

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, January 13, 2021 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Miles Subdivision Preliminary Plan	Ross Williams	Endorsement
B. Crossroads at Meadowbrook Mixed- Use Preliminary Plan and Rezone	Ross Williams	Endorsement
C. Meadowbrook Park Planned Unit Development (PUD) Plan and Preliminary Plan	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
D.	Homestead North at Sterling Ranch Phase I Preliminary Plan	Ross Williams	Endorsement
E.	Space Village Apartments Final Plat	Ross Williams	Endorsement
F.	Urban Collection at Palmer Village Final Plat	Greg Stachon	Endorsement
G.	Forest Heights Minor Subdivision-Final Plat	Greg Stachon	Endorsement
7.	Information / Action Items		
A.	2021 Sunshine Act Memorandum	Tim Wolken	Endorsement
B.	County Parks 50 th Anniversary Celebration	Tim Wolken	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

*Minutes of the December 9, 2020
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
Kiersten Steel
Terry Martinez (via Skype)
Jim Cassidy
Susan Jarvis-Weber
Toby Levin (via Skype)

Staff Present:

Tim Wolken, Community Services Director
Brian Bobeck, Park Operations Division Manager
Todd Marts, Recreation / Cultural Services Manager
Ross Williams, Park Planner

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 9 - 0.**
3. Approval of Minutes: **Alan Rainville made a motion to approve the November 12, 2020 meeting minutes. Julia Sands de Melendez seconded the motion. The motion carried 9 - 0.**

4. Introductions and Presentations:

Todd Marts introduced Molly Hamart as the new program coordinator at the Bear Creek Nature Center.

Ed Hartl, Chair, presented Mrs. Lynn Wilson with the 2020 Volunteer of the Year award for her significant volunteer contributions at the El Paso County Nature Centers.

5. Citizen Comments:

Cory Sutela with Medicine Wheel Trail Advocates thanked staff for their hard work in drafting the Jones Park masterplan. He also expressed his concern that a trail at the north-east section was not added and encourages that this trail be added into the masterplan.

Susan Davis with Trails and Open Spaces Coalition (TOSC) stated that TOCS has not yet taken a position regarding adding the additional trail to the Jones Park Masterplan. She encouraged the board to weigh the need and the recreational opportunities for this trail against the needs and the habitat of the endangered greenback cutthroat trout and make a decision based on those criterias which will also be the guiding factor for TOSC's decision.

She thanked the board for their advocacy for the 2021 County Budget which will include additional funds for parks. She also stated that she is delighted to see that the pet tribute tree is back up at Fox Run Regional Park.

Brian Bobeck addressed questions regarding issues and construction at the Paint Mines Interpretive Park: Construction has begun. Parking lot completion will be done in December. Trail improvements will follow to include decommissioning of social trails. Signs will also be installed during the first phase. The process of assessing fines for unauthorized activities, specifically climbing on the formations, has also started and will be implemented in 2021. Tim Wolken stated that two part-time staffers will be added for the Paint Mines starting April 1.

6. Development Applications:

A. **Grandwood Ranch Final Plat**

Ross Williams provided an overview of the Grandwood Ranch Final Plat and addressed questions by the board.

Julia Sands de Melendez recommended to the Planning Commission and Board of County Commissioners when considering / approving of the Grandwood Ranch Final Plat include the following condition: Require fees in lieu of land dedication for regional park purposes in the amount of \$22,416. Jim Cassidy seconded the motion. The motion passed 9 – 0.

B. **Forest Lakes Filing No. 6 Final Plat**

Ross Williams provided a detailed overview of the Forest Lake Filing No. 6 Final Plat 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 Forest Lakes Filing No. 6 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Forest Lakes Filing No. 6 Final Plat, within Tracts A and B, that allows for public access of the Forest Lakes Secondary Regional Trail, and dedicate the easement to El Paso County within the Final Plat General Notes prior to the recording of the Final Plat; (2) regional park fees are not required pursuant to the existing Forest Lakes Phase I PUD Preliminary Plan and Filing No. 1 Final Plat recommended and endorsed motions; (3) the section of the Forest Lakes Secondary Regional Trail located within Filing No. 6 shall be constructed within two years of the recording of the Final Plat; (4) trail plans shall be submitted to and approved by County Parks prior to construction; (5) the trail shall be constructed to Tier 1 standards for a regional trail; (6) the trail shall be maintained by the Forest Lakes Metropolitan District when contained within developer-owned tracts, while El Paso County agrees to maintain the Regional Trail when contained within dedicated roadway rights-of-way; (7) require fees in lieu of land dedication for urban park purposes in the amount of \$20,060. 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 Final Plat. Julia Sands de Melendez seconded the motion. The motion carried 9 – 0.

7. Information / Action Items:

A. Rainbow Falls Historic Site Annual Report

Theresa Odello, Recreation Program Coordinator provided an overview of the history of Rainbow Falls Historic Site and updated the board on past and current construction. 40,000 people visited the park in 2020 and over \$22,000 in donations was collected from these visitations.

2021 Action Plan

Tim Wolken, Todd Marts, and Brian Bobeck presented the 2021 Action Plan. The Action Plan includes proposed objectives to be completed during 2021 to address the County's mission, vision, and goals. The objectives include recreation and cultural services, park operations, and community outreach projects.

Jim Cassidy moved to endorse the 2021 Action Plan. Terry Martinez seconded the motion. The motion passed 9 – 0.

8. Monthly Reports:

N/A

9. Board/Staff Comments:

N/A

10. Adjournment: **The meeting adjourned at 3:28 p.m.**

Julia Sands de Melendez, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Miles Subdivision Preliminary Plan

Agenda Date: January 13, 2021

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

A request by Lodestar Engineering, LLC, on behalf of Phillip and Jennifer Miles, for the Miles Subdivision Preliminary Plan. The site is located east of Black Forest Road and south of Hodgen Road. The property consists of 39.72 acres and includes nine proposed residential lots with a minimum lot size of 5 acres. The site is currently zoned RR-5.

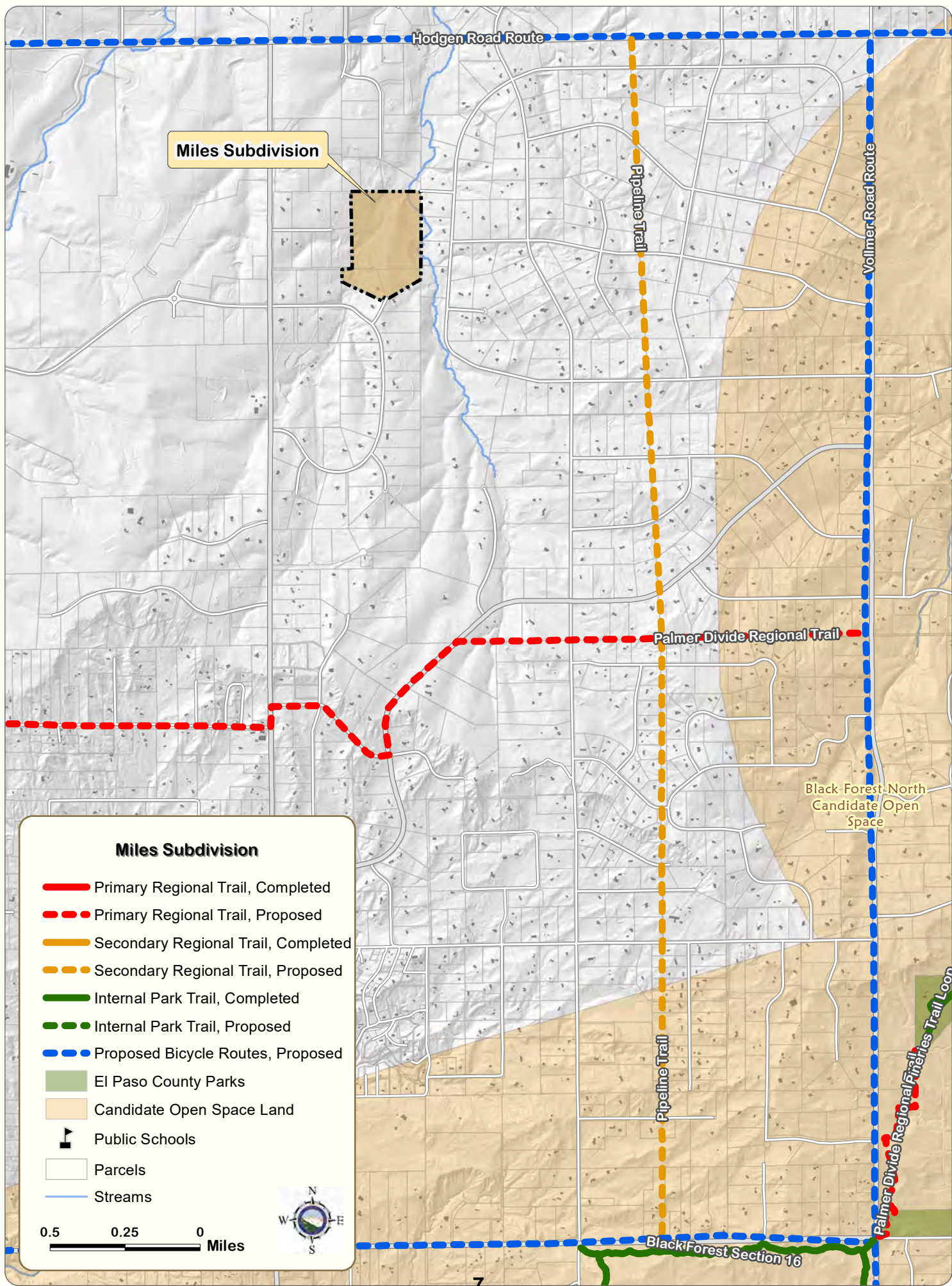
The letter of intent outlines the applicant is proposing to include the 39.72-acre property into the adjacent JeniShay Farms subdivision which is located immediately south of this site. Of the proposed nine lots, two existing residential lots within the JeniShay Farms subdivision are included in this application for access and grading purposes. Since these two lots were already subdivided as part of the JeniShay Farms subdivision, these two lots are not subject to park fees.

The 2013 El Paso County Parks Master Plan shows no regional trails running through or directly adjacent to the proposed subdivision. The proposed Hodgen Road bicycle route is located 0.5 mile north of the project site, while the Pipeline Trail is located 0.5 miles east of the project site. The Miles Subdivision does not lie within any candidate open space area.

As no park land or trail easement dedications are necessary for this application, Parks staff recommends fees in lieu of land dedication for regional park purposes on the forthcoming final plat as shown below.

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 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.



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

December 10, 2020

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

Name:	Miles Subdivision	Application Type:	Prelim. Plan
PCD Reference #:	SP-209	Total Acreage:	39.72
		Total # of Dwelling Units:	7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.44
Phillip & Jennifer Miles	Lodestar Engineering	Regional Park Area:	2
15630 Fox Creek Lane	Po Box 88461	Urban Park Area:	1
Colorado Springs, CO 80908	Colorado Springs, CO 80908	Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 7 Dwelling Units = 0.136
Total Regional Park Acres: 0.136

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **NO**

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 7 Dwelling Units = 0.00
 Community: 0.00625 Acres x 7 Dwelling Units = 0.00
Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

\$467 / Dwelling Unit x 7 Dwelling Units = \$3,269
Total Regional Park Fees: \$3,269

Urban Park Area: 1

Neighborhood: \$116 / Dwelling Unit x 7 Dwelling Units = \$0
 Community: \$179 / Dwelling Unit x 7 Dwelling Units = \$0
Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend that the Planning Commission and the Board of County Commissioners include the following condition 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.

Park Advisory Board Recommendation:

TBD

JeniShay Farms

Residential Community

Letter of Intent

Preliminary Plan



VICINITY MAP

Prepared By:
Lodestar Engineering, LLC
For:
Phillip & Jennifer Miles
15630 Fox Creek Lane
Colorado Springs, CO 80908

Developer:
Phillip & Jennifer Miles
15630 Fox Creek Lane
Colorado Springs, CO 80908

Civil Engineer:
Lodestar Engineering, LLC
PO Box 88461
Colorado Springs, CO 80908

Traffic Engineer:
LSC Transportation Consultants
545 E. Pikes Peak Ave., Suite 210
Colorado Springs, CO 80903
(719) 633-2868

Geotechnical Engineer:
Geoquest
6825 Silver Ponds Heights #101
Colorado Springs, CO 80908
(719) 481-4560

Surveyor:
John Keilers & Associates, LLC
9920 Otero Avenue
Colorado Springs, CO 80920
(719) 649-9243

Request & Justification:

Phillip S. Miles and Jennifer Miles requests approval of the following applications:

1. The lots 5 & 6 in Terra Ridge Estates will be replatted to be included as part of JeniShay Farms.
 - a. The inclusion of lots 5 & 6 will raise the total number of lots in JeniShay Farms to 9 lots. Lot 5 currently has a single-family home constructed upon it and lot 6 is vacant land. The proposed development is requesting approval of the construction of 8 additional single-family homes, one unit per lot. The development will consist of one and two-story single-family detached homes. This proposed development will be in conformance with all the single-family developments surrounding the subject development.
 - b. The following Waivers of the Land Development Code requirements:
 - i. 8.4.4.a Flag lot request
 - ii. 8.4.4.d Shared Access of Flag lots/length of roadway
2. Pre-development grading for infrastructure improvements: roadway, drainage channels and detention pond
3. A finding of water sufficiency with the Preliminary Plan

The justification for these requests is provided in this Letter of Intent

Supporting Documents

The following reports are submitted in support of this Preliminary Plan and are referenced in this Letter of Intent:

- Traffic Impact Study prepared by LSC
- Soils Report prepared by Geoquest
- Profile Pit Evaluation prepared by Geoquest
- Geology and Soils Study prepared by RMG Engineering & Architects
- Natural Features Report prepared by Lodestar Engineering, LLC
- Water Resources and Water Quality Report prepared by JDS Hydro
- Preliminary Drainage Report prepared by Lodestar Engineering, LLC

Site Location, Size, Zoning:

The site lies directly north of Lots 5 & 6 in Terra Ridge Estates and is currently a 39.72-acre undeveloped site. The property is bounded by Ridgeview Acres to the north, Whispering Hills Estates to the west, Wildwood Village to the east, and Terra Ridge Estates to the south. All lots surrounding the subject property are all zoned RR-5. The entire 39.72-acre parcel lies within unincorporated El Paso County and is currently zoned RR-5.



Existing and Proposed Facilities and Structures:

Existing site characteristics: The existing vacant parcels consist predominantly of native shrubs and prairie grasses. The site contains rolling hills with East Cherry Creek and a tributary extending from the south side of the property to the northeast corner. The East Cherry Creek channel and tributary beds extending through the site consists of native grasses and willows. The FIRM map indicates the site is located in Zone X which is outside the floodplain. Approximately, 500 feet of the tributary extending from the southwest corner to the northeast corner will be located 80 feet to the west to accommodate the proposed cul-de-sac.

Total Number of Residential Units, Density and Lot Size: The current zoning of parcel 5129300002 is RR-5, Residential Rural 5-acre lots. The development proposes seven single family residential lots with a minimum lot size of 5.0 acres (RR-5).

Proposed Infrastructure and Utilities: The proposed development will include public ROW and utility improvement including gas and electric. All lots will have domestic water provided via a well and wastewater will be treated using individual lot onsite wastewater treatment systems.

Utility and public services will be provided by the following associated districts:

1. Water: onsite well
2. Wastewater: onsite wastewater treatment system
3. Gas: Black Hills Energy
4. Electric: Mountain View Electric
5. Fire: Black Forest Fire Protection
6. Police Protection: El Paso County Sheriff's Department
7. School: Monument School District No. 38

An extended detention basin will be located north of the proposed cul-de-sac to detain stormwater from impervious areas prior to offsite release. The detention and release will have no effect on downstream facilities.

Preliminary Plan

The request is for a preliminary Plan for JeniShay Farms, a single family-development of 9 lots on approximately 52.63 acres, stormwater detention facility and associated infrastructure. All lots will be zoned RR-5

Traffic and Proposed Access Locations: The main access to the project will occur by the extension of Fox Creek Lane from the south-central portion of the property extending north approximately 1100 feet. This access will be constructed in a 60-foot improved public ROW. The roadway within the development will be constructed to meet the requirements of an El Paso County Local Rural roadway. Lots 1,2,3,7,8 and 9 will be accessed off of the Fox Creek Lane extension. Lots 4,5 and 6 will be accessed via the private roadway extending from the end of the proposed Fox Creek Lane cul-de-sac. The proposed ROW extension commencing at the end of the existing Fox Creek Lane cul-de-sac is the only access into the property in conformance with the El Paso County Engineering Criteria Manual. Without the access provided by the extension of Fox Creek Lane, the property is land locked. According to the traffic study performed by LSC, sight distance at the existing Black Forest Road/Terra Ridge Circle exceeds the 555 feet requirement, no modifications of the existing Black Forest Road/Terra Ridge Circle intersection will be required and no modifications to the existing laneage of any of the roadways are necessary.

Drainage:

The Preliminary Drainage Report prepared by Lodestar Engineering, LLC analyzes the existing drainage characteristics of the site and any required improvements. The proposed JeniShay Farms project is part of the East Cherry Creek drainage basin. The report notes that the onsite existing basin drainage patterns are generally from the South to the northeast by way of existing drainage channels. According to the report, the proposed development will not adversely affect the on or offsite drainage ways or surrounding developments. In order to safely convey flow through into East Cherry Creek, a detention pond will be constructed to released develop flows at historic rates. These flow rates will be in accordance with the El Paso County drainage criteria requirements.

Utilities:

Water: Water will be supplied by the construction of individual wells on each lot extending into the Dawson Formation in accordance with the JDS Hydro Water and Wastewater report. District Court, Water Division 1 granted 7 wells to be located on the 39.72 acre parcel locate in the SW ¼ of Section 29, Township 11 South, Range 65 West of the 6th P.M. El Paso County, Colorado.

Sewer: Wastewater will be handled by the use of onsite waste water treatment facilities in accordance with the RMG Engineering report.

Gas: A commitment letter was received from Black Hills energy to service the JeniShay Farms development. Services are presently available to meet the demands anticipated.

Electric: A commitment letter was received from Mountain View electric to service the JeniShay Farms development. Services are presently available to meet the demands anticipated.

Natural Features:

The topography of the site is rolling hills with two drainage ways extending from south to north through the property. The existing drainage ways are wide without a defined flow path and no erosion from the development is anticipated. A 100 foot wide electric easement extends north to south along the eastern portion of the site.

Vegetation:

The existing site is covered with native grasses with a few randomly located ponderosa pines. A low earthen berm is located belong the western portion of the property that was constructed sometime in the properties history to control stormwater runoff. The majority of the property will remain undisturbed during and after construction of the lots.

Noxious weeds:

The site is unoccupied and undeveloped. Some noxious weeds exist on the property. We control prior to and during construction shall take place to eliminate existing weeds and to prevent introduction of new

weeks. Following construction, each individual owner will be responsible for weed control on their respective lots.

Floodplain

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) numbers 08041C0305G and 08041C0315G dated December 7, 2018 this project is not located within a FEMA designated 100yr floodplain. Therefore, no map revisions will be necessary as a result of this project.

Wildlife

The property has been used for rangeland for horse and cattle so minimal wildlife is found on the property. The most predominant wildlife are birds. There is a potential the Preble's Meadow jumping mouse could be found along the drainage way on the eastern side of the property. This area has been designated as a no build zone and will not be disturbed. Reptiles and amphibians are found around the drainage ways extending through the property.

Wetlands

According to the Colorado Wetland Inventory GIS database the drainage ways extending through the property are designated as emergent wetlands. The drainage ways have been designated as no build zones and the proposed private roadway providing access to lots 4-6 will cross in one location.

Soils and Geology

The soils and geology report prepared by RMG engineering dated September 3rd, 2019 and revised September 18, 2020. Warren G noted 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 seismic and radioactivity that can be mitigated with engineering design and construction methods commonly employed in this area. Groundwater levels will vary with seasonal precipitation. Minimal amounts of earth work will be required for this development.

Wildfire Hazard Justification

According to the Wildfire Hazard Potential GIS Database, developed by U.S. Forest Service and Fire Modeling Institute to help inform assessments of wildfire risk or prioritization of fuels management needs across large landscapes, the site is identified as 'Low'. The site is surrounded by 5-acre single family residences and has limited vegetation. The development will comply with County development standards for Fire Protection and standards of the Black Forest fire Department.

The Colorado Forest Atlas portal was developed by the Colorado State Forest Service and was used to determine the burn probability and the wildfire risk for the subject area. Within the Wildfire Risk Viewer, the proposed development area is rated at 'Low Risk' for wildfire risk and 'Low to Low-Moderate' for the burn probability.

Project Justification

Preliminary Plan

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of El Paso County development standards.
 - a. The property does not lie within a master plan small area plan.
2. The subdivision is consistent with the purposes of this code;
 - a. 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.
 - b. Goal 6.1.a Encourage patterns of growth and development which complement the regions' unique natural environments and which reinforce community character.
 - i. 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.
 - ii. Policy 6.1.9 Viable residential properties should be reasonably protected from the adverse impacts of major roadways and other potentially incompatible land uses.
 - iii. 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.
 - iv. 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.
 - v. Policy 6.1.14 Support development which complements the unique environmental conditions and established land use character of each sub-area of the County.
 - vi. Policy 6.1.16 Allow for new and innovative concepts in land use design and planning if it can be demonstrated that off-site impacts will not be increased and the health, safety and welfare of property owners and residents will be protected.
 - c. 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.
 - i. Policy 6.4.1 Protect and sustain established viable rural residential areas where possible.

- ii. Policy 6.4.3 Allow [rural residential development](#) in those areas with sufficient "carrying capacity" including roadway capacity, water supply, septic suitability, educational facilities and organized structural fire protection.
 - iii. Policy 6.4.10 Encourage subdivision covenants that regulate domestic pets.
 - iv. Policy 6.4.11 Support planning and regulatory approaches which limit the adverse impacts of grazing on lots of 5 acres and less.
 - d. Goal 6.5 *Encourage the preservation of agricultural uses as an important contributor to the economy and land use character of the County.*
 - i. Policy 6.5.7 Discourage the proliferation of locally unwanted and potentially hazardous land uses in rural and especially unzoned areas.
3. The subdivision is in conformance with the subdivision design standards in any approved sketch plan;
- a. There is no approved sketch plan for this property. The proposed subdivision is in conformance with the subdivision design standards. The subdivision design standards set out in chapter eight of the land development code are met, including but not limited to;
 - i. Adequate provision for traffic, drainage and open space
 - ii. Provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required Rd improvements
 - iii. Adequate provision for water, sewer and other utilities
 - iv. Ensuring that structures will harmonize with the physical characteristics of the site and the surrounding neighborhoods
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
- a. The proposed subdivision is located in the Black Forest region of El Paso County near the Douglas County, El Paso County border and each lot will be serviced by a well extending into the Dawson Formation. It was determined by JDS hydro that the following water demand for the estimated annual water use and pumping rates are:

Use	Constant	Increment
Domestic Use	0.25	AF/year
Irrigation Use	0.24	AF/year
Stock	0.04	AF/year
Max. Well Demand	0.53	AF/year/lot
Total Well Demand	3.71	AF/year

The water supply is in accordance with the following goals and policies of the EPC Water Master Plan:

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

Policy 1.1.1 – Adequate water is a critical factor in facilitating future growth and it is incumbent upon the County to coordinate land use planning with water demand, efficiency and conservation.

Goal 6.0 – Require adequate water availability for proposed development.

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

Policy 6.0.3 – Encourage water and wastewater infrastructure projects to be sited and designed in a manner which promotes compatibility with adjoining uses, and provides reasonable mitigation of any adverse visibility and other environmental impacts.

Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process, as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.

Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.

Goal 6.2.1 – Increase regional water reuse and conservation to better optimize available water supplies.

Policy 6.2.1.1 – Support efforts by water providers to effectively and environmentally implement potable and non-potable water reuse, including augmentation.

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;
 - a. Individual on site wastewater treatment systems will be designed and installed on each lot. The system complies with state and local laws and regulations.
6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
 - a. These matters are addressed in the preliminary drainage report prepared by loadstar engineering, LLC. The proposed stormwater conveyance system was designed to convey the developed project run off to a proposed full spectrum water quality and detention pond via roadway drainage channels. The proposed pond is designed to

release at less than historic rates to minimize adverse impacts downstream. Treated water will outfall directly into the E Cherry Creek drainage way.

8. Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;
 - a. Site access is provided by the extension of Fox Creek Lane. A private roadway well service the northern three lots.
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; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
10. Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;
11. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

Waiver Request:

A waiver is being requested for the overlength of Fox Creek Lane and for three lots to be accessed by a shared private driveway. The existing Fox Creek Lane is 523 feet and the proposed Fox Creek Lane extension is 1140 feet. The total length will be 1663 feet. Black Forest Fire department has approved the overall length of the roadway.

The Black Forest Fire Department in a letter dated 2/11/20 stated the "roadway length of the phase 2 cul-de-sac being approximately 1600 ft in length from Terra Ridge Circle" was acceptable with the "request that while developing you enhance the driveways along the that roadway to be utilized as potential turnarounds for fire aprons." This condition will be met with the inclusion of driveways extending into the lots that will be developed first closest to Terra Ridge Circle.

Secondly, a lot adjacent to the cul-de-sac would be rendered unsuitable to build , if the cul-de-sac extended to the northern most lot's property line, due to the existence of an existing drainage channel that will remain on the west side of the cul-de-sac, an escarpment with significant vertical grade change along the east side of the cul-de-sac and a 100 foot power line easement that limits the distance to the

east the proposed building site can be located. Due to these limitations, Lodestar is requesting the cul-de-sac be shortened to allow for reduced right-of-way width and less invasive roadway section in the form of a shared private driveway with the three lots to the north of the proposed cul-de-sac. A private roadway agreement has been included in a Declaration of Private Roadway Covenants for the aforementioned three lots to share the use of the driveway.

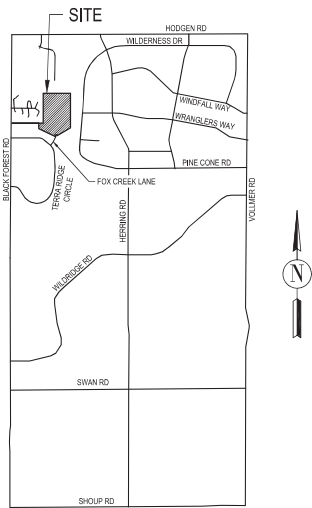
El Paso County Land Development Code references:

Chapter 8.4.4.a. Only Allowed Where Other Options Impractical “Flag Lots shall only be used where other lot layouts are impractical.”

