

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, February 10, 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		
A. 2020 Partner in the Park Presentation	Dana Nordstrom	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Solace Phase I Final Plat	Greg Stachon	Endorsement
B. Claremont Ranch Sketch Plan Amendment & Preliminary Plan	Greg Stachon	Endorsement
C. Paint Brush Hills Preliminary and Final Plat	Greg Stachon	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
	D. The Hills at Lorson Ranch Filing No. 1 Final Plat	Ross Williams	Endorsement
	E. Grandwood Ranch Final Plat	Ross Williams	Endorsement
7.	Information / Action Items		
	A. Santa Fe Open Space Master Plan	Ross Williams	Endorsement
	B. Park Advisory Board Membership	Tim Wolken	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the January 13, 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, Vice Chair (via Skype)
Julia Sands de Melendez
Terry Martinez (via Skype)
Jim Cassidy
Toby Levin

Staff Present:

Tim Wolken, Community Services Director
Brian Bobeck, Park Operations Division Manager
Greg Stachon, Landscape Architect
Ross Williams, Park Planner

Absent: Kiersten Steel, 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. Julia Sands de Melendez seconded the motion. The motion carried 7 - 0.**
3. Approval of Minutes: **Julia Sands de Melendez made a motion to approve the December 9, 2020 meeting minutes. Alan Rainville seconded the motion. The motion carried 7 - 0.**
4. Introductions and Presentations:

None
5. Citizen Comments:

Chair Hartl acknowledged a card from the staff at the Fountain Creek Nature Center thanking the Park Advisory Board for the holiday gift.

Cory Sutela with Medicine Wheel Trail Advocates commented on the Jones Park Master Plan process and suggested that a master plan update be provided to the Bear Creek Watershed Roundtable.
6. Development Applications:

A. Miles Subdivision Preliminary Plan

Ross Williams provided an overview of the Miles Subdivision Preliminary Plan.

Julia Sands de Melendez recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Miles Subdivision Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$3,269 will be due at recording of the forthcoming final plat. Alan Rainville seconded the motion. The motion passed 7 – 0.

B. Crossroads at Meadowbrook Mixed-Use Preliminary Plan and Rezone

Ross Williams provided a detailed overview of the Crossroads at Meadowbrook Mixed-Use Preliminary Plan and Rezone and addressed questions by the Board.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Crossroads at Meadowbrook Mixed-Use Preliminary Plan and Rezone: 1) staff recommends that the applicant develop publicly accessible recreational amenities and useable open space facilities, 2) fees in lieu of land dedication for regional park purposes in the amount of \$168,120 and urban park fees in the amount of \$106,200 will be required upon recording of the forthcoming final plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s). Toby Levin seconded the motion. The motion passed 7 – 0.

C. Meadowbrook Park Planned Unit Development (PUD) Plan and Preliminary Plan

Ross Williams provided an overview of the Meadowbrook Park Planned Unit Development (PUD) Plan and Preliminary Plan and addressed questions by the Board.

Jim Cassidy recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Meadowbrook Park Planned Unit Development Plan and Preliminary Plan: 1) per the El Paso County Land Development Code, remove the stormwater detention facility from Tract A and recalculate the open space acreage; 2) include descriptions and drawings of the two neighborhood pocket parks in the Letter of Intent and PUD Plan and Preliminary Plans, respectively; 3) fees in lieu of land dedication for regional park purposes in the amount of \$32,690 and urban park fees in the amount of \$20,650 will be required upon recording of the forthcoming final plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s). Julia Sands de Melendez seconded the motion. The motion passed 7 – 0.

D. Homestead North at Sterling Ranch Phase I Preliminary Plan

Ross Williams provided an overview of the Homestead North at Sterling Ranch Phase I Preliminary Plan.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Homestead North at Sterling Ranch Phase I Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch, within Tract F, that allows for construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming final plat(s); 2) include descriptions, drawings, and locations of the two neighborhood parks in the Letter of Intent and Preliminary Plans, respectively; 3) fees in lieu of land dedication for regional park purposes in the amount of \$68,649 and urban park fees in the amount of \$43,365 will be required upon recording of the forthcoming final plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s). Toby Levin seconded the motion. The motion passed 7 – 0.

E. Space Village Apartments Final Plat

Ross Williams provided an overview of the Space Village Apartments Final Plat and addressed questions by the Board.

Julia Sands de Melendez recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Space Village Apartments Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$10,274 and urban park fees in the amount of \$6,490 will be due at recording of the final plat. Alan Rainville seconded the motion. The motion carried 7 – 0.

F. Urban Collection at Palmer Village Final Plat

Greg Stachon provided an overview of the Urban Collection at Palmer Village Final Plat and addressed questions by the Board.

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners when considering and / or approving the Urban Collection at Palmer Village Final Plat include the following condition: (1) Staff recommends that the applicant develop publicly accessible recreational amenities and useable open space facilities (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$46,700 and urban park fees in the amount of \$29,500. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat. Alan Rainville seconded the motion. The motion carried 7 – 0.

G. Forest Heights Minor Subdivision-Final Plat

Greg Stachon provided an overview of the Forest Heights Minor Subdivision-Final Plat and answered questions by the board.

Alan Rainville recommended to the Planning Commission and Board of County Commissioners when considering and / or approving of the Forest Heights Minor Subdivision include the following condition: (1) Fees in lieu of land dedication for

regional park purposes in the amount of \$1,868 will be required at time of the recording of the final plat. (2) Designate and provide to El Paso County a 25-foot trail easement along the existing gas pipeline easement that allows for the construction and maintenance by El Paso County of the Pipeline Secondary Regional Trail. Jim Cassidy seconded the motion. The motion carried 7 – 0.

7. Information / Action Items:

A. 2021 Sunshine Act Memorandum

Tim Wolken presented the 2021 Sunshine Act Memorandum which includes the location of public meeting notices and meeting minutes.

Julia Sands de Melendez moved to endorse the 2021 Sunshine Act Memorandum. Alan Rainville seconded the motion. The motion carried 7 – 0.

B. County Parks 50th Anniversary Celebration

Tim Wolken presented an overview of activities that will be conducted in 2021 for the 50th Anniversary of El Paso County Parks.

8. Monthly Reports:

Tim Wolken reviewed the monthly reports and thanked staff for their innovation when assisting customers with their event planning during 2020 when considering COVID-19 restrictions.

9. Board/Staff Comments:

Julia Sands de Melendez asked for an update on the Jones Park Master Plan. Tim Wolken stated the public comment phase on the draft Master Plan will conclude in mid-January. Staff will complete any needed updates and then present the Master Plan to the Palmer Land Conservancy for review and / or approval. It is anticipated the Master Plan will be presented to the Park Advisory Board for consideration and / or endorsement at the March meeting.

Ed Hartl indicated that he visited Clear Springs Ranch and noticed that hitching posts for horses were installed adjacent to the restrooms. He suggests hitching posts also be installed near the restrooms at Pineries Open Space.

10. Adjournment: **The meeting adjourned at 2:46 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Partners in the Park Presentation

Agenda Date: February 10, 2021

Agenda Item Number: #4 - A

Presenters: Dana Nordstrom

Information: X **Endorsement:**

Background Information:

The “Partners in the Park” Program was created in 2009 to provide financial support for our County Parks, Trails, Open Spaces and Nature Centers. This program has brought in approximately \$240,000. We encourage a three-year gift of \$5,000 annually. Per the donor benefits below, we acknowledge their generous contribution each year at a Park Advisory Board meeting.

Donor Benefits include:

- Sponsor sign at the entrance to the park, trail or nature center
- Free annual pavilion rental
- Sponsor thanked on the County Parks website
- Plaque presented at a Parks Advisory Board meeting acknowledging our partner’s generosity
- Donations are tax deductible through the Trust for County Parks to the extent allowed by law

2020 Partners in the Park:

- Robert & Ellen Hostetler for Fox Run Regional Park
- GE Johnson (Stella Hodgkins) for Bear Creek Regional Park
- Heuberger Subaru (Alex Gauthier) for Bear Creek Dog Park
- Heuberger Subaru (Alex Gauthier) for Fox Run Dog Park
- Gold Hill Mesa (Stephanie Edwards) for Bear Creek Nature Center
- The Scott Lauther Foundation (Wendy Kinney) for Bear Creek Nature Center
- Olson Plumbing & Heating (Mike Bukowski) for Fountain Creek Nature Center
- Tender Care Veterinary Center (John Amen) for Falcon Dog Park
- InTouch Home Team (Bill Mills) for Bear Creek Regional Park EAST
- Dapper Dan Homes (Dan Scogin) for Widefield Community Park

Recommended Motion: Information only

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Solace Phase I Final Plat
Agenda Date: February 10, 2021
Agenda Item Number: #6 - A
Presenter: Greg Stachon, Landscape Architect
Information: **Endorsement:** X

Background Information:

This is a request by NES on behalf of Jackson Dearborn Partners, for approval of the Solace of Colorado Springs Phase I Final Plat.

The Solace of Colorado Springs project is located northeast of N Powers Boulevard and Galley Road, and west of the Paonia Street extension in El Paso County. The project site is approximately 28.82 acres and includes the development of several apartment buildings in two phases. This application is for Phase I, which consists of 10 apartment buildings with 234 dwelling units on 21.17 acres. Phase II will allow up to an additional five apartment buildings with 108 dwelling units. While the applicant is including Phase II in the drawings, it is not subject to this review.

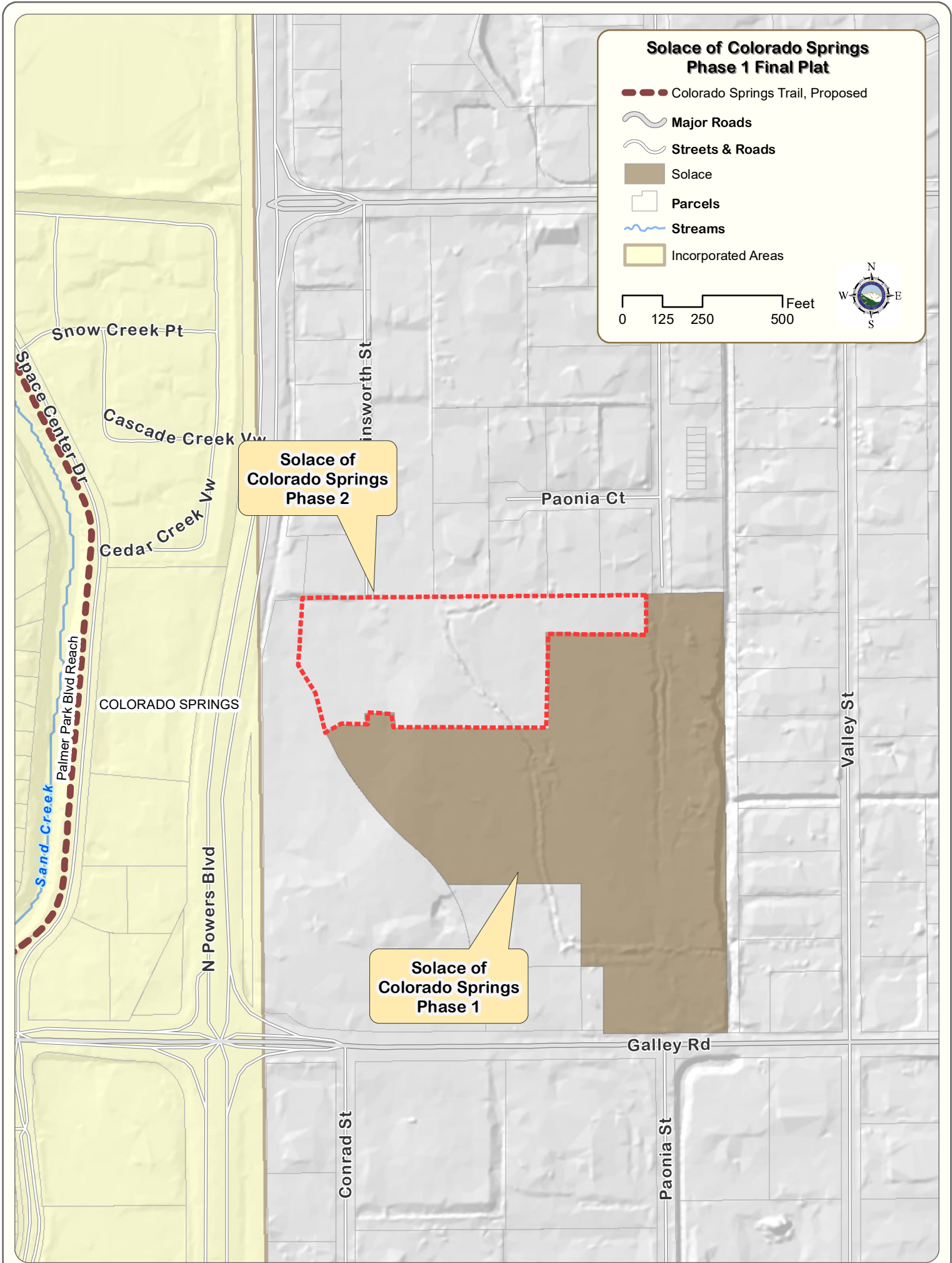
The 2013 El Paso County Parks Master Plan shows no impact to regional trails, parks, or open space. Parks staff does note that this project is within the boundaries of the City of Colorado Springs Parks, Recreation, Trail and Open Space Master Plan. Staff suggests the applicant coordinate with City Parks to ensure there are no impacts to planned trails along the Powers Blvd corridor.

The applicant is proposing recreation amenities for the residents of Solace of Colorado Springs. This includes a clubhouse with exercise equipment, a pool, outdoor siting area, a pergola, a small dog park, and pedestrian trails through the development.

As no County park land or trail easements dedications are necessary for this application, Parks staff recommends regional and urban park fees in lieu of land dedication as shown below.

Recommended Motion (Phase 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Solace of Colorado Springs Phase I Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$109,278 and urban park purposes in the amount of \$69,030 which will be due at recording of the final plat.



**Development
Application
Permit
Review**



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

February 10, 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:	Solace of Colorado Springs	Application Type:	Final Plat
PCD Reference #:	PPR-2047	Total Acreage:	21.17
		Total # of Dwelling Units:	234
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	27.63
Jackson Dearborn Partners	NES	Regional Park Area:	2
Dane Olmstead	Andrea Barlow	Urban Park Area:	5
404 Wells St, Suite 400	619 N. Cascade, Suite 200	Existing Zoning Code:	RM-12
Chicago, IL 60607	Colorado Springs, CO 80903	Proposed Zoning Code:	RM-12

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 5		
0.0194 Acres x 234 Dwelling Units =	4.540	Neighborhood:	0.00375 Acres x 234 Dwelling Units =	0.88
Total Regional Park Acres:	4.540	Community:	0.00625 Acres x 234 Dwelling Units =	1.46
		Total Urban Park Acres:	2.34	

FEE REQUIREMENTS		Urban Park Area: 5	
Regional Park Area: 2		Urban Park Area: 5	
\$467 / Dwelling Unit x 234 Dwelling Units =	\$109,278	Neighborhood:	\$116 / Dwelling Unit x 234 Dwelling Units = \$27,144
Total Regional Park Fees:	\$109,278	Community:	\$179 / Dwelling Unit x 234 Dwelling Units = \$41,886
		Total Urban Park Fees:	\$69,030

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Solace of Colorado Springs Phase I Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$109,278 and urban park purposes in the amount of \$69,030 which will be due at recording of the final plat.

Park Advisory Board Recommendation:

SOLACE OF COLORADO SPRINGS: PHASE 1 (LOT 1) SITE DEVELOPMENT PLAN

LETTER OF INTENT

DECEMBER 2020

PROPERTY OWNER

Butler & Peetz LLC
6625 Delmonico Drive
Colorado Springs, CO 80919

APPLICANT:

Jackson Dearborn Partners
404 S Wells Street, Ste 400
Chicago, IL 60607

CONSULTANT:

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

REQUEST

Jackson Dearborn Partners request the approval of

1. Site Development Plan (SDP) for Phase 1 (Lot 1) (234 units) of the Solace of Colorado Springs project.
2. A Final Plat consistent with the Preliminary Plan for Solace of Colorado Springs (SP-20-001)

SITE DESCRIPTION

Solace of Colorado Springs project is located northeast of N Powers Boulevard and Galley Road, and west of the Paonia Street extension in El Paso County. The entire project site is approximately 28.82 acres. Solace of Colorado Springs is split into two phases for construction. Lot 1 (Phase 1) is the subject of this application. Lot 1 (Phase 1) contains most of the site and covers the southern three-fourths of the property. Lot 1 is 21.17 acres. Lot 2 (Phase 2) is the northern fourth of the property. Most of the area has been developed with commercial and light industrial uses. The site is zoned RM-12 (CAD-O) (Residential Multi-Dwelling, Commercial Airport Overlay District)



The surrounding properties are all in El Paso County and include:

- **North:** To the immediate north is O K Subdivision and Powers Pointe Filing No 1, light industrial use parcels.
- **East:** To the immediate east is Cimarron Industrial No 2 and McElhinny Subdivisions, light industrial use parcels.
- **South:** To the south (south of Galley) is Kay Tee Subdivision No 4 and 5 and Powers & Galley Plaza Fil No 1, light industrial use parcels. To the southeast is a vacant parcel.
- **West:** To the immediate west is a vacant parcel owned by the State of Colorado Transportation Department.

The site is currently unoccupied and undeveloped. The property slopes from the northwest to the southeast. The site is mostly native prairie grassland and weeds with scattered deciduous trees. The Sand Creek – Center Tributary Drainageway traverses the eastern portion of the property and is heavily wooded. The drainageway within the site is typically deep and narrow with a well-defined flow path in most areas.

PROJECT DESCRIPTION

A Preliminary Plan was approved by El Paso County Board of County Commissioners on November 5, 2020 for the entire property. This approval allowed for administrative review of the Site Development Plan for Lot 1 and the Final Plat for Lot 1 based on finding of water sufficiency for 234 units. The Preliminary Plan approval did not authorize administrative approval for future final plat filing for Phase 2 of the project which included an additional 108 units and will be the subject of a future submittal.

This Site Development Plan request is for Lot 1 of the Solace of Colorado Springs project. Lot 1 consists of approximately 14 acres. The remainder of the property, per the Final Plat, will be placed in three tracts.

- Tract A: Future residential development (Lot 2 on Preliminary Plan) approximately 7.5 acres in size;
- Tract B: Area east of the Paonia Street extension consisting of the two detention ponds and Sand Creek Tributary approximately 4.75 acres in size;
- Paonia Street extension consisting of 2.6 acres in size.

Lot 1 of the project consists of 234 units within 10 buildings. The project proposed garages throughout the project, clubhouse with amenities include a pool, a dog park near the clubhouse, and pedestrian trails through the development. The interior amenities of the clubhouse include the following: fitness center, full service locker rooms, café, business center, community room, lounge with kitchen and fireplace, dog wash, and bike service center. The exterior amenities of the clubhouse include: pool, spa, outdoor fire and sitting area and pergola.

Architectural elevations of the structures (buildings, clubhouse, and garages) are provided with the Site Development Plan set. The building materials will include stone, siding, metal roofing, and timber braces and posts. The color palette is brown (oak) and dark blue. A lighting plan and photometric plan has been provided with the Site Development Plan set. Overall site lighting includes 20' site/parking pole fixtures and site walk bollard lights. Building lighting includes wall mounted lighting near all entrances, decorative accents on garages and on clubhouse / pergola exterior.

The maximum building height in the RM-12 zone district is 40'. The maximum building height for the project structures are 40' for residential buildings, 37' for the clubhouse and 16' garages.

ACCESS AND TRAFFIC:

Access to the site will be off Paonia Street, which will be extended north from Galley Road to Paonia Street south of Omaha Boulevard. Site access will be provided via two full movement access points along the extension of Paonia Street east of the residential development. Internal driveways will be private and have been designed to provide convenient and safe circulation throughout the site. Street names have been approved by the El Paso-Teller County 911 and are reflected on the Preliminary Plan. A Transportation Impact Study ("TIS"), dated August 2020, prepared by FHU for the Preliminary Plan assessed the trips generated by the proposed development in context of 2021 short-term and 2040 long-term background traffic. A copy of the TIS has been provided with this submittal.

Accordance with the TIS, the following is a summary of the findings and recommendations related to the analysis for the development:

- When constructed, this development would generate an estimated 2,547 vehicle-trips during the day with 160 of these trips occurring during the AM peak and 195 trips occurring during the PM peak.
- No improvements to existing Paonia St north of the site are required.
- Based on the results of this analysis, current and future conditions at the intersection of Galley Rd and Paonia St would meet signal warrants. This intersection should be monitored to determine when signalization is necessary. An annual warrant study should be performed, starting with a study approximately 1 month after completion of the intersection reconstruction adding a new north leg. The warrant study should be based upon 10-12 hours of turning movement counts in order to provide actual rather than scaled values, and the evaluation should incorporate the most recent crash history. The proposed development is expected to generate approximately 9 percent of the traffic traveling through the intersection in the short term and 7 percent in the long term. Coordination with the Engineering Manager and/or County Engineer may be required to determine further responsibility of the developer.
- Consideration should be given to restricting the northbound left turn movement at the Galley Rd/Conrad St intersection to reduce congestion at this location.
- Auxiliary turn lanes should be installed along the southbound and eastbound approaches to the Galley Rd/Paonia St intersection and left turn lanes should be provided at the site accesses to Paonia St.
- When the intersection of Galley Rd and Paonia St is reconstructed with a new north leg as an unsignalized intersection, a crosswalk should be striped on the north leg of the intersection, and, when signalized, on the west leg of the intersection.
- McAuliffe Elementary School is within 2 miles of the project site; therefore, missing sidewalk gaps and improvements to existing sidewalks should be made for better access. A six-foot sidewalk will need to be constructed on the north side of Galley Rd between Powers Blvd and east of Paonia St.

Mountain Metropolitan Transit provides bus service in El Paso County. Currently there are existing bus stops located adjacent to the project site. Route #23 runs east/west on Galley Rd and have frequent stops that are less than 0.2 mile apart.

WATER AND SEWER:

The Water Resources Report and a Wastewater Disposal Report were prepared by JR Engineering for the Preliminary Plan and are provided with this submittal. This project is located in the service area for the Cherokee Metropolitan District ("District"). The District provided a 'Letter of Commitment', dated February 12, 2020 and June 15, 2020, for Lot 1 (Phase 1) of the project for 234 units. The commitment letter has been provided with this request. To confirm this commitment, a copy of the final plat approved by El Paso County Planning and Community Development must be provided to the District within 12 months of the date of this letter. A new commitment letter from the District will be required for Lot 2 (Phase 2) of this development.

With the Preliminary Plan approval, the County Attorney's Office recommended a finding of conditional sufficiency with regard to water quantity and dependability for Phase 1, which is graphically depicted on the preliminary plan. A separate finding of water quality, quantity, and dependability will be required at a later date with the final plat for Phase 2 of the development. The State Water Engineer's Office had made a finding of adequacy and has stated water can be provided without causing injury to decreed water rights.

UTILITIES/SERVICES:

Colorado Springs Utilities has provided a commitment letter for electric and gas services. The Cimarron Hills Fire Department has provided a Will Serve letter which indicated that emergency services requested from the CHFPD will be provided from our full-time staffed facilities, with the closest located at 1885 Peterson Road, approximately 1.5 miles away. A copy of both letters has been included with this submittal. A Fire Protection Plan has been provided with this submittal.

DRAINAGE:

A Final Drainage Report prepared by JR Engineering is included with this submittal. The purpose of this report is to:

1. Identify on-site and off-site drainage patterns.
2. Design storm water facilities to collect and convey storm runoff from the proposed development to appropriate discharge and/or detention locations.
3. Design water quality and detention facilities to control discharge release rates to below historic.
4. Demonstrate compliance with surrounding major drainage basin planning studies, master development drainage plans and flood insurance studies.

NOISE:

A Noise Attenuation report was prepared by ASTI Environmental (ASTI) and submitted with the Preliminary Plan. It is provided again with this submittal. According to ASTI, "based on the data sources cited in this letter (report) and noise level calculations using HUD methodology, the required 30 dB(A) reduction and less than 30 dB(A) interior noise will be attained by the proposed development."

FLOODPLAINS/SAND CREEK TRIBUTARY:

A floodplain boundary has been assessed by JR Engineering as described in the FEMA CLOMR Report and is depicted on the Site Development Plan. The proposed floodplain is subject to verification by FEMA through the CLOMR/LOMR process. The proposed floodplain is contained entirely within the open space area to the east of the Paonia extension, which will be platted as a separate tract and will not impact the residential development.

A Sand Creek Center Tributary Channel Improvements memo and plans prepared by JR Engineering have been provided with this submittal. The memorandum and plans provide design details for the existing conditions of the Sand Creek Center Tributary Drainageway. The memorandum discusses proposed improvements for the channel, design methodology, and the modeling results. In summary, the analysis proposed improvements of the Sand Creek Center Tributary Drainageway and its secondary drainageway located in Paonia Street. The flood plain is contained within the channel extents and no longer will flood adjacent properties. The proposed diversion channel also redirects flow that would otherwise flood the proposed extension of Paonia Street back into the channel, thus alleviating the risk of the roadway flooding in a 100 year event.

GEOLOGIC & SOIL HAZARDS:

The Soils and Geology Report prepared by CTL Thompson (“CTL”) dated December 10, 2019 notes that no geologic hazards were identified that would preclude development of the site. The report indicates that regional geologic conditions that impact the site include seismicity and radioactivity which can be mitigated with engineering design and construction methods commonly employed in this area. Groundwater levels will vary with seasonal precipitation and landscaping irrigation. CTL indicated that site grading and utility installation across the site can be accomplished using conventional, heavy-duty construction equipment. Colorado Geologic Survey (CGS) concurs with CTL that the site does not include geologic hazards that would preclude the planned development. CGS noted during the Preliminary Plan entitlement process “provided CTL’s recommendations are strictly adhered to, CGS has no objection to approval of the Preliminary Plan.”

NATURAL FEATURES/HAZARDS:

A Natural Features and Hazard Report and Wildland Fire and Hazard Mitigation Plan are provided with submittal which address wildlife, wildlife, soils and geologic, wetlands, floodplain, and noxious weed management.

LANDSCAPE PLAN:

A Landscape Plan has been provided with the Site Development Plan set. The Landscape Plan is only for Lot 1 of this project. A detailed Landscape Plan will be provided for Phase 2 of the project when Phase 2 Site Development Plan is submitted to the County at a later date. The Landscape Plan for Phase 2 will address the 125’ setback from the industrial uses to the north.

In accordance with Section 6.2.2.(A)(4) of the El Paso County Land Development Code, alternative landscape design is being requested to allow for a more xeric landscape for the project while still meeting the purpose of the landscape section of the LDC and promoting the concepts contained in the Landscape and Water Conservation Manual. Water conservation is encouraged in the El Paso County Water Master Plan and is critical within the Cherokee Metro District which will be providing water services to this project. The project is surrounded by industrial type uses and a xeric / water sensitive landscape is reflective of the surrounding area.

The landscape plan reflects the following alternatives to allow for native and drought-tolerant landscaping, minimize landscape area covered with non-native turf, and increase cover with non-living landscape materials to encourage water efficient irrigation techniques.

- Reduction in the overall internal live coverage required from 75% to 50%.
- Sod to be tall fescue / buffalo grass blend

- Internal tree requirements will be satisfied with shrub substitution as noted in the landscape requirement table on the landscape plan.
- A Relief of 25% of internal live plant coverage is being requested as identified on the landscape plan.

Landscaping in the area to the east of Paonia Street and around the two detention ponds will be a native seed mix.

FINAL PLAT

The Solace of Colorado Springs Preliminary Plan was approved to development 342 units in two phases. A finding of water sufficiency was issued by both the County Attorney and State Water Engineer was obtained for Lot 1 (Phase 1) with the Preliminary Plan.

Final Plat Criteria of Approval (7.2.1.D.3.f.)

- 1. THE SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN; EL PASO COUNTY, COLORADO LAND DEVELOPMENT CODE RULES GOVERNING DIVISIONS OF LAND – CHAPTER 7- PAGE 9 EFFECTIVE 05/2016**

The development is consistent with the intent of the Policy Plan as it is an infill project surrounded by a mix of compatible uses.

- 2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN;**

The subdivision is in conformance with the Solace of Colorado Springs Preliminary Plan.

- 3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;**

The proposed Final Plat meets the applicable sections of the Code, subject to the approved Preliminary Plan.

- 4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

CHEROKEE METRO DISTRICT HAS A SUFFICIENT WATER SUPPLY TO SUPPORT LOT 1 (PHASE 1) OF THIS DEVELOPMENT. Letter of commitment was issued by the District on June 15, 2020 which is provided with this submittal. A new commitment letter from the District will be required for Lot 2 (Phase 2) of this development. A finding of water sufficiency by the County Attorney and the State of Colorado Water Engineer for Lot 1 (Phase 1) was obtained with the Preliminary Plan. The District will supply water to the proposed development via its existing water supply system via three connections discussed in the Water Resources Report prepared by JR Engineering. The District will supply water to the proposed development via its existing water supply system via three connections discussed in the Water Resources Report.

- 5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6)(B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;**

Cherokee Metro District will serve the project and has sufficient capacity. According to the Wastewater Disposal Report prepared by JR Engineering, the proposed wastewater discharge of the project is within the acceptance capacity of the Cherokee Metro District. The sanitary sewer system, design and modeling results conform to all applicable criteria set forth by El Paso County and the District.

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

The Soils and Geology Report prepared by CTL Thompson ("CTL") dated December 10, 2019 notes that no geologic hazards were identified that would preclude development of the site. The report indicates that regional geologic conditions that impact the site include seismicity and radioactivity which can be mitigated with engineering design and construction methods commonly employed in this area. Groundwater levels will vary with seasonal precipitation and landscaping irrigation. CTL indicated that site grading and utility installation across the site can be accomplished using conventional, heavy-duty construction equipment. Colorado Geologic Survey (CGS) concurs with CTL that the site does not include geologic hazards that would preclude the planned development. CGS noted during the Preliminary Plan entitlement process "provided CTL's recommendations are strictly adhered to, CGS has no objection to approval of the Preliminary Plan."

- 7. ADEQUATE DRAINAGE IMPROVEMENTS ARE PROPOSED THAT COMPLY WITH STATE STATUTE [C.R.S. §30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM;**

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

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

The proposed development will have two accesses located along the Paonia St extension. Paonia Street (St) is anticipated to be extended from Galley Rd north to connect with the existing Paonia St terminus located south of Omaha Blvd. The internal streets in the project will be private. A Traffic Impact Study prepared by FHU has been provided with this submittal.

- 9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

Water and sanitary sewer service is to be provided by Cherokee Metropolitan District. Colorado Springs Utilities will provide electric and natural gas services to the subdivision respectively. The required Will Serve letters are included with the submittal. The Cimarron Hills Fire Department will provide fire protection and emergency services.

- 10. THE FINAL PLANS PROVIDE EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE;**

The site lies within The Cimarron Hills Fire Department. A will serve letter from the Department and a Fire Protection Report are included with the submittal.

11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;

Off-site improvements have been evaluated with the Preliminary Plan and mitigated.

12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND EL PASO COUNTY, COLORADO LAND DEVELOPMENT CODE RULES GOVERNING DIVISIONS OF LAND – CHAPTER 7-PAGE 10 EFFECTIVE 05/2016

The proposed subdivision meets the applicable sections of the Code. Deviation requests from the Engineering Criteria Manual (ECM) have been submitted with this application.

Deviation Requests

The following Deviations request of the Engineering Criteria Manual (ECM) are requested:

1. Section 2.2.4.B.4 of the Engineering Criteria Manual (ECM) for Roadway Cross Sections for Paonia Street
 2. Section 2.3.7.E of the ECM for Turn Lane Design along Paonia Street
 3. Section 2.3.7.E of the ECM for Turn Lane Design along Galley Street
-
1. Section 2.2.4.B.4 Deviation Request: The ECM criterion for an 80' ROW width (Urban Non-Residential Collector) typical section is 48' of pavement (lip-lip) typical, typical curb and gutter, and 8' tree lawns with 5' detached sidewalk on the west side. The request for the deviation is that Paonia Street to the north and south of the development exists as a 60' ROW with 36' (lip-lip) pavement area. The proposed design is to maintain a consistent section through the development and the entire Paonia corridor while still providing the requested 80' ROW of an Urban Non-Residential Collector. The proposed alternative is for Paonia Street to have an 80' ROW but the same road section as the "Typical Urban Residential Collector Cross Section" listed in Chapter 2, section 2.2.4.B.5 of the ECM. The only difference will be a 14' tree lawn instead of an 8' tree lawn due to the extra ROW width.
 2. Section 2.3.7.E Deviation (Paonia): The required deceleration length ECM criteria for a 155' deceleration lane length from Table 2-26 for a 40 MPH design speed. The ability to provide the required northbound left turn lane length for the left turn lane required at the southernmost site access to Paonia Street is limited by the planned construction of a required southbound left turn lane approaching Galley Road. The intersection spacing does not provide sufficient distance to provide the full required length. The deviation for the proposed design will provide adequate storage capacity for northbound traffic turning left into the development while

protecting the required southbound left turn lane at Galley Road. The deviation will provide a comparable design and quality to a full standard turn lane because deceleration length will only be limited by 50 feet.

3. Section 2.3.7.E Deviation (Galley): A smaller left turn lane is needed to prevent restricting turn movements in and out of the surrounding businesses along Galley Road. Access for an existing parcel located at 6020 Galley Road and a parcel located at 6035 Galley Road would be directly impacted by the proposed turn lane. The deviation for the proposed design will provide adequate capacity for westbound traffic turning left onto Paonia Street while still providing full movement access to the businesses on the north and south side of Galley Road. The deviation will prevent any negative impacts to the surrounding properties. By shortening the left turn lane's deceleration lengths, any negative impacts to the existing businesses will be resolved whole also removing conflict points at these access locations that will improve public safety.

14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§34-1-302(1), ET SEQ.]

No known mineral deposits are impeded by the subdivision.

SOLACE APARTMENTS FILING NO. 1

LOCATED IN THE SW1/4 OF THE NW1/4 SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT BUTLER AND PEETZ, LLC, & JACKSON DEARBORN PARTNERS, LLC, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 2, POWERS & GALLEY PLAZA FILING NO. 1 RECORDED IN PLAT BOOK A-4 AT PAGE 30 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

THENCE ON THE EASTERLY LINE OF SAID LOT 2, N002747"E A DISTANCE OF 256.76 FEET, TO THE NORTHEASTERLY CORNER;

THENCE ON THE NORTHERLY LINE OF SAID LOT 2, N893213"W A DISTANCE OF 414.58 FEET, TO A POINT ON THE EASTERLY LINE OF CDOT PARCEL EA-20 PROJECT C R200-142 RECORDED UNDER RECEPTION NO. 210035525, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58°24'52"W, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 17°54'45" AND AN ARC LENGTH OF 146.94 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 21°47'10" AND AN ARC LENGTH OF 410.66 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 17°38'16" AND AN ARC LENGTH OF 184.70 FEET, TO A POINT OF NON-TANGENT;
- N27°49'47"W A DISTANCE OF 104.02 FEET;
- N02°44'19"E A DISTANCE OF 206.36 FEET, TO A POINT ON THE SOUTHERLY LINE OF POWERS POINTE FILING NO. 5 RECORDED UNDER RECEPTION NO. 205094827;

THENCE ON SAID SOUTHERLY LINE AND THE SOUTHERLY LINE OF POWERS POINT FILING NO. 1 RECORDED UNDER RECEPTION NO. 87089192 AND O K SUBDIVISION RECORDED IN PLAT BOOK G-3 AT PAGE 42, SAID LINE BEING THE NORTHERLY LINE SHOWN ON THAT LAND SURVEY PLAT PREPARED BY OLIVER E. WATTS RECORDED UNDER RECEPTION NO. 21200023, N89°28'24"E A DISTANCE OF 1331.67 FEET, TO A POINT ON THE WESTERLY LINE OF CIMARRON INDUSTRIAL NO. 2 RECORDED IN PLAT BOOK T-2 AT PAGE 22;

THENCE ON SAID WESTERLY LINE AND THE WESTERLY LINE OF CIMARRON INDUSTRIAL NO. 1 RECORDED IN PLAT BOOK N-2 AT PAGE 6, S00°29'52"W A DISTANCE OF 1375.25 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GALLEY ROAD;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°42'00"W A DISTANCE OF 376.01 FEET, TO A POINT ON THE EASTERLY LINE OF THAT PROPERTY RECORDED IN BOOK 5913 AT PAGE 737;

THENCE ON SAID EASTERLY LINE AND THE EASTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21538406, N002747"E A DISTANCE OF 210.00 FEET;

THENCE ON THE NORTHERLY LINE OF SAID PROPERTY RECORDED UNDER RECEPTION NO. 215138406, N89°42'00"W A DISTANCE OF 68.61 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,255,877 SQUARE FEET OR 28.8310 ACRES.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 1 LOT, 2 TRACTS, 1 STREET, AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY INDICATE, GRANT AND CONVEY TO THE EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS. PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR OUTCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VEST IN THE CITY OF COLORADO SPRINGS.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SOLACE APARTMENTS FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

JACKSON DEARBORN PARTNERS, LLC

BUTLER & PEETZ, LLC

STATE OF COLORADO }
COUNTY OF _____ } ss.

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

NOTICE.

PER C.R.S. 13--80--105, 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 SHALL ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



GENERAL NOTES:

- 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 SYSTEM OF STANDARDS AND TECHNOLOGY
- BASIS OF BEARING: THE EASTERLY LINE OF LOT 2, POWERS & GALLEY PLAZA FILING NO. 1 RECORDED IN PLAT BOOK A-4 AT PAGE 30, SAID LINE BEING MONUMENTED BY A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 22106" AT THE SOUTH END AND A 1" O.D. PIPE AT THE NORTH END, SAID LINE BEARING N002747"E AS SHOWN ON SAID PLAT.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO.
- THIS SITE IS WITHIN ZONE X AND A SPECIAL FLOOD HAZARD AREA "ZONE AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR EL PASO COUNTY, COLORADO, MAP NUMBERS 08041007500 WITH A REVISED DATE OF DECEMBER 7, 2018.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE ORDER NO. 3250570929-3, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED FEBRUARY 18, 2020 AT 5:00 P.M.
- TRACT A IS FOR FUTURE DEVELOPMENT. THIS TRACT WILL BE OWNED AND MAINTAINED BY THE DEVELOPER.
- TRACT B IS FOR OPEN SPACE, LANDSCAPING, AND DRAINAGE. THIS TRACT WILL BE OWNED AND MAINTAINED BY THE DEVELOPER.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENT, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).
- 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 PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ 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 LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENT REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE 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; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARDS REPORT; NATURAL FEATURES REPORT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- MALBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19--471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.

SURVEYORS CERTIFICATE

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

JARROD ADAMS,
COLORADO REGISTERED PLS #38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC



BOARD OF COUNTY COMMISSIONERS CERTIFICATE

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

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

THIS PLAT FOR SOLACE APARTMENTS FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____

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 BROEMAN, RECORDER

By: _____
DEPUTY

FEES

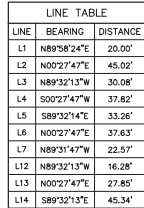
RECORDING FEE: _____
SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

FINAL PLAT
SOLACE APARTMENTS FILING NO. 1
JOB NO. 25174.00
OCTOBER 09, 2020
SHEET 1 OF 5



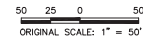
Central 303-740-9888 • Colorado Springs 710-550-2580
Fort Collins 970-491-9888 • www.jrengineering.com

LOCATED IN THE SW1/4 OF THE NW1/4 SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



■ FOUND 2" ALUMINUM CAP STAMPED: WATTS L59853
 ▲ FOUND 1.25" YELLOW PLASTIC CAP ILLEGIBLE
 ○ SET 1.5" ALUMINUM CAP STAMPED: PLS 38252
 ✱ NOT A PART OF THIS SUBDIVISION PLAT
 (M) AS MEASURED
 (R1) PER DEED REC. NO. 210035525
 (R2) PER LAND SURVEY PLAT REC. NO. 212900123
 20.00' PROPOSED LOT DIMENSION
 20.00' PROPOSED EASEMENT DIMENSION

(R)	RADIAL BEARING
(S.F./AC)	SQUARE FEET/ACRES
_____	PROPOSED SUBDIVISION BOUNDARY
_____	PROPOSED RIGHT-OF-WAY
_____	PROPOSED LOT LINE
_____	100 YEAR FLOODPLAIN

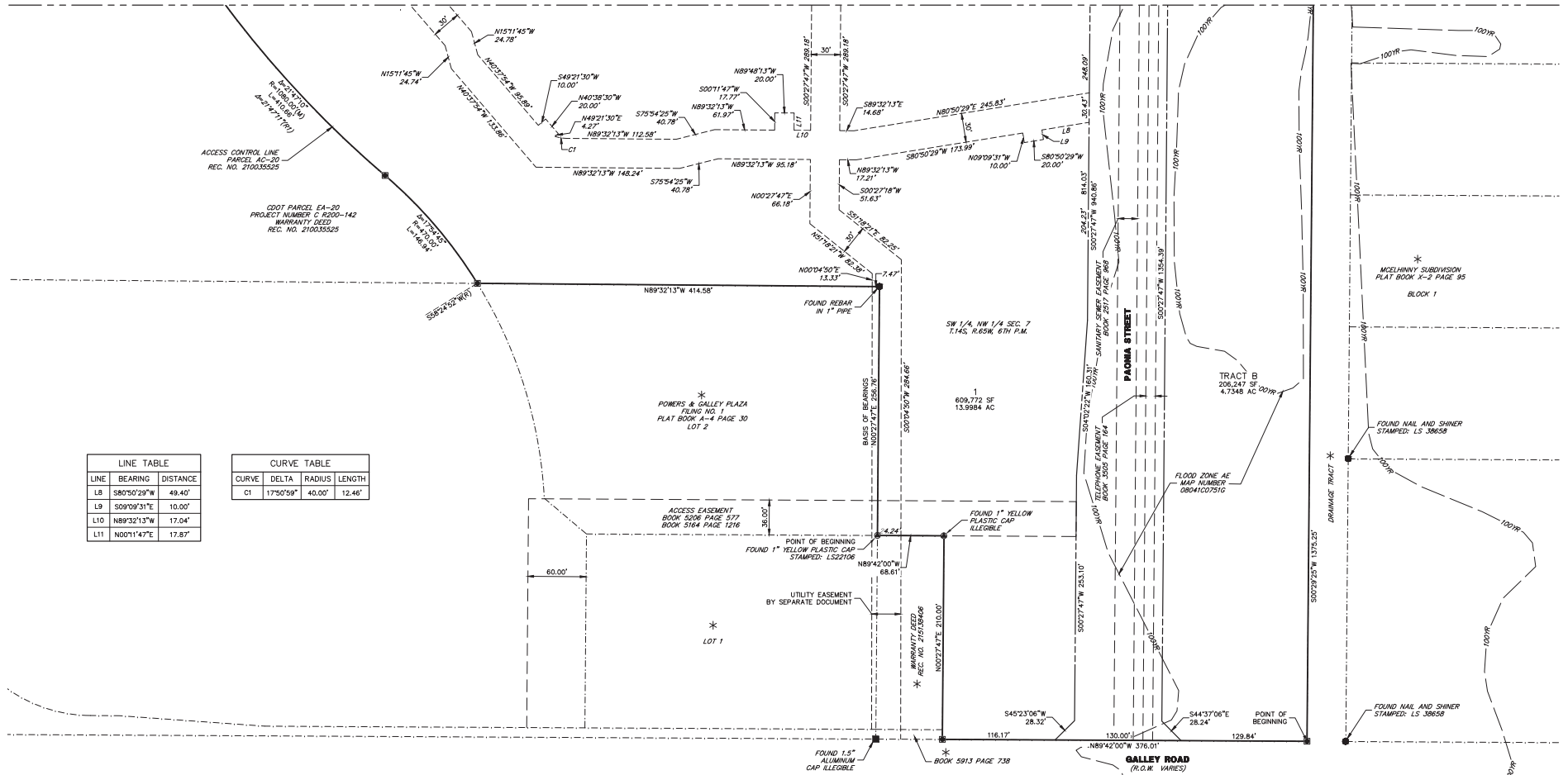


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Fort Collins 970-491-9888 • www.jrengineering.com

SOLACE APARTMENTS FILING NO. 1

LOCATED IN THE SW1/4 OF THE NW1/4 SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

ONE SHEET 2



LINE TABLE		
LINE	BEARING	DISTANCE
L8	S80°50'29\"W	49.40'
L9	S09°09'31\"E	10.00'
L10	N89°32'13\"W	17.04'
L11	N001°14'7\"E	17.87'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°50'59\"	40.00'	12.46'

LEGEND

- FOUND 2\" ALUMINUM CAP STAMPED: WATTS L59853
- ▲ FOUND 1.25\" YELLOW PLASTIC CAP ILLEGIBLE
- SET 1.5\" ALUMINUM CAP STAMPED: PLS 38252
- * NOT A PART OF THIS SUBDIVISION PLAT
- (M) AS MEASURED
- (R1) PER DEED REC. NO. 210035525
- (R2) PER LAND SURVEY PLAT REC. NO. 212900123
- 20.00' PROPOSED LOT DIMENSION
- 20.00' PROPOSED EASEMENT DIMENSION
- (R) RADIAL BEARING
- (S.F./AC) SQUARE FEET/ACRES
- — — — — PROPOSED SUBDIVISION BOUNDARY
- — — — — PROPOSED RIGHT-OF-WAY
- — — — — PROPOSED LOT LINE
- 100YR — 100 YEAR FLOODPLAIN



50 25 0 50
ORIGINAL SCALE: 1\" = 50'



FINAL PLAT
SOLACE APARTMENTS FILING NO. 1
JOB NO. 25174.00
NOVEMBER 24, 2020
SHEET 3 OF 3

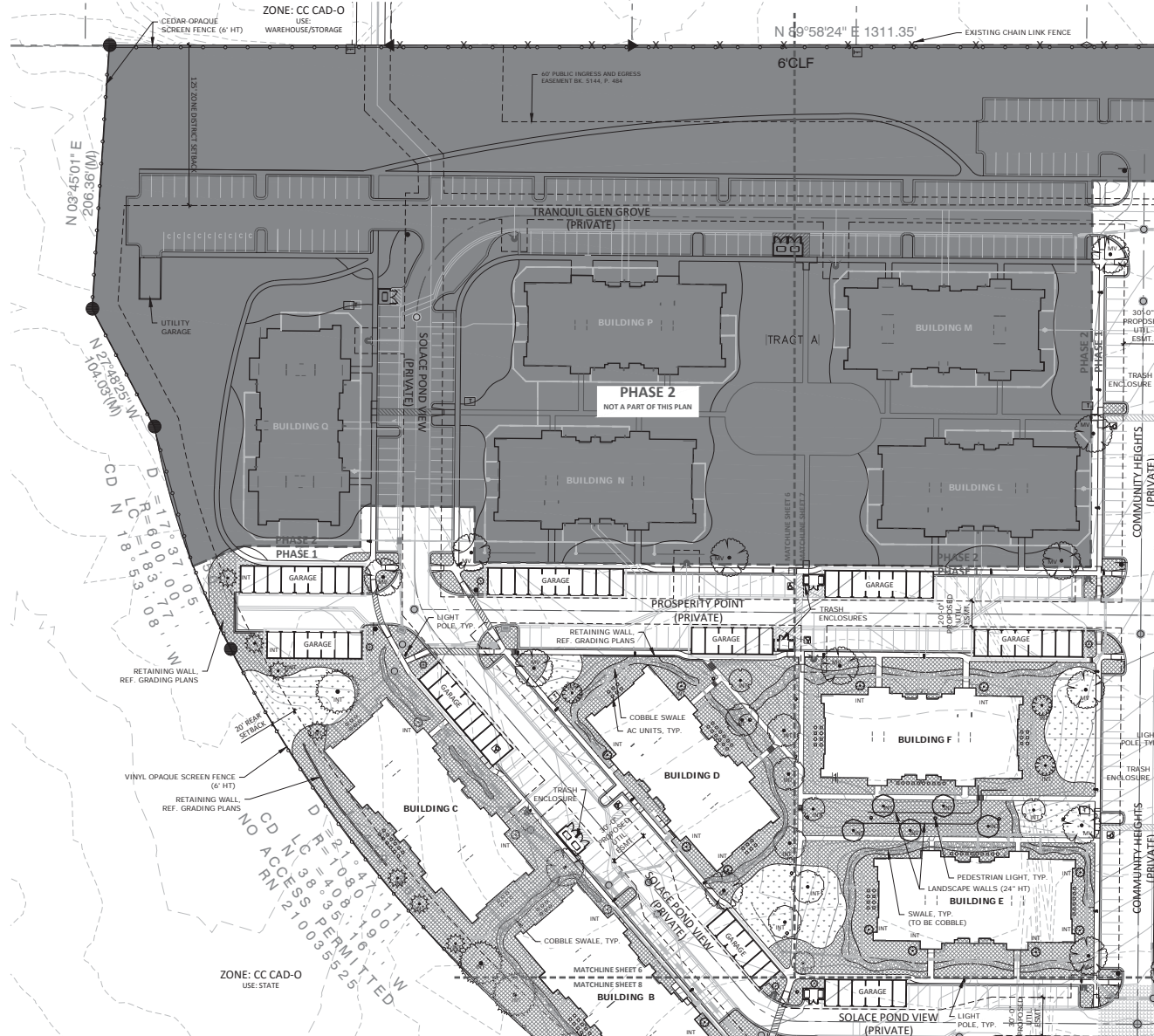
J.R. ENGINEERING
A Western Company

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SOLACE OF COLORADO SPRINGS

PHASE 1 - SITE DEVELOPMENT PLAN

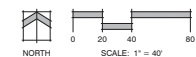
THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.



GROUND COVER LEGEND

- BLUEGRASS SOD
Fescue - Buff grass Blend
- ALTERNATIVE TURF SEED MIX
Low Maintenance Tall Fescue Mix
- NATIVE SEED MIX
Potholes Whortgrass Mix with Annual
Pogonum
- RETENTION SEED MIX
Native Wetland species mix
- SHRUB BED
3/4" - 1 1/2" Rock Mulch or Wood Mulch
25% Live Plant Coverage
- ROCK COBBLE
2-4" Silver Rock Cobble
- SOIL BASE
Hard Brown/Black on Pea Gravel
Substrate

SEE SHEET 9 FOR PLANT SCHEDULE
AND LANDSCAPE NOTES



Land Planning
Landscape
Architecture
Urban Design



N.E.S., Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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SOLACE OF COLORADO SPRINGS

SITE DEVELOPMENT PLAN EL PASO COUNTY, CO

DATE: 12-15-2020
PROJECT MGR: T. SHAFER
PREPARED BY: K. MARSHALL

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

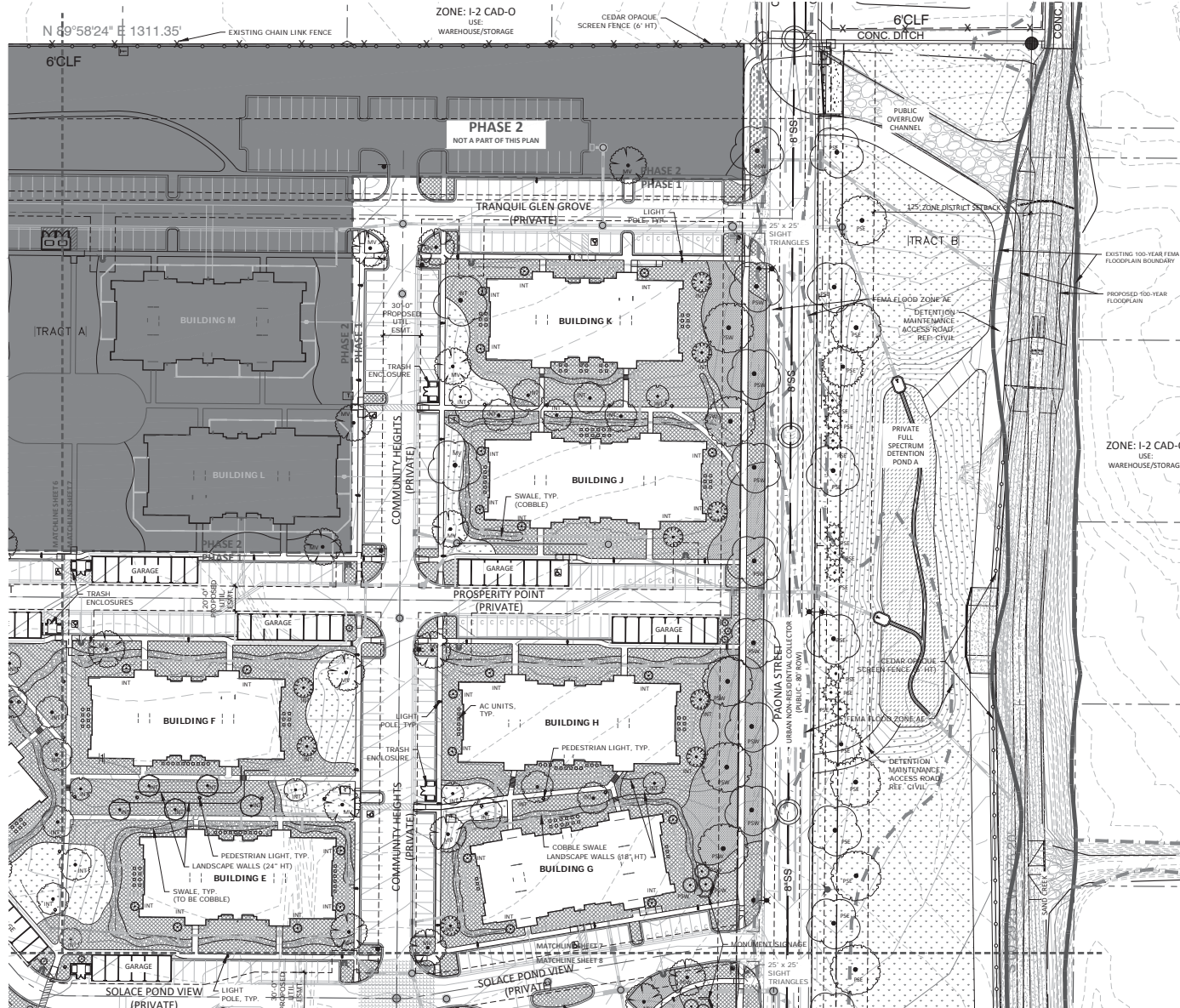
6

6 OF 28

SOLACE OF COLORADO SPRINGS

PHASE 1 - SITE DEVELOPMENT PLAN

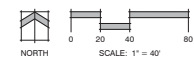
THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF EL PASO, STATE OF COLORADO.



