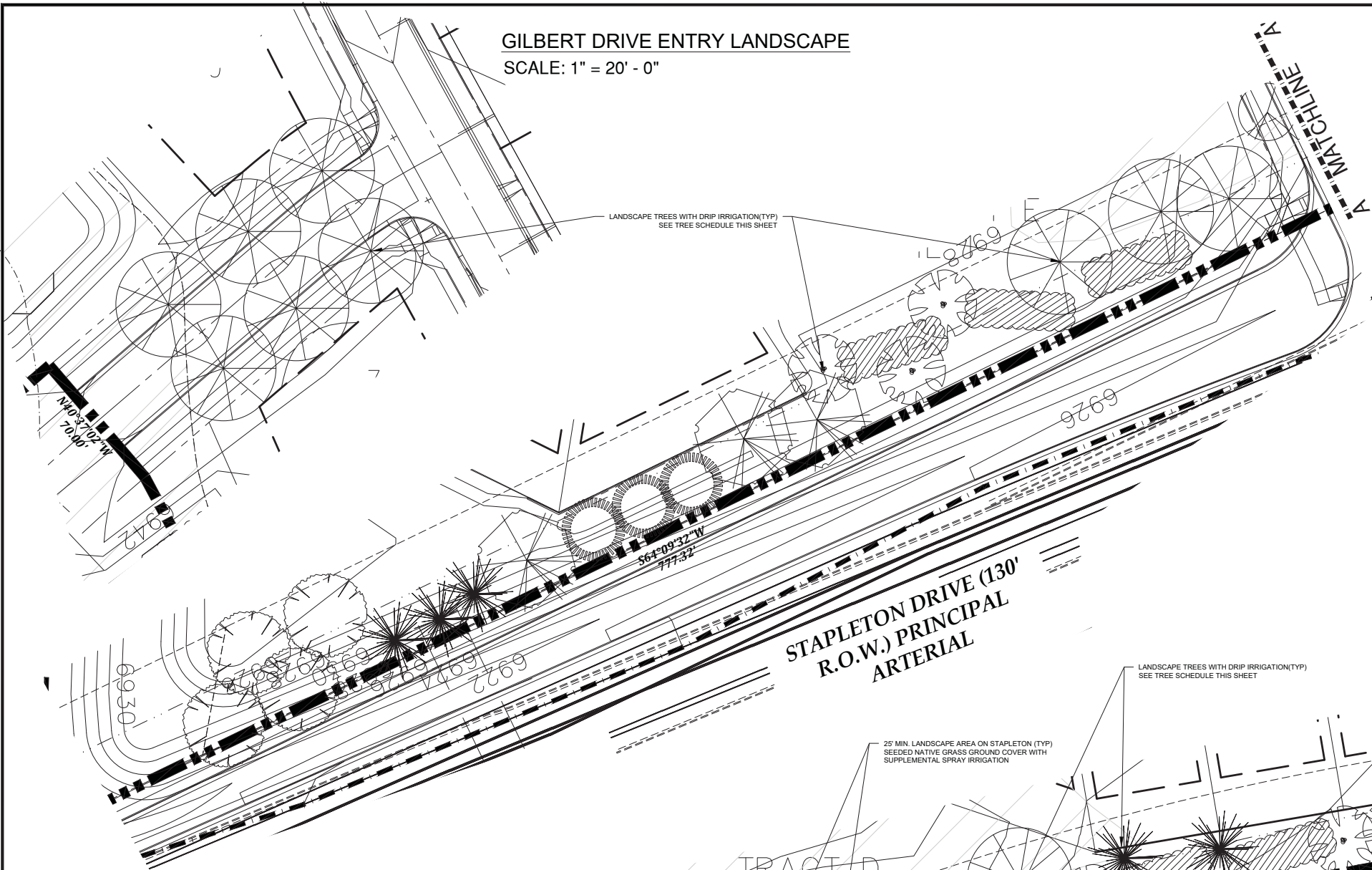
SHEET TITLE:
PLANTING
PLAN
SAYBROOK

SHEET NO.
11
11 of 11 SHEETS

FILE NO.
PUDSP215

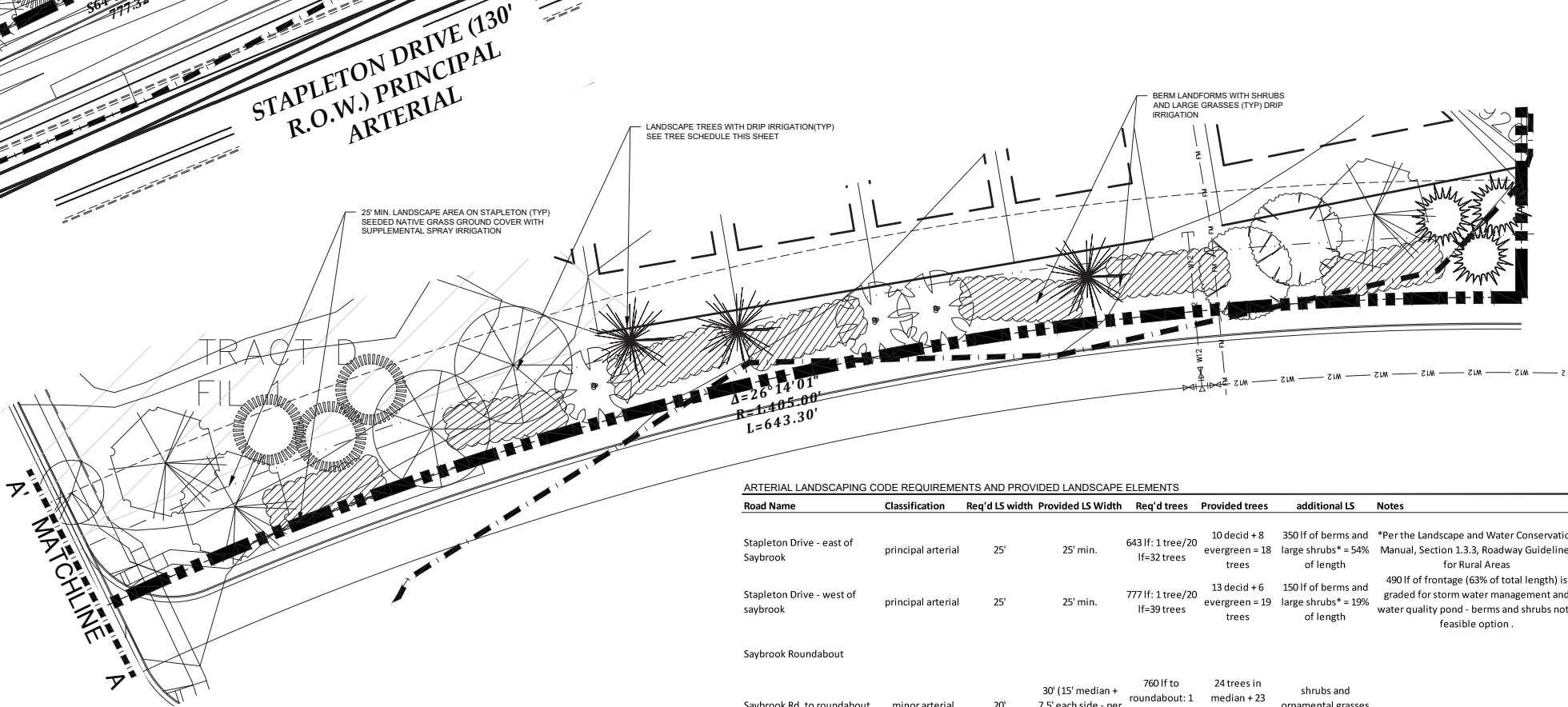
GILBERT DRIVE ENTRY LANDSCAPE

SCALE: 1" = 20' - 0"



STAPLETON DRIVE - SETBACK LANDSCAPE WEST

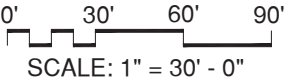
SCALE: 1" = 30' - 0"



STAPLETON DRIVE - SETBACK LANDSCAPE EAST

SCALE: 1" = 30' - 0"