Chapter 8.4.4.d Shared Access “Flag lot shall be required to share access where inadequate frontage exist for multiple accesses in accordance with the access requirements of the ECM.

A waiver from standards shall be approved only upon the finding, based upon the evidence presented in each specific case, that:

- The waiver does not have the effect of nullifying the intent and purpose of this Code;
- The waiver will not result in the need for additional subsequent waivers;
- The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;
- The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;
- A particular non-economical hardship to the owner would result from a strict application of this Code;
- The waiver will not in any manner vary the zoning provisions of this Code; and
- The proposed waiver is not contrary to any provision of the Master Plan.



VICINITY MAP
SCALE 1"=1/2 MILE



KEYMAP
SCALE NTS

JENISHAY FARMS

Civil Construction Plans

Including Grading and Erosion Control

El Paso County, Colorado

Prepared For:

Phillip S. & Jennifer Miles

**15630 Fox Creek Lane
Colorado Springs, CO 80908**

Prepared By:

**Lodestar Engineering, LLC
P.O. Box 88461
Colorado Springs, CO 80908**

October 2019

Legal Description:
Lots 5 and 6 in Terra Ridge Filing No. 1, County of El Paso, State of Colorado and a portion of the Southwest Quarter of Section 29, Township 11 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Southwest Quarter; thence S89°46'29"E along the South line of Whispering Hills Estates as recorded in Plat Book Z-2 at Page 2 of said county records, 1407.75 feet to the Southeast corner thereof; thence N00°58'34"E, 1327.96 feet to the Northeast corner thereof; thence S89°47'26"E, 1245.16 feet to the Northeast corner of said Southwest Quarter, said Northeast corner also being on the West line of Wildwood Village Unit 3 as recorded in Plat Book H-3 at Page 57 of said county records; thence S00°59'16"W along the East line of said Southwest Quarter and the West Line of said Wildwood Village Unit 3 and Wildwood Village Unit 4 as recorded in Plat Book M-3 at Page 46 of said county records, 1366.91 feet; thence N89°46'29"W, 945.48 feet; thence N00°58'34"E, 8.50 feet; thence N89°46'29"W, 1708.14 feet to a point on the west line of said Southwest Quarter; thence N00°58'34"E, 30.00 feet to the point of beginning, County of El Paso, State of Colorado., said described tract contains 52.63 Acres +/-

AGENCIES/CONTACTS

DEVELOPER:	SHAY MILES 15630 FOX CREEK LANE COLORADO SPRINGS, CO 80908 (719) 352-8886	GAS DEPARTMENT:	BLACK HILLS ENERGY MR. SEBASTIAN SCHWENDER (719) 359-3716
SURVEYOR:	JOHN KEILERS & ASSOCIATES, LLC 9920 OTERO AVENUE COLORADO SPRINGS, CO 80920 (719) 649-9243	ELECTRIC DEPARTMENT:	MOUNTAIN VIEW ELECTRIC ASSOCIATION 11140 E. WOODMEN ROAD COLORADO SPRINGS, CO 80908MR. DAVE WALDNER (719) 495-2283
CIVIL ENGINEER:	LODESTAR ENGINEERING, LLC P.O. BOX 88461 COLORADO SPRINGS, CO 80908 (719) 352-8886	TELEPHONE COMPANY:	N/A
LOCAL ROADS & DRAINAGE:	EL PASO COUNTY PCD 2880 INTERNATIONAL CIRCLE COLORADO SPRINGS, CO 80910 MR. GILBERT LAFORCE, P.E. (719) 520-7945	FIRE DEPARTMENT:	BLACK FOREST FIRE PROTECTION DISTRICT (719) 650-2276

PROJECT DRAWING LIST

SHEET NUMBER	SHEET DESCRIPTION
CIVIL CONSTRUCTION PLANS	
C1	COVER SHEET
C2	NOTES SHEET
C3	EROSION CONTROL PLAN
C4	EROSION CONTROL NOTES AND DETAILS
C5	EROSION CONTROL NOTES AND DETAILS
C6	PLAN AND PROFILE SHEET FOX CREEK LANE
C7	PLAN AND PROFILE SHEET PRIVATE GRAVEL ROAD
C8	DETENTION POND DETAILS

CONSTRUCTION DRAWINGS

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

PHILLIP SHAY MILES, P.E. 040462

DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

SHAY MILES

15630 FOX CREEK LANE
COLORADO SPRINGS, CO 80908

DATE

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM
ADMINISTRATOR

DATE

NOTE: NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE.

BASIS OF BEARINGS:
AS MONUMENTED AND SHOWN, AND WAS ASSUMED S00°12'10"E.

BENCHMARK:
THE MONUMENT AT THE NORTHWEST PROPERTY CORNER, HAVING AN ELEVATION OF 7441.73'. DATUM IS NAVD '88



ISSUED

REVISIONS

JENISHAY FARMS
15630 FOX CREEK LANE
COLORADO SPRINGS, COLORADO

PRELIMINARY
CIVIL CONSTRUCTION PLANS
COVER SHEET

C1
SHEET NO.

PROJECT GENERAL NOTES

- EXISTING CONTOUR DATA PROVIDED BY OWNER CONSISTS OF AERIAL TOPOGRAPHIC SURVEY DATA PROVIDED BY LODESTAR ENGINEERING, LLC.
- STATIONING IS AT CENTER LINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT EDGE OF ASPHALT (EOA) UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT UNLESS OTHERWISE NOTED.
- PROPOSED CONTOURS SHOWN ARE TO FINISH GRADE.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH SPECIFIED SEED MIX WITHIN 60 DAYS AFTER FINE GRADING IS COMPLETE.
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND HAY BALES AS SHOWN ON THE DRAWING AND TOPSOIL WAS GRASS SEED, WHICH SHALL BE WATERED UNTIL VEGETATION HAS BEEN REESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE DEVELOPER TO MONITOR AN REPLACE, RE GRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS REESTABLISHED.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES IN PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENT AS A RESULT OF CONSTRUCTION IN EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUBBASE, AND OR BASE COURSE MATERIALS SHALL BE COMPACTED PER EL PASO COUNTY AND CDOT STANDARDS AND SPECIFICATIONS.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM OF 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- WHERE PROPOSED SLOPES CONFLICT WITH PROPOSED SPOT ELEVATIONS, SPOT ELEVATIONS SHALL GOVERN.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.
- ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.

GENERAL LOT DRAINAGE NOTES

- FINAL LOT IN HOME SITE GRADING IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS AND BUILDERS.
- INDIVIDUAL BUILDERS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AN ACCOUNT FOR POTENTIAL CROSS SLOT DRAINAGE IMPACTS WITHIN EACH LOT.
- BUILDERS AND PROPERTY OWNERS SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL BEST MANAGEMENT PRACTICES FOR PROTECTION OF DOWNSTREAM PROPERTIES AND FACILITIES INCLUDING PROTECTION OF EXISTING GRASS BUFFER STRIPS ALONG THE DOWNSTREAM PROPERTY BOUNDARIES.

DESIGN DATA

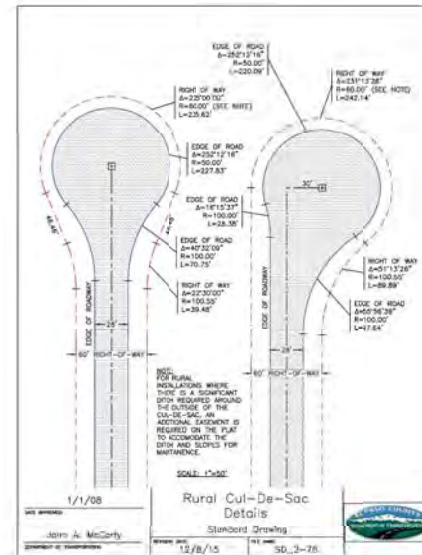
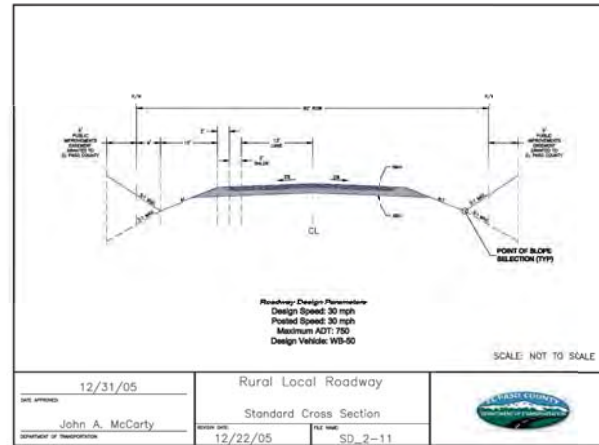
ROAD CLASSIFICATION:	RURAL LOCAL RESIDENTIAL
DESIGN SPEED:	30 MPH
POSTED SPEED:	30 MPH
ROADWAY WIDTH (ASPHALT):	20' TCA-EOA
MIN. HORIZONTAL RADIUS:	300'
MIN. GRADE:	1.0%
MAX. GRADE:	5.96%
MIN. K-VALUE (CREST):	19
MIN. K-VALUE (SAG):	37

COUNTY SIGNING AND STRIPING NOTES:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES.
- ALL SIGNS SHOWN ON THE SIDING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND IMMUNE TCD STANDARDS.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- ALL STREET NAME SIGN SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8 INCH UPPER-LOWER CASE LETTERING ON 16" BLANK WITH WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS."
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGNPOST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARDS S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMAL PLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" WIDTH. CROSSWALK LINE SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15 MIL THICKNESS EPOXY PAINT. ALL NON LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF TRANSPORTATION PRIOR TO ANY SIGNAGE FOR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

LEGEND

NEW	EXISTING	DETAIL
		EASEMENT LINE
		CONTOUR LINE
		PROPERTY LINE
		DRAINAGE ARROW
		ROAD CENTER LINE
		ASPHALT PAVEMENT
		RIPRAP
		CONCRETE
		GRAVEL



ISSUED

REVISIONS

JENISHAY FARMS
 15630 FOX CREEK LANE
 COLORADO SPRINGS, COLORADO

PRELIMINARY
 CIVIL CONSTRUCTION PLANS

NOTES

C2
 SHEET NO.

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

REVISED JULY 2019

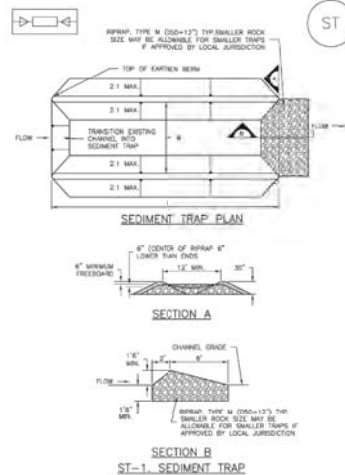
1. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
2. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADAPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME. ANY DEVIATIONS TO REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
3. A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED QUALIFIED STORMWATER MANAGER OR CERTIFIED EROSION CONTROL INSPECTOR AND SHALL BE LOCATED ON SITE AT ALL TIMES DURING CONSTRUCTION AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
4. 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 GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF.
5. CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT MAY CONTRIBUTE POLLUTANTS TO STORMWATER. TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED IMMEDIATELY UPON COMPLETION OF THE DISTURBANCE.
6. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND FINAL STABILIZATION IS ESTABLISHED. ALL PERSONS ENGAGED IN LAND DISTURBANCE ACTIVITIES SHALL ASSESS THE ADEQUACY OF CONTROL MEASURES AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CONTROL MEASURES IS NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CONTROL MEASURES. ALL CHANGES TO TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES MUST BE INCORPORATED INTO THE STORMWATER MANAGEMENT PLAN PRIOR TO IMPLEMENTATION.
7. TEMPORARY STABILIZATION SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE STABILIZED.
8. 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 PLAN DENSITY OF 70 PERCENT OF PRE-DISTURBANCE LEVELS ESTABLISHED OR EQUIVALENT PERMANENT ALTERNATIVE STABILIZATION METHOD IS IMPLEMENTED. ALL TEMPORARY SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL STABILIZATION AND BEFORE PERMIT CLOSURE.
9. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT EFFECT THE HYDROLOGY OR HYDRAULICS OF A PERMANENT STORMWATER MANAGEMENT STRUCTURE MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A WATERS OF THE STATE, UNLESS INFEASIBLE.
11. COMPACTION 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 SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
12. 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.
13. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. CONCRETE WASHOUT SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY.
14. DEWATERING OPERATIONS: UNCONTAMINATED GROUND WATER MAY BE DISCHARGED ON SITE, BUT MAY NOT LEAVE THE SITE IN THE FORM OF SURFACE RUNOFF.
15. EROSION CONTROL BLANKETING IS TO BE USED ON SLOPES STEEPER THAN 3:1.
16. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER 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. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
17. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
19. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
20. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
21. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
22. BULK STORAGE OF PETROLEUM PRODUCTS OR OTHER LIQUID CHEMICALS IN EXCESS OF 55 GALLONS SHALL HAVE ADEQUATE SECONDARY CONTAINMENT PROTECTION TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
23. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCH FLOW LINE.
24. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
25. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
26. PRIOR TO ACTUAL CONSTRUCTION THE PERMITEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
27. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
28. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY _____ AND SHALL BE CONSIDERED A PART OF THESE PLANS.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD – PERMITS 4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

NOTE:
ALL EROSION CONTROL DESIGNS AND INSTALLATIONS SHALL CONFORM TO EL PASO COUNTY STANDARDS AND POLICIES UNLESS OTHERWISE APPROVED IN WRITING

SC-8

Sediment Trap (ST)



ST-2

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2010

Sediment Trap (ST)

SC-8

SEDIMENT TRAP INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION, LENGTH AND WIDTH OF SEDIMENT TRAP
2. ONLY USE FOR DRAINAGE AREAS LESS THAN 1 ACRE.
3. SEDIMENT TRAPS SHALL BE INSTALLED PRIOR TO ANY UPWARDLY SLOPING LAND-DISTURBING ACTIVITIES.
4. SEDIMENT TRAP BERM SHALL BE CONSTRUCTED FROM MATERIAL FROM EXCAVATION. THE BERM SHALL BE COMPLETED TO SIDE OF THE MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
5. SEDIMENT TRAP OUTLET TO BE CONSTRUCTED OF RAINPIT TYPE M (200-12") WITH SMALLER ROCK SIZE MAY BE ALLOWABLE FOR SMALLER TRAPS IF APPROVED BY LOCAL JURISDICTION.
6. THE TOP OF THE EXISTING BERM SHALL BE A MINIMUM OF 6" HIGHER THAN THE TOP OF THE MINOR OUTLET STRUCTURE.
7. THE ENDS OF THE RAINPIT OUTLET STRUCTURE SHALL BE A MINIMUM OF 6" HIGHER THAN THE CENTER OF THE OUTLET STRUCTURE.

SEDIMENT TRAP MAINTENANCE NOTES

1. INSPECT BERM EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BERMS SHOULD BE PROACTIVE, NOT REACTIVE. REPAIR BERMS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. PRELUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BERMS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BERMS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. REMOVE SEDIMENT ACCUMULATED IN TRAP AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BERM. TYPICALLY WHEN THE SEDIMENT DEPTH REACHES 3/4 THE HEIGHT OF THE RAINPIT OUTLET.
5. SEDIMENT TRAP SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT TRAPS ARE REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DRAINAGE CRITERIA MANUAL, NOT AVAILABLE IN ADOBE)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM LATEST STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

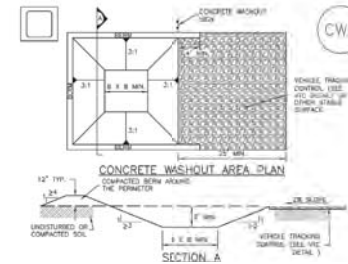
November 2010

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

ST-3

Concrete Washout Area (CWA)

MM-1



CWA-1. CONCRETE WASHOUT AREA

- CONCRETE WASHOUT AREA NOTES
1. SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION

2. DO NOT LOCATE AN UNLINED CWA WITHIN 40' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 100' OF ANY WELLS OR SPRING WATER SOURCES. IF SITE CONDITIONS MAKE THIS IMPOSSIBLE, OR IF PROXY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (18 IN. MIN. THICKNESS). SURFACE STORAGE ALTERNATIVES USING IMPERMEABILIZED CONCRETE WASHOUT DEVICES OR A LAND ABOVE GROUND STORAGE ARE SHALL BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SURFACE/PAVE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SURFACE/PAVE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 2' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARD THE CWA.
7. ROCKS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND SURROUNDING AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
8. USE EXCAVATED MATERIAL FOR PERMANENT BERM CONSTRUCTION.

November 2010

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

CWA-3

MM-1

Concrete Washout Area (CWA)

CWA MAINTENANCE NOTES

1. INSPECT BERM EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BERMS SHOULD BE PROACTIVE, NOT REACTIVE. REPAIR BERMS AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. PRELUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BERMS IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BERMS HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REMOVED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PORTION OF CONCRETE AND ALL OTHER DEBRIS IN THE SURFACE/PAVE PIT SHALL BE DISCHARGED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEEDS AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DRAINAGE CRITERIA MANUAL, NOT AVAILABLE IN ADOBE)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM LATEST STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4

Urban Drainage and Flood Control District
Urban Storm Drainage Criteria Manual Volume 3

November 2010



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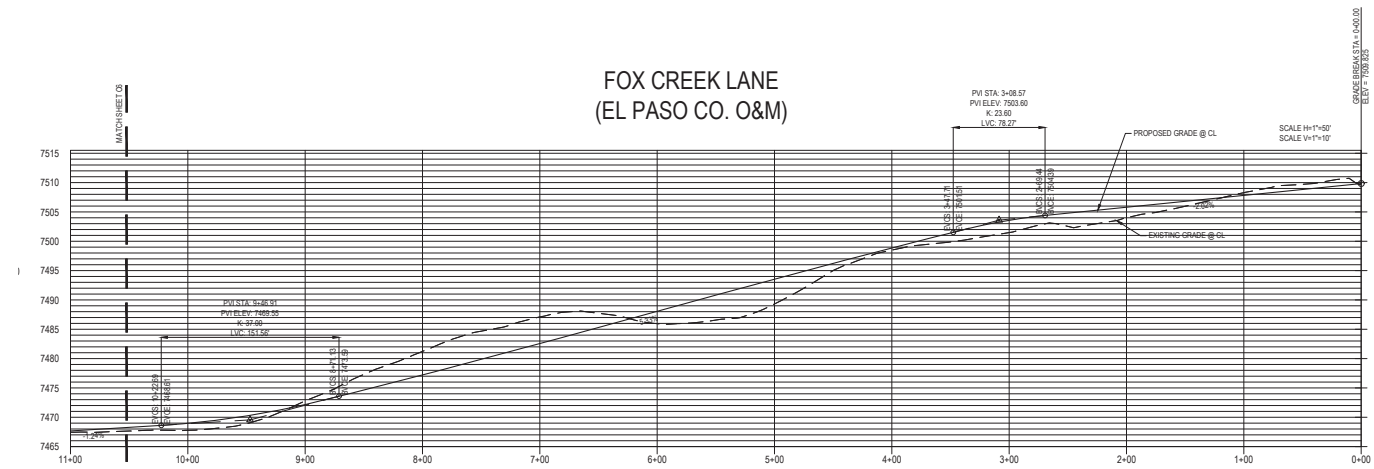
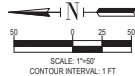
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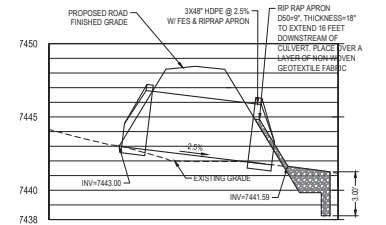
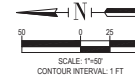
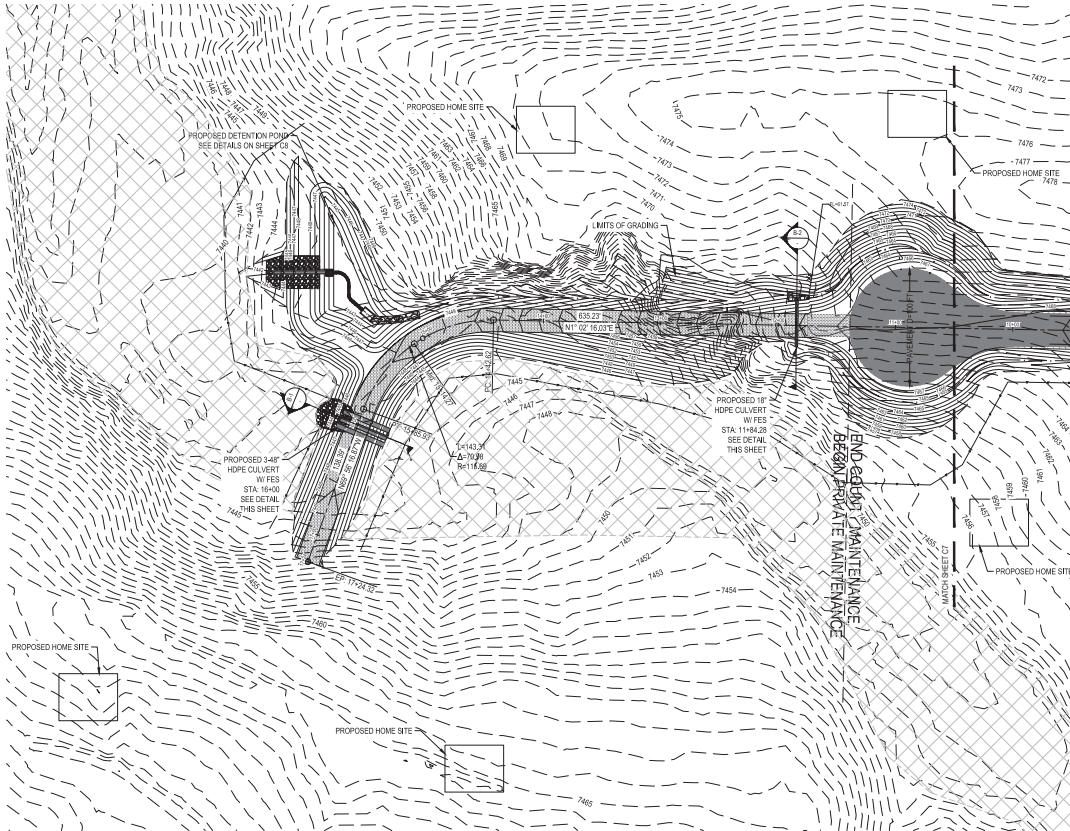
JENISHAY FARMS
15630 FOX CREEK LANE
COLORADO SPRINGS, COLORADO

PRELIMINARY
CIVIL CONSTRUCTION PLANS
EROSION CONTROL NOTES AND
DETAILS

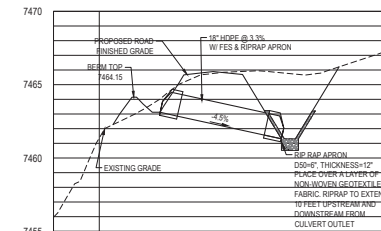
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IP-8 Urban Drainage and Flood Control District August 2013
Urban Storm Drainage Criteria Manual Volume 3



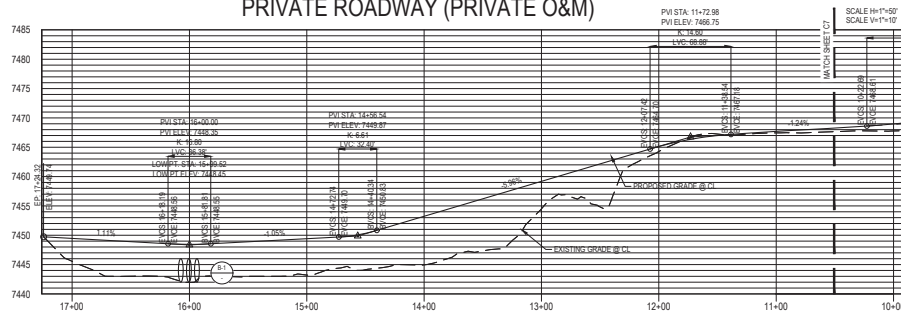


B-1 CULVERT #1
1\"/>



B-2 CULVERT #2
1\"/>

PRIVATE ROADWAY (PRIVATE O&M)



ISSUED

REVISIONS

JENISHAY FARMS
15630 FOX CREEK LANE
COLORADO SPRINGS, COLORADO

PRELIMINARY
CIVIL CONSTRUCTION PLANS
GRAVEL ROADWAY PLAN & PROFILE

C7
SHEET NO.



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Crossroads at Meadowbrook Mixed-Use Preliminary Plan and Rezone

Agenda Date: January 13, 2021

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by Kimley-Horn Associates on behalf of Colorado Springs Equities, LLC, for The Crossroads at Meadowbrook Mixed-Use Preliminary Plan and Rezone, consisting of 1 multi-family residential lot, consisting of an apartment complex with 360 residential units, and 10 commercial lots on a total of 29.04 acres. The property is currently zoned CR, but the applicant is requesting a concurrent rezone to RM-30 for the 12.70-acre multi-family residential lot. The site is located at the intersection of East Highway 24 and Meadowbrook Parkway.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The project site is located on the northwest side of Highway 24 East, near the intersection of Highway 94. The proposed Highway 94 Secondary Regional Trail and the proposed Highway 94 Bicycle Route begin at this intersection and travel east, away from the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located .5 mile to the east of the project site.

The surrounding neighborhood does not offer any recreation facilities beyond a 9-hole golf course located 0.60 mile west of the project area and two elementary school playgrounds, each located at least 0.75 mile from the project site. The nearest public neighborhood park is located 1.35 miles to the north. Under the current Preliminary Plan, no specific parks, trails, or concurrent and useable open space are drawn or specified beyond 3.11-acre Tract A, whose use in the Tract Table is described as parks and open space, as well as public improvements and utilities, landscaping, and sidewalks. Two site/shade plans are included in the rezoning application, and show what appear to be a clubhouse, pool, and an open space area in a central location to the multi-family apartment complex. However, the applicant states in the accompanying Letters of Intent that specific details regarding open space and landscaping will be identified on forthcoming preliminary plans and final plats, which are dependent on the rezoning of the multi-family residential lot.