GROUND COVER LEGEND

- BLUEGRASS SOD
Fescue - Buff grass Blend
- ALTERNATIVE TURF SEED MIX
Low Maintenance Tall Fescue Mix
- NATIVE SEED MIX
Patriot Wheatgrass Mix with Annual
Paspalum
- DETENTION SEED MIX
Native Wetland species mix
- SHRUB BED
3/4" - 1 1/2" Rock Mulch or Wood Mulch
25% Live Plant Coverage
- ROCK COBBLE
2-4" Silver Rock Cobble
- SOD BASE
Hard Tamed Grass on Pua Gravel
Substrate

SEE SHEET 9 FOR PLANT SCHEDULE
AND LANDSCAPE NOTES



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SOLACE OF
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SITE DEVELOPMENT
PLAN
EL PASO COUNTY, CO

ENTITLEMENT

LANDSCAPE PLAN

7

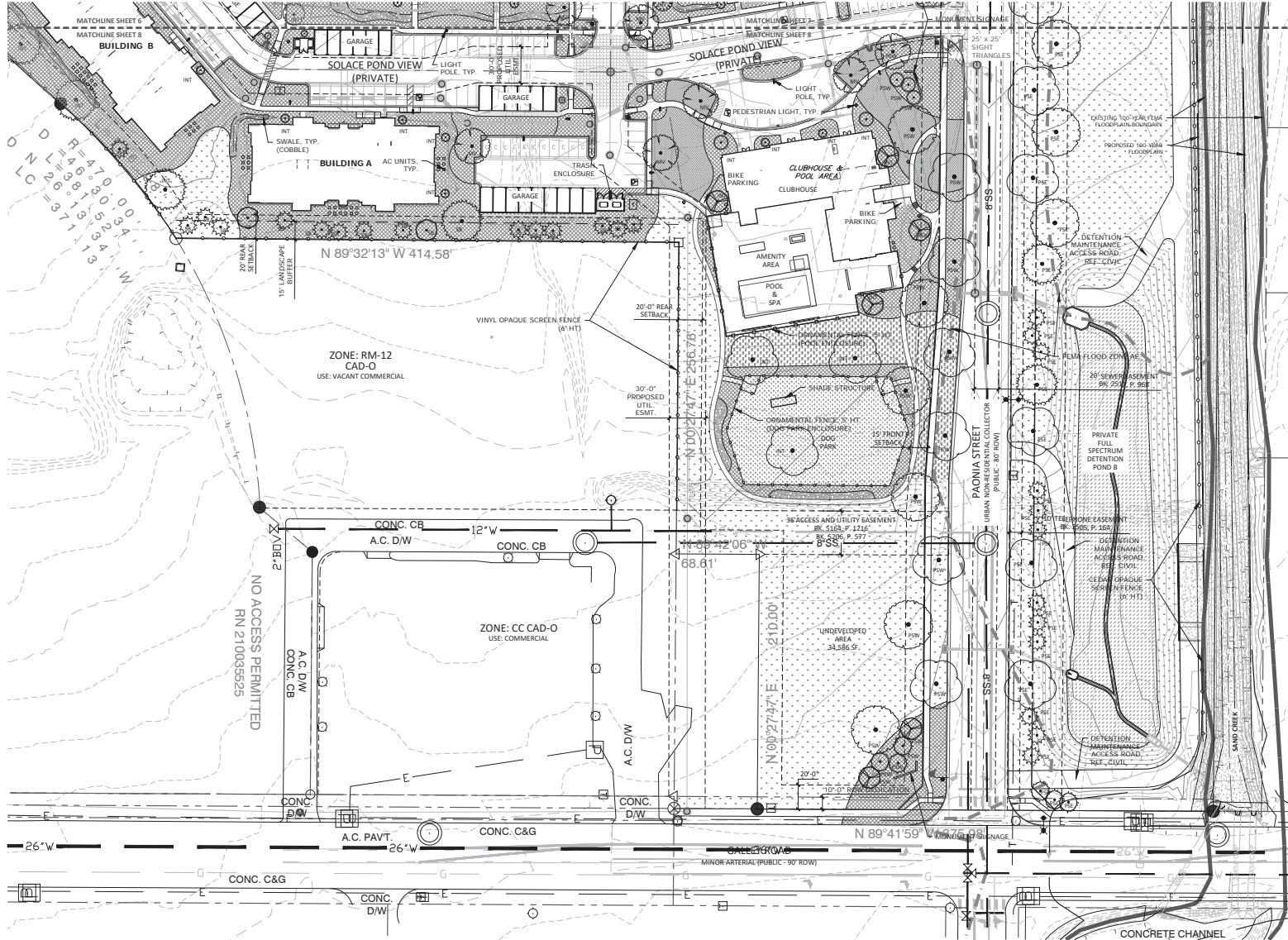
7 of 28

SP-20-001

SOLACE OF COLORADO SPRINGS

PHASE 1 - SITE DEVELOPMENT PLAN

THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
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SOLACE OF
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SITE DEVELOPMENT
PLAN
EL PASO COUNTY, CO

ENTITLEMENT

LANDSCAPE PLAN

8

8 OF 28

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Claremont Ranch Sketch Plan Amendment & Preliminary Plan

Agenda Date: February 10, 2021

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

This is a request by NES, on behalf of Rodo Investments LLC for approval of the Claremont Ranch Sketch Plan Amendment & Claremont Ranch Preliminary Plan.

The Claremont Ranch Sketch Plan dates back to 1997, when the County approved the Claremont Ranch Sketch Plan to include 8 filings totaling 408.6 AC including ROW, commercial, single family, multi family, neighborhood commercial, retail/commercial, industrial, and open space. A preliminary plan for 385 acres was approved by the County in 2001.

In 2004, a Sketch Plan Amendment was approved to change a 6-acre portion from church to multifamily and relocated the southern Sand Creek vehicular bridge. The County, also approved the reconfiguration of a 124 AC portion adjacent to Marksheffel Road. This request included rezoning from RR3, R-2, PUD to R-2 and PUD, and amendments to include general lot and block layouts.

Since 2004, final plats and development plans have been approved and constructed for several filings of Claremont Ranch. Filing 7, located southeast of Sand Creek, east of Marksheffel Road and Northwest of Highway 24, consisting of 54.208 AC, was rezoned from RR-3 to PUD. The intent of that rezoning was for the construction of 70 single-family dwelling units, one tract for future high-density single-family development for 116 dwelling units, and one tract each for future commercial and hotel use. This submittal is proposing to amend the vacant commercial portion (10.17 AC) of the PUD zoning to allow for attached single-family use of the site.

The approximately 10.17-acre project site lies north of Meadowbrook Pkwy and east of Marksheffel Rd. It comprises Tract G of Claremont Ranch Filing No. 7 (9.73 acres) and Tract A of Claremont Ranch Filing No. 7 (0.44 acres).

There is a 10% open space requirement for Planned Unit Developments (PUD). The plan shows 5.68 acres of open space on the 10.17 acre site. This would equal an open space percentage of 56%. However, the detention pond on the north side of the site is being counted as part of this total. The development likely meets the 10% open space without the detention pond, but it will have to be taken out of the 4.69 acre tract E for an accurate open space count. The plan shows landscaping between the houses and along the perimeter of the site. A trail connection is shown extending from the development to the existing Sand Creek Trail to the north. Benches are shown along this trail connection.

While the trail connection to the East fork of the Sand Creek Trail is appreciated, this part of the county has few recreation opportunities in the form of parks or playgrounds. Staff recommends that the applicant develop publicly accessible recreational amenities and useable open space facilities.

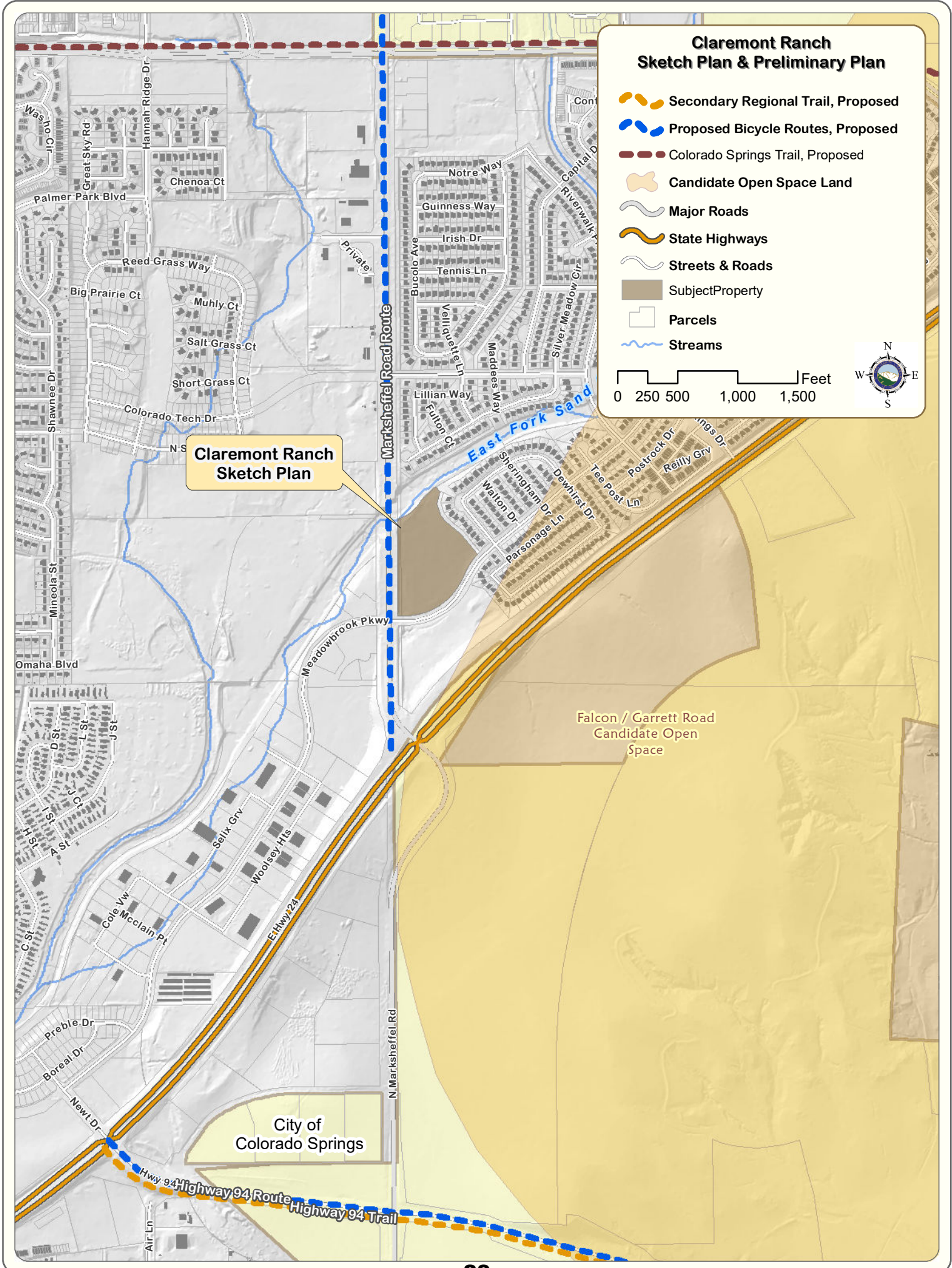
The 2013 Parks Master Plan shows the proposed Marksheffel Bicycle Route running north-south along Marksheffel on the west side of the property. The proposed City of Colorado Springs N. Chelton Rd to N. Academy trail is .7 miles north of the subject property. A dedicated public right-of-way already exists along the Marksheffel bicycle route, so no easement requests is necessary.

Recommended Motion #1:

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 Claremont Ranch Sketch Plan Amendment: (1) revise open space calculations so that the detention pond is not counted towards the open space total, (2) request that the applicant develop recreational amenities for use by residents. (3) fees in lieu of land dedication for regional and urban park purposes will be required at time of the recording of future final plats.

Recommended Motion #2:

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 Claremont Ranch Sketch Plan Amendment: (1) revise open space calculations so that the detention pond is not counted towards the open space total, (2) request that the applicant develop recreational amenities for use by residents. (3) require fees in lieu of land dedication for regional park purposes in the amount of \$38,180 and urban park purposes in the amount of \$24,070.



Development
Application
Permit
Review



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

February 10, 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:	Claremont Ranch	Application Type:	Prelim. Plan
PCD Reference #:	PUD SP-211	Total Acreage:	9.73
		Total # of Dwelling Units:	83
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	21.33
		Regional Park Area:	2
		Urban Park Area:	3
Rodo Investments LLC	NES, Inc.	Existing Zoning Code:	PUD
20 Boulder Crescent Suite 200	619 N. Cascade Suite 200	Proposed Zoning Code:	PUD
Colorado Springs, CO 80903	Colorado Springs, CO 80903		

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 83 Dwelling Units = 1.610		Neighborhood:	0.00375 Acres x 83 Dwelling Units =	0.31
Total Regional Park Acres: 1.610		Community:	0.00625 Acres x 83 Dwelling Units =	0.52
		Total Urban Park Acres:		0.83

FEE REQUIREMENTS		Urban Park Area: 3	
Regional Park Area: 2		Neighborhood: \$114 / Dwelling Unit x 83 Dwelling Units = \$9,462	
\$460 / Dwelling Unit x 83 Dwelling Units = \$38,180		Community: \$176 / Dwelling Unit x 83 Dwelling Units = \$14,608	
Total Regional Park Fees: \$38,180		Total Urban Park Fees: \$24,070	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Claremont Ranch Sketch Plan Amendment: (1) revise open space calculations so that the detention pond is not counted towards the open space total, (2) request that the applicant develop recreational amenities for use by residents. (3) require fees in lieu of land dedication for regional park purposes in the amount of \$38,180 and urban park purposes in the amount of \$24,070.

Park Advisory Board Recommendation:

VILLAS AT CLAREMONT

LETTER OF INTENT

DECEMBER 2020

OWNER/APPLICANT:

Rodo Investments LLC
20 Boulder Crescent, Ste. 200
Colorado Springs, CO 80903

CONSULTANT:

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

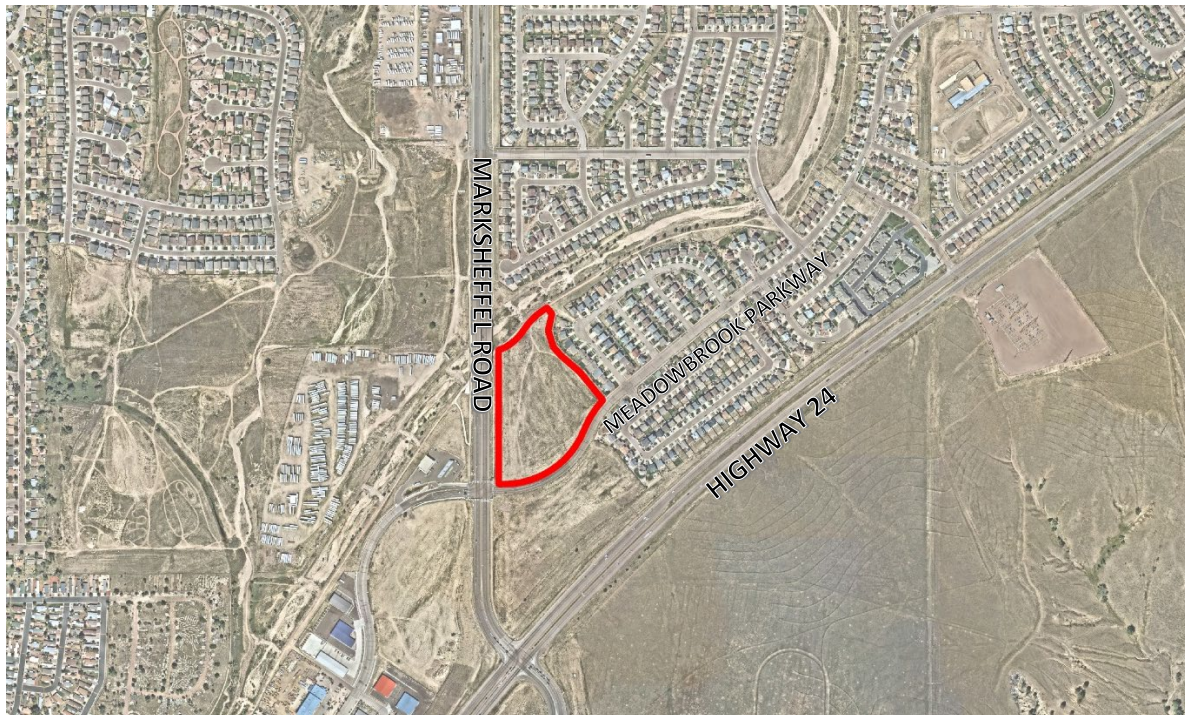
REQUEST

N.E.S. Inc. on behalf of Morley Companies request approval of the following applications:

1. A Sketch Plan Amendment from Commercial to Residential/Multi-family
2. A PUD Development/Preliminary Plan for 83 attached single-family lots, 5 tracts, and public rights-of-way on 10.17 acres, at a gross density of 8.53 dwelling units per acre.
3. Subsequent final plats approved administratively.
4. Water sufficiency with the PUD Preliminary Plan.

LOCATION

The approximately 10.17-acre project site lies north of Meadowbrook Pkwy and east of Marksheffel Rd. It comprises Tract G of Claremont Ranch Filing No. 7 (9.73 acres) and Tract A of Claremont Ranch Filing No. 7 (0.44 acres). Existing residential development is located to the east. Sand Creek is situated to the north, with single-family residential beyond. To the south of Meadowbrook Pkwy is future commercial land and to the west of Marksheffel Rd is a gas station/convenience store.



PROJECT DESCRIPTION & CONTEXT

In 1997, the County approved the Claremont Ranch Sketch Plan to include 8 filings totaling 408.6 AC including ROW, commercial, single family, multi family, neighborhood commercial, retail/commercial, industrial, and open space (golf course, buffers, channel).

In 2001, the Board of County Commissioners approved the Claremont Ranch Preliminary Plan for the development of 385 acres. Land uses within Claremont Ranch, included single-family, multifamily, commercial, elementary school, and open space (neighborhood & community park). To accommodate these land uses, Claremont Ranch was rezoned to include: 140 AC from RR-3 (rural residential) to R-2 (residential), 2.9 AC from RR-3 to PBP (Planned Business Park), 5.95 AC from RR-3 to R-3 (multifamily residential), 3.51 AC from RR-3 to R-3 (multifamily residential), and the creation of a subdivision consisting of 649 single family units, 140 multifamily units and 2.97 acres commercial site on 153 acres.

In 2004, a Sketch Plan Amendment was approved to change a 6-acre portion from church to multifamily and relocation of the southern Sand Creek vehicular bridge. At this time Filing 7, as the Board of County Commissioners, also approved the reconfiguration of a 124 AC portion adjacent to Marksheffel Road. This request included rezoning from RR3, R-2, PUD to R-2 and PUD, and amendments to include general lot and block layouts.

Since 2004, final plats and development plans have been approved and constructed for several filings of Claremont Ranch. Filing 7, located southeast of Sand Creek, east of Marksheffel Road and Northwest of Highway 24, consisting of 54.208 AC, was rezoned from RR-3 to PUD. The intent of that rezoning was for the construction of 70 single-family dwelling units, one tract for future high-density single-family development for 116 dwelling units, and one tract each for future commercial and hotel use. This submittal is proposing to amend the vacant commercial portion (10.17 AC) of the PUD zoning to allow for attached single-family use of the site.

Zoning: It is proposed to rezone the subject property to PUD CAD-O for attached single-family lots. To the north is PUD CAD-O, this parcel is owned by El Paso County. To the east is PUD CAD-O for single-family detached. To the south is PUD CAD-O, this parcel is undeveloped and is proposed in the Sketch Plan for commercial use. To the west is commercial use zoned CS CAD-O, and I-3 CAD-O (currently vacant) to the northwest.

Setbacks are provided along the northeast, southeast, south, and west to buffer the development from the existing single-family to the northeast, Meadowbrook Pkwy to the southeast and Marksheffel Road to the west. The project provides a transition from the single-family residential towards the east to commercial uses and the vacant industrial lot towards the west. The project incorporates Tract A of Claremont Ranch Filing No. 7, which was originally intended as a buffer between the single-family residential development to the east and the originally proposed commercial development on Tract G of Claremont Ranch Filing No. 7. This buffer is now included within Tract E of The Villas at Claremont Ranch PUDSP, which retains a 30-foot buffer to the existing residential neighborhood to the east. Tract E also provides a substantial buffer on the west side of the project adjacent to Marksheffel Rd and to the I-3 zone to the northwest. The northwest corner of the property is approximately 180 feet across

Marksheffel from the I-3 property line. The northernmost portion Tract E contains a full spectrum detention pond, landscape buffering, and a trail connection to Sand Creek.

AIR QUALITY: The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Marksheffel Road and Meadowbrook Pkwy, providing shorter travel time to employment and commercial facilities.

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

NOISE: The Land Development Code requires the impacts of noise pollution to residents be mitigated. A noise study conducted by LSC in November of 2020 found that with a five (5) high noise barrier all noise levels in the development will be below 67 decibels. The noise barrier referenced by the study determined to be either a berm, wall or combination of the two. A Noise Report is included with this submittal. The development is outside the DNL 65 Noise Contour and an allowed use under the APZ-2 subcategory of the CAD-O. Based on available data, a Federal Aviation Administration (FAA) 7460-1 "Notice of Proposed Construction or Alteration" will be filed for any new vertical development at this site (including temporary construction equipment) and provide FAA documentation to the Airport at the time a Site Plan is submitted."

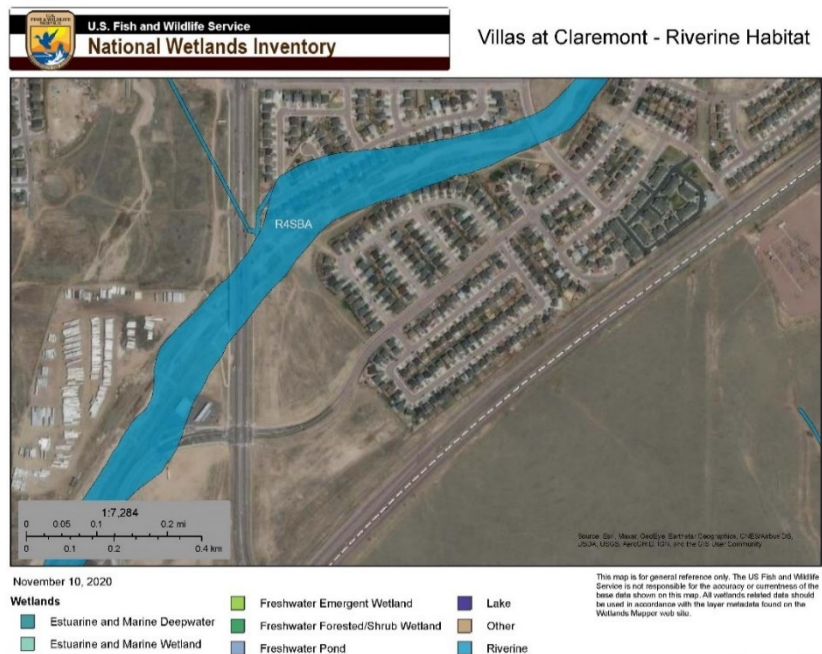
FLOODPLAINS: A review of El Paso County FEMA FIRM panels indicate no portions of the built project area are within a FEMA flood risk area. The East Fork of Sand Creek, which lies to the north of the parcel, is within a regulatory floodway and the proposed development will avoid this area. The parcel is identified as Zone X – Area of Minimal Flood Hazard within the FEMA Firm Panel 08041C00756G.

GEOLOGIC & SOIL HAZARDS: The Soils, Geology and Geologic Hazard Study prepared by Entech Engineers, determined the site to be suitable for the proposed developed and achievable by avoidance or proper mitigation through standard construction methods. Geologic hazards encountered at the site include artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater and floodplain areas, and potentially seasonal shallow groundwater areas. The geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020).

VEGETATION & WILDLIFE: The area is designated by the U.S. Geological Survey as an area of urban development with no significant vegetation or wildlife.

USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER:

A small portion of land directly adjacent to the East Fork of Sand Creek is identified on the National Wetland Inventory as Intermittent Riverine habitat. There is no proposed development within this immediate area.



DISTRICTS SERVING THE PROPERTY

The following districts will serve the property:

- Cherokee Metro District will provide water and wastewater services. A will serve letter is provided with this application.
- Mountain View Electric Association will provide electric service. A will serve letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A will serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection and emergency services. A will serve letter is provided with this application.
- School District 49 will serve the property.
- Pikes Peak Library District.
- Central Marksheffel Metropolitan District.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The Master Plan for the County comprises the County Policy Plan, relevant small area plans, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. The proposed residential subdivision satisfies the following policies of the County Policy Plan and the Water Master Plan.

COUNTY POLICY PLAN

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

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

The proposed development provides an additional housing choice in an urbanizing area. The product is similar in scale and density to the surrounding residential, and will provide a transition from the detached single-family residential to the commercial and industrial uses (existing and planned) to the west and northwest. Direct access is provided by Meadowbrook Parkway.

WATER MASTER PLAN

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

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

Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.

Goal 3.7 – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.

Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).

Goal 5.4 – Promote the long-term use of renewable water. Goal 5.5 – Identify any water supply issues early on in the land development process.

Goal 6.0 – Require adequate water availability for proposed development.

Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.

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

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

The project is located within Region 5, Cherokee Metropolitan District Services Area. This single growth area is not projected to experience significant growth by 2060. Specifically, the Water Master Plan states:

Region 5 consists of areas served by Cherokee Metropolitan District and is not expected to experience significant growth by 2060. But the District could consider expanding water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown in other maps.

Full build out of the Cherokee Metropolitan District (District) is anticipated within the 2060 timeframe. Cherokee Metropolitan District lies adjacent to large areas that could potentially develop with higher density residential growth along the Highway 94 corridor. The Water Resources Report indicates that the District has sufficient supply to meet the expected need at full build out. Region 5 has a current water supply of 5,849-acre feet per year and a current demand of 4,396-acre feet per year. The 2040 water supply is projected to be 4,849-acre feet per year and the projected demand is 6,468-acre feet. As stated in the Water Resources Report, this development is projected to need 28.75-acre feet of water per year. The District water supply summary indicates a total commitment of 3,804 Acre-Feet/Year and

maintains a supply of 4,992 Acre-Feet/Year and exhibits a surplus of 1,188 Acre-Feet/Year. The District has committed sufficient water supply to support this development.

The District obtains most of its supply from alluvial wells in the Upper Black Squirrel Creek (UBSC) Basin and currently recharges reclaimed water at the southern end of the Upper Black Squirrel Creek Basin (UBSC) aquifer. Based on the projected needs, and current supply, the District has sufficient water to meet the needs of this development with an excess of 1,188 Acre-Feet/Year. However, additional long-range planning, regionalization and acquisitions are discussed in the Water and Wastewater Report under future supplies.

Cherokee Metropolitan Districts (District) has provided a water and wastewater commitment letter to serve the development. Cherokee metro district primarily receives its water from groundwater, and the majority is alluvial groundwater in the Upper Black Squirrel Creek Designated Groundwater Basin (UBSC). Water supply to the district is provided by 8 wells located in the northern portion of the UBSC basin and nine wells located in the southern part of the basin. Additionally, the district owns several shallow wells located within Cimarron Hills that are primarily used for irrigation purposes. The district also has access to additional water sources through contractual arrangements with Pueblo Board of Water Works and a water exchange for Guthrie Water, and an alluvial UBSC supply owned by two other districts. The District is completing construction of the Sundance Ranch water supply system. This is a new Denver Basin groundwater system within Black Forest. It includes facilities to produce, treat, and deliver these supplies.

The District relies primarily on alluvial groundwater supplies in the Upper Black Squirrel Basin. Since 2007, the District has undertaken efforts to diversity its water supply portfolio and reduce reliance on delivery of water from Colorado Springs Utilities. This has included:

- Development of a groundwater well field in the Black Forest area to access Denver Basin water owned by the District
- Construction of a new Water Reclamation Facility to treat its wastewater for use in recharge of the Upper Black Squirrel Creek aquifer
- Development of non-potable well for irrigation of its golf course.

The District has been actively engaged in demand management and conservation efforts, and now has some of the lowest per capita demands in Colorado. Lowered demands were achieved through recommendations for implementation in the 2007 Water Conservation Plan, this plan was later updated in 2015. The plan includes various water conservation measures such as implementation of water reuse, a revised water rate structure, implementation of water-efficient fixtures, and xeric landscaping.

New sources/expansions are expected to come from five areas: developer inclusion, acquisition, regionalization, facility expansion (including extensions of existing jointly owned transmission systems), and indirect, lawn irrigation return flows (LIRF) credits and direct reuse. The District has Municipal Interconnects on both the raw water and potable water systems to Colorado Springs Utilities. The District is served by four main transmission lines that deliver water directly to the District's main service area located within Cimarron Hills. Additionally, the district also has access to additional sources through contractual arrangements with Pueblo Board of Water Works and a water exchange for Guthrie Water, also an alluvial UBSC supply owned by two other districts. The district is completing construction of the Sundance Ranch water supply system. This is a new Denver Basin groundwater system within Black Forest. It includes facilities to produce, treat, and deliver these supplies. Cumulatively, the district

is supported by a collection of wells, pumps, conveyance pipelines, storage tanks and treatment facilities to deliver potable water to its customers. These resources are spread across the Upper Black Squirrel Creek, Kiowa Bijou, and Upper Big Sandy basins and include two pump stations and four transmission lines.

The District's alluvial UBSC groundwater wells are connected to a surface hydraulic system and can be classified as a renewable resource. Alluvial groundwater rights are considered surface rights, and are therefore regulated by the prior appropriation system like other surface water rights. The implementation of the District's Water Conservation Plan has enabled the district to reduce water usage by 3-5% per capita and has become one the lowest per capita usage in the state.

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

Discussions of long-term planning, increases in water efficiency and increases in renewable sources are included in the Water Wastewater Report. Current Water Quality is presented in the Water and Wastewater Report on page 8, Cherokee MD 2019 Drinking Water Quality Report.

Sketch Plan Review Criteria Chapter 7.2.1.D.C

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

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

2. THE PROPOSED SUBDIVISION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THIS CODE;

The proposed development meets all of the County Code Sketch Plan requirements.

3. THE PROPOSED SUBDIVISION IS COMPATIBLE WITH EXISTING AND PROPOSED LAND USES WITHIN AND ADJACENT TO THE SKETCH PLAN AREA;

The site is zoned PUD CAD-O and is being proposed for attached single family uses. To the north is PUD CAD-O, this parcel is owned by El Paso County. To the east is PUD CAD-O for single-family detached. To the south is PUD CAD-O, this parcel is undeveloped. To the west is commercial uses zoned CS CAD-O, and I-3 CAD-O (currently vacant) to the northwest. Setbacks are provided along the northeast, southeast, south, and west to buffer the development from the existing single-family to the northeast, Meadowbrook Pkwy to the southeast and Marksheffel Road to the west. The project provides a transition from the single-family residential towards the east to commercial uses and the vacant industrial lot towards the west. Tract C and E provide a substantial buffer and setback from the I-3 zone to the northwest. The northwest corner of the property is approximately 180 feet across Marksheffel from the I-3 property line. Tract E in the northernmost portion of the site contains a full spectrum detention pond, landscape buffering, and a trail connection to Sand Creek.

4. THE WATER SUPPLY REPORT PROVIDES SUFFICIENT INFORMATION TO IDENTIFY PROBABLE COMPLIANCE WITH THE WATER SUPPLY STANDARDS AND IDENTIFIES ANY NEED FOR ADDITIONAL WATER SUPPLIES;

Reference Water Resources Report page 39, figure 3.4 Demand Forecasts. The District has adequate water supplies provided by the UBSC, Kiowa Bijou and Big Sandy Creek basin to

sufficiently provide water for 300 years. The District has implemented its Water Conservation Plan, which has reduced demand by 3-5%.

5. SERVICES ARE OR WILL BE AVAILABLE TO MEET THE NEEDS OF THE SUBDIVISION INCLUDING, ROADS, POLICE AND FIRE PROTECTION, SCHOOLS, RECREATION FACILITIES, AND UTILITY SERVICE FACILITIES;

Municipal services to the site will be provided by Falcon Fire, Cherokee Metro District will provide water and waste water, Roads maintained by and El Paso County Sheriff's department for police services. Letters of commitment from these entities have been received and included in the application. Referral letters were sent to El Paso County School 049 and the Pikes Peak Library, responses have been included with this application.

6. THE SOIL IS SUITABLE FOR THE SUBDIVISION;

The Soils, Geology and Geologic Hazard Study prepared by Entech Engineers, determined the site to be suitable for the proposed developed and achievable by avoidance or proper mitigation through standard construction methods. Geologic hazards encountered at the site include artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater and floodplain areas, and potentially seasonal shallow groundwater areas. The geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020).

7. THE GEOLOGIC HAZARDS DO NOT PROHIBIT THE SUBDIVISION, OR CAN BE MITIGATED;

The geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020).

8. THE SUBDIVISION WILL NOT INTERFERE WITH THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT [C.R.S. §§ 34-1-302(1), ET SEQ.];

No mineral estate owners were identified on this parcel.

9. THE DESIGN OF THE SUBDIVISION PROTECTS THE NATURAL RESOURCES OR UNIQUE LANDFORMS;

This area is designated by the U.S. Geological Survey as an area of urban development with no significant vegetation or wildlife. A small portion of the land directly adjacent to the east for of Sand Creek is identified on the National Wetland Inventory as Intermittent Riverine Habitat. There is no proposed development within this immediate area. There are no significant natural resources or unique landforms on this site.

10. THE PROPOSED METHODS FOR FIRE PROTECTION ARE ADEQUATE TO SERVE THE SUBDIVISION;

This area falls under the Falcon Fire Protection district. The 133-square-mile fire district extends from Peyton Highway on the east to County Line Road on the north to Black Forest Road on the west and one mile north of Colorado Highway 94 on the south. The District serves more than 23,400 citizens, and protects almost 10,000 structures. Ninety-four percent of the structures within the District are residential and 6 percent are commercial buildings. The Falcon Fire Protection district actively maintains 4 stations and has adequate facilities and resources to serve this development.

11. 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.

This area is designated by the U.S. Geological Survey as an area of urban development with no significant vegetation or wildlife. A small portion of the land directly adjacent to the east for of Sand Creek is identified on the National Wetland Inventory as Intermittent Riverine Habitat. There is no proposed development within this immediate area. There are no significant natural resources or unique landforms on this site. Geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020). This area is not within an airplane flight overlay. No other site constraints have been identified.

PUD Preliminary Plan Review Criteria Chapter 4.2.6.E

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

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

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

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

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

This proposal is requesting to amend the existing sketch plan and approved PUD to change the commercial use designation to residential. The subdivision design standards are met.

3. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

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

4. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6) (B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE.

Cherokee Metro District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report prepared by Catamont Engineering.

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

The geologic hazards anticipated to affect this site are artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater and floodplain areas and potentially seasonal shallow groundwater areas. The geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020).

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

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

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

This site is directly accessed from Meadowbrook Parkway and private roads within the development.

- 8. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY**

- 1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;**

There are no natural physical features on the site. Open Space is provided throughout the development totally to approximately 5 acres.

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

Appropriate provision is made in this regard given the context of the site and surrounding area. The plan was designed to minimize cost of transportation and utility infrastructure improvements. The project proposes a private drive directly to Meadowbrook Parkway. Pedestrian and bike recreation opportunities are provided by a proposed trail.

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

Landscaping is included to buffer the development from adjacent uses where appropriate. The development provides a transition between the single family uses to the east and commercial and industrial (existing and planned) uses to the west.

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

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

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

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

- 9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

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

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

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

- 11. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.**

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

Journal of Management Inquiry 23(1)

DATE: 12.23.202
PROJECT MGR: E. GANAWA

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2
2 OF

42

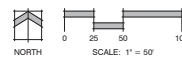
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**Tracts & Adjacent
Property Owners Exhibit**

NUMBER OF A	SUBJECT MATTER
-------------	----------------



TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	1.66 AC	PRIVATE STREETS, PARKING, PUBLIC UTILITY & DRAINAGE EASEMENTS.	The Villis at Claremont Ranch Homeowners Association	The Villis at Claremont Ranch Homeowners Association
B	0.255 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villis at Claremont Ranch Homeowners Association	The Villis at Claremont Ranch Homeowners Association
C	0.221 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villis at Claremont Ranch Homeowners Association	The Villis at Claremont Ranch Homeowners Association
D	0.451 AC	OPEN SPACE, EASEMENTS AS SHOWN, & COMMON AREAS.	The Villis at Claremont Ranch Homeowners Association	The Villis at Claremont Ranch Homeowners Association
E	4.692 AC	OPEN SPACE, PARKING, DETENTION & EASEMENTS AS SHOWN.	The Villis at Claremont Ranch Homeowners Association	The Villis at Claremont Ranch Homeowners Association

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Typical Lot Layout
Type A
4 lots per lot layout,
48 lots total

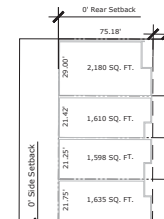


Diagram of a three-unit townhome floor plan. The plan is divided into three horizontal units. The overall dimensions are 64.68' wide and 60' deep. The units are labeled with their respective areas and dimensions:

- Top Unit: 1,876 SQ. FT., 29.00' high.
- Middle Unit: 1,396 SQ. FT., 21.58' high.
- Bottom Unit: 1,876 SQ. FT., 29.00' high.

Dimensions are also indicated for the setbacks: 0' Side Setback and 0' Rear Setback.

7' Front Setback

0' Rear Setback

75.18'

2,180 SQ. FT.

2,142

1,610 SQ. FT.

21.75

1,635 SQ. FT.

0' Side Setback

5,425 SQ. FT.

0' Side Setback

0' Rear Setback

75.17'

21.77'

1,636 SQ. FT.

21.25'

1,597 SQ. FT.

21.42'

1,610 SQ. FT.

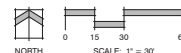
28.79'

2,164 SQ. FT.

Diagram illustrating the dimensions and area calculations for a rectangular building footprint. The footprint is divided into four horizontal sections. The overall dimensions are 75.18' wide and 29.00' deep. The sections are defined by their heights and areas:

Section Height	Section Area
25.00'	2,180 SQ. FT.
21.50'	1,610 SQ. FT.
21.50'	1,623 SQ. FT.
29.00'	2,180 SQ. FT.

Labels on the diagram include "0' Side Setback" on the left, "0' Rear Setback" on the top, and "75.18'" for the total width.

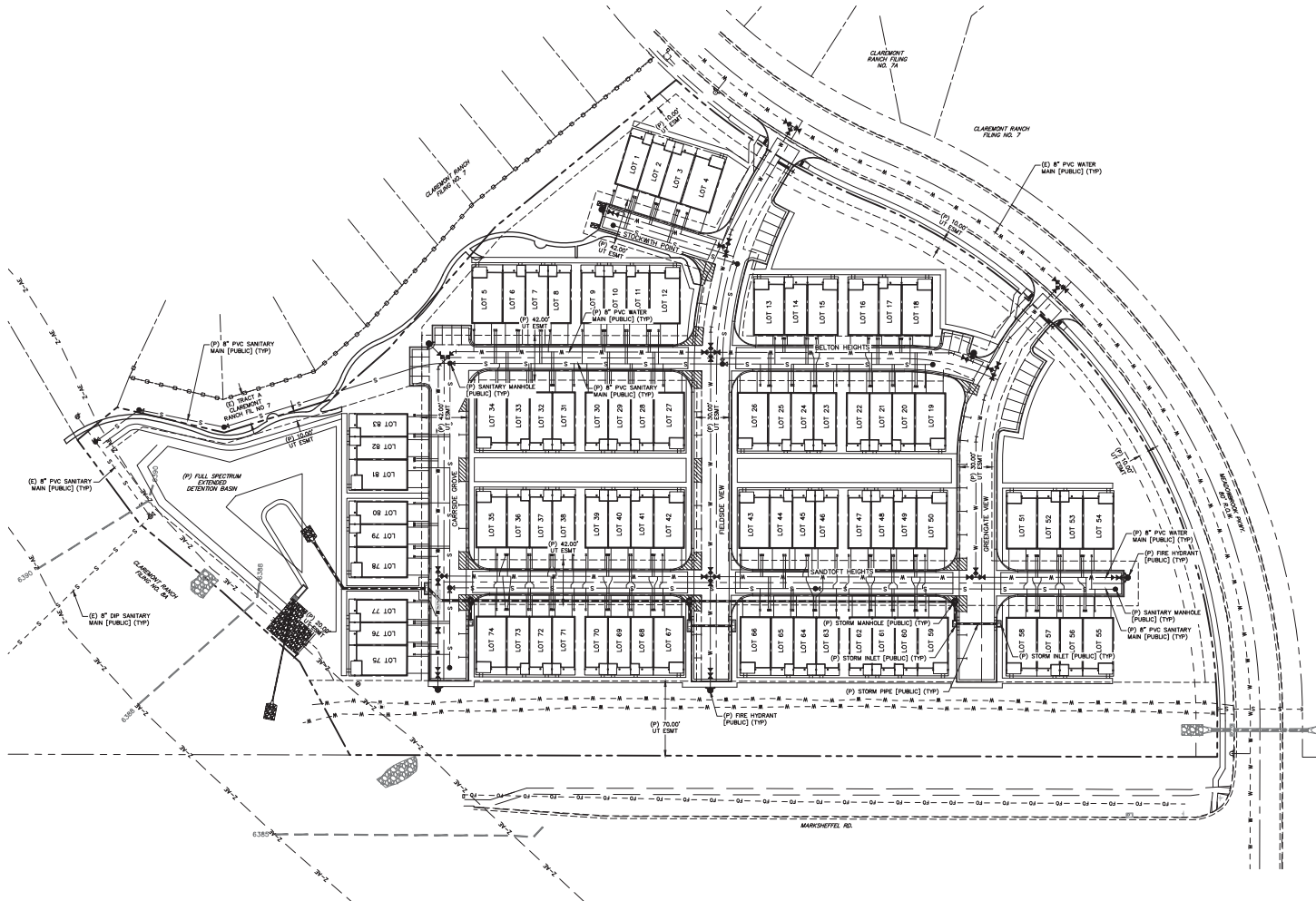
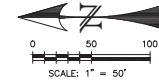


DATE: 12.23.2024
PROJECT MGR: E. GANAWAY
PREPARED BY: J. SHAGIN

[illegible]

3

3 OF 8



LEGEND

EXISTING	(E)
PROPOSED	(P)
PUBLIC	[PUB]
PRIVATE	[PVT]
FUTURE	(F)
EXISTING ASPHALT	---A---
CURB AND GUTTER	---C&G---
EASEMENT	---E---S
FIRE HYDRANT	---FH---
MANHOLE	---MH---
PROTECT-IN-PLACE	---PIP---
SANITARY	---SAN---
SEWER	---SW---
STORM	---STM---
WATER	---WTR---
BOUNDARY	---B---
RIGHT-OF-WAY	---ROW---
LOT LINE	---LL---
EASEMENT	---E---
SETBACK	---SB---
(E) SANITARY MAIN, MH	---S---
(E) WATER MAIN, BOV, VALVE, FH	---W---
(E) UG ELECTRIC	---E---
(E) UG TELEPHONE	---T---
(P) SANITARY MAIN, MH	---S---
(P) SANITARY SEWER SERVICE	---SS---
(E) STORM SEWER, INLET, MH	---SI---
(E) STORM SEWER, INLET, MH	---SI---
(P) WATER MAIN, BOV, VALVE, FH	---W---
(P) WATER SERVICE	---WS---

REV.	DESCRIPTION	DATE



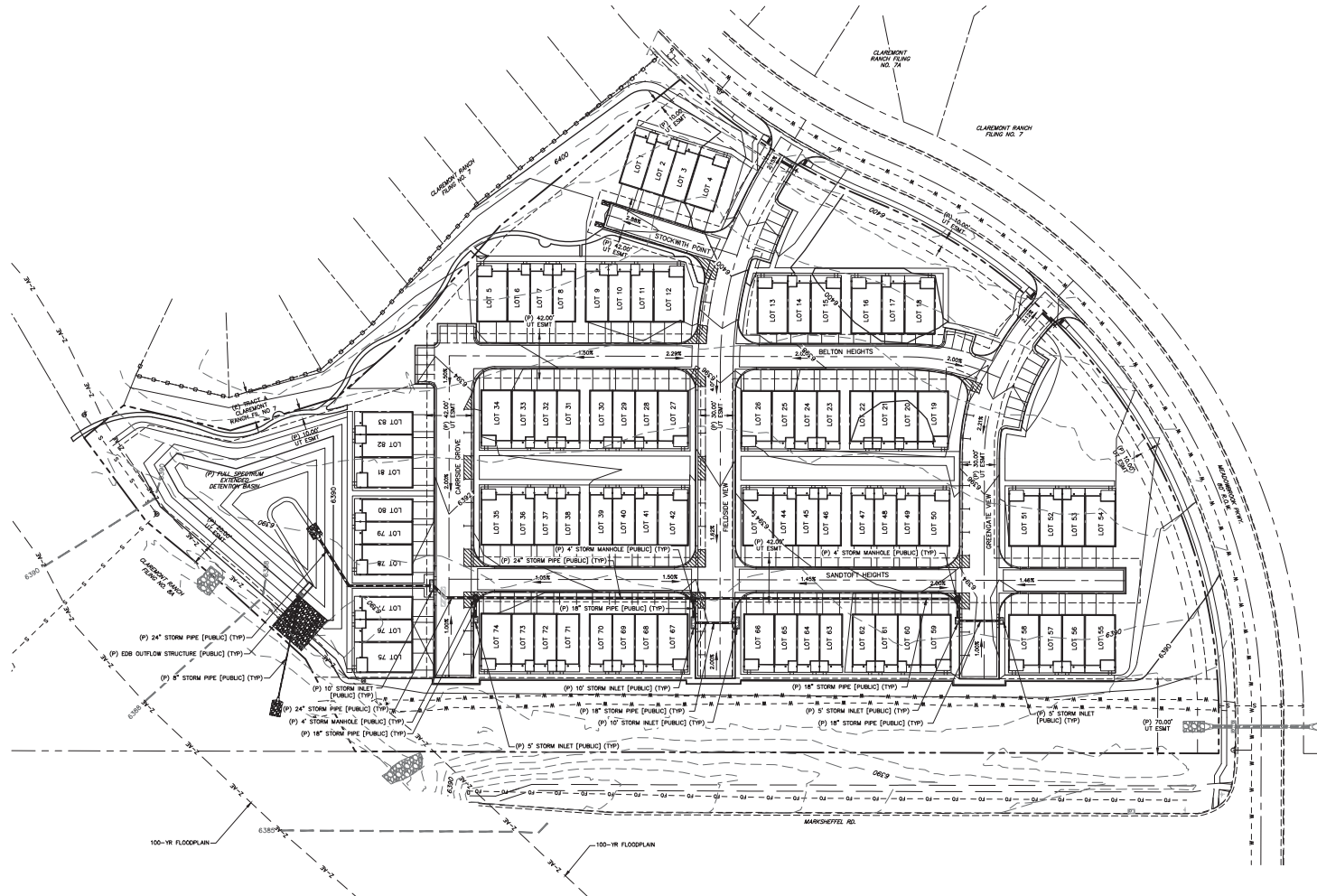
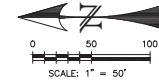
PREPARED FOR:
JIM MORLEY
20 BOULDER CRESCENT
2ND FLOOR
COLORADO SPRINGS, CO 80903

PREPARED UNDER MY DIRECT SUPERVISION FOR AND BEHALF OF CATAMOUNT ENGINEERING.
DAVID L. MORALES, COLORADO PE #40610
DATE



THE VILLAS AT CLAREMONT RANCH
PRELIMINARY UTILITY PLAN

DESIGNED BY:	DLM	DRAWN BY:	DBM
SCALE:	N/A	DATE:	11/17/20
JOB NUMBER:	16-102	SHEET:	OF



LEGEND

(E) EXISTING
 (P) PROPOSED
 [PUB] PUBLIC
 [PVT] PRIVATE
 (F) FUTURE
 -A- EXISTING ASPHALT
 C&G CURB AND GUTTER
 ESMT EASEMENT
 BOUNDARY
 RIGHT-OF-WAY
 LOT LINE
 EASEMENT
 SETBACK
 (E) CONTOUR, INDEX
 (E) CONTOUR
 (E) STORM SEWER, INLET, MH
 (P) CONTOUR, INDEX
 (P) CONTOUR
 (P) STORM SEWER, INLET, MH
 CURB TYPE CALL-OUT

(E) EXISTING
 (P) PROPOSED
 [PUB] PUBLIC
 [PVT] PRIVATE
 (F) FUTURE
 -A- EXISTING ASPHALT
 C&G CURB AND GUTTER
 ESMT EASEMENT
 BOUNDARY
 RIGHT-OF-WAY
 LOT LINE
 EASEMENT
 SETBACK
 (E) CONTOUR, INDEX
 (E) CONTOUR
 (E) STORM SEWER, INLET, MH
 (P) CONTOUR, INDEX
 (P) CONTOUR
 (P) STORM SEWER, INLET, MH
 CURB TYPE CALL-OUT

TYPE 1

REV.	DESCRIPTION	DATE



Know what's below.
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www.call811.com

PREPARED FOR:
 JIM MORLEY
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903

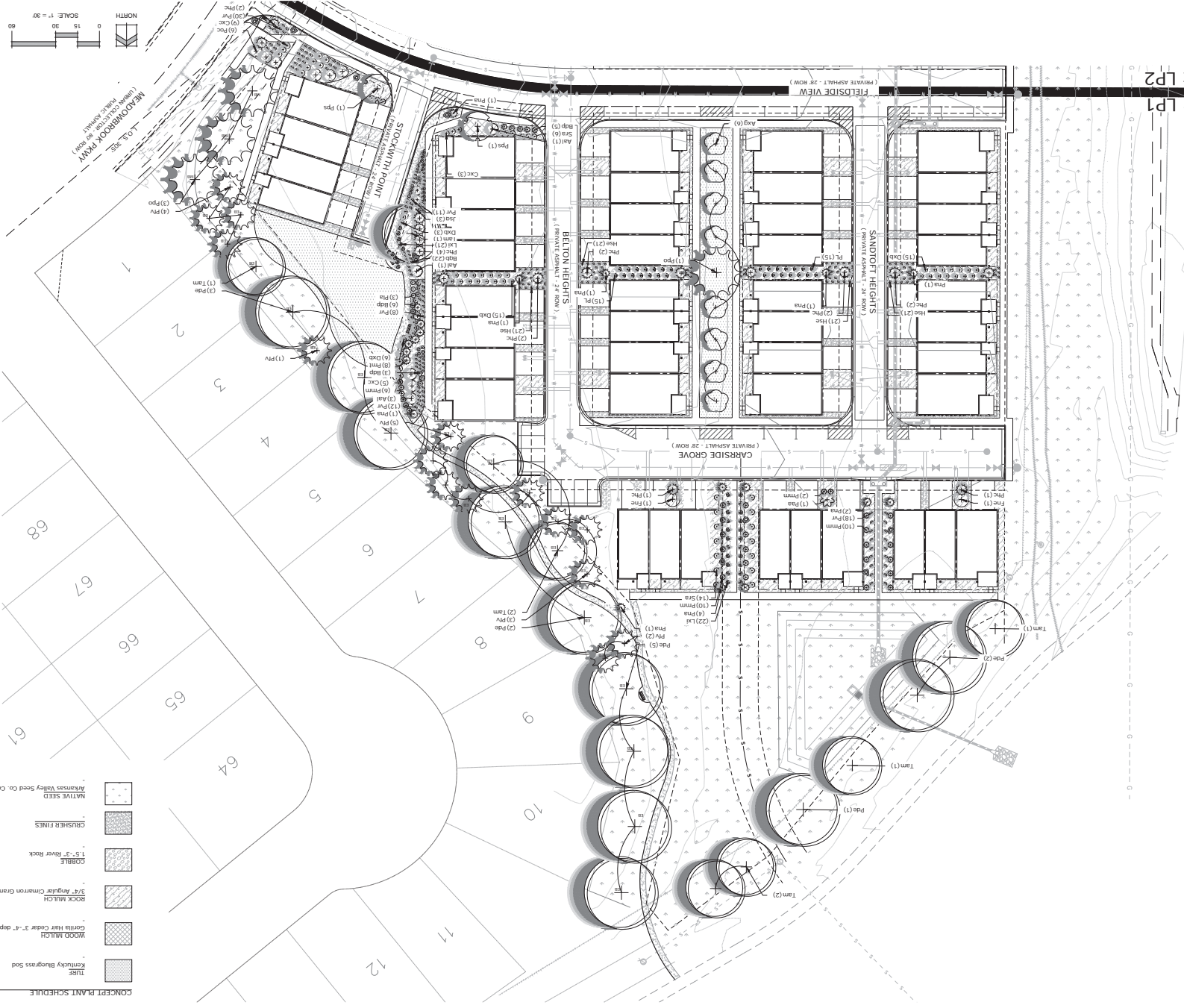
PREPARED UNDER MY DIRECT SUPERVISION AND FOR BEHALF OF CATAMOUNT ENGINEERING.
 DAVID L. MORALES, COLORADO PE #40610
 DATE:










THE VILLAS AT CLAREMONT RANCH
 PRELIMINARY GRADING PLAN

DESIGNED BY: DLM	DRAWN BY: DBM
SCALE: N/A	DATE: 11/17/20
JOB NUMBER	SHEET
16-102	OF

Sheet LP1



CONCEPT PLANT SCHEDULE

- | | |
|-----------------------------------|---|
| Arkenstone Valley Seed Co. Custom |  |
| CRUSHER FINES |  |
| 1.5"-3" River Rock |  |
| 3/4" Angular Cinnamon Granite |  |
| WOOD MULCH |  |
| Grass Seed 3"-4" depth |  |
| Arkenstone Valley Seed Co. Custom |  |

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Paint Brush Hills Preliminary and Final Plat

Agenda Date: February 10, 2021

Agenda Item Number: #6 - C

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

This is a request by Matrix Design Group on behalf of Aeroplaza Fountain, LLC, for approval of Paint Brush Hills Filing No. 14 Preliminary Plan and Final Plat. Paint Brush Hills is located on Londonderry Drive northwest of the intersection of Stapleton Drive and Meridian Road. A rezone application was approved by the El Paso County Community Development Department on October 15, 2020 to rezone 55.898 acres of the total 88.632 acres from RS-20,000 to RS-6,000 to permit a minimum size lot of 6,000 square feet. The remaining 32.734 acres is zoned RS-20,000 with a minimum lot size of 20,000 square feet of which most are one acre in size. The preliminary plan and final plat illustrate 224 total units on 88.632 acres for a density of 2.53 Dwelling Units per Acre.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Arroya Lane Regional Trail alignment runs east / west along Arroya Lane on the north side of the subject property. The Woodmen Hills Secondary Regional Trail alignment is shown partly bordering the west side of Paint Brush Hills Filing No.14. However, this trail alignment would not be impacted by the proposed development because its alignment has been moved to the west due to recent trail dedications. However, the proposed Arroya Lane Regional Trail on the north side of the property will be impacted. The property is not located within any candidate open space land.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County previously requested that the landowner provide a 25-foot public trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat within Tract A. However, after reviewing the new preliminary grading plan County Parks has concerns about a proposed storm drain and site grading located within Tract A near Lot 26. The provided grading plan shows a 36" RCP storm pipe, 15-foot access road, and grading within Tract A to create a swale and stormwater detention. These stormwater improvements are shown encompassing the entire width of Tract A between lots 25 and 30, making the construction of a regional trail impossible for over 800 feet. Due to this conflict, County Parks requests the applicant remove the stormwater improvements from Tract A so that the regional trail can be constructed. Alternatively, the landowner could provide a trail easement within lots 24 thorough 30 to bypass the stormwater improvements and allow for the construction of the regional trail.