ARTERIAL LANDSCAPING CODE REQUIREMENTS AND PROVIDED LANDSCAPE ELEMENTS							
Road Name	Classification	Req'd LS width	Provided LS Width	Req'd trees	Provided trees	additional LS	Notes
Stapleton Drive - east of Saybrook	principal arterial	25'	25' min.	643 lf: 1 tree/20 lf=32 trees	10 decid + 8 evergreen = 18 trees	350 lf of berms and large shrubs* = 54% of length	*Per the Landscape and Water Conservation Manual, Section 1.3.3, Roadway Guidelines for Rural Areas
Stapleton Drive - west of saybrook	principal arterial	25'	25' min.	777 lf: 1 tree/20 lf=39 trees	13 decid + 6 evergreen = 19 trees	150 lf of berms and large shrubs* = 19% of length	490 lf of frontage (63% of total length) is graded for storm water management and water quality pond - berms and shrubs not a feasible option .
Saybrook Roundabout							
Saybrook Rd. to roundabout	minor arterial	20'	30' (15' median + 7.5' each side - per deviation request)	760 lf to roundabout: 1 tree/25lf = 31 trees	24 trees in median + 23 trees on sides = 47 trees	shrubs and ornamental grasses in median	
*LARGE SHRUBS AND GRASSES FOR STAPLETON BERM LANDSCAPING							
Apache Plume	Fallugia paradoxa						
Mt. Mahogany - Littleleaf	Cercocarpus intricatus						
Bluestem Jointfir	Ephedra equisetina						
Fernbush	Chamebataria millefolium						
Grass - Giant Sacaton	Sporobolus wrightii						
Grass - Big Bluestem	Andropogon gerardii 'Windwalker'						
Three-leaved Sumac	Rhus trilobata						
Russian Hawthorn	Crataegus ambigua						





Community Services Department

2022 Action Plan



INTRODUCTION

The 2022 Community Services Department Action Plan includes specific objectives that will be completed by our respective divisions to address El Paso County's mission, vision and goals.

El Paso County Mission

El Paso County is a regional leader providing valued and necessary community services in the most cost-effective manner.

El Paso County Vision

El Paso County is recognized as a national model and proven leader in providing excellent community services. We reflect our community's values and traditions when serving our citizens and guests. We strive for and embrace partnerships and innovation in developing a sustainable and vibrant regional economy. We deliver efficient, transparent and effective services.

County Goals

1. Maintain and promote a financially sustainable County government that is transparent and effective.
2. Continue to enhance understanding of civic services and promote participation, engagement, and confidence in County government.
3. Maintain and improve the County transportation system, facilities, infrastructure, and technology.
4. Consistently support regional economic strength.
5. Strive to ensure a safe, secure, resilient and healthy community.

CSU EXTENSION

1. Expanded/Diversify Community Education Opportunities/Programming

It is proposed to expand community education opportunities related to economic development and resilience relevant to agriculture, food safety and Cottage Foods certification. Specific objectives include:

- The Family and Consumer Science (FCS) program will enroll 150 adults in certification programs to build workforce skills and home business start-ups.
- Offer at least 3-5 agricultural/small acreage programs that address emerging needs, sustainability or other best practices.
- 30 Livestock and Equine producers/managers will report applying newly gained information in their decision-making process, acquire new and current information that can assist them in being more sustainable.
- Increase agricultural support by including technical assistance education to meat producers as well as fruit and vegetable producers.
- FCS will offer 2 fiscal programs related to money management and personal finance.
- Offer workforce development through the Colorado Building Farmers Program (8-week course), focused on agricultural business management education and assistance in writing and presenting a business plan specific to meat, fruit, and vegetable producers.

2. Diabetes and Cardiovascular Health Improvement Programs

FCS programing to include twelve educational programs focused on diabetes and cardiovascular health improvement.

3. Targeted Volunteer Recruitment and Expanded Volunteer Opportunities

CSU Extension will invest in human capital and build community/individual capacity by recruiting, screening, training, managing and retaining effective volunteers to guide, coordinate and deliver CSU Extension programming. Specific objectives include:

- The Master Gardener program will recruit and train at least six new apprentices for the 2022 gardening year. We are looking for volunteers who will be able to take on active project management roles.
- We will have both in-person (Covid permitting) and remote help desk options to serve a wider range of community members and volunteers.

- Support volunteers with at least four trainings annually that provide relevant information to youth programming and education
- The Master Food Safety Advisor program will recruit and screen new MFSA's. These MFSA will offer trainings on food safety and food preservation. They will assist the FCS Agent in expanding food preservation programs to address the increased need.
- Create specific job title and descriptions along with supporting documents to help with onboarding and training of new volunteers to help with increasing 4-H youth development base by 3%
- Re-structure and/or create new volunteer positions within superintendents, advisory committees, club leaders, and project leaders.

4. Expanded Community Partnerships

It is proposed to expand community partnerships with governmental agencies, non-profits and schools to increase programming, audiences and delivery points throughout El Paso County.

- Expand community engagement working with the Pikes Peak Library District (PPLD) to expand programming to multiple locations in the county.
- FCS programs will partner with the Colorado Springs Senior Center in offering program on healthy aging and living.
- The horticulture program will partner with Colorado Springs Utilities, Farmer's Markets, and garden-related organizations on four collaborative programs.
- Identify and build awareness with other educational entities such as but not limited to schools, PPLD, nature centers and the YMCA to enhance and broaden 4-H Youth Development programming opportunities / impacts to offer a minimum of two collaborative programs.
- Collaborate with El Paso County Health, University of Colorado - Colorado Springs, and Farm to School to investigate the feasibility and modality of efforts to make changes around issues related to food systems, nutritional security, and public health in the region.
- Horticulture will partner with the Pikes Peak Library District (PPLD) to provide two educational programs over zoom.
- Horticulture will partner with Colorado Springs Utilities, other county/city organizations, and garden-related organizations (such as the Horticulture Art Society) on at least 3 programs.
- The Master Gardeners will have an educational booth at the Colorado Farm and Art Market. We will investigate the potential for more gardening booths at garden centers and or other stores to increase public outreach, and to provide

opportunities for volunteers that still work to be able to complete their volunteer hours on the weekends.

- We will hold the Horticulture open class at the County Fair and work more with garden clubs to increase participation.
- We will offer one course of the Native Plant Master Program in collaboration with the SE Chapter of the Colorado Native Plant Society, based on many requests for the program.
- Collaborate with OEM/Risk on disaster planning.

5. Expand Colorado Gardener Certification Program

Horticulture will market the online Green School to green industry companies and parks / open space departments to offer Colorado Gardener Certificate training to their employees. The program includes best management practices to improve landscaping efforts, reduce pesticide use, and lesson irrigation use. The goal is to have at least ten participants completing the training.

6. Expanded Community Horticulture Programs

- We will offer a three-month series of Horticulture webinars during weekdays at lunch. The programs will be recorded so that people who are unable to attend live will be able to watch later.
- We will continue to work on food insecurity in the County by encouraging participation in the Grow and Give Modern Victory Garden Project and partner with FCS on the Grow Smart Eat Smart program.
- Continue to support the Community Garden at Duckwood Gardens in Fountain and help support and train community partners to be able to take over the garden.
- Collaborate with partners to offer a Landscaping with Colorado Native Plants conference online in February.
- Master Gardeners will help FOX to provide horticulture education at the Colorado Springs garden tour.

7. Expanded Extension inter-office collaboration

- FCS/Local Foods/Horticulture to collaborate in providing a series of programming related to growing food, preserving food safely, and purchasing local grown produce.
- FCS/4H will be offering a series of videos related to project areas such as food preservation and food preparation.

8. Increase 4-H Participation/Skills

- Staff/volunteers will expand efforts to increase enrollment in 4-H Youth Development by 5%.
- Increase county wide educational programming by 2-3 events focused on specific project areas.
- Provide a series of 3-4 meetings/programs along with onboarding resources for new families to help with retention of members.
- Provide support through trainings, meetings, and resources for volunteers to build capacity, consistency, and inclusion.
- Provide a series of 2-3 leadership trainings to youth involved on leadership councils.
- 60 Youth will report they are caring and contributing members of society through life skill development attained in the 4-H program.

9. Increase Participation in Community Development Projects

- Participate on the steering committee as it relates to fairgrounds improvements and building development.
- Be the conduit between our Jr Livestock Sale Committee, Extension Advisory Committee and the local rescue mission to develop a means to funnel buy-back livestock from the junior livestock sale to the rescue mission to benefit the homeless in El Paso County.
- The Local Food Program will hold a Cottage Food Certified producer pop-up market at the 2022 fair.
- Create an experiential learning 4-H camp for El Paso County youth located in urban areas.