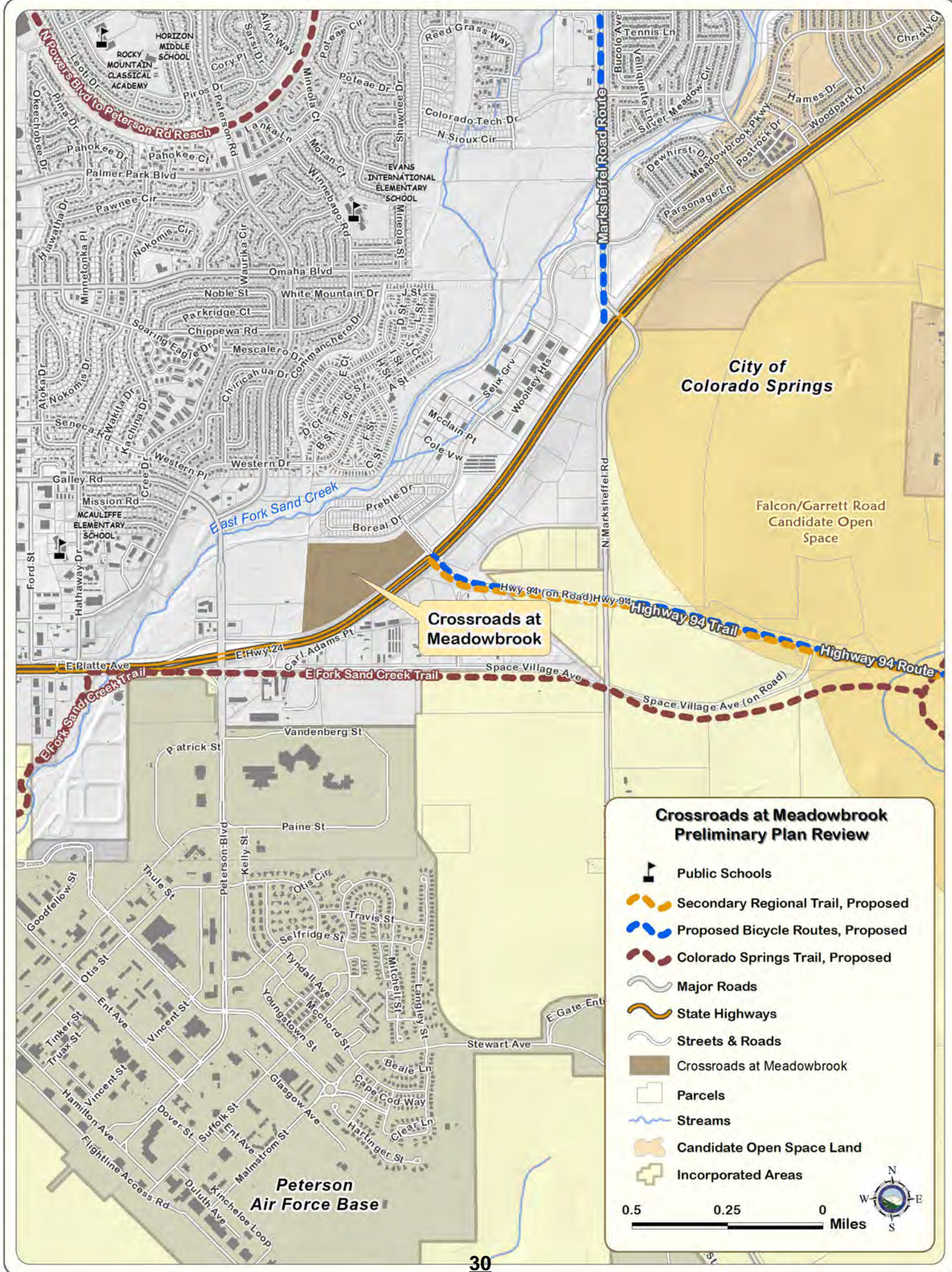
The El Paso County Land Development Code does not require a 10% open space dedication for subdivisions that are not classified as PUD zoning. However, the Crossroads at Meadowbrook Preliminary Plan includes 4.14 acres of open space, or

14.3% of the total project area, dedicated to open space, landscaping tracts, utilities and drainage. As noted previously, forthcoming preliminary plans and final plats will more accurately identify the specific uses of each open space tract.

As no trail easement or park land dedications are required for this application, staff recommends regional and urban park fees in lieu of land dedication for regional or urban park purposes for the 360-unit multi-family residential lot, to be assessed on the forthcoming final plat(s). The remaining commercial lots will not be assessed fees, as the El Paso County Board of County Commissioners has not elected to require park fees on proposed commercial property. Furthermore, staff encourages the applicant to develop publicly accessible recreational amenities and useable open space facilities, which allow for multi-age recreational opportunities, as well as safe pedestrian connections to adjacent commercial properties.

Recommended Motion (Preliminary Plan and Rezone):

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 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).



Development
Application
Permit
Review



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

January 13, 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:	Crossroads at Meadowbrook Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	PUDSP-20-008	Total Acreage:	29.04
		Total # of Dwelling Units:	360
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	30.99
Colorado Springs Equities, LLC	Kimley-Horn & Associates	Regional Park Area:	2
90 South Cascade Avenue	2 North Nevada Avenue	Urban Park Area:	5
Suite 1500	Suite 300	Existing Zoning Code:	CR
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	CR, RM-30

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	YES
Regional Park Area: 2	Urban Park Area: 5	
0.0194 Acres x 360 Dwelling Units = 6.984	Neighborhood: 0.00375 Acres x 360 Dwelling Units = 1.35	
Total Regional Park Acres: 6.984	Community: 0.00625 Acres x 360 Dwelling Units = 2.25	
	Total Urban Park Acres: 3.60	
FEE REQUIREMENTS		
Regional Park Area: 2	Urban Park Area: 5	
\$467 / Dwelling Unit x 360 Dwelling Units = \$168,120	Neighborhood: \$116 / Dwelling Unit x 360 Dwelling Units = \$41,760	
Total Regional Park Fees: \$168,120	Community: \$179 / Dwelling Unit x 360 Dwelling Units = \$64,440	
	Total Urban Park Fees: \$106,200	

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 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).
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Park Advisory Board Recommendation:



Crossroads Mixed-Use

Preliminary Plan, Rezone

Letter of Intent

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER

COLORADO SPRINGS EQUITIES, LLC
90 S. CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

PLANNING

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

ENGINEERING

MS CIVIL CONSULTANTS
102 E. PIKES PEAK, 5TH FLOOR
COLORADO SPRINGS, CO 80903

SURVEYING

CLARK LAND SURVEYING, INC
177 S. TIFFANY DRIVE, UNIT 1
PUEBLO WEST, CO 81007

SITE/BACKGROUND INFORMATION

The Crossroads Mixed Use Preliminary plan is located northwesterly intersection of the US Highway 24 and Meadowbrook Parkway. The preliminary plan includes ±29.04 AC in the CR base zone (Parcel ID No.: 5408007005). A concurrent rezone application has been submitted (PCD File No. P 20-8) to rezone 12.695 AC from the CR to the RM-30 zone. The property is within the Commercial Aviation District Overlay (CAD-O). All future land use actions will be subject to the restrictions and limitations of the Airport Overlay.

Request & Justification

Colorado Springs Equities, LLC ("The Applicant") requests approval of the Crossroads Mixed Use Preliminary Plan that includes 10 commercial lots, one (1) multifamily residential (12.695 AC), and three (3) tracts for stormwater detention/water quality, private rights-of-way (private road easement), transportation improvements including pedestrian facilities, utility infrastructure, landscape buffers, and a preliminary landscape plan.

The preliminary landscape plan identifies required buffers, streetscape locations, typical details, and cross sections. Roadway landscaping requirements may be collateralized as public subdivision improvements to be owned/maintained by Meadowbrook Crossing Metropolitan District or another designee approved by the County. Individual site landscaping will be submitted on a per site basis which shall conform to this overall preliminary landscape plan.

The applicant requests that the preliminary plan approval include the following:

- Findings of water quality, quantity, and dependability sufficiency are requested with the preliminary plan approval;
- Authorization to submit a final plat(s) for administrative approval subject to findings that the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.
- BOCC authorization of a waiver of Section 8.4.4.E to permit the use of private roads within the subdivision. The waiver will include a deviation from the standard County cross section.
- BOCC approval of a waiver of Section 8.4.3.C.3.e (30' minimum required lot frontage on a public ROW) to supplement the request for private road waiver.

The preliminary plan for Lots 1-10 (commercial lots) has been designed to conform to the density and dimensional requirements of the CR zone which include:

- Setbacks: 25' front yard; 25' side/rear yards (0' from internal side/rear lot line within the same zone)
- Height: 45'
- Roadway Landscape Buffer/Setback Requirements:

Ex./Prop. Road	Roadway Classification	Landscaping Buffer/Setback	Req. Trees*/ Linear Foot of Frontage
US 24	Expressway, Principal Arterial	25 feet	1 per 20 feet
Meadowbrook Parkway	Minor Arterial	20 feet	1 per 25 feet
Newt Drive	Non-Arterial	10 feet	1 per 30 feet

Ex./Prop. Road	Roadway Classification	Landscaping Buffer/Setback	Req. Trees*/ Linear Foot of Frontage
Crossroad Road (s)	Non-Arterial	10 feet	1 per 30 feet

*(min. 1/3 trees shall be evergreen)

Development of Lot 11 in the pending RM-30 zone shall be in conformance with the zoning requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
 - Front 25-feet feet
 - Side/Rear: 15-feet
 - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:

Ex./Prop. Road	Roadway Classification	Landscaping Buffer/Setback	Req. Trees*/ Linear Foot of Frontage
US 24	Expressway, Principal Arterial	25 feet	1 per 20 feet
Meadowbrook Parkway	Minor Arterial	20 feet	1 per 25 feet
Newt Drive	Non-Arterial	10 feet	1 per 30 feet
Internal Private Road(s)	Non-Arterial	10 feet	1 per 30 feet

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n Non-Residential, Multifamily Residential and Single-Family/Duplex Uses:

- 15-feet along frontages adjacent to single-family residential uses
- 15-feet along residential boundary where compatibility is a concern
- 1 tree/25-feet of common property line

- A minimum 1/3 trees shall be evergreen
- Internal Landscaping Requirements:
 - A minimum of 15% of the lot or parcel shall be landscaped.
 - A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

Transportation & Access

Access to Crossroads Mixed Use is provided by Interstate 25 (I-25), Powers Boulevard (SH-21), and US-24. Primary access to the development areas will be provided by Marksheffel Road and Meadowbrook Parkway.

Direct access to Crossroads Mixed Use is proposed along the future extension of Meadowbrook Parkway at two full movement accesses and an eastern right-in/right-out access.

Planned offsite improvements include a single lane roundabout be constructed at the Meadowbrook Parkway and Newt Drive intersection with subdivision improvements associated with the Crossroads Mixed Use Final Plat and included in all associated Subdivision Improvements Agreements (SIA) and Financial Assurance Estimates (FAE) required with the final plat process. The TIS recommends the roundabout have single lane approaches on the eastbound Newt Drive, northbound Meadowbrook Parkway, and southbound Meadowbrook Parkway approaches and a two-lane approach on westbound Newt Drive with a shared left turn/through lane into the roundabout and a separate right turn lane.

Meadowbrook Parkway will be extended westward along the plan frontage from the existing Newt Drive/Highway 94/Meadowbrook Parkway "T" as an offsite improvement. The TIS recommends that this roadway be designated as a three-lane roadway with a center two-way left turn lane.

All on-site and off-site roadway, signing, striping, and signal improvements shall be incorporated into the Civil Drawings, and conform to El Paso County and/or CDOT standards as applicable, as well as the Manual on Uniform Traffic Control Devices – 2009 Edition (MUTCD).

PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***
General conformance with the County Water Master Plan and Policy Plan in the absence of applicable small area plans are addressed below:

Water Master Plan Conformance:

The development area is in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Cherokee Metropolitan District (CMD) Service Area. Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown in other maps.

CMD currently serves approximately 7,000 residential taps and 600 commercial taps in addition to bulk users in the eastern portion of unincorporated El Paso County..

CMD has adequate supply, water quality, and existing infrastructure in the area to serve this development and maintains required regulatory compliances.

CMD provides services outside District boundaries to Schriever AFB and the Woodmen Hills/Meridian Ranch Development. System/infrastructure interconnections exist between CMD, CSU, Meridian Ranch MD, Meridian Service MD, and Woodmen Hills MD. Per the Water Master Plan, water supplies in Region 5 from current to 2060 build out are as follows (*taken from EPC WMP*):

Planning Region	Current Supplies (AF per year)	2040 Supplies (AF per year)	2060 Build-Out Supplies (AF per year)
Region 5	4,849	6,800	10,131

Table 5-2: Current, 2040, and Build-Out Water Supply by El Paso County Planning Region

Planning Region	Demand (AF)	Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
Region 5	4,396	4,849	453	0	0%

Table 5-3: Current Demand and Current Supplies by El Paso County Planning Region

Planning Region	2040 Demand (AF) Need (AF) Need (%)	Current Supplies (AF)	(AF) Average-Year Surplus**	Need (AF)	Need (%)
Region 5	6,468	4,849	0	1,619	25%

Table 5-4: Future (2040) Demand and Current Supplies by El Paso County Planning Region

Planning Region	2060 Demand (AF)	Current Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
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Region 5	9,608	4,849	0	4,759	50%
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Table 5-5 – Build-out (2060) Demand and Current Supplies by El Paso County Planning Region

Water supplies in Region 5, and specifically from CMD, should be sufficient to meet the current development demand; however, additional resources will be required to meet the full projected development demand within the Region by the 2060 target build out date. The District has been planning to reduce demand through its conservation and reuse programs. Additional water resources are planned through CMD interconnections and regional collaboration with partner and/or neighboring water providers. through acquisition and reallocation of other resources

Water resources for CMD are drawn from groundwater in two regions. The majority is from alluvial groundwater supplies in the Upper Black Squirrel Aquifer in eastern El Paso County via a network of twenty wells (Well Nos 1-20). According to the District, water from Well Nos. 1-8 provide a maximum of 653 AFY to a fixed customer base. This water is unavailable to other users and is tracked separately from CMD's general exportable supply portfolio. Water supplies from the remaining wells (Well Nos 9-20) in the amount of 3,985 AFY is available for export outside the Basin. Remaining water supplies are sourced from two wells in deep bedrock aquifers from the Sundance Ranch property in the northern part of the County.

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Table 1: Water rights and tributary status of Exportable Wells

Well Number	Water Right (AFY)	2019 Use (AFY)	Permit Number	Aquifer	Aquifer Status
Well 9	176	132	14145-FP-R	UBS Alluvium	Tributary
Well 10	176	108	14146-FP-R	UBS Alluvium	Tributary
Well 11	244	161	6821-FP-R	UBS Alluvium	Tributary
Well 12	244	149	11198-FP	UBS Alluvium	Tributary
Well 13	1268	975	49988-F	UBS Alluvium	Tributary
Well 14	0	0	52429-F	UBS Alluvium	Tributary
Well 15*	281	145	54070-F	UBS Alluvium	Tributary
Well 16*	219	123	54069-F	UBS Alluvium	Tributary
Well 17*	175	151	63094-F	UBS Alluvium	Tributary
Well 18	225	138	16253-RFP-R	UBS Alluvium	Tributary
Well 19	95	79	20567-RFP-R	UBS Alluvium	Tributary
Well 20	400	38	4332-RFP	UBS Alluvium	Tributary
Well 21	290	0	81782-F	UBS Alluvium	Tributary
DN-4**	110	110	78315-F	Denver Aquifer	Non-Tributary
AR-1***	147.7	155	75881-F	Arapahoe Aquifer	Non-Tributary
Total	3984.7	2464			

CMD is developing owned water supplies to increase available water and improve flexibility in provision of summer flows. By the end of 2021, these new wells will contribute 458 AFY of capacity to the CMD system (Table 2) for a total of 4,443.0 AFY. Since 2011, actual demand from CMD customers has fallen 30-35% below commitments, partially due to some committed developments being incomplete but largely due to water saving measures undertaken by CMD customers.

Table 2: New water supplies slated for completion in 2021

Well Number	Water Right (AFY)	Permit Number	Aquifer	Aquifer Status
Albrecht Well	153.5	27571-FP	UBS Alluvium	Tributary
DA-1	40.3	83604-F	Dawson	Not Non-Tributary
DA-4	64.5	83603-F	Dawson	Not Non-Tributary
AR-1 Expansion	200	75881-F	Arapahoe	Non-Tributary
Total	458.3			

By the end of 2021, CMD will have a total of 4,443 AFY of exportable water supplies sourced from alluvial and deep bedrock aquifers. Further development in the Denver Basin is not planned at this time and instead CMD is focusing on acquiring new renewable supplies proximate to existing infrastructure.

CMD's water commitments stand at 4,130.4 AFY. The Tipton and Kane commitments are related to an arrangement from the mid-2000's where developers reserved commitments on two new wells. The water from these wells is considered fully committed to these developers even if they have not yet begun the projects associated with the reserved commitments. Due to a complex legal history, the "Kane" water right was not tied to a specific physical water well but instead operates as a commitment served from CMD's general supply portfolio. The "Tipton" water right corresponds to CMD's Well 18.

Table 3: CMD Commitments before addition of new development

Commitments	AFY
In-District (2015)	2693
Committed Since 2015	406.7
Schriever Air Force Base	537
Kane	200
Tipton	225
Construction	25
Parks	25
Total	4111.7

With 4,443.0 AFY of exportable supply and 4,130.4 AFY of commitments, CMD has a water balance of 312.6 AFY remaining for additional commitments.

CMD has committed to allocate 84 AF/YR for the proposed development out of its current supplies. Anticipated Residential demand includes 61.2 AF/YR for Residential Domestic use and 11.7 AF/YR for irrigation within the multifamily use. Commercial commitments include 6.2 AF/YR for domestic use and 4.9 AF/YR for commercial irrigation.

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

The general delivery system begins with raw water produced from the north and south well fields in the UBSC. Raw water quality from the UBSC is good, and generally only requires chlorination at the wellhead. This water is first delivered to the Ellicott Tank (0.5 MG) located near Ellicott. A pump station at the Ellicott Tank

conveys water along Highway 94 west to the CMD service area via a 30-inch pipeline. The 30-inch pipeline terminates at Tank 1 (3 MG) at the south end of Cimarron Hills. Two booster pump stations at Tank 1 can deliver water to Tank 2 (3 MG) and Tank 2a (4 MG), located centrally in Cimarron Hills. A booster pump station at this location delivers raw water to Tank 3 (5 MG), at the northern end of Cimarron Hills.

Existing Water Storage Tanks

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

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

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

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

Policy Plan Conformance:

The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the Master Plan.

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

The proposed commercial densities are compatible existing surrounding commercial, light industrial, and residential land uses based on the allowances of the underlying zone districts.

The proposed commercial land uses are consistent with the single-family detached, commercial, service oriented and light industrial mix of uses that characterize the adjacent Meadowbrook and Claremont Business Park developments. Access to these existing developments from Marksheffel Road to the east is via the existing Meadowbrook Parkway which is planned to extend westward to Peterson Road. Access to State Highway 24 is via an extension of Meadowbrook Parkway Southward to State Highway 24 at a signalized alignment with the terminus of US Highway 94 at Highway 24.

The proposed ±13 AC of multifamily land uses together with the planned commercial development and preliminary plan for entire mixed-use site are consistent with the existing single-family, commercial, light and heavy industrial land uses within the larger land use planning area. The planned multifamily uses provide a land use transition between the existing uses and the highway corridor and the unplanned properties west of the site to Peterson Road.

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

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

Necessary urban level services including, but not limited to water/sewer, stormwater, electric, natural gas, police, fire and EMS, schools, parks and open spaces, and other public facilities and services are currently delivered to residential, commercial, and light industrial properties adjacent to this proposed development. Subsequent subdivision applications will provide detailed reports and plans regarding service availability and delivery infrastructure.

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.

Urban services which include, but not necessarily limited to water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

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

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

Buffering and screening of differing uses and/or densities will occur with individual site plans. Identification of significant buffers from undeveloped/vacant properties as well as from existing adjacent residential communities has been provided in connection with the preliminary plan as building restricted areas designated for future use as buffers and landscape screening.

- **The subdivision is consistent with the purposes of this Code;**

The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the preliminary plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.

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

The subdivision conforms to the design standards of the Code. The proposed development is neither within or adjacent to any approved and/or valid sketch plans.

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

A commitment to provide water service has been provided by Cherokee Metropolitan District which has adequate water resources to serve the proposed development. It

is anticipated that the BOCC will be able to make the required water findings during the preliminary plan application review.

- **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;**

The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Crossroads Preliminary Plan and its many development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

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

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 or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC..

- **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;**

Adequate drainage improvements have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM. Detention facilities have been designated within Tract A on the Preliminary Plan. Ownership and maintenance of all drainage facilities and improvements shall be provided by the Meadowbrook Crossing Metropolitan District.

- **The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;**

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. referenced public improvements include, but are not necessarily limited to, grading and erosion control, stormwater runoff and drainage and detention/water quality facilities, transportation and roadway related improvements, utility service delivery infrastructure and related improvements. The preliminary plan provides the extension of local public roads into the subdivision which provide access and frontage to lots, open spaces, and detention facilities. Public road cross

sections include ADA compliant sidewalk improvements (per local conditions and standards), together with all required wet and dry public utilities.

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

Legal and physical access is and will be provided to all parcels by planned public rights-of-way. Access to Crossroads Mixed Use is provided by Interstate 25 (I-25), Powers Boulevard (SH-21), and US-24. Primary access to the development areas will be provided by

Marksheffel Road and Meadowbrook Parkway. Direct access to Meadowbrook Park is proposed at two full movement accesses along Meadowbrook Parkway.

- **The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

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 where practical; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) by incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application.

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

The subdivision provides evidence via commitment letters from Cimarron Hills Fire Protection District for emergency and fire service and Cherokee Metropolitan District for water for fire suppression as well as preliminary plan layout and design of access and utilities demonstrate show that the proposed methods for fire protection comply with Chapter 6 of the County Code.

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

The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the County Code or otherwise approved with conditions imposed by the BOCC.

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

TRACT B, 24/94 BUSINESS PARK FILING NO. 1, RECORDED APRIL 14TH, 2017 AS RECEPTEION NUMBER 21771393 AND AMENDED BY AFFIDAVIT OF CORRECTION RECEPTION NUMBER 219097386 IN THE RECORDS OF EL PASO COUNTY, COLORADO, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.

THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES MANAGEMENT PLAN; LANDSCAPE ARCHITECTURE REPORT; AND OTHER AVAILABLE INFORMATION.

2. 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 LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

3. UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE TO BE PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

4. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY RELATED TO THE IDENTIFICATION AND IDENTIFYING THE PROJECT'S ENVIRONMENTAL ASSISTEMENT.

5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN EASEMENT HAS BEEN GRANTED BY THE EL PASO COUNTY CLERK.

6. MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH THE EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.

7. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CURBSETS PER LAND DEVELOPMENT CODE SECTION 6.3.3 C.2 AND 6.2.2 C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE CIMARRON HILLS FIRE PROTECTION DISTRICT.

8. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND THE OWNERS. THE OWNER AND LOT LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.

9. NO-BUILD AREAS ARE AS SHOWN ON THE PRELIMINARY PLAN. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO AREAS, WITHIN DESIGNATED DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, SETBACKS SIGHT DIAMETER TRIANGLES, ETC., NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BE THE RESPONSIBILITY OF MEADOWBROOK CROSSING METROPOLITAN DISTRICT.

10. THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.

11. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.

12. RETAINING WALLS EXCEEDING 4 FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.

13. ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN.

14. PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLAT MUST BE RECORDED, OR AUTHORIZED DESIGNED, AND THE PLAT SHALL BE RECORDED.

15. FOUR TO SIX FOOT TALL DECORATIVE FENCE WILL BE CONSTRUCTED ALONG THE PERIMETER OF THE AREA OF DEVELOPMENT, AS NOTED ON THE PLANS. THE MATERIAL AND LOCATION SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN, THIS FENCING MAY ENCRUMPH INTO DESIGNATED NO-BUILD AREAS AS LONG AS IT DOES NOT INTERFERE WITH WATER RUNOFF.

16. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND/OR ANY APPROVED DEVATIONS. PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1.

17. NOTWITHSTANDING ANY AND/OR ASSOCIATED PUBLIC IMPROVEMENTS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, AND THE DESIGN CRITERIA MANUAL. THESE STANDARDS AND REQUIREMENTS SHALL BE SPECIFICALLY REFERENCED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.

18. DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, FOR CRR AND NC-30 ZONES.

19. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERED 13004-CR-001A, DATED DECEMBER 1, 2018. THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE. AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.

20. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER USAGE BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR LEASE TO THE UPPER BRANCH OF THE CHEROKEE RIVER. THE OFFICE OF THE STATE ENGINEER HAS ALSO ISSUED AN OPINION OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS HAS CONCLUDED THAT THE HIGH PRIORITY OF PROVIDING WATER TO THE SUBDIVISION IS SUPERSEDED BY THE NEED TO PROVIDE WATER TO THE COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS WATER CONTINUED TO BE AVAILABLE TO THE SUBDIVISION AND THAT IT WAS OPEN TO NEGOTIATING WITH THE SUBDIVISION TO PROVIDE WATER TO THE SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 30 YEARS OR MORE.

21. THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT. THE AIRPORT OVERFLIGHT AND NOISE MAP IS ON FILE WITH THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. AN AVIATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

22. A 30 (dBA) NOISE REDUCTION SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE PRIOR TO SITE DEVELOPMENT PLAN APPROVAL.

23. ALL PROPERTY WITHIN THIS SUBDIVISION WILL BE SUBJECT TO A RECIPROCAL ACCESS/PARKING AGREEMENT. EASEMENT(S) SHALL BE ESTABLISHED BY SUBSEQUENT FINAL PLAT(S) OR SEPARATE INSTRUMENT(S) ACCOMPANYING THE FINAL PLAT.

24. A TITLE & SPECIAL SURVEY ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.

25. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OR DESIGNATED ENTITY APPROVED BY THE BOCC.

26. LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOARD OF COUNTY COMMISSIONERS.

1. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0754G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

OWNER/ DEVELOPER:
CROSSROADS METROPOLITAN DISTRICT NO. 1
C/O THE EQUITY GROUP
ATTN: DANNY MIENTKA
90 SOUTH CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

KIMLEY-HORN
2 NORTH NEVADA AVENUE
SUITE 300
COLORADO SPRINGS, CO 80902

MS CIVIL CONSULTANTS, INC.
102 PIKES PEAK AVENUE
5TH FLOOR
COLORADO SPRINGS, CO 80903

01	COVER SHEET
02	PRELIMINARY PLAN
03	LANDSCAPE SHEET
04	LANDSCAPE STREET DETAIL PLAN

TAX ID NUMBER:	5408007005
CURRENT ZONING:	CR RS-5000 CAD-O
PROPOSED ZONING:	CR CAD-O
PROPOSED LOTS:	11
TOTAL SITE ACREAGE	29.03 AC
MINIMUM LOT SIZE	0.72 AC
FRONTAGE SETBACKS	50' FRONT, 25' SIDE/ REAR, 0' SIDE/REAR SETBACK ADJACENT TO CR ZONE
LOT SETBACKS	50' FRONT, 25' SIDE/ REAR, 0' SIDE/REAR SETBACK ADJACENT TO CR ZONE
LANDSCAPE SETBACKS	Expressway/ Principal Arterial: 25' SETBACK (1 TREE/ 20' FRONTRAGE) Minor Arterial: 20' SETBACK (1 TREE/25' FRONTRAGE) Non-Arterial: 10' SETBACK (1 TREE/30' FRONTRAGE)
MAXIMUM LOT COVERAGE	NONE
MAXIMUM BUILDING HEIGHT	50' (UNLESS OTHERWISE IMPACTED BY CAD-O RESTRICTIONS)

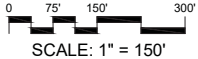
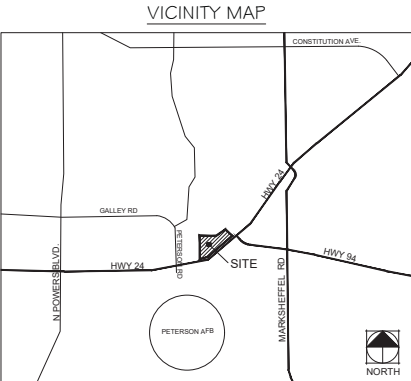
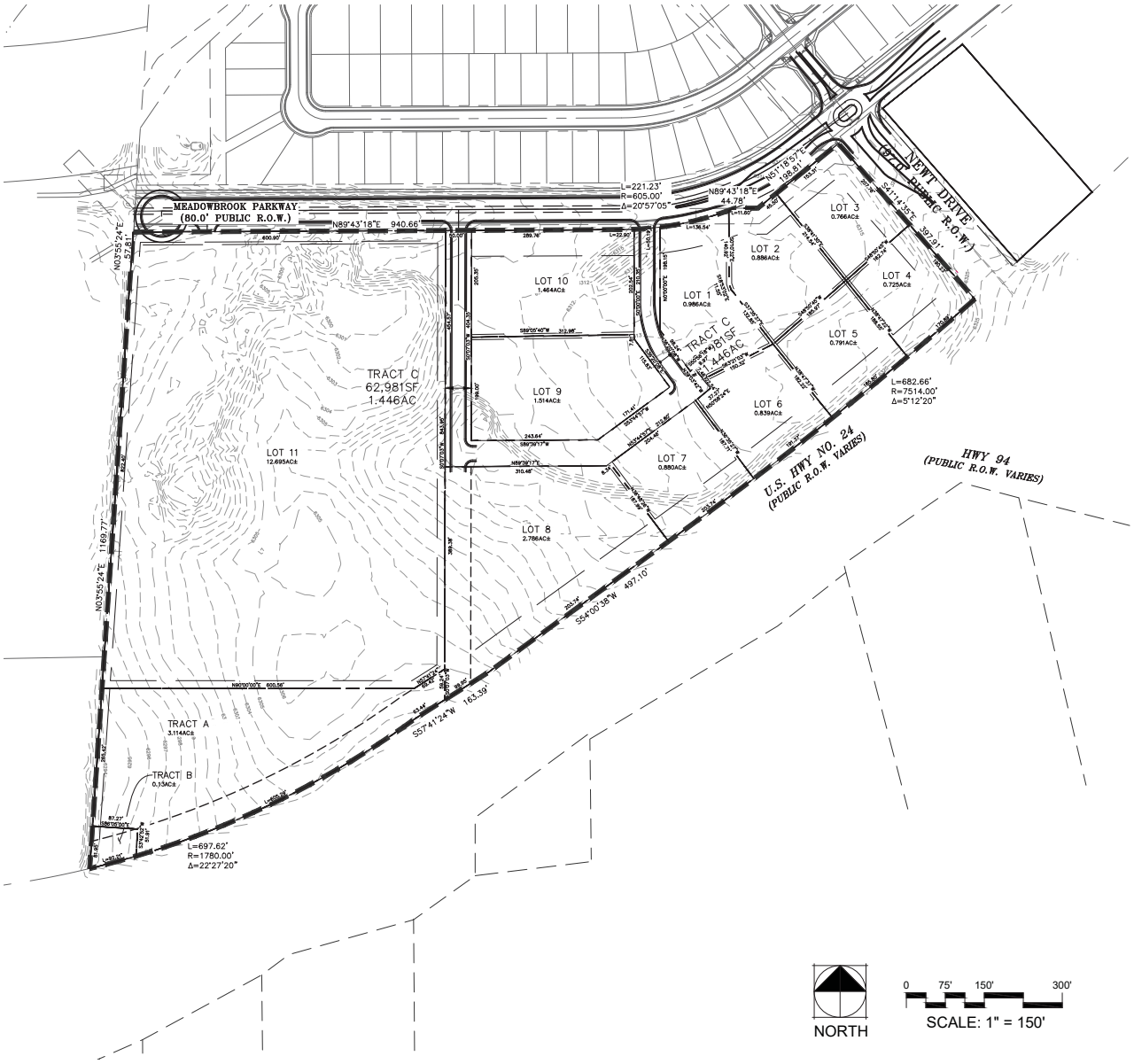
A. SOILS AND GEOLOGY STUDY FOR COLORADO SPRINGS EQUIPMENT, LLC, WAS COMPLETED BY RMG ENGINEERS ON AUGUST 6, 2020 AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE CROSSROADS APARTMENTS (ALSO KNOWN AS, CROSSROADS MIXED-USE) THE GEOLOGY AND SOILS REPORT FOR THE CROSSROADS MIXED-USE DEVELOPMENT WAS PROVIDED AS PART OF THE CROSSROADS MIXED-USE PRELIMINARY PLAN SUBMITTED TO THE EL PASO BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, TEXAS, ON SEPTEMBER 15, 2020. DEVELOPERS AND HOME OWNERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS.

2. THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC CONSTRAINTS DO EXIST REID TO THE POTENTIAL FOR SHALLOW GROUNDWATER TABLES, EXPANSIVE CLAY OR CLAYEY SANDSTONE, ERODIBLE SANDY SOILS. THESE GEOLOGICAL CONDITIONS ARE CONSIDERED RELATIVELY COMMON TO THE AREA WITH MITIGATION ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES. IF THE PREVIOUSLY LISTED POTENTIAL GEOLOGICAL HAZARDS ARE FOUND TO EXIST, AN EVALUATION SHALL BE PERFORMED AT THE TIME OF FINAL GEOTECHNICAL INVESTIGATION FOR THOSE INDIVIDUAL LOTS. **

3. THE PROPOSED DEVELOPMENT IS FEASIBLE. THE GEOLOGIC CONDITIONS IDENTIFIED POTENTIALLY HYDROCOMPACTIVE SOILS, SEISMICITY, RADON, AND EROSION, BUT THESE CONDITIONS ARE CONSIDERED TYPICAL FOR THE FRONT RANGE REGIONS OF COLORADO. MITIGATION OF GEOLOGIC CONDITIONS IS MOST EFFECTIVELY ACCOMPLISHED A VARIOUS MANNER. HOWEVER, WHEN AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, THE GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING AND SUITABLE CONSTRUCTION PRACTICES. **

4. SITE SPECIFIC SOILS STUDIES SHALL BE PERFORMED FOR THE LOTS WITHIN THIS SUBDIVISION PRIOR TO FOUNDATION CONSTRUCTION TO IDENTIFY SUBSURFACE SOIL CONDITIONS ANTICIPATED TO SUPPORT FOUNDATIONS AND PROVIDE PERTINENT GEOTECHNICALLY-RELATED PARAMETERS AND RECOMMENDATIONS FOR FOUNDATION DESIGN AND CONSTRUCTION. **

**REFER TO THE SOILS REPORT FOR MORE DETAILED INFORMATION.



PCD FILE NO: XXXXXXXXXX

Kimley»»Horn

2018 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 576-1000

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/20

CROSSROADS AT MEADOWBROOK MIXED USE

PRELIMINARY PLAN

PROJECT NO.
096956000

SHEET

01 OF 04

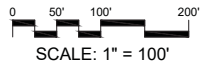
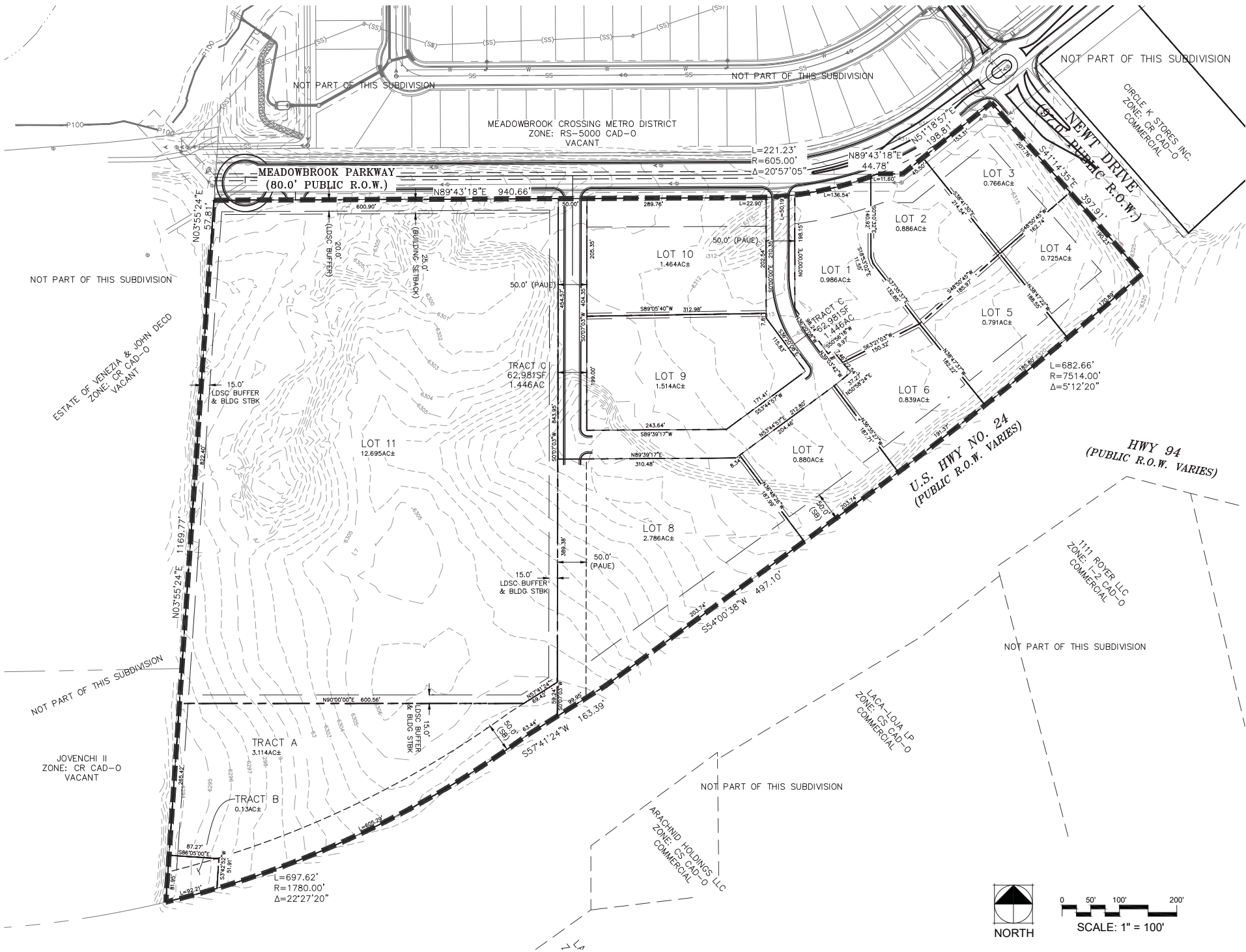
NO	REVISION	BY	DATE	APPR
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LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

LOT TABLE		
LOT NO.	SF/AC±	USE
1	42,957SF± / 0.986AC±	COMMERCIAL
2	38,580SF± / 0.886AC±	COMMERCIAL
3	33,348SF± / 0.766AC±	COMMERCIAL
4	31,582SF± / 0.725AC±	COMMERCIAL
5	34,445SF± / 0.791AC±	COMMERCIAL
6	36,566SF± / 0.839AC±	COMMERCIAL
7	38,339SF± / 0.880AC±	COMMERCIAL
8	121,349SF± / 2.786AC±	COMMERCIAL
9	65,950SF± / 1.514AC±	COMMERCIAL
10	63,729SF± / 1.464AC±	COMMERCIAL
11	553,005SF± / 12.695AC±	MULTI-FAMILY

TRACT TABLE			
TRACT	SIZE SF/ACRES±	OWNERSHIP & MAINTENANCE	USE
A	135,632SF / 3.114 AC±	MCMD #1	PARK/OPEN SPACE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
B	5,821SF / 0.130 AC±	MCMD #1	OPEN SPACE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
C	62,981SF / 1.450 AC±	MCMD #1	VEHICULAR ACCESS/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
TOTAL	204,434SF / 4.694 AC±		

MCMD #1 = MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1



PCD FILE NO: XXXXXXXXXX

[illegible]

Kimley»»Horn

2018 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 576-1000

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/20

CROSSROADS AT MEADOWBROOK MIXED USE

PRELIMINARY PLAN

PRELIMINARY PLAN

PROJECT NO.
096956000

SHEET

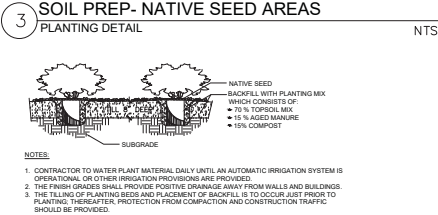
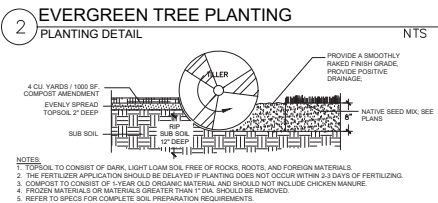
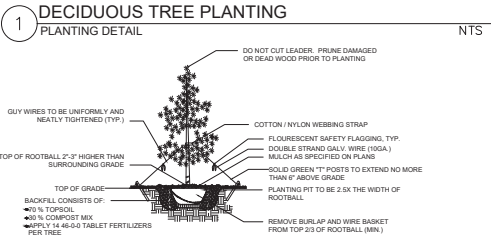
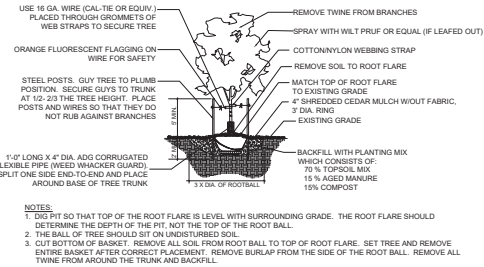
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CROSSROADS AT MEADOWBROOK-MIXED USE

PRELIMINARY PLAN

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



LANDSCAPE MATERIAL SCHEDULE		
SYMBOL	CALLOUT	NOTES
COBBLE	PER PLAN	COBBLE TO BE 1-2\"/>
NATIVE SEED	PER PLAN	NATIVE SEED



DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	PV	TBD	Prunus virginiana	Canada Chokecherry	20-30'	15-20'	2 1/2\"/>	BBB
	QM	TBD	Quercus macrocarpa	BUR OAK	30-35'	30-35'	2 1/2\"/>	BBB
	AG	TBD	Acer ginnala 'Flame'	FLAME AMUR MAPLE	15-20'	15-20'	2 1/2\"/>	BBB
	CP	TBD	Crataegus phaenopynum	WASHINGTON HAWTHORN	20-25'	15-25'	2 1/2\"/>	BBB
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	PE	TBD	Pinus edulis	PINYON PINE	15-20'	10-15'	6\"/>	BBB
	JS	TBD	Juniperus scopulorum	ROCKY MOUNTAIN JUNIPER	20-25'	8-12'	6\"/>	BBB
	PN	TBD	Pinus Nigra	Ponderosa Pine	25-30'	15-20'	6\"/>	BBB
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	WIDTH	SIZE	NOTES
	YF	TBD	Yucca filamentosa 'Bright Edge'	BRIGHT EDGE YUCCA	2-3'	2-4'	5 GAL.	CONTAINER
	CN	TBD	Chrysothamnus nauseosus var. nauseosus	Baby Blue Rabbitbrush	1-4'	1-4'	5 GAL.	CONTAINER
	BT	TBD	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	3-5'	3-5'	5 GAL.	CONTAINER
	BD	TBD	Buddleja davidi nanhoensis 'Mango'	Petite Indigo Butterfly Bush	4-5'	4-5'	5 GAL.	CONTAINER
	JA	TBD	Jamnesia americana	Waxflower	4-5'	5-8'	5 GAL.	CONTAINER
	PA	TBD	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	2-3'	2-3'	5 GAL.	CONTAINER

GENERAL NOTES

- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIALS IN A HEALTHY STATE DURING CONSTRUCTION AND THROUGH FINAL COMPLETION AS PART OF PLANTING COST. ANY DAMAGE TO PLANT MATERIAL SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. AFTER FINAL COMPLETION, OWNER SHALL BE RESPONSIBLE FOR PLANT MAINTENANCE.
- PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY AND SHALL BE VERIFIED BY CONTRACTOR BY REVIEWING PLANTING PLAN SYMBOLS AND GENERATING SEPARATE PLANT LIST.
- ALL DECIDUOUS TREES SHALL BE WRAPPED IN THE FALL WITH STRETCHABLE TREE WRAP IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICE; WRAP SHALL BE REMOVED NO LATER THAN MAY 1 OF THE FOLLOWING SPRING. INSTALL WOOD MULCH UNDER EACH TREE; REFER TO TREE PLANTING DETAIL. WOOD MULCH SHALL BE SHREDDED WOOD MULCH.
- TREE PLANTING SOIL AMENDMENT AND FERTILIZER REQUIREMENTS: BACKFILL SOIL WITHIN EACH TREE PIT SHALL CONSIST OF 30% COMPOST AND 70% EXISTING SOIL.
- COBBLE MULCH AREAS. INSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS PRIOR TO PLACING GRAVEL MULCH. INSTALL WEED BARRIER FABRIC UNDER ALL GRAVEL MULCH. ROLL FABRIC WITHOUT STRETCHING OR PULLING; OVERLAP FABRIC EDGES A MINIMUM OF 6\"/>
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) 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, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING HIS DURATION OF WORK ON-SITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE EROSION CONTROL BLANKET ON ALL SLOPES.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE RESEED.
- CONTRACTOR SHALL PROVIDE ALL DEVICES AND LABOR NEEDED TO ESTABLISH NATIVE SEED.
- ALL TREES SHALL BE IRRIGATED VIA A DRIP SYSTEM. FINAL DESIGN AND P.O.C WILL BE IDENTIFIED FINAL BUILDING PERMIT.
- LANDSCAPE DETAILS PROVIDED FOR STREETScape LANDSCAPE AND BUFFERING REQUIRED FOR SUBDIVISION IMPACTS. INDIVIDUAL LOTS SHALL BE RESPONSIBLE FOR DEVELOPING AND IMPLEMENTING A LANDSCAPE PLAN TO MEET INDIVIDUAL LOT REQUIREMENTS. MAINTENANCE OF LANDSCAPE ELEMENTS AUTHORIZED BY THIS PRELIMINARY PLAN SHALL BE RE MAINTENANCE RESPONSIBILITY OF THE SPECIAL DISTRICT AND/OR BUSINESS OWNERS ASSOCIATION. INDIVIDUAL LOT LANDSCAPING SHALL BE RHE RESPONSIBILITY OF THE INDIVIDUAL LOT ONNERS.

Kimley»Horn

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2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/20

CROSSROADS AT MEADOWBROOK MIXED USE
PRELIMINARY PLAN

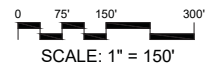
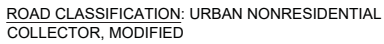
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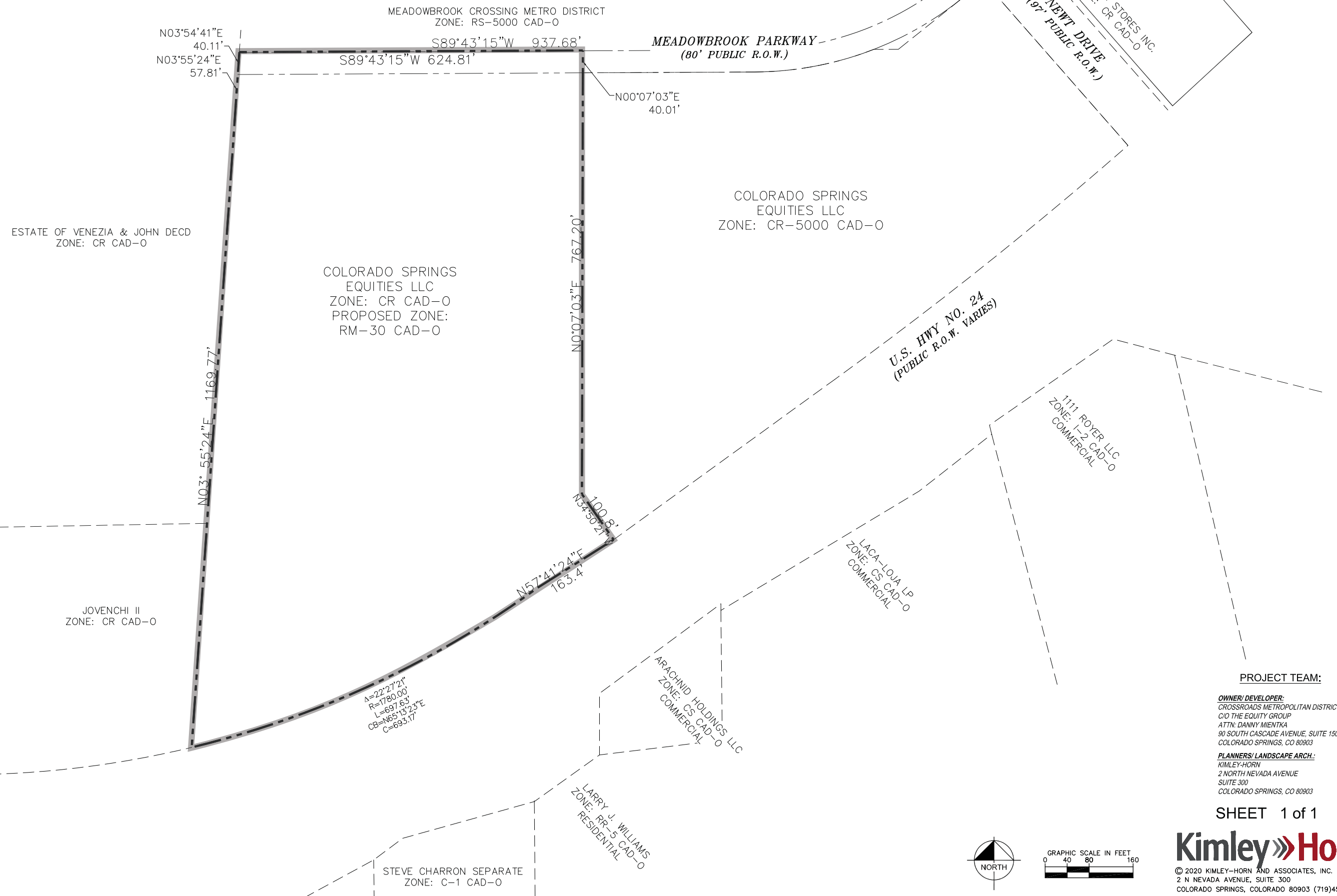
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



PCD FILE NO: XXXXXXXXXX

CROSSROADS AT MEADOWBROOK-REZONE MAP

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



PROJECT TEAM:

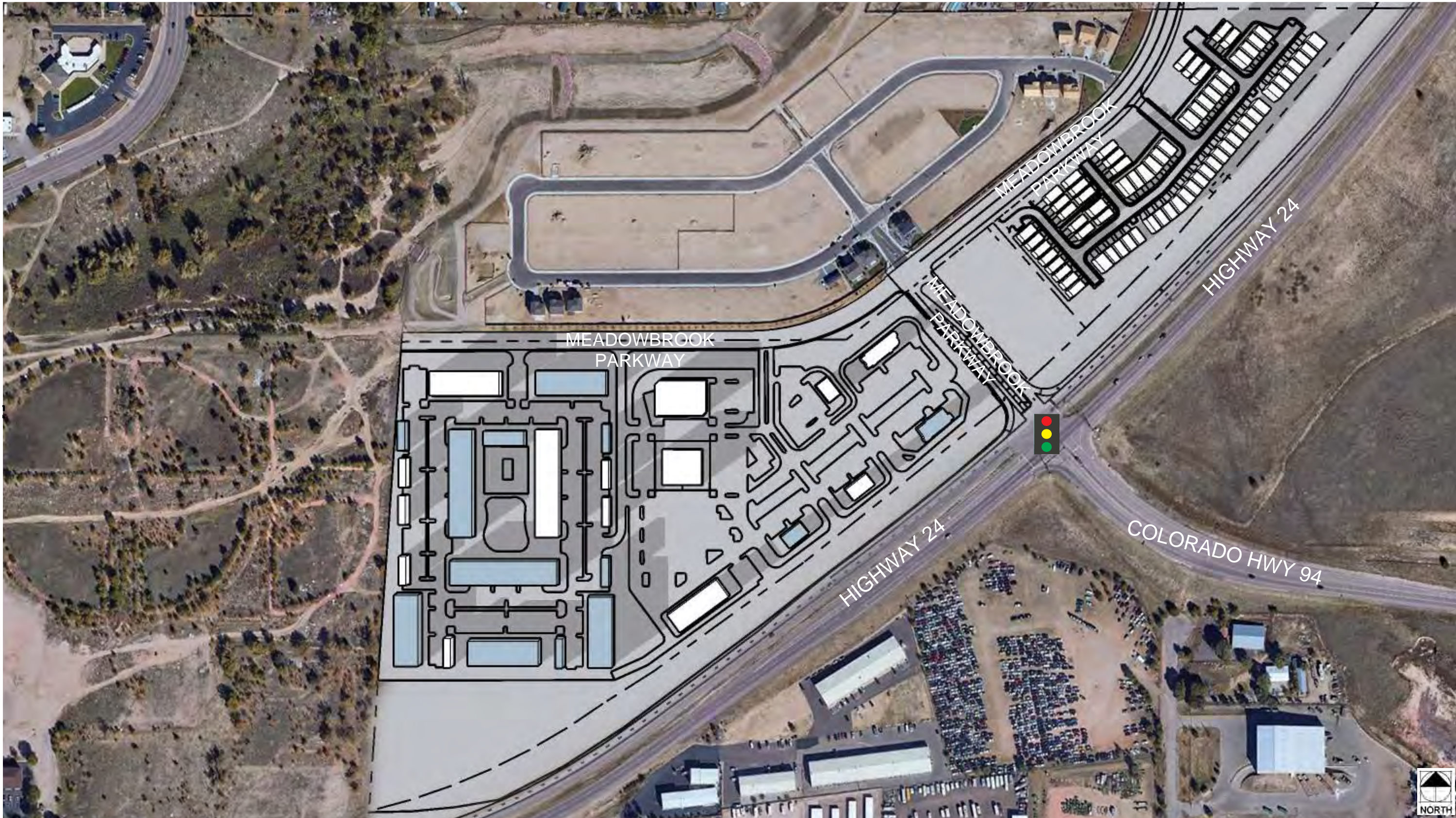
OWNER/ DEVELOPER:
CROSSROADS METROPOLITAN DISTRICT NO. 1
C/O THE EQUITY GROUP
ATTN: DANNY MIENKA
90 SOUTH CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

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

SHEET 1 of 1

Kimley»Horn

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2 N NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719)453-0180





Building Height Not To Exceed
40' Measured From Grade to
Midpoint of the Highest Peak As
Per Code

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Meadowbrook Park Planned Unit Development (PUD) Plan
and Preliminary Plan

Agenda Date: January 13, 2021

Agenda Item Number: 6# - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by Kimley-Horn Associates on behalf of Meadowbrook Crossing, LLC, Meadowbrook Development, LLC, and Colorado Springs Equities, LLC, for Meadowbrook Park Planned Unit Development (PUD) Plan and Preliminary Plan, consisting of 70 single-family residential lots and seven tracts on 8.01 acres. The property is currently zoned RR-5, I-2, and CS, but the applicant is requesting a concurrent rezone to PUD. The site is located at the intersection of East Highway 24 and Meadowbrook Parkway.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The project site is located on the northwest side of Highway 24 East, near the intersection of Highway 94. The proposed Highway 94 Secondary Regional Trail and the proposed Highway 94 Bicycle Route begin at this intersection and travel east, away from the project site. Lastly, the Falcon/Garrett Road Candidate Open Space land is located .5 mile to the east of the project site.