Recommended Motion (Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Paint Brush Hills Filing No. 14 Final Plat: (1) Provide to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroya Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat; (2) The developer will relocate the proposed storm facility from Tact A to allow the trail to be constructed on the trail easement or provide the trail easement through lots 24-30. (3) require fees in lieu of land dedication for regional park purposes in the amount of \$130,293 and urban park fees in the amount of \$82,305. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.

Recommended Motion: (Filing No. 14 Final Plat)

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Paint Brush Hills Filing No. 14 Final Plat: (1) Provide to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroya Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat; (2) The developer will relocate the proposed storm facility from Tact A to allow the trail to be constructed on the trail easement or provide the trail easement through lots 24-30. (3) require fees in lieu of land dedication for regional park purposes in the amount of \$130,293 and urban park fees in the amount of \$82,305. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.

Paint Brush Hills Filing No. 14 **Preliminary Plan / Final Plat Review**

-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  Subject Property
-  Streets & Roads
-  Parcels
-  Streams

0 250 500 1,000 1,500 Feet



**Paint Brush Hills
Filing No. 14**

Arroya Ln Rodgwick Hts Arroya Lane Regional Trail

Woodmen Hills Trail

Rockingham Dr

Keating Dr

Carrington Dr

Moorcroft Dr

Redington Dr

Caverhill Dr

Londonderry Dr

Asbee St

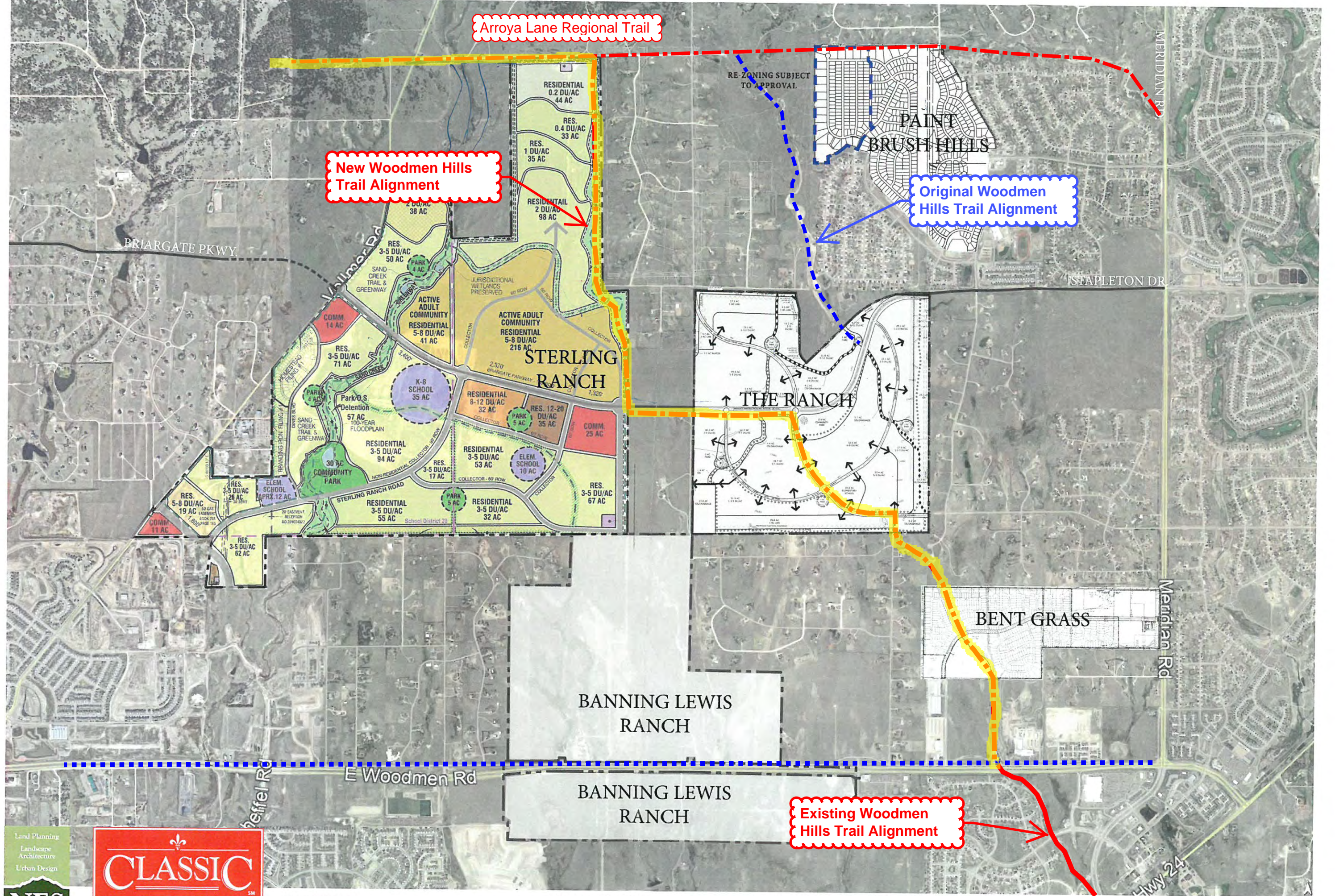
Pemble Ct

Chiming Bell Cir

Rex Rd

Goodson Rd

Towner Ave



Development
Application
Permit
Review



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

February 10, 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:	Paint Brush Hills Filing No. 14	Application Type:	Final Plat
PCD Reference #:	SF-2024	Total Acreage:	88.63
		Total # of Dwelling Units:	279
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.87
Aeroplaza Fountain, LLC	Matrix Design Group	Regional Park Area:	2
212 North Wasatch Avenue	2435 Research Parkway	Urban Park Area:	3
Suite 301	Suite 300	Existing Zoning Code:	RS-20000
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Proposed Zoning Code:	RS-6000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 279 Dwelling Units = 5.413		Neighborhood:	0.00375 Acres x 279 Dwelling Units =	1.05
Total Regional Park Acres: 5.413		Community:	0.00625 Acres x 279 Dwelling Units =	1.74
		Total Urban Park Acres:		2.79

FEE REQUIREMENTS		Urban Park Area: 3	
Regional Park Area: 2		Neighborhood:	\$116 / Dwelling Unit x 279 Dwelling Units = \$32,364
\$467 / Dwelling Unit x 279 Dwelling Units = \$130,293		Community:	\$179 / Dwelling Unit x 279 Dwelling Units = \$49,941
Total Regional Park Fees: \$130,293		Total Urban Park Fees: \$82,305	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Paint Brush Hills Filing No. 14 Final Plat: (1) Provide to El Paso County a 25-foot trail easement along the northern boundary of Paint Brush Hills Filing No. 14 Final Plat, within Tract A, that allows for the construction, maintenance, and public access of the Arroya Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Final Plat; (2) The developer will relocate the proposed storm facility from Tact A to allow the trail to be constructed on the trail easement or provide the trail easement through lots 24-30. (3) require fees in lieu of land dedication for regional park purposes in the amount of \$130,293 and urban park fees in the amount of \$82,305. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.

Park Advisory Board Recommendation:

Paint Brush Hills Filing 14 Preliminary Plan, Final Plat & Construction Documents Letter of Intent



VICINITY MAP

Developer:

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

Planners:

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

Civil Engineers:

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

Site Location, History, Size, Zoning:

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

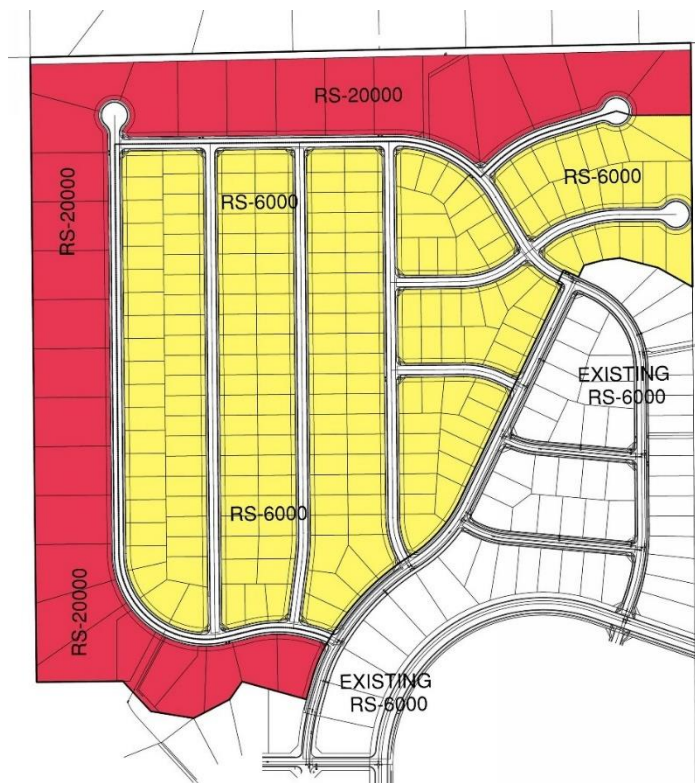
As part of the 2006 approval the perimeter lots to the north and west were a minimum 1 acre in size to act as a transitional buffer from the adjacent larger rural lots. These perimeter lots along the northern and western boundary will remain zoned RS-20,000 with a minimum lot size of 1-acre. The interior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

Request & Justification:

The purpose of this application is to request approval of a Preliminary Plan, Final Plat, Pre-Development Early Grading Request, Construction Documents, and request for findings of water sufficiency at the Preliminary Plan stage. A rezone application was approved by the El Paso County Planning Department on October 15, 2020 to rezone 55.898 acres of the total 88.632 acres from RS-20,000 to RS-6,000 to permit a minimum size lot of 6,000 square feet. The remaining 32.734 acres is zoned RS-20,000 with a minimum lot size of 20,000 square feet of which most are one acre in size.

The preliminary plan and final plat illustrate 224 total units on 88.632 acres for a density of 2.53 Dwelling Units per Acre. The approved densities for this area of Paint Brush Hills Filing 14

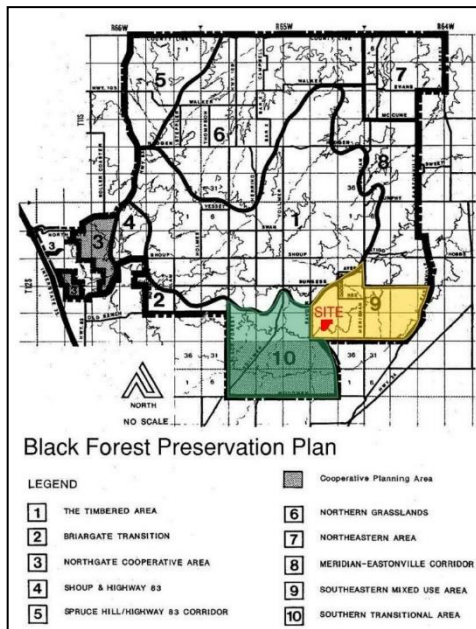
Brush Hills offers a mix from 1 DU/ Acre up to 6 DU/ Acre for the Paint Brush Hills Phase 2 area of which this proposed development is located. The perimeter lots, shaded red in the exhibit below, remain as originally approved of which most of these lots are a minimum 1-acre in size following the existing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



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

The site is located within the Falcon/ Peyton Small Area Master Plan and per section 4.4.10 is part of the Black Forest Boundary Area. The site meets several goals of the Falcon/ Peyton Small Area Master Plan including Goal 3.1.2 promote the concepts of urban cores and community identity; Goal 3.1.4 provide a variety of different densities of development options; and Goal 3.3.1 encourage diversity and variety in housing types, sizes, locations, and prices to meet the needs of existing and new residents. The project type and intensity of land uses in the vicinity of the shared boundary with Black Forest should be compatible with the long- standing policies of the Black Forest Preservation Plan.

The proposed Paintbrush Hills Filing 14 is located within the southern area of the Black Forest Preservation Plan, Planning Unit 9. The Black Forest Preservation Plan was adopted in 1987 and several key planning units are based upon the unique features of Black Forest. The Black Forest Preservation Plan Unit 9 is known as the Southeastern Mixed-Use Area. The southern portion of this planning unit, including the Paint Brush Hills site, recommends a balanced mix of urban density uses if compatible with adjacent existing development. Any existing rural residential uses should be provided with an adequate buffer. The proposed preliminary site plan meets this provision by retaining the originally approved 1-acre sized lots along the perimeter to the north and west.



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

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

The proposed Paintbrush Hills Filing 14 meets the intent of the El Paso County Policy Plan by remaining consistent with and mutually supportive of the Falcon/ Peyton Small Area Master Plan and the Black Forest Preservation Plan. The proposed site balances development goals of the Small Area Master Plans as well as the broader goals and policies of the El Paso County Policy Plan as outlined below.

The proposed single-family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage and grading, police protection, emergency services, and water/ wastewater services as these services have

been planned for in advance with previous area studies even though the density does increase. Water and wastewater sufficiency will be provided with future preliminary plan and final plat submittals. A storm sewer system will convey the flows from the inlets to an existing detention facility found off-site.

The geotechnical investigation was prepared by RMG dated October 16, 2020. The report identified no geologic hazards that would preclude development of the site for construction of residential structures; however, the report identified existing geologic and engineering geologic conditions that will impose constraints on some development and construction. The most notable constraints that may affect development include shallow bedrock and on-site surface drainage. It is noted that these conditions can be mitigated with engineering design and construction methods commonly employed in the area. Conventional shallow foundation systems are anticipated to be suitable for proposed structures. Conventional methods can be used to accomplish site grading for rapid conveyance of surface runoff to storm sewer systems, utility installation, and foundation spread footings. In addition, surface and subsurface drainage systems should be considered. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

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

Types of Proposed Recreational Facilities:

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

Total Number of Industrial or Commercial Sites:

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

Traffic and Proposed Access Locations:

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

Phasing Plan:

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

Areas of Required Landscaping:

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

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

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

Water and Wastewater Services:

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

EL PASO COUNTY WATER MASTER PLAN:

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

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

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

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

Paint Brush Hills Filing 14

6

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

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

Master Plan for Mineral Extraction:

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

Proposed Services:

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

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



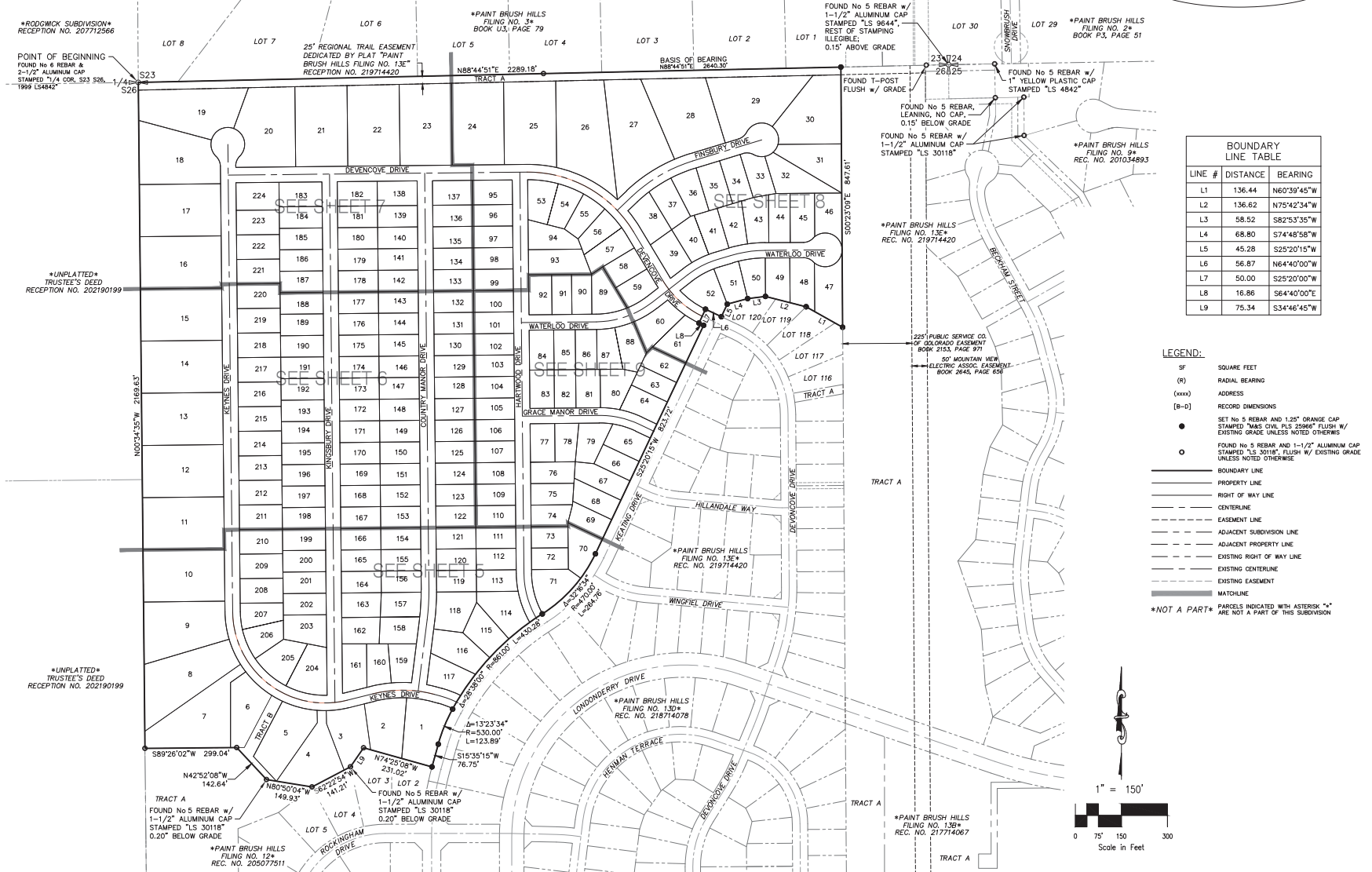
M&E
CIVIL CONSULTANTS INC.

SHEET 3 OF 9

PAINT BRUSH HILLS FILING NO. 14

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

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



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

FINAL PLAT
PAINT BRUSH HILLS FILING NO. 14
JOB NO. 10-014
DATE PREPARED: 06/26/2020
DATE REVISED: 12/22/2020



102 E PEAK AVENUE, STE 100
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

PCD FILE NUMBER SF-20-524

SHEET 4 OF 9

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

GRADING AND EROSION CONTROL NOTES:

- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
- NOTWITHSTANDING ANYTHING CONTAINED IN THESE PLANS OR SHOWN REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED P.300 COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING DESIGN MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PLAN (ESQCP) FOR THIS PROJECT SHALL BE COMPLETED AND SUBMITTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE SWMP SHALL BE LOCATED ON SITE, AND THE ESQCP SHALL BE LOCATED ON SITE, AND THE ESQCP SHALL BE LOCATED ON SITE, AND THE ESQCP SHALL BE LOCATED ON SITE.
- ONCE THE ESQCP IS APPROVED AND A NOTICE TO PROCEED HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE APPROVED ESQCP. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE WITH EL PASO COUNTY AND THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) FOR REVIEW AND APPROVAL PRIOR TO THE START OF CONSTRUCTION.
- CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, AND DISTURBED LAND AREAS SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
- ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT EROSION CONTROL MEASURES ARE IMPLEMENTED. STABILIZATION SHALL BE COMPLETED IN A MANNER THAT PREVENTS EROSION AND DISTURBING ACTIVITIES ARE COMPLETE, AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSING.
- TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECA ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES ARE COMPLETE, AND ALL DISTURBED AREAS EITHER HAVE A UNIFORM VEGETATIVE COVER WITH INDIVIDUAL PLANT DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSING.
- ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE DESIGN OR FUNCTION OF PERMANENT STORMWATER MANAGEMENT STRUCTURES MUST BE APPROVED BY THE ECA ADMINISTRATOR PRIOR TO IMPLEMENTATION.
- EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCUMULATED SOIL, ROCK, AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE MINIMUM AREA NECESSARY TO CONDUCT THE WORK. EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED.
- CONPACTION OF SOIL MUST BE PREVENTED IN AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES OR WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION CONTROL MEASURES SHALL BE PROTECTED FROM ALL SITE CONSTRUCTION. ALL AREAS DESIGNATED FOR INFILTRATION AND VEGETATION CONTROL MEASURES MUST BE LOGGED PRIOR TO INSTALLATION OF THE CONTROL MEASURES.
- ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF SITE.
- CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHWATER SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK OR STREAM.
- DURING DEMOLITION OPERATIONS OF UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT SHALL NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF UNLESS AN APPROVED STATE DESIGNATED POINT IS IN PLACE.
- EROSION CONTROL, BLANKETING OR OTHER PROTECTIVE COVERING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TRASH, SLASH, BUILDING MATERIALS OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONTROL MEASURES MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
- TRACKING OF SOIL AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
- THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAIN AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY MANNER. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
- NO CHEMICALS HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECA ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- WALK STORAGE OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID CHEMICALS IN EXCESS OF 30 GALLONS SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS, LEAKS, AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR OTHER FACILITIES.
- NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER OR OTHER WITH APPROVED SEDIMENT CONTROL MEASURES.
- OWNER/DEVELOPER AND THEIR AGENTS SHALL COMPLY WITH THE COLORADO WATER QUALITY CONTROL ACT (TITLE 26, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" ON USE 100% IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, SOIL CONSERVATION SERVICE APPENDIX L, ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (104A, 104B, 104C, 104D, 104E, 104F, 104G, 104H, 104I, 104J, 104K, 104L, 104M, 104N, 104O, 104P, 104Q, 104R, 104S, 104T, 104U, 104V, 104W, 104X, 104Y, 104Z, 105A, 105B, 105C, 105D, 105E, 105F, 105G, 105H, 105I, 105J, 105K, 105L, 105M, 105N, 105O, 105P, 105Q, 105R, 105S, 105T, 105U, 105V, 105W, 105X, 105Y, 105Z, 106A, 106B, 106C, 106D, 106E, 106F, 106G, 106H, 106I, 106J, 106K, 106L, 106M, 106N, 106O, 106P, 106Q, 106R, 106S, 106T, 106U, 106V, 106W, 106X, 106Y, 106Z, 107A, 107B, 107C, 107D, 107E, 107F, 107G, 107H, 107I, 107J, 107K, 107L, 107M, 107N, 107O, 107P, 107Q, 107R, 107S, 107T, 107U, 107V, 107W, 107X, 107Y, 107Z, 108A, 108B, 108C, 108D, 108E, 108F, 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PAINT BRUSH HILLS FILING NO. 14

PRELIMINARY GRADING PLAN
DECEMBER 2020



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Hills at Lorson Ranch Filing No. 1 Final Plat

Agenda Date: February 10, 2021

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of The Hills at Lorson Ranch Filing No. 1 Final Plat. The project site is centrally located within the larger Lorson Ranch development along Fontaine Blvd directly East of the 25-acre school site and overhead power line.

The site consists of 123.17 acres and includes 514 single-family residential lots on 54.10 acres, open space tracts totaling 38.17 acres, and public rights-of-way totaling 30.90 acres. This site is currently zoned PUD RLM (Residential Low/Medium 4-6 DU/Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment which was approved on April 21, 2016. A PUD / Preliminary Plan and rezone of the site was approved on December 28, 2020.

Open Space dedications total 38.173 acres, or 31% of the project site which meets the minimum 10% dedication for PUD zoning. This includes the overhead power line corridor, large tracts along Fontaine Blvd, site detention, and along residential streets.

The El Paso County Parks Master Plan identifies the Fontaine Blvd Bicycle Route within the project site. The Final Plat drawings show the continuation of a 6-foot shoulder along Fontaine Blvd which will accommodate the route within public right-of-way. No County regional trails are within the project site, however consistent with previously approved PUDSP, the letter of intent includes language that non-County trails will be provided within the overhead power line easement (Tract K, L).

The letter of intent also includes language stating that three pocket parks will be installed against required El Paso County urban park fees. The proposed pocket parks are within Tracts B, E, and H as shown on the final plat and landscape plans. Park staff appreciates the applicant's willingness to provide these park sites, but the credits against urban park fees must be memorialized in a Park Lands Agreement.

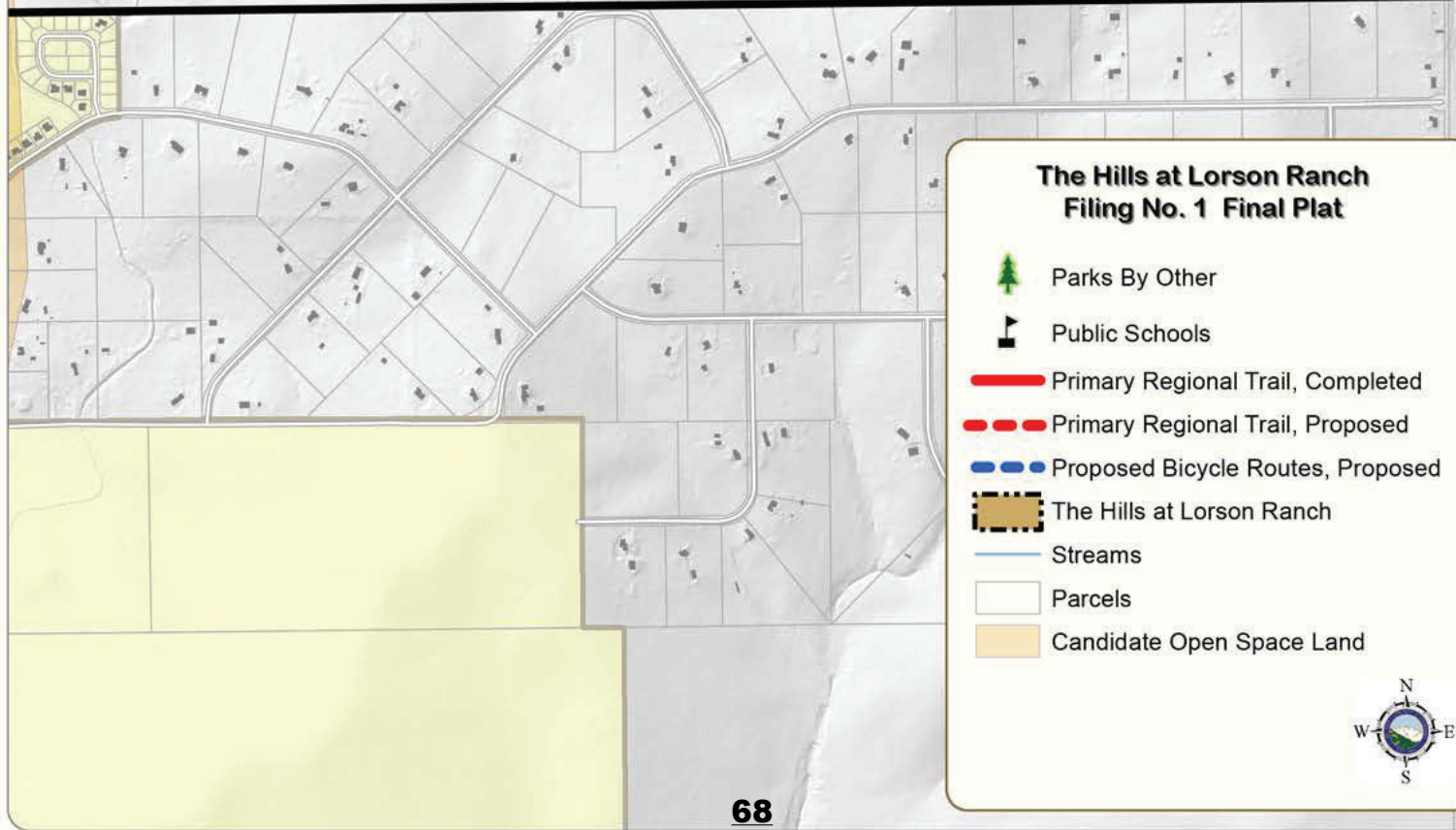
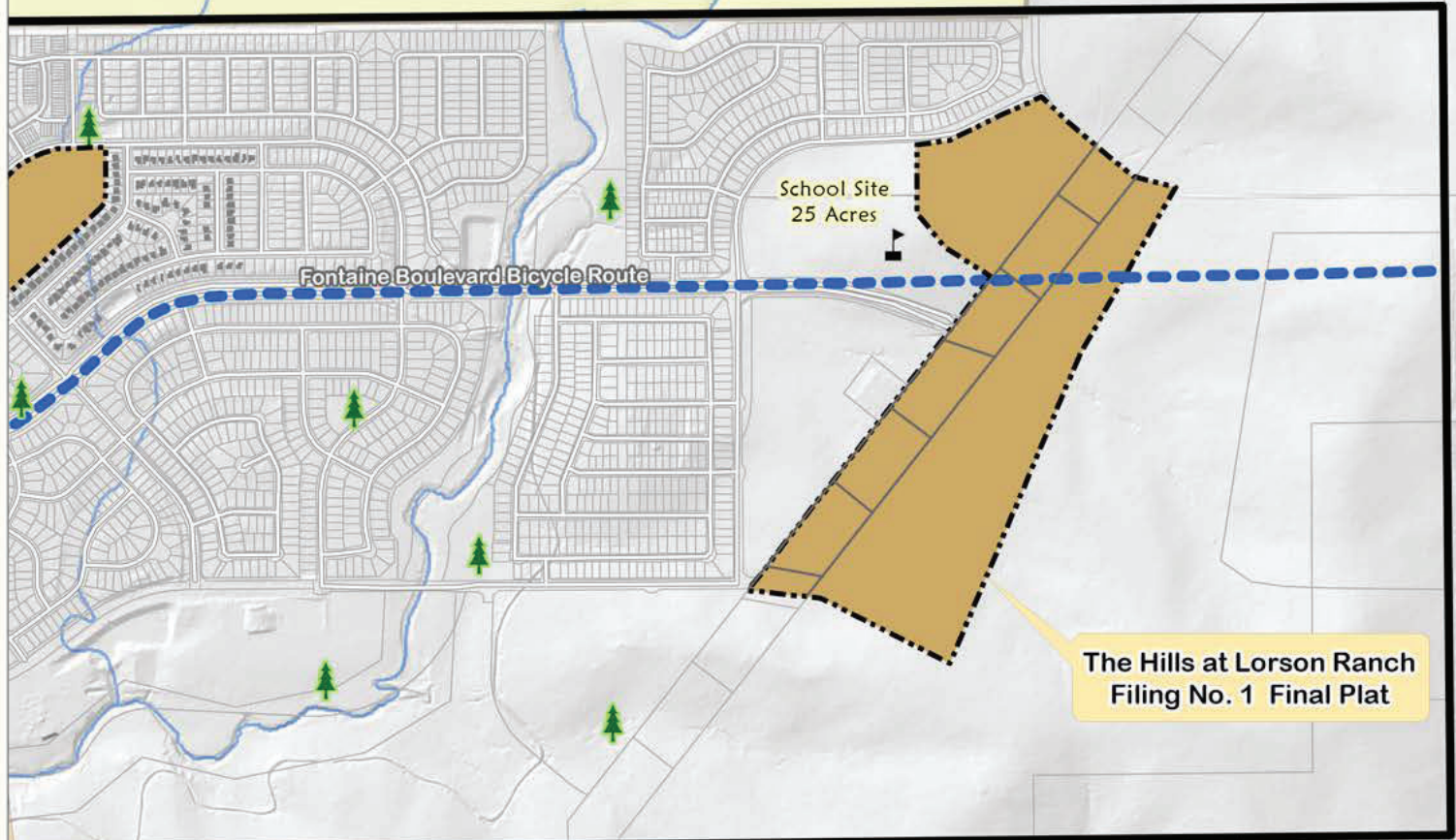
Parks staff recommends fees in lieu of land dedication for regional park purposes in the amount of \$236,440 and urban park purposes in the amount of \$149,060. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this final plat.

Recommended Motion:

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 Hills at Lorson Ranch Filing No. 1 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$236,440 and urban park purposes in the amount of \$149,060. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the Filing No. 1 Final Plat.

Jimmy Camp Creek Regional

COLORADO SPRINGS



**The Hills at Lorson Ranch
Filing No. 1 Final Plat**

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  The Hills at Lorson Ranch
-  Streams
-  Parcels
-  Candidate Open Space Land



Development
Application
Permit
Review



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

February 2, 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:	The Hills at Lorson Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF2110	Total Acreage:	123.17
		Total # of Dwelling Units:	514
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	10.43
Lorson, LLC	Matrix Design Group	Regional Park Area:	4
212 N. Wahsatch Ave	2435 Research Parkway	Urban Park Area:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 514 Dwelling Units = 9.972		Neighborhood:	0.00375 Acres x 514 Dwelling Units =	1.93
Total Regional Park Acres: 9.972		Community:	0.00625 Acres x 514 Dwelling Units =	3.21
		Total Urban Park Acres:		5.14
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 514 Dwelling Units =	\$58,596
\$460 / Dwelling Unit x 514 Dwelling Units = \$236,440		Community:	\$176 / Dwelling Unit x 514 Dwelling Units =	\$90,464
Total Regional Park Fees: \$236,440		Total Urban Park Fees:		\$149,060

ADDITIONAL RECOMMENDATIONS

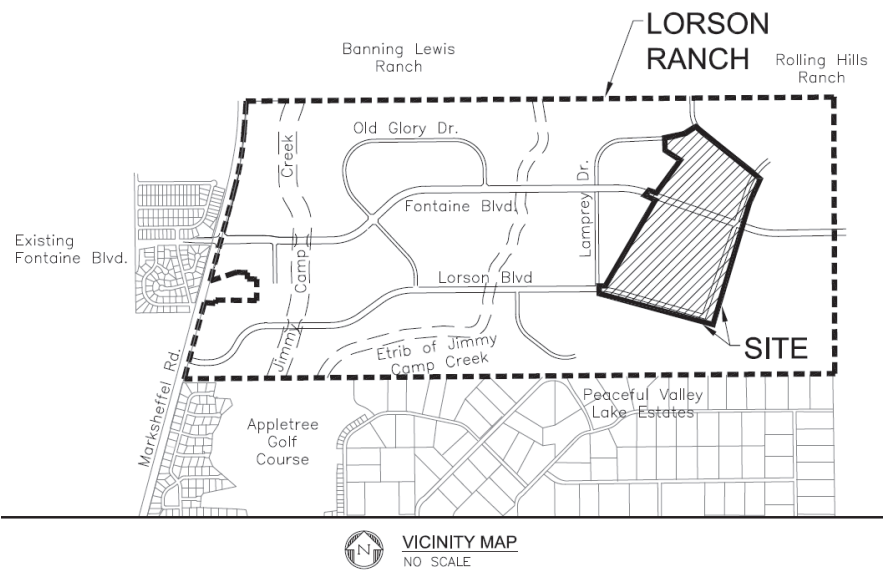
Staff Recommendation:	The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Hills at Lorson Ranch Filing No. 1 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$236,440 and urban park purposes in the amount of \$149,060. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plats.
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Park Advisory Board Recommendation:

THE HILLS AT LORSON RANCH FILING 1

Final Plat SF-21-0xx

Vicinity Map:



Developer/ Owner:

Lorson LLC as Nominee for Murray Fountain, LLC / Lorson Conservation Invest 2, LLLP , Love In Action, and Saint Aubyn Homes, LLC
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

Matrix Design Group
2435 Research Parkway
Colorado Springs, Co 80920
(719) 575-0100

Civil Engineers:

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

Site Location, Size, Zoning:

The applicant, behalf of the Developer/Owner, is respectfully submitting a final plat application for The Hills at Lorson Ranch Filing 1 to implement the approved recorded The Hills PUD and preliminary plan. The 123.169 acre final plat area is located within the east-central portion of Lorson Ranch east of the East Tributary of Jimmy Camp Creek. The Hills at Lorson Ranch Final Plat implements an approved component of the phased Lorson Ranch Development and is the first plat east of the electric transmission line easement. The site is currently zoned PUD RLM (Residential Low/ Medium 4-6 DU/ Acre) as illustrated on the Lorson Ranch Sketch Plan Amendment approved on April 21, 2016. The Hills at Lorson Ranch PUD (PCD File No. PUDSP-20-003) has been approved by the Planning Commission and BOCC and recorded 12/28/2020 Reception No. 220211670.

The parcels included in the final plat are currently vacant with no structures. However, as part of previous developments within Lorson Ranch, a detention pond was previously graded and underground utilities were completed to include storm sewer, sanitary sewer and water main extensions to the site. The existing detention facility shall remain and will continue to be owned and maintained by the Lorson Ranch Metropolitan District. Widefield Water and Sanitation District owns the sewer/water utilities. There also an existing 325' electric transmission line easement that shall remain. The proposed development will not interfere with this easement and will meet all necessary requirements.

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Request & Justification:

The purpose of this application is to request approval of a final plat for The Hills at Lorson Ranch Filing 1 project located within Lorson Ranch. The PUD Development and Preliminary Plan identified the detailed design of the single-family detached residential lots as well the development standards for the proposed uses, the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Pre-development site grading was requested with the PUD/preliminary plan approvals to permit grading operations to begin after approval of the PUD/ Preliminary Plan and prior to Final Plat. The approved and recorded final plat will create 514 new single-family lots and 12 tracts on 123.169 acres at a density of 4.17 DU/ Acre. The site layout for Creekside predominately includes a minimum lot size of 35' x 85' (3,825 SF) with several areas containing larger lot sizes particularly along open space, cul-de-sacs, and along roadway knuckles. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements.

The site is bordered by vacant land in Lorson Ranch, to the east and south and Lorson Ranch East Filing No. 1, 3 & 4 to the west .

Fontaine Boulevard, Lorson Boulevard, and Lamprey Drive have been constructed which will provide access to this site. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses, particularly the open space areas along the electric easement . Within The Hills at Lorson Ranch development, open space and community connections are planned providing easy access to open space along the electric easement as well secondary, internal sidewalk connections to interior parks. The final plat will create 38.173 acres of open space which is 31% of the total site acreage where only 12.317 acres (10%) of open space is required within the PUD zoning district.

The project will be completed in one phase with roadways, utilities, drainage, and necessary improvements to be constructed in the most optimal and efficient manner.

As with previous Lorson Ranch developments, The Hills at Lorson Ranch will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW issues with previous agreements remaining in effect.

El Paso County Final Plat Approval Criteria, 1998 El Paso County Policy Plan.:

The Hills at Lorson Ranch Filing 1 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the El Paso County Policy Plan have been provided with a summary analysis of each for reference:

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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 Hills at Lorson Ranch Filing 1 conforms to the approved sketch plan and The Hills at Lorson Ranch PUD / Preliminary Plan. The Hills at Lorson Ranch Final Plat is compatible with both the existing and allowed land uses found within Lorson Ranch. The submittal continues and maintains the single family detached residential housing development already found throughout Lorson Ranch which includes the recently approved Lorson Ranch East project located to the east. The new development will be in and continue the harmony of the existing surrounding character of the site and natural environment as the area has seen a significant change in character.

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

The plat is within the overall Lorson Ranch development for which utility and infrastructure improvements have been provided to meet existing and planned development needs. Additional extensions of these facilities will be provided with the development of this final plat area. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services can support the proposed housing units as these services were designed, planned, and constructed to accommodate proposed densities.

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

Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space and transitions to the east within the electric transmission lines which create a natural amenity and buffer between Lorson Ranch neighborhoods.

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

The subject property is located within Region 7, Fountain Area, which is expected to have the largest growth demand in the County by 2060. Specifically, the Plan states: "Areas projected to develop by 2040 are located south of Fountain (City) on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25."

The proposed development is located east of Marksheffel Road, which is a developing area as identified in the Water Master Plan. The Widefield Water and Sanitation District has provided a water and wastewater commitment letter to serve the development. The District has recently upgraded their water infrastructure by replacing water lines in the area to increase efficiency for deliverable water to the 374-acre Pikes Peak National Cemetery to the north, the overall Lorson Ranch Development, and to the Peaceful Valley located south of Lorson Ranch. The water resource report indicates the District has ample supply of water to serve this development and future developments within the District. The report also identified that the District has a renewable water supply. This geographical area within the District's service area has not experienced groundwater contamination like other locations within the service area. See the Water section of the water resource report for a summary of the water findings and recommendations for the proposed development in regard to water quantity, dependability, and quality.

School District:

Lorson Ranch is within the Widefield School District #3 and is subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170.

Total Number of Residential Units, Density, and Lot Sizes: 514 Single-Family Detached Residential Units for a density of 4.17 DU/ Acre. The site layout includes minimum lot sizes of 35' x 85' (3,825 SF) up to 60'x110' lots. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

Total Number of Industrial or Commercial Sites:

There are no industrial or commercial sites proposed with this project.

Phasing Plan and Schedule of Development:

The Hills at Lorson Ranch Filing 1 project will be developed in one phase with the overall grading and utilities for the entire development occurring in one phase as well.

There are existing easements including the electric transmission easements that shall remain. Any existing watermain/sanitary sewer easements located with ROW and buildable portions of lots will be vacated by separate instrument prior to recording the plat as necessary and new easements will be dedicated as appropriate.

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

38.173 acres of open space which is 31% of the total site acreage where only 12.317 acres (10%) of open space is required within the PUD zoning district.

The PUD and Preliminary Plan were approved with 38.173 acres of open space which is 31% of the total site acreage. The final plat will implement the creation of these open space tracts in conformance with the approved PUD/preliminary plan. Much of the proposed open space will be contiguous open space under the electric transmission line easement in the westerly areas of the development. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 12.317 acres. Of this, 20% or 2.46 acres must be contiguous and usable. This site contains 4 acres (30%) in useable form which includes three urban parks located in Tracts B, E, & H (0.75 acres) to be constructed. Construction of the park will apply as credits against the urban park fees of \$59,000. The open space will also include walking trails located in Tracts K & L. The Lorson Ranch Metropolitan District will own and maintain the open space and parks. The final plat will create ample open space acreage of which nearly all is contiguous. The total open space is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

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Traffic Engineering:

The Hills at Lorson Ranch Filing No. 1 will gain public access from Fontaine Boulevard, Lamprey Drive, and Lorson Blvd. constructed as part of the Lorson Ranch East developments. Both Fontaine and Lorson Boulevard connect to Marksheffel Road and both cross the Jimmy Camp Creek main channel and the east tributary. Lorson Blvd. and Lamprey Drive are residential collector streets and Fontaine Blvd. is an arterial street within Lorson Ranch constructed as part of Lorson Ranch East Filing No. 1. There will be no direct lot access to any arterial or collector roadways. There are no traffic related deviations being requested at this time.

Proposed Services:

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

Floodplain: There are no portions of this property located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0975G', effective date 'December 7, 2018'.

The Jimmy Camp Creek East Tributary has been reconstructed and is owned and maintained by the Lorson Ranch Metropolitan District No. 1.

- ☐ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Fontaine Boulevard, Lorson Boulevard, and Lamprey Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The existing detention/WQ pond (Pond C1) and five new detention/WQ pond will serve this site. The East Tributary of Jimmy Camp Creek is located west of this plat and has been stabilized within Lorson Ranch. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.
- ☐ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** No waivers requested
- ☐ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ☐ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ☐ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.

The Hills at Lorson Ranch Filing 1

- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks for general pedestrian circulation and access to open spaces and trails will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District 4.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire The Hills at Lorson Ranch Filing No. 1
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Water and sanitation will be provided through the Widefield Water & Sanitation District. A passive underdrain system is proposed and will be owned/maintained by the Lorson Ranch Metro District.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family with associated accessory and appurtenant uses.
- ❑ **TRAFFIC IMPACT FEE:** This final plat will be included in the El Paso County PID No. 2 and will pay the associated fee at the time of building permits for each residential lot in the final plat.
- ❑ **MAILBOX LOCATION:** The Hills at Lorson Ranch Filing No. 1 will utilize several centralized location (cluster) for mailboxes which is shown on the construction drawings and final plat. The mailbox clusters will be located within the street ROW and easements.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. The school is constructed and is operational. Lorson Ranch East Filing No. 1 plat adjusted the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek.

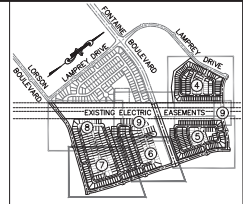
A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

The C:\YC0911A HILLS AT LORSON RAND\HILLS AT LORSON RAND\Survey\Prod\Y0-091 The Hills @ LR No 1 Final Plot.dwg PlotStamp: 1/18/2021 7:03 PM

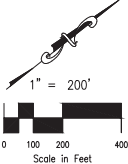
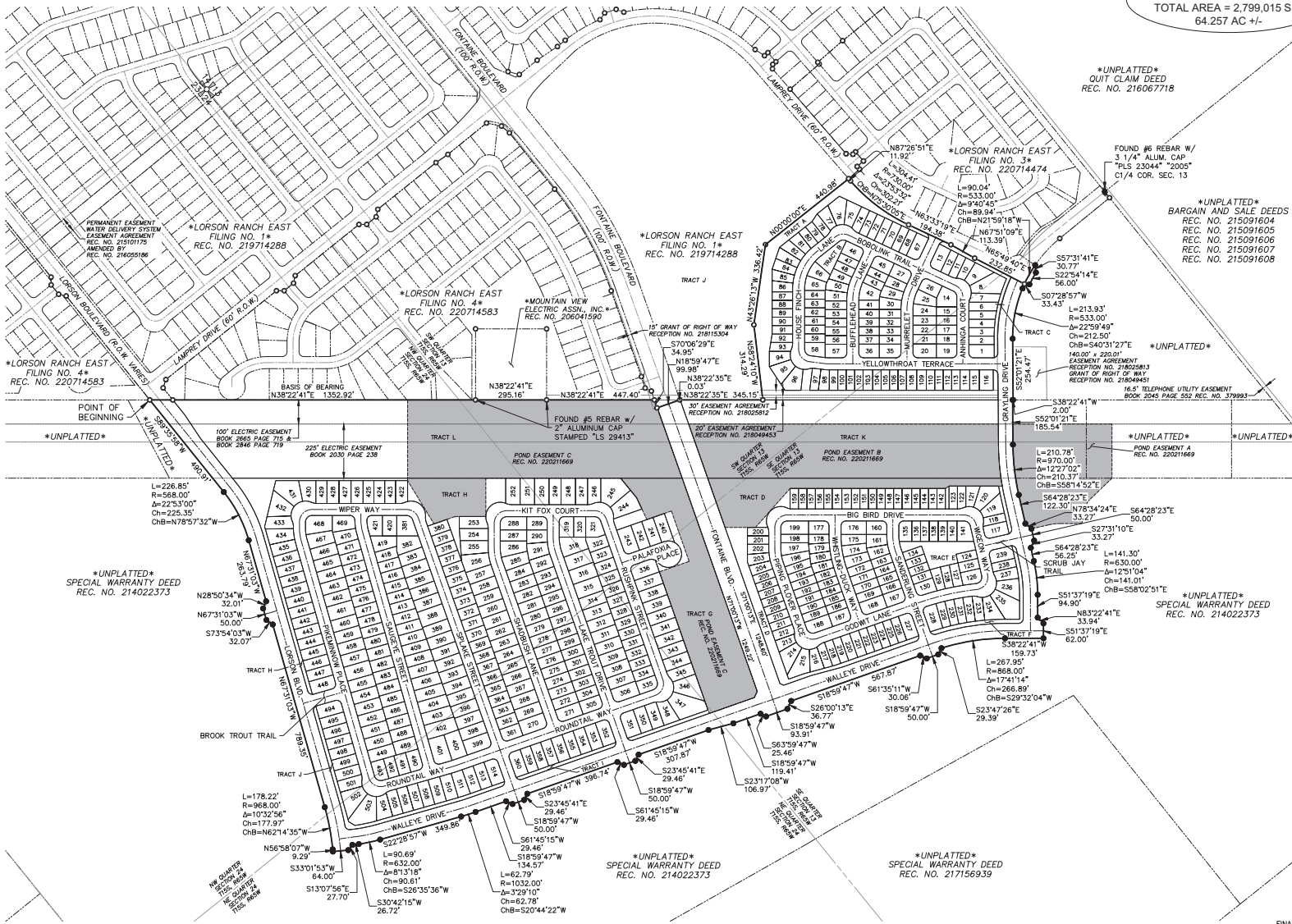
THE HILLS AT LORSON RANCH FILING NO. 1

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

THE HILLS AT
LORSON RANCH FILING NO. 1
TOTAL AREA = 2,799,015 S.F.
64.257 AC +/-



SHEET INDEX
NOT TO SCALE



LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25066" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25066" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 22021669

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED:



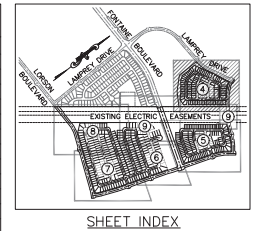
212 N. WASHINGTON AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

PCD FILE NUMBER SF-21-XXX

SHEET 3 OF 9

A graphic scale bar and a north arrow. The scale bar is labeled "Scale in Feet" and has markings for 0, 25, 50, and 100 feet. The north arrow is labeled "1" = 50'" and points towards the top right of the page.