ENVIRONMENTAL DIVISION

Household Hazardous Waste Facility (HHWF)

1. Concrete Pad Destruction

The project includes the removal of a concrete pad and bollards that remain following the removal of the used oil tank and replacing with a usable surface.

2. Black Forest Section 16 Lease

The current lease for the Black Forest Section 16 with the State Board of Land Commissioner expires December 8, 2022. El Paso County must provide notice of its intent to extend the lease and request any modifications by December 8, 2021. The project includes involving all stakeholders to determine needed modifications and then seek approval of the renewal process.

3. Industrial Scale

Purchase an industrial scale to allow for better tracking of various materials collected at the Household Hazardous Waste Facility.

Natural Resources

1. Akers Drive Wetland Mitigation Bank Participation

Provide oversight for the proposed Akers Drive addition to the El Paso County Umbrella Mitigation Bank.

2. Preble's Meadow Jumping Mouse Delisting

Continue to participate in the Preble's meadow jumping mouse Site Conservation Team.

Noxious Weeds

1. Weed Management Plan

Review and update, if necessary, the El Paso County Noxious Weed Management Plan as required by the Colorado Noxious Weed Act.

2. BioControl Weed Walk

In cooperation with the Colorado State Insectary, host an interactive and interpretive weed walk event, including hands on education, field work, identification, treatment and roundtable discussion.

Environmental Compliance

1. Paint Fuel Tanks

Building on the success of prior fuel tank painting in 2020 and 2021 staff will paint the Truckton fuel storage tank in 2022 to help preserve the maximum useful life of the tanks.

RECREATION AND CULTURAL SERVICES DIVISION

1. County Fairgrounds Park Improvements

Staff will work with Partner in the Park (Farmers State Bank) to make cosmetic improvements to the fairgrounds. Two digital screens will be added under the grandstands, the outbuilding by Owens arena will be painted, and planters and plants will be added outside the Whittemore building.

2. County Fair Vendor Handbook

Staff will update the Vendor handbook to include a vendor location map for both indoor and outdoor vendors. This will assist in making our policies and rules clear for vendors and help avoid confusion.

3. County Fair Program Schedule

Explore and revise the programming schedule including theme days and effectiveness of ticketed events.

4. Create a County Fair “Fair Zone”

The “Fair Zone” would create a space for sponsors static displays and additional FREE activities for attendees. This area would be used to educate and entertain all visitors.

5. Track Chair Program Development

Nature Center staff will develop and implement a plan for track chair usage at Bear Creek and Fountain Creek Nature Centers. This includes developing and coordinating a schedule of use and corresponding online user registration system, volunteer recruitment, training and coordination, and staff/volunteer training regarding chair use and mechanics. In addition, staff will assist with marketing of this program to the local community including groups that would benefit from this program.

6. Pollinator Garden Upgrades and Education

Expand upon recent Bear Creek Nature Center Pollinator Garden improvements. This includes adding additional native plants of value, adding an educational sign or panel about the benefit of pollinator gardens and importance of choosing native, water-wise plants. Update and improve “insect hotel” including the addition of professional signs affixed to the structure that inform, educate and inspire visitors to create their own high-value habitat spaces. Obtain National Wildlife Federation Certified Habitat Certification. Host a public event in the summer highlighting the

garden area as well as the importance of pollinators and things we can do in our own spaces to support these beneficial creatures.

7. Geology Field Trip

Design and offer new Geology field trip program to serve and meet CO State Standards for grades 3-7. This programming content will meet multiple Science education standards. Market new program to local teachers and school districts and offer as a homeschool offering several times throughout the year.

8. Visually Impaired Opportunities at Bear Creek Nature Center

Add several elements to nature center grounds and exhibits that support the needs of visually impaired visitors. Add braille elements to one or two nature center exhibits and make Songbird Trail usable for visually challenged visitors by adding posts and walking rope along boardwalk with one or two braille interpretive signs along the way.

9. Live Box Turtle Exhibit at Fountain Creek Nature Center

Staff will work with partners to design an exhibit and living space for a live ornate box turtle. This local turtle will be a permanent display in Fountain Creek Nature Center's exhibit room and will be an interactive animal ambassador during Summer Nature Camp and special events.

10. New Interpretive Signs Along the Fountain Creek Nature Center Nature Trail

Staff will replace the dated, flat interpretive signs in the Cattail Marsh Wildlife Area with new signs that are more accessible and interactive.

11. Prehistoric Colorado Seasonal Exhibit at Fountain Creek Nature Center

Staff will develop an informational and interactive seasonal exhibit that highlights the rich prehistoric past of Colorado and the Pikes Peak region. From dinosaurs to a vast inland sea to megafauna, guests will discover the amazing creatures that walked through ancient Colorado!

12. Transition to Electronic Forms

Staff will investigate and implement the best methods to send and receive important documents, primarily for summer nature camp, that require customers to add information and include their signature. This will improve registration speed and efficiency while boosting customer service.

PARK OPERATIONS DIVISION

1. Update Park Maintenance Standards

Having established maintenance and operations standards helps protect and preserve the County park system. Staff will review the current Park Operations Division manual and revise to be more user-friendly. During this process, maintenance standards will be updated into a concise format with recommended frequency and acceptable quality to promote consistency throughout the park system.

2. County Parks Master Plan Update

The County Parks Master Plan is the guiding document for the strategic development of parks, trails, open space, and recreation / cultural facilities and programs in El Paso County. The Parks Master Plan is an element of the County-Wide Master Plan that is used by County elected officials and departments to ensure that new development proposals conform and contribute to effective and responsible growth in El Paso County. The Parks Master Plan will continue to guide the County's efforts to provide high quality of park, recreation, and cultural facilities and services that are valued by our citizens. The current Parks Master Plan was completed in June 2013 and is commonly updated every 7 – 10 years. The master plan update began in 2021 and will be completed in 2022.

3. Homestead Ranch Regional Park Master Plan

Located at the edge of Black Forest, Homestead Ranch Regional Park includes 460 acres of diverse topography ranging from rolling, open meadows to tree-covered bluffs running the length of the park. Parks staff recommends the completion of a master plan update to outline current conditions, future uses to include enhanced passive and active recreational opportunities, additional trail and interpretive opportunities, improved land and habitat conservation, and existing infrastructure improvements and maintenance needs. The process will include the opportunity for citizen and stakeholder input.

4. County Parks Signage and Site Furnishing Standards

Develop a standardization of park facilities to increase operational efficiencies of the County Park system. Staff will evaluate signage, site furnishings and park amenities to enhance consistency, appearance, and function.

2022 Capital Improvement Projects
Ongoing Projects

1. Ute Pass Regional Trail

The Master Plan for the Ute Pass Regional Trail was approved by the Board of County Commissioners on October 15, 2015. The Ute Pass Regional Trail is a planned 11-mile trail corridor between Manitou Springs and the El Paso / Teller County Line. The trail has been developed in sections starting in 2003. Currently 4 miles of the trail remain in the Cascade / Chipita Park area. The Master Plan identified a preferred trail alignment for the trail that includes utilizing public right-of-way by following Chipita Park Road, Fountain Avenue, and CDOT frontage roads, before following French Creek and connecting to the existing Ute Pass Regional Trail. The trail will be concrete or asphalt along public roads and gravel along French Creek. A trailhead is planned within public right-of-way along Spring Street that will include parking, restroom facility, and various site amenities. El Paso County secured Federal Highway monies from the Colorado Department of Transportation (CDOT) through the Transportation Alternatives Program (TAP) and Transportation Improvement Programs (TIP) to fund the design and construction of a 3-mile segment between Winnemucca Road and Fountain Avenue by 2022.

Funding Sources

County Capital Improvement Funds	\$ 264,655
CDOT (TIP/TAP)	<u>\$ 1,135,345</u>
Total	\$ 1,400,000

Estimated Costs

Construction	\$ 1,400,000
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Project Timeline

Design / Engineering / Secure ROW	July 2019 – January 2022
Bid Construction	January – March 2022
Construction	April – December 2022

2. County Fairgrounds Barn Replacement

El Paso County updated the County Fairgrounds Master Plan in 2015 which identified existing facilities that need upgrades to improve functionality, protect infrastructure, and enhance user experiences. The proposed improvements included the removal and replacement of the small animal barns that are located west of Owens Livestock Arena. The existing, dilapidated wooden barns will be replaced with 10,000 – 13,000 of square feet of new multi-purpose barns which will be designed to provide multi-use opportunities for community activities throughout the year.