The surrounding neighborhood does not offer any recreation facilities beyond a 9-hole golf course located 0.60 mile west of the project area and two elementary school playgrounds, each located at least 0.75 mile from the project site. The nearest public neighborhood park is located 1.35 miles to the north. However, El Paso County Parks staff is encouraged to see the developer include urban park amenities in the form of two small pocket parks and interconnected sidewalks, pathways, and open spaces within the bounds of the 8-acre project site. While the applicant's Letter of Intent does not mention these park areas specifically, they are shown in the Landscape Plans contained within the PUD and Preliminary Plans. As such, the applicant is encouraged to request a Park Lands Agreement to waive the urban park fees in exchange for the development of the aforementioned recreational opportunities.

The El Paso County Land Development Code requires at least 10% open space dedication for subdivisions that are classified under PUD zoning. The PUD Plan and Preliminary Plan contain 1.949 acres of open space, or 24.3% of the total project area, dedicated to open space, parks, trails, landscaping tracts, utilities and drainage.

The El Paso County Land Development Code (LDC) states the following:

- Section 4.2.6 of the LDC states that “*Constructed storm water facilities may be included in the open space calculation if comprising less than 10% of the required open space, recreational areas, trails and greenways.*”
- Section 4.2.6 of the LDC states that “Open space shall be concentrated in large usable areas. No less than 25% of the gross land area of the open space shall be contiguous and useable.”

A stormwater detention facility, comprising 0.37 acres, or 19% of the 1.949 acres of open space, occupies a large area in two of the open space tracts, Tracts A and F. The remaining 1.58 acres, or nearly 20% of the overall project area, is located in the remaining sections of Tracts A, C, and G, and is shown to be contiguous and usable. While the inclusion of the stormwater facility in the open space calculations is not allowed under the provisions of the Land Development Code, the removal of the stormwater detention facility acreage does not place the development below the required 10% open space requirement.

As no trail easement or park land dedications are required for this application, staff recommends regional and urban park fees in lieu of land dedication for regional or urban park purposes. Staff additionally recommends that the applicant include descriptions of the two neighborhood pocket parks in the Letter of Intent, as well as more detailed drawings of the parks in the PUD and Preliminary Plans. Lastly, staff requests the removal of the stormwater detention facility from Tract A and the overall open space acreage calculations, with recalculated tract acreages to be reflected in the Letter of Intent and Preliminary Plans.

Recommended Motion (PUD Plan and 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 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).

Development
Application
Permit
Review



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

January 13, 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:	Meadowbrook Park PUD / Preliminary Plans	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-20-008	Total Acreage:	8.01
		Total # of Dwelling Units:	70
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	21.85
Meadowbrook Crossing, LLC	Kimley-Horn & Associates	Regional Park Area:	2
90 South Cascade Avenue	2 North Nevada Avenue	Urban Park Area:	5
Suite 1500	Suite 300	Existing Zoning Code:	RR-5, I-2, CR
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	YES
Regional Park Area: 2	Urban Park Area: 5	
0.0194 Acres x 70 Dwelling Units = 1.358	Neighborhood: 0.00375 Acres x 70 Dwelling Units = 0.26	
Total Regional Park Acres: 1.358	Community: 0.00625 Acres x 70 Dwelling Units = 0.44	
	Total Urban Park Acres: 0.70	
FEE REQUIREMENTS		
Regional Park Area: 2	Urban Park Area: 5	
\$467 / Dwelling Unit x 70 Dwelling Units = \$32,690	Neighborhood: \$116 / Dwelling Unit x 70 Dwelling Units = \$8,120	
Total Regional Park Fees: \$32,690	Community: \$179 / Dwelling Unit x 70 Dwelling Units = \$12,530	
	Total Urban Park Fees: \$20,650	

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 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).

Park Advisory Board Recommendation:



Meadowbrook Park

**PUD Development Plan, Preliminary Plan, Pre-Development Site Grading &
Wet Utilities**

Letter of Intent

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNERS

COLORADO SPRINGS EQUITIES, LLC
90 S. CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

MEADOWBROOK CROSSING, LLC
90 S. CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

MEADOWBROOK DEVELOPMENT, LLC
90 S. CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

PLANNING

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

ENGINEERING

MS CIVIL CONSULTANTS
102 E. PIKES PEAK, 5TH FLOOR
COLORADO SPRINGS, CO 80903

SURVEYING

CLARK LAND SURVEYING, INC
177 S. TIFFANY DRIVE, UNIT 1
PUEBLO WEST, CO 81007

Meadowbrook Park PUD Site Location, Size, & Zoning:

Parcel ID Nos.: 5408000053, 5408008002, & 5408403001

Area/Acreage: ±8.01 AC

Existing Zoning: RR-5 CAD-O, I-2 CAD-O, & CR CAD-O

Location: The development limits are generally defined by US Highway 24 on the southern boundary, Meadowbrook Parkway on the western and northernmost boundaries, and the Claremont Business Park Filing 2(A) subdivision boundary on the easternmost edge.

Request & Justification

This Meadowbrook Park PUDSP application includes the following requests:

- Combination of the preliminary plan map with the PUD for concurrent BOCC approval to develop 70 single-family residential lots and seven (7) tracts (Tracts A-G) for public improvements and utilities, drainage, landscaping and open space uses, and future development;
- Approval of PUD Modifications to Sections 8.4.4.E (Private Road Allowances), 8.4.6.C.2 (Easement Location and Dimensions), & 8.4.3 (Minimum Frontage)
- Findings of sufficient water quality, quantity, and dependability with the PUD approval are requested with the preliminary plan approval;
- Authorization to submit a final plat(s) for administrative approval subject to findings that the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.

PUD Development Plan Summary

The PUD provides development standards and layout for 70 detached single-family residential lots, subdivision access to public rights of way, private streets, pedestrian facilities, landscape buffers and screening, open space, and tracts for public utilities and drainage on a 8.01-acre development site with a planned density of 8.74 DU/AC ($70 / 8.01 = 8.74$). The application includes PUD modifications (and associated deviations) for the use of private streets (with modified cross sections) and to permit a 3' modified side yard setback and utility easements on residential lots.

Access: Vehicular access to the Meadowbrook Park development is proposed at two full movement accesses along Meadowbrook Parkway. Meadowbrook Parkway provides access to the external transportation network westerly to Marksheffel Road and southerly from the intersection of Newt Drive (located west of the development site) to US Highway 24 & SH 94.

Land Use: The minimum lot size is 2,085 SF for all urban density lots. Some lot sizes exceed the minimum lot size due to adjacent tract configuration and private

improvements contained in easements for public drainage, utilities, access and circulation, open space, and landscape buffer. Any variation in lot size will exceed the minimum square footage requirements. No urban density lots have been planned below the minimum required lot area (2,085 SF).

Permitted and accessory single-family residential uses are identified on the PUD Development Plan and include single family detached dwellings, residential accessory uses consistent with those in the adjacent residential Meadowbrook Crossing Filings, landscaping, open spaces, and transportation and stormwater facilities. Privately owned detached accessory structures are not permitted on individual residential lots. A complete listing of permitted uses is provided on the PUD development plan.

Density: The PUD proposes a residential density of 8.74 DU/AC (70 lots/8.01 AC) which is consistent with medium residential densities of 7-10 DU/AC. The proposed density is both comparable and within the same density range as a conventional RS-5000 (min. 5,000 SF lot area) subdivision on the same acreage (approx. gross density of 8.7 DU/AC)

Lot Dimensional Standards:

Typical lots have been planned to meet the following dimensional standards:

- **Minimum lot size: 2,085 SF**
- **Maximum Height: 30'**
- **Setbacks:**
 - **Front Yard: 10'**
 - **Side Yard: 3'**
 - **Rear Yard: 10'**
 - **Secondary Front Yards (Corner Lots): 5'**

Public Services and Utilities

Public services and utilities are, or will be, provided by the following

- | | |
|--------------------------------|---|
| • Water & Wastewater Services: | Cherokee Metropolitan District |
| • Natural Gas: | Black Hills Energy |
| • Electric Service: | Mountain View Electric Association |
| • Fire Protection: | Cimarron Hills Fire Protection District |
| • Public Schools: | Colorado Springs District #11 |
| • Library Services: | Pikes Peak Library District: |
| • Roads: | El Paso County Road and Bridge |
| • Police Protection: | El Paso County Sheriff's Department |
| • Special District Services: | Meadowbrook Crossing Metro District |
| • Environmental (Protection): | Central Colorado Conservation District |

PUD MODIFICATIONS:

The following Modifications are proposed and discussed in detail below:

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
LDC SECTION 8.4.4.E	PRIVATE ROAD ALLOWANCES	MODIFICATION REQUIRED	PERMIT USE	FACILITATE REDUCTION OF AUTOMOBILE DOMINANCE; INCREASED PEDESTRIAN EMPHASIS
LDC SECTION 8.4.3	MINIMUM [LOT] FRONTAGE	30' MIN. FRONTAGE ON & ACCESS TO PUBLIC ROAD (UNLESS PRIVATE ROADS APPROVED BY BOCC)	PERMIT USE OF PRIVATE ROADS WHICH PROVIDE SAME FUNCTIONALITY AS PUBLIC ROADS	
LDC SECTION 8.4.4.E.3	DESIGNED TO COUNTY STANDARDS	BUILT TO EPC OR APPROVED MODIFICATION STANDARD	MODIFICATION INCLUDES DESIGN FOR PRIVATE RD CROSS SECTION, INCLUDING PEDESTRIAN RAMPS	
LDC SECTION 8.4.6.C.2	EASEMENT LOCATIONS AND DIMENSIONS	EASEMENTS ALONG LOT/TRACT LINES	PERMIT 3' SIDE YARD UTILITY EASEMENT INSTEAD OF 5'	ADEQUATE UTILITY EASEMENTS HAVE BEEN PROVIDED IN LOT/TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE

Modification of Private Road Standards:

Private Road Allowances Section 8.4.4.E limits private road use to closed loops and dead ends that are not likely to be needed for the convenience and safety of the general public. The proposed private street network provides access to detached lots/units lots for residents and guests of the development from the public Meadowbrook Parkway into the subdivision, not for general public use, convenience, or access to adjacent properties or land uses.

Section 8.4.4.E.3 Private Roads to Meet County Standards, generally requires private roads to be constructed to an ECM standard cross section except as otherwise determined in the modification request.

The request includes proposed private road sections where no standard private cross section exists in the ECM. The proposed cross sections have been included for review by the ECM and LDC administrators for their consideration and recommendation to the PC and BOCC.

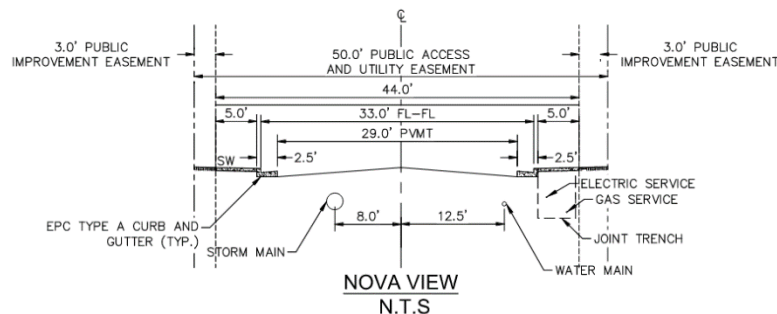
Private road design modifications may include:

- right-of-way (not public) width where suitable alternative provisions are made for pedestrian walkways and utilities
- design speed where it is unlikely the road will be needed for use by the general public
- standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made
- maximum/minim block lengths; and
- maximum grade

All private streets will be constructed within a 50' private access easement and tract, with all standard public improvement/utility and drainage easement allotments that correspond with approved County public roadway cross sections. All cross sections accommodate required utility, stormwater, and pedestrian facilities. The reduced width includes private pedestrian walkways (sidewalks) and wet and dry utilities within the proposed cross sections.

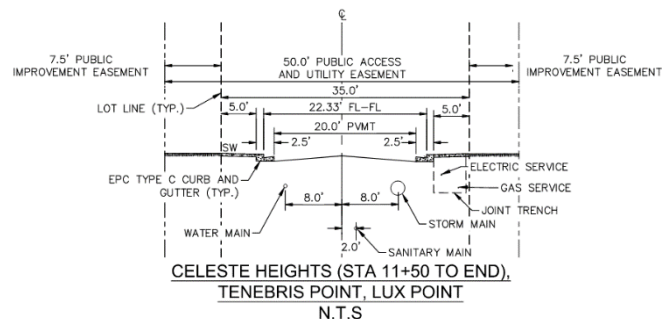
Modified “**Nova View**” Cross Section: 50' drainage/utility & public improvement easement

- 35' public access easement
- Two (2) 10' travel lanes
- Standard curb/gutter (2.5' Type C/typical)
- 5' attached sidewalks
- Two (2) 7.5' utility/drainage easements



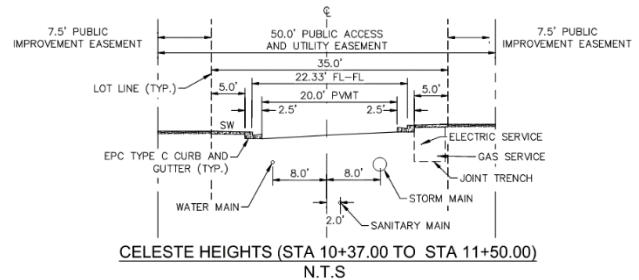
Modified “**Celeste Heights (from STA 11+50 to end), Tenebris Point, & Lux Point**” Cross Section:

- 50' public access and utility easement (broad)
- 35' public access easement
- Two (2) 10' travel lanes
- Standard curb/gutter (2.5' Type C/typical)
- 5' attached sidewalks
- Two (2) 7.5' public improvement/utility & access easements (specific)



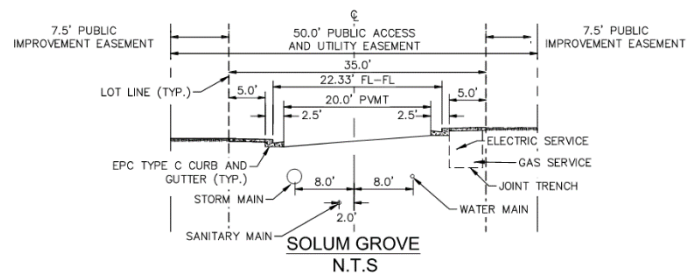
Modified “Celeste Heights” (from STA 10+37.00 to STA 11+50.00) Cross Section:

- a. 50’ public access and utility easement (broad)
- b. 35’ public access easement
- c. Two (2) 10’ travel lanes
- d. Standard curb/gutter (2.5’ Type C/typical)
- e. 5’ attached sidewalks
- f. Two (2) 7.5’ public improvement/utility & access easements (specific)



Modified “Solum Grove” Cross Section:

- a. 50’ public access and utility easement (broad)
- b. 35’ public access easement
- c. Two (2) 10’ travel lanes
- d. Standard curb/gutter (2.5’ Type C/typical)
- e. 5’ attached sidewalks
- f. Two (2) 7.5’ public improvement/utility & access easements (specific)



The ‘Modified Private Road Cross Sections’ provide equivalent travel surface/lanes width same pavement width as the typical local urban low volume cross section. As depicted on the PUD and associated private road cross sections and details, adequate provision has been made for water/wastewater utility lines within the private road easement.

Private roads will be owned and maintained by the Meadowbrook Crossing Metropolitan District.

Modification of Utility Easement Standards

Section 8.6.C.2 Easement Location and Dimensions requires utility easements be placed along lot and tract lines, specifically five-feet (5’) side and seven-feet (7’) rear lot lines. The plan provides 3’ side yard and 10’ rear yard easements. Additional utility easements ranging from 7.5’ to 12.5’ have been included on the front yard to provide additional flexibility for respective utility providers to design and deliver service to individual lots with varying lot and unit model configuration.

Modification Approval Criteria

The Code states, “For approval of a modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least one of the following benefits:”

- **Preservation of natural features;**
- **Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;**
 The modified street section allows an alternate configuration of associated elements (pavement width, easement location, pedestrian facilities) in a manner which maximizes proposed residential density, the amount of development area that can be devoted to lots, open spaces, and other amenities. **Pedestrian paths in connection with sidewalks located in the private road cross section provide access to community open spaces and amenities together access to the surrounding pedestrian network, employment, retail, and recreation opportunities with non-motorized links to the external pedestrian network.**

 Residential densities are maximized as reflected in the reduced lot size and building footprints/envelopes. The proposed housing types reflect market trends and demand for more efficiently designed homes on reduced square foot lots which allows the unit to be more attainable for a wider cross section of the consumer market. The design reflects smaller lot/unit sizes in exchange for the on-site amenities and proximity to community and regional amenities and attractions (employment, retail, recreation centers and nodes)
- **Provision of a more efficient pedestrian system;**
 Residents have multiple options for walking via sidewalks provided with the proposed private streets and semi-public pedestrian paths provided which connect the internal greenways and open spaces.
- **Provision of additional open space;**
 1.949 AC of the 8.01 AC (24.3 % where min. 10% is required) site has been set aside and incorporated as open space to conform to residential PUD landscape/open space standards.
- **Provision of other public amenities not otherwise required by the Code; or (N/A)**

- ***The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.***

The proposed PUD Plan reflects a variation on product type, community design and pedestrian circulation that is unique to El Paso County, the lots width is dictated by a notable vertical home design targeted to a generation of home buyer desiring a more contemporary feel while also being attainable.

Modification Summary & Conclusion

In exchange for the requested PUD modifications, the applicant proposes to enhance pedestrian amenities for use in connection with internal pedestrian paths leading to existing public pedestrian facilities.

On-site pedestrian amenities include outdoor benches and seating, wayfinding enhancements, and additional open space amenities as detailed in the PUD development plan. Tract A (1.6 AC), Tract C (0.25 AC), and Tract G (0.05 AC) collectively provide 1.949 AC of designated open space where 0.801 acres is required to meet PUD open space requirements. Portions of the drainage improvements and facilities are located within Tracts A and B. Stormwater storage and treatment occur within a 16,000 SF detention/water quality facility located on a portion of the 1.6 AC Tract A (69,696 SF). The pond occupies approximately 23% of Tract A. Other stormwater facilities and appurtenance is located under the street sections of Tract B.

Off-site pedestrian amenity improvements within the adjacent Meadowbrook Parkway ROW which will be provided by this development include intersection and pedestrian crossing enhancements at the existing Meadowbrook Parkway and Newt Drive (and by extension US Highway 24). Tracts containing stormwater facilities, including the detention/water quality pond, and roadway landscaping will be owned by the Meadowbrook Park HOA; The Meadowbrook Crossing Metropolitan District will jointly own but solely maintain roadway landscaping and stormwater facilities.

PUD REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed PUD District zoning advances the stated purposes set forth in this Section;***

The Meadowbrook Park PUD advances the following selected stated purposes set forth in this Section:

- To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;***

The PUD design and layout is a response to current market demands for affordable and attainable single-family housing within a traditionally

designed neighborhood. The proposed unit types provide for both single/multiple car garages with select rear loading options, side entry, and optional third story floor plans, that maximize the amount of living space within a reduced building footprint and lot area. The urban density and more compact sites and housing designs provide alternative housing selections for purchasers within a more desired affordability range (index) within the existing housing market. This may include variations of neo-traditional neighborhood options that provide flexibility and the possibility for rental and home ownership opportunities for a wider and more diverse range of income groups.

The development responds to the growing demand for attainable housing that is either purchased as an affordable selection or as transitional housing via rental opportunities or long-term leasing with purchase options. The development creates opportunities for consumers to transition from nearby and planned multifamily and attached housing in the immediate and surrounding area, to single-family housing within the Meadowbrook Park and onward/inward transition to permanent housing within the Meadowbrook Crossing development.

b. To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;

The PUD provides housing selection options within the target homebuyer market for urban lots within planned communities located near or within proximity to employment, education, health care, entertainment, and retail centers. Proximity to major thoroughfares facilitates increased accessibility to desired services and uses as well as urban and rural recreation opportunities.

Meadowbrook Park provides a more urban lot size (2,085 vs. County suburban 5,000 SF lot) in response to market demands for attainable housing. Proposed urban lots are 41% smaller than the suburban 5000 SF allowance of the RS-5000. The PUD process encourages increased density (8.7DU/AC) in response to changing market demands as a trade-off in exchange for additional open space amenities. The development incorporates the 10% open space requirement of 0.801 AC of active and passive open spaces conveniently located to be accessible within one-quarter mile of all planned lots. An additional 1.949 AC of open space has been provided as a trade-of for increased densities, reduced setbacks, and PUD modifications for private streets with alternate cross section designs.

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

Findings of Master Plan conformity have been made in support of the adjacent Meadowbrook Crossing Development with the previous underlying Sketch Plan approval of the land uses and densities for the Meadowbrook Park area. This application remains consistent with those findings; and with the following policies from the County Policy Plan and County Water Master Plan:

Policy Plan Conformance

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.

Meadowbrook Park and proposed densities (8.7DU/AC) are compatible with contiguous and surrounding land uses and densities (residential/commercial) reflected in the Meadowbrook Crossing and Claremont Business Park and US 24/94 Subdivision Developments.

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. (Addressed below with Policy 6.1.10)

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.

Urban services including water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available and are serving residential development within Meadowbrook Park. Additional facilities and services will be extended to or constructed within the planned development in fulfillment of this policy criterion.

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

Buffers and density transitions have been incorporated into the PUD design between areas of differing density within and adjacent to the Meadowbrook Park boundaries.

Water Master Plan Conformance:

Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan.

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

- **Goal 6.0 – Require adequate water availability for proposed development.**
- ***Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.***

A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Cherokee Metropolitan District is adequate to meet the needs of the 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.***

The development proposes higher residential densities of 8.7 DU/AC compared to 4-6 DU/AC densities achieved with more conventional urban density PUD's. Higher densities are achievable in part by the availability of central water and sewer from Cherokee Metro District (CMD).

- ***Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.***

Water service is planned from Cherokee Metropolitan District. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development as documented in the District's service commitment letter and water resource report submitted in support of the PUDSP application. Water resources are available to meet County 300 yr. rules to serve the planned 70 single-family units/lots.

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

All development within the overall Meadowbrook Park is served by centralized utilities. Utility extensions, improvements, or upgrades necessary to support the proposed development will be the sole responsibility of the developer and shall be installed in accordance with the respective service provider requirements and procedures.

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

A water supply plan including water supply information summary that documents the planned and committed water supply from Cherokee Metropolitan District is adequate to meet the needs of the development.

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

expand water and sewer service to growth areas outside of Region 5. No specific growth map was created for Region 5; these areas are shown in other maps.

CMD provides services outside District boundaries to Schriever AFB and the Woodmen Hills/Meridian Ranch Development. System/infrastructure interconnections exist between CMD, CSU, Meridian Ranch MD, Meridian Service MD, and Woodmen Hills MD. Per the Water Master Plan, water supplies in Region 5 from current to 2060 build out are as follows:

Planning Region	Current Supplies (AF per year)	2040 Supplies (AF per year)	2060 Build-Out Supplies (AF per year)
Region 5	4,849	6,800	10,131

Table 5-2: Current, 2040, and Build-Out Water Supply by El Paso County Planning Region

Planning Region	Demand (AF)	Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
Region 5	4,396	4,849	453	0	0%

Table 5-3: Current Demand and Current Supplies by El Paso County Planning Region

Planning Region	2040 Demand (AF) Need (AF) Need (%)	Current Supplies (AF)	(AF) Average-Year Surplus**	Need (AF)	Need (%)
Region 5	6,468	4,849	0	1,619	25%

Table 5-4: Future (2040) Demand and Current Supplies by El Paso County Planning Region

Planning Region	2060 Demand (AF)	Current Supplies (AF)	Average-Year Surplus** (AF)	Need (AF)	Need (%)
Region 5	9,608	4,849	0	4,759	50%

Table 5-5 – Build-out (2060) Demand and Current Supplies by El Paso County Planning Region

Water supplies in Region 5 should be sufficient to meet the current development demand; however, additional resources will be required to meet the full projected development demand within the Region by the 2060 target build out date. The District has been planning to reduce demand through its conservation and reuse

programs. Additional water resources are planned through CMD interconnections and regional collaboration with partner and/or neighboring water providers. through acquisition and reallocation of other resources

CMD water is sourced from groundwater recovered from the alluvial Upper Black Squirrel (UBS) Aquifer in eastern El Paso County via 20 wells and from two (2) wells in deep bedrock aquifers from the “Sundance Ranch” property in northern El Paso County. Water supplies from eight (numbered 1-8) of the 20 wells in the eastern part of the county can only be used to serve a fixed list of customers (653 AFY). Excess allocation for these wells is unavailable for new developments, even if those developments are located inside the Basin, so this water is tracked separately from CMD’s general exportable supply portfolio. Water for CMD’s main service area of comes only from the remaining 12 (of 20) wells in UBS along with the two wells at the Sundance Ranch. The total annual volume available to CMD from these exportable supplies is 3,985 Acre-Feet per Year (AFY).