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C13	225.00	2°45'31"	10.81
C14	225.00	6°33'22"	25.75
C15	60.00	8°49'26"	9.24
C16	60.00	22°55'51"	23.49
C17	60.00	14°55'46"	15.63
C18	60.00	8°37'37"	9.03
C19	225.00	6°47'54"	26.70
C20	225.00	0°18'15"	1.18
C21	175.00	6°09'51"	18.83
C22	175.00	0°56'19"	2.87
C23	175.00	7°47'24"	23.79
C24	225.00	6°25'29"	25.23
C25	90.00	15°56'22"	25.51
C26	90.00	9°14'16"	14.04



SF SQUARE FEET
(R) RADIAL BEARING
(XXXX) ADDRESS
Ch CHORD LENGTH
ChB CHORD BEARING

● SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 259866" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

○ FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 259866" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

_____ BOUNDARY LINE
 _____ PROPERTY LINE
 _____ RIGHT OF WAY LINE
 _____ CENTERLINE
 _____ EASEMENT LINE
 _____ ADJACENT SUBDIVISION LINE
 _____ ADJACENT PROPERTY LINE
 _____ EXISTING RIGHT OF WAY LINE
 _____ EXISTING CENTERLINE
 _____ EXISTING EASEMENT
 _____ SECTION/QUARTER SECTION LINE
 _____ METALINE

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

PRIVATE DETENTION BASIN/STORMWATER
 QUALITY BEST MANAGEMENT PRACTICES
 MAINTENANCE AGREEMENT AND EASEMENT
 REC. NO. 22011669

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC-1	20.00	90°00'00"	31.42
RC1	20.00	89°58'58"	31.28
RC2	20.00	90°24'02"	31.56
RC3	60.00	23°33'23"	24.67
RC4	27.00	64°49'22"	30.55
RC5	60.00	23°33'23"	24.67
RC6	60.00	23°33'23"	24.67
RC7	27.00	63°33'19"	29.95
RC8	60.00	23°33'23"	24.67
RC9	60.00	23°33'23"	24.67
RC10	27.00	82°53'50"	39.06
RC11	60.00	23°33'23"	24.67
RC12	175.00	7°06'10"	21.69
RC13	225.00	7°06'10"	27.89

CENTERLINE CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
EC1	200.00	7°06'10"	24.79

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED:



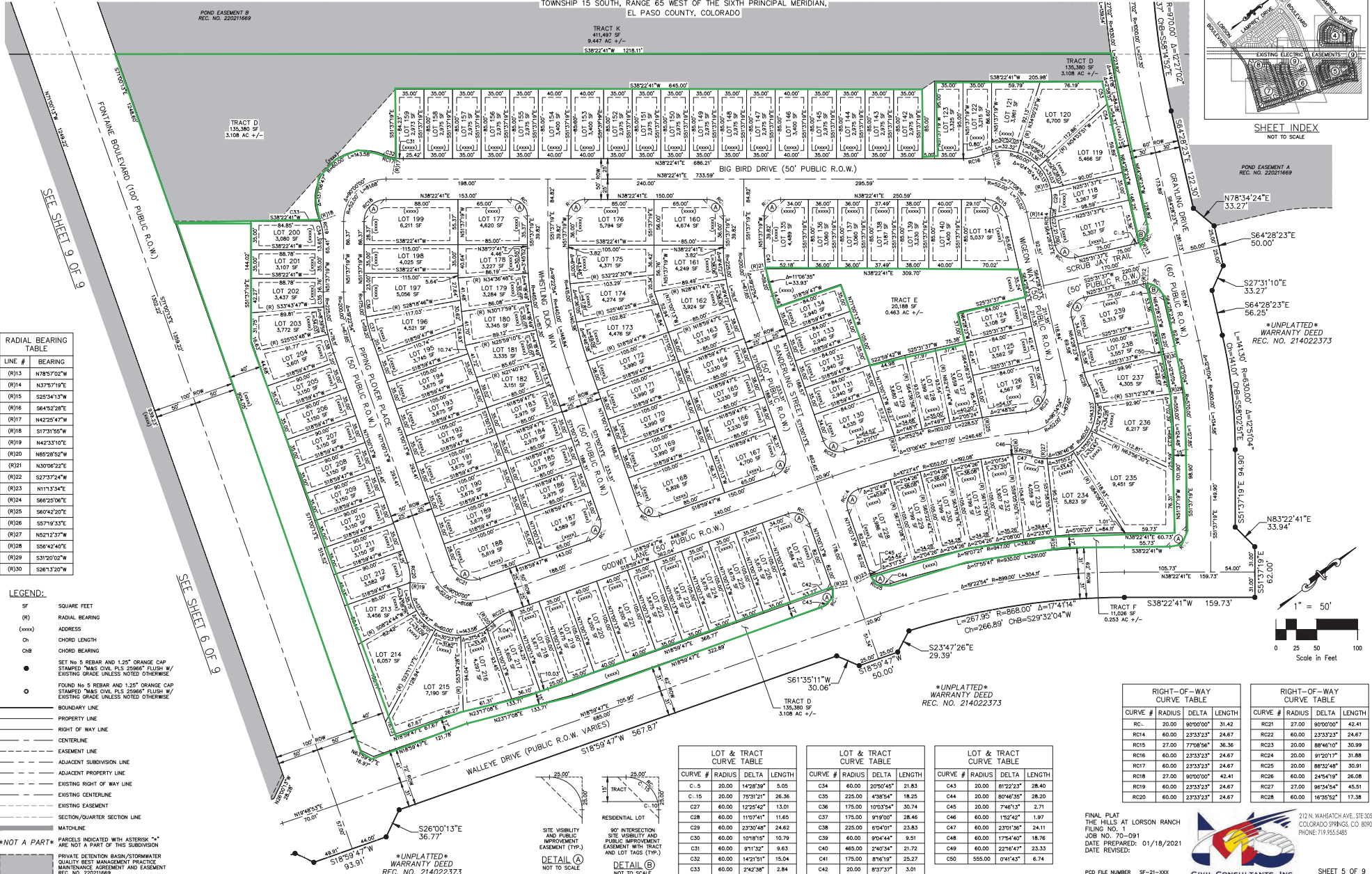
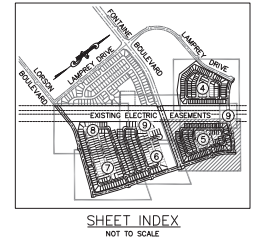
SHEET 4 OF 9

SEE SHEET 9 OF 9

THE HILLS AT LORSON RANCH FILING NO. 1

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

SEE SHEET 4 OF 9



RADIAL BEARING TABLE

LINE #	BEARING
(R)13	N78°57'02\"
(R)14	N37°51'19\"
(R)15	S25°34'13\"
(R)16	S64°52'28\"
(R)17	N42°22'47\"
(R)18	S17°31'56\"
(R)19	N42°33'10\"
(R)20	N85°28'52\"
(R)21	N30°06'22\"
(R)22	S27°37'24\"
(R)23	N11°13'34\"
(R)24	S66°23'08\"
(R)25	S60°42'20\"
(R)26	S57°19'33\"
(R)27	N52°12'37\"
(R)28	S56°42'40\"
(R)29	S31°20'02\"
(R)30	S26°13'20\"

- LEGEND:
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25\" ORANGE CAP STAMPED \"N&S CIVIL PLS 20868\" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND No 5 REBAR AND 1.25\" ORANGE CAP STAMPED \"N&S CIVIL PLS 20868\" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
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 - RIGHT OF WAY LINE
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 - EXISTING EASEMENT
 - SECTION/QUARTER SECTION LINE
 - MATILINE
- *NOT A PART OF THIS PLAT
- PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220211669

LOT & TRACT CURVE TABLE				LOT & TRACT CURVE TABLE				LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
C-5	20.00	142°38'39\"	5.05	C34	60.00	20°50'45\"	21.83	C43	20.00	81°22'23\"	28.40
C-15	20.00	75°31'21\"	26.36	C35	225.00	4°38'54\"	18.25	C44	20.00	80°46'35\"	28.20
C27	60.00	122°25'42\"	13.01	C36	175.00	10°03'54\"	30.74	C45	20.00	74°46'13\"	2.71
C28	60.00	111°07'41\"	11.65	C37	175.00	9°19'00\"	28.46	C46	60.00	1°52'42\"	1.97
C29	60.00	23°30'48\"	24.62	C38	225.00	6°04'01\"	23.83	C47	60.00	23°01'36\"	24.11
C30	60.00	01°19'51\"	10.79	C39	60.00	17°54'40\"	9.91	C48	60.00	17°54'40\"	18.76
C31	60.00	91°12'37\"	9.63	C40	480.00	7°07'54\"	21.72	C49	60.00	22°46'47\"	23.33
C32	60.00	142°11'51\"	15.04	C41	175.00	8°16'39\"	25.27	C50	555.00	0°44'43\"	6.74
C33	60.00	2°42'38\"	2.84	C42	20.00	8°37'37\"	3.01				

RIGHT-OF-WAY CURVE TABLE				RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH	CURVE #	RADIUS	DELTA	LENGTH
RC1	30.00	90°00'00\"	31.42	RC21	27.00	90°00'00\"	42.41
RC14	60.00	23°33'23\"	24.67	RC22	60.00	23°33'23\"	24.67
RC15	27.00	77°08'56\"	36.36	RC23	20.00	88°46'10\"	30.99
RC16	60.00	23°33'23\"	24.67	RC24	20.00	91°00'17\"	31.88
RC17	60.00	23°33'23\"	24.67	RC25	20.00	88°32'48\"	30.91
RC18	27.00	90°00'00\"	42.41	RC26	60.00	24°54'19\"	26.08
RC19	60.00	23°33'23\"	24.67	RC27	27.00	96°34'54\"	45.51
RC20	60.00	23°33'23\"	24.67	RC28	60.00	16°35'52\"	17.38

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED:

212 N. WABASH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

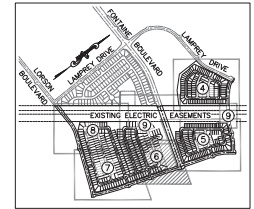
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CIVIL CONSULTANTS, INC.

SHEET 5 OF 9

THE HILLS AT LORSON RANCH FILING NO. 1
A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

SEE SHEET 9 OF 9

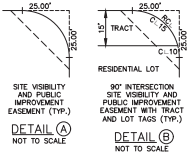


SHEET INDEX
NOT TO SCALE

RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC29	60.00	23°32'33"	24.67
RC30	27.00	90°00'00"	42.41
RC31	60.00	23°32'33"	24.67

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
CS1	60.00	20°09'49"	21.12
CS2	60.00	9°07'12"	9.55
CS3	60.00	14°28'11"	15.12

RADIAL BEARING TABLE	
LINE #	BEARING
(R)31	S19°36'13"W
(R)32	S56°34'02"E
(R)33	N04°31'08"E
(R)34	S33°28'28"W



- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "N&S CIVIL PLS 2006" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "N&S CIVIL PLS 2006" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
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 - ADJACENT PROPERTY LINE
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 - EXISTING EASEMENT
 - SECTION/QUARTER SECTION LINE
 - MATCHLINE
 - *NOT A PART
 - PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
 - PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 22021669

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED:



212 N. WABASH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

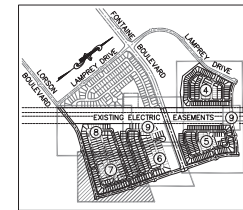
PCD FILE NUMBER SF-21-XXX

SHEET 6 OF 9

THE HILLS AT LORSON RANCH FILING NO. 1

A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

SEE SHEET 8 OF 9



SHEET INDEX
NOT TO SCALE

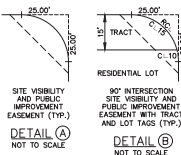
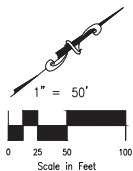
RIGHT-OF-WAY CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
RC32	60.00	23°32'23"	24.67
RC33	27.00	90°00'00"	42.41
RC34	60.00	23°32'23"	24.67
RC35	20.00	87°10'00"	35.43

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C54	798.00	1°29'14"	20.71
C55	798.00	1°59'56"	27.84
C56	848.00	0°56'04"	8.50
C57	953.00	0°56'04"	10.00
C58	60.00	20°10'46"	21.13
C59	60.00	3°22'35"	3.54
C60	60.00	23°32'23"	24.67
C61	60.00	23°16'56"	24.38
C62	60.00	0°16'28"	0.29

RADIAL BEARING TABLE	
LINE #	BEARING
(R)35	N04°31'08"E
(R)36	S33°28'26"W
(R)37	S87°41'51"E
(R)38	S22°45'25"W

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "N&S CIVIL PLS 35966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "N&S CIVIL PLS 35966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
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- CENTERLINE
- EASEMENT LINE
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UNPLATTED
WARRANTY DEED
REC. NO. 214022373

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED:



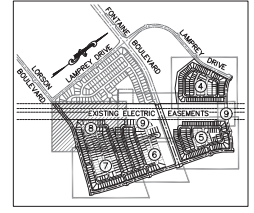
212 N. WATCHELL AVE., STE. 303
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

PCD FILE NUMBER SF-ZL-XXX CIVIL CONSULTANTS, INC. SHEET 7 OF 9

THE HILLS AT LORSON RANCH FILING NO. 1

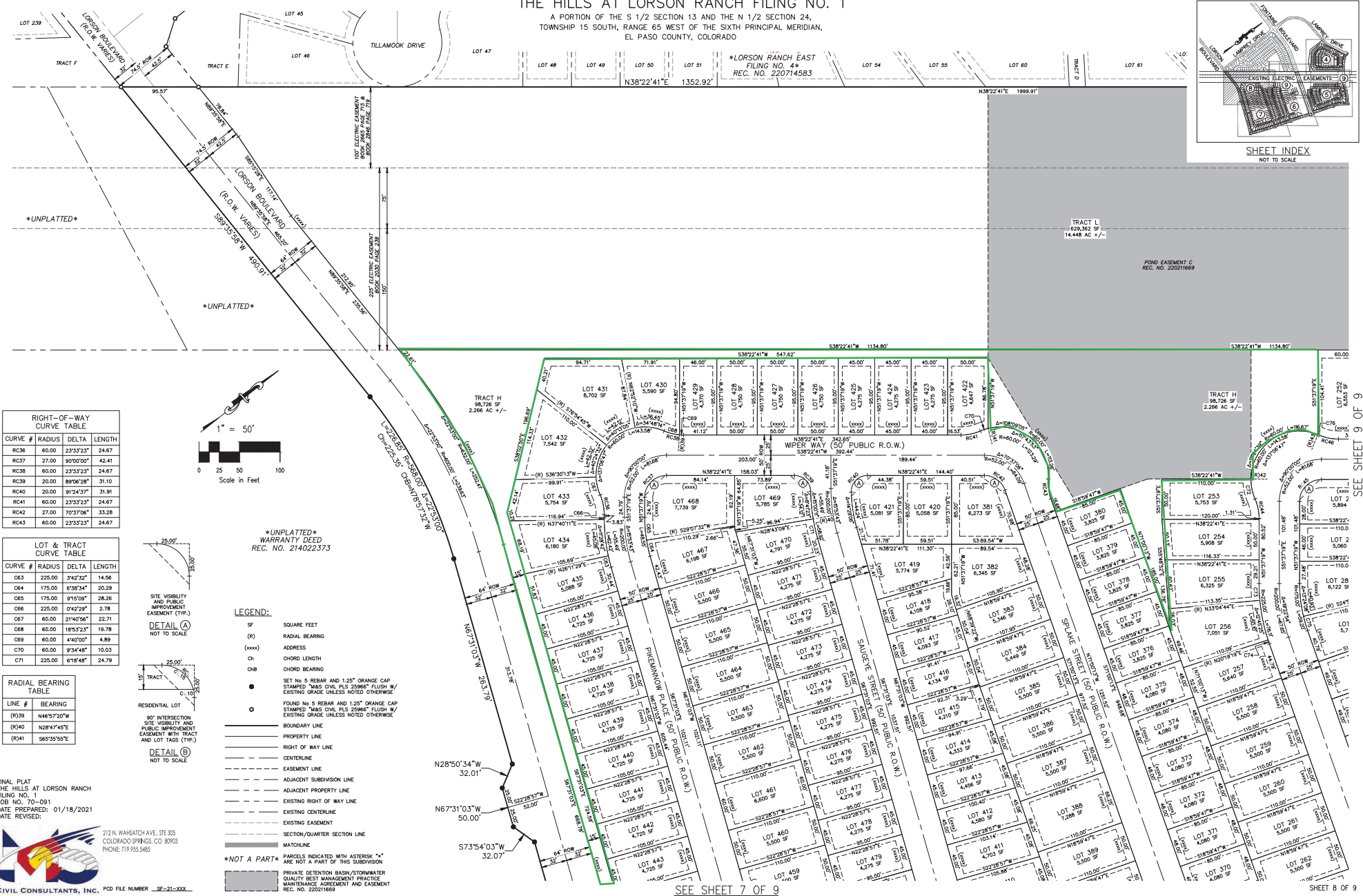
A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

*LORSON RANCH EAST
FILING NO. 4*
REC. NO. 220714583



SHEET INDEX

NOT TO SCALE



RIGHT-OF-WAY
CURVE TABLE

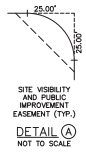
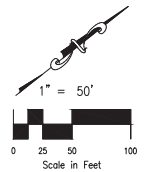
CURVE #	RADIUS	DELTA	LENGTH
RC36	60.00	23°33'23"	24.67
RC37	27.00	90°00'00"	42.41
RC38	60.00	23°33'23"	24.67
RC39	20.00	89°06'28"	31.10
RC40	20.00	91°54'37"	31.91
RC41	60.00	23°33'23"	24.67
RC42	27.00	70°07'06"	33.38
RC43	60.00	23°33'23"	24.67

LOT & TRACT
CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C63	225.00	3°42'32"	14.54
C64	175.00	6°38'34"	20.29
C65	175.00	9°15'09"	28.26
C66	225.00	0°42'29"	2.78
C67	60.00	21°40'56"	22.71
C68	60.00	18°53'23"	19.78
C69	60.00	4°40'00"	4.89
C70	60.00	9°34'48"	10.03
C71	225.00	6°18'48"	24.79

RADIAL BEARING
TABLE

LINE #	BEARING
(R)39	N46°57'20"W
(R)40	N28°47'45"E
(R)41	S85°35'55"E



UNPLATTED
WARRANTY DEED
REC. NO. 214022373

- LEGEND:
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - xxxx ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 2008" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 2008" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT SUBDIVISION LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - SECTION/QUARTER SECTION LINE
 - MANTLINE
 - *NOT A PART*
 - PARCELS INDICATED WITH ASTERISK ARE NOT A PART OF THIS SUBDIVISION
 - PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 220216669

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED:



212 N. WASHATCH AVE. STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5483

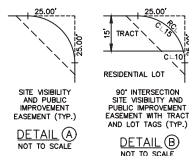
PLO FILE NUMBER SF-21-XXX

SEE SHEET 7 OF 9

SHEET 8 OF 9

SEE SHEET 9 OF 9

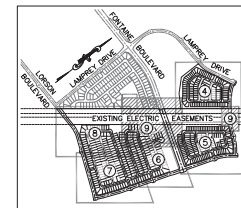
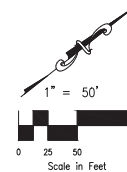
A PORTION OF THE S 1/2 SECTION 13 AND THE N 1/2 SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



*MOUNTAIN VIEW ELECTRIC
ASSOCIATION, INC.*
SPECIAL WARRANTY DEED
REC. NO. 206041590

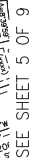
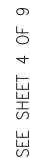
*LORSON RANCH EA
FILING NO. 4*
REC. NO. 22071458

*LORSON RANCH EAST
FILING NO. 1*
REC. NO. 219714288
TRACT J



SHEET INDEX

SEE SHEET 4 OF 9



CURVE #	RADIUS	DELTA
RC44	60.00	23°33'23"
RC45	27.00	90°00'00"
RC46	60.00	23°33'23"
RC47	60.00	23°33'23"
RC48	27.00	70°37'06"
RC49	60.00	23°33'23"
RC50	35.00	70°31'44"

LOT & TRACT CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C72	60.00	24°15'11"	25.40
C73	225.00	5°17'56"	20.81
C74	225.00	1°19'32"	5.21
C75	175.00	5°58'46"	18.26
C76	60.00	12°56'57"	1.52
C77	60.00	5°00'04"	5.24
C78	60.00	18°33'19"	19.43
C79	35.00	23°52'43"	10.99
C80	35.00	46°39'01"	28.50
C81	225.00	4°45'12"	18.67
C82	225.00	1°52'11"	7.34

RADIAL BEARING TABLE	
LINE #	BEARING
(R)42	N39°04'28"E
(R)43	S29°30'53"E
(R)44	S45°03'25"E
(R)45	N37°33'06"E
(R)46	S24°21'12"E

FINAL PLAT
THE HILLS AT LORSON RANCH
FILING NO. 1
JOB NO. 70-091
DATE PREPARED: 01/18/2021
DATE REVISED:



212 N. WAHSATCH AVE., STE 306
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PCD FILE NUMBER SF-21-XXX

CIVIL CONSULTANTS, INC.

SHEET 9 OF 9

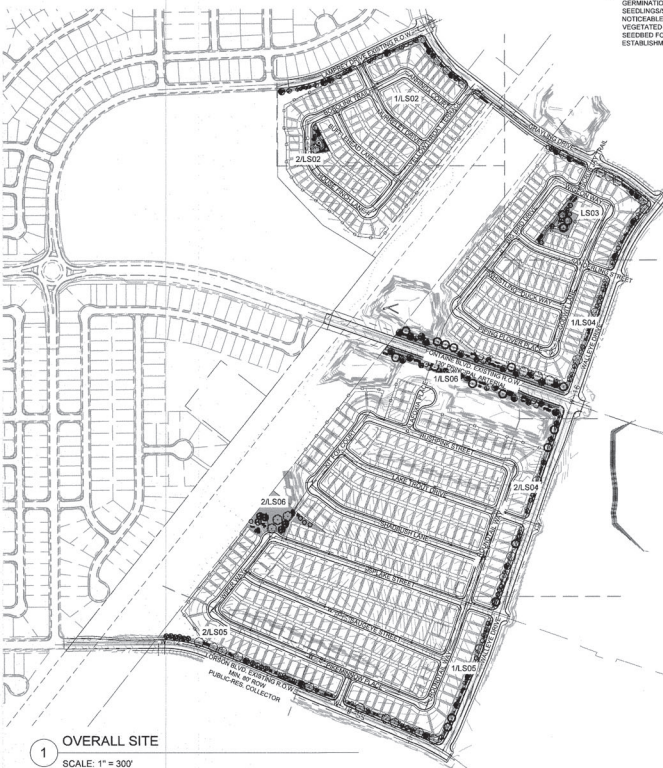
SEE SHEET 6 OF 9

GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REUSE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1687 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- ALL COMMON LANDSCAPE AND STREETSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FINISH ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO: SIGNS, BUILDINGS, PARKED VEHICLES OR PRIVATE PROPERTY, CUT SLOPES, WEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ROAD ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FINISH ELEVATION OF THE ADJACENT ROADWAY.

SHRUB/ TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CDS 1974 (SEE LANDSCAPE NURSERY ACT).
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLANTING. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND AND ISSUES OF SOIL TO TWO TIMES 200 DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SANDER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUFFICIENT WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.



THE HILLS AT LORSON RANCH

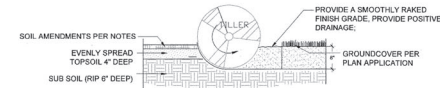
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF (1/2) SECTION 24 AND IN THE
SOUTH HALF (S 1/2) SECTION 13, T15S, R66W OF THE 5TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

12/23/2020
826011670

SODDING & SEEDING:

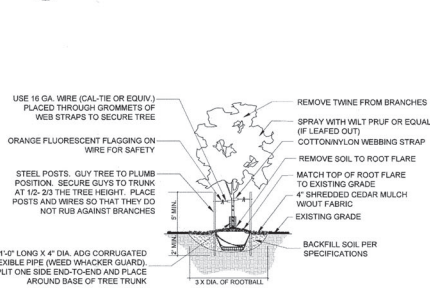
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELOD AND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELOD DRILL WITH A SMALL SEED/EQUIPMENT BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 10-12 INCHES APART, AND PLANTED 0.5 TO 1 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-ROW FORWARD OPENING WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BROADCASTING DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - FOR AREAS LARGER THAN 0.1 ACRE, HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- APPROVAL OF SEEDING TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDS/INCHES/FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDING AREAS, PLANTING ROWS SHALL BE NOTICABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDD DURING THE SAME SEASON.



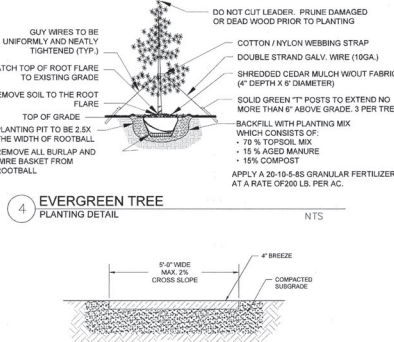
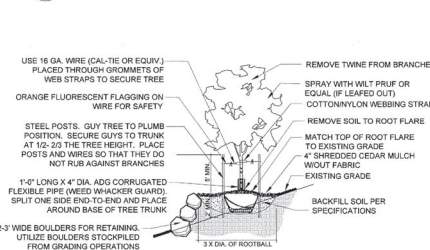
NOTES:

- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
- COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
- FROZER MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

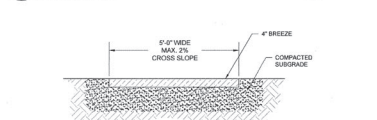
1 SOIL PREP FOR ALL AREAS PLANTING DETAIL



2 DECIDUOUS TREE PLANTING DETAIL



4 EVERGREEN TREE PLANTING DETAIL



5 5' COMPACTED BREEZE TRAIL

TRAIL DETAIL

DEVELOPMENT PLAN DATA:

LANDSCAPE SETBACKS:	GRAYLING DR.	WALLEYE DR.	LAMPREY DR.	LORSON BLVD.	FONTAINE BLVD.
STREET NAME OR ZONE BOUNDARY:	NO	NO	NO	NO	NO
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO	NO
STREET CLASSIFICATION:	COLLECTOR	COLLECTOR	COLLECTOR	COLLECTOR	ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'	10' / 10'	10' / 10'	25' / 25'
LINEAR FOOTAGE:	1,200'	2,805'	735'	1,474'	1,855'
TREE/FEET REQUIRED:	1 / 30	1 / 30	1 / 30	1 / 30	1 / 20
NUMBER OF TREES REQUIRED/PROVIDED:	40 / 40	87 / 87	25 / 25	49 / 49	93 / 93
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN: *	GD	WD	LM	LB	FB
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%

CONSULTANTS:

PLANNER/LANDSCAPE ARCHITECT:

Matrix

2425 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80902
PHONE: (719) 575-6100
FAX: (719) 575-6226

CIVIL ENGINEER:

CORE ENGINEERING GROUP
1504 1ST AVENUE S.
BURNVILLE, MN 55306
PHONE: (719) 575-1100

OWNER/DEVELOPER:

LORSON LLC
212 N. WANSBATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 535-3200

PROJECT:

THE HILLS AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
APPROVED: DECEMBER 10, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC
2	10/22/2020	REVISIONS PER COUNTY REVIEW	SC

DRAWING INFORMATION:

PROJECT NO.: 20-1129-001

DRAWN BY: SC

CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE:

**LANDSCAPE
NOTES, DETAILS**

LS01

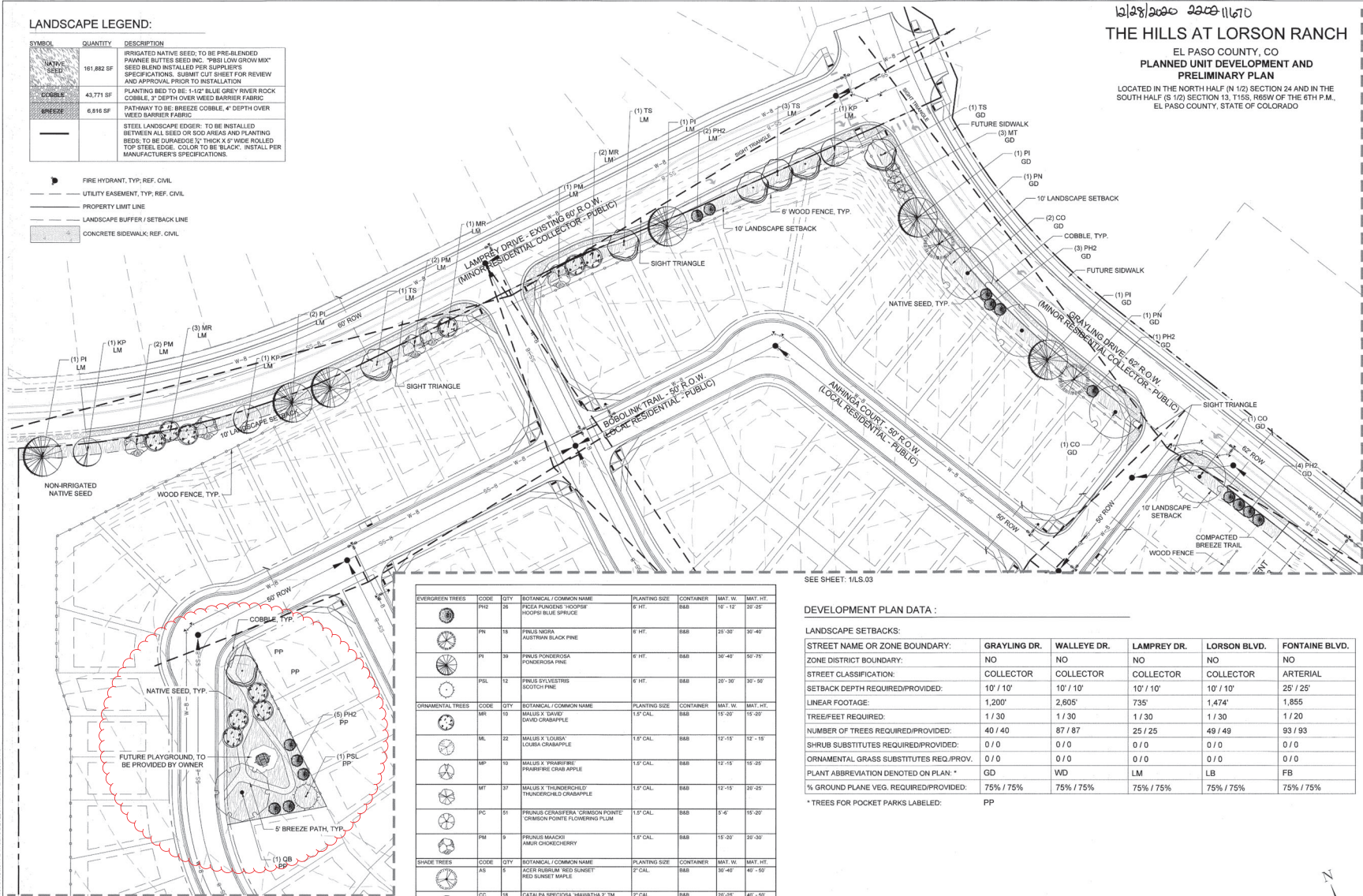
SHEET 12 OF 17

PCD FILE NO.: PUDSP203

LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
IRRIGATED NATIVE SEED	161,882 SF	IRRIGATED NATIVE SEED, TO BE PRE-BLENDED PAINES BUTTES SEED INC. "7851 LOW GROW" BLD" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
COBBLE	43,771 SF	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC.
BREEZE	6,816 SF	PATHWAY TO BE: BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC.
STEEL LANDSCAPE EDGER		STEEL LANDSCAPE EDGER, TO BE INSTALLED BETWEEN ALL SEED OR SOG AREAS AND PLANTING BEDS TO BE DURABLE 1/2" THICK X 6" WIDE ROLLED TOP STEEL EDGE, COLOR TO BE BLACK. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

- FIRE HYDRANT, TYP. REF. CIVIL
- UTILITY EASEMENT, TYP. REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK, REF. CIVIL



SEE SHEET: 1LS.03

DEVELOPMENT PLAN DATA:

LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	GRAYLING DR.	WALLEYE DR.	LAMPREY DR.	LORSON BLVD.	FONTAINE BLVD.
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO	NO
STREET CLASSIFICATION:	COLLECTOR	COLLECTOR	COLLECTOR	COLLECTOR	ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'	10' / 10'	25' / 25'	1,855
LINEAR FOOTAGE:	1,200'	2,605'	735'	1,474'	1,855
TREE/FEET REQUIRED:	1 / 30	1 / 30	1 / 30	1 / 30	1 / 20
NUMBER OF TREES REQUIRED/PROVIDED:	40 / 40	87 / 87	25 / 25	49 / 49	93 / 93
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN: *	GD	WD	LM	LB	FB
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%

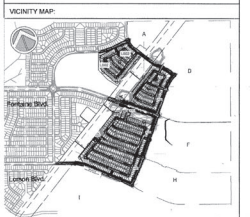
* TREES FOR POCKET PARKS LABELED: PP

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
PI	31		PIRUS PENSILVANICA 'HOOPR' BLUE SPRUCE	6' HT.	888	18' - 12'	20' - 25'
PN	18		PRUNUS MEDIA AUSTRALIS BLACK PINE	6' HT.	888	25' - 30'	30' - 40'
PI	31		PIRUS PENSILVANICA PONSEROSA PINE	6' HT.	888	30' - 40'	50' - 75'
PSL	12		PRUNUS SPYGLASS SCOTCH PINE	6' HT.	888	20' - 30'	30' - 50'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
MR	10		MAULUS X DAVID DAVID CRABAPPLE	1.5' CAL	888	15' - 20'	15' - 20'
ML	22		MAULUS X LIOURAI LOURAI CRABAPPLE	1.5' CAL	888	12' - 15'	12' - 15'
MP	10		MAULUS X PRINCEPRINCE PRINCEPRINCE CRABAPPLE	1.5' CAL	888	12' - 15'	15' - 25'
MT	37		MAULUS X THUNDERCHERRY THUNDERCHERRY CRABAPPLE	1.5' CAL	888	12' - 15'	20' - 25'
PC	51		PRUNUS CERASIFERA 'CRIMSON POME' CRIMSON POME FLOWERING PLUM	1.5' CAL	888	9' - 4'	15' - 20'
PM	9		PRUNUS MAULUS MAULUS CRABAPPLE	1.5' CAL	888	15' - 20'	20' - 30'
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
AS	5		ACER RUBRUM 'RED SUNSET' RED SUNSET	2' CAL	888	30' - 40'	40' - 50'
CC	18		CATALPA SPECIOSA 'TAMARITIA 2' TM HEARTLAND CATALPA	2' CAL	888	30' - 35'	40' - 50'
CC	16		CELTIS OCCIDENTALIS 'CHICAGO' COMMON HACKBERRY	2' CAL	888	40' - 50'	50' - 60'
KP	27		KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2' CAL	888	20' - 30'	20' - 30'
GB	18		QUERCUS BICOLOR SWAMP WHITE OAK	2' CAL	888	40' - 60'	40' - 60'
QM	19		QUERCUS MACROCARPA BURR OAK	2' CAL	888	40' - 50'	50' - 60'
TS	13		TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2' CAL	888	20' - 30'	40' - 50'

1 PLANTING PLAN / SITE PLAN
SCALE: 1" = 40'

12/28/2020 220911670
THE HILLS AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE
SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:
PLANNER LANDSCAPE ARCHITECT:
Matrix
3435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80909
PHONE: (719) 575-0100
FAX: (719) 575-0256
CIVIL ENGINEER:
CORE ENGINEERING GROUP
10504 1ST AVENUE S.
BURNVILLE, MN 55306
PHONE: (719) 575-1100
OWNER/DEVELOPER:
LORSON LLC
212 N. WAHSAATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200



PROJECT:
THE HILLS AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
EL PASO COUNTY, CO
APPROVED: DECEMBER 10, 2020
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC
2	10/22/2020	REVISIONS PER COUNTY REVIEW	SC

DRAWING INFORMATION:
PROJECT NO. 20-1129.001
DRAWN BY: SC
CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE:

PLANTING PLAN

LS02

SHEET 13 OF 17



PCD FILE NO: PLUDP203

THE HILLS AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

LOCATED IN THE NORTH HALF (N 1/2) SECTION 34 AND IN THE
SOUTH HALF (S 1/2) SECTION 13, T15S, R55W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
	161,882 SF	IRRIGATED NATIVE SEED, TO BE PRE-BLENDED PAWNEE BUTTER SEED INC. "PB51 LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	43,771 SF	PLANTING BED TO BE 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
	6,816 SF	PATHWAY TO BE BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
		STEEL LANDSCAPE EDGER, TO BE INSTALLED BETWEEN ALL SEED OR SOO AREAS AND PLANTING BEDS, TO BE DURABLE 1/2" THICK X 1/2" WIDE ROLLED TOP STEEL EDGE, COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

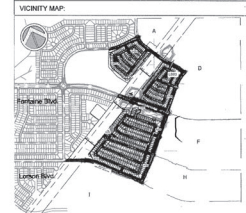
- FIRE HYDRANT, TYP. REF. CIVIL
- UTILITY EASEMENT, TYP. REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK, REF. CIVIL

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PH2	26	PICTA FUNGUS 'HOOPSI'	6" HT.	S&B	10" - 12"	20" - 25"
	PH	18	PRINUS NIGRA	6" HT.	S&B	25" - 30"	30" - 40"
	PI	39	PRINUS PONDEROSA	6" HT.	S&B	30" - 40"	50" - 75"
	PSL	13	PRINUS SYLVESTRIS	6" HT.	S&B	20" - 30"	30" - 50"
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	MT	12	MAULUS X 'DAVID'	1.5" CAL.	S&B	15" - 20"	15" - 20"
	ML	22	MAULUS X 'LOUISA'	1.5" CAL.	S&B	12" - 15"	12" - 15"
	MP	10	MAULUS X 'PRINCE'	1.5" CAL.	S&B	12" - 15"	15" - 20"
	MT	37	MAULUS X 'THUNDERCHILD'	1.5" CAL.	S&B	12" - 15"	20" - 25"
	PC	61	PRINUS CERASIFERA 'CRIMSON PONTE'	1.5" CAL.	S&B	5" - 6"	15" - 20"
	PM	9	PRINUS MAACKII	1.5" CAL.	S&B	15" - 20"	20" - 30"
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AS	5	ACER RUBRUM 'RED SUNSET'	2" CAL.	S&B	30" - 40"	40" - 50"
	CC	18	CATALPA BREDICATA 'HAWAIIA 2'	2" CAL.	S&B	20" - 25"	40" - 50"
	CO	15	CECROPIA 'CHOCOLATE'	2" CAL.	S&B	40" - 50"	50" - 60"
	KP	27	KOLLEUTERA PANGOLATA	2" CAL.	S&B	20" - 30"	20" - 30"
	GB	18	QUERCUS BICOLOR	2" CAL.	S&B	40" - 60"	40" - 60"
	GM	18	QUERCUS MACROCARPA	2" CAL.	S&B	40" - 60"	50" - 60"
	TS	13	TELA TOMENTOSA 'STERLING'	2" CAL.	S&B	30" - 35"	40" - 50"

CONSULTANTS:
PLANNING LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80909
PHONE: (719) 575-0200
FAX: (719) 575-0205

CIVIL ENGINEER:
CORE ENGINEERING GROUP
1000 1ST AVENUE S.
BURNINGWATER, MN 55306
PHONE: (770) 570-1100

OWNER/DEVELOPER:
LORSON LLC
312 N. WABASH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200
12/28/2020
220211070



PROJECT:
THE HILLS AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
APPROVED: DECEMBER 10, 2020

NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC
2	10/22/2020	REVISIONS PER COUNTY REVIEW	SC

DRAWING INFORMATION:
PROJECT NO.: 20-1129-001
DRAWN BY: SC
CHECKED BY: JA
APPROVED BY: JA
SHEET TITLE:

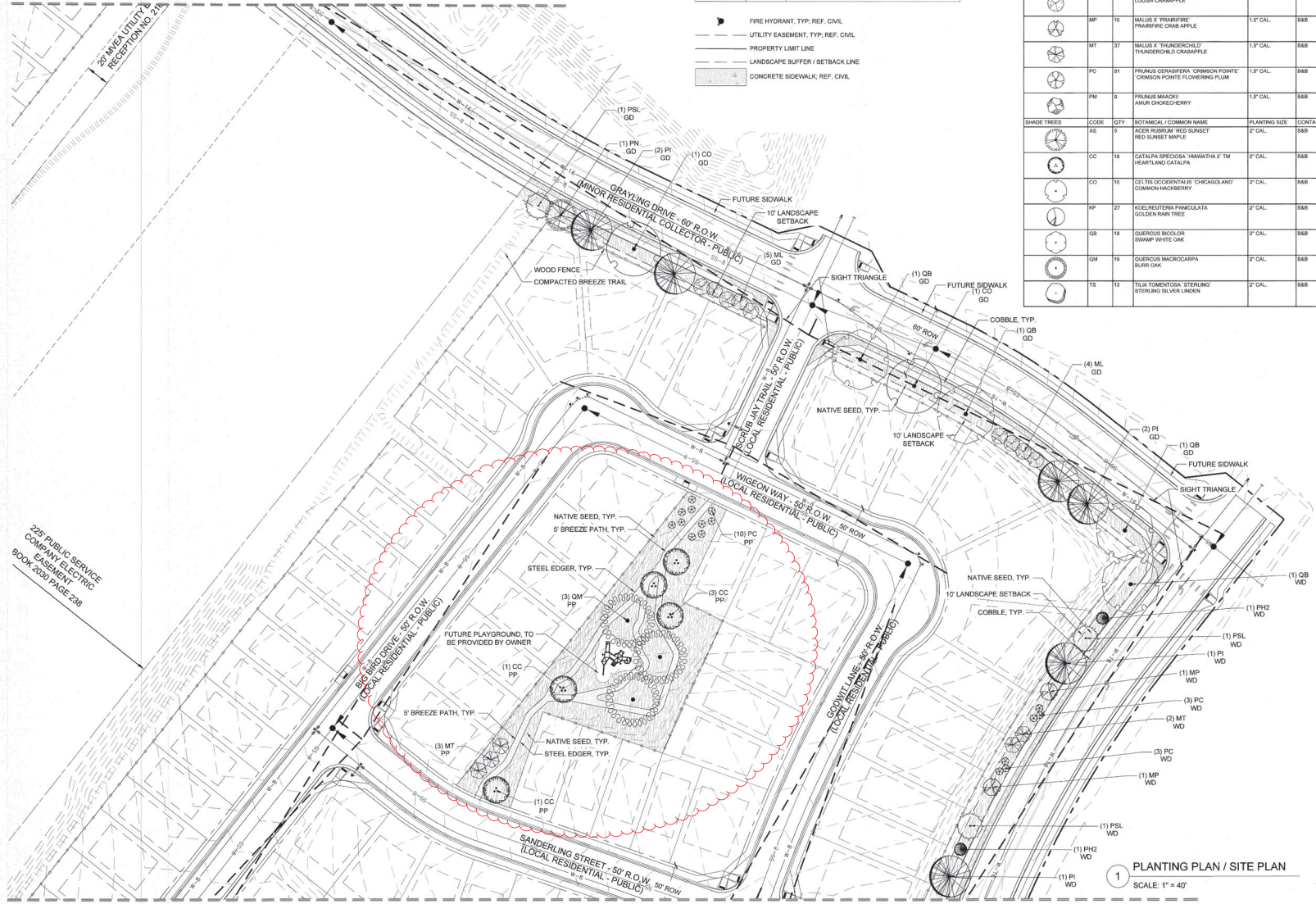
PLANTING PLAN

LS03

SHEET 14 OF 17

PCD FILE NO.: PUDSP203

SEE SHEET: 1/L.S.02



SEE SHEET: 1/L.S.04

PLANTING PLAN / SITE PLAN

SCALE: 1" = 40'



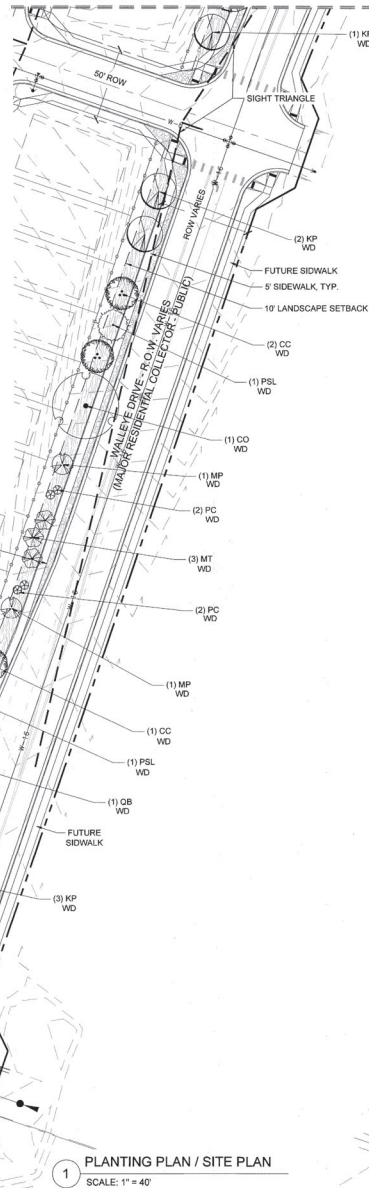
225' PUBLIC SERVICE
COMPANY ELECTRIC
EASEMENT
BOOK 2030 PAGE 238

FILE LOCATION: S:\03-129-001 LORSON RANCH- THE HILLS AT LORSON RANCH- EL PASO COUNTY PLAN SET\DEVELOPMENT PLAN\LS03.DWG

SEE SHEET: 1/LS.04

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PN	26	PICEA PENSILVANICA 'NORFOLK' HOOPS BLUE SPRUCE	6" HT.	B&B	10" - 12"	20-25'
	PN	18	PRINUS NIGRA AUSTRIAN BLACK PINE	6" HT.	B&B	25" - 30"	30-40'
	PI	39	PRINUS PENDERGOSA POWDERGOSA PINE	6" HT.	B&B	30" - 40"	30-40'
	PSL	12	PRINUS SYLVESTRIS SCOTCH PINE	6" HT.	B&B	20" - 30"	30-50'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	MR	10	MALUS X 'DAVID' DAVID CRABAPPLE	1.5" CAL.	B&B	18" - 20"	15-20'
	ML	22	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5" CAL.	B&B	12" - 15"	12-15'
	MP	10	MALUS X 'PRANSRER' PRANSRER CRAB APPLE	1.5" CAL.	B&B	12" - 15"	15-25'
	MT	37	MALUS X 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	1.5" CAL.	B&B	12" - 15"	20-25'
	PC	51	PRUNUS CERASIFERA 'CRIMSON POINT' CRIMSON POINT FLOWERING PLUM	1.5" CAL.	B&B	5' - 6'	15-20'
	PM	9	PRUNUS MACROCARPA AMER. CHOCOLATE CHERRY	1.5" CAL.	B&B	15" - 20"	20-30'
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AS	5	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	30" - 40"	40' - 50'
	CC	18	CATALPA SPECIOSA 'HAWAIIA 2' TM HEARTLAND CATALPA	2" CAL.	B&B	20" - 25"	40' - 50'
	CO	15	CELTIS OCCIDENTALIS 'CHICAGO LAND' COMMON HACKBERRY	2" CAL.	B&B	40" - 50"	50' - 60'
	KP	27	KOLENUTERA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B	20" - 30"	20-30'
	QB	18	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL.	B&B	40" - 60"	40' - 60'
	QM	19	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	40" - 60"	50' - 60'
	TS	13	TILIA TORENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B	20" - 35"	40' - 50'

SEE SHEET: 1/LS.03



SEE SHEET: 2/LS.04

PLANTING PLAN / SITE PLAN

SCALE: 1" = 40'

PLANTING PLAN / SITE PLAN

SCALE: 1" = 40'

LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
NATIVE SEED	161,882 SF	IRRIGATED NATIVE SEED, TO BE PRE-BLENDED PRAIRIE BUTTES SEED, INC. "PBI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
COBBLE	43,771 SF	PLANTING BED TO BE 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC.
STEEL	6,816 SF	PATHWAY TO BE 3/8" STEEL COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC.
STEEL		STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR COBBLE AREAS AND PLANTING BEDS; TO BE DURABLE 1/2" THICK X 8" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE BLACK. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

- FIRE HYDRANT, TYP. REF. CIVIL
- UTILITY EASEMENT, TYP. REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK, REF. CIVIL



CONSULTANTS:

PLANNER / LANDSCAPE ARCHITECT:

Matrix

2435 RESEARCH PARKWAY, SUITE 300
COLORADO SPRINGS, CO 80902
PHONE: (719) 575-5100
FAX: (719) 575-5208

CIVIL ENGINEER:

CORE ENGINEERING GROUP
1504 1ST AVENUE S.
BURNVILLE, MN 55306
PHONE: (719) 575-1100

OWNER/DEVELOPER:

LORSON LLC
212 N. WINGBATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

12/29/2020
230211070

VICINITY MAP:

PROJECT:

THE HILLS AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
APPROVED: DECEMBER 10, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC
2	10/22/2020	REVISIONS PER COUNTY REVIEW	SC

DRAWING INFORMATION:

PROJECT NO.: 20-1129-001

DRAWN BY: SC

CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE:

PLANTING PLAN

LS04

SHEET 15 OF 17

PCD FILE NO.: PLDSD03

THE HILLS AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE
SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

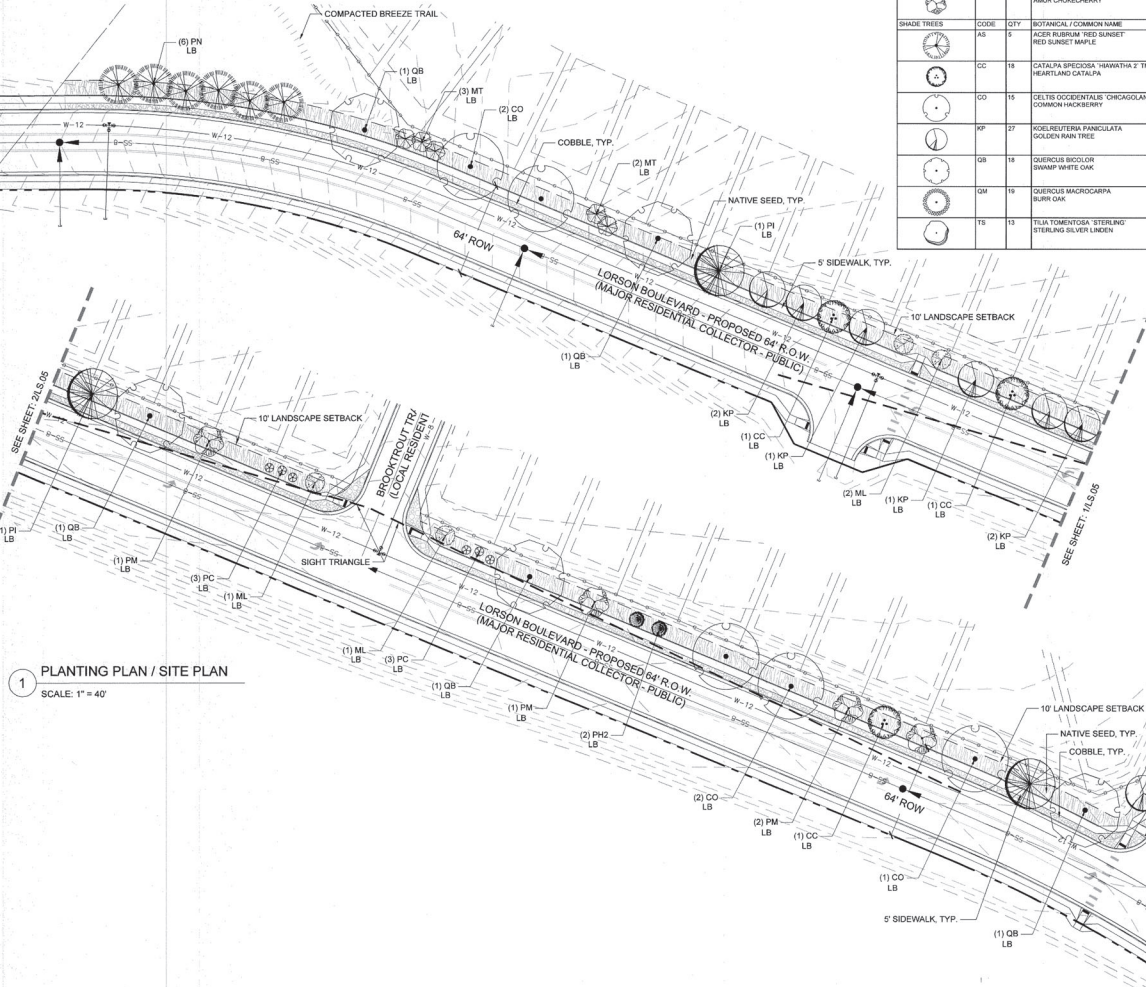
LANDSCAPE LEGEND:

SYMBOL	QUANTITY	DESCRIPTION
	181,882 SF	IRRIGATED NATIVE SEED, TO BE PRE-BLENDED PRAIRIE BUTTES SEED INC. "P581 LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
	43,771 SF	PLANTING BED TO BE 1-1/2" BLUE GREY RIVER ROCK COBBLE, 7" DEPTH OVER WEED BARRIER FABRIC. PATHWAY TO BE BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
	8,816 SF	STEEL LANDSCAPE EDGER, TO BE INSTALLED BETWEEN ALL SEED OR COB AREA AND PLANTING BEDS. TO BE DURABLE 1/2" THICK X 6" WIDE ROLLED TOP STEEL EDGE, COLOR TO BE BLACK. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

- FIRE HYDRANT, TYP. REF. CIVIL
- UTILITY EASEMENT, TYP. REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK, REF. CIVIL

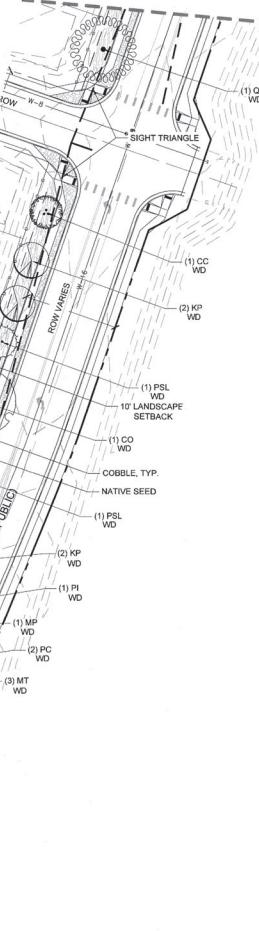
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PH2	25	PIED MOUNTAIN DOGWOOD DOGWOOD BLUE SPRUCE	6" HT.	868	10" - 12"	20' - 25'
	PH1	18	PRINUS NIGRA AUSTRIAN BLACK PINE	6" HT.	868	20' - 30'	30' - 40'
	PH	39	PRINUS PENDERGOSA PENDERGOSA PINE	6" HT.	868	30' - 40'	50' - 75'
	PH2	12	PRINUS SYLVESTRIS SCOTCH PINE	6" HT.	868	20' - 30'	30' - 50'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	MR	10	MALUS X DAVID DAVID CRABAPPLE	1.5" CAL	868	18" - 20"	15' - 20'
	ML	22	MALUS X LOUISA LOUISA CRABAPPLE	1.5" CAL	868	12" - 15"	12' - 15'
	MP	10	MALUS X PRINARIRE PRINARIRE CRABAPPLE	1.5" CAL	868	12" - 15"	15' - 25'
	MT	37	MALUS X THUNDERCHILD THUNDERCHILD CRABAPPLE	1.5" CAL	868	12" - 15"	20' - 25'
	PC	51	PRUNUS CERASIFERA "CRIMSON POINT" CRIMSON POINT FLOWERING PLUM	1.5" CAL	868	9" - 5"	15' - 20'
	PM	9	PRUNUS MAACDI MAACDI CHERRY	1.5" CAL	868	15" - 20"	20' - 30'
SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AS	5	ACER RUBRUM "RED HANDED" RED SUNSET MAPLE	2" CAL	868	30" - 40"	40' - 50'
	CC	18	CATALPA SPECIOSA "HAWAIIA 2 TM" HEARTLAND CATALPA	2" CAL	868	20' - 25"	40' - 50'
	CO	15	CELTIS OCCIDENTALIS "CHICAGO LAND" COMMON HACKBERRY	2" CAL	868	40" - 50"	50' - 60'
	KP	27	QUERCUS BICOLOR GOLDEN RAIN TREE	2" CAL	868	20" - 30"	20' - 30'
	QB	18	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL	868	40" - 50"	40' - 60'
	QM	19	QUERCUS MACROCARPA BURR OAK	2" CAL	868	40" - 50"	50' - 60'
	TS	13	TSLA TOMENTOSA "STERLING" STERLING SILVER LINCOLN	2" CAL	868	20" - 30"	40' - 50'

2 PLANTING PLAN / SITE PLAN
SCALE: 1" = 40'



1 PLANTING PLAN / SITE PLAN
SCALE: 1" = 40'

SEE SHEET: 21LS.04



CONSULTANTS:

PLANNERS LANDSCAPE ARCHITECT:

Matrix

CIVIL ENGINEER:

CORE ENGINEERING GROUP

1504 1ST AVENUE S.