Funding Sources

County Capital Improvement Funds	\$200,000
Regional Park Fees	\$150,000
Grant Funding	\$250,000
Naming Rights Program	<u>\$ 50,000</u>
Total	\$650,000

Estimated Costs

Construction Plans and Specifications	\$ 90,000
Construction	<u>\$560,000</u>
Total	\$650,000

Project Timeline

Bid Construction	October - November 2021
Project Construction	January – June 2022

3. Fox Run Regional Park Improvements

Fox Run Regional Park is a 414-acre regional park located within Black Forest along Baptist Road. It is one of the most used parks in the County Park system featuring athletic fields, natural trails, playgrounds, and off-leash dog park. Depending on final construction costs, it is proposed to install a new leach field, remodel the restroom and install fixtures at the Oak Meadows restroom to improve sanitary conditions of the restroom and to meet ADA requirements. Also, the Pine Meadows playground has been deemed beyond its useful life and is in need of replacement and/or upgrades. Depending on costs either a new playground will be installed, or individual playground components will be replaced.

Funding Source

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

Estimated Costs

Restroom Upgrades	\$ 350,000
Playground Upgrades	<u>\$ 129,000</u>
Total	\$ 479,000

Project Timeline

Finalize Design	October 2021
Bid Construction	November – December 2021
Construction	March – December 2022

New Projects

1. Black Forest Regional Park Improvements

Black Forest Regional Park is a 385-acre regional park located northeast of Shoup Road and Milam Road. The park was severely impacted by the 2013 Black Forest Fire and recovery efforts have focused on forestry, drainage, and trail improvements. This project will shift efforts to the active use area by renovating the tennis courts which are in poor condition and deemed beyond its functional life.

Funding Sources

County Capital Improvement Funds \$ 86,000

Project Timeline

Bid Construction	January – March 2022
Construction	May – September 2022

2. Homestead Ranch Regional Park

Located at the edge of Black Forest, Homestead Ranch Regional Park includes 460 acres of diverse topography ranging from rolling, open meadows to tree-covered bluffs running the length of the park. This project will implement recommendations from the master plan update which will be completed in 2022. It is anticipated that work will include trail upgrades, parking lot and drainage improvements, and forest management tasks.

Funding Source

Regional Park Fees	\$ 100,000
Capital Improvement Funds	\$ 100,000
Total	\$ 200,000

Estimated Costs

Trail Upgrades	\$ 100,000
Active Use Area Upgrades	<u>\$ 100,000</u>
Total	\$ 200,000

Project Timeline

Finalize Design	March 2022
Bid Construction	April – May 2022
Construction	May – December 2022

3. Widefield Community Park / Crews Gulch Trail Paving

The Crews Gulch Primary Regional Trail runs southwest to northeast from Ceresa Park and the Fountain Creek Regional Trail, northeast through Widefield Community Park, to its terminus at Fontaine Boulevard. The 2017 Widefield Community Park Master Plan identified the southern

section of the Crews Gulch Trail as a candidate for concrete paving, thus allowing for more robust ADA accessibility through the park.

Funding Source

Comm. Development Block Grant	\$ 145,000
Urban Park Fees	<u>\$ 10,000</u>
Total	\$ 155,000

Estimated Costs

Trail Construction	<u>\$ 155,000</u>
Total	\$ 155,000

Project Timeline

Finalize Design	December 2021
Grant Application	April 2022
Bid Construction	April – May 2022
Construction	June – December 2022

4. Fountain Creek Regional Park Parking and ADA Improvements

Fountain Creek Regional Park is a 388-acre regional park located along Fountain Creek between the cities of Colorado Springs and Fountain. Portions of the asphalt roads and parking lots are in poor condition and in need of repair. Work includes asphalt paving, patching, and concrete curb and gutter replacement. Several sections of concrete trail need replacement due to heaving or settling. ADA ramps will also be installed to improve access within the park. The sidewalks and trails around the Fountain Creek Nature Center are in need of upgrading. There are concerns with ADA access, erosion of gravel trails, and a desire to provide better access between the nature center and the ponds.

Funding Source

Regional Park Fees	\$ 150,000
Capital Improvement Funds	<u>\$ 50,000</u>
Total	\$ 200,000

Estimated Costs

Asphalt	\$100,000
Curb, Gutter, and Sidewalks	\$25,000
Nature Center ADA Access	<u>\$75,000</u>
Total	\$ 200,000

Project Timeline

Finalize Design	January 2022
Bid Construction	February – March 2022
Construction	April – July 2022

5. Fox Run Nature Center Design

Based on projected population growth and public surveys in the El Paso County Parks Master Plan in 2013, developing a nature center in northern El Paso County was identified as an objective. A feasibility study was completed in 2019 to analyze and evaluate location, potential partnerships/ collaborations, public support, revenue sources, construction costs, and long-term maintenance and staffing. In 2022, the team will complete the planning process and initiate the capital campaign.

Funding Source

Regional Park Fees	\$ 100,000
Capital Improvement Funds	<u>\$ 200,000</u>
Total	\$ 300,000

Estimated Costs

Site Inventory & Analysis	\$ 50,000
Concept Development	\$ 50,000
Design Development	\$ 150,000
Construction Drawings	<u>\$ 50,000</u>
Total	\$ 300,000

Project Timeline

Bid Design Project	January 2022
Design	February – May 2022

**El Paso County Parks
2021 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Paint Mines Interpretive Park Program Expansion	Theresa Odello		Completed
County Fairgrounds Entrance Procedure Upgrades	Todd Marts		Completed
Sensory Based Program at Bear Creek Nature Center	Molly Hamant		Completed
Upgrade Cubs Corner at Bear Creek Nature Center	Mary Jo Lewis	High	
Upgrade Watershed Exhibit / Fountain Creek Nature Center	Nancy Bernard		Completed
Provide Wheelchairs at Nature Centers	Theresa Odello		Completed
Expand Program Diversity	Nancy Bernard		Completed
Expand Birding Programs at Fountain Creek Nature Center	Jessica Miller		Completed
Establish Traveling Leave No Trace Exhibit	Theresa Odello	Low	
Explore a Rainbow Falls Reservation System	Theresa Odello		Completed
Establish a Social Media Plan for Nature Centers	Jessica Miller		Completed
Implement Front Desk Nature Center Online Registration Process	Mary Jo Lewis	Medium	
Park Operations Division	Project Manager	Priority	Status
Develop Individual Park Operation Plans	Brian Bobeck	Low	
County Park Master Plan	Brian Bobeck	High	Plan Development Phase
Jones Park Master Plan	Brian Bobeck	Medium	
Paint Mines Interpretive Park Master Plan	Ross Williams	Medium	
Homestead Ranch Regional Park Master Plan	Greg Stachon	Medium	
Research Facility Reservation / Cleanup Process	Tim Wolken		Completed
Expand Use of Native Grasses in Park System	Kyle Melvin	Medium	Ongoing
Review County Parks Signage Standards	Greg Stachon	Medium	Ongoing
Capital Improvement Projects	Project Manager	Priority	Status
Kane Ranch Open Space	Greg Stachon	High	Construction Phase
Bear Creek Regional Park Restroom Replacement	Jason Meyer	High	Construction Phase
Bear Creek Regional Park Pickleball Courts	Brian Bobeck		Completed
Hanson Trailhead Improvements	Jason Meyer		Completed
Falcon Regional Park - Phase 2	Jason Meyer		Completed
Fox Run Regional Park Upgrades	Greg Stachon	High	Bid Phase
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	Design Phase
Fox Run Regional Trail	Jason Meyer	Medium	Planning Phase
Fairgrounds Walkways	Greg Stachon		Completed
Sante Fe Open Space Construction	Ross Williams	High	Construction Phase
County Fairgrounds Barn Replacement	Todd Marts	High	Bid Phase
Community Outreach	Project Manager	Priority	Status
Northern Nature Center Capital Campaign	Todd Marts	Medium	Ongoing
2021 Grant Applications	Brian Bobeck	Medium	Ongoing
County Parks 50th Anniversary Planning	Todd Marts	High	Ongoing
Secure a Partner in the Park / Paint Mines	Dana Nordstrom		Completed
Expand the Use of QR Codes for Donations in County Parks	Dana Nordstrom		Completed
Create a Social Media Marketing Plan	Dana Nordstrom		Completed