According to the District, the physical yield of these wells is significantly higher than their annual appropriation, allowing for flexibility in satisfying irrigation season demand.

CMD is developing owned water supplies to increase available water and improve flexibility in provision of summer flows. By the end of 2021, these new wells will contribute 458 AFY of capacity to the CMD system (Table 2) for a total of 4,443.0 AFY. Since 2011, actual demand from CMD customers has fallen 30-35% below commitments, partially due to some committed developments being incomplete but largely due to water saving measures undertaken by CMD customers.

The subdivision will have 70 residential lots with 0.88 acres of fully irrigated common space and 1.07 acres of 60% reduced watering native grass. This development will have lots 3000 square foot lots with limited opportunities for individual landscaping. Based on similar small lot developments in the District and elsewhere, a lower presumptive water use value is used than with traditional single-family subdivisions.

Water demand for the 1.95 AFY of common space was calculated using El Paso County’s fully irrigated landscaping estimate of 2.53 feet of water per year. Applying this to the 0.88 acres of fully irrigated common space and the 1.07 acres of 60% reduced watering common space yields an irrigation use estimate of 3.3 AFY. The total for irrigation and domestic use across the development is projected to be 18.7 AFY.

Water Balance

With 4,443.0 AFY of exportable supply and 4,111.7 AFY of commitments, CMD has a water balance of 331.3 AFY before the subject development. After commitment of 18.7 AFY to this development, the District will have 312.6 AFY remaining for additional commitments.

Water Balance Before New Commitment	331.3AFY
New Commitment: Meadowbrook Park	18.7
Water Balance Remaining	312.6 AFY

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

Existing Water Storage Tanks

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

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

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

Water-efficient fixtures and appliances would be required to be installed by builders for all new properties joining the current water system. This water conservation

measure is intended to ensure that all new customers use less water from the time uses are implemented on a property. According to the District's CWP, this measure reduces the bills of these new customers, reduces the growth in demand for CMD, and allows CMD to focus its efforts and funds on other conservation measures.

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

The Plan and supporting submittal documents and reports comply with the requirements and allowances of the County Code including the subdivision and zoning ordinances, together with the PUD criteria, PUD Design Modification Criteria, and Engineering and Drainage Criteria Manuals. Approval and implementation of the Plan will not be detrimental to the health, safety, or welfare of the present or future residents of El Paso County.

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

Pre-planning analysis of this site which was conducted in the preparation of supporting reports and documents such as soils and geology, drainage & stormwater runoff, and traffic impacts, have determined the site to be suitable for the planned development.

The planned uses are compatible with existing and allowed uses adjacent to and surrounding the property.

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

No potentially detrimental adjacent land uses exist, nor are the planned uses detrimental to any existing surrounding land uses. The Plan provides adequate buffering and transitions between adjacent land uses with differing intensities and residential densities.

The site is located adjacent to US Highway 24 which is classified as a six (6) lane expressway. The proposed subdivision will be impacted by noise generated from motor traffic. A sound wall is proposed adjacent to the expressway boundary to mitigate sound trespass and nuisance from highway operations.

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

Planned uses, dimensional and bulk requirements established in the have been identified in the PUD that establish a defined uniform community character while being comparable to surrounding residential uses. Landscaping and buffering are appropriate and compatible with the existing mixed-use commercial, industrial, and residential development in the immediate vicinity and the physical and aesthetic character of the contiguous area.

Allowed and permitted uses include, but are not necessarily limited to, detached dwellings, mail kiosks, trail corridors and linkages, development signage, pedestrian walkways and paths, public sidewalks, public rights-of-way, fencing, stormwater facilities, open spaces, landscaping improvements, and park spaces with associated equipment and improvements.

- ***Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;***
No areas with unique or significant features impact the site.

- ***Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;***
Open spaces and pedestrian access have been provided via an internal private sidewalk and pedestrian path network throughout the subdivision. These spaces and paths are planned to provide maximum access for Meadowbrook Park residents to the 1.949 AC of open space within the filing, community and public access to the open space network, and connections to the nearby County Trail network adjacent to the Meadowbrook Park boundaries. (see attached Trail Master Plan for details)

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

Existing major roads and infrastructure facilities (including wet/dry utilities) within Meadowbrook Park have been planned to meet the demand of the densities proposed with this PUD. The project area will be served by more than two (2) points of access to public roads from internal private streets.

The intersection of SH-94 and US-24 is projected to operate poorly in 2025 with the existing intersection configuration. Therefore, US-24 may need to provide three through lanes in each direction through this intersection. It is recommended that a third northeast bound through lane along US-24 be designated while constructing a separate 600-foot plus 225-foot taper right turn lane to maintain free right turn

movements to eastbound SH-94. The third southwest bound through lane along US-24 can be designated by absorbing the existing right turn lane. The six-lane section of US-24 can occur between the Peterson Road interchange to the west and transition back to a four-lane roadway east of SH-94. In addition to these improvements, it is recommended that a 935-foot plus 225-foot taper dual left turn lanes be provided on northeast bound US-24 for the turn to Newt Drive. The area for these dual lefts is presently mostly available; however, the lane is striped out which will require restriping and a slight extension may also need to be constructed. A traffic signal modification will be required at the intersection to incorporate these improvements.

Meadowbrook Parkway will be extended westward along the plan frontage from the existing Newt Drive/Highway 94/Meadowbrook Parkway "T" as an offsite improvement. The TIS recommends that this roadway be designated as a three-lane roadway with a center two-way left turn lane.

According to the TIS, in 2040, "[At] the SH-94 and Marksheffel Road intersection, dual eastbound left turn lanes operating with protected only phasing may be needed to provide acceptable operations".

All on-site and off-site roadway, signing, striping, and signal improvements shall be incorporated into the Civil Drawings, and conform to El Paso County and/or CDOT standards as applicable, as well as the Manual on Uniform Traffic Control Devices – 2009 Edition (MUTCD).

The following letters of service commitment have been received and provided in support of this development application:

- a. MVEA
- b. Black Hills Energy
- c. Cherokee Metropolitan District
- d. Cimarron Hills Fire Protection District

- ***The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;***
The proposed development will be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design. Public sidewalks have been provided for open space access. Access to open spaces will be further augmented by planned pedestrian walkways that are provided to interconnect residents and guests with planned greenway and open spaces within the development filing. Access to open spaces located throughout Meadowbrook Park is provided via existing and planned public sidewalks and pedestrian trails network.

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

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

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

Proposed deviations, exceptions, and/or modifications from the requirements of the zoning resolution or the subdivision regulations are warranted by virtue of the design and amenities incorporated in the development plan and proposed development standards. The subdivision design is intended maximize densities to capture a specific target consumer market demand for smaller housing footprint, aesthetically enhanced community environment, pedestrian and bicycles access to nearby recreation and retail destinations.

Open space amenities include neighborhood park, community gazebo and gathering space, outdoor seating areas, bicycle racks near pedestrian path connections and seating areas. PUD Modifications and supporting justification have been presented earlier in this letter.

- ***The owner has authorized the application.***
The owner has authorized the application

PRELIMINARY PLAN REVIEW/APPROVAL CRITERIA & JUSTIFICATION

- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***
The subdivision generally conforms to the goals conformance with the goals, objectives, and policies of the Master Plan. (See previous Master Plan discussion provided with the PUD approval criteria)

Policy Plan Conformance (Preliminary 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.***

Meadowbrook Park and its proposed densities are compatible with contiguous land uses and densities in the adjacent mixed-use Meadowbrook Crossing, Claremont

Business Park Filings 1 & 2, and US 24/94 Subdivisions. The proposed densities are consistent with the overall residential densities along the nearby Peterson Rd, Marksheffel, and Constitution corridors.

- ***Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.***
- ***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.***
Urban services which include, but not necessarily limited to water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available. Additional facilities and services will be extended to or constructed within the planned development in accordance with the impacts and/or demands generated by the development.
- ***Policy 6.1.11 Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.***
- ***Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.***
Landscape setbacks and buffer areas have been planned to provide appropriate and practical buffers and transitions between differing land uses to mitigate impacts between adjacent properties and land uses.
- **The subdivision is consistent with the purposes of this Code;**
The stated purpose of the preliminary plan is to provide an in-depth analysis of the proposed division of land including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular and pedestrian circulation, and relationship to surrounding land uses. Necessary reports including, but not limited to drainage, grading and erosion control, water/wastewater resource reports, traffic impact analysis, and the PUD development plan have been provided in order to review and refine the design of the subdivision taking into account the review of the referenced documents, plans, and reports in order to guide the design of the development to meet the intent and purposes of the preliminary plan as stated in the Code.
- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**
The subdivision conforms to the “Subdivision Design Standards” of the Code the property is not within the boundaries of an approved Sketch Plan.

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

A commitment to provide water service has been provided by Widefield Water & Sanitation District which has adequate water resources to serve the proposed development. It is anticipated that the BCC will be able to make the required water findings during the preliminary plan review of the PUD development plan application.

- **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;**

The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Meadowbrook Crossing and Claremont Business Park developments and its varied development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

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

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 or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC. **Areas adjacent to the creek have been placed in tracts for ownership and maintenance by the District to manage these features and management for long term preservation of these natural features.**

- **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;**

Adequate drainage improvements have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM. Detention facilities have been designated within Tract A on the PUD Plan. Ownership and maintenance of all drainage facilities and improvements shall be provided by the Meadowbrook Crossing Metropolitan District.

- **The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;**

The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development. referenced public improvements include, but are not necessarily limited to, grading and erosion control, stormwater runoff and drainage and detention/water quality facilities, transportation and roadway related improvements, utility service delivery infrastructure and related improvements. The PUD provides the private extension of local public residential roads into the subdivision which provide access and frontage to lots, open spaces, and detention facilities. Public road cross sections include ADA compliant sidewalk improvements (per local conditions and standards), together with all required wet and dry public utilities.

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

Legal and physical access is and will be provided to all parcels by planned public rights-of-way into the subdivision and via private streets within dedicated access easements located within Tract B.

- **The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

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 where practical; (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 where available and/or appropriate, and the cost effective delivery of other services via subdivision layout and land use orientation in a manner that is consistent with adopted plans, policies and regulations of the County; (3) incorporating physical

design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas into the design; and (5) required public utilities and infrastructure has been provided proportionate to the impact of development and the demand for service based on the proposed land use and densities.

- **Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;**

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are and will be available to serve the proposed subdivision. Required service commitments have been provided in support of the development application.

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

The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of the County Code.

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

The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the County Code or otherwise approved with conditions imposed by the BOCC.

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LEGAL DESCRIPTION:

THAT PORTION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO:

BEING, TRACT A, 24/94 BUSINESS PARK FILING NO 1;

AND

TRACT I, MEADOWBROOK CROSSING FILING NO 1, AS AMENDED BY AFFIDAVIT OF CORRECTION REC #218068301;

AND

THAT TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO:

COMMENCING AT A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8; BEARINGS ARE BASED ON SAID NORTH BOUNDARY LINE, S89°33'00"E, A DISTANCE OF 2033.0 FEET; THENCE S89°33'00"E, A DISTANCE OF 386.6 FEET; THENCE LEAVING SAID NORTH LINE, S33°35'00"W, A DISTANCE OF 508.5 FEET; THENCE, S56°25'00"E, A DISTANCE OF 30.0; THENCE S37°48'00"W, A DISTANCE OF 375.0 FEET; THENCE, S17°06'00"W, A DISTANCE OF 148.2 FEET; THENCE N02°16'00"W, A DISTANCE OF 417.0 FEET; THENCE N06°38'00"E, A DISTANCE OF 358.0 FEET; THENCE N17°04'00"E, A DISTANCE OF 15.7 FEET, TO THE POINT OF BEGINNING.

EXCEPT THAT PT PLATTED TO CLAREMONT BUSINESS PARK FIL NO 2, AND THAT PART CONVEYED TO D.O.T. FOR R/W BY REC # 205077959.

SAID DESCRIPTION TO CONTAIN 8.01 ACRES, MORE OR LESS.

DEVELOPMENT STANDARDS AND GUIDELINES

RESIDENTIAL USE STANDARDS:

1. PRINCIPAL USE(S) SHALL BE LIMITED TO ONE (1) SINGLE-FAMILY RESIDENCE PER LOT.
2. PERMITTED USES WITHIN THE MEADOWBROOK PARK PUD INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN PATHS, WALKWAYS, & PUBLIC SIDEWALKS, DECORATIVE & SPLIT RAIL FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, AND PUBLIC AND PRIVATE ROADS.
3. ACCESSORY STRUCTURES ARE PROHIBITED ON INDIVIDUAL LOTS REGARDLESS OF PLACEMENT OR SIZE. THIS RESTRICTION DOES NOT INCLUDE OUTDOOR AMENITIES PROVIDED IN OPEN SPACE AND LANDSCAPE TRACTS. GAZEBOs, PAVILLIONS, PLAY GROUND EQUIPMENT, OUTDOOR SEATING ASSOCIATED WITH AND/OR LOCATED IN OPEN SPACE AND LANDSCAPE TRACTS AND INSTALLED AND MAINTAINED BY THE DEVELOPER, OR MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1, ARE PERMITTED.
4. MODEL HOME/ SUBDIVISION SALES OFFICE ARE PERMITTED TEMPORARY USES. TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 5.3.1, AS AMENDED.
5. RESIDENTIAL HOME OCCUPATIONS ARE PERMITTED PURSUANT TO APPLICANT COMPLIANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. COMPLIANCE WITH VISITOR/GUEST PARKING REQUIREMENTS NECESSARY TO OBTAIN A HOME OCCUPATION PERMIT SHALL BE THE SOLE RESPONSIBILITY OF THE HOME OWNER/APPLICANT. HOME OCCUPATIONS MAY BE LIMITED OR OTHERWISE RESTRICTED BASED ON APPLICANT'S ABILITY TO MEET ALL REQUIRED STANDARDS AND COMPLIANCE WITH ANY APPLICABLE STATE OF COLORADO REQUIREMENTS.
6. RESIDENTIAL DAY CARES TO BE PERMITTED PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND COMPLIANCE WITH ALL STATE OF COLORADO PERMITTING REQUIREMENTS AND/OR RESTRICTIONS.
7. PRIVATE RESIDENTIAL SOLAR ENERGY SYSTEMS ARE PERMITTED AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
8. FENCING: THERE WILL BE A 6" SOUND WALL IN THE LANDSCAPE BUFFER ALONG MEADOWBROOK PARKWAY, AS WELL AS, COMMON BOUNDARIES BETWEEN AND ALONG ADJACENT PROPERTIES. THERE SHALL BE NO FENCING PERMITTED ASSOCIATED WITH INDIVIDUAL UNIT LOTS. FENCES USED FOR BUFFERING, SCREENING, OR LANDSCAPE ENHANCEMENT, SHALL IN NO WAY BE SITED OR OTHERWISE CONSTRUCTED IN A MANNER WHICH MAY IMPERE SURFACE DRAINAGE, STORMWATER RUNOFF, OR PLANNED DRAINAGE FACILITIES IN ANY WAY.
9. REFUSE AND GARBAGE DISPOSAL SERVICES TO BE PROVIDED BY PRIVATE GARBAGE SERVICE COMPANIES. SOLE RESPONSIBILITY FOR GARBAGE COLLECTION SERVICES SHALL REST INDIVIDUALLY AND SOLELY WITH THE INDIVIDUAL LOT OWNER.

BULK, DENSITY, & DIMENSIONAL STANDARDS

1. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED IN EFFECT AT THE TIME OF PUD PLAN APPROVAL.
2. MAXIMUM IMPERVIOUS COVERAGE (PER RESIDENTIAL LOT): NO MAXIMUM (100% IMPERVIOUSNESS)
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE AT 10' UNLESS OTHERWISE SHOWN.
5. BUILDINGS ARE SETBACK A MINIMUM OF 6' FROM ADJACENT BUILDINGS
6. ALL LOTS ARE SETBACK A MINIMUM OF 20 FEET FROM ALL PERMITTER BOUNDARIES AND ROADWAY LANDSCAPE SETBACKS AND ARE OUTSIDE OF LINES OF SIGHT AND SIGHT TRIANGLES, AS DEPICTED ON THE PUD.

LANDSCAPE

1. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE INSTALLED BY THE DEVELOPER WITH PRIVATE/PUBLIC IMPROVEMENTS REQUIRED BY THIS PUD AND ASSOCIATED FINAL PLATS. LANDSCAPING SHALL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT.
2. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6.G.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
3. ROADWAY LANDSCAPE BUFFERS: A TWENTY-FOOT (20') LANDSCAPE BUFFER ADJACENT TO MEADOWBROOK PARKWAY FOR MINOR ARTERIAL ROAD/STREET LANDSCAPING AND BUFFERING. REQUIRED ROADWAY TREES TO BE INSTALLED WITHIN THE BUFFER AT A RATIO OF 1/25 FEET OF LINEAR FRONTAGE ALONG THE MEADOWBROOK PARKWAY FRONTAGE. A TWENTY-FIVE-FOOT (25') LANDSCAPE BUFFER IS REQUIRED ADJACENT TO US HIGHWAY 24 FOR EXPRESSWAY/PRINCIPAL ARTERIAL ROAD/STREET LANDSCAPING AND BUFFERING. A FIFTY-FOOT (50') BUFFER HAS BEEN PROVIDED. REQUIRED ROADWAY TREES TO BE INSTALLED WITHIN THE BUFFER AT A RATIO OF 1/20 FEET OF LINEAR FRONTAGE ALONG THE US HIGHWAY 24 FRONTAGE.
4. ZONING DISTRICT BOUNDARY LANDSCAPE BUFFER: A FIFTEEN-FOOT (15') ZONING DISTRICT LANDSCAPE BUFFER TO BUFFER AGAINST THE PLANNED TOWNHOME COMMUNITY (MULTIFAMILY) AND SINGLE-FAMILY RESIDENTIAL USES LOCATED IN PONDEROSA FILING NO. 1 LOCATED ADJACENT TO THE SOUTHERN PUD BOUNDARY. FILING (SINGLE-FAMILY ZONE) LOCATED AT THE PROJECT'S SOUTHERN PROPERTY BOUNDARY. REQUIRED LANDSCAPE BUFFER TREES IS 100 LINEAR FEET OF AFFECTED PROPERTY BOUNDARY.
5. A MINIMUM 1/3 OF ALL LANDSCAPE BUFFER TREES IN ALL LANDSCAPE BUFFER CATEGORIES SHALL BE EVERGREEN.

FLOODPLAIN NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0752G, EFFECTIVE DATE 12/7/2018.

SITE DATA TABLE:

TOTAL SITE ACREAGE	8.01 AC
PROPOSED SINGLE-FAMILY ATTACHED DWELLING UNITS	70 D.U.
FINAL PROPOSED (GROSS) DENSITY	8.74 D.U./AC.
FINAL PROPOSED (NET) DENSITY	8.74 D.U./AC.
MAX BUILDING HEIGHT	40'

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (70 LOTS)	3.395 AC±	42.4%
LANDSCAPE	1.105 AC±	13.8%
OPEN SPACE	1.949 AC±	24.3%
PRIVATE STREETS	1.561 AC±	19.5%
TOTAL	8.01 AC±	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 8.01 AC X 10 = 0.801 ACRES

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

GENERAL PROVISIONS & NOTES

STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for 70 Single-Family detached residential units in a manner consistent with the approved Meadowbrook Park PUD Plan which identifies a target density range of 7-10 DU/AC, in addition to the following stated purposes for PUD encouraged by El Paso County:

- To permit adjustment to changing public and private needs, foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;
- To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements
- To encourage more efficient use of land services reflecting changes in the technologies and economies of land development
- To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;
- To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;

AUTHORITY: This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, as amended, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

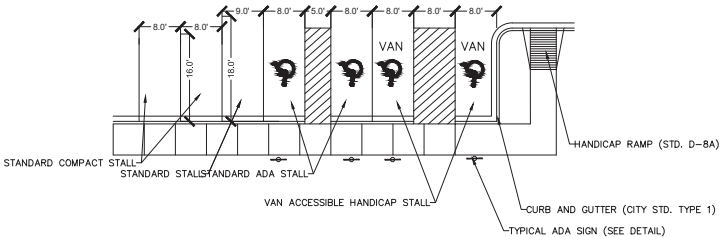
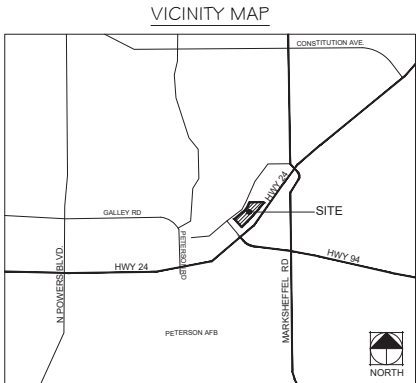
APPLICABILITY: The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of County Commissioners.

ADOPTION: The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for CROSSROADS AT MEADOWBROOK PARK is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s), is authorized under the provision of the El Paso County Land Development Code, as amended; and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

RELATIONSHIP TO COUNTY REGULATIONS: The provisions of this Development Plan shall prevail and govern the development of CROSSROADS AT MEADOWBROOK PARK provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended, administrative determination by the PCD Director, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

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

CONFLICT: Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.



A TYPICAL ADA, STANDARD & COMPACT PARKING DETAIL NTS
DETAIL IS NOT TO EXACTLY REFLECT PROPOSED PARKING LAYOUT AND ORIENTATION.

Land Owner Certification

IN WITNESS WHEREOF, THE AFOREMENTIONED LORSON LLC AS NOMINEE HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____ 20____ A.D.
LORSON LLC AS NOMINEE FOR HEIDI LLC, A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)

EL PASO COUNTY) JSS.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ A.D. BY

_____, WITNESS MY HAND AND SEAL:

_____, MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

County Certification

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

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT

DATE

Clerk and Recorder Certification

STATE OF COLORADO)

EL PASO COUNTY) JSS.

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ OF _____

20____ AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED PER

RECEPTION NO. _____

EL PASO COUNTY CLERK AND RECORDER

PUD MODIFICATON TABLE PER LDC SECTION 4.2.6.F.2.g				
	LDC/ECM SECTION	STANDARD	MODIFICATION	JUSTIFICATION
1	8.4.4.C PUBLIC ROADS REQUIRED	30 FRONTAGE AND ACCESS TO PUBLIC ROAD	LOTS ADJACENT TO PRIVATE STREETS WILL NOT HAVE DIRECT FRONTAGE OR ACCESS TO PUBLIC ROADS	PROPOSED PRIVATE ROADS FACILITATE PROJECT DENSITY AND TRADITIONAL NEIGHBORHOOD DESIGN PRINCIPLES, SUCH AS REDUCTION OF AUTOMOBILE DOMINANCE IN SUPPORT OF INCREASED PEDESTRIAN EMPHASIS THROUGHOUT DEVELOPMENT AREA
2	8.4.4.E PRIVATE ROAD ALLOWANCES	PRIVATE ROADS REQUIRE WAIVER (MODIFICATION IN PUD)	PROPOSED MODIFIED PRIVATE ROAD CROSS SECTION (SEE STREET DETAILS)	
3	LDC SECTION 8.4.6.C.1.G STANDARDS FOR EASEMENTS	BLANKET EASMENTS PROHIBITED	PERMIT PLACEMENT OF EASEMENTS WITHIN COMMON ELEMENT TRACTS ADJACENT TO SINGLE FAMILY UNITS	PERMITS FLEXIBILITY FOR UTILITY DESIGN ENGINEERS TO PLAN DELIVER OF UTILITY SERVICE LINES WITHIN COMMON ELEMENT TRACTS IN SUPPORT OF PROPOSED DETACHED HOME DEVELOPMENT.
4	LDC SECTION 8.4.6.C.2 EASEMENT LOCATIONS AND DIMENSIONS	5' SIDE & 7' REAR UTILITY EASEMENTS ALONG LOT/TRACT LINES	ALLOW PLACEMENT OF 3' SIDE YARD UTILITY EASEMENTS	ADEQUATE UTILITY EASEMENTS HAVE BEEN PROVIDED IN TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS

A "GEOLOGY AND SOILS STUDY" FOR CROSSROADS AT MEADOWBROOK PARK, EL PASO COUNTY, COLORADO WAS COMPLETED BY ROCKY MOUNTAIN GROUP (RMG) ON AUGUST 26, 2020.

GEOLOGIC HAZARD NOTE: NO LOTS HAVE BEEN IDENTIFIED BY THE REFERENCED RMG REPORT WHICH ARE ADVERSELY IMPACTED BY GEOLOGIC HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS LISTED BELOW. MITIGATION MEASURES AND A MAP OF GEOLOGIC CONDITIONS CAN BE FOUND IN THE REPORT "GEOLOGIC AND SOILS STUDY" PREPARED BY RMG DATED, AUGUST 26, 2020, IN FILE CROSSROADS AT MEADOWBROOK PARK AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. A) EXPANSIVE AND HYDROCOMPACTIVE SOILS; B.) SEISMICITY; AND, C.) RADON

CONCERNING GEOLOGIC CONSTRAINTS, RMG CONCLUDES THAT THE REFERENCED CONSTRAINTS ARE NOT CONSIDERED HAZARDS OR UNUSUAL FOR THE FRONT RANGE REGION OF COLORADO. MITIGATION OF IDENTIFIED CONSTRAINTS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL CONSTRUCTION PRACTICES.

ACCORDING TO THE REPORT, CONVENTIONAL SHALLOW FOUNDATION SYSTEMS CONSISTING OF STANDARD SPREAD FOOTINGS/STEMWALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. THE REPORT RECOMMENDS FOUNDATION SYSTEMS FOR THE ATTACHED SINGLE FAMILY STRUCTURES SHOULD BE DESIGNED AND CONSTRUCTED BASED UPON RECOMMENDATIONS DEVELOPED IN A SITE-SPECIFIC SUBSURFACE SOIL INVESTIGATION. THE RECOMMENDATIONS PRESENTED IN THE SUBSURFACE SOIL INVESTIGATION SHOULD BE VERIFIED FOLLOWING THE EXCAVATIONS OF EACH STRUCTURE AND EVALUATION OF THE BUILDING LOADS.