BURNVILLE, MN 55306

PHONE: (763) 575-1100

FAX: (763) 575-2088

OWNER/DEVELOPER:

LORSON LLC

212 N. WASHATCH DR., SUITE 301

COLORADO SPRINGS, CO 80903

(719) 635-3200

12/21/2020

2020-11-17-10

PROJECT:

THE HILLS AT LORSON RANCH

PLANNED UNIT DEVELOPMENT AND

PRELIMINARY PLAN

EL PASO COUNTY, CO

APPROVED: DECEMBER 10, 2020

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
1	7/31/2020	REVISIONS PER COUNTY REVIEW	SC
2	10/22/2020	REVISIONS PER COUNTY REVIEW	SC

DRAWING INFORMATION:

PROJECT NO. 20.1129.001

DRAWN BY: SC

CHECKED BY: JA

APPROVED BY: JA

SHEET TITLE:

PLANTING PLAN

LS05

SHEET 16 OF 17

PCD FILE NO.: PUDSP203



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Grandwood Ranch Final Plat

Agenda Date: February 10, 2021

Agenda Item Number: #6 - E

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Matrix Design Group on behalf of Sylvan Vista, Inc., for endorsement of the Grandwood Ranch Final Plat, consisting of 48 single-family residential lots on approximately 151 acres. The project site is located northeast of the intersection of Higby Road and Fairplay Drive near the Town of Monument within the Tri-Lakes Comprehensive Plan area. The property is currently zoned RR-2.5 with a minimum lot size of 2.5 acres.

The 2013 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Jackson Creek Primary Regional Trail and Fox Run Primary Regional Trail are located 0.50 mile and 1.0 mile to the south of the site, respectively, and Fox Run Regional Park is located approximately 1.2 miles to the southeast. The existing New Santa Fe Regional Trail is located approximately 1.75 mile west of the site, while the proposed Cherry Creek Primary Regional Trail and Highway 105 Bicycle Route are located 0.75 mile north of the site.

Grandwood Ranch contains 14.59 acres dedicated to open space, landscape tracts, utilities, and drainage ways, comprising 9.7% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. The applicants Letter of Intent states:

"The primary function of the open space is to provide wetland habitat preservation. A secondary function of the open Space is to provide passive recreational and trail opportunities for the subdivision's residences. The open Space is primarily located within existing natural drainage ways facilitating streams, ponds, and riparian habitat."

As stated, Tracts A and D contain natural drainages and wetland environments, which will serve as natural open space to the residents of Grandwood Ranch, however, no trail systems were shown on the Preliminary Plan or Final Plat.

As no trail easements or park land dedications are necessary for this application, staff recommends fees in lieu of land for regional park purposes.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Grandwood Ranch Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$22,416.

Development
Application
Permit
Review



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

February 10, 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:	Grandwood Ranch Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-20-026	Total Acreage:	151.00
		Total # of Dwelling Units:	48
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.79
Sylvan Vista, Inc.	Matrix Design Grup	Regional Park Area:	2
William F Herebic II	Jason Alwine	Urban Park Area:	1
14160 Gleneagle Drive	2435 Research Parkway	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80921	Colorado Springs, CO 80920	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: 1		
0.0194 Acres x 48 Dwelling Units = 0.931		Neighborhood:	0.00375 Acres x 48 Dwelling Units =	0.00
Total Regional Park Acres: 0.931		Community:	0.00625 Acres x 48 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 1		
Regional Park Area: 2		Neighborhood:		\$116 / Dwelling Unit x 48 Dwelling Units = \$0
\$467 / Dwelling Unit x 48 Dwelling Units = \$22,416		Community:		\$179 / Dwelling Unit x 48 Dwelling Units = \$0
Total Regional Park Fees: \$22,416		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Grandwood Ranch Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$22,416.

Park Advisory Board Recommendation:

GRANDWOOD RANCH
LETTER OF INTENT
FINAL PLAT

Owners/Applicants: Sylvan Vista,
William F. Herebic II, Manager
14160 Gleneagle Drive, Colorado Springs, CO 80921
719-651-9152

Engineering: Matrix Design Group
2435 Research Pkwy, Colorado Springs, CO 80920
719-575-0100

Vivid Engineering Group, Inc.
1053 Elkton Drive, Colorado Springs, CO 80907
719-896-4356

ERO Resources Corporation
1842 Clarkson Street, Denver, CO 80218
303-830-1188

LSC Transportation Consultants, INC.
545 East Pikes Peak Avenue, Suite 210, Colorado Springs, CO 80903
719-633-2868

Monson, Cummins & Shohet, LLC
13511 Northgate Estates Drive, Suite 250, Colorado Springs, CO 80921
719-471-1212

Forestree Development, LLC
7377 Osage Road, Larkspur, CO 80118
720-530-6527

Site Location: Northeast corner of Higby Road and Fairplay Drive. El Paso County Tax
Schedule Number 6119000003.

Request: Request by Sylvan Vista, Inc. for approval of a Final Plat to develop the Grandwood Ranch site. The property is a 151 acre development of forty-eight single family residential lots at a minimum of 2.5 acres each resulting in an overall density of 0.32 dwelling units per acre. In addition, a 0.25 acre Tract for a future potential well site which will be reserved for use by Woodmoor Water and Sanitation or Triview Metropolitan District, a 10.59 acre Tract and a 3.56 acre Tract for drainage and detention, cistern for fire protection, dand open space/conservation area (collectively the "Property"). A 0.19 acre Tract is proposed for drainage, utilities, and emergency access. Early Grading has been approved with the approval of the Preliminary Plan. A signed water decree has been provided with the submittal of the Final Plat.

Site and Plan Information/Justification for Request:

The proposed Final Plat is consistent with the goals and objectives set forth in the 2000 Tri-Lakes Comprehensive Plan.

The Property falls within Sub-Areas #9 Ponderosa Breaks and #10 Gleneagle/ Academy View of the 2000 Tri-Lakes Comprehensive Plan. The recommendations for the Property, as shown in the Concept Plan for these Sub-Areas, Map 7.1, are Low Density. Sub-Area #9 Ponderosa Breaks is described in the 2000 Tri-Lakes Comprehensive Plans thusly, *“The northern portion of the Sub Area is zoned for 2.5 acres (i.e. Arrowwood and Bent Tree).”*

The forty-eight single family lots and Tracts will be subject to a comprehensive set of Covenants, Conditions, and Restrictions and Owners' Associations. In addition to other duties, the Owners' Association will be responsible for insurance with compliance with the plan for augmentation for the use of the Dawson aquifer groundwater.

In addition to the forty-eight residential lots, the Final Plat contains four tracts. Tract A is a 10.59 acre parcel intended for a drainage detention facility which will handle developed flows for the single family lots on the eastern portion of the Property and a 33,000 gallon underground cistern for fire protection of the eastern portion of the Property and open space/ conservation of riparian habitat. Tract B is a 0.19 acre parcel dedicated for emergency access, utilities and drainage. Tract C is a 0.25 acre parcel intended to be a future potential well site, utilities and drainage. Tract D is a 3.56 acre parcel intended for drainage detention facilities which will handle developed flows for the single family lots on the western portion of the Property, a 33,000 gallon underground cistern for fire protection of the western portion of the Property, and open space/ conservation of riparian habitat.

Vehicular Access: Two vehicular access points are provided onto Higby Road, a 60' right of way to be County owned and maintained roadway. Applicant proposes to dedicate 30' along Higby Road northward onto the Property as required. The easterly access point from Higby Road onto the Property is a proposed “Rural Local” cul de sac serving twenty-one single family residences. The westerly access point from Higby Road onto the Property is proposed to be a continuation of Furrow Road built to “Rural Major Collector” standards northward to the existing southerly terminus of Furrow Road. A “Rural Local” cul de sac serving eighteen single family residences is proposed to the east of the T- Intersection. A “Rural Local” cul de sac serving nine single family residences is proposed to the west of the T-Intersection. There will be no driveway access permitted onto Higby Road and Furrow Road.

Grading and Drainage: Four detention basins will control developed stormwater flows within the Property. One existing drainage channel will control the release of stormwater from an existing detention basin to the east of the Property. Final grading will commence following installation of erosion control measures and notice to proceed from El Paso County.

Development Phasing: Development will be phased between two phases. The first phase will consist of early overlot grading and erosion control. The second phase will consist of roadway, infrastructure, detention ponds, vertical construction and final stabilization.

Water: Water will be provided by individual wells. A plan for augmentation for use of Dawson aquifer groundwater for residential use for 300 years has been approved and a signed water decree has been provided with this submittal. Per the Declaration of Covenants, Conditions, Restrictions and Easements for Grandwood Ranch Subdivision, Section 411 no livestock of any kind shall be housed, raised or kept on any lot, therefore, water has not been allocated for any type of livestock needs.

Criteria for Approval - Land Development Code Section 7.2.1(D)(3)(f):

In approving a Final Plat, the BoCC/PCD Staff shall find that:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan (EPC Policy Plan) including the Small Area Plan (2000 Tri-lakes Comprehensive Plan), the 2040 Major Transportation Corridors Plan (MTCP), the 2019 Water Master Plan and the El Paso County Parks Master Plan:

The El Paso County Master Plan (EPC Policy Plan) addresses issues directly related to the future development of the Grandwood Ranch Subdivision. These Policies include:

- *Policy 6.1.10 – Ensure that new development will not create a disproportionately high demand on public services and facilities by virtue of its location, design or timing.* The proposed subdivision is located within the 2000 Tri-lakes Comprehensive Plan. The Comprehensive Plan recognizes and encourages development of the type and density proposed. Commitments to serve the subdivision have been provided by utility suppliers and the local Fire District. Mitigation requirements related to drainage impacts and transportation impacts have been identified within the Grandwood Subdivision's Final Drainage Report and the Traffic Impact Study.
- *Policy 6.1.11 – Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining property and uses.* The proposed subdivision is located within the Ponderosa Breaks Subarea 9 of the 2000 Tri-lakes Comprehensive Plan. This subarea recommends single family residential land uses to a minimum lot size of 2.5 acres. The proposed subdivision is consistent with this land use recommendation. Beyond the issue of land use, this subarea recommends the following related to physical design goals and objectives;
 - *Preserve adequate roadway right-of-way for future development. Improve north-south access roads, including Furrow and Roller Coaster Roads, to provide for both motorized and non-motorized traffic.* Furrow Road, a collector roadway, is designed to extend from the existing Timber Meadows subdivision south to intersect with Higby Road.
 - *Manage, preserve, protect, and enhance the vegetation to ensure the long term health of the ponderosa forest.* Proper forest management and wildfire hazards

mitigation go hand in hand. The Grandwood Wildfire Mitigation Plan, prepared by Forestry Development, LLC, provides detailed strategies to protect and enhance the ponderosa forest while providing the level of wildfire hazard mitigation necessary to ensure the safety and security of the Grandwood community.

- *Require erosion control measures and slope stabilization for all new development.* The Grandwood Final Drainage Report, Grading & Erosion Control Plan and Storm Water Management Plan (SWMP) all address issues related to erosion control and slope stabilization.
- *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.* The proposed 2.5 acre home sites are consistent with the transitional rural residential character of the Ponderosa Breaks Sub-area community. The proposed density allows for the future subdivision of the parcel to develop such that the land's topography, natural systems, water resources, geology and surface drainage can accommodate and adequately facilitate 2.5 acres home sites. Areas of geologic hazards, sensitive environmental assets or drainage concerns have been identified and integrated into areas outside of the proposed building envelopes ensuring residential structural safety and integrity. Water service will be provided via on site wells operated under a State approved Water Augmentation Plan. Wastewater will be accomplished via individual on site septic systems. Reports regarding the suitability of the property to safely accommodate the wells and septic systems have been provided. Fire protection will be provided in accordance with the fire codes adopted by the Tri-lakes Monument Fire Protection District. Electric, natural gas, telephone and communication data transfer will be accomplished via underground service systems.
- *Policy 6.4.3 – Allow rural residential development in those areas of sufficient “carrying capacity: including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.* Reports addressing fire protection, water resources, wastewater treatment suitability and transportation impacts have been provided.
- *Policy 6.4.9 – Continue to develop reasonable and consistent levels of service standards for rural residential subdivision.* See Policy 6.4.3 above. The identified reports and letters have addressed both current and future levels of service standards for rural residential subdivisions. Where substandard conditions are found to exist, the identified mitigation measures will be implemented such that no declines in future levels of service standards are expected.

The 2040 Major Transportation Corridor Plan (MTCP) indicates Higby Road to be a 2 lane minor arterial and Furrow Road to be a 2 lane collector. No bicycle lanes are indicated for these roadways. The Grandwood Final Plat accommodates the required right-of-way widths for these two roadways. See Traffic Impact Report prepared by LSC Transportation Consultants.

The development has followed the Water Master Plan dated 2019. The Site is located within Region 2 (Monument Area) of the Water Master plan and is projected to have significant growth through 2060. The development follows Section 4.4 of the Water Master Plan for obtaining water rights for groundwater within the Denver Basin and groundwater wells and the recorded water decree is provided with the Final Plat. The 48 – 2.5 acres lots will utilize individual well systems drawing from the Dawson Aquifer and individual septic systems. Grandwood Ranch development meets the intent of the master plan Goals and Policies.

The El Paso County 2013 Parks Master Plan does not indicate the need for additional regional parks within this area nor the need for additional regional trails or bicycle lanes. Because the Grandwood subdivision is a large lot subdivision with open space recreational opportunities, no neighborhood or urban parks are required or proposed.

2. *The subdivision is consistent with the purposes of the El Paso County Land Development Code.* The underlying purpose of the El Paso County Land Development Code is to protect the health, safety and welfare of the citizens of El Paso County. The following Criteria for Approval responses illustrate the application's consistency with the purposes of the Code.

3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;* The proposed subdivision design is in conformance with subdivision design standards as evidenced by staff and agency document review responses. There are no previous agreements or sketch plans related to this parcel.

4. Water service will be provided by individual on site wells permitted and operated under a State approved Water Augmentation Plan. Water quantity and dependability will be assessed by the County Attorney's Office and the State Division of Water Resources based upon the subdivision's Water Augmentation Plan and Water Supply Report submitted by the applicant. Water quality will be assessed by the El Paso County Health Department based upon water quality testing provided by the applicant.

5. *A sewage disposal system has been established complying with all State and County sewage disposal system standards;* Wastewater collection and treatment will be provided via individual onsite septic systems. Septic suitability will be assessed by the El Paso County Health Department based upon the Onsite Wastewater Treatment Systems Report provided by the applicant.

6. *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions.* The subdivision's Geology and Wastewater Evaluation Report evaluated expansive/settlement prone soil, erodible soils, corrosive soils, mine subsidence, slope stability, flooding potential, seismicity, radiation and groundwater conditions. The Report concluded "*It is our opinion that the project site exhibits no geologic hazards that pose a significant risk to the proposed project or adjacent properties that cannot be mitigated through proper land usage planning, foundation design, engineering design and/or construction practice.*" Per the Geology and Wastewater Evaluation Report mitigation is not required based on site findings. Recommendations may be provided during individual lot geologic evaluation at time of individual lot development.

7. *Adequate drainage improvements complying with State law and the requirements of this Code and the ECM are provided by the design;* See Final Drainage Report, Storm Water Management Plan (SWMP) and Grading and Erosion Control Plan submitted by the applicant.

8. *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM;* All proposed lots have direct physical and legal vehicular access onto proposed dedicated public right-of-ways. See Final Plat and Construction Document drawings submitted by the applicant evidencing compliance with this requirement. In addition to public right-of-way required to provide legal and physical access to the individual lots, public right-of-way will also be provided by the extension of Furrow Road between the Timber Meadows subdivision and Higby Road (collector road classification) and Higby Road (minor arterial classification) as required by the 2040 Major Transportation Corridor Plan. See the Grandwood Traffic Impact Report prepared by LSC Transportation Consultants for additional specific transportation related requirements.

9. *The proposed subdivision has established an adequate level of compatibility by;*

(1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; Approximately 13.87 acres or 9% of the Grandwood subdivision's land area is natural open space. The primary function of the open space is to provide wetland habitat preservation. A secondary function of the open space is to provide passive recreational and trail opportunities for the subdivision's residences. The open space is primarily located within existing natural drainage ways facilitating streams, ponds and riparian habitat.

(2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; As encouraged by the 2000 Tri-lakes Comprehensive Plan, the physical design of the Grandwood subdivision utilizes rural residential cul-de-sacs which directly access either collector roadways (Furrow Rd) or minor arterial roadways (Higby Rd) thereby eliminating new traffic impacts onto existing rural residential roadways. Inter-subdivision pedestrian and bicycle traffic will utilize the rural residential cul-de-sac roadways. Public or mass transit opportunities are currently not available within this area of the County. Should they become available in the future, public or mass transit will be able to utilize Furrow Rd (collector classification) and/or Higby Rd (minor arterial classification).

(3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; All existing or proposed subdivisions adjoining the Grandwood subdivision are single family residential land uses. Subdivisions to the west and south of Grandwood are primarily urban scale lots while subdivisions to the north and east are primarily rural scale 2.5 acre lots. The proposed Grandwood 2.5 acre lots require no transition of land uses.

- Pursuant to Board of County Commissioner hearings for the approved Preliminary Plan, a buffer between the proposed subdivision and the larger 5 acre lots in the neighborhood has been provided. Lot 28 and Lot 29 have been provided with an extended setback set at 75-foot versus the required 25-foot setback. The additional setback has been provided to provide a buffer between the existing 5-acres lots adjacent to the development Site.

(4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; The proposed Grandwood Ranch open space provides permeant protection to natural drainage ways, wildlife habitat, wildlife corridors and protected wetlands.

(5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities; The proposed Grandwood Ranch subdivision's roadway infrastructure will positively impact surround roadways levels of service by providing a southerly Furrow Road exit.

10. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; Police protection for the Grandwood Ranch subdivision will be provided by the El Paso County Sheriff's Office. The subdivision is located within and will be serviced by the Tri-lakes Monument Fire Protection District (see service commitment letter). Electric service will be provided by Mountain View Electric Association and natural gas service will be provided by Black Hills Energy Corporation (see utility service commitment letters). **Recreational opportunities will be provided via the nearby Fox Run Regional Park.** The public vehicular circulation network has been designed to provide safe and convenient vehicular circulation to and throughout the subdivision (see LSC's Traffic Impact Report).

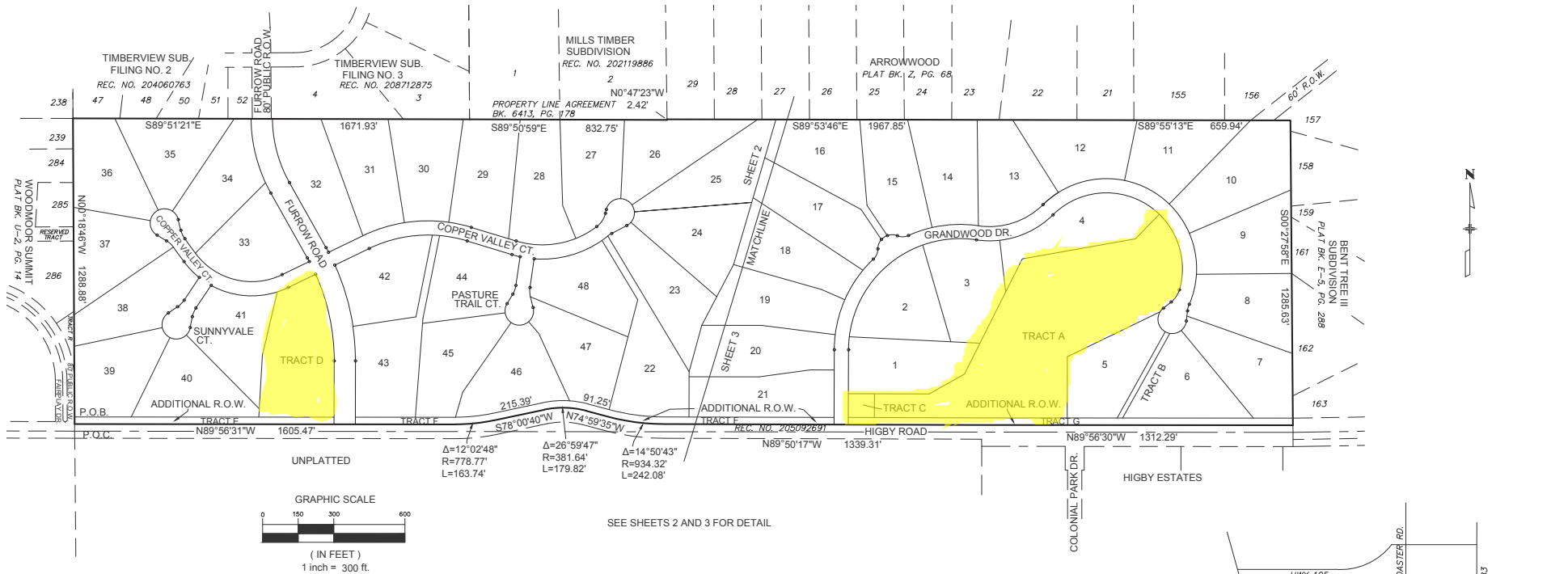
11. The subdivision provides evidence to show that the proposed methods of fire protection comply with Chapter 6 of the Land Development Code; Per the requirements of the Tri-lakes Monument Fire Protection District and Chapter 6 of the Land Development Code, 2 proposed 33,000 gallon cisterns will provide localized fire protection water sources. In addition, numerous wildfire hazards mitigation techniques are included within the Grandwood Wildfire Mitigation Plan prepared by Forestry Development, LLC. The Grandwood Property Owners Association will participate in the District's Firewise Communities Program and has integrated wildfire hazards mitigation measures into their communities Covenants and Restrictions. The developer has also provided a fire break system via the subdivision's internal roadways (see Fire Protection Report, District Service Commitment Letter and District application review response).

12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Land Development Code; Chapter 6 of the LDC deals with general development standards while Chapter 8 deals with subdivision design, improvements and dedication standards. Compliance with these standards is documented and ensured through the various State and County departmental and agency review responses.

Districts Serving the Property:

- Lewis-Palmer School District 38
- Mountain View Electric
- Association Black Hills Energy
- Tri-Lakes Monument Fire Protection District

GRANDWOOD RANCH
THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



NOTES:

- STRUCTURAL FOUNDATIONS ON THE LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- ON SITE WASTEWATER TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND SOME LOTS WILL REQUIRE A DESIGNED SYSTEM BY A COLORADO LICENSED ENGINEER PRIOR TO PERMIT APPROVAL.
- 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 DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT AND NOXIOUS WEED MANAGEMENT PLAN.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN 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 NO. _____, 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 DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT. RECORDED AT RECEPTION NO. _____.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE, WHICH IS BASED ON AN ALLOCATION APPROACH. APPLICANTS, THE HOMEOWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS AND ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDWOOD RANCH AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE BYLAWS OF GRANDWOOD RANCH OWNERS ASSOCIATION RECORDED AT RECEPTION NO. _____ OF SAID EL PASO COUNTY RECORDS.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING THE NECESSARY CULVERTS. SINGLE DRIVEWAY ACCESS ONLY FOR LOTS 21 AND 41.
- PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE EL PASO COUNTY TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 19-471) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
- THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY THE MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT, LEWIS PLAMER SCHOOL DISTRICT NO. 38 AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
- DRAINAGE EASEMENTS: NO PERMANENT DWELLING UNIT, TEMPORARY STRUCTURES, INCLUDING SHEDS AND OUT BUILDING, WATER WELL OR WASTEWATER TREATMENT SYSTEM MAY BE CONSTRUCTED IN THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. DRAINAGE CULVERTS AND FENCES THAT DO NOT BLOCK OR IMPEDE STORM WATER RUNOFF ARE ALLOWED IN AND ACROSS DRAINAGE EASEMENTS.
- SOILS, GEOLOGY, GEOLOGIC HAZARD, AND WASTEWATER STUDY FOR GRANDWOOD RANCH DATED 4/16/20, PREPARED BY VIVID ENGINEERING FOUND IN DSD FILE # SP-19-5.
- TRACT A, B, C AND D ARE DEDICATED AS SHOWN ON THE TRACT TABLE. OWNERSHIP SHALL BE DEDICATED TO THE GRANDWOOD RANCH HOMEOWNERS ASSOCIATION, INC. WITH OWNERSHIP AND MAINTENANCE VESTED WITH THE OWNER.
- NO STRUCTURES, STORAGE OF MATERIAL OR FENCING WILL BE ALLOWED WITHIN TRACT B, UNLESS APPROVED BY THE TRI-LAKES FIRE DEPARTMENT.
- THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0279G, EFFECTIVE DATE DECEMBER 7, 2018.
- A PRIVATE DETENTION POND MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.
- NO DIRECT LOT ACCESS TO HIGBY ROAD OR FURROW ROAD.
- AN ENGINEERED SITE PLAN IS REQUIRED FOR LOTS 1, 4, 9, 13, 29, 31 AND 35 THROUGH 40.
- MINIMUM LOT WIDTH OF 200' REQUIRED FOR A BUILDING SETBACK AS SHOWN. PER THE LAND DEVELOPMENT CODE ADMINISTRATIVE RELIEF MAY BE GRANTED WITHOUT NECESSITATING A REPLAT.
- THE 40' x 40' EASEMENT ON LOT 43 TO ALLOW AN ENTRY MONUMENT IS HEREBY GRANTED TO THE GRANDWOOD RANCH HOMEOWNERS ASSOCIATION FOR CONSTRUCTION, MAINTENANCE AND ACCESS. THE MONUMENTS MUST CONFORM TO EL PASO COUNTY STANDARDS.
- LOTS 21, 22 AND 41 ARE SUBJECT TO A DRAINAGE EASEMENT THAT WILL ALSO CONTAIN AN ACCESS ROAD. THIS ROAD SHALL BE LIMITED TO USE BY THE HOA FOR CONSTRUCTION, ACCESS AND MAINTENANCE. THE EASEMENT IS NOT TO BE USED BY THE LOT OWNER FOR PRIMARY OR SECONDARY ACCESS TO THE LOT.

EASEMENTS:

UNLESS SHOWN GREATER IN WIDTH: SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; FRONT LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FEET EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; THE SUBDIVISION BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY; TRACTS A, B, C AND D ARE HEREBY DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT IN THEIR ENTIRETY; THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENT AREAS IS VESTED WITH THE PROPERTY OWNERS.

BE IT KNOWN BY THESE PRESENTS:

THAT SYLVAN VISTA, INC. DANIEL D. RIVERS, PRESIDENT IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19;
THENCE N01°18'46"W ON THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;
THENCE CONTINUE N01°18'46"W ON SAID WEST LINE A DISTANCE OF 1288.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19 AS ESTABLISHED BY TIMBERVIEW SUBDIVISION FILING NO. 2, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 204060763 OF THE EL PASO COUNTY RECORDS;
THENCE S89°51'21"E ON THE SOUTH LINE OF SAID TIMBERVIEW SUBDIVISION FILING NO. 2 AND THE SOUTH LINE OF TIMBERVIEW SUBDIVISION FILING NO. 3, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 208712875 OF SAID EL PASO COUNTY RECORDS;
THENCE S89°50'59"E ON THE SOUTH LINE OF MILLS TIMBER SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NO. 202119886 OF SAID EL PASO COUNTY RECORDS, SAID LINE ALSO REFERENCED BY THE PROPERTY LINE AGREEMENT RECORDED IN BOOK 6143 AT PAGE 178, A DISTANCE OF 832.75 FEET TO THE SOUTHEAST CORNER THEREOF AND THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, PLS 19586;
THENCE N04°7'23"W ON THE EAST LINE OF SAID MILLS TIMBER SUBDIVISION A DISTANCE OF 2.42 FEET TO THE SOUTH LINE OF ARROWWOOD SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK E-5 AT PAGE 288 OF SAID EL PASO COUNTY RECORDS;
THENCE S89°53'46"E ON THE SOUTH LINE OF ARROWWOOD SUBDIVISION A DISTANCE OF 1967.85 FEET TO THE SOUTHEAST CORNER OF SAID ARROWWOOD SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 155 OF BENT TREE III SUBDIVISION AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED IN PLAT BOOK E-5 AT PAGE 288 OF SAID EL PASO COUNTY RECORDS;
THENCE S89°55'13"E ON THE SOUTH LINE OF SAID BENT TREE III SUBDIVISION A DISTANCE OF 659.94 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 19;
THENCE S00°27'58"E ON THE EAST LINE OF SAID NORTHEAST QUARTER AND THE WEST LINE OF SAID BENT TREE III SUBDIVISION A DISTANCE OF 1285.63 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19 AND A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGBY ROAD AS DESCRIBED IN THE DOCUMENT RECORDED AT RECEPTION NO. 20502891 OF SAID EL PASO COUNTY RECORDS;
THE FOLLOWING EIGHT (8) COURSES ARE ALONG THE NORTHERLY RIGHT OF WAY OF HIGBY ROAD AS DESCRIBED BY SAID DOCUMENT;
1.) THENCE N89°56'32"W A DISTANCE OF 1312.29 FEET;
2.) THENCE N89°50'17"W A DISTANCE OF 1339.31 FEET TO A POINT OF CURVE;
3.) THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 934.32 FEET, THROUGH A CENTRAL ANGLE OF 14°50'43" AN ARC DISTANCE OF 242.08 FEET;
4.) THENCE N74°59'35"W A DISTANCE OF 91.25 FEET TO A POINT OF CURVE;
5.) THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 381.64 FEET, THROUGH A CENTRAL ANGLE OF 26°59'47" AN ARC DISTANCE OF 179.82 FEET;
6.) THENCE S78°00'40"W A DISTANCE OF 215.39 FEET TO A POINT OF CURVE;
7.) THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 778.77 FEET, THROUGH A CENTRAL ANGLE OF 12°02'48" AN ARC DISTANCE OF 163.74 FEET;
8.) THENCE N89°56'32"W A DISTANCE OF 1605.47 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 150.96 ACRES, MORE OR LESS.

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF GRANDWOOD RANCH. ALL PUBLIC IMPROVEMENTS REQUIRED BY THIS LAND USE ACTION ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THESE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR THE SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION. ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF:

THE AFOREMENTIONED SYLVAN VISTA, INC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2020.

SYLVAN VISTA, INC
DANIEL D. RIVERS, PRESIDENT

NOTARIAL:
STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY DANIEL D. RIVERS, PRESIDENT SYLVAN VISTA, INC

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR GRANDWOOD RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, OF 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

THIS PLAT FOR GRANDWOOD RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, OF 2020, SUBJECT TO ANY NOTES OR CONDITIONS

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

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

CHUCK BROERMAN

BY: _____
COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

PREPARED BY FILE NO. SF-20-026

LWA LAND SURVEYING, INC.

953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-5179

GRANDWOOD.DWG
DECEMBER 17, 2020
PROJECT 18062
SHEET 1 OF 3

SURVEYOR'S CERTIFICATION:

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

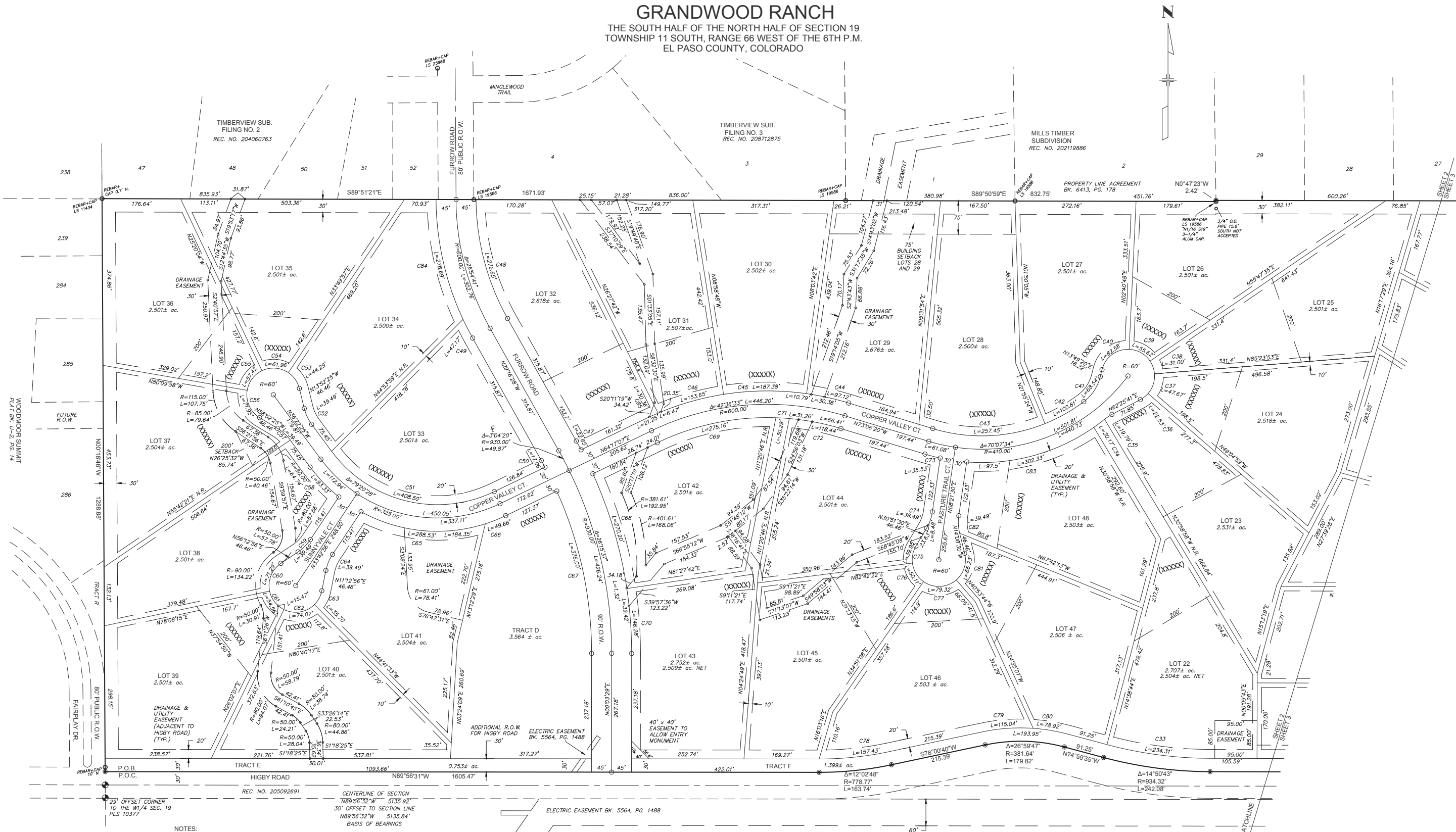
I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2020.

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #28658
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

DATE

"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."

GRANDWOOD RANCH
THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



NOTES:

- FOUND ALIQUOT CORNER AS SHOWN
- SET A 5/8" DIAMETER REBAR, 18" IN LENGTH, WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
- FOUND MONUMENT AS NOTED
- MONUMENTS ARE FLUSH WITH THE GROUND UNLESS NOTED OTHERWISE.
- BASIS OF BEARINGS:
A LINE THAT IS 30° NORTH OF AND PARALLEL WITH THE EAST-WEST CENTER LINE OF SECTION 19, T11S, R66W, N89°56'32"W - 5135.84'. THE DIRECTION IS A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, N.A.D. 1983. THE LINE IS MONUMENTED BY 5/8" DIAMETER REBAR, 18" IN LENGTH WITH 1-1/2" ALUMINUM CAPS "LWA PLS 28658"
- UNITS OF MEASURE ARE U.S. SURVEY FEET.
- N.R. DENOTES A NON-RADIAL LINE.

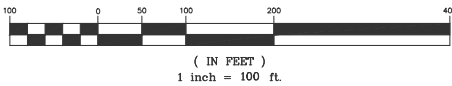
RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE COMPANY, FILE NO. 570-F0658361-370-CSG, COMMITMENT DATE 8/27/20.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

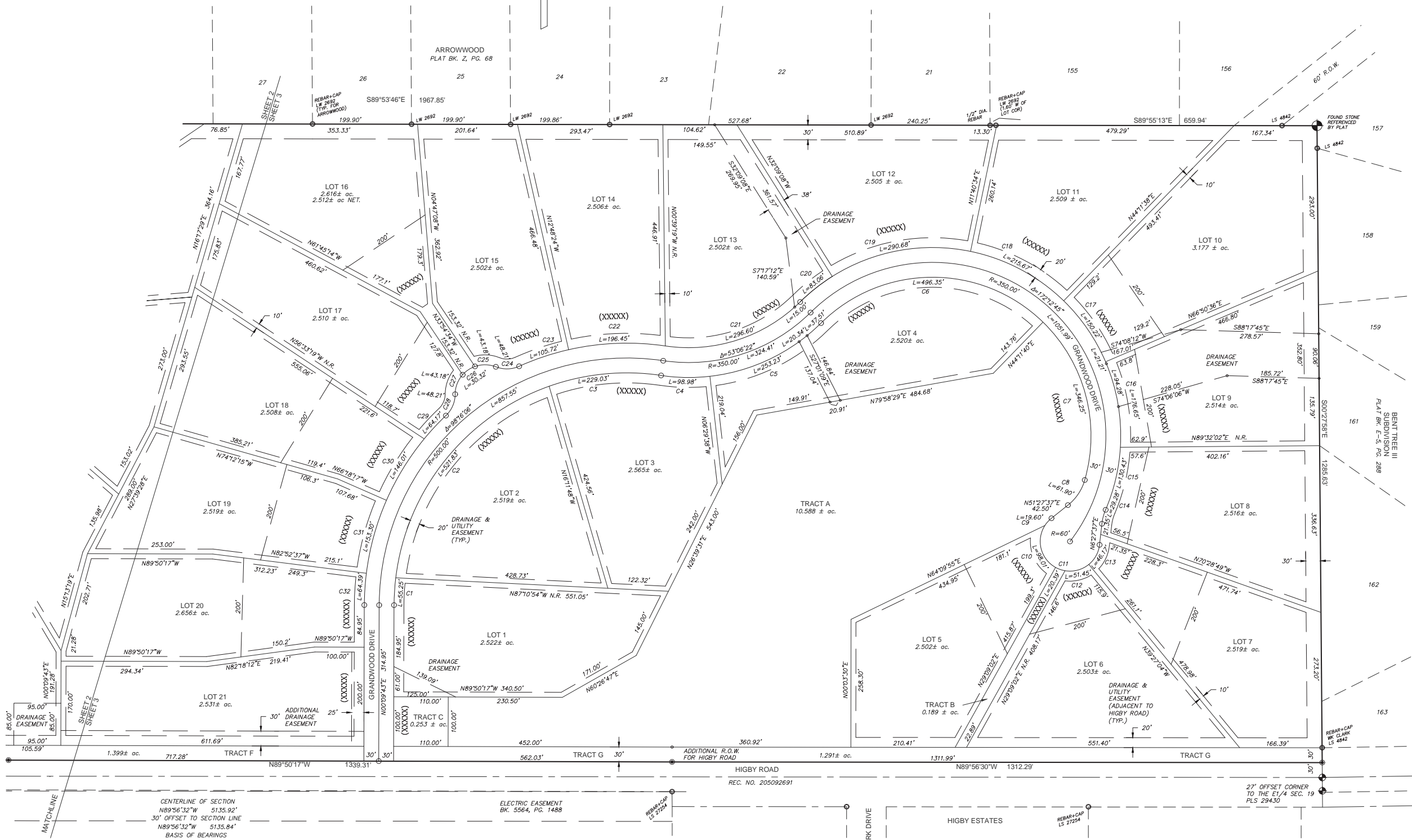
THE PROPERTY IS SUBJECT TO THE 20' R.O.W. TO PLATEAU NATURAL GAS, BOOK 1980, PAGE 739 AND CONVEYED TO NORTHERN NATURAL GAS COMPANY, BOOK 2336, PAGE 636. THE LOCATION DESCRIBED IS NOT ACCURATE AND THE AGREEMENT CONTAINS THE STIPULATION THAT THE COMPANY WILL MOVE THE PIPELINE WHEN THE PROPERTY IS SUBDIVIDED.

THE PROPERTY IS SUBJECT TO THE R.O.W. GRANTED TO MOUNTAIN VIEW ELECTRIC IN BOOK 2599 AT PAGE 451. IT APPEARS THIS LINE HAS BEEN REMOVED AND NO LONGER IN SERVICE.

GRAPHIC SCALE



GRANDWOOD RANCH
THE SOUTH HALF OF THE NORTH HALF OF SECTION 19
TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHD BEAR
C1	6°44'05"	470.00	55.25	N3°31'46"E
C2	6°33'49"	470.00	521.83	N38°42'13"E
C3	27°55'11"	470.00	229.03	N84°28'13"E
C4	14°55'27"	380.00	98.98	N89°01'55"W
C5	38°10'54"	380.00	253.23	N64°24'54"E
C6	88°52'08"	320.00	496.35	N89°45'31"E
C7	61°59'43"	320.00	346.25	N14°48'29"W
C8	35°16'15"	100.55	61.90	N33°49'30"E
C9	18°43'03"	60.00	19.60	N42°06'06"E
C10	9°33'32"	60.00	98.01	N14°03'12"W
C11	19°28'22"	60.00	20.39	N70°35'03"W
C12	49°03'57"	60.00	51.45	N75°06'31"E
C13	44°05'12"	60.00	46.17	N28°50'13"E
C14	16°41'06"	100.55	29.28	N14°48'10"E
C15	19°39'59"	380.00	130.43	N13°18'43"E
C16	26°38'08"	380.00	176.65	N9°50'20"W
C17	22°38'58"	380.00	150.22	N34°28'53"W
C18	32°31'04"	380.00	215.67	N62°03'54"W
C19	43°49'41"	380.00	290.68	N79°45'43"E
C20	12°31'25"	380.00	83.06	N51°31'07"E
C21	53°06'22"	320.00	296.60	N71°52'38"E
C22	21°14'13"	530.00	196.45	N87°48'43"E
C23	17°25'45"	530.00	105.72	N71°28'44"E
C24	46°02'01"	60.00	48.21	N88°46'52"E
C25	41°13'46"	60.00	43.18	N88°49'01"W
C26	28°57'18"	60.00	30.32	N56°05'26"E
C27	41°13'46"	60.00	43.18	N20°59'44"E
C28	46°02'01"	60.00	48.21	N23°24'01"E
C29	6°56'15"	530.00	64.17	N42°56'34"E
C30	15°47'03"	530.00	146.01	N31°35'15"E
C31	16°34'21"	530.00	153.30	N15°24'33"E
C32	6°57'40"	530.00	64.39	N13°58'13"E
C33	14°50'43"	904.32	234.31	N82°24'57"W
C34	3°55'41"	440.00	30.17	N53°06'59"E
C35	11°16'33"	100.55	19.79	N56°47'25"E
C36	21°30'40"	60.00	22.53	N51°40'21"E
C37	45°31'08"	60.00	47.67	N18°09'27"E
C38	22°36'18"	60.00	31.00	N19°24'16"W
C39	53°06'47"	60.00	55.62	N60°45'49"W
C40	78°51'28"	60.00	82.58	N53°15'04"E
C41	39°03'14"	100.55	68.54	N33°20'57"E
C42	15°12'02"	380.00	100.81	N60°28'35"E
C43	38°48'03"	380.00	257.45	N87°29'08"E
C44	8°49'58"	630.00	97.12	N72°31'19"W
C45	17°02'29"	630.00	187.38	N89°12'27"E
C46	13°58'26"	630.00	153.65	N74°01'59"E
C47	11°59'52"	975.00	22.65	N28°36'32"W
C48	28°52'13"	555.00	279.65	N14°50'22"W
C49	41°12'55"	645.00	47.17	N27°10'45"W
C50	1°26'16"	885.00	17.06	N28°43'20"W
C51	79°20'28"	295.00	408.50	N76°02'59"W
C52	22°30'00"	100.55	39.49	N25°07'25"W
C53	42°17'38"	60.00	44.29	N35°01'14"W
C54	59°10'01"	60.00	61.96	N85°45'04"W
C55	54°49'53"	60.00	57.42	N37°14'59"E
C56	68°42'28"	60.00	71.95	N24°31'12"W
C57	22°30'00"	100.55	39.49	N47°17'25"W
C58	15°03'47"	355.00	93.33	N43°54'19"W
C59	22°30'00"	100.55	39.49	N44°57'56"E
C60	68°04'41"	60.00	71.29	N22°10'35"E
C61	52°06'08"	60.00	54.56	N37°54'49"W
C62	70°43'40"	60.00	74.07	N80°40'17"E
C63	34°05'31"	60.00	35.70	N28°15'41"E
C64	22°30'00"	100.55	39.49	N22°27'56"E
C65	46°14'06"	355.00	288.53	N84°24'59"W
C66	8°00'51"	355.00	49.66	N68°17'32"E
C67	24°20'33"	885.00	376.00	N12°06'48"W
C68	15°52'42"	975.00	270.20	N16°28'39"W
C69	27°39'30"	570.00	275.16	N78°06'52"E
C70	8°15'42"	975.00	146.28	N47°42'57"W
C71	3°02'41"	570.00	30.29	N86°32'02"W
C72	11°54'21"	570.00	118.44	N79°03'31"W
C73	43°37'36"	440.00	35.53	N75°25'08"W
C74	22°30'00"	100.55	39.49	N19°36'30"E
C75	38°09'08"	60.00	39.95	N11°46'56"E
C76	47°51'14"	60.00	50.11	N31°13'15"W
C77	75°44'52"	60.00	79.32	N86°58'42"E
C78	12°02'48"	748.77	157.43	N84°02'04"E
C79	16°00'47"	411.64	115.04	N86°01'03"E
C80	10°59'00"	411.64	78.91	N80°29'03"W
C81	63°14'47"	60.00	66.23	N17°28'53"E
C82	22°30'00"	100.55	39.49	N25°11'07"W
C83	39°22'06"	440.00	302.33	N74°45'52"E
C84	24°45'23"	645.00	278.69	N12°42'21"W
C85	2°45'39"	630.00	30.36	N65°39'56"E

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Santa Fe Open Space Master Plan

Agenda Date: February 10, 2021

Agenda Item Number: #7 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

The Santa Fe Open Space Master Plan is a guiding document whose purpose is to strategize and provide passive outdoor recreation opportunities and educational programs, while preserving the Conservation Values and providing stewardship for the natural environment. The Master Plan endeavors to provide a sustainable approach to allocation of resources for the next seven to ten years, and to provide the elements of a first phase of improvements that will be initiated immediately. The process established essential goals, while incorporating needed changes and new ideas based on input by Parks staff, stakeholders, and analysis of data. The Master Plan will guide El Paso County Park's efforts to continue to provide a high quality of recreation and educational services that are valued by citizens of all ages and abilities.