Community Services Department								
Parks / Recreation & Cultural Services Divisions								
November 2021 Monthly Report								
<u>Facility Revenue Totals To Date</u>		2021				2020	2019	
		Budget	Current	Balance		Totals to Date	Totals to Date	
Parks Facility Reservation Revenue		\$ 180,000	\$ 218,212	\$ (38,212)		\$ 117,303	\$ 193,564	
County Fair / Fairgrounds		\$ 301,000	\$ 357,437	\$ (56,437)		\$ 86,090	\$ 351,240	
Total		\$ 481,000	\$ 575,649	\$ (94,649)		\$ 203,393	\$ 544,804	
<u>Fundraising Revenue</u>		2021				2020	2019	
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 92,500	\$ (17,500)		\$ 20,000	\$ 85,250	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 65,500	\$ (20,500)		\$ 44,500	\$ 37,500	
Trust for County Parks	Park Operations	\$ 10,000	\$ 92,381	\$ (82,381)		\$ 56,000	\$ 41,276	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 29,123	\$ (4,123)		\$ 27,498	\$ 26,110	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 15,000	\$ 25,000		\$ 40,000	\$ 44,000	
Total		\$ 195,000	\$ 294,504	\$ (99,504)		\$ 187,998	\$ 234,136	
<u>Grant / 3rd Party Funding</u>		Awarded						
<u>Parks Division Reservations</u>	2021	2021	2021	2020	2020	2019	2019	
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance	
January	3	22	N/A	4	41	9	110	
February	5	233	N/A	12	879	14	546	
March	4	31	N/A	6	44	15	192	
April	157	3892	4.4	0	0	186	9519	
May	423	11907	4.1	47	274	338	18036	
June	506	14571	4.1	294	2869	517	23048	
July	466	16225	4.1	309	6153	436	24558	
August	493	17007	4.1	259	7213	408	21519	
September	398	16048	4	284	10208	338	20818	
October	180	9846	4.7	176	4840	106	17273	
November	14	467	N/A	11	199	16	539	
December								
Total	2649	90249	4.2	1402	32720	2383	136158	

<u>Parks Facility Reservations</u>		2021	2021	2020	2020	2019	2019	
<u>November</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes								
Athletic Fields								
Pavilions		2	120	2	34			
Trails		1	150	1	100			
Vendor								
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room		1	10	2	20	13	129	
<u>Black Forest Regional Park</u>		1	3					
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts								
<u>Falcon Regional Park</u>								
Baseball Fields								
<u>Fountain Creek Regional Park</u>								
Athletic Fields						2	400	
Pavilions								
Trails								
Disc Golf Course		2	144					
Vendor		1	4					
<u>Fox Run Regional Park</u>		2	20					
Athletic Fields								
Gazebo								
Warming Hut								
Pavilions								
Vendor								
Trails		1	5					
<u>Homestead Ranch Regional Park</u>								
Pavilions								
Athletic Fields								
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail								
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>		3	11	6	45	1	10	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		14	467	11	199	16	539	

<u>Fairgrounds Facility Reservations</u>		2021	2021	2021	2020	2020	2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		0	0		9	478	8	447
February		6	178		12	271	16	782
March		8	459		3	170	17	846
April		20	1208		0	0	23	3213
May		16	1496		0	0	15	3519
June		12	1921		20	410	29	2931
July		1	80		17	1,338	29	2,931
August		26	3221		19	2291	17	4001
September		54	4,247		16	1850	21	3544
October		35	3241		18	913	15	3348
November		5	110		0	0	5	112
December								
Total		183	16,161		114	7,721	195	25,674
<u>Fairgrounds Facility Reservations</u>		2021	2021	2020	2020	2019	2019	
<u>November</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	20	0	0	1	20	
Calhan Posse		1	20	1	21	1	46	
Fair Advisory Board		1	30	0	0	1	23	
4-H Meeting		2	40					
Grand Stands Building				13	65	7	56	
<u>Track</u>								
<u>Barns</u>								
<u>Livestock Arena</u>		2	2000				2173	
							2173	
<u>Grounds -</u>								
		4	2,000					
<u>Whittemore - Fairgrounds</u>								
Tetra Tech		1	100					
Memorial		1	300					
<u>Arena</u>								
						3	30	
Month Total Fair Facility Reservations		13	4,510	14	86	13	4521	

Vandalism Report								
Incident	Date	Location	Area	Cost				
Fence damage	1/13/2021	Bear Creek Dog Park	Central District	\$1,400				
Graffiti	1/5/2021	Rainbow Falls	Central District	\$1,625				
Graffiti	1/2/2021	Widefield	Restroom	\$75				
Graffiti	1/16/2021	Widefield	Restroom	\$75				
Torn out playground safety surface, drilled holes	1/20/2021	Widefield	Playground	\$200				
Graffiti	1/7/2021	Widefield	Restroom	\$75				
Careless driver fence damage	1/29/2021	Rainbow Falls	Central District	\$900				
Sink smashed with rock	2/20/2021	Fox Run	Warming Hut	\$200				
Kiosk vandalized and bent	2/1/2021	Forest Green Open Space	North District	\$1,650				
Several glass blocks broken out off wall	2/2/2021	Homestead Ranch	Restroom	\$2,650.00				
14 incidents - vehicles driving / donuts on fields	2/1 - 28/2021	Fox Run	Multi Use Fields	\$1,400				
1 vehicle driving / donuts on fields	2/1 - 28/2021	Black Forest	Multi Use Fields	\$100				
Graffiti	2/8/2021	Crews Gulch Tunnel	South District	\$100				
Graffiti	2/15/2021	Widefield Community Park	South District	\$100				
ATV trail damage	2/23/2021	Falcone Regional Park	Trail	\$300				
2 incidents - vehicles driving / donuts on fields	3/1-31/21	Fox Run	North District	\$200				
Damage to the speed bumps in the trailhead parking lot.	3/5/2021	Rock Island Regional Trail	East District	\$50				
Graffiti on memorial bench, tree, etc.	4/27/2021	Black Forest	North District	\$500				
Door to maintenance shop pried open (no theft)	4/5/2021	Homestead Ranch	East District	\$375				
Fire set to restroom	5/12/2021	Willow Springs Ponds	South District	TBD (Insurance)				
Damage to window and stucco due to rock throwing	5/19/2021	Homestead Ranch	East District	\$1,500				
Vehicle doing donuts on the field	5/18/2021	Fox Run	North District	\$100				
Graffiti in Milam Rd tunnel	5/24/2021	Black Forest	North District	\$60				
Broken window and damage to caretaker building	6/5/2021	Rainbow Falls	Central District	TBD				
Damaged/broken picnic table	6/28/2021	Widefield Community Park	South District	\$1,500				
Graffiti in Milam tunnel	6/29/2021	Black Forest	North District	\$60				
Careless driver fence damage	6/19/2021	Rainbow Falls	Central District	\$1,450				
Driver drove thru split rail fence	7/1/2021	Fox Run	North District	\$50				
Irrigation valve box wires vandalized	7/1/2021	Black Forest	North District	\$200				
Graffiti in Fallen Timber restroom	7/14/2021	Fox Run	North District	\$100				
Graffiti in Baptist trailhead restroom	7/15/2021	Santa Fe Trail	North District	\$200				
Illegal trash dumping in the park	7/15/2021	Fox Run	North District	\$25				
Non-touch faucet smashed with rock (Warming Hut)	7/20/2021	Fox Run	North District	\$300				
Graffiti on playground slide	7/22/2021	Stratmoor Valley	South District	\$50				
Fire damage to bridge and fence	7/13/2021	BCRP(ESC)	Central District	TBD				
Graffiti on pavilion and street	7/16/2021	BCRP Terrace	Central District	\$480				
Vehicle damage on multi use field	8/16/2021	BCRP Terrace	Central District	\$300				
Stolen no-touch hand dryer in restroom	8/24/2021	Fox Run - Fallen Timber	North District	\$500				