PROJECT TEAM:

OWNER/ DEVELOPER:

THE EQUITY GROUP
90 SOUTH CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

PLANNERS/ LANDSCAPE ARCH.:

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

CIVIL ENGINEER:

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

SHEET INDEX:

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02	BUILDING DETAILS SHEET
03	STREET DETAILS SHEET
04	LOT TRACT DETAIL
05	PUD PLAN - 1
06	PUD PLAN - 2
07	LANDSCAPE COVER
08	LANDSCAPE DETAILS
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11	LANDSCAPE PLAN - 3

County File Number: PUDSP20-XXXXX

Kimley»Horn

2018 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/20

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO.
096956009

SHEET

01 OF 11

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MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

PUD PLAN NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PUD PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
2. 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 LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 3 FOOT SIDE AND 10 FOOT FRONT AND REAR, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
7. EXCEPT AS OTHERWISE NOTED ON THE PUD PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3.
8. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
9. NO-BUILD AREAS ARE AS SHOWN ON THE PLANS. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO, DESIGNATED DRAINAGE EASEMENTS, NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT.
10. THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ADJACENT US HIGHWAY 24 (MAJOR EXPRESSWAY). THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
11. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
12. RETAINING WALLS EXCEEDING 4-FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
13. ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
14. PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLAT MUST BE RECORDED.
15. SIX FOOT TALL DECORATIVE FENCE MAY BE CONSTRUCTED ALONG THE PERIMETER OF THE AREA OF DEVELOPMENT. THE MATERIAL AND LOCATION SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
16. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATIONS. UPON ACCEPTANCE BY EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
17. NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PUD PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
18. DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR PUD ZONING, AND THE CRITERIA ESTABLISHED BY THIS PUD DEVELOPMENT PLAN.
19. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED '08041C0752G', DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.
20. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER ADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THIS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
21. THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22. A 30 DB(A) NOISE NOISE REDUCTION SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE PRIOR TO SITE DEVELOPMENT PLAN APPROVAL.
23. A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT OF INDIVIDUAL LOTS.
24. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1.
25. LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOARD OF COUNTY COMMISSIONERS.

DRIVEWAY & GARAGE PARKING NOTES:

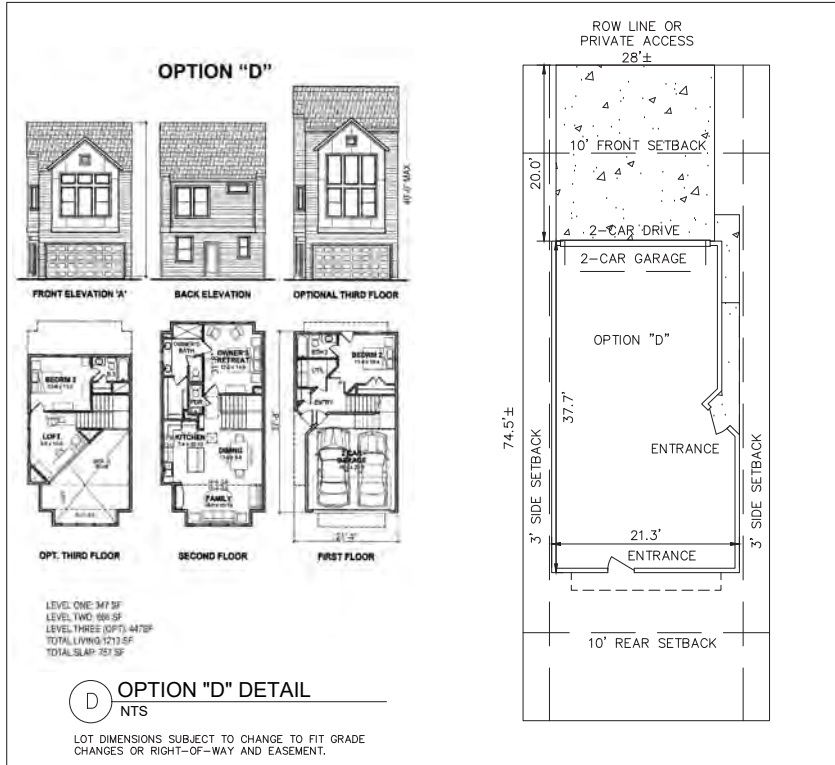
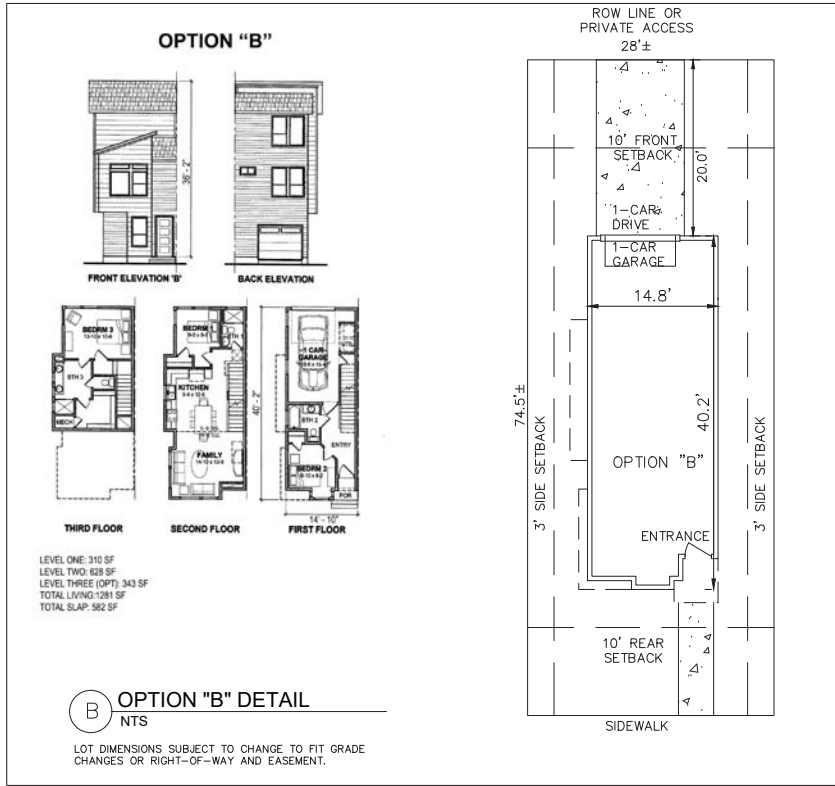
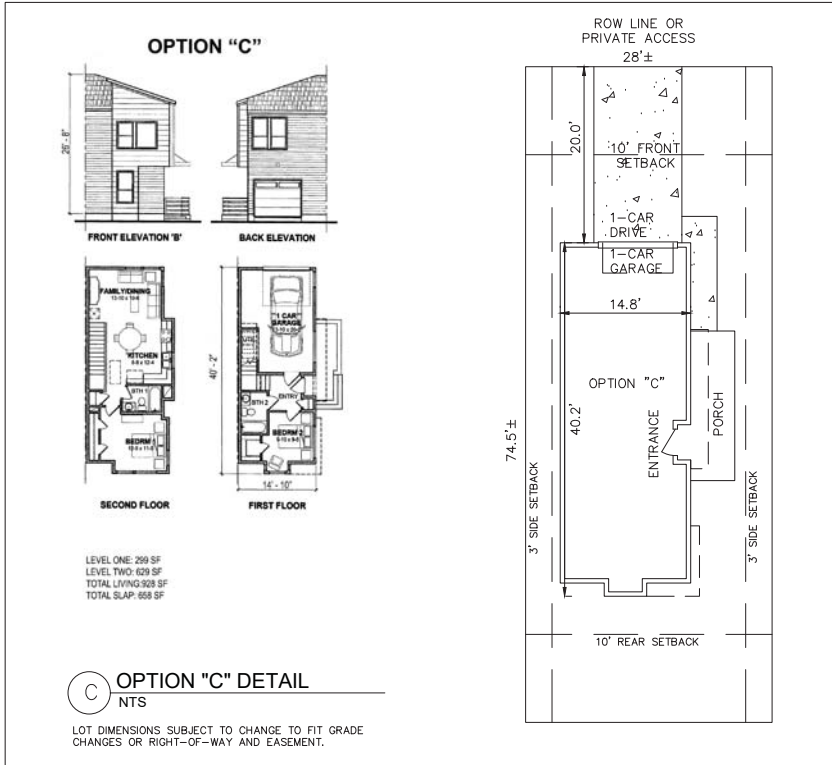
- ALL PLANNED DRIVEWAYS WITHIN THE PUD ARE FOR THE PURPOSE OF FACILITATING VEHICULAR PASSAGE FROM PRIVATE STREETS TO THE INDIVIDUAL LOTS, SPECIFICALLY, TO THE DESIGNATED PARKING AREAS FOR EACH LOT WHICH IS LOCATED WITHIN THE ATTACHED 1-CAR OR 2-CAR GARAGE.
- ALL PLANNED DRIVEWAYS WITHIN THE PUD WILL HAVE A TWENTY-FOOT (20') MINIMUM LENGTH.
- PARKING IS PERMITTED ON DRIVEWAYS WHICH ARE TWENTY-FOOT (20') IN LENGTH AND HAVE BEEN IDENTIFIED ON THE PLAN.
- PARKING OR ANY FORM OF VEHICLE STORAGE IS NOT PERMITTED ON DRIVEWAYS LESS THAN TWENTY-FOET (20') IN LENGTH, AS RESTRICTED BY THE PUD AND ASSOCIATED NOTES.
- ALL GARAGE UNITS ARE TO BE ADA ACCESSIBLE PARKING AND MEET ADA PARKING CRITERIA.

PARKING TABLE

NUMBER OF LOTS: 70 (HOMES RANGE FROM 2 TO 4 BEDROOMS WITH 1 OR 2 CAR GARAGE)

	DU	SPACES/UNIT REQUIRED	SPACES REQUIRED	GARAGE W/ DRIVE PARKING PROVIDED	PARKING PROVIDED
2 CAR GARAGE	40	2/2U	80 SPACES (40*2/2U)	40	80 SPACES (40*2/2U)
1 CAR GARAGE	30	2/2U	60 SPACES (30*2/2U)	30	60 SPACES (30*2/2U)
ADDITIONAL/SHARED SPACES					18 SPACES
TOTAL	70		140 SPACES (70*2/2U)	70	158 SPACES
ADA SPACES			ALL GARAGES WILL PROVIDE ACCESSIBLE UNIT PARKING		

** SUBTOTAL PARKING SPACES MAY BE SUBJECT TO CHANGE BASED OFF OF FINAL BUILDING DEVELOPMENT COUNT.



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2018 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO.
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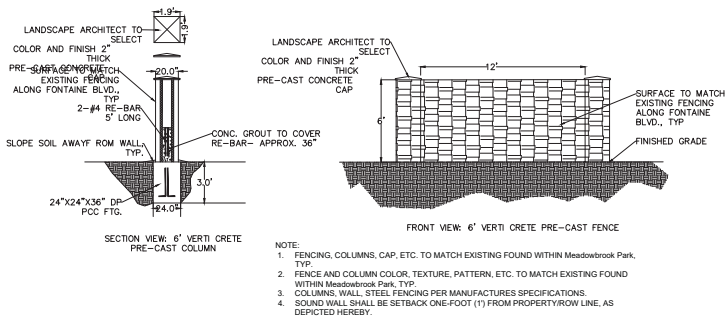
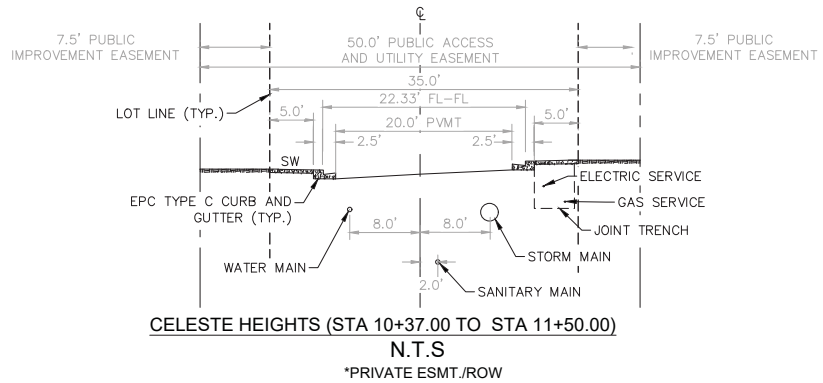
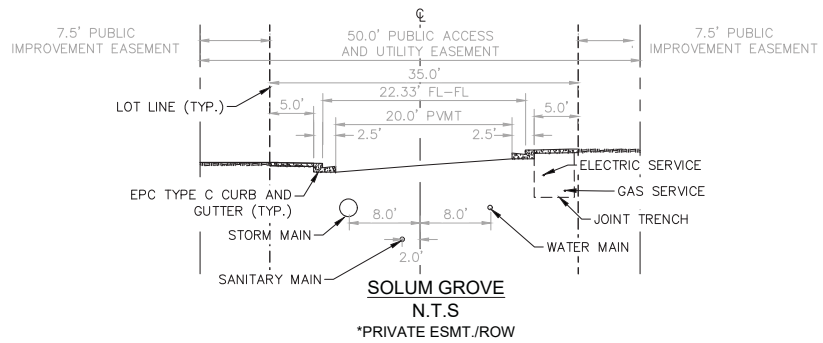
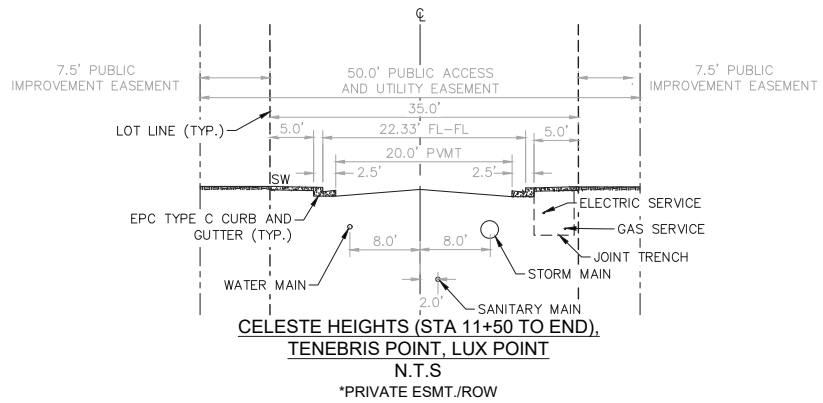
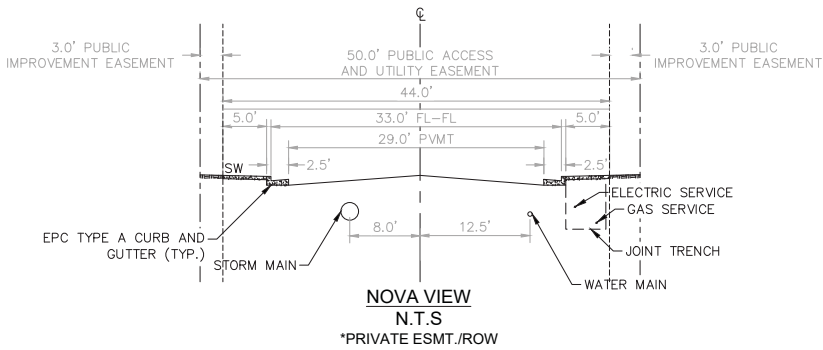
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MEADOWBROOK PARK
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LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



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TRACT TABLE

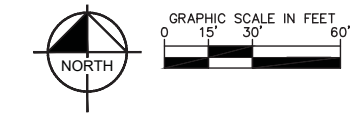
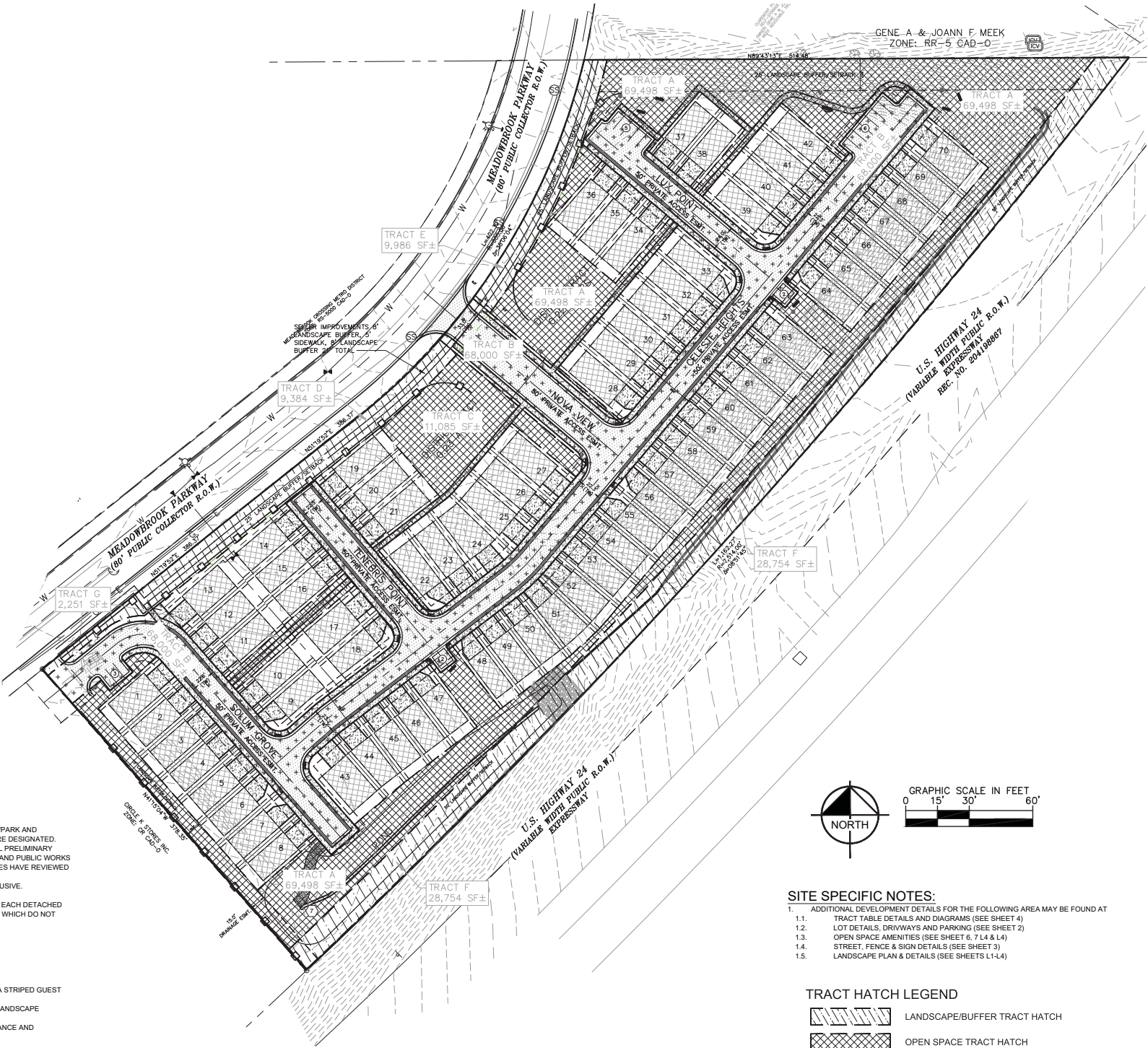
TRACT	SIZE (ACRES±)	OWNERSHIP	MAINTENANCE	USE
A	1.60 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
B	1.64 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
C	0.25 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
D	0.21 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
E	0.23 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
F	0.66 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
G	0.05 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
TOTAL	4.64 AC±			

MCMD #1 = MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1

TOTAL OPEN SPACE TRACT AREA (TRACTS A, C AND G): 82,834 SF (1.949 AC)
NOTE: TOTAL OPEN SPACE REQUIRED IS: 10% OF TOTAL ACREAGE (8.01AC); 8.01AC x 10% = 0.801 ACRES
TOTAL OPEN SPACE PROVIDED: 1.949 ACRES OPEN SPACE/8.01 ACRE SITE= 24.3% OPEN SPACE PROVIDED

TRACT USE STANDARDS:

- PERMITTED TRACT USES INCLUDE: ACCESS (INGRESS/EGRESS), MAIL KIOSKS, DEVELOPMENT SIGNAGE, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE/PARK AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, TRAIL CORRIDORS, PRIVATE PEDESTRIAN WALKWAYS & PUBLIC SIDEWALKS, AND ON-STREET PARKING WHERE DESIGNATED.
- TRACTS 'A' THROUGH 'G' INCLUSIVE, SHALL BE DEDICATED AS AND PLATTED WITH UTILITY EASEMENTS FOR ADDITIONAL UTILITY LINES AND APPURTENANCE WITHIN THE PROPOSED TRACTS. ALL PRELIMINARY (FINAL UTILITY DESIGN SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY SERVICE PROVIDER AND SUBJECT TO REVIEW BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS (COUNTY ENGINEER) FOR COMPLIANCE WITH ESTABLISHED LDC AND ECOM CRITERIA. UTILITY PROVIDERS INCLUDE: COLORADO SPRINGS UTILITIES, AND CHEROKEE METRO DISTRICT. ALL ENTITIES HAVE REVIEWED THIS PUD WITH RESPECT TO THE LOCATION OF PROPOSED UTILITIES WITHIN THE PROPOSED LOT, TRACT, STREET AND DRIVE NETWORK.
- STRUCTURES SHALL BE SETBACK A MINIMUM 10' FROM OPEN SPACES AND TRAILS. THE REQUIRED 10' SEPARATION IS PROVIDED VIA LANDSCAPE BUFFER/SETBACK TRACTS 'A' THROUGH 'G', INCLUSIVE.
- ALL OPEN SPACE AMENITIES, INCLUDING OUTDOOR FURNITURE AND ASSOCIATED EQUIPMENT, SHALL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1.
- PRIVATE ROAD (INGRESS/EGRESS): TRACT 'B' IS DESIGNATED FOR USE AS PRIVATE ROADS TO PROVIDE ACCESS INTO THE SUBDIVISION AND TO (FRONT/REAR) LOADED GARAGES ATTACHED TO EACH DETACHED UNIT. ALL ROADS SHALL BE CONSTRUCTED TO THE APPROVED CROSS SECTION LOCATED ON THE STREET/ROAD DETAIL SHEET OF THIS PLAN. THE USE OF PRIVATE ROADS AND PRIVATE ROADS WHICH DO NOT MEET ECOM STANDARDS WITHIN THE PUD REQUIRES AUTHORIZATION BY THE BOCC.
- THE FOLLOWING TRACTS HAVE BEEN PLANNED FOR USE AS PRIVATE ROADS AND WILL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1:
 - TRACT B: SOLIM GROVE
 - TRACT B: TENEBRIS POINT
 - TRACT B: NOVA VIEW
 - TRACT B: LUX POINT
 - TRACT B: CELESTE HEIGHTS
- ON-STREET PARKING IS NOT PERMITTED ON PRIVATE ROADS WITHIN TRACT 'B' (SOLIM GROVE, TENEBRIS POINT, NOVA VIEW, LUX POINT AND CELESTE HEIGHTS). DESIGNATED PARKING OFF VIA STRIPED GUEST PARKING AREAS WHICH ARE LOCATED WITHIN TRACT 'B' BUT OUTSIDE OF THE PRIVATE ROAD CROSS SECTIONS.
- TRACT 'B' IS TO BE OWNED ENTIRELY BY THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1, TO INCLUDE DETENTION AND LANDSCAPING LOCATED THEREIN. A LICENSE AGREEMENT FOR LANDSCAPE MAINTENANCE AND DETENTION POND MAINTENANCE AGREEMENT SHALL BE ESTABLISHED WITH THE METRO DISTRICT WITH ANY ASSOCIATED FINAL PLATS.
- TRACT 'B' IS TO BE OWNED ENTIRELY BY THE HOMEOWNERS' ASSOCIATION, TO INCLUDE DETENTION AND LANDSCAPING LOCATED THEREIN. A LICENSE AGREEMENT FOR LANDSCAPE MAINTENANCE AND DETENTION POND MAINTENANCE AGREEMENT SHALL BE ESTABLISHED WITH THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1 WITH ANY ASSOCIATED FINAL PLATS.