The Santa Fe Open Space Master Plan process began in December 2019 with the establishment of a Master Plan Team, comprised of El Paso County staff members from the Community Services Department, as well as a representative from the Trails and Open Space Coalition, a local non-profit organization committed to promoting and preserving parks, trails, and open spaces in El Paso County. The consulting firm, Tapis and Associates, was hired to complete the Existing Conditions and Cultural and Historic Resources chapters. Due to restrictions mandated during the Covid-19 pandemic of 2020-2021, no in-person public open house was held. Instead, the public was encouraged to review the draft Santa Fe Open Space Master Plan in early February 2021, as well as attend public hearings before the Park Advisory Board and the Board of County Commissioners in February and March 2021, respectively. Citizens were provided email links with which to submit comments to the Master Plan Team for review and consideration.

El Paso County Parks sought to incorporate input from the public through on-site visits, public and stakeholder review of the draft Master Plan, and through Park Advisory Board and Board of County Commissioner public meetings. By soliciting comments, suggestions, and solutions to problems, County Staff was able to identify reoccurring themes, generate a large spectrum of publicly oriented goals and recommendations, and prioritize proposed improvements to Santa Fe Open Space. Staff undertook a technical analysis of the physical attributes of the site so that these new amenities, such as trails and overlooks, could be located in the most suitable areas with the least impact to the

surrounding environment. The planning process provides a means of synthesizing technical, science-based information, combined with the needs and desires expressed by the public, in the form of a written and graphic Master Plan.

Given Santa Fe Open Space's overwhelming abundance of natural resources combined with the guidelines and restrictions of the Conservation Easement, a thorough site analysis was necessary to pinpoint those areas that are not conducive to the planning and development of recreational amenities, and identify areas suitable for construction of new facilities without disturbing critical wildlife habitat or environmentally-sensitive areas, such as wetlands, lowland meadows, and riparian areas.

The combination of public input and technical analysis led to the development of goals and recommendations for the future of the Santa Fe Open Space. Highlights of the Master Plan include a multi-use stacked loop trail system consisting of Tier I, III, and IV (singletrack) trails, overlooks, interpretive displays, benches, information kiosks, and trail wayfinding signage.

A hard copy of the draft Master Plan is included in the packet for Park Advisory Board review. An electronic version may be viewed at:

- Direct Link: https://communityservices.elpasoco.com/wp-content/uploads/Parks_Planning/SFOS-Master-Plan-Web-DRAFT.pdf
- Santa Fe Open Space Webpage: <https://communityservices.elpasoco.com/parks-and-recreation/santa-fe-open-space/>
- Park Planning Webpage: <https://communityservices.elpasoco.com/parks-planning/>

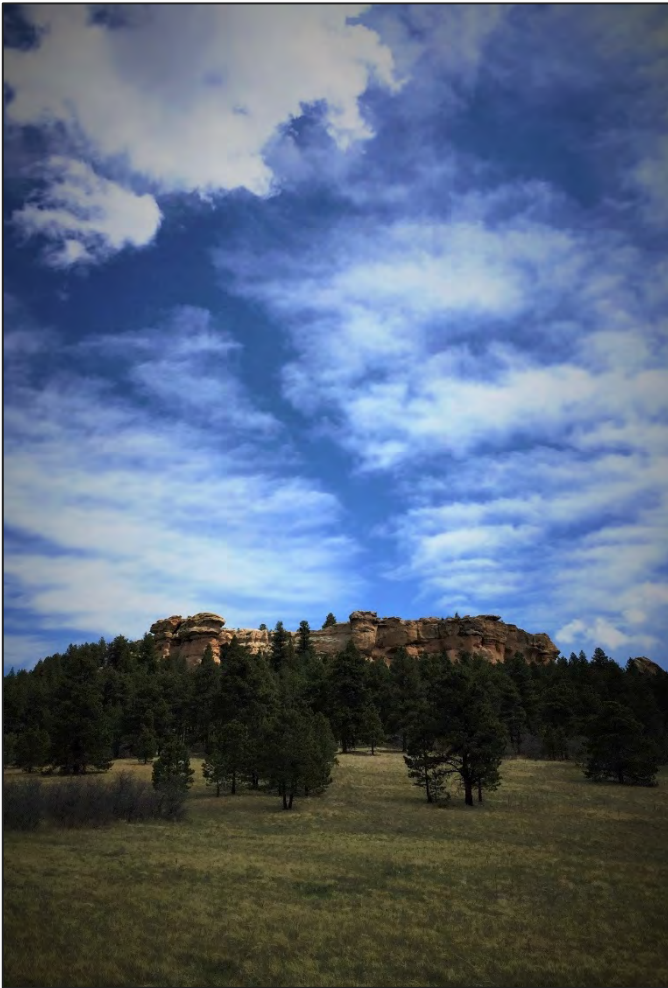
Staff requests Park Advisory Board endorsement of the Santa Fe Open Space Master Plan.

Recommended motion:

Move to endorse the draft Santa Fe Open Space Master Plan and recommend adoption to the El Paso County Board of Commissioners, subject to refinement during the public hearing and adoption process.

~ Santa Fe Open Space ~ Master Plan

March 2021



**~ El Paso County Community Services ~
Park Operations Division**

~ Acknowledgements ~

El Paso County Board of County Commissioners

Stan VanderWerf – Chair, Park Advisory Board Liaison

Cami Bremer – Vice Chair

Longinos Gonzalez, Jr.

Holly Williams

Carrie Geitner

Amy Folsom – County Administrator

Diana May – County Attorney

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Toby Levin

El Paso County Parks Master Plan Team

Tim Wolken, Community Services Director

Brian Bobeck – Park Operations Manager

Todd Marts, Recreation and Cultural Services Manager

Jason Meyer, Planning Supervisor

Ross Williams, Park Planner

Greg Stachon, Landscape Architect

Nathan Robinson, North District Supervisor

Dana Nordstrom, Community Outreach Coordinator

Theresa Odello – Program Coordinator

Nancy Prieve, Environmental Specialist

Susan Davies – Executive Director, Trails and Open Space Coalition

Master Plan Consultant

Priscilla Marbaker – Tapis Associates

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CHAPTER 1 – EXECUTIVE SUMMARY

Background

Situated on the sunny southern slopes of Ben Lomand Mountain near Palmer Lake, Colorado, Santa Fe Open Space is El Paso County Parks' newest addition to its parks, trails, and open space system. Purchased from the McQuire/Close Family in May of 2017, the 60 acres of pristine upland rangeland is covered in thick stands of scrub oak, mature ponderosa pine trees, and rolling grass meadows. Located immediately adjacent the popular New Santa Fe Regional Trail, Santa Fe Open Space affords visitors an opportunity to experience a more natural foothills environment with outstanding views in close vicinity to urbanized areas and major trailheads.

Ten years before El Paso County purchased the property, a Conservation Easement was placed over the property to preserve certain natural, scenic, open space, aesthetic, ecological, recreational, historic, and environmental values, collectively known as Conservation Values. The Conservation Easement, administered by the Palmer Land Conservancy, sought to protect the Conservation Values for perpetuity, no matter who owned the property, thus preserving the site for generations to come. As such, recreational opportunities within the open space are limited to passive activities, such as hiking, mountain biking, and horseback riding. Due to these limitations, the Master Planning process focused primarily on such low-impact amenities as trails, overlooks, and interpretive sites.



Figure 1 - Mount Herman as seen from an Overlook at Santa Fe Open Space

Master Plan Purpose

The Santa Fe Open Space Master Plan is a guiding document whose purpose is to strategize and provide passive outdoor recreation opportunities and land stewardship within the open space. The Master Plan endeavors to provide a sustainable approach to allocation of resources for the next seven to ten years, and to provide the elements of a first phase of improvements that will be initiated immediately. The process established essential goals, while incorporating needed changes and new ideas based on input by Parks staff, stakeholders, the general public, and analysis of data. The Master Plan will guide El Paso County Park's efforts to continue to provide a high quality of recreation and educational services that are valued by citizens of all ages and abilities while protecting critical Conservation Values.

El Paso County has been one of the fastest growing counties in the Rocky Mountain Region and is now the second most populous County in Colorado, trailing only Denver City and County. According to estimates by the United States Census Bureau, the population of El Paso County was 546,250 in 2005. Post-recession recovery, boosted by a massive influx of new residents and an increase in military training operations at Fort Carson, helped to propel the countywide population to nearly 720,500 by July 2019. As more housing

developments are planned for construction, the more citizens demand preservation of open space along with enhanced recreational opportunities, thus demonstrating that the acquisition and subsequent development of the Santa Fe Open Space and this Master Plan are very timely and worthwhile endeavors. The Master Plan will be used by County Park staff and policy makers to aid in decisions related to recreational improvements, maintenance, and land stewardship for years to come.

This Master Plan is intended to provide a vision for the future of Santa Fe Open Space as a new location for passive recreational opportunities and educational programs, while preserving the Conservation Values and providing stewardship for the natural environment. It explores existing conditions and future needs from the vantage point of the public, stakeholders, and County staff and leaders to provide a roadmap for the future. This vision is further expressed through the following goals, action items, and implementation plan.

Planning Process

The Santa Fe Open Space Master Plan process began in December 2019 with the establishment of a Master Plan Team, comprised of El Paso County staff members from the Community Services Department (Park Operations, Cultural and Recreational Services, Community Outreach, Environmental Services), as well as a representative from the Trails and Open Space Coalition, a local non-profit organization committed to promoting and preserving parks, trails, and open spaces in El Paso County. The consulting firm, Tapis and Associates, was hired to research and develop the Existing Conditions and Cultural and Historic Resources chapters. Due to restrictions mandated during the Covid-19 pandemic of 2020-2021, no in-person public open house was held. Instead, the public was encouraged to review the draft Santa Fe Open Space Master Plan, as well as attend public hearings before the Park Advisory Board and the Board of County Commissioners in February and March 2021, respectively. Citizens were also provided email links with which to submit comments to the Master Plan Team for review and consideration.



Figure 2 - Ruins of Ranch Corral at Santa Fe Open Space with Mount Herman in the Background

Summary of Master Plan Goals

The establishment of goals specific to the Santa Fe Open Space Master Plan was based upon not only system-wide goals and objectives, but also a thorough analysis and understanding of the community preferences demonstrated by the results of public hiking tours, a public review of the draft Master Plan and input from the Master Plan Team. “Rough draft” goals were refined to better reflect the interconnected values of similar goals, then categorized into groups based upon their specific function within the overall plan. As a result, the following goals have been established for this Master Plan, with primary goals shown in bold:

- ***Conservation and Stewardship***
 - **Create a sustainable future for Santa Fe Open Space with respect for social, conservation, historical, and environmental values.**
 - Protect and enhance the natural features of the site and wildlife habitat, consistent with the provisions of the Conservation Easement.
 - Identify and site future open space amenities and facilities with continued respect for the natural and historical environment.
 - Plan, fund, and construct new park facilities with a focus on user safety, environmental effects, low-impact site accessibility, and passive multi-disciplinary recreational use.
- ***Recreation***
 - **Provide a place for the recreational use and enjoyment of the citizens of El Paso County, consistent with the provisions of the land use restrictions stipulated by Conservation Easement.**
 - Strive to meet the recreational and cultural needs of the citizens regardless of age, activity, or personal abilities.
 - Develop the site as a regional open space area providing a stacked loop trail system serving hikers, cyclists, and equestrians of all ages and abilities.
 - Plan, maintain, and build trails and trail facilities to a more sustainable standard using a hierarchy of multi-use trails and current best management practices.
 - Plan and promote the direct linkage to the New Santa Fe Regional Trail, and its ability to provide the regional trail users an open space experience along an otherwise busy regional trail corridor.
- ***Historic Preservation and Education***
 - **Provide educational program opportunities with respect the historical ranching and railroad heritage and the cultural values of the property.**
 - Provide a wide variety of educational and interpretive opportunities through thoughtful design of recreational facilities and educational open space programming.
- ***Management and Administration***
 - **Assess existing maintenance standards and schedules and apply to the stewardship guidelines of the Conservation Easement.**
 - Consider strategic acquisitions adjacent to the open space to allow for expansion and protect open space Conservation Values.
 - Evaluate current forest and management objectives in regard to tree, shrub, and natural grass health, control of noxious weeds and other invasive species, and wildfire fuels management.
- ***Community Awareness***
 - **Promote environmental awareness and stewardship through healthy, active, outdoor opportunities.**
 - Promote local and regional connectivity between Santa Fe Open Space and surrounding communities.
 - Provide information on open space facilities, programs, and rules governing use.

- **Implementation and Funding**

- Design, build and establish an operational budget for facilities in a way that is sustainable, allowing for future expansion as appropriate, providing adequate maintenance and management, and adjusting the Master Plan and management actions, if needed, to respect resource values and meet the needs of citizens.
- In order to address open space needs, identify and pursue all available funds for implementation of Phase I improvements, as well as future enhancements.

Summary of Recommendations

Based upon the Master Plan Goals list above, the following recommendations were developed:

Conservation and Stewardship – The Palmer Land Conservancy conservation easement not only governs the planning and public use of the Santa Fe Open Space, but it also promotes the preservation of the Conservation Values found within the open space. As outlined in the Existing Conditions Chapter, these values include natural, scenic, open space, aesthetic, ecological, recreational, historic, and environmental characteristics found within or associated with the open space. While somewhat general in nature, these recommendations will help to guide the planning and construction of other more specific recommendations, such as trail networks and interpretive opportunities. Conservation and stewardship action items focused on the utilization of low impact construction techniques and a trail network that flows with the natural environment. Furthermore, goals also included a focus on restricting access to sensitive habitat areas, mitigation of noxious weed species, and the development of a forestry management plan.

Recreation – Santa Fe Open Space is located conveniently adjacent the New Santa Fe Regional Trail, one-half mile southeast of the Town of Palmer Lake and the Palmer Lake Recreation Area and two and a half miles from the Town of Monument. A current lack of vehicular access to the open space, as outlined previously, necessitates that visitors to the open space utilize human- or animal-powered methods to access the Santa Fe Open Space. Hikers, horseback riders, runners, and mountain bikers must utilize existing trailhead facilities in Palmer Lake and Monument – or points beyond – and travel to the open space in a non-motorized manner, except for those individuals whose physical restrictions allow for the use of motorized mobility devices as outlined in the Americans with Disabilities Act (ADA).



Figure 3 - The New Santa Fe Regional Trail as it Approaches Elephant Rock and Santa Fe Open Space from the Southeast

This Master Plan proposes the development of a stacked loop trail system serving users of all ages and abilities and consisting of a combination of Tier I, Tier III, and Tier IV (singletrack) trails. These proposed trail improvements include using environmentally sensitive and sustainable trail design and construction practices to minimize the cost of future maintenance and infrastructure costs, while promoting and preserving the open space conservation values. Other recreational action items include the construction

of an overlook and interpretive display at the open space's high point, the installation of information kiosks and trail wayfinding signage, and the installation of benches at various locations throughout the open space.

Historic Preservation and Education – Situated high on the Palmer Divide near historic Palmer Lake and the nearby Burlington Northern and Santa Fe Railroad, Santa Fe Open Space also serves as an outdoor classroom for a myriad of educational and programming opportunities that are unique when compared to other El Paso County park and open space facilities. As outlined in the Historical and Cultural Resources Chapter, this corner of El Paso County has a rich history, from its natural physical features, to Native American and European settlement, to the influences of the modern-day railroad from which the open space derives its name. Recreational and educational programming, combined with the preservation of natural and historical elements, make the Santa Fe Open Space a prime location for outdoor classes, historic interpretive displays of ranch artifacts, and educational and artistic programs that focus on both the natural and human history of the open space and surrounding region.

Management and Administration – Responsible management and administration of Santa Fe Open Space will ensure that the open space remains financially and environmentally sustainable for years to come while meeting the recreational and educational needs of residents and visitors. Master Plan goals call for researching strategic land acquisitions, installation and maintenance of wildlife friendly perimeter fencing, the development of forestry and noxious weed management plans, as well as maintenance and operation plans that adhere to and promote the guidelines of the Conservation Easement.

Community Awareness – Outreach programs provide awareness, sponsorship, fundraising, and volunteer opportunities to support programs and facility development of El Paso County parks, trails, open spaces, Nature Centers, and other facilities. Outreach services provides opportunities to benefit the community and improve the quality of life for County residents with volunteer opportunities such as Adopt-A-Park/Adopt-A-Trail, Trail Ambassadors, Creek Week, and Friends Groups, as well as donation opportunities through such longstanding programs as Partners in the Park and the Trust for Community Parks.

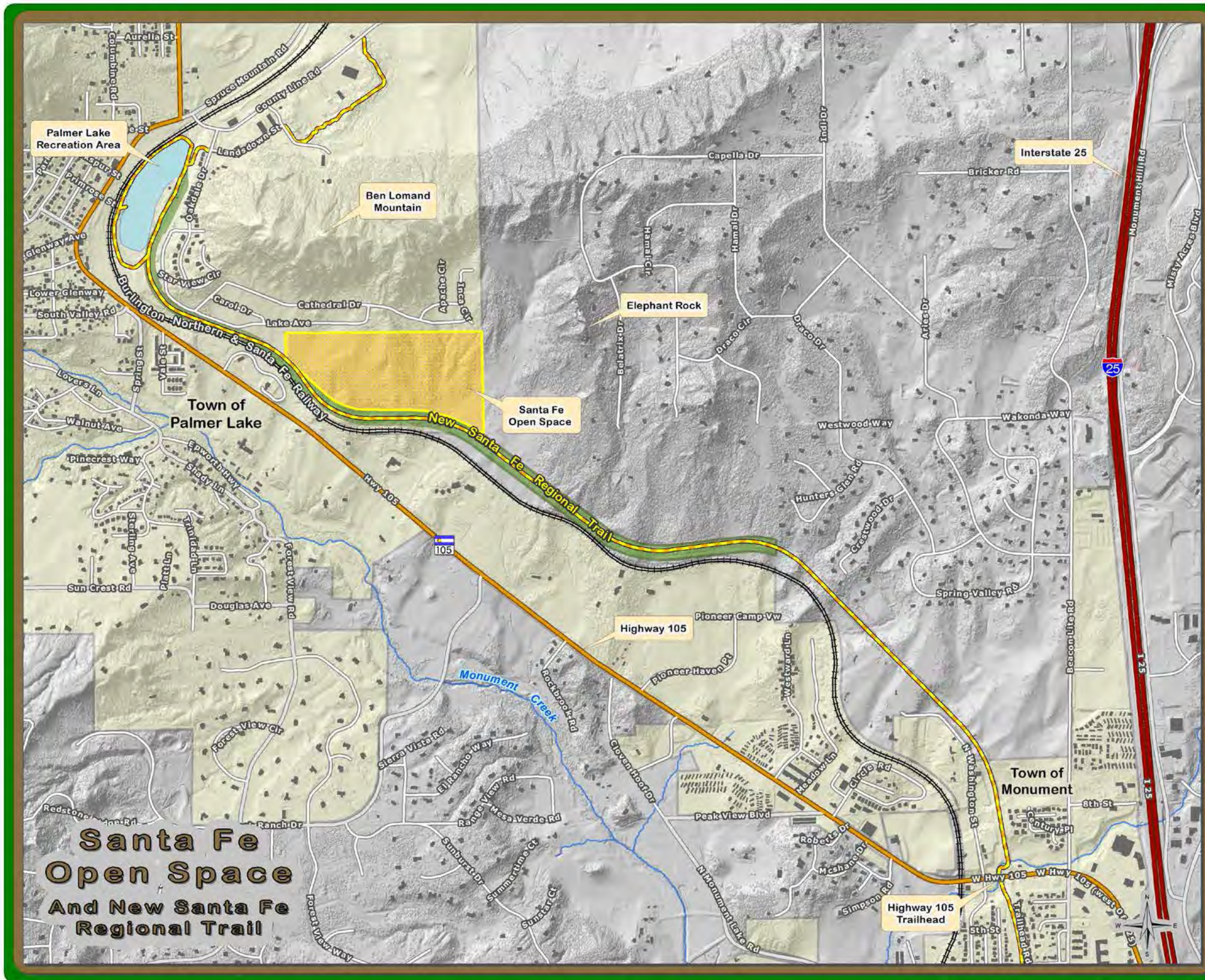


Figure 4 - A Small Grouping of Showy Fleabane (Erigeron speciosus) at Santa Fe Open Space

Implementation and Funding – The prioritization and phasing of capital improvements for Santa Fe Open Space, as expressed in the Implementation Plan in Chapter 8, was derived from input by the public, stakeholders, and Master Plan Team members, with endorsement by the Park Advisory Board and approval by the Board of County Commissioners. This initial capital improvement budget gives consideration to new recreational amenities as well as initial forestry management and maintenance needs, while considering available funding, benefit for cost, project complexity, and improvement urgency. In an effort to bolster the implementation of the open space's facilities and programs, Master Plan goals recommend generating and researching partnership opportunities and funding sources, such as grants, to assist with the planning, development, and implementation of new projects and programs.



Figure 5 - In this pre-1996 Photo, a pair of Denver and Rio Grande Western Railroad Engines pulls a Train of Tanks and Heavy Artillery from Nearby Fort Carson, as Black Forest, Elephant Rock and Santa Fe Open Space Dominate the Background. (Photo Courtesy of John Goforth / Railpictures.net)



General Vicinity Map



Santa Fe Open Space is located in northwest El Paso County, within the town limits of Palmer Lake, Colorado. Conveniently located just northwest of the Town of Monument and Interstate 25 on the New Santa Fe Regional Trail, Santa Fe Open Space is easily accessed from the Palmer Lake Recreation Area, which has parking and a restroom. It is also accessible from the New Santa Fe Regional Trail trailhead at Highway 105 in Monument.



- US Interstate Highways
- Colorado State Highways
- Major Roadways
- Streets & Roads
- BN&SF Railroad
- New Santa Fe Regional Trail
- Santa Fe Open Space
- El Paso County Property
- Lakes & Reservoirs
- Creeks and Streams
- Incorporated Town

Map 1 - General Vicinity Map for Santa Fe Open Space

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CHAPTER 2 – EXISTING CONDITIONS

Background

In May of 2017, El Paso County purchased 60 acres of pristine upland ranchland on the southern slopes of Ben Lomand Mountain, near Palmer Lake, Colorado. Covered in thick stands of scrub oak, mature ponderosa pine trees, and rolling grass meadows, the property was purchased from the McGuire/Close family with the intention of transforming it into a natural open space that would provide users of the adjacent New Santa Fe Regional Trail an opportunity to experience a more natural foothills environment in close vicinity to urbanized areas and major trailheads.

Ten years before El Paso County purchased the property now known as Santa Fe Open Space, the McGuire/Close placed a conservation easement over the property to preserve certain natural, scenic, open space, aesthetic, ecological, recreational, historic, and environmental values, collectively known as Conservation Values. The conservation easement, administered by the Palmer Land Conservancy, requires the protection of the Conservation Values for perpetuity, no matter who owned the property, thus preserving the Values for generations to come. In preparation for the conservation easement, the landscape architectural firm, LREP, analyzed the property and developed the McGuire/Close Conservation Easement Baseline Report, which, along with other documentation and research, has become the basis for the Existing Conditions chapter of the Santa Fe Open Space Master Plan.



Figure 6 – Nearby Elephant Rock as seen from Santa Fe Open Space

Methodology

An inventory of existing conditions was conducted as part of the planning process for the Santa Fe Open Space. The inventory extended the body of knowledge on which planning decisions could be based. The site inventory provides an understanding of how the land came to exist in its present state and condition, as well as the physical, biological, cultural, management, and social contexts in which it is situated. This information allows decisions to be made in ways that will protect the natural and cultural resources and preserve the conditions that make Santa Fe Open Space unique and desirable as a public amenity.

The existing conditions inventory at Santa Fe Open Space is classified into various categories, based on physical, natural, and human aspects. Physical characteristics include climate, elevation, aspect, geology, soils and hydrography, while natural characteristics are centered around flora, fauna, habitats, and scenic resources. Lastly, human-based characteristics outline the conservation easement, surrounding land uses, wildfire, public service areas, and demographics of the surrounding region.

The numerous components of the Existing Conditions chapter were documented in the aforementioned McGuire/Close Conservation Easement Baseline Report, dated May 2003, and its subsequent updates in 2007 and 2017. These baseline inventories were reviewed and summarized by El Paso County Parks contractor, Tapis Associates. Each component and site characteristic were evaluated individually since their inherent information was considered separately by the decision-makers and the public. Site analysis maps were developed to show locations of various characteristics, further illustrating and delineating areas that would be sensitive to or be negatively impacted by human activity. Information from additional studies, provided by the County, was considered during the inventory.

Topography

Located on the lower southern slopes of Ben Lomand Mountain (see figure 2), Santa Fe Open Space ranges approximately 150 feet in elevation, from the high point of 7,315' near the center of the northern boundary to the low point of 7,165' in the southeast corner. Elevation and topography influence resource preservation, restoration methods, trail alignments, and construction methods. While elevation is an important consideration for site-specific design, the elevation does not specifically influence general Master Plan decisions and recommendations beyond identifying viewpoints and topographic constraints to recreational development.

Overall, the open space consists of moderate slopes, and is generally defined by a series of rolling ridges extending southward from the toe of Ben Lomand Mountain, framed by the iconic Elephant Rock formation to the east. Slope angles are steeper along the crests of these ridges, while the grassy meadows on the western side of the property are far gentler. Geology, soils and erosive actions directly determine the topography and slopes. Slope influences preservation, restoration methods, trail and trailhead locations, construction methods, and forest health management strategies.

Aspect is the direction a piece of land faces. The valleys and ridges create land with diverse aspect throughout Santa Fe Open Space. Land having a particular aspect - facing a particular direction - is subject to the influences of that exposure. For this analysis, shadows on the north facing slopes are based on solar azimuth of 45 degrees from north. The alignment and appropriate grade of trails located on the north aspect required more careful consideration. With regard to user experience and sustainable design, northern exposure is cool in the summer, but holds moisture, snow and ice in the winter, creating hazardous trail conditions that often lead to trail widening and braiding.



Figure 7 - Nearby Ben Lomand Mountain as seen from Santa Fe Open Space

Climate

Located in a semi-arid climatic environment that extends east from the Colorado Front Range along the Palmer Divide, visitors to Santa Fe Open Space can expect to see annually nearly 250 days of sunshine and relatively moderate temperatures, although the Palmer Divide can generate orographic influences on local weather systems, thus generating more precipitation than areas to the south and east. The nearest long-term weather station with a climate similar to that of Santa Fe Open Space is in Castle Rock (Station

Castle Rock, Colorado 051401). The average annual precipitation is just under 17 inches with the highest precipitation in the month of May and the driest months being January and February. Selected climate data since 1948 is displayed below. Detailed information is available from the Western Regional Climate Center.

- Average Annual Max. Temperature: 63.7 degrees Fahrenheit
- Average Annual Min. Temperature: 31.7 degrees Fahrenheit
- Average Annual Total Precipitation: 16.93 inches
- Average Annual Total Snowfall: 59.8 inches
- Average Annual Snow Depth: 0 inches
- Warmest Month of the Year: July, followed by August
- Coldest Month of the Year: December, followed by January
- Month with the Greatest Precipitation: May
- Month with the Least Precipitation: January and February
- Month with the Greatest Snowfall: December

Ms. McGuire and Mr. Close, prior owners of the property until 2017, have observed drier conditions, less snow, fewer wildflowers, and shorter grass height in the recent decades – the exception being the very wet spring of 2019.

Climate projections for the Palmer Divide suggest that extreme events might become more commonplace within the next century. The projected warming for Colorado is as much as 6.5°F by mid-century, which would make the Front Range temperatures more like those found today in Albuquerque, New Mexico. Increased weather variability that might result in greater competition for water resources. State experts have high confidence in continued warming and the warming alone will have impacts on hydrology and water resources, especially the likely continuation of the ongoing shift to earlier timing of snowmelt and runoff. These changes will also have significant impacts on the management of recreational open space lands.

Geologic Features and Soils

Geologic Surface Features – Santa Fe Open Space’s most striking aspect from a distance is the south-facing toe slopes of Ben Lomand Mountain framed on the west side by Elephant Rock. Ben Lomand Mountain and Elephant Rock are part of Dawson Formation (Paleocene and Upper Cretaceous) consisting of Arkosic sandstone, siltstone, claystone, and some conglomerate forming 66 million years ago and are well known to northern El Paso County residents. The rolling ridges and meadows, comprised of unconsolidated material deposited as outwash from the Rampart Range to the west, are made up of Colluvium (Holocene), Slocum Alluvium and Verdos Alluvium (both Pleistocene). This geology is common in this part of the state. While the rock features are dramatic and defining, geology informs the planning and management, although not on a mapped specific basis.

The 1977 Robinson Geologic Hazards Study outlined the following distribution of geologic surface features within the open space boundaries: expansive and potentially expansive soil and bedrock on flat to moderate slopes (0-12%). Engineering considerations should focus on the potential for swell, depth of bedrock, design of structural foundations, and surface drainage (Data: Robinson Study, USGS, 1977).

Soils – Soil matrices represented in Santa Fe Open Space are typical of the area. All the open space’s soils are rated "moderate hazard for erosion" and “moderately limited” for trail construction due

to slope and sandy soil, characteristics by the US Department of Agriculture, Natural Resource Conservation Service (NRCS), El Paso County 1981 Soil Survey. Soil characteristics are uniform throughout the site. An actively eroding channel with alluvial deposits impacts the northeast corner of the property originating from Inca Circle in the Lakeview Heights Subdivision. The erosive and sandy qualities of the soil should be considered during trail layout, construction, and maintenance. Soils are an important consideration for site-specific design, and attention to the highly erosive soil characteristic should be considered in all activities and development causing soil disturbance.

Soils have been mapped and described by the USDA Soil Conservation Service (1981). There are two soil mapping units on the Property as described below:

1. ***Pring Coarse Sandy Loam.*** Pring soils are typically found on alluvial fans, valley side slopes, hills, and ridges. Slope gradients range from 0 to 30 or more percent. The soils formed in parent materials weathered residually or locally transported from the arkose beds of the Dawson and Arapahoe formations. This soil type is found in a north-south band across the eastern third and western tip of the property.
2. ***Tomah-Crowfoot Loamy Sands.*** Crowfoot soils are typically located on alluvial fans, valley side slopes, and upland hills and ridges. Slope gradients range from 2 to 15 or more percent. The soils formed in parent sediments weathered residually or locally transported from the arkosic beds of the Dawson and Arapahoe formations. This soil is common in the central and western part of the property.

Hydrography

Santa Fe Open Space is located on the southern slopes of Ben Lomand Mountain on the Palmer Divide, an upland that separates the headwaters of West Plum Creek in the South Platte River watershed from Monument Creek in the Arkansas River watershed. The open space is located in the Monument Creek watershed, tributary to Fountain Creek and the Arkansas River. Monument Creek is the primary water way in north central El Paso County and is located approximately 0.5 to 1.0 mile south of the Property. The four generally north-south-oriented valleys drain south into Monument Creek – the three easternmost drainages collect prior to crossing beneath the railroad. No permanent springs or seeps were documented or observed; however, it is likely that seasonal seeps exist in the drainages, particularly in the spring months. Drainage ways are sensitive to erosion and sedimentation both naturally occurring and that caused by human disturbance. Preservation and protection of natural hydrological flows throughout the property, and protection of the natural drainage ways influence Master Plan decisions.

Forest and Vegetation

Vegetation in Santa Fe Open Space is dominated by a Ponderosa pine woodland and Gambel oak shrubland communities interspersed with grassland meadows and shrub communities. These communities are described in detail in the baseline inventories and are summarized below. Vegetation resources are directly related to the Scenic, Wildlife and Ecological Conservation Values and require ongoing management decisions.

Ponderosa Pine Woodland. Found in localized pockets within the central and eastern sections of the property, this open woodland community is dominated by ponderosa pine with a scattered understory

of Gambel oak thickets, and occasional patches of mountain mahogany and Douglas fir. The sparse understory includes grasses such as slender wheat grass, mountain muhly, and fringed brome. The larger trees are commonly 8-12" diameter at breast height (DBH), although some scattered individuals may reach up to 24" DBH. Regeneration is present but variable, and typically dominated by ponderosa pine. There is no evidence of historic fire, indicating that the woodland has become both denser over time, and has expanded into neighboring vegetation communities. Forest pathogens are generally not present in any significant amount; however, there have been small infestations of western pine beetle (*Dendroctonus ponderosa*).



Figure 8 - Typical Stand of Ponderosa Pine in Santa Fe Open Space

Common trees, shrubs, forbs, grasses and sedges in the Ponderosa Pine Woodland include Ponderosa Pine (*Pinus ponderosa*), Douglas fir (*Pseudotsuga menziesii*), Gambel oak (*Quercus gambelii*), Kinnikinnick (*Arctostaphylos uva-ursi*), Alderleaf mountain mahogany (*Cercocarpus montanus*), Fendler's sandwort (*Arenaria fendleri*), Fringed sage (*Artemisia frigida*), Louisiana sagewort (*Artemisia ludoviciana*), Pinewoods geranium (*Geranium caespitosum*), Dalmatian toadflax (*Linaria dalmatica*), Fendler's ragwort (*Packera fendleri*), Front Range beardtongue (*Penstemon virens*), Bigflower cinquefoil (*Potentilla fissa*), American pasque flower (*Pulsatilla patens*), Fringed brome (*Bromus ciliates*), Japanese brome (*Bromus japonicus*), Slender wheatgrass (*Elymus trachycaulus*), Mountain muhly (*Muhlenbergia montana*), Kentucky bluegrass (*Poa pratensis*), and Ross's sedge (*Carex rossii*).

Gambel Oak Shrubland. This community is located throughout the open space with large patches in the west region and smaller patches transitioning to the other plant communities. It is dominated by Gambel oak, Western snowberry, and mountain mahogany interspersed with Ponderosa pine. The largest Gambel oak stems commonly measure up to 8" DBH; whereas average sized mature oak stems measure 3-6" DBH. The Oak Shrubland appears to have stable boundaries with the Grassland community. Browsing pressure from deer appears moderate.

Common trees, shrubs, forbs, grasses and sedges in the Gambel Oak Shrubland include Ponderosa Pine (*Pinus ponderosa*), Gambel Oak (*Quercus gambelii*), Kinnikinnick (*Arctostaphylos uva-ursi*), Fendler's ceanothus (*Ceanothus fendleri*), Alderleaf mountain mahogany (*Cercocarpus montanus*), Creeping barberry (*Mahonia repens*), Sunkbush sumac (*Rhus trilobata*), Western snowberry (*Symphoricarpos occidentalis*), Fendler's



Figure 9 - Pasque Flower

sandwort (*Arenaria fendleri*), Violet prairie clover (*Dalea purpurea*), Pinewoods geranium (*Geranium caespitosum*), Hairy goldenaster (*Heterotheca villosa*), Dalmatian toadflax (*Linaria dalmatica*), Prairie flax (*Linum lewisii*), Feathery false lily of the valley (*Maianthemum racemosum*), Wild bergamot (*Monarda fistulosa*), Bigflower cinquefoil (*Potentilla fissa*), American pasque flower (*Pulsatilla patens*), Blue grama (*Bouteloua gracilis*), Smooth brome (*Bromus inermis*), Mountain muhly (*Muhlenbergia montana*), Kentucky bluegrass (*Poa pratensis*), Little bluestem (*Schizachyrium scoparium*), and Sun sedge (*Carex inops* ssp. *Heliophila*).

Grassland Community. The large open grassland in the western portion of the property consists of native grasses such as mountain muhly, bluebunch wheat grass and sleepy grass. Non-native grasses smooth brome (*Bromus inermis*), Kentucky bluegrass (*Poa pratensis*), and cheatgrass (*Bromus tectorum*) are dominant along the western and eastern Property boundaries, and in the more disturbed areas of the community. Ms. McGuire and Mr. Close, prior owners of the property, noted wildflowers once prevalent throughout the property are now found mostly on north and east facing slopes; species mentioned include penstemon species, harebells, pasque flowers, sand lilies, mariposa lilies and blue columbine.



Figure 10 - Wild Bergamot

Common shrubs, forbs, grasses and sedges in the Grassland community include Wood's rose (*Rosa woodsia*), Western snowberry (*Symphoricarpos occidentalis*), Small-leaf pussytoes (*Antennaria parvifolia*), Field sagewort (*Artemisia campestris*), Wild tarragon/wormwood (*Artemisia dracunculus*), Fringed sage (*Artemisia frigida*), Louisiana sagewort (*Artemisia ludoviciana*), Hoary false madwort (*Berteroa incana*), Canada thistle (*Cirsium arvense*), Violet prairie clover (*Dalea purpurea*), Pinewoods geranium (*Geranium caespitosum*), Hairy goldenaster (*Heterotheca villosa*), Dalmatian toadflax (*Linaria dalmatica*), Prairie flax (*Linum lewisii*), Bigflower cinquefoil (*Potentilla fissa*), Sleepygrass (*Achnatherum robustum*), Purple Threeawn (*Aristida purpurea*), Blue grama (*Bouteloua gracilis*), Smooth brome (*Bromus inermis*), Mountain muhly (*Muhlenbergia montana*), Kentucky bluegrass (*Poa pratensis*), Bluebunch wheatgrass (*Pseudoroegneria spicata*), Little bluestem (*Schizachyrium scoparium*), and Sun sedge (*Carex inops* ssp. *Heliophila*).

Others. Other communities occurring in small patches in the open space include Douglas fir-Juniper Woodland, Mountain Mahogany-Grasslands, and Disturbed Grasslands. Disturbed sites are generally located next to roadways and residences and include large forestry slash piles. This vegetation type is typically dominated by native and nonnative weeds.

Common forbs and grasses in the Disturbed Sites include Musk thistle (*Carduus nutans*), Diffuse white knapweed (*Centaurea diffusa*), Canada thistle (*Cirsium arvense*), Dalmatian toadflax (*Linaria dalmatica*), Smooth brome (*Bromus inermis*).

Noxious Weeds. Noxious weeds are of importance since severe infestations can conceivably adversely impact the Conservation Values of the Santa Fe Open Space. The documented noxious weed conditions have changed over time. The 2003 Baseline Report noted, the presence of diffuse and spotted knapweed and widespread colonies of Dalmatian toadflax.

In the 2017 baseline update, the only noted change in the baseline conditions pertained to noxious weeds, noting that noxious weed populations have worsened since the initial Baseline (2003) and Baseline Update (2007) reports. For instance, common mullein was previously identified as uncommon in grasslands, and this species was found commonly in grassland areas at densities of 5 to 30 percent. Knapweed species were scattered throughout the site but were primarily found in grassland areas at densities of 5 to 30 percent. North of the Property boundary, knapweed species were found at higher densities of approximately 40 to 60 percent and were concentrated around roadways. Dalmatian toadflax colonies continue to be widespread on the open space.



Figure 11 - Rocky Mountain Juniper Located on a Central Ridgeline in Santa Fe Open Space

Management and control of noxious weeds to preserve the Conservation Values and to improve ecosystem health and wildlife habitat resources on the property may require ongoing management decisions, which may be integrated with management of vegetation on the open space.

Threatened Species Under the Endangered Species Act. The original baseline report found no recorded data nor documented any threatened, endangered or sensitive plants then listed in the Colorado Natural Heritage Program. According to the 2017 Baseline Survey, species listed since the initial Baseline Report that could occur in the vicinity but are unlikely to occur on the Property due to a lack of habitat, include the Colorado butterfly plant and Ute ladies'-tresses orchid.

Wildlife and Habitat

Santa Fe Open Space is identified a "High to Very High Value" wildlife habitat in the 2013 El Paso County Parks Master Plan's Open Space Values Attributes mapping. Wildlife resources support the Ecological Conservation Value. The open space contains ecosystem types that provide food, shelter, breeding ground, and migration corridors for several wildlife species. Species potentially occurring in the open space include, but are not limited to, Abert's squirrel, black bear, Brazilian free-tailed bat, elk, mountain lion, mule and white-tailed deer, wild turkey, fox, coyote, breeding birds, and numerous small mammals and reptiles. Ms. McGuire recalls also seeing red-tailed hawks, golden eagle and bobcats on the property. She has observed a recent increase in gophers and decrease in predators.

Wildlife species of concern that were originally identified in the initial Baseline Report (2003) but are no longer listed under the Endangered Species Act include the bald eagle and American peregrine falcon. The Preble's meadow jumping mouse and the Mexican spotted owl, newly listed since the initial baseline report, could occur in the vicinity but are unlikely to occur in the open space due to a lack of prime habitat.

Management of wildlife and wildlife habitat resources on the property may require ongoing management decisions, which may be integrated with management of vegetation on the open space.



Figure 12 - Typical Black Bear (Shutterstock Photo)

Scenic Resources

Scenic resources, as defined by Scenic America, are “the visual attributes of landscape that include features having natural, cultural, social, historic, archaeological, and recreational significance; and views that are distinctly characteristic of a region” (Byers & Ponte 2005). Internal Revenue Service Code §1.170A-14 expands the definition of “scenic” for conservation easement purposes, to include the preservation of open space for the scenic enjoyment of the general public. The IRS Code suggests the factors to be considered when evaluating scenic and open-space qualities of a landscape include: the compatibility of the land use with other land in the vicinity, visual contrast, openness, relief from urban closeness, harmonious variety of shapes and textures, the degree to which the land use maintains the scale and character of the landscape (to preserve open space, visual enjoyment, and sunlight for the surrounding area), and consistency of the proposed scenic view with a state scenic identification program. Various land management agencies and land trusts also have methodologies for assessing and protecting visual quality that echo the characteristics described above.



Figure 13 - Sweeping Views of the Southern Colorado Front Range from the High Point of Santa Fe Open Space

The location of Santa Fe Open Space, high on the slopes of the Palmer Divide and Ben Lomand Mountain, affords the visitor incredibly sweeping views of the southern Colorado Front Range within El Paso County. Depending on the location of the viewer, many notable landmarks and landforms can be seen from within the open space. These include such landforms as Ben Lomand Mountain, Elephant Rock, Mount Herman, Monument Rock, Sundance Mountain, Chautauqua Mountain, Blodgett Peak, and Cheyenne Mountain far to the south. Landmarks and other areas of note visible from Santa Fe Open Space include the Town

of Palmer Lake to the west, Black Forest to the east, and the northern reaches of the United States Air Force Academy to the south.

Numerous viewpoints have been identified within the property – each one offering the visitor a different view while being surrounded by the open space’s grassy meadows, Ponderosa pine stands, and vast acreages of scrub oak. Near the old ranch corral, one can see the Town of Palmer Lake and its mountain backdrop. At the property’s high point, nearly all of the aforementioned landforms can be seen, while one secluded viewpoint offers a solitary tree-framed view of Mount Herman. Providing visitor access to these viewpoints is a primary goal of this master plan, while at the same time promoting and preserving the site’s unique aesthetic and scenic conservation values.

Conservation Easement

The Santa Fe Open Space was purchased by El Paso County in 2017 utilizing 2015 Ballot Question 1A and Regional Park Fee funds. In 2016, the final piece of funding was secured and the parties moved forward with the transaction. The Palmer Land Trust (PLT) has held a Deed of Conservation on a larger land area named the McGuire/Close Conservation Easement Property which includes the open space property since 2003. At El Paso County’s purchase of the open space, the Deed of Conservation was updated to accommodate the new public use. The 2017 Amended and Restated Deed of Conservation Easement serves to protect Santa Fe Open Space’s conservation values. These conservation values include scenic and aesthetic resources, open space and development buffer, wildlife, ecological, and public recreation and education.

The Conservation Easement assures that the property will be retained forever predominantly in its natural condition and be available for public outdoor recreation and education. Conservation easements influence preservation, conservation, restoration methods, location of facilities, and management strategies. The Palmer Land Trust reviews compliance with the stipulations of the Conservation Easement annually.

The Conservation Easement defines a building envelope in the northwest corner where parking, restrooms and a gazebo may be constructed in the future when vehicular access is established. Utility easements currently exist within the open space. The Tri Mountain States Telephone & Telegraph Co. easement paralleling the entire eastern boundary is 6-foot wide. As part of the purchase a 30-foot wide access easement and a building envelope easement are located along the north west property line. These are clearly defined in the ALTO/NSPS Land Title Survey dated 06 January 2017.

Wildfire Management

Although there are a few trees with scars from lightning strikes around Santa Fe Open Space, there is no evidence of recent wildfire within the property. There is one old large ponderosa pine with a fire scar on the adjacent property to the east. Historically, the railroad was the cause of numerous small fires in this area, however snags and downfall on Santa Fe Open Space do not have charcoal deposits. Ms. McGuire recalls using a shovel to contain railroad-initiated fires until the Palmer Lake Fire Department arrived at the scene.

Wildfire hazard on the Property varies with location and terrain. The northern portions, including the lower slopes of Ben Lomand Mountain, are estimated to have a moderate to severe hazard rating. The southern and western portions that are less densely forested and have more grasslands are estimated have a low to moderate wildfire hazard rating. The Property is served by the Tri-Lakes Fire Protection

District. El Paso County requires wildfire mitigation for new development including defensible space around inhabited structures and emergency vehicle access.

Surrounding Land Use and Park Service Areas

Santa Fe Open Space is surrounded by significant conserved lands. The 3000-acre Greenland Ranch Open Space, administered by Douglas County, is 0.5 mile to the north and the Pike National Forest is 1 mile to the west and 1.5 miles to the south. The 38-acre Schmidt Conservation Easement is one mile to the southwest, while the 29-acre Burlage Conservation Easement is located one-half mile south, both administered by El Paso County. The conservation context of Santa Fe Open Space is greatly enhanced by its long-term potential to serve as a connection between these other protected public lands, helping to connect the low elevation landscape and ecosystems on Greenland Ranch to higher elevation federal lands to the southwest.

Directly adjacent to the open space on the north, east and west borders are several private residences and partially developed subdivisions. While the properties directly north of the open space are subdivided for residential development, the lack of available water supply and infrastructure will likely preclude residential development in the future and open opportunities for expansion of the open space.

El Paso County's New Santa Fe Regional Trail defines the southern boundary with the trail being bound to the south by the right of way for the Denver and Rio Grande Railroad. Trails on the open space will connect with an extensive network of trails on adjoining public lands administered by El Paso County via the New Santa Fe Regional Trail, which is part of the American Discovery Trail that connects several of the nation's principal north-south trails and many local and regional trails, including 1,153 miles of trails in the State of Colorado.

Land Uses Surrounding Santa Fe Open Space	
Land Uses Within 15 Miles	
Use Description	Total Acres
Federal Land (USNFS & USAFA)	87,943.28
Single Family Residential	52,474.06
Agricultural Land	23,294.58
Vacant Land	10,600.80
Political Subdivision	6,370.57
Commerical Land	4,772.53
Other Uses (Religious, Special Use)	4,524.44
Forest Land (Not National Forest)	2,484.17
County Land	1,593.79
State Land	1,188.94
Multi-Family Residential	641.42
Manufacturing and Industrial	511.55
Mobile Home Property	345.78
Land Uses Within 5 Miles	
Use Description	Total Acres
Federal Land (National Forest)	36,496.680
Single Family Residential	8,857.650
Agricultural Land	1,108.120
Political Subdivision	1,018.090
Vacant Land	721.750
Other Uses (Religious, Special Use)	629.780
Commerical Land	452.000
Forest Land (Not National Forest)	415.450
County Land	183.330
State Land	102.120
Mobile Home Property	50.940
Manufacturing and Industrial	42.810
Multi-Family Residential	35.390
Land Uses Within 1000 Feet	
Use Description	Total Acres
Forest Land (Not National Forest)	92.17
County Land (SFOS & NSFRT)	82.99
Agricultural Land	67.06
Vacant Land	55.40
Other Uses (Religious, Special Use)	28.75
Single Family Residential	7.54
Commercial Land	0.27
*Note: Due to lack of land use information, data only represents those land uses in El Paso County.	

Table 1 - Land Use Table

Based on a park users presumed willingness to travel to a facility, the 2013 El Paso County Parks Master Plan established service areas for each type of park facility, including regional and neighborhood parks, in an effort to determine gaps in available park services for El Paso County residents. Local access to parks was measured with a 5-mile radius for neighborhood parks, while regional access was measured with a 15-mile radius for regional parks, which include open spaces.

While classified as an open space with exclusively passive activities such as hiking and nature watching, Santa Fe Open Space also fulfills the function of both a community park and a passive-use regional park, depending primarily on the origin of the park user. Residents of the nearby towns of Monument and Palmer Lake may utilize the open space for daily exercise, to include hiking, mountain biking, and dog walking, while outlying populations may travel greater distances for the same type of activities, albeit as a regional destination rather than a local neighborhood amenity.

Using the 5- and 15-mile radii criteria, Planning staff analyzed the demographics and land use of each service area to provide better understanding of the population and area that the park serves. Utilizing a geographic information system (GIS) and parcel/land use data available from the El Paso County Assessor's Office, a spatial analysis was performed to identify land uses within the regional and neighborhood park service areas, with an additional analysis performed for those properties within 1000 feet of the park's boundaries as an effort to highlight the adjacent land use.

The Land Use Table (Figure 9) highlights the major land use categories located within the aforementioned 15- and 5-mile service areas and those land uses within 1000 feet of the park boundary. Due to Santa Fe Open Space's location near the El Paso County / Douglas County line, as well as a lack of available data for Douglas County, the land use analysis results are restricted to El Paso County. The 15-mile radius reaches rural locations to the south, southwest, and east of the park, thus increasing the acreage of federally owned lands (Pike National Forest and the United States Air Force Academy) and agricultural grazing lands. Because the 15-mile radius also includes the towns of Palmer Lake and Monument, as well as portions of northern Colorado Springs, the residential land use acreage is also a prominent category.

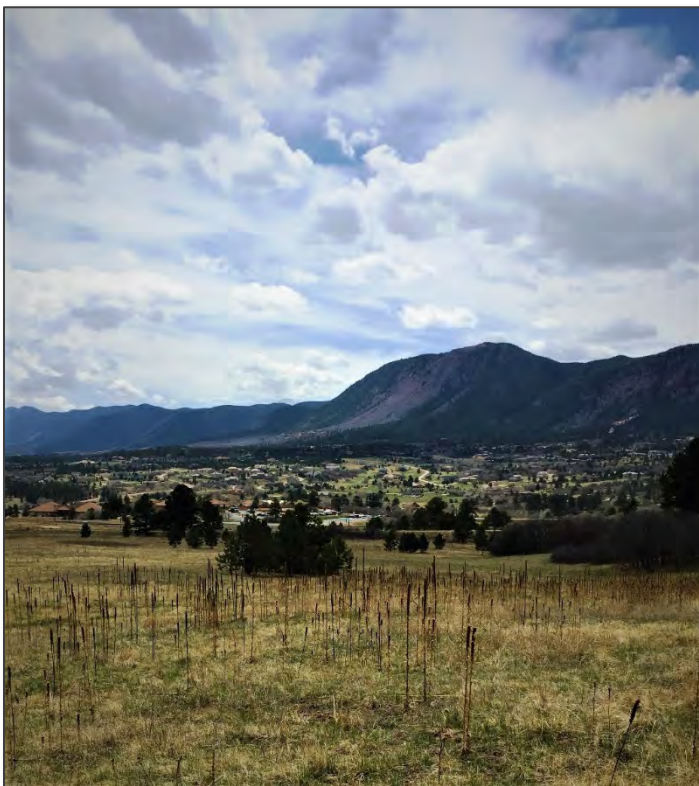


Figure 14 - Rural Residential Housing as Seen from Santa Fe Open Space, Looking South Toward Mount Herman

The land use classifications found within the 5-mile radius are very similar to the 15-mile, albeit with major reductions in acreage for each category. This is due to the lack of the Air Force Academy in federal lands and the fact that Colorado Springs is located outside of the 5-mile radius.