Graffiti on trash can holder	8/3/2021	Hanson Trailhead	South District	\$20				
Illega trash dumping and cleanup	9/15/2021	Various sites	North District	\$100				
Graffiti in Baptist trailhead restroom	9/20/2021	Santa Fe Trail	North District	\$200				
Graffiti in Baptist trailhead restroom	9/22/2021	Santa Fe Trail	North District	\$200				
Hand dryer damaged	9/23/2021	Widefield Community Park	South District	\$520				
Graffiti on underpass wall	9/6, 9/21	Cruse Gulch	South District	\$150				
Broken Lexan at kiosk door, damaged sign	9/8/2021	Falcon dog park	East District	\$200				
Vehicle drove through gate	10/8/2021	Rainbow Falls	Central District	\$4,500				
Vehicle damage on turf	10/20/2021	Fox Run	North District	\$100				
Rocks in toilets	10/21/2021	Fox Run	North District	\$25				
Multiple small fires set inside restroom	10/21/2021	Widefield Community Park	South District	\$350				
Illegal trash dumping in parking lot (3)	11/1 - 11/3/ 2021	Baptist Trailhead	North District	\$75				
Open Space signs vandalized	11/1/2021	Forest Green Open Space	North District	\$50				
Fire set to restroom / hand dryer vandalized	11/8/2021	Widefield Community Park	South District	\$200				
Illegal tree cutting (multiple trees)	11/24/2021	Homestead Ranch	East District	\$700				
			Total	\$26,240				
Volunteerism								
			2021	2020				
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours			
January		106	372	193	824			
February		100	468	234	1,148			
March		159	713	110	552			
April		365	1,556	86	350			
May		425	1,579	96	500			
June		299	1,421	378	1,765			
July		680	5,444	291	974			
August		283	1,581	240	669			
September		411	1,808	254	806			
October		556	2,408	609	1371			
November		324	1,021	208	618			
December								
Totals		3708	18,371	2699	9,577			
			2021					
November		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		14	56					
Fairgrounds Corporation		10	30					
Friends of the Nature Centers		49	313					
Adopt-A-Park / Trail / Volunteer Projects		242	587					
Total		324	1,021					

<u>Programming</u>		<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>	<u>2019</u>	<u>2019</u>
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>	<u>Programs</u>	<u>Attendance</u>
January		25	218	4.93	45	755	40	461
February		27	230	4.96	47	2327	36	2303
March		50	753	4.90	17	361	62	1060
April		58	1006	4.98	0	0	185	4928
May		84	1377	4.99	12	4439	210	4415
June		68	1361	4.90	40	888	122	3937
July		71	3601	4.98	74	1962	120	4950
August		58	3598	4.90	92	1221	80	3347
September		84	2074	4.99	78	868	114	3325
October		88	7709	4.98	95	1182	127	6033
November		38	1101	4.99	30	372	54	1796
December								
Totals	800 / 21,000	651	23028	4.95	530	14375	1150	36555
		<u>2021</u>	<u>2021</u>	<u>2021</u>				
November	Facility	Programs	Attendance	Evaluation				
Foothills Field Experience	BCNC	4	41	5.00				
Giberson Elementary Catamount YES Club	BCNC	1	12					
Birthday: All About Animals	BCNC	1	20					
Bear Den Rental	BCNC	1	50					
Bear Den: El Paso County Finance Department	BCNC	1	15					
Nature Explorers: Sleep, Big Bear	BCNC	2	30	4.95				
Bear Creek Bear Run	BCNC	1	174	4.97				
Little Wonders: Autumn Scavenger Hunt	BCNC	2	38	5.00				
Full Moon Hike	BCNC	2	26					
Birthday Party: All About Bears	BCNC	1	16					
Girl Scouts: Outdoor Adventure Moonlight Hike	BCNC	2	20					
Jack Quinn's Running Club Bear Run Outreach	BCNC	1	60					
Forest Bathing Walk	BCNC	1	6					
Bear Run Costume Pick Up Event at Black Bear Diner	BCNC	1	67					
Liquid Lecture Series at Metric Brewery- Ins and Outs of	BCNC	1	50					
Nature's Classroom: Walk the Wetlands	FCNC	2	61	5.00				
Nature's Classroom: Discover the Wetlands	FCNC	3	232	5.00				
Nature Adventures: Batty Bats	FCNC	2	34	5.00				
Nature Adventures: Gobble Gobble	FCNC	2	39	4.90				
Adult Birding Club: Classroom	FCNC	1	5	5.00				
Adult Birding Club: Field Trip	FCNC	1	6	5.00				
Map & Compass Skills	FCNC	1	28	5.00				
Birthday Party: Wild About Wildlife	FCNC	1	15	5.00				
Program Room Rental: Connecting Consciousness	FCNC	1	13	5.00				
Holiday Craft & Vendor Fair	FCNC	1	27					
50k for 50Y hike: Kane Ranch	KROS	1	16					
TOTALS		38	1101	4.99				

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

November 2021

General Updates:

1. Facility rentals have generated \$218,212 which exceeded our \$180,000 annual goal by 21%.

Special Events:

1. The reservation season concluded on October 31st, however, organized trail events like running and walking fundraisers etc. and disc golf tournaments can be held year around since sanitary facilities and trash removal is organized by the event holders.
 - The Bear Creek Nature Center held the annual "Bear Run" at Bear Creek Regional Park.
 - The Widefield Community Park hosted a two-day disc golf tournament in November.
2. Five commercial photography permits were issued in November. Fox Run Regional Park and Black Forest Regional Park are popular locations this time of year for Christmas themed photography.
3. The 2022 reservation season is opening on January 3rd with customers being able to book their reservations starting at 8:00 am. Pavilion, wedding gazebo, warming hut, multi-use field etc. can be reserved from April 1 through October 31.



COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

COMMUNITY OUTREACH
Monthly Report – November 2021

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Partners in the Park:** We are grateful for our returning and new Partners in the Park this year! We will focus on Rainbow Falls, Fountain Creek Regional Park, Homestead Ranch Regional Park and Falcon Regional Park in 2022. Please forward any potential partners to dananordstrom@elpasoco.com.
2. **El Paso County Fair:** El Paso County is once again planning for our 2022 Fair, July 16-23. The goal of \$75,000 is to help generate enough revenue to successfully operate the El Paso County Fair. Our core sponsors have been contacted and we are now at 40% to our goal.
3. **Outreach News:** Staff has assisted with over 18 virtual volunteer events, 12 volunteer projects and welcomed 5 new Adopt a Park/Trail groups for a total of 35 this year. We consistently strive to expand opportunities to share with our community about the resources available in County Parks. We assisted in raising over \$151,000 through our Trust for County Parks.
4. **Friends Groups:** We currently have seven active Friends Groups which include Bear Creek Dog Park, Bear Creek Garden Association, Black Forest Section 16, Equestrian Skills Course, Friends of El Paso County Nature Centers, Fox Run Regional Park and Fountain Creek Dog Park.
5. **Fair & Events Center Small Animal Barn:** Our Colorado State Enterprise Zone application has been renewed. We are excited to kick off fundraising with a Gala, Boots in the Park, March 5, 2022 for this project.

We would like to thank you for your time and commitment to County Parks! Happy Holidays!



COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)



HOLLY WILLIAMS
CARRIE GEITNER
LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Recreation & Cultural Services Division Monthly Report – November 2021

Submitted by Theresa Odello, Recreation & Cultural Services Manager

Programs & Special Events:

1. Bear Creek Nature Center hosted the 7th Annual **Bear Creek Bear Run** on Saturday, November 13 on the Regional Trail of Bear Creek Regional Park East. One hundred and seventy-four runners participated, ranging in age from 2 through adult. Black Bear Diner and local alternative radio station X103.9 continued their tradition of Sponsoring the run, which they have done since its inception in 2015. Other Sponsors and Partners that supported this spirited community event included Peaceful Warriors Yoga, Soccer Buddies and Gold Hill Mesa. Pre-run activities included bear yoga class, a costume contest, on-site music, and fun informative tables with giveaways from Sponsors as well as Colorado Parks & Wildlife. Evaluation scores averaged 4.9/5 and comments included, "Thanks for an excellent event! Great fun, wonderful idea, better than typical run/race- awesome!" and "THANK YOU for putting on the Bear Run. Saturday was my first time and had a great time. The event was well organized and kept members engaged while we waited for 10 AM. Great exercise and met very nice people while we walked."
2. Bear Creek staff led a **Moonlight Hike** on November 19 to celebrate November's full "Beaver Moon." Twenty-six participants were led by staff along moonlit trails on a beautiful clear night, enjoying moon-gazing, traditional stories about the moon and night sky, education about beavers and their importance, and a visit to beaver dams and ponds. Participant evaluation scores were 5/5 across the board.
3. Bear Creek Nature Center Interpretive Program Coordinator presented a lecture about recycling at Metric Brewery as part of the Fountain Creek Watershed, Flood Control and Greenway District's '**Liquid Lecture Series.**' Upwards of 50 adults were in attendance-some intentional lecture attendees, and some folks who came to drink beer and had the pleasant surprise of being educated about recycling ins and outs while enjoying their brews. The event was also streamed for a virtual audience. This was a welcome opportunity for nature center staff to connect with a new audience, partner with a local non-profit, and provide education in a unique setting.
4. The **50K for 50 Years** hiking group wrapped up their last scheduled hike at Kane Ranch Open Space on November 20. While Kane Ranch is not yet open to the public, participants got a special hike that included information on the history of Kane Ranch, the culture, and even learned about the importance of open range fencing. 16 people enjoyed this hike, and we were happy to have Commissioner VanderWerf join us too.