Agricultural lands are reduced due to the higher amount of rural residential land uses in the northwestern El Paso County area.

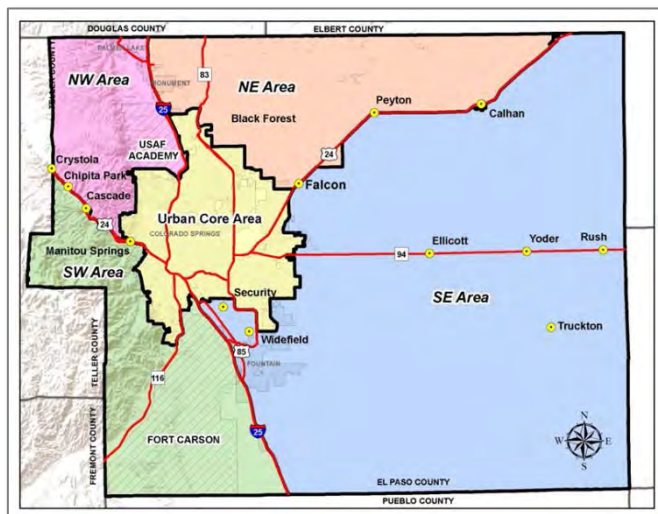
The 1000-foot radius focuses primarily on forest (non-National Forest lands), agricultural, vacant lands, and the El Paso County-owned properties of the New Santa Fe Regional Trail and Santa Fe Open Space. Rural residential acreage is greatly reduced as well, indicating a lack of encroachment of residential land uses on the open space.

Demographics

El Paso County has been one of the fastest growing counties in the Rocky Mountain Region and is now the second most populous County in Colorado, trailing only Denver County by an estimated 7,000 residents, according to estimates by the United States Census Bureau. In 2005, the population was 546,250, and by 2010 the population was 622,263, an increase of approximately 13% under less than robust economic conditions. Post-recession recovery, boosted by a massive influx of new residents and an increase in military training operations at Fort Carson, helped to propel the countywide population to nearly 720,500 by July 2019. Population is concentrated along the Interstate-25 corridor, with approximately 70 percent of all County residents living in the Colorado Springs Metropolitan area. Most of the county residents live in the western one-third of the county.

Due to the large size and high level of diversity in El Paso County, the 2013 El Paso County Master Plan divided El Paso County into demographic subareas. Santa Fe Open Space is located within the Northwest subarea, as are the nearby communities of Palmer Lake and Monument, as well as the United States Air Force Academy.

The least populated, the Northwest Subarea contains approximately 2.5% of El Paso County's population yet has a median household income exceeding \$110,000. It is one of the least diverse subareas with a 92.5% Caucasian population. The median age is 38.6 years old and a large percentage possesses some college education or a bachelor's degree.



*Figure 15 - El Paso County Master Plan (2013)
Demographic Subareas*

The population data used in this demographic profile of El Paso County was derived from ESRI Business information Solutions, with data based on the U.S. Census Bureau and American Community Survey, as well as GIS analysis performed in ESRI Community Analyst. Data outlined in this section will be compared to both that of El Paso County as a whole and, when available, of the El Paso County Parks Master Plan Northwest Subarea.

Population. In 2019, the estimated population of El Paso County was 720,403, having seen a growth of 15.8% since 2010, when the population was 622,263. The Northwest Subarea showed a 2010 population of 14,870 and a projected 2020 population of 15,936 for an increase of 7.2%. During a similar time period (current population estimates include 2019), the 15-mile service area of Santa Fe Open Space,

which includes the far northern sections of Colorado Springs and the towns of Palmer Lake and Monument, increased at an incredibly high rate of 20.9% from 169,201 to 204,533, with the high rate of increase due in part to greater residential development in the northern sections of Colorado Springs. The 5-mile service area increased at an even higher growth rate of 26.7%, from 20,455 in 2010 to 25,922 in 2019. This higher rate of increase may be attributed to increase rates of housing development, particularly in the Monument area.

Households and Housing Units. In 2018, El Paso County had 245,287 households with an average household size of 2.64 persons. The Santa Fe Open Space 15-mile service area had 73,503 households in 2019, with an average of 2.71 persons per household, while the 5-mile service area had 9,188 households averaging 2.82 persons per household. The 5-mile service area has not only seen a larger rate of population increase over the last 5 years; its household size is significantly larger than that of El Paso County as a whole.

In 2019, El Paso County had an estimated 280,718 housing units – an increase of 10.8% from 2010, which saw 253,379 units. During the 2010-2019 time period, the housing units in the 15-mile service area increased at much higher rate of 21.2% from 60,659 to 73,504. In the 5-mile service area, housing units increased at an even higher rate of 25.9% from 7,295 to 9,188, possibly due to the aforementioned increased rates of housing development in the Monument area, particularly near the I-25 corridor.

Median Household Income. In 2018, the median household income of El Paso County was \$65,334, while the 2019 estimate for the 5-mile service area was significantly higher at \$112,438. The estimated 2019 15-mile service area median household income was only slightly lower at \$101,601, due to the inclusion of lower-income areas in northern Colorado Springs. The annual rate of increase from 2019 to 2024 is projected to increase 1.15% for the 15-mile catchment area, while slightly higher at 2.38% for the 5-mile area.

Conclusion. The El Paso County Parks Master Plan and the census data anticipate population growth greater than the state average in the Santa Fe Open Space vicinity, including the towns of Palmer Lake and Monument and surrounding unincorporated El Paso County. The data also projects both increases in wealth and age of the surrounding communities. The trail and interpretive opportunities in the open space should be tailored to serve the changing demographics of the community.

Santa Fe Open Space will serve as an extended trail option for New Santa Fe Regional Trail users and as a local open space amenity for a growing population. This would be a change from the open space's current character as a relatively isolated property to both a regional and local recreational destination.

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Located in the northwest section of the County near the Town of Palmer Lake, Santa Fe Open Space consists of approximately 65 acres of pristine upland ranchland on the southern slopes of Ben Lomand Mountain. Covered in thick stands of scrub oak, mature ponderosa pine trees, and rolling grass meadows, the property was purchased from the McGuire/Close family with the intention of transforming it into a natural open space that provides users of the adjacent New Santa Fe Regional Trail an opportunity to experience a more natural foothills environment in close vicinity to urban areas and major trailheads.



Driving Directions:
Take Interstate 25 north from Colorado Springs to Monument, then Highway 105 northwest to Palmer Lake. Turn right on County Line Road, then immediately right into Palmer Lake Recreation Area. Hike south on the New Santa Fe Regional Trail for 0.70 mile to the northern entrance of the Santa Fe Open Space.



Location & Hours of Operation

New Santa Fe Regional Trail
Palmer Lake, CO 80133

Park Hours:
Dawn to Dusk
For Additional Information:
Call (719) 520-7529



Map 2 - Santa Fe Open Space Existing Conditions Map

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CHAPTER 3 – CULTURAL AND HISTORICAL RESOURCES

Background and Methodology

Located on the Palmer Divide between the Platte and the Arkansas river watersheds, the lands surrounding the Santa Fe Open Space have a rich history. Although not physically located within the open space parcel, the Elephant Rock formation has long drawn people to the area. The historic and cultural resources timeline which follows includes events pertinent to the open space property. Resources in the bibliography offer abundant historical information about the towns of Palmer Lake and Monument. Five themes span the Santa Fe Open Space Timeline including geologic and prerecorded history; early recorded history; railroads and Chautauqua; the Close Family ownership; and conservation and recreation.



Figure 16 - Former Rancher, Herman Kyle's Abandoned 1953 Dodge Coronet Suburban rests on the sunny slopes of Ben Lomand Mountain, in the background

Cultural Resources

Within the Baseline inventories and reports, no cultural resources are identified in the open space. An abandoned corral, ranch artifacts, and old roadbed are physically evident on the property and may warrant further study. Ms. McGuire recalls the abandoned roadbed was used by the railroad as a service access road during her childhood.

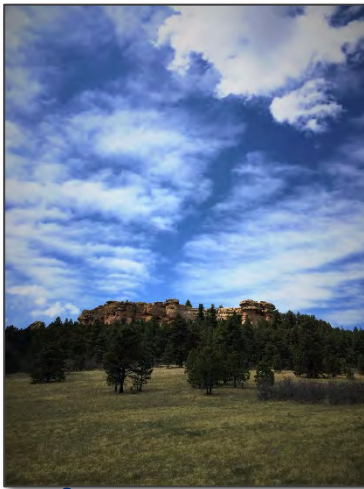


Figure 17 – Corral Ruins with Mount Chautauqua and Ben Lomand Mountain in the Background

The trash piles were not assigned relevant cultural value in the baseline reports and inventoried as follows:

- Abandoned ranch equipment and miscellaneous appliances in the far western portion of the Property.
- An old corral in the western portion of the Property with abandoned ranch equipment.
- Abandoned car (see Figure 16).
- The 2017 baseline update identified two small trash piles previously undocumented. One contained three metal pieces and one contained two pieces of old culverts/piping.

Historical Timeline



Dawson Arkose Formation deposited. Nearby Ben Lomond Mountain and Elephant Rock are formed.

66 million
years **BCE**

The earliest known area inhabitants were native-American tribes that date to the Folsom period, 10,000 years ago. More recently the Mountain Ute, Arapahoe, Kiowa, Sioux and Cheyenne and others have been present.

10,000
BCE

Army Exploration Expedition commanded by Major Stephen H. Long, camps near Elephant Rock, July 11th, naming it "Castle Rock." Later it would be called the Arched Rock, then Phoebe's Arch. In 1887; the formation was named Elephant Rock.

Samuel Seymour was the Long Expeditions' 'landscape painter' and several sketches are published in the expedition's atlas. One named "View of the Castle Rock on a branch of the Arkansas at the Base of the Rocky Mountains" is a view from the west by southwest direction.

1820

First Regiment of Dragoons to the Rocky Mountains lead by Col. Henry Dodge. Sgt. Hugh Evans wrote, "July 26 Continued the march this morning up Beaver Creek until we came to the dividing ridge between the waters of the Platte and Arkansas rivers. This was a high commanding eminence: where we could look and behold a beautiful scenery of nature while to our right we could see the high and lofty Mountains towering almost to the lowering clouds... Immediately in front & rear was a beautiful valley from a ¼ to ½ mile wide covered with the most beautiful variety of wildflowers..."

1835

The expedition lead by Lt. John Charles Fremont. Fremont wrote, "As we approached the dividing ridge, the whole valley was radiant with flowers: blue, yellow, pink, white, scarlet, and purple."

1843

Dr. Edwin James wrote, "*From our encampment we travelled nearly south and, crossing a small ridge dividing the waters of the Platte from those of the Arkansas, halted to dine on a tributary of the latter. In an excursion from this place we collected a large species of columbine...heretofore unknown to the Flora of the United States...it may receive the name *Aquilegia coerulea*....[later to be officially named the state flower in 1899]...One of the singular hills, of which Mr. Seymour has preserved a sketch, was called Castle Rock, on account of it striking resemblance to a work of art. It has columns, and porticoes, and arches, and when seen from a distance, has an astonishingly regular and artificial appearance. ... This is surrounded by scanty soil in which grew a few stunted*"

The Bennett family established a homestead near the north end of the lake; their Ben Lomond Ranch spanned northward across the El Paso and Douglas county border. Locals refer to Elephant Rock as "Citadel Rock."

1869



The open space property initially acquired by General William Jackson Palmer as part of the Monument Farms & Lake Property to start the Denver & Rio Grande Railroad.

Hundreds of men and teams are at work in the pineries of the Divide, cutting and hauling ties to the line of the new railroad. After General Palmer's advertisement in the *Rocky Mountain News* 700 teams were at work. This action likely striped the area of useable timber and significantly altered the vegetation along the Divide.

Denver & Rio Grande Railway, a 3-foot narrow gauge line, opened for business to the public in January 1872. Palmer Lake was critical to the railroad because the steam trains chugged up to the Palmer-Divide summit and had to take on water to head back down. Passenger trains would stop for 10 minutes to take on water and passengers could get off for a day of picnicking, fishing, boating or wildflower hikes for a fee of \$1.50 roundtrip from Denver.



The first Rocky Mountain Chautauqua held in Glen Park. Events spanned four weeks and included over eighty classes spanning politics, education, religion, industry, literature, astronomy, geology, botany, and elocution. Professors from Denver University provided many classes accepting cottage lots in lieu of pay. Programs in music, hiking, and boating supplemented the lectures. Elephant Rock was a popular hiking and picnic destination. The Chautauqua in Glen Park continued until 1910.



The stop atop the divide held various names including Divide, Lake Katrine, and Weissport until settling on Palmer Lake in January 1884.

Estemere Estate constructed by Dr. William Finley Thompson for his family home.

The Santa Fe Railroad lays tracks along the east side of the lake and starts operation between Pueblo and Denver.

1870

1871

1872

1884

1887

1887

Town of Palmer Lake incorporated 23 February 1889 comprised of 2,800 acres.

1889

In the late 1890's Special trains for "wheelmen" (and women) were operated from Denver to Palmer Lake and other popular resort towns as bicycle riding was a fashionable outdoor sport. In 1897, building on the 11-mile Denver-Littleton Cycle Path, the Denver-Palmer Lake Cycle Path Association raised funds and acquired rights-of-way for an extension to Palmer Lake, a 50-mile route. Some cyclists rode the 100-mile round trip, but many cyclists preferred to take their bikes on the train to Palmer Lake, a 2000' vertical gain, and ride mostly downhill to Denver.

1898

Thomas H. Close purchases Santa Fe Open Space property from Mr. Sweet, a rancher.

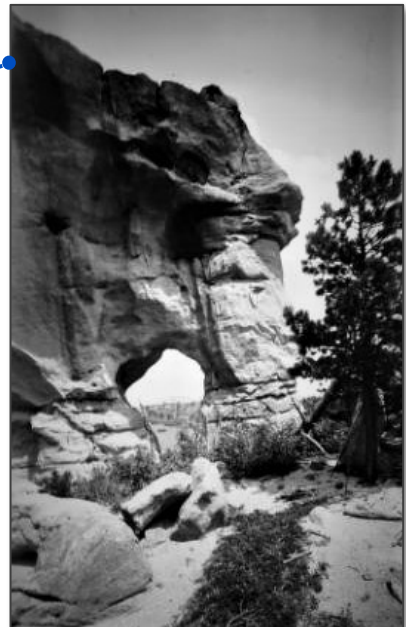
Mr. Close planted wheat and grazed cattle in the western portions of the open space. The open space was grazed until the late 1970's. Thomas' son, Harland Close, was born in 1915.

1920

During the 1940's, Harland Close's children, Catherine Close McGuire and Thomas Close II are born.

Herman Kyle, a resident of Palmer Lake, renowned water witcher and welder, leased the property to graze cattle throughout the forties and fifties. The corrals, debris files and old vehicle are remnants of Mr. Kyle.

1940



Building the United States Air Force Academy stimulates land values and development in Palmer Lake.

1954

Palmer Lake Historical Society incorporated.

1956





The historic Ben Lomond ranch house demolished.

The Palmer Lake Historical Society starts a Museum and Library in the former Santa Fe Railroad Section Foreman's house.

The combined depot of the Denver & Rio Grande and Santa Fe Railroads is closed and moved to South Park.

Lyn Langford, forester, works for the Close/McGuire families clearing diseased trees and transplanting new trees. As part of his work, Mr. Langford plants the groups of four trees in the southeast meadow in the open space.

Ribbon Cutting Ceremony April 1982 at the formal opening in Palmer Lake of the New Santa Fe Regional Trail.

El Paso County Parks and the Town of Palmer Lake collaborate on improvements and management of lakeside recreation facilities including grading and seeding, parking facilities, restrooms, picnic tables, a floating dock and a pavilion.

1958

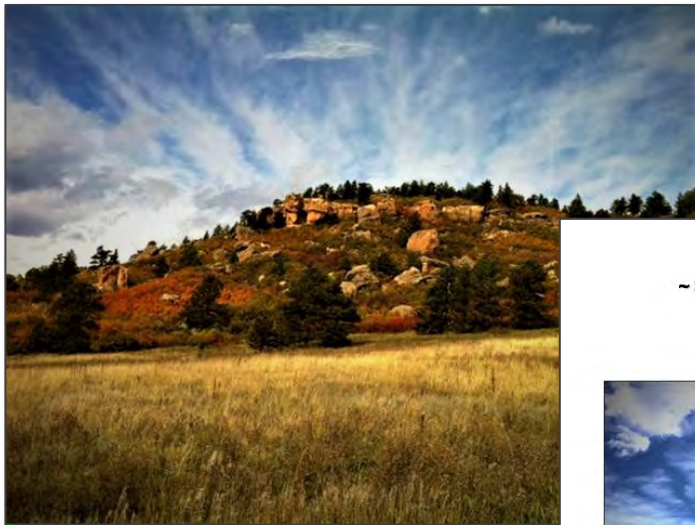
1964

1967

1970

1982

1986



Conservation Easement established for the Close/McGuire Property including the later-to-be established Santa Fe Open Space.

El Paso County acquires Santa Fe Open Space.

Santa Fe Open Space Master Plan completed.

2007 | 2017 | 2021

~ Santa Fe Open Space ~ Master Plan

March 2021



~ El Paso County Community Services ~
Park Operations Division

CHAPTER 4 – PUBLIC OUTREACH AND INPUT

Introduction

When developing Master Plans, El Paso County Parks is committed to encouraging a broad spectrum of County stakeholders to participate in an open and transparent public involvement process. This process is designed to provide citizens and organizations information about the purpose of Master Plan development and ultimately, the recommended improvements to their parks, trails, and open space.

The Santa Fe Open Space Master Plan, however, posed new challenges for the public input process for a variety of reasons. First and foremost, Santa Fe Open Space is governed by the guidelines and limitations as set forth by the Conservation Easement, administered by the Palmer Land Conservancy. The Conservation Easement limits the type of activities that are allowed on the property, and as such, recreational opportunities are limited to such passive activities as hiking, mountain biking, horseback riding, photography, and viewing nature. In terms of recreational facilities, the open space is limited to trails, overlooks, and interpretive signage – no other active use facilities are permitted.

Furthermore, the Conservation Easement defines the boundaries of a building envelope, in which facilities such as a small parking area, restroom, and outdoor classroom or gazebo may one day be planned or constructed. Public vehicular access to the building envelope is only possible from decommissioned roads located to the north of the open space, and further restricted by the location of private property between the roads and the building envelope itself. The Town of Palmer Lake does not maintain these roads, and as such, they are closed to the public. Due to the lack of vehicular access to the building envelope, there are no plans to construct trailhead amenities during the 7-10-year lifecycle of this Master Plan, and therefore no public input is necessary for the planning and construction of trailhead amenities.



Figure 18 - Citizens Learn About the Old Ranch Corral During an August 2019 Public Hike at Santa Fe Open Space

Public Hiking Tours

Three public hiking tours of the Santa Fe Open Space property have taken place since the acreage was acquired by El Paso County – September 2015, October 2016, and August 2019. For the 2019 event, El Paso County Parks and the Trails and Open Space Coalition (TOSC) invited the public to view the not-yet-opened Santa Fe Open Space. Approximately twenty citizens joined Parks and TOSC staff on an 2-mile hike throughout the open space, and were able to learn about the history of the property from the former landowners themselves, as well as hearing about plans for the property when it becomes public open space. Attendees were able to convey their suggestions and comments, most of which were positive and enthusiastic about the prospect of a new open space in El Paso County.

Stakeholder and Public Review of Draft Master Plan

The Covid-19 pandemic of 2020-2021 severely limited opportunities to engage the public. Originally, an online presentation of site analysis and draft recommendations was planned. The public would be able to view the recommendations and provide comment through an email link. However, it appeared redundant and inefficient to provide the public with the same information as found in the draft Master Plan document. As such, a decision was made to provide the entire draft Master Plan document for public review. Reviewers were encouraged to provide comments and suggestions via an email link.

Public Meetings

As noted previously, the Covid-19 pandemic and the accompanying restrictions on public gatherings limited El Paso County Parks' ability to offer in-person public meetings. However, the public was invited to provide comments at the February 10, 2021, Park Advisory Board meeting, as well as at the March 2, 2021, Board of County Commissioner meeting, both of which continued to offer in-person public meetings throughout the Covid-19 pandemic. Notes summarizing the comments provided at both meetings are included as Appendices at the end of this Master Plan.

County Website and Email

El Paso County Parks developed and maintained a website dedicated to the Santa Fe Open Space Master Plan process. The website provided a summary of the Master Plan process, a link to the draft Master Plan for public review, and email link with which to submit comments. Stakeholders and members of the public were encouraged to review the Master Plan through mass emailing, press releases, and social media posts.

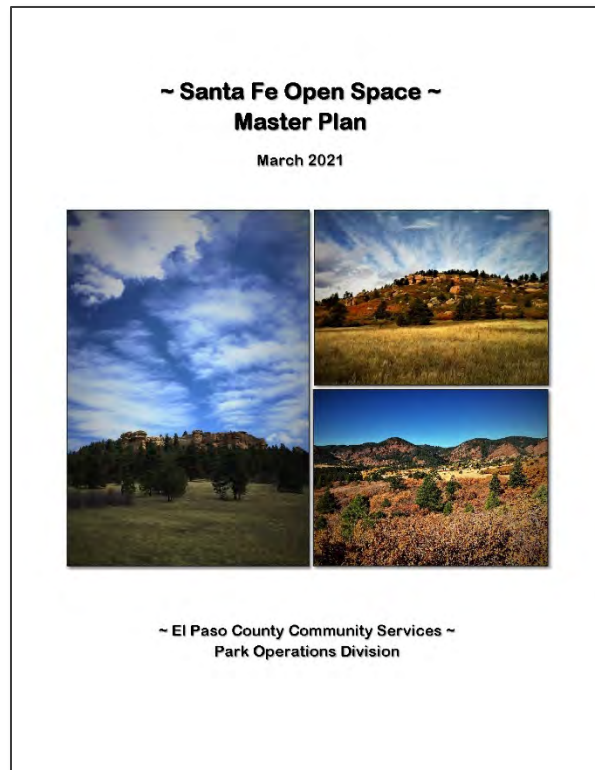


Figure 19 - Santa Fe Open Space Master Plan Cover

CHAPTER 5 – MASTER PLAN GOALS

Goals serve to establish the foundation of the Master Plan, as they guide decisions on future use of the property and provide direction and structure for the master planning process. The goals and objectives created for this plan were derived from the El Paso County Parks Master Plan (2013), input from the Master Plan Team, and from citizens as part of public input opportunities. The existing Parks mission and goals and specific goals for Santa Fe Open Space are as follows.

El Paso County Parks Master Plan – The El Paso County Parks Master Plan (2013) includes the following Mission Statement:

“The Mission of El Paso County Parks is to enhance quality of life in El Paso County by:

- Acquiring, developing, maintaining, and preserving regional parks, trails, and open space.*
- Providing responsible resource management for open space lands characterized by unique natural environments.*
- Providing natural and cultural history interpretation, education, and information services.*
- Supporting major community events and festivals that celebrate our County’s heritage and culture.”*
- Providing and managing visitor destinations and experiences.”*

In concert with this Mission Statement, a number of goals and objectives were established in the Parks Master Plan for County Parks as a whole. Included among these goals are several statements that can be related to open space areas such as Santa Fe Open Space. The following are examples of these more specific goals and objectives:

- “Protect and enhance El Paso County’s legacy of unique natural features and areas and cultural resources, working in collaboration with others to conserve high priority open space areas in the County.”*
- “Investigate opportunities for protecting open space through a variety of techniques from fee-simple purchase to conservation easements, to use of regulatory tools, and partnerships with private landowners, other jurisdictions, or advocacy organizations.”*
- “Work with other public entities to conserve open space, consider connectivity, and provide appropriate recreational access.”*
- “Provide high quality recreation and educational experiences for users of county park facilities and recreational areas.”*
- “Expand recreation and education opportunities and programs that build upon the area’s natural and cultural resources and agricultural heritage and promote conservation and stewardship.”*

The goals and the mission statement listed above assist in providing a basis for the planning of Santa Fe Open Space and for the further development of site-specific goals and recommendations to be included in the plan.

Candidate Open Space – The 2013 El Paso County Park Master Plan identifies the open space and surrounding area in the Candidate Open Space Resource Recommendations. The Master Plan identifies the community values inherent in the scenic and open space protection of the area as well and the regional connectivity potential. It states:

“Ben Lomond Mountain and Elephant Rock (Elev. 7,636 feet; just east of Palmer Lake; Elephant Rock slightly further [3/4 mile] east of mountain) – These regionally significant landmarks are located near Palmer Lake along State Highway 105. Elephant Rock is an isolated cluster of cap rock that extends off Ben Lomond Mountain, standing above the surrounding pines like a castle ruin. The overall landscape is very scenic. The higher portions of Ben Lomond Mountain are a series of cliff faces that have shed huge blocks of rock lying along the lower slopes. Ponderosa pine and scrub oak blend into an extensive and gently sloping meadow that meets the base of the mountain and emphasizes its abrupt rise. Protection of this area would preserve two notable landmarks and a critical backdrop to the popular Palmer Lake Recreation Area. The area is also traversed by the New Santa Fe Trail and it represents one of the more scenic settings along the trail. However, the meadows and flanks of the mountain face imminent development that may preclude the exploration of protection options unless discussions begin immediately. As a natural area, development of facilities would be minimal, and access controlled to protect sensitive areas and steep slopes. Future trail connections could also be made that would link the area to existing Forest Service trails up nearby canyons to the west. The result could be a trail through land managed by the Forest Service, El Paso County and other jurisdictions.”



Figure 20 - Ben Lomond Mountain Serves as a Dramatic Backdrop to Santa Fe Open Space

Community Needs Assessment – The El Paso County Parks Master Plan, based on projected recreational needs for anticipated population growth as outlined in Chapter 2, suggests the need for additional recreational opportunities in the vicinity of Palmer Lake and Monument. Santa Fe Open Space development is limited by the guidelines of the Conservation Easement and cannot provide active recreation facilities, such as multi-use activity fields and playgrounds. To serve a role in supporting the assessed community needs that are compatible with its development restrictions, Santa Fe Open Space will provide passive recreational amenities such as trails through preserved open space, as well as possible future trailhead facilities. Santa Fe Open Space and its trails will become part of a regional trails and open space network as envisioned in the El Paso County Parks Master Plan.

Santa Fe Open Space Master Plan Goals – The establishment of goals specific to the Santa Fe Open Space Master Plan was based upon not only system-wide goals and objectives, but also a thorough analysis and understanding of the community preferences demonstrated by the public review of the draft Master Plan, public hiking tours of the open space, and input from the Master Plan Team. “Rough draft” goals were refined to better reflect the interconnected values of similar goals, then categorized into groups based upon their specific function within the overall plan. As a result, the following goals have been established for this Master Plan, with primary goals shown in bold:

- **Conservation and Stewardship**

- **Create a sustainable future for Santa Fe Open Space with respect for social, conservation, historical, and environmental values.**
- Protect and enhance the natural features of the site and wildlife habitat, consistent with the provisions of the Conservation Easement.
- Identify and site future open space amenities and facilities with continued respect for the natural and historical environment.
- Plan, fund, and construct new park facilities with a focus on user safety, environmental effects, low-impact site accessibility, and passive multi-disciplinary recreational use.

- **Recreation**

- **Provide a place for the recreational use and enjoyment of the citizens of El Paso County, consistent with the provisions of the land use restrictions stipulated by Conservation Easement.**
- Strive to meet the recreational and cultural needs of the citizens regardless of age, activity, or personal abilities.
- Develop the site as a regional open space area providing a stacked loop trail system serving hikers, cyclists, and equestrians of all ages and abilities.
- Plan, build, and maintain trails and trail facilities to a more sustainable standard using a hierarchy of multi-use trails and current best management practices.
- Plan and promote the direct linkage to the New Santa Fe Regional Trail, and its ability to provide the regional trail users an open space experience along an otherwise busy regional trail corridor.



Figure 21 - Corral Ruins in Santa Fe Open Space with Mount Chautauqua in the Background

- **Historic Preservation and Education**

- **Provide educational program opportunities with respect the historical ranching and railroad heritage and the cultural values of the property.**
- Provide a wide variety of educational and interpretive opportunities through thoughtful design of recreational facilities and educational open space programming.

- **Management and Administration**

- **Assess existing maintenance standards and schedules and apply to the stewardship guidelines of the Conservation Easement.**
- Consider strategic acquisitions adjacent to the open space to allow for expansion and protect park values.
- Evaluate current forest and management objectives in regard to tree, shrub, and natural grass health, control of noxious weeds and other invasive species, and wildfire fuels management.

- **Community Awareness**
 - Promote environmental awareness and stewardship through healthy, active, outdoor opportunities.
 - Promote local and regional connectivity between Santa Fe Open Space and surrounding communities.
 - Provide information on open space facilities, programs, and rules governing use.
- **Implementation and Funding**
 - Design, build and establish an operational budget for facilities in a way that is sustainable, allowing for future expansion as appropriate, providing adequate maintenance and management, and adjusting the Master Plan and management actions, if needed, to respect resource values and meet the needs of citizens.
 - In order to address open space needs, identify and pursue all available funds for implementation of Phase I improvements, as well as future enhancements.



Figure 22 – In this Historic Photo, a Santa Fe Railroad Freight Train Passes by Santa Fe Open Space. In 1997, the Santa Fe Railroad Merged with the Burlington Northern Railroad, and is Now Called the Burlington Northern and Santa Fe Railroad. (Photo Courtesy of Train Watchers Journal)

CHAPTER 6 – INPUT COMPILATION AND SITE ANALYSIS

Input Compilation

As noted in Chapter 4, El Paso County Parks sought to incorporate input from the public through an on-site visit, public and stakeholder review of the draft Master Plan, and through Park Advisory Board and Board of County Commissioner public meetings. By soliciting comments, suggestions, and solutions to problems, County Staff was able to identify reoccurring themes, generate a large spectrum of publicly oriented goals and recommendations, and prioritize proposed improvements to Santa Fe Open Space. Staff undertook a technical analysis of the physical attributes of the site so that these new amenities, such as trails and overlooks, could be located in the

most suitable areas with the least impact to the surrounding environment. The planning process provides a means of synthesizing technical, science-based information, combined with the needs and desires expressed by the public, in the form of a written and graphic Master Plan as illustrated in Figure 23.

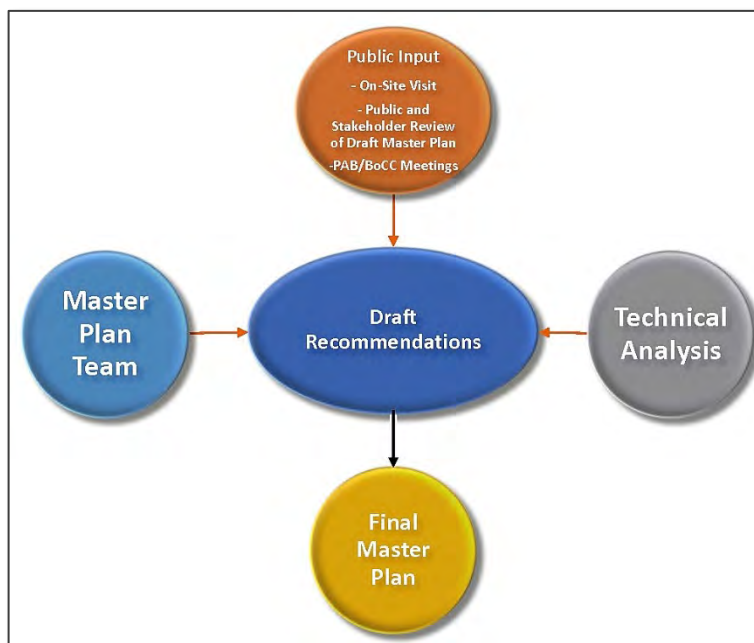


Figure 23 - The Santa Fe Open Space Master Plan Process

Site Analysis

Located on the lower southern slopes of Ben Lomand Mountain, Santa Fe Open Space ranges approximately 150 feet in elevation, from the high point of 7,315' near the center of the northern boundary to the low point of 7,165' in the southeast corner. Elevation and topography influence resource and habitat preservation, site restoration methods, trail alignments, and trail construction methods. While elevation is an important consideration for site-specific design, the elevation does not specifically influence general Master Plan decisions and recommendations beyond identifying viewpoints and topographic constraints to recreational development.



Figure 24 - Mount Chautaugua as seen from a Santa Fe Open Space's Highest Viewpoint on a Centrally Located Ridgeline

Overall, the open space consists of moderate slopes, and is intersected by a series of rolling ridges extending southward from the toe of Ben Lomand Mountain. Slope angles are steeper along the crests of these ridges and in valley floors where incised drainages exist, while the grassy meadows on the western side of the property are far gentler. Slope greatly influences the planning of perspective trail alignments and trail construction methods, which are outlined in the Trail Analysis section below.

Aspect is the direction a piece of land faces. Generally speaking, Santa Fe Open Space faces south, although the aforementioned valleys and ridges described previously create land with diverse aspect throughout the property. Land having a particular aspect - facing a particular direction - is subject to the influences of that exposure. For this analysis, shadows on the north facing slopes on the north-south trending ridges are based on solar azimuth of 45 degrees from north. The alignment and appropriate grade of trails located on the north aspect required more careful consideration. With regard to user experience and sustainable design, northern exposure is cool in the summer, but holds moisture, snow and ice in the winter, creating hazardous trail conditions that often lead to trail widening or social trail development.

Given Santa Fe Open Space's overwhelming abundance of natural resources combined with the guidelines and restrictions of the Conservation Easement, a thorough site analysis was necessary to pinpoint those areas that are not conducive to the planning and development of recreational amenities, and identify areas suitable for construction of new facilities without disturbing critical wildlife habitat or environmentally-sensitive areas, such as wetlands, lowland meadows, and riparian areas.

The Site Analysis map displays man-made and natural landscape features that are critical when planning infrastructure: steep slopes, major ridgelines, intermittent drainageways, wetlands, critical habitat, and both pedestrian and future vehicular park entry points, although vehicular entry to the open space is not anticipated during the 7-10 year duration of this Master Plan. Frequent on-site visits were part of the analysis and provided firsthand knowledge of both natural and man-made characteristics, the latter of which are constrained to the historic ranch road and corral. In preparation for the analysis, detailed terrain and aerial photography data was sourced from



Figure 25 - Ponderosa Pines Nestled in an Intermittent Drainage in the Eastern Portion of Santa Fe Open Space

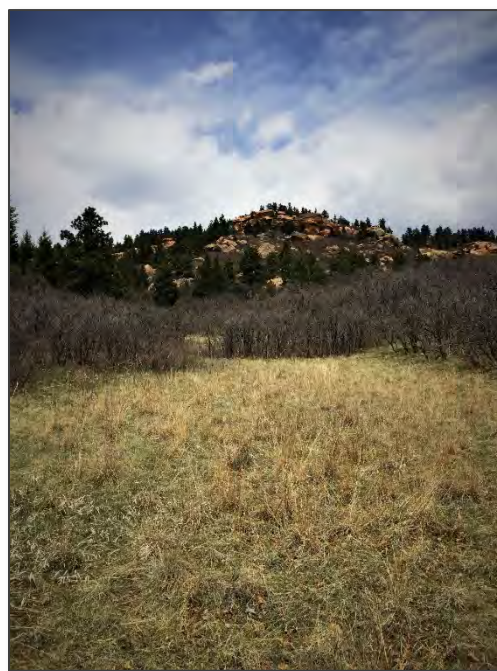


Figure 26 - Typical Lowland Meadow in Eastern Portion of Santa Fe Open Space

El Paso County IT/GIS Services, while wetlands data was obtained from the U.S. Fish and Wildlife Service, National Wetlands Inventory (NWI 2014). High resolution 2018 El Paso County aerial photography was used to verify on-site information, as observed during site visits. Also included in the analysis are 30% slopes, trees, and terrain hillshade, all generated from high-resolution 2011 topographic elevation data, sourced from El Paso County.

The geospatial data was introduced into a geographic information system (GIS), and layered and analyzed in an effort to delineate those areas where planned infrastructure development should be avoided or constructed in such a way as to have a negligible impact to the surrounding environment. Due to further constraints set forth in the Conservation Easement, only passive recreational amenities were planned for the open space, restricting activities to those which can be conducted in a trail network. Where NWI jurisdictional wetlands and critical habitats are affected, El Paso County Parks will work with the US Fish and Wildlife Service to secure necessary permitting and/or clearances and will implement best management practices during the construction of trails within these areas.

Trail Analysis

The site analysis also allowed for an in-depth examination of possible trail corridors. Terrain and hillshade data were utilized to generate 1- and 2-foot contours, as well as major ridgeline and intermittent drainage way delineation. Areas which possess slopes of greater than or equal to 30 percent were also highlighted, along with NWI wetland and USFWS critical habitats. Lastly, numerous years of high-resolution aerial photography were added to the analysis as a way to show clear pathways through the dense vegetation found in Santa Fe Open Space. All of these attributes combined to show areas that are not suitable for trail construction or long-term trail sustainability.

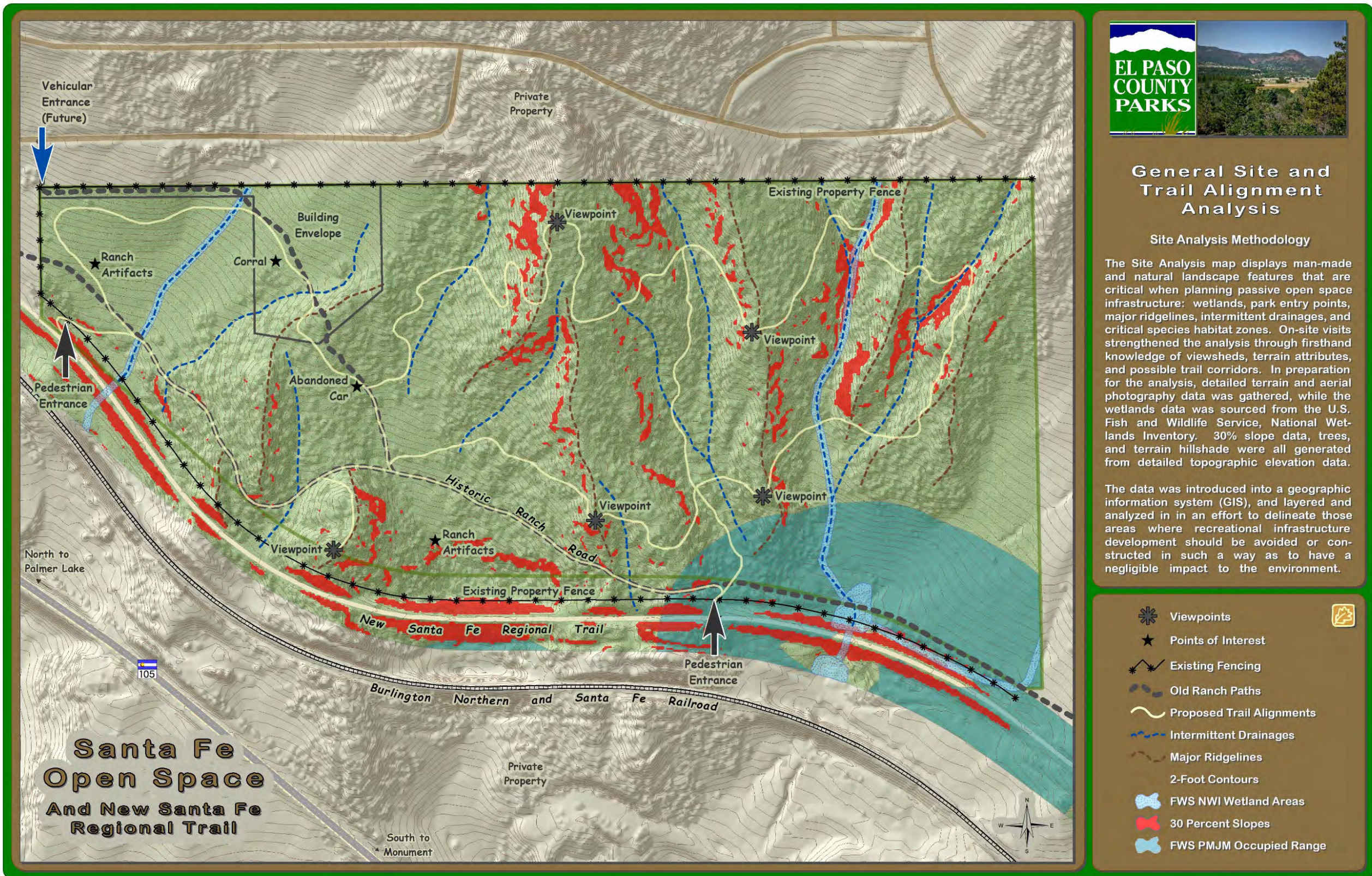
A stacked-loop trail network was envisioned for the open space, allowing for a varied user experience, whether that user is hiking, mountain biking, or horseback riding. Following trail design best practices, trail corridors were located – whenever possible – away from ridgelines and drainage ways, and only crossing them at perpendicular angles over short distances. Trails follow contours and avoid fall lines to prevent erosion and uncontrollable stormwater runoff. In an effort to reduce problematic trail construction, once the trail alignments were conceptually planned, they were further refined using aerial photography to confine them to unvegetated corridors as much as possible. These final trail alignments will undergo field verification prior to trail construction during the trail flagging process.

The Site and Trail Analysis map is found on the page 41.



Figure 27 - A Section of the Historic Ranch Road Located in the Southern and Central Portion of Santa Fe Open Space

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CHAPTER 7 – RECOMMENDED IMPROVEMENTS

Introduction

This Master Plan has been developed through site analysis and the input of the Master Plan Team, stakeholders, and the general public via the outreach and communication process outlined in Chapter 4. The Master Plan Team collaborated to generate goals and objectives, analyze public comments and suggestions, and address priorities for Master Plan recommendations. As members of the Master Plan Team, North District Park Operations staff were key contributors, bringing in-depth knowledge of both the strengths and challenges of offering continuing management and maintenance of public recreational facilities in the Black Forest region of northern El Paso. Combined, these valuable sources of input helped ensure that recommendations included in this chapter will make the best use of limited resources in a relatively small, 60-acre open space area. Given available resources, the Master Plan Team assumed that action items would be implemented according to a phased schedule. More information about implementation and phasing is included in Chapter 8. In accordance with many of the master plan goals, this plan was developed with sustainability and responsible resource management as key principles.



Figure 28 - Mount Chautauqua overlooks the Corral Ruins at Santa Fe Open Space

Conservation Easement and Building Envelope

Ten years before El Paso County purchased the property now known as Santa Fe Open Space, the McGuire/Close Family, through the administration and oversight of the Palmer Land Conservancy, placed a conservation easement over the property to preserve certain natural, scenic, open space, aesthetic, ecological, recreational, historic, and environmental values, collectively known as Conservation Values. After El Paso County's purchase of the open space, the Deed of Conservation was updated to accommodate the new public recreational use. The 2017 Amended and Restated Deed of Conservation Easement serves to administer continuing protection of Santa Fe Open Space's conservation values.

The Conservation Easement defines a building envelope in the northwest corner where trailhead parking, restrooms, and a gazebo may one day be constructed. Public vehicular access to the building envelope is only possible from decommissioned streets/roads located to the north of the open space, and further restricted by the location of private property between the roads and the building envelope itself. The Town of Palmer Lake does not maintain these roads, and as such, they are closed to the public. Due to the lack of vehicular access to the building envelope, there are no plans to construct trailhead amenities during the 7-10-year lifecycle of this Master Plan. While the building envelope is shown for reference on the Phase I Recommendations map, no improvements are being planned or constructed in the foreseeable future, and therefore are not included in the Master Plan recommendations.

The recommendations that follow are organized into categories that reflect the established Master Plan goals:

- **Conservation and Stewardship**
- **Recreation**
- **Historic Preservation and Education**
- **Management and Administration**
- **Community Awareness**
- **Implementation and Funding**

Master Plan Recommendations and Action Items

Based upon the Master Plan Goals outlined in Chapter 4, the following improvements are recommended:

Conservation and Stewardship – The Palmer Land Conservancy conservation easement not only governs the planning and public use of the Santa Fe Open Space, but it also promotes the preservation of the Conservation Values found within the open space. As outlined in the Existing Conditions Chapter, these values include natural, scenic, open space, aesthetic, ecological, recreational, historic, and environmental characteristics found within or associated with the open space. While somewhat general in nature, these recommendations will help to guide the planning and construction of other more specific recommendations, such as trail networks and interpretive opportunities.

1. Plan and develop open space recreational amenities with an emphasis on environmentally friendly construction techniques, such as hand-built singletrack trails and limiting the use of heavy equipment, except in those cases where low-impact techniques cannot accomplish certain tasks without undue hardship on contractors and staff.
2. Consider the modification of County trail specifications to better blend with the natural environment. Tier I and III Trails may be constructed to a narrower width, so as to leave a smaller footprint on natural spaces. These modifications will also allow for smaller equipment needed to construct these wider, smoother-surfaced trails.
3. Restrict access to environmentally sensitive areas in the open space, such as wetlands and drainage areas where certain species of flora and fauna thrive. Tier I and III trails should utilize natural features, such as ridgelines, scrub oak thickets, and ponderosa pine stands to encourage open space users to remain on trails and out of sensitive areas.
4. Because invasive noxious weeds have been identified within and surrounding the open space, particularly within the open grasslands found in the western reaches of the property, coordinate with El Paso County Environmental Services to establish a noxious weed



Figure 29 - Rocky Mountain Juniper Located Near the High Point of Santa Fe Open Space

identification and mitigation program. Annual surveys and noxious weed removal will allow the grasslands to return to a more natural and sustainable state.

5. Develop a forestry management plan with an emphasis on wildland fire fuels reduction, further protecting natural and biological values while maximizing the open space's ecological health and internal scenic resources.

Recreation – Santa Fe Open Space is located conveniently adjacent to the New Santa Fe Regional Trail, only one-half mile southeast of the Town of Palmer Lake and the Palmer Lake Recreation Area and two and a half miles from the Town of Monument. A current lack of vehicular access to the open space, as outlined previously, necessitates that visitors travel to the open space in a non-motorized manner, except for those individuals whose physical restrictions allow for the use of motorized mobility devices as outlined in the Americans with Disabilities Act (ADA).

This Master Plan proposes the development of a stacked loop trail system serving users of all ages and abilities and consisting of a combination of Tier I, Tier III, and Tier IV (singletrack) trails. These proposed trail improvements include using environmentally sensitive and sustainable trail design and construction practices to minimize the cost of future maintenance and infrastructure costs, while promoting and preserving the open space conservation values. These trail design principles include the use of trail tread cross slopes to keep water in sheet flow, grade reversals to keep water from gaining momentum, and kinks to divert water off of the trail. These are the Recreation action items:

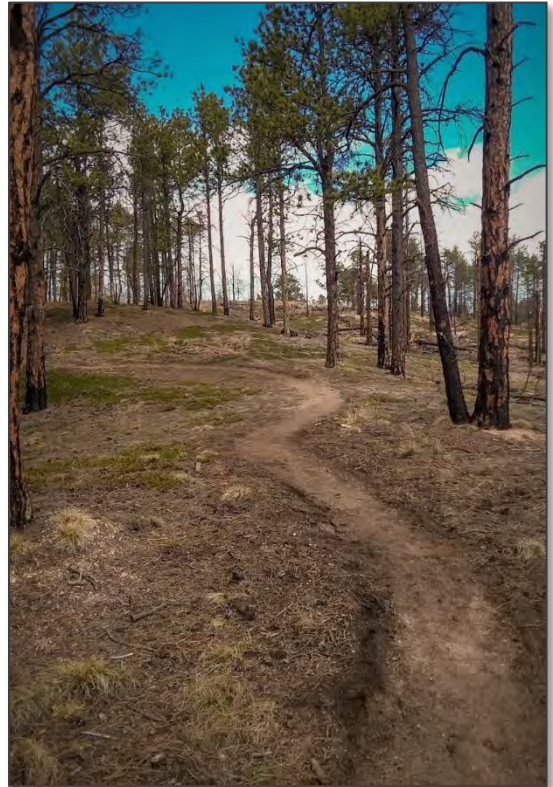


Figure 30 - Typical Hand-Built 18"-24" Singletrack Trail. This Section is Located in Pineries Open Space.

1. Utilizing an existing historic ranch road, a 2,300' 4'-6' wide modified-width Tier I trail will be constructed along the southern border of the open space, providing visitors an opportunity to leave the adjacent New Santa Fe Regional Trail for approximately 2/3 of a mile, allowing for a short tour of the Santa Fe Open Space. Due to trail material specifications, light-weight mechanized equipment should be utilized during construction. Additionally, environmental impacts shall be minimized through the alignment of the trail on the existing ranch road.
2. Approximately 1,585 feet of modified-width Tier III (3'-4') trail will connect the Tier I trail to the existing corral and northwestern grassland areas. Until such time that a trailhead facility and improved corral are developed, this Tier III trail may initially be only Tier IV (singletrack).
3. Approximately 7,100 feet of Tier IV singletrack (18"-24") multi-use trails will be constructed throughout the central and northern portions of the open space. These trails will allow users

to choose between a series of stacked loops, which will meander over hills and valleys, through thickets of scrub oak and Ponderosa Pine, and offer outstanding views of the southern Front Range. The Tier IV trails will be more “backcountry” in nature. All trails will be open to hikers, equestrian use, and mountain bikers, although certain aspects of the Tier IV trails may make them less attractive to certain users.

4. Comprised of locally-sourced stone, construct a semi-circular overlook area near the open space’s high point, along one of the Tier IV singletrack trails, to include an semi-circular stone wall, benches, and interpretive panel that informs the reader of the locations of various landmarks along the southern Front Range, all viewable from the overlook.
5. Install two small information kiosks at each end of the Tier I trail providing information regarding public use of the open space. Maps, open space rules, and information regarding volunteer and educational opportunities will be available at the kiosks, which will be lockable and weatherproof.
6. Install standardized entrance, wayfinding, and trail marker signage throughout the trail loop system. As compared to other standard El Paso County Parks entrance signs, the Santa Fe Open Space entrance signs may be reduced in size to lessen visual impact, while still conveying all necessary information.
7. If necessary, in certain locations, install wooden puncheons or boardwalks where trails enter sensitive habit areas, such as grasslands located in intermittent drainages.
8. Install benches at various locations throughout the open space, primarily in locations which offer visitors views of the Colorado Front Range, while providing for rest and shade.



Figure 31 - Conceptual Design of the High Point Overlook with Mount Herman in the Background



Figure 32 – Conceptual Design of Bench Located at an Overlook Area in the Lower Reaches of the Open Space with Mount Herman Dominating the Horizon

Historic Preservation and Education – Situated high on the Palmer Divide near historic Palmer Lake and the nearby Burlington Northern and Santa Fe Railroad, Santa Fe Open Space also serves as an outdoor classroom for a myriad of educational and programming opportunities that are unique when compared to other El Paso County park and open space facilities. As outlined in the Historical and Cultural Resources Chapter, this corner of El Paso County has a rich history, from its natural physical features, to Native American and European settlement, to the influences of the modern-day railroad from which the open space derives its name. Recreational and educational programming, combined with the preservation of natural and historical elements, make the Santa Fe Open Space a prime location for outdoor classrooms. The following are action items for Historic Preservation and Education:

1. Develop and install interpretive signage to inform visitors of both the natural history and human influence on Santa Fe Open Space and the surrounding area.
2. Coordinate with History Colorado and the Palmer Lake Historical Society to categorize the contents of the existing ranch artifacts, whose location is shown on the Existing Conditions map. Items in these loose collections of discarded ranch materials have been estimated initially to be over 50 years old, and some of the pieces (grass cutter, water pump, bathtub/trough, etc.) may be retained for display alongside the abandoned vehicle or as part of a future educational display. Other non-historic ranch artifacts or those considered to be rubbish in nature will be removed from the site for proper disposal.
3. Once belonging to rancher, Herman Kyle, take steps to secure the abandoned automobile (weld hood, doors, secure to ground on timbers) and install post and dowel fencing to create a display space for the automobile and other notable ranch artifacts. Design and install interpretive signage to explain its past and how it and the other artifacts eventually came to rest in the open space.
4. Develop educational and artistic programs that highlight the natural and man-made features in and around Santa Fe Open Space. Educational opportunities may focus on the Palmer Divide and its geology, climatic impacts, wildlife, and natural resources; the history of El Paso County's indigenous peoples, including the Mountain Ute, Arapahoe, Kiowa, Sioux, Cheyenne tribes; modern history with focus on the railroad and its economic impacts, as well as the original residents of Santa Fe Open Space; interesting historical moments, from the bicycle craze of the late 1890s to the Rocky Mountain Chautauqua to the influences of Scottish settlers in the region; in depth discussions about habitat for localized flora and fauna communities; and impacts humans have on the natural environment.



Figure 33 - A Burlington Northern and Santa Fe Train Passes an old Irrigation Pump at Santa Fe Open Space

Management and Administration – Responsible management and administration of Santa Fe Open Space will ensure that the open space remains financially and environmentally sustainable for years to come while meeting the recreational and educational needs of residents and visitors. Master Plan goals call for the development of forestry and noxious weed management plans, as well as maintenance and operation plans that adhere to and promote the guidelines of the Conservation Easement.

The following are action items for open space management and administration:

1. Install approximately 1,425 feet of 4-wire wildlife friendly fencing along the eastern property line to prevent unauthorized public access of the adjacent neighbor's properties, which includes the Elephant Rock formation. Sporadic sections of fencing may need to be installed along the western and northern boundaries as well, as both have proven to be in poor condition with numerous breaks.
2. Coordinate with El Paso County Environmental Services to establish a noxious weed identification and mitigation program. Annual noxious weed surveys and subsequent invasive species mitigation will allow the native environment to return to a more natural and sustainable state.
3. Develop a forestry management plan with an emphasis on wildland fire fuels reduction, further protecting natural and biological values while maximizing the open space's ecological health and internal scenic resources.
4. Consider strategic land acquisitions to not only expand recreational opportunities, but also to create buffer zones around the Conservation Easement as an ongoing means to protect its Conservation Values against outside development.

Community Awareness – Outreach programs provide awareness, sponsorship, fundraising, and volunteer opportunities to support programs and facility development of El Paso County parks, trails, open spaces, Nature Centers and other facilities. Outreach services provides opportunities to benefit the community and improve the quality of life for County residents with volunteer opportunities such as Adopt-A-Park/Adopt-A-Trail, Trail Ambassadors, Creek Week, and friends groups, as well as donation opportunities through such longstanding programs as Partners in the Park and the Trust for Community Parks. The following are action items for Community Awareness:

1. Create a Santa Fe Open Space friends group to promote ongoing volunteer opportunities within the open space, as well as a source for continuing fiscal support for open space projects by those who have a dedicated and vested interest in the long term stability of the open space.
2. Through the use of social media, brochures, signage, and email, provide the community with updated park information including new or updated recreational amenities, open



Figure 34 – Combined El Paso County Parks and Trails and Open Space Coalition Group Hike at Santa Fe Open Space

- space rules and regulations, as well as educational programming.
3. Generate positive interaction with the citizens Palmer Lake and Monument, encouraging responsible open space use and public input and awareness.
 4. Promote neighborhood and regional connectivity between Santa Fe Open Space and nearby recreational opportunities, including but not limited to such park, trail, and open space facilities as the New Santa Fe Regional Trail, Palmer Lake Recreation Area, Monument Preserve, Mount Herman, and the extensive trail and road network of Pike National Forest.

Implementation and Funding – The prioritization and phasing of capital improvements for Santa Fe Open Space, as expressed in the Implementation Plan in Chapter 8, was derived from input by the public, stakeholders, and Master Plan Team members, with endorsement by the Park Advisory Board and approval by the Board of County Commissioners. This initial capital improvement budget gives consideration to new recreational amenities as well as initial forestry management and maintenance needs, while considering available funding, benefit for cost, project complexity, and improvement urgency. In an effort to bolster the implementation of the open space’s facilities and programs, Master Plan goals recommend generating and researching partnership opportunities and funding sources to assist with the planning, development, and implementation of new projects and programs. Chapter 8 provides a detailed explanation of existing and possible funding sources, and a structured view of the proposed phased improvements, to be completed within the next ten years. The following action items are recommended for Implementation and Funding:

1. As a means to establish long-lasting and sustainable local support for Santa Fe Open Space, develop partnerships with local organizations, businesses, and agencies, such as the Town of Palmer Lake, Rocky Mountain Field Institute, Trails and Open Space Coalition, Mile High Youth Corps, Pikes Peak Brewing, the Palmer Lake Historical Society, the Town of Monument, and Lewis-Palmer School District 38 to assist with the funding, development, maintenance, and/or promotion of the open space and its educational and recreational opportunities.
2. Research and pursue financial grants, such as those from Great Outdoors Colorado (GOCO) and Colorado Parks and Wildlife, to allow for enhanced funding of future park improvements.

Design Guidelines

Design Guidelines are intended to aid in the design and implementation of the proposed site improvements and amenities with a cohesive and visually appealing pallet of materials that can be implemented throughout Santa Fe Open Space. In order to blend well with the natural surroundings while also taking into account the open space’s historic past, new site improvements such as trails, benches, fencing, signage, and general thematic elements should not contrast or distract from the natural and/or historical environment. At the same time, new open space amenities should embody current trends in park improvements, with a focus on sustainable materials requiring low maintenance. El Paso County



Figure 35 - Citizen Volunteers from Rocky Mountain Field Institute Preparing to Build Singletrack Trail at Pinerias Open Space

Parks always strives to use best management practices in the design and construction of park, trail, and open space improvements.

As noted throughout this Master Plan, the natural setting of Santa Fe Open Space, as well as the provisions and guidelines of the Conservation Easement, dictates the need for passive activities, such as hiking, mountain biking, and horseback riding, which have a low impact on the surrounding environment. All proposed projects that implement the recommendations and goals of this Master Plan should include detailed planning of trails, grading and drainage, fencing, signage, and site furnishings. All projects must be performed in accordance with all applicable local, state, and federal rules, regulations, and standards.

Drainage and Grading – Located on the southern slopes of Ben Lomand Mountain, Santa Fe Open Space slopes moderately to the south, intersected by approximately five north-south-trending drainages which intermittently funnel snowmelt and stormwater runoff to Monument Creek, located approximately one-half mile to the south. Where small drainages exist, drainage improvements, such as culverts, puncheons/boardwalks, and berms may be necessary when planning the proposed trail system. Improvements should not increase runoff from what historically exists. Disturbances of more than one acre, which are not proposed in this Master Plan, trigger erosion control and air quality permitting.

Trail Standards – All proposed trails in Santa Fe Open Space will conform to El Paso County's trail classifications and standards and will be constructed for sustainability. Currently three trail standards exist for the trails proposed for construction within the open space: Tier I, which is the primary standard for Primary Regional Trails; Tier III, which is primarily used for well-traveled internal park trails; and Tier IV, which is a singletrack trail. As previously described in the Recreation recommendation section, the Tier I and Tier III trails may be planned and constructed to a modified and narrowed width. For long-term durability, Tier I Trails would still require road base and crusher fine construction methods, while Tier III trails would only require a crusher fine surfacing. Tier IV or singletrack trails have natural surfacing, which requires well-planned and sustainable trail construction practices.

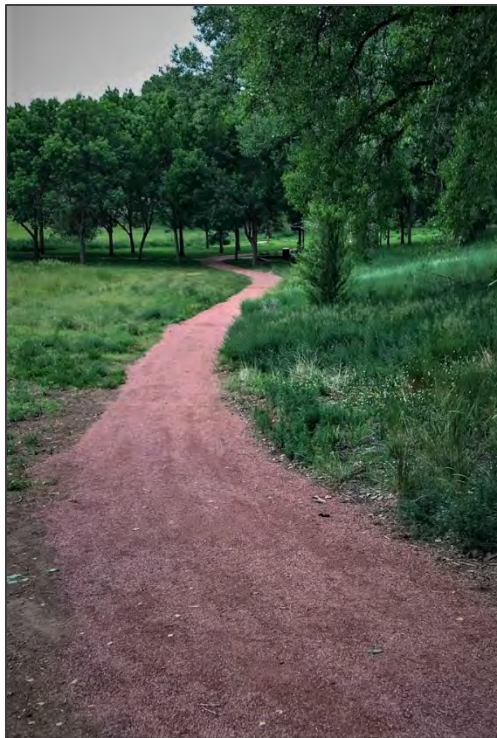


Figure 36 - Typical Tier III Internal Park Trail, this Example Located at Widefield Community Park

Signage – A successful signage program provides regulatory, interpretive (educational) and directional or wayfinding information. All County signs should be designed in accordance with El Paso County Parks standards. Signs should be compatible and consistent with accurate trail identification and wayfinding.

1. **Regulatory** – Regulatory signage is used to identify the rules and regulations. It should be placed in strategic access points such as staging areas and trailheads and may include hours

of operation, appropriate use and activity information, open space rules and regulations, and public notices and general information.

2. **Interpretive** – Interpretive signage is used to identify and educate about topics such as natural and cultural resources. It should be placed in strategic areas such as staging areas, viewpoints and other features of interest. Interpretative signage can include trail etiquette, identification and description of key plant and tree species, wildlife habitat and education about land stewardship and resource degradation (public misuse, urban runoff, noxious plants invasion, overuse, trash, feral animals, etc.).
3. **Directional** – Directional signage is used to identify location, direction, distance and places of interest for trails users. Markers should be placed at strategic intervals or at strategic areas such as viewpoints or intersections. Directional signage should include designation and length and provide trail user location.
4. **Wayfinding** – This sign type includes park entry signs, general park boundary markers, trail maps, and wayfinding signage specific to open space facilities.



Figure 37 – Example of Standard El Paso County Open Space Entrance Sign

Fencing – Two types of fencing are being proposed for use within Santa Fe Open Space, each for a different purpose. These fence types include:

1. **Two-Rail or Three-Rail Post and Dowel Fence** – Post and dowel fencing would be used primarily to delineate spaces and provide barriers in appropriate areas, such as interpretive sites or at scenic overlooks. This type of fence promotes proper trail use and reduces the formation of social trails and overland foot traffic in high-use areas or in those locations when two sections of trail are easily visible and accessible to each other. This is the preferred alternative to split-rail fencing, which is not as durable.



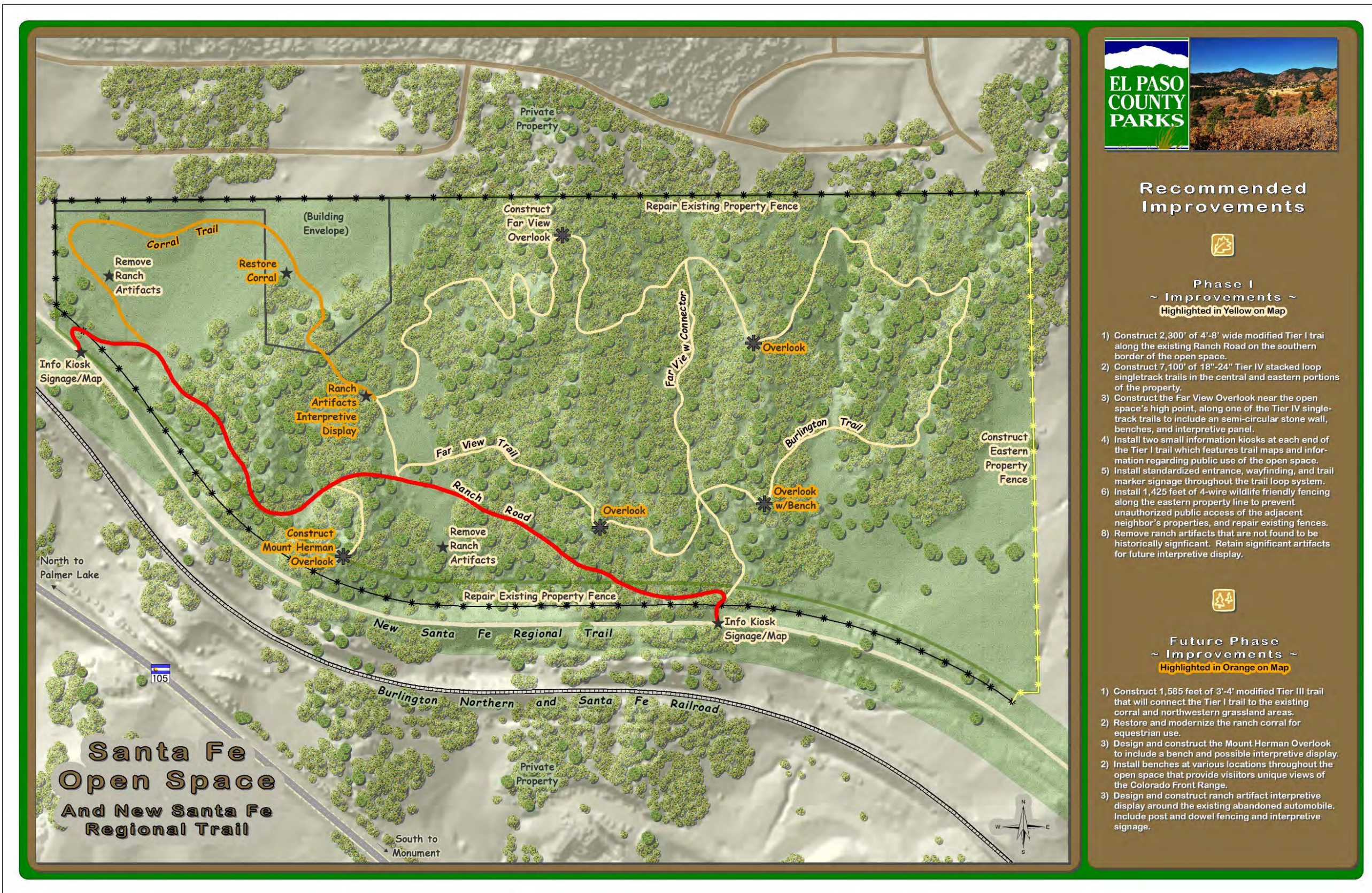
Figure 38 - Example of Post and Dowel Fencing

2. **Wire Fence** – Four-wire wildlife friendly wire fencing, which allows for safe passage of wildlife, is used to outline the boundary of the park, especially in areas that border private property that houses livestock. This type of fence is found around the McCrae Reservoir area of the park, as all other areas are bounded by private residential fencing, consisting of chain link and a variety of wooden fencing.

Site Furnishings – Site furnishings within the open space should include benches, trash receptacles, information kiosks, and other minimal site furnishings, such as dog waste stations, as deemed necessary. Utilizing earth-tone colors such as dark brown and forest green, site furnishings should be reasonably consistent and compatible in style throughout the open space and include designs that blend with the landscape and promote the site’s historic past and native environment. Types of site furniture selected should be sustainable, low-maintenance, durable, and vandal resistant. As such, painted or intentionally-rusted steel will be utilized more often than wood construction, depending primarily on the location and use of the amenity – e.g., benches versus interpretive signs.



Figure 39 - Example of Site Furnishings: Information Kiosk and Steel Park Bench



Map 4 - Santa Fe Open Space Phase I and Future Phase Recommended Improvements Map

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CHAPTER 8 – PLAN IMPLEMENTATION

Introduction

The Santa Fe Open Space Master Plan is intended to be a guiding document for the initial development and phased improvements to this property over a period of 7-10 years. Understanding that the current budget of \$165,000 for planning, design, and implementation will cover only a portion of the Master Plan's recommendations, as outlined in Chapter 7, the Master Plan is designed to be implemented in multiple phases. This chapter of the Master Plan outlines the planning-level costs for implementing each phase of improvements and provides general guidance and explanation of possible revenue sources for the continued improvement and maintenance of Santa Fe Open Space.

Existing Revenue Sources

El Paso County Parks is comprised of two major divisions – Park Operations and Recreation and Cultural Services. Although a separate team from Park Operations, Community Outreach staff provides additional monetary and volunteer support for Parks and other County programs, as needed. El Paso County Parks is operated on a predetermined yearly budget through a variety of funding sources, with funds being applied to both ongoing park operations, such as salaries, materials, and maintenance of existing facilities, as well as major capital improvement projects for new park, trail, and open space facilities. Park operations, major maintenance projects, and capital improvement projects, such as those proposed in this master plan, are funded through the following sources:

General Fund Tax Support – El Paso County Parks are funded in part by approximately \$2.8 million each year from the County General Fund. These funds are supported from a combination of property tax and sales tax, as well as various fees and charges. These funds are used primarily for administrative and supervisory salaries, materials and supplies, and other general operation expenses, although approximately \$975,000 is designated annually for capital improvement and major maintenance projects.

Conservation Trust Funds – El Paso County Parks currently receives approximately \$1.4 million annually from the State of Colorado Department of Local Affairs' (DOLA) Conservation Trust Fund (CTF). DOLA distributes CTF dollars quarterly, on a per capita basis, to over 470 eligible local governments: counties, cities, towns, and special districts that provide park and recreation services to the public. Funding can be used for the acquisition, development, maintenance, and capital improvement of new or existing publicly accessible recreational facility.

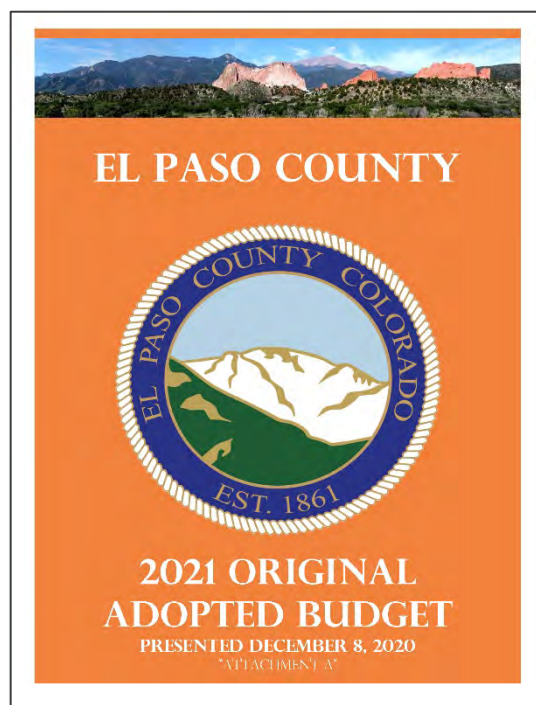


Figure 40 - The 2021 El Paso County Annual Adopted Budget

El Paso County utilizes a majority of the annual allotment of CTF funds for ongoing operation and maintenance of its parks, trails, and open space facilities, with only \$35,000 designated for capital

improvement projects. As such, no CTF funds will be utilized for Santa Fe Open Space Phase I capital improvements.

Development Fees and Land Dedication – Development fees are one-time charges imposed on residential subdivision development projects at the time of final platting to recover capital costs for public recreational facilities needed to serve new developments and the additional residents, employees, and visitors they bring to the community. State laws and local regulations, with a few minor exceptions, prohibit the use of development fees for ongoing maintenance or operations costs, therefore funds are designated primarily for capital improvement projects.

El Paso County Parks receives approximately \$200,000-\$300,000 annually in regional park fees, which can be used for development and/or improvement of regional park, trail, or open space facilities or for the purchase of park or open space property. The regional fees must be used in designated areas where the fees were collected.

Urban park fees, of which El Paso County Parks receives approximately \$100,000-\$150,000 annually, may be used for the development and/or improvement of smaller community, neighborhood, or pocket parks and recreation facilities by the County or by another governmental or quasi-governmental entity, such as a school or metropolitan district, through the County's Urban Park Grant Program.

Program and Facility Use Fees – These fees are charged for a variety of individual or group uses currently generating approximately \$500,000 per year for the park system overall. Examples of user fees employed by El Paso County include park and recreation facility rentals, recreational program fees, booth leases (for vendors in parks, special events, and tournaments), special use permits, admissions/ticket sales, and County Fair fees. These funds are utilized primarily to fund ongoing park operations and minor maintenance.

Grants – Grants often supplement or match funds that have already been received. For example, grants can be used for programs, planning, design, seed capital, and construction of major capital improvement projects. Due to their generally unpredictable nature, grants are often used to fund a specific venture and should not be viewed as a continuous source of funding. Through a successful grant writing program, El Paso County Parks has been awarded a five-year annual average of \$500,000-\$1,000,000 through various types of grant awards. County Parks actively pursues grants on a yearly basis for individual park and trail projects from Great Outdoor Colorado (GOCO), Community Development Block Grants (CDBG), Colorado Parks and Wildlife Trails grants, federal transportation and enhancement funds, and state and local private foundations, such as Colorado Springs Health Foundation.



Figure 41 - Funded through a Great Outdoors Colorado (GOCO) Grant, Crew Members from Mile High Youth Corps Build Singletrack Trail by Hand in Pineries Open Space

Volunteer Programs – Programs such as Adopt-a-Park and Friends Groups may be created with and supported by the residents, businesses, and/or organizations located in the park’s vicinity. These programs allow volunteers to actively assist in improving and maintaining parks, related facilities, and the community in which they live, thus allowing the community to have an active investment in their parks, trails, and open spaces.

In addition, volunteers, citizens, and local business owners provide generous funding for ongoing park operations, either through volunteer hours or through various methods of financial support. Each year, volunteers donate approximately 20,000 hours of service to El Paso County Parks and its nature centers, worth an estimated \$544,000. Over the last five years, the successful Partners in the Park program raised \$195,000, while donations to the Trust for County Parks has totaled \$300,000 during the same time period. These funds reduce financial strain while at the same time providing for enhanced educational programs, greater maintenance, and improved recreational amenities throughout the park system.

In the case of Santa Fe Open Space, volunteer and Friends Groups could be established to assist in the ongoing improvement and maintenance of trails, interpretive displays, and overlooks, as well as conducting clean-up and noxious weed management programs. Volunteer-based programs such as these illustrate the creative efforts that have been undertaken to continue to provide park and recreational services while boosting the available funding to improve and maintain parks, trails, and open space.



Figure 42 – Citizen Volunteers Build Singletrack Trail at Pineries Open Space as part of a Rocky Mountain Field Institute Volunteer Day

Additional Funding Opportunities

In addition to the current and more recognizable funding sources listed above, additional funding opportunities may be available to supplement existing funds. Examples of these are recreation service fees, naming rights, payments for utility and telecommunication infrastructure on park property, merchandising, gifts in perpetuity, bonds, real estate and assessment fees, leases and easements, permits and licensing rights, and various federal park and open space funds. These additional funding opportunities are explained in detail in Chapter 9 of the 2013 El Paso County Parks Master Plan.

Capital Improvement Costs and Phasing

The phasing, or prioritization, of capital improvement projects for Santa Fe Open Space was derived through the stakeholder and public input process, as well as continuing collaboration with Master Plan Team members. An initial capital improvement budget for new and improved facilities and critical maintenance needs was developed. Benefit for cost, project complexity, and improvement urgency were considered in project prioritization.

The following tables provide proposed Phase I and Future Phase Improvements, including a general improvement name, a description of proposed action items, and estimated capital improvement costs, the latter of which is based upon previous projects of a similar nature. The Phase I Improvements are tied to an initial budget of \$50,000 in regional park fees, in addition to \$115,000 of dedicated capital improvement funding. The Phase I Improvements are scheduled to be completed within one to two years, while the Future Phase Improvements will be completed in the following 3-7 years, dependent on available funding and planned in accordance with the EPC Parks Capital Improvement Program.

Santa Fe Open Space Master Plan - Phase I Capital Improvement Costs		
Phase One	Action Items	Estimated Costs
Tier I Trail Construction	Solicit bids, select contractor, finalize trail corridor, complete construction of ~2,300 feet of trail	\$55,000
Tier IV Singletrack Trail Construction	Solicit bids, select contractor, finalize trail corridors, complete construction of ~7,100 feet of singletrack trail	\$75,000
Overlook Construction	Solicit bids, select contractor, prepare design plans, complete construction of stonework overlook and interpretive signage	\$15,000
4-Wire Wildlife Friendly Fencing Installation	Solicit bids, select contractor, complete installation of ~1,400 feet of fencing along the eastern open space border	\$10,000
Information Kiosk Installation	In-house: solicit cost estimates, approve design, complete installation of two information kiosks	\$4,000
Main Open Space Entrance Signs Installation	In-house: solicit cost estimates for signs and frames, approve design, complete installation of two main entrance signs	\$4,000
Trail and Miscellaneous Sign Installation	In-house: solicit cost estimates, approve final designs, complete installation of trail, wayfinding, and miscellaneous signage	\$2,000
Total Phase One Costs:		\$165,000

Table 2 - Proposed Phase I Improvements and Estimated Costs

Santa Fe Open Space Master Plan - Future Phase Capital Improvement Costs		
Phase One	Action Items	Estimated Costs
Tier III Trail Construction	Solicit bids, select contractor, finalize trail corridor, complete construction of ~1,585 feet of trail	\$25,000
Corral Restoration	Solicit bids, select contractor, finalize plans, complete construction / restoration of historic ranch corral	\$10,000
Interpretive Displays	Solicit bids, design and approve final designs, complete installation of interpretive displays	\$7,000
Mount Herman Overlook Construction	Solicit bids, select contractor, prepare design plans, complete construction of overlook with bench seating	\$5,000
Ranch Artifacts Display Area	In-house: finalize display layout design, purchase and install post and dowel fencing, secure automobile and other ranch artifacts, design and install interpretive signage	\$5,000
Bench Program	In-house: solicit cost estimates for benches, confirm locations, complete installation of benches	\$6,000
Total Future Phase Costs:		\$58,000

Table 3 - Proposed Future Phase Improvements and Estimated Costs

Operating and Maintenance Costs

Many of the recommended Santa Fe Open Space Master Plan improvements will be designed and constructed in such a manner as to reduce future maintenance costs. The utilization of sustainable infrastructure design principles, and use of high-quality, sustainable materials with strength to withstand harsh weather conditions and heavy usage, will lead to more cost-effective operations, better utilization of El Paso County staff time, and reduced planning and maintenance costs over time. Santa Fe Open Space's relatively small size and its lack of parking or restroom amenities significantly reduces maintenance costs as compared to other El Paso County park and open space facilities.

Santa Fe Open Space Master Plan - Estimated Phase I Annual Maintenance Costs				
Maintenance Item	Action Items	Estimated Contracted Costs	Estimated In-House Costs (\$25/hr - Labor) (\$15/hr - Equipment)	Estimated Annual Costs
Forestry Management	Ladder fuels reduction, dog hair tree removal, scrub oak thinning	*	24	\$960
Fence Repairs	Repair and replacement of sections of damaged or aging perimeter fence - cost includes \$200 materials	*	16	\$840
Other Contracted Services	Other services not included in routine daily maintenance or capital improvement projects	*	*	\$660
Trash Removal	Removal of trash from trash receptacles, removal of trash from open space	*	12	\$480
Sign / Kiosk Repairs	If damaged or vandalized, replacement of trail, interpretive, and information kiosk signs - cost includes \$100 materials	*	8	\$420
Noxious Weed Management	Identification and removal of invasive noxious weeds from meadow areas	65 acres @ ~\$5 per acre	*	\$320
Trail Maintenance	Repair trail tread, encroaching shrub removal, stormwater runoff repairs	*	8	\$320
Total Estimated Phase I Annual Maintenance Costs:				\$4,000

Table 4 – Estimated Santa Fe Open Space Phase I Annual Maintenance Costs



Lauryn Richelle

Figure 43 - A Burlington Northern and Santa Fe Train makes an Evening Pass of Santa Fe Open Space. In the Background, the New Santa Fe Regional Trail Follows the Old Railroad Grade. (Photo Courtesy of Lauryn Richelle)

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~ Appendices ~

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Advisory Board Membership Update

Agenda Date: February 10, 2021

Agenda Item Number: # 7 - B

Presenter: Tim Wolken, Director, Community Services Department

Information: X **Endorsement:**

Background Information:

Please find attached the current Park Advisory Board roster.

As indicated, Julia Sands de Melendez's second term will end in May 2021 and Julia is not eligible for reappointment. We thank Julia for her outstanding service and we will launch on recruiting a new District #1 representative.

Recommended motion:

Information item

PARK ADVISORY BOARD					
Last Name	First Name	District	Term Started	Current Term Start	Term End
Rainville	Alan	District 4	May, 2016	May, 2019	May, 2022
Steel	Kiersten	District 4	May, 2019		May, 2022
Schofield	Anne	District 3	May, 2017	May, 2020	May, 2023
Cassidy	Jim	District 1	May, 2019		May, 2022
Martinez	Terry	District 3	November, 2019		May, 2022
Melendez	Julia	District 1	Jan, 2016	May, 2018	May, 2021
Levin	Toby	District 5	May, 2020		May, 2023
Jarvis-Weber	Susan	District 2	March, 2019		May, 2022
Hartl	Ed	District 2	May, 2017	May, 2020	May, 2023
Wolken	Tim	Staff Liaison			
VanderWerf	Stan	Commissioner Liaison			

**El Paso County Parks
2021 Action Plan**

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

**Community Services Department
Parks / Recreation & Cultural Services Divisions
January 2021 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2021				2020
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 17,637	\$ 162,363		\$ 42,732
County Fair / Fairgrounds		\$ 301,000	\$ 13,140	\$ 287,860		\$ 17,565
Total		\$ 481,000	\$ 30,777	\$ 450,223		\$ 60,297
<u>Fundraising Revenue</u>		2021				2020
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 25,000	\$ 50,000		\$ 7,500
Partners in the Park Program	Park Operations	\$ 45,000	\$ 5,000	\$ 40,000		\$ 5,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 6,172	\$ 3,828		\$ 3,086
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 650	\$ 24,350		\$ 1,211
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 15,000	\$ 25,000		\$ 40,000
Total		\$ 195,000	\$ 51,822	\$ 143,178		\$ 56,797
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>				
<u>Parks Division Reservations</u>		2021			2020	2020
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		3	22	N/A	4	41
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total		3	22		4	41

<u>Parks Facility Reservations</u>		2021	2021		2020	2020
<u>January</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes		2	16			
Athletic Fields						
Pavilions						
Trails						
Vendor						
Tennis Courts						
Vita Course						
Meeting Room					4	41
<u>Black Forest Regional Park</u>						
Athletic Fields						
Pavilions						
Vendor						
Tennis Courts						
<u>Falcon Regional Park</u>						
Baseball Fields						
<u>Fountain Creek Regional Park</u>						
Athletic Fields						
Pavilions						
Trails						
Disc Golf Course						
Vendor						
<u>Fox Run Regional Park</u>						
Athletic Fields						
Gazebo						
Warming Hut						
Pavilions						
Trails						
<u>Homestead Ranch Regional Park</u>						
Pavilions						
Athletic Fields						
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail						
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor - Santa Fe Trailheads						
<u>Paint Mines Trail</u>		1	6			
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>						
<u>Rainbow Falls Historic Site</u>						
Total Park Facility Reservations		3	22		4	41

<u>Fairgrounds Facility Reservations</u>		2021			2020	2020
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		0	0		9	478
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Total		0	0		9	478
<u>Fairgrounds Facility Reservations</u>		2021		2020		
<u>January</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<i>Swink Hall - Fairgrounds</i>						
Fair Corporation Meeting		0	0	1	5	
Lions Club Meeting		0	0	1	20	
FAB Board Meeting		0	0	1	23	
Senior Dinner		0	0	2	60	
COC Meeting		0	0	1	20	
Calhan HS Leadership Conference		0	0	1	25	
Rick Cofer - Funeral Luncheon		0	0	1	300	
Demolition Derby Workshop		0	0	1	25	
<i>Track</i>						
<i>Barns</i>						
<i>Livestock Arena</i>						
<i>Grounds -</i>						
<i>Whittemore - Fairgrounds</i>						
<i>Arena</i>						
Month Total Fair Facility Reservations		0	0	9	478	

<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
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, someone carved hole	1/20/2021	Widefield	Playground	\$200		
Graffiti	1/7/2021	Widefield	Restroom	\$75		
			Total	\$3,450		
<u>Volunteerism</u>			2021	2020		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		106	372	193	824	
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
Totals		106	372	193	824	
			2021			
<u>January</u>		<u>Volunteers</u>	<u>Total Hours</u>			
Park Advisory Board		9	35			
Fair Advisory Board		14	56			
Fairgrounds Corporation		5	20			
Friends of the Nature Centers		30	151			
Adopt-A-Park / Trail / Volunteer Projects		48	110			
Total		106	372			
<u>Programming</u>	<u>Goal</u>		2021		2020	2020
Totals for Year		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		25	218	4.93	45	755
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						

December						
Totals	800 / 21,000	25	218	4.93	45	755
January	Facility	Programs	Attendance	Evaluation		
Nature Explorers: Cozy Winter Campfire	BCNC	5	44	4.90		
Little Wnders: Silly Snowflakes	BCNC	3	29	4.90		
National Winter Tyrails Day Scavenger Hunt	BCNC	1	10			
Forest Therapy Walk	BCNC	1	7			
Active Adults: Full Moon Hike	BCNC	1	10	5.00		
Saturday Stroll	BCNC	1	3			
Saturday Puppet Theatre Matinee'	BCNC	1	15			
Walk the Wetlands	FCNC	1	4	5.00		
Nature Adventures: Digging Dinosaurs	FCNC	2	9	5.00		
Winter Bird Count	FCNC	1	27			
2's & 3's Outdoors: Chickadees & Friends	FCNC	2	13	5.00		
Save the Eagles	FCNC	1	10	4.72		
First Aid	FCNC	1	4			
Canvas & Cookies	FCNC	1	9	5.00		
Geology and History Talk	RF	1	10	4.80		
Introduction to Wilderness Survival Class	SE	1	10	4.90		
FA/CPR/AED Blended learning class	SE	1	4			
TOTALS		25	218	4.93		

COMMUNITY SERVICES DEPARTMENT

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

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

January 2021

General Updates:

1. Facility rentals have generated \$17,637 which is 9.8% of our \$180,000 annual goal.

Special Events:

1. Staff has been in contact with customers who hosted special events in the last few years and were able to book forty-one special events so far. The local running community is hopeful to take to the trails again this year and have committed to running events on all County trails. Other events include: Dog frisbee events, renaissance style events, two equestrian events and a mountain bike event.
2. Sabine Carter also received several commitments for community events from local organizations. Among them are the Colorado Springs Down Syndrome Association and the Pikes Peak Humane Society. In previous year these events drew 1,000+ people. The organizations are hopeful to hold their events again in a scaled down model.
3. The Paint Mines Interpretive Park continues to be a popular location for commercial photography. Especially elopement photographers have 'discovered' the park and sixteen commercial permits have been issued so far. Two after-hour photography permits have been issues so far as well.

COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH / GRANTS

Monthly Report – January 2021

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Partners in the Park:** We have invited our Partner in the Park sponsors to the February Park Advisory Board meeting to thank them for their significant support in 2020. The Partners include:
 - **Robert & Ellen Hostetler** for Fox Run Regional Park: The Hostetler's are founding partners and have supported Fox Run Regional Park since 2009.
 - **GE Johnson** for Bear Creek Regional Park: GE Johnson has been a valuable partner supporting Bear Creek Regional Park for the past seven years.
 - **Heuberger Subaru** for Bear Creek Dog Park and Fox Run Dog Park: Heuberger Subaru has supported the Bear Creek Dog Park since 2010 and provided additional support for the Fox Run Dog Park starting in 2013.
 - **Gold Hill Mesa** for the Bear Creek Nature Center: Gold Hill Mesa has supported the nature center for past five years.
 - **Olson Plumbing and Heating** for Fountain Creek Nature Center: Olson Plumbing & Heating have been with us for the past three years and has help bring in new exhibits.
 - **Tender Care Veterinary Center** for Falcon Dog Park: Tender Care supported the Falcon Dog Park for the past two years which provided the much-needed shade structure.
 - **Dapper Dan Homes** for Widefield Community Park provided funds this year for new Disc Golf Baskets
 - **The Scott Lauther Foundation** is a new partner in 2020 for Bear Creek Nature Center.



- **In Touch Home Team** came on board this year to support our Bear Creek Regional Park EAST.

Social Media Marketing Plan: Our goal is to increase community engagement, increase awareness and to differentiate El Paso County Parks from other local park entities. El Paso County Parks is a steward of citizen-owned programming and assets. Our strategy includes a historical video, social media video, and video vignettes called “Serenity Series” and “Hidden Gems”. We are using a social marketing scheduler to include County-wide events and campaigns such as our Tuesday Trails Series. We are utilizing Snapchat, Instagram, Twitter, Facebook and County Parks Website. We are partnering with the County’s Information Office to distribute news releases, interviews, Norris-Penrose Digital Sign and posters in all of our parks. We have created some talking points for you to refer to when speaking to the community about the 50th Anniversary. We will have more news in the coming months, please contact dananordstrom@elpasoco.com for more information.

COMMUNITY SERVICES DEPARTMENT

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

**Recreation & Cultural Services Division
Monthly Report – January 2021**

Submitted by Todd Marts, Division Manager

General

1. This month, staff was active in promoting our programs on TV, radio, and other avenues. KRDO news radio on December 31, CBS on January 7 for a video filming of Rainbow Falls, KOAA for a tv interview on January 8 that was shown on January 9, KOAA tv interview on January 19 promoting 50k for 50 Years, and a KRDO news radio interview on January 28 promoting the 50th Anniversary for Parks, 50k for 50 Years, Virtual Wine Tasting, and Trolls in the Forest. Staff also spoke to the Advisory Board of the Area Agency on Aging and promoted all events that were geared towards “seasoned adults.”
2. The El Paso County Community Services Department hired Dayna Buffington as the El Paso County Fair and Events Center Program Supervisor. As the Fair and Events Center Program Supervisor, Buffington will be responsible for providing effective leadership in fulfilling the mission of County Parks and the Recreation & Cultural Services Division at the County Fairgrounds, to include oversight and coordination of the County Fair, special events, and programs.

Projects, Fundraising & Grants:

1. A new updated donation box was constructed to replace the cracked, old one. It has a nice new oak pedestal and an acrylic donation box built with 9 sections. Each section has an animal found in Fountain Creek Park etched on top to encourage donations for your favorite animal. It is working!
2. Summary of Year-end Fundraising Campaign - \$7,695 with 58 donors combined with Mid-year fundraising of \$6,246 with 47 donors = \$13,941 and 105 donors.

Programs & Special Events:

1. Rainbow Falls Interpreter/Caretakers taught a Geology and History program. Nine enthusiastic visitors joined them on a very cold morning.
2. Introduction to Wilderness Survival Class was held in the Bear Den. Ten participants enjoyed the class (with a rating of 4.9). This class was rescheduled twice due to Covid conflicts, so it was great that we could still offer the class to a full audience. This class generated \$100 in revenue.

3. American Red Cross First Aid/CPR/AED blended learning class was held at Fountain Creek Nature Center. This class was full and the participants appreciated the format of doing most of the class in an online setting then demonstrating the skills in a class.
4. Bear Creek Nature Center celebrated National Winter Trails Day with a self-guided QR code scavenger hunt along the nature center trails. Nature Center Program Coordinator Molly Hamant promoted the event with an interview featured on KOAA News 5 wherein she discussed the beauty of winter trails and good practices for winter hiking. The nature center will offer more QR code scavenger hunts in the future, as it proves to be a fun way to engage people during Covid times in a paperless, contact-less way.
5. Bear Creek Nature Center led an Active Adults Series Moonlight Hike in celebration of January 28th's full "Wolf Moon." The hike was filled to capacity and the moon made a dazzling appearance. Participant evaluation scores averaged 5/5 and comments included, "This was a delightful experience! Besides the natural beauty of the moon, we were led by a polymath who provided information about regional history, wildlife biology, and even folklore."
6. Bear Creek Nature Center hosted an adult-focused Forest Therapy Walk led by Summer Lajoie of Listening Pines. Summer is a certified Forest Therapy guide through the Association of Nature and Forest Therapy. During her guided walks, participants experience a mindful and gentle practice of connecting with nature through a series of engaging activities. This practice, sometimes referred to as "Forest Bathing" originated in Japan and is gaining in popularity in the United States as people increasingly recognize the benefits of mindful time spent in nature. Summer will continue to offer these walks at Bear Creek Nature Center on a regular basis.
7. Fountain Creek Nature Center coordinated the annual Winter Bird Count. This citizen science project which began in 1991 has been collecting and submitting data for 30 years on the number and depth of species in Fountain Creek Regional Park. Due to COVID attendees/groups were limited to 27 participants.

COMMUNITY SERVICES DEPARTMENT

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

**PARK OPERATIONS DIVISION
MONTHLY REPORT
JANUARY, 2021**

Parks Planning

Capital Project Management:

Santa Fe Open Space - The acquisition process is complete. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing occurred in August 2017. The master plan process has been initiated, with master plan completion due in winter 2021. County staff has elected to change the property name to Santa Fe Open Space, pending Board of County Commissioner approval. The name change is due to the Santa Fe Railroad history and to eliminate confusion that Elephant Rock is accessible or located on County property.

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. The design project launched in 2019 and will last through 2020 with construction planned afterwards. A survey was completed, and regulatory approvals have been initiated. A 30% design and engineers construction estimate were developed in January and presented to CDOT and CSU. The estimate indicated that the grant funds were not adequate to construct the entire portion of the trail. Staff met with CDOT in February and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. Coordination with CDOT and design efforts continue. Public input via website and direct mailers was completed in October. Final design is anticipated to go through the winter.

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a baseball field, multi-use field, parking lot, restroom, playground, and drainage improvements. A GOCO grant was submitted in October 2019 to help fund Phase II improvements. The grant was awarded to the County in March 2020. NES was awarded a contract in 2019 to complete the final design of the proposed Phase II improvements. A 30% plan review was completed in January and NES completed final design drawings in June. An IFB was issued in September with bids due in October. Five bids were received, all over the project budget so a reduction of scope was completed to remove the



restroom, playground, and equestrian lot from the project. American Civil Constructors (ACC) was selected at a not to exceed amount of \$955,135. Construction started in December and will be completed in May 2021.

Paint Mines Interpretive Park - The Paint Mines Interpretive Park Restoration Project was awarded to Smith Environmental & Engineering in September 2020. Construction began in November after State Historic Preservation Office (SHPO) clearance. Smith Environmental is currently on site and is working on the main parking lot expansion, installing new culverts under the existing trails and resurfacing existing trails. Anticipated construction completion is April 2021.

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

Bear Creek Regional Park Restroom– Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. A design contract was awarded to Tremmel Design Group (TDG) in May 2020. A kickoff meeting was held in May with preliminary concepts reviewed in June. A 60% design development plan set was delivered in September. Public input via website and sign postings was completed in October. Final design was completed in December 2020. An IFB to construct the restroom was advertised on January 27 with bids due on February 25. construction is anticipated to be completed by June.

Planning:

Fountain Creek Regional Park Master Plan / Phase I Improvements - All major improvements have been completed with a Dog Park shade shelter and dog agility equipment as the only remaining project components, scheduled for completion in winter 2021.

Widefield Community Park Master Plan / Phase I/II Improvements - The Master Plan was approved by the Board of County Commissioners on March 30, 2017. Specifications are under development for Phase 1 improvements. Parks has received the \$150,000 Community Development Block Grant Notice to Proceed in October 2017. Parks also received the \$110,000 Colorado Springs Health Foundation notice of award in October, 2017. Designscares Colorado was chosen to complete the Phase I Improvements, with construction completed October 2019. Parks has received a \$165,000 CDBG grant for the construction of Phase II Improvements, including two picnic pavilions and ADA access improvements. The CDBG-funded Phase II project will take place in summer/fall 2020. Performance Recreation was chosen to complete the Phase II improvements in 2020 at a not to exceed cost of \$134,090 but was increased to \$183,568 to fund additional ADA compliant playground components. A kick-off meeting was held in August to order pavilions and playground equipment. Replacement of the sidewalk was completed in October. Installation of playground components and safety surfacing was completed in November. Construction of pavilions is scheduled to be completed in February 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 nearly complete with the drive, parking area, and entry gate / fencing installed. A crushed limestone trail extends from the parking lot to 150' past Williams Creek where the trail turns into the 2 mile native trail surface Lariat Loop. An RFQ is being issued to install new property perimeter fencing and remove old internal fencing. The work is scheduled for installation in winter/spring 2021.

Flood Recovery:

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

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

Other:

Development Permit Application Reviews - Staff reviewed four development permit applications to be presented for endorsement at the February PAB meeting and provided internal administrative comments for an additional 5 applications during January.

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

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

Grants for Capital Projects - EPC Parks has been awarded the following grants: \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park; \$350,000 2020 GOCO grant for Falcon Phase II; \$164,700 2020 CDBG grant for Fairgrounds walkway improvements.

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – January provided much needed snow for our region. Staff spent significant time clearing snow from the downtown and park properties. Snowy conditions allowed a break from routine maintenance tasks and allowed our team to complete facility cleaning and organization. Several warm weather days melted most of the snow allowing staff to continue annual maintenance tasks and continue with multiple projects.

Between snow events staff has continued pickleball and archery range parking lot improvements in Bear Creek West. Most of the parking lot grading is complete, and we expect to begin replacing barriers and fencing during the next reporting period. Staff completed asphalt removal from the service road between the courts and will be designing and installing landscape this spring.

The Veterans Services Department provided 15 new memorial pavers for the Veteran Memorial in Bear Creek East. All pavers have been installed and can be viewed by the families that donated.

Staff completed all annual bed maintenance responsibilities and will now focus attention to debris removal and adding decorative mulch in high profile areas.

Illegal camping seems to be increasing as a result of several large camps being dispersed on City Park properties. Our team posted and removed 4 camps during this report period and removed trash piles from several other informal camp areas.

Staff attended and completed annual harassment training provided by El Paso County.

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. Friends Group members continue to provide exceptional support by making sure waste bag distribution boxes are stocked and by removing left behind dog waste.

Staff was notified about a possible hole in the dog park fence. After investigating, staff cleaned out debris from under swinging gates in the creek, allowing gates to close properly.

Several park guests purchased memorial plaques to be displayed in the Dog Pak Memorial. Staff added the plaques and pet owners should be able to enjoy their memorialized friends.

After multiple attempts to salvage the dog agility ramp, we have removed it from the dog park. Continued efforts to repair ramp from improper use are factors in this decision.

Rainbow Falls Historic Site – Master Blaster was on-site to remove recent graffiti. Staff continues weekly visits to monitor camera, remove trash, and check for new graffiti.

Downtown Facilities – Staff remains busy with general maintenance tasks including mulch augmentation / installation and trash / snow removal.

Staff spent time removing ivy, debris, and plant material from the Sheriff training building at CJC.

Jones Park – No new maintenance to report.

Ute Pass Regional Trail – Staff removed trash and debris from trail corridors and trailheads, replaced sections of fencing, and pruned overhanging tree limbs. Security staff was contacted to post violations for illegal / overnight parking.

East District:

County Fairgrounds – The East team has continued routine maintenance and repairs in Swink Hall. We have stripped and waxed the main gathering area, patched damaged drywall, painted walls and caulked the base boards.

One common complaint staff receives when renting buildings at the Fairgrounds is the confusion encountered when looking for light breakers in our electrical panels. Staff has identified and labeled the outlets and lights with their corresponding breakers in the Livestock Arena Building and Swink Hall. The team has begun working on labeling panels in the Grandstands building and the south end of the Fairgrounds.

With the winter weather and less events taking place at the Fairgrounds, the East team started to refurbish trash cribs from other park locations. We completed all the cribs at Paint Mines Interpretive Park and Rock Island Regional Trail.

Lastly, staff installed several cabinets that were ordered to secure tools within our Maintenance Shop.

Drake Lake Open Space – Staff spent time this month repairing fencing that was damaged.

Falcon Regional Park – Staff has been involved with weekly progress meetings with contractors as Phase II construction at the park is underway.

During Phase II construction the contractor hit the water supply line for the drinking fountain. While onsite staff adjusted the back-flow preventer supply line on the drinking fountain and installed a valve for future winterization efforts.

Rock Island Regional Trailhead – Staff from the North District and the East District teamed up again this year to complete chipping operations following the annual Treecycle event in cooperation with City of Colorado Springs and the El Pomar Youth Sports Foundation. Staff worked together after two collection weekends. Once again, we had a successful year and kept several trees from ending up in local landfills while raising funds for youth sports!

North District:

General Information – Several snow events kept our team busy with snow removal efforts at County buildings and park facilities. Between snow events, staff continued to document and create a sign inventory to help standardize and update inventory records throughout the district. Snowy conditions provided a break from routine maintenance and allowed time for shop cleaning and tool / material organization.

Fox Run Regional Park – EPC Wildland Fire continues to assist our district with fuel mitigation and general forestry improvements.

Other completed tasks include illegal dump removal, split rail fence repair, playground repairs, road grading, and sign repairs. Staff also made minor repairs and removed problematic trees on Fox Ridge Trail located near Sanctuary Point housing development.

Black Forest Regional Park – Trail systems were box bladed, and staff completed minor trail repairs while also removing trash from native areas.

Pineries Open Space – Staff continues to monitor the trail system for potential hazard trees. While patrolling trail corridors efforts are made to remind guest of park rules. Trash removal from native park areas continues to be high priority at this property.

Santa Fe Regional Trail – The annual Treecycle program was a success with a record number of trees being recycled. Donations will be used to support local youth sports.

Boulders and other materials were removed from the Northgate trailhead and will be repurposed in other areas of the park system.

Several illegal camps were posted and removed along the Santa Fe Trail corridor.

Black Forest Section 16 – Routine patrols were conducted to remove trash, check signs, and to monitor for potential vandalism.

Palmer Lake – A new extension of the existing retaining wall was constructed which will reinforce and retain part of the hill removed during installation of the ADA parking stall. Staff also repaired a broken signpost and a section of split rail fence that was hit by a car.

Forest Green Open Space – Routine patrols were conducted to remove trash, check signs, and to monitor for potential vandalism.

Hodgen Road Trailhead – Routine patrols were conducted to remove trash, check signs, and to monitor potential vandalism.

Abert's Squirrel Trail – Efforts were made to complete minor trail repairs. Staff continues to conduct routine patrols to remove trash, check signs, and to monitor for potential vandalism.

South District:

Fountain Creek Regional Park – The current break in the reservation season allowed staff the opportunity to refurbish all pavilion reservation board cabinets throughout the park. The plexiglass cabinets were extremely weathered and damaged by minor vandalism and were increasingly difficult to see through. All plexiglass was replaced, and cabinets were repainted.

Free asphalt millings were obtained and placed in the Dog Park parking area to repair potholes and level areas that had settled over time. Guest seem to be enjoying the new parking lot surface as many compliments were received.

An additional 120 tons of millings were hauled to the South District yard for use on future projects including the extension of the entrance at highway 85/87 near the Fountain Creek Nature Center. The Nature Center entrance road has developed potholes on the gravel portion near the main entrance. We hope to complete milling installation at the mentioned sited during the next reporting period.

The South District team continues efforts with reinforcing the Duckwood pond bank. Over the last 10 years the pond's banks have been eroding, creating hazardous edges. The boulders used for reinforcement not only improve the aesthetics of the pond, but also improve bank stability. Staff hauled 40 tons of boulders to complete 70 linear feet of bank stabilization.

Dog Park amenity improvements continue to progress. A shade structure vendor has been selected, and installation should be complete by early spring. Staff will also focus on updating dog agility obstacles throughout the Dog Park.

Winter watering efforts were focused on recently installed plants in active use areas. Snow fall in the latter half of the month allowed temporary relief from this task.

Maxwell Street Trailhead – Abandoned vehicles continue be a problem at the trailhead. However, it appears that the duration between abandonment is increasing providing an indication of progress.

Staff replaced a 30 foot section of broken split rail fence and added boulders to prevent ATV access to the trail.

Stratmoor Valley Park – Staff continues to struggle with ATV and dirt bike use on trails. Larger boulders where installed in areas accessible by motor vehicles in hopes to prevent future access. Parks Security officers have made efforts to increase patrols in this area.

Widefield Community Park – We are eagerly awaiting the continuation of phase II improvements. Pavilion construction is currently under review to obtain the required permits. Construction is slated to begin soon.