5. Fountain Creek Nature center finished its **field trip season** strong with five November field trips. Over 300 students and their teachers representing Districts 11, 20, and 12 as well as a homeschool group were able to take a break from the classroom and be led by staff and volunteers on Discover Wetlands, Walk the Wetlands, and Map and Compass Skills. For many children, the inability to go on field trips for the past 18 months meant their environment education field trip to Fountain Creek was their first ever field trip. Many teachers are already making plans for spring!
6. Fountain Creek Nature Center's annual **Holiday Craft and Vendor Fair** returned in full force with 20 vendors participating, generating \$800 in donation income to the Friends of El Paso County Nature Centers. Items for sale varied wildly and included jams, condiment and hot sauces, Christmas ornaments, jewelry, paintings, 3D Jigsaw puzzles, pet bandanas, crocheted plushies, candles, and apparel. The Nature Center welcomed 282 visitors, many of whom came just for the Fair and enjoyed the center and trails afterwards. Vendors had a successful day and staff are excited to expand the fair next year!
7. For the first time the **El Paso County Fairgrounds has a Partner in the Park**. Farmers State Bank has been a long-time supporter of the El Paso County Fair, they are now extending their support by investing in the Fairgrounds year-round. East District Supervisor Adam Baker and Program Supervisor Dayna Buffington met with Farmers State Bank and plan to make the following improvements in 2021: Paint smaller out buildings, Add TV Screens under the grandstands and in Whittemore, add planters outside the Whittemore Building, and Install the Partner in the Park sign on Calhan Hwy on the Northeast side of the fairgrounds.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

**PARK OPERATIONS DIVISION
MONTHLY REPORT
NOVEMBER 2021**

Parks Planning

Capital Project Management / Planning:

Fountain Creek Regional Trail Repairs at Spring Run – A portion of the Fountain Creek Trail near Janitell Road has sustained repeated damage from rain events. The existing concrete low water crossing is no longer functional and needs replacement. Staff has designed a new crossing and has completed initial permitting for the work with the Army Corp of Engineers. Staff is working with Procurement to obtain quotes to complete this repair in a timely manner.

Fox Run Regional Park Oak Meadows Restroom – This project includes a renovation to the Oak Meadows restroom from a composting system to a flush system. The pit vault composting waste system will be removed, and existing leach field abandoned. A new on-site wastewater treatment system and leach field will be installed. Internal plumbing and fixtures will also be installed to convert the restroom to a flush system. Bids were due on November 10 with no response. Staff is strategizing on next steps.

Fox Run Regional Park Pine Meadows Playground – This project includes the replacement of the playground structure at Pine Meadows with a new ADA compliant structure. In support of this project, new ADA compliant sidewalks and parking will also be installed. Bids were due November 17 and staff is currently in the process of reviewing bids for award.

Santa Fe Open Space - The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction started in October and progressed quickly with trail network and interpretive site completed in November. Trail signs are being developed and will be manufactured in December. No opening date has been set.

Ute Pass Regional Trail - 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. A survey was completed, and regulatory approvals have been initiated. A 30% design and engineers



construction estimate were developed in January 2020 and presented to CDOT and CSU. The estimate indicated that the grant funds were not adequate to construct the entire portion of the trail. Staff met with CDOT in February 2020 and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. Right-of-way research and coordination with the USFS and City of Colorado Springs is ongoing. Final design review with CDOT was completed in August 2021 with final revisions underway.

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a baseball field, multi-use field, parking lot, restroom, playground, and drainage improvements. A GOCO grant was awarded to the County in March 2020. NES was awarded a contract in 2019 to complete the final design of the proposed Phase II improvements which was completed in June 2020. An IFB was issued in September and American Civil Constructors (ACC) was selected at a not to exceed amount of \$955,135. Construction started in December 2020 and was completed in August 2021. Completed work includes construction of the new baseball field with dugouts, new multi-use field, new plaza area and sidewalks, parking lot, and drainage swales.

Paint Mines Interpretive Park - The Paint Mines Interpretive Park Restoration Project was awarded to Smith Environmental & Engineering in September 2020. Substantial completion of the project has been issued. Additional erosion repair and ditching is being performed by Veltrans LLC which should be completed December 2021.

Bear Creek Regional Park Restroom – Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. A design contract was awarded to Tremmel Design Group (TDG) in May 2020. A kickoff meeting was held in May with preliminary concepts reviewed in June. A 60% design development plan set was delivered in September. Public input via website and sign postings was completed in October. Final design was completed in December 2020. Construction drawings were submitted to the Pikes Peak Regional Building Department in January and approved in April. An IFB to construct the restroom was advertised in January and awarded to Raine Building in early May. Demolition of the old restroom was completed in July. Excavation and underground utility coordination were completed in August. Building footers and underground utility installations were completed in September. Vertical walls and floors were completed in October. Roofing and interior framing is scheduled for November with completion anticipated in December 2021.

Kane Ranch Open Space Master Plan / Phase I Improvements – The project was awarded to Veltrans in the amount of \$347,280. Phase I construction is complete. Seeding and erosion blanket has been completed. The site is currently being monitored for vegetation growth. Top Notch Fencing has completed the removal and replacement of the existing property line fencing. Additional post and cable fencing, as well as signage and an information kiosk has been added to the new trailhead parking area. To help reduce and discourage after hours activities and vandalism, Taylor Fence has been contracted to construct and install an automated security gate at the Squirrel Creek Road main park entrance with the goal of having it installed by end of year.

County Parks Master Plan Update – The 2013 County Parks Master Plan is being updated in 2021. The plan is a guiding document that works alongside other County plans to help maximize outdoor recreation opportunities such as parks, trails, long-term protection of open space and recreational programming. In addition, an infrastructure analysis will be completed to help identify and prioritize future needs regarding existing facility and park infrastructure. GreenPlay LLC. was selected as the consultant and the goal is to complete the updates early 2022. The online survey and forum to gather community input was launched in September with over 600 responses received. Staff is currently reviewing various chapters and updating maps in preparation for additional stakeholder review.

Flood Recovery:

Hanson Trailhead Repairs - A contract for engineering and design was awarded to Bohannon-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA and approved. Refinement of the design will continue in 2020. Permitting and regulatory approvals will continue in 2020. Presentations to the Fountain Creek Watershed and Greenway District were held in April, May, July, and September 2019 to discuss a potential partnership. The District responded favorably and has allocated \$750,000 to the project. Procurement was completed in August with a contract being awarded to Tezak at a not to exceed amount of \$1,991,829. Pre-construction activities began in November and construction started in December with completion by May 2021. Completed tasks include bridge removal, point bar removal, creek bank restoration, bend way weir construction, J hook construction, overflow channel construction, trail construction, and completion of new bridge piers and abutments. The placement of the salvaged bridge, new bridge, trail construction and site revegetation were completed in June. In July, final fencing, and parking lot improvements were completed. The project was deemed substantially complete in August with the contractor monitoring the site for final stabilization and vegetation throughout the remainder of 2021.

Other:

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

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. The district has launched the greenway master plan and staff is participating as a stakeholder.

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.

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – Unseasonably warm and dry weather continues to draw large numbers of visitors as our parks remain busy with pavilion use, field, and trail usage, and pickleball play. Our team's primary focus has been cleaning facilities, removing fallen leaves, box blading parking lots and trails, completing routine illegal camp checks, irrigation winterization, landscape bed maintenance, playground inspections, and installing a new Partners in the Park sign for Bear Creek Nature Center.

A large water main along Bear Creek Rd gave out and the Park Operations team was called to assist Colorado Springs Utilities and Recreation and Cultural Services staff with flood and damage repairs at the Bear Creek Nature Center. CSU completed their cleanup and restoration of the affected area by removing large amounts of debris that washed down the hillside, grading native turf areas and driveway, re-seeding natural areas, and adding trail base to the damaged trail. Our team continues to assist Recreation and Cultural Services staff with basement cleanup and damaged item removal.

With the assistance of Park Security, Central staff designated significant time monitoring, removing, and cleaning areas along the 8th St. corridor where illegal camping continues to be a concern.

Our team continues to meet and assist Raine Construction regarding the installation of the new restrooms at Bear Creek West. This project is progressing, although there have been some recent delays with construction material and personnel availability. We are hoping that park visitors will be excited to see visible signs of progress soon as the exterior of the building begins to take shape with the installation of the timber support beams.

Tall Timbers Tree Service completed a large forestry project in Bear Creek Regional Park. The project consisted of removing dead / hazard trees, unwanted regeneration, and completing standard pruning efforts, raising tree canopies, and fire mitigation throughout the park.

Park users anxiously await the arrival of the noxious weed eating cashmere goats. We have recently been informed this will take place on / or around Monday, December 6th. Central staff spent time prepping for their arrival by installing t-posts and construction fencing around the large island flower bed and securing multiple trees in the area in a similar fashion.

Timberline Trail Craft completed phase one of the switchback obstacle section at the Equestrian Skills Course. This project has been in motion for most of the year, and with funding and a contractor finally secured, the three trails (beginner, intermediate, and advanced) were cut into the hillside and road base was brought in and compacted for the trail tread. The intent of this addition is to simulate the mountainous trails horse owners might encounter while riding in our region. Phase two of this project will involve adding obstacles to the trail, further emulating the natural trails of Colorado.

Timberline Landscape Special Projects Unit was on site to rebuild the large training bridge at the Equestrian Skills Course flats area. This large bridge was destroyed in a fire earlier this year, and Operations and Procurement staff have been working diligently to bring this project to completion.

The UCCS Adopt a Park volunteer group completed a project at the Community Garden island bed on November 20th. Fifteen volunteers augmented mulch at the large island bed and collected trash along the trails and creek at Bear Creek East. County staff was present to educate on proper mulch augmenting techniques and to provide / collect supplies needed for the project. A big thanks to the UCCS Adopt a Park group for their hard work and efforts in beautifying and helping keep the park clean!

Recreation and Cultural Services held their annual Bear Run at Bear Creek East. Our team assisted with this event by displaying the Bear Run banner on the corner of Lower Gold Camp Rd and 21st St., installing posts for signage, clearing trails, and providing support on the day of the event.

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.

Rainbow Falls Historic Site – The site is currently closed and will reopen in early March 2022. Recreation and Cultural Services will hold multiple off season special events during this period that will require support from the Central team. Staff continues to monitor security cameras, remove trash, and monitor the site for new graffiti.

For the third time this season, staff were called to the site regarding an automobile crash at the main entrance gate. Law Fence completed gate and fence repairs and new signage will be installed soon.

Operations staff is in the process of identifying solutions to protect the parking area from rocks and debris falling onto visitor's vehicles while at the park.

Downtown Facilities – Downtown staff members remain busy with general maintenance tasks including trash and leaf collection, semi-annual native mowing, and bed maintenance.

Due to safety concerns, the Downtown team was called upon to remove some previously placed rock mulch around the El Paso County Professional Building. The rock mulch was removed and replaced with 15 tons of grey breeze material.

Ute Pass Regional Trail – Staff removed trash and debris from trail corridors and trailheads and continues monitoring parking areas for illegal overnight users. Our team is working with CDOT to address a culvert issue on Hwy 24 causing erosion issues to the trail.

East District:

County Fairgrounds – Rentals at the County Fairgrounds has slowed for the season and staff was able to focus efforts on winter projects. Bathroom repairs have been the primary focus during this reporting period. Painting and drywall repairs have been the priority in the Whittemore and Livestock Arena Buildings. The team completed repairs to the bathroom partitions in the Whittemore Building. We are hoping to have all repairs completed prior to the Country Holiday Fair scheduled on December 11th.

Homestead Ranch Regional Park – The park has been relatively quiet this month. Park Headquarters was contacted regarding a neighbor seeing three individuals illegally cutting down trees on park property. At this time, it looks as though two trees were cut down and hauled away. Staff located the area in question and found only two stumps. County Security Officers were notified and will increase patrols in the area.

Falcon Regional Park – Due to the mild temperatures experienced this fall we were able to run irrigation systems at FRP longer than usual. The irrigation system was winterized in mid-November. The new turf at FRP should benefit from the additional moisture considering current drought conditions.

Paint Mines Interpretive Park – Staff continues to attend weekly progress meetings regarding the smaller construction project currently underway. The work that has been completed looks great and we are excited to see the finished product.

General – Staff turned in all mowers for winter maintenance in preparation for the next mowing season. The team also began inspecting park trash cribs and will be building new cribs as needed.

North District:

Fox Run Regional Park – North District staff continues to focus on fall clean up, pruning, and removal of pine needles. Staff repaired a broken bridge at the lower lake, problem solved lighting photocells, and removed and rebuilt the privacy fence located in front of the maintenance shop.

Black Forest Regional Park – Routine patrols were conducted to remove native trash and check property conditions. Our primary goals in BFRP have been fall clean up, pruning, and removal of pine needles.

Pineries Open Space – Our team continues to monitor the trail system for potential hazard trees and reinstalled several missing snow trail indicator stakes. While patrolling trail corridors, efforts are made to remind guests of dog off leash policies. Trash removal from native park areas continues to be high priority.

Staff was informed of an area in the park that contains Rocky Mountain Pine Beetles. Team members received an informative hands-on training class that included identification, prevention, mitigation, removal, and life cycle of the beetles.

Santa Fe Regional Trail – Mowing efforts along the trail apron and trail erosion repairs were completed. Staff closed all restrooms and will continue to check all pit heaters to ensure frost protection is adequate.

Black Forest Section 16 – Patrols of the perimeter trail are performed daily, and any individuals with dogs off leash are informed of County policies.

Palmer Lake – Routine patrols were conducted to remove trash and check property conditions. Parking lot and entrance roads were graded.

Forest Green Open Space – Routine patrols were conducted to remove trash and check property conditions. Additional open space signs were installed due to vandalism of the original signs.

Santa Fe Open Space – The open space is currently closed. Routine patrols were conducted to remove trash and to ensure access barriers are in place.

Hodgen Road Trail – Routine patrols were conducted to remove trash and check trail conditions.

South District:

General Information – The primary focus in the South District has been fall clean-up efforts to include leaf removal, pine needle removal, and tree trimming. Playground mulch, planting bed mulch and trail breeze have been ordered and delivered for future improvement projects.

Soil samples were taken from the athletic fields and submitted for analysis. Sample results will assist in proper product selection and will aid in general turf improvements.

All snow plowing equipment and supplies have been tested and staged. Irrigation backflows have been removed or blown out and insulated for the season. South District parks, trails and facilities continue to be inspected and cleaned daily.

Matthew King was selected as the new PMI for the South District. Matt has been a seasonal here for the past two years. We are excited to have his experience and enthusiasm year-round.

Fountain Creek Regional Park – Staff completed the initial evaluation for the upcoming contracted tree trimming project. Several large Cottonwoods will require trimming to improve and ensure plant health. Leaves and debris have been mulched and removed from active use areas.

Fountain Creek Nature Center – The Halloween Pumpkin Carving event was a success with over 1000 guest attending. South District maintenance staff collected approximately 200 pumpkins following the event.

Willow Springs – The restroom repair project is still underway as the composting unit was removed along with burned interior sections of the facility. The parking lot perimeter and fence line was also trimmed and thoroughly cleaned.

Widefield Community Park – A large frisbee golf tournament was hosted in early November. The frisbee golf course continues to be a popular destination late into the season.

Low limbs have been removed from several of the pine trees. These improvements should help increase maintenance efficiency and improve general aesthetics.

Kane Ranch Open Space – The last event of the 50K for 50 Years took place at Kane Ranch in November. Planning continues to install the automatic gate to regulate public access for Kane Ranch. We look forward to increased usage of the open space soon.

John Ceresa Memorial Park: The baseball infield was dramatically improved upon. Grass and weeds were dragged, raked, and removed from the field. Efforts were completed to properly grade and rake the infield as well.