SITE SPECIFIC NOTES:

- ADDITIONAL DEVELOPMENT DETAILS FOR THE FOLLOWING AREA MAY BE FOUND AT
 - TRACT TABLE DETAILS AND DIAGRAMS (SEE SHEET 4)
 - LOT DETAILS, DRIVEWAYS AND PARKING (SEE SHEET 2)
 - OPEN SPACE AMENITIES (SEE SHEET 6, 7 L4 & L4)
 - STREET, FENCE & SIGN DETAILS (SEE SHEET 3)
 - LANDSCAPE PLAN & DETAILS (SEE SHEETS L1-L4)

TRACT HATCH LEGEND

- | | |
|--|------------------------------|
| | LANDSCAPE/BUFFER TRACT HATCH |
| | OPEN SPACE TRACT HATCH |
| | PRIVATE ROAD TRACT HATCH |

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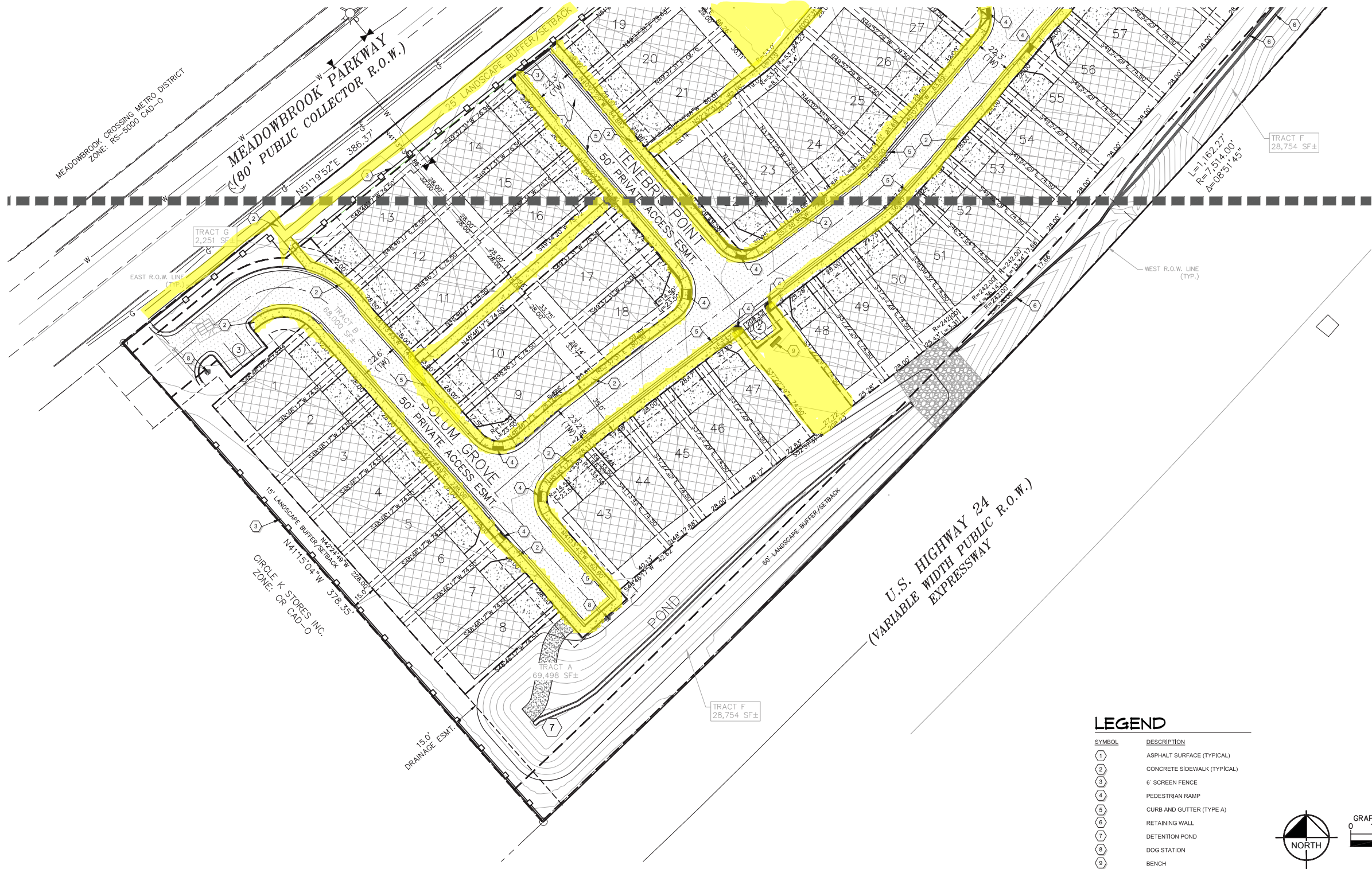
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REVISION NO. BY DATE APPR.

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LEGEND

SYMBOL	DESCRIPTION
(1)	ASPHALT SURFACE (TYPICAL)
(2)	CONCRETE SIDEWALK (TYPICAL)
(3)	6" SCREEN FENCE
(4)	PEDESTRIAN RAMP
(5)	CURB AND GUTTER (TYPE A)
(6)	RETAINING WALL
(7)	DETENTION POND
(8)	DOG STATION
(9)	BENCH



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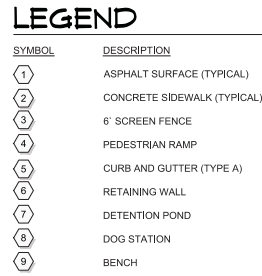
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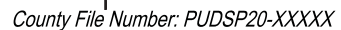
GENE A & JOANN F MEEK
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MEADOWBROOK PARK. MEADOWBROOK PKWY AND HIGHWAY 24

PRELIMINARY LANDSCAPE PLAN

MEADOWBROOK PARK RESIDENTIAL LAYOUT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK**
1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF, REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC., THIS SHALL INCLUDE COMPACTON BY DRIVING OR PARKING INSIDE THE DROPLINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS**
1. GENERAL
- MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
- | MATERIAL | SAMPLE SIZE |
|-------------|--|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL MIX | ONE (1) CUBIC FOOT |
| PLANTS | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |
2. PLANT MATERIALS
- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK (INCLUDED BARK); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE**
1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRAGILE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT (50/50) DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 6.8, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER**
1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER**
1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
- * FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STRIRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER, (AS ALLOWED BY JURISDICTIONAL AUTHORITY).
- N. LAWN SODDING**
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL, PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE
- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRAIDING IF NECESSARY.
- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- O. EDGING**
- a. CONTRACTOR SHALL INSTALL 4"x2" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- P. CLEANUP**
1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- Q. PLANT MATERIAL MAINTENANCE**
1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- R. FINAL INSPECTION AND ACCEPTANCE OF WORK**
1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- S. WARRANTY**
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

LANDSCAPE SETBACKS & BUFFERS:

STREET NAME OR ZONE BOUNDARY:	MEADOWBROOK PW	HWY 24
ZONE DISTRICT BOUNDARY:	NO	NO
STREET CLASSIFICATION:	MINOR ARTERIAL	EXPRESSWAY
SETBACK DEPTH REQUIRED/PROVIDED:	20'/20'	25'/25'
LINEAR FOOTAGE:	788'	1161'
TREE/FEET REQUIRED:	1 / 25	1 / 50'
NUMBER OF TREES REQUIRED/PROVIDED:	32 / 32	23 / 23
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	MP	HW
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%

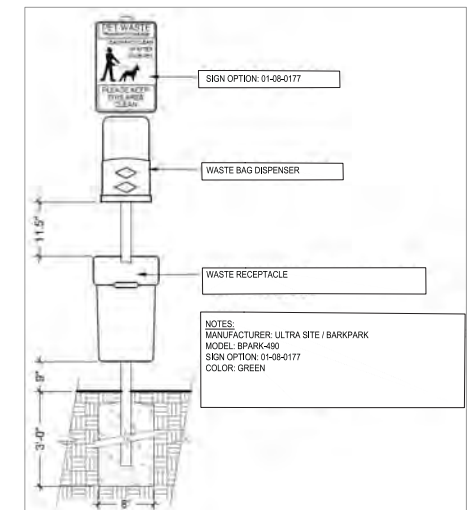
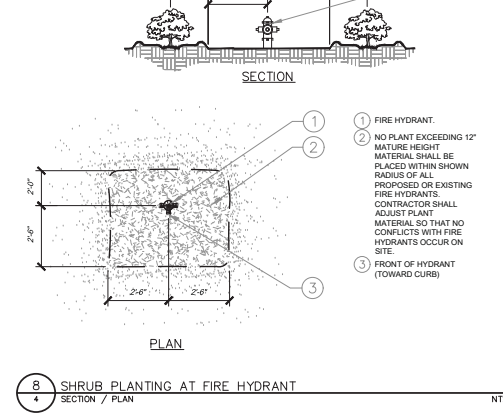
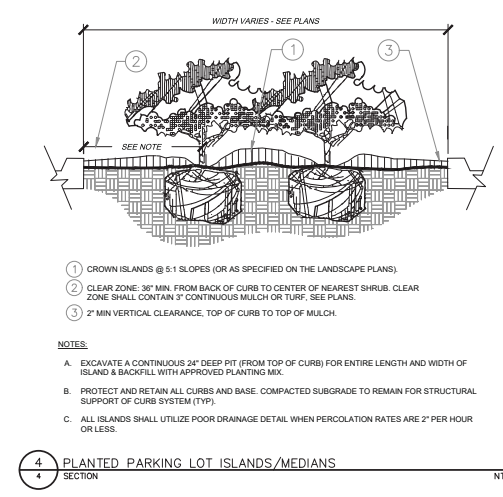
LANDSCAPING SETBACK AND BUFFER:

STREET NAME OR ZONE BOUNDARY:	NORTH SIDE	SOUTH SIDE
ZONE DISTRICT BOUNDARY:	NO	NO
STREET CLASSIFICATION:	NON-ARTERIAL	NON-ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	20'/20'	20'/20'
LINEAR FOOTAGE:	541'	378'
TREE/FEET REQUIRED:	1 / 20'	1 / 20'
NUMBER OF TREES REQUIRED/PROVIDED:	27 / 25	19 / 9
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	20 / 20	100 / 100
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	NS	SS
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%

INTERNAL LANDSCAPING:

NET SITE AREA (AREAS A & C):	348,971 SF (8.01 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL AREA REQUIRED/PROVIDED:	52,345 SF / 131,962 SF
TREE/SQUARE FEET REQUIRED:	1/500
INTERNAL TREES REQUIRED/PROVIDED:	105 / 92
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	130 / 130
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

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MEADOWBROOK PARK. MEADOWBROOK PKWY AND HIGHWAY 24
PRELIMINARY LANDSCAPE PLAN
MEADOWBROOK PARK RESIDENTIAL LAYOUT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH
P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

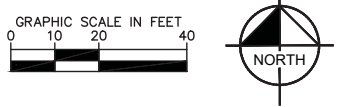
ZONE: RS-5000 CS CAD-O
OWNER: MEADOWBROOK CROSSING METRO DISTR
ADDRESS: 111 S TEJON ST STE 705
COLORADO SPRINGS, CO 80903

ZONE: CR CAD-O
OWNER: CIRCLE K STORES INC
ADDRESS: 1199 S BELTLINE RD STE 160 COPPELL TX, 75019

ZONE: CR CAD-O
OWNER: DEPARTMENT OF TRANSPORTATION
ADDRESS: 4201 E ARKANSAS AVE DENVER CO, 80222

PLANT SCHEDULE

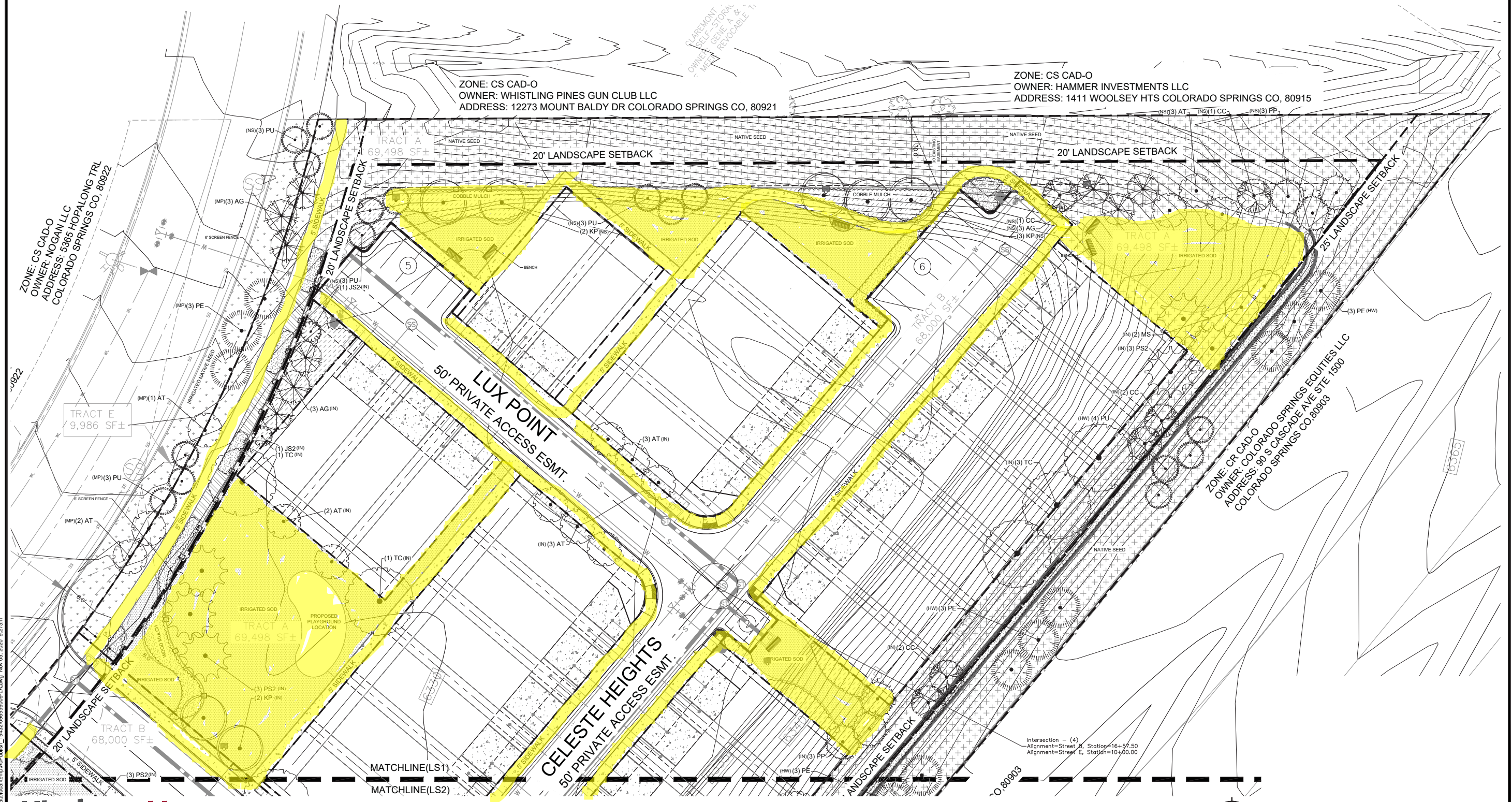
DECIDUOUS TREES							
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL	WIDTH	HEIGHT
AC	2	AESCULUS X CARNEA 'BRIOTII'	BRIOTII RED HORSECHESTNUT	B & B	2" CAL MIN	25'-35'	25'-35'
AG	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2.5" CAL MIN	15'-20'	15'-25'
AT	36	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2.5" CAL MIN	15'-20'	15'-20'
CC	14	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS HAWTHORN	B & B	2.5" CAL MIN	20'-30'	20'-30'
KP	18	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	2.5" CAL MIN	20'-30'	20'-30'
MS	8	MALLUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	2.5" CAL MIN	15'-20'	15'-25'
QB	1	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN	40'-50'	40'-60'
TC	22	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2" CAL MIN	30'-40'	40'-50'
EVERGREEN TREES							
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL	WIDTH	HEIGHT
JS2	8	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	8'-12'	20'-30'
PE	20	PINUS EDULIS	PINON PINE	B & B	6' HGT.	15'-20'	20'-30'
PP	8	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HGT.	30'-40'	60'+
PS2	9	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6' HGT.	20'-30'	35'-50'
PU	30	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HGT.	10'-15'	20'-30'
GROUND COVERS							
CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
COBL A	10,339 SF		3/4" PIONEER GRANITE	COBBLE	4"	YES	PIONEER SAND
COBL B	1,886 SF		1-1/2" TO 2" HORIZON COBBLESTONE	COBBLE	4"	YES	PIONEER SAND
SEED A	15,694 SF		PBSI LOW GROW MIX	SEED			PAWNEE BUTTES SEED INC.
SEED B	66,619 SF		PBSI NATIVE PRAIRIE MIX	SEED			PAWNEE BUTTES SEED INC.
SOD	24,193 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD			
W2	5,550 SF		WOOD MULCH	MULCH	4" DEPTH	YES	C&C SAND



PRELIMINARY LANDSCAPE PLAN MEADOWBROOK PARK RESIDENTIAL LAYOUT

[illegible]

MEADOWBROOK PARK. MEADOWBROOK PKWY AND HIGHWAY 24
PRELIMINARY LANDSCAPE PLAN
MEADOWBROOK PARK RESIDENTIAL LAYOUT
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH
P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Homestead North at Sterling Ranch Phase I Preliminary Plan

Agenda Date: January 13, 2021

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S., Inc. on behalf of SR Land, LLC, for endorsement of the Homestead North at Sterling Ranch Phase I Preliminary Plan, which includes 147 single-family residential lots on 60.62 acres. The property is currently zoned RR-5, but the applicant is concurrently requesting a rezone to RS-6000. It is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses generally north-south through the eastern portion of the property, along the western bank of Sand Creek. Furthermore, the proposed Vollmer Road Bicycle Route is located immediately west of the project location. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future. The property is not located within any candidate open space land, as the Black Forest South Candidate Open Space is located approximately 0.75 miles to the northwest.

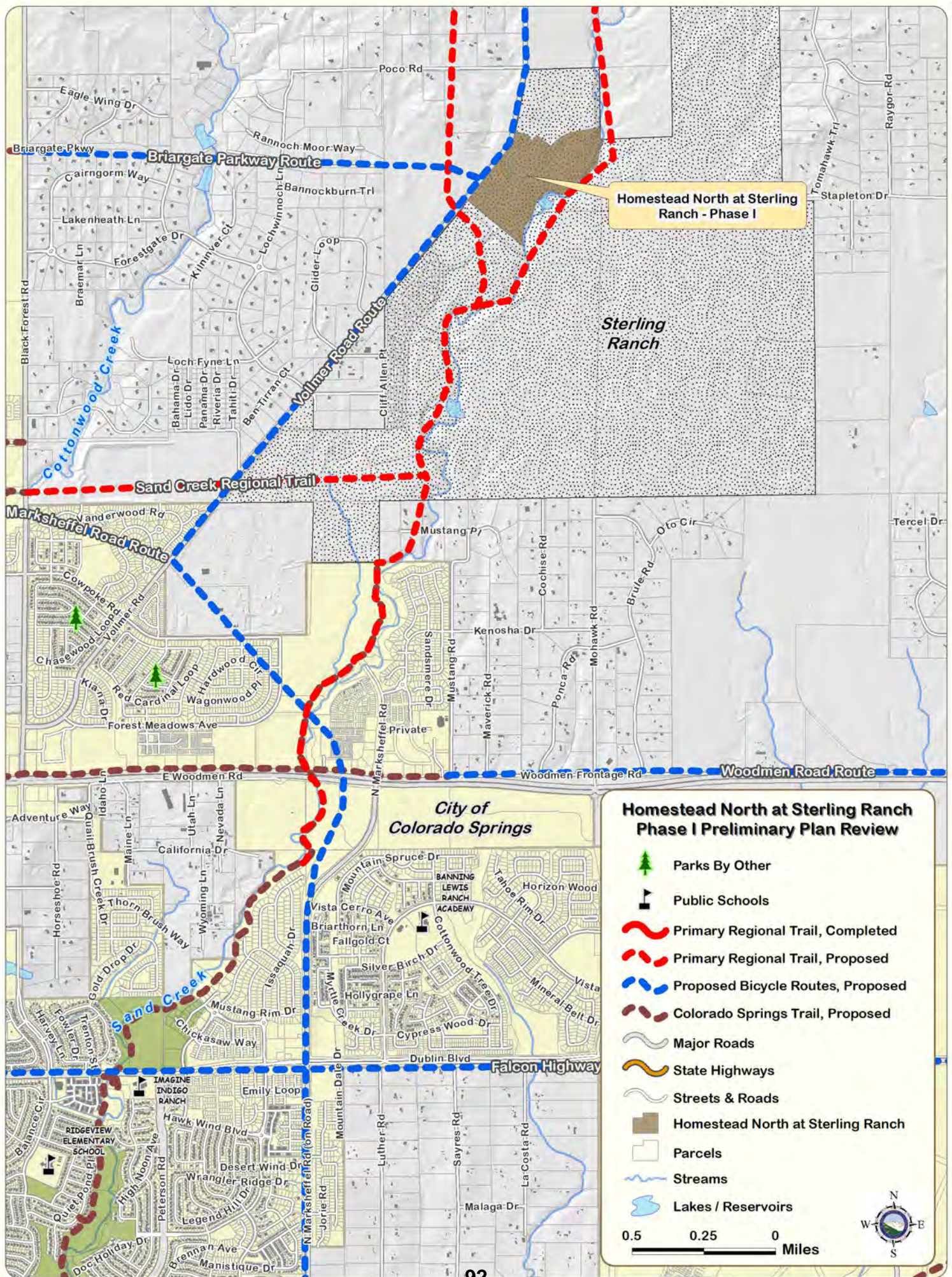
Homestead North at Sterling Ranch Phase I contains 22.27 acres dedicated to open space, parks, trails, and landscape tracts, comprising 37% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. A 0.87-acre neighborhood park is planned for Tract B, while the tract table also lists a park for Tract F, the same tract in which the Sand Creek Regional Trail is located. The exact location for this second park is not identified in the Preliminary Plan or Landscape Plan, although the Sterling Ranch Sketch Plan Amendment shows a park located along Sand Creek. Due to the inclusion of these parks in the Preliminary Plan, the applicant is encouraged to request a Park Lands Agreement to waive urban park fees in exchange for the development of the aforementioned neighborhood recreational opportunities.

The proposed Sand Creek Regional Trail is depicted in the Preliminary Plan, and labeled as "10' County Gravel Trail," although when constructed, the trail will follow EPC Parks Tier I Trail standards with an 8' wide crusher fine trail surface with 2' natural shoulders. The Preliminary Plan also shows concrete sidewalks/trails located adjacent Vollmer Road and the future Briargate Parkway extension. These non-County trails will allow for direct off-street connectivity to the Sand Creek Regional Trail for the residents and visitors of Sterling Ranch.

Due to the location of the Sand Creek Primary Regional Trail within the Homestead North at Sterling Ranch Phase I development, El Paso County Parks staff recommends that the applicant designate, provide, and dedicate to El Paso County a 25-foot trail easement that allows for the construction and maintenance of the regional trail. Furthermore, staff recommends fees in lieu of land dedication for regional and urban park purposes.

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 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).



Development
Application
Permit
Review



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

January 13, 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:	Homestead North at Sterling Ranch Phase I Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-20-008	Total Acreage:	60.62
		Total # of Dwelling Units:	147
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	6.06
SR Land	NES, Inc.	Regional Park Area:	2
20 Boulder Crescent Street	619 North Cascade Avenue	Urban Park Area:	3
Suite 102	Suite 200	Existing Zoning Code:	RR-5
Colorado Springs, CO 80903	Colorado Springs, CO 80903	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.
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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 147 Dwelling Units = 2.852	Neighborhood: 0.00375 Acres x 147 Dwelling Units = 0.55	
Total Regional Park Acres: 2.852	Community: 0.00625 Acres x 147 Dwelling Units = 0.92	
	Total Urban Park Acres: 1.47	
FEE REQUIREMENTS	Urban Park Area: 3	
Regional Park Area: 2	Neighborhood: \$116 / Dwelling Unit x 147 Dwelling Units = \$17,052	
\$467 / Dwelling Unit x 147 Dwelling Units = \$68,649	Community: \$179 / Dwelling Unit x 147 Dwelling Units = \$26,313	
Total Regional Park Fees: \$68,649	Total Urban Park Fees: \$43,365	

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 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).
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Park Advisory Board Recommendation:

HOMESTEAD NORTH PHASE I PRELIMINARY PLAN

LETTER OF INTENT

NOVEMBER, 2020

OWNER/APPLICANT:

SR Land
20 Boulder Crescent St. Suite 102
Colorado Springs, CO. 80903

CONSULTANT:

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

REQUEST

SR Land, LLC. requests approval of the following applications:

1. A Zone Change from RR-5 to RS-6000 for approximately 63.10 acres.
2. A Preliminary Plan for Homestead North; a 147-unit single-family development, 11 tracts for landscaping, drainage and utilities on approximately 60.62 acres.
3. A request for Pre-development site grading and wet utilities for a portion of Homestead North upon staff approval of Preliminary Plan, approximately 26.69 acres. (LDC Chapter 6.2.6 Pre-Development Site Grading)
4. Administrative Approval of subsequent Final Plats.
5. A finding of Water Sufficiency.

LOCATION

Homestead North Phase I is located north of Briargate Parkway, east of Vollmer Road, and west of the Sand Creek channel.



BACKGROUND

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. A rezone of 243.14 acres from RR-5 and I-3 to RS-5000 was approved March 24, 2015. A Preliminary Plan for Phase 1 on 182.26 acres of the RS-5000 zoned parcel was approved May 26, 2015. A Final Plat for Sterling Ranch Filing No. 1 for 134.38 acres was approved February 13, 2018. Subsequently four other plats have been approved within Filing 1 including Homestead Filings 1 & 2 and Branding Iron Filings 1 & 2.

Sterling Ranch Filing No. 2 on 49.64 acres plats the remaining area of the approved Phase 1 Preliminary Plan that lies south and west of Filing No. 1. This completes the connection of Sterling Ranch Phase 1 to Vollmer Road via Marksheffel Road and Sterling Ranch Road. This plat is currently under review.

Sterling Ranch Phase 2 (approx. 75 acres), which is the remaining part of the 243 acres zoned RS-5000, contains 212 single-family lots, ten tracts for landscaping, drainage, and utilities to be completed in multiple filings. This preliminary plan is currently under review.

PROJECT DESCRIPTION/CONTEXT

Homestead North Phase I is the area north of Briargate Parkway and Sterling Ranch Phase 1. The Homestead North Phase I request includes three applications for a zone change from RR-5 to RS-6000 for 63.10 acres, a preliminary plan including 147 units on 60.62 acres, and pre-development site grading and wet utilities for 26.69 acres.

To the south of the project is Sterling Ranch Phase I zoned RS-5000. Phase I includes the Branding Iron and Homestead Filings 1 & 2 with an average gross density of 3.95 acres. To the north and east is the Retreat at Timber Ridge zoned PUD with a gross density of 0.8 du/ac. The PUD has five phases, two of which are adjacent to Sterling Ranch. Phase B to the north includes 29 lots with a minimum lot size of 2.5 ac. Phase D to the east includes 145 lots with a minimum lot size of 12,000 sq. ft. To the west along Vollmer Road is an 88 acres property zoned RR-5. Landscape setbacks are provided along Vollmer Road and Briargate Parkway. The zone change to RS-6000 transitions from the PUD zoning to the north and east and the RR-5 zoning to the west of Vollmer and the RS-5000 zoning to the south. This development continues the urban density approved with the Sterling Ranch Phase I Preliminary Plan through to the urban density approved with the Retreat at Timber Ridge PUD.

Schools: The Branding Iron Filing 2 Plat includes a site for an elementary school which is consistent with the Sketch Plan. Recent discussions with school district 20 indicate that they still have a need for the school site and that the 11.53 acres identified and the proposed location northwest of Sterling Ranch Road and Dines Boulevard is acceptable. A second school site on Briargate Parkway is identified on the sketch plan.

Trails and Open Space: The Preliminary Plan includes an interconnected system of trails and open space. The 6' wide County trail along Sand Creek connects to trails along Briargate Parkway, Vollmer Road, and the trail network south of Briargate Parkway providing a regional trail connection. This system of trails and open space is intended to provide a comprehensive off-street pedestrian circulation system to

supplement the standard sidewalks along streets. Trails and Open Space will be maintained by the Sterling Ranch Metropolitan District.

Traffic: A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for Homestead North (*Homestead North Traffic Impact Study, August 2020*). Access to the project area is provided by two full movement access points one from Briargate Parkway onto the northern portion of Wheatland Drive and another from Vollmer onto Sam Bass Drive. The interim cross section for Vollmer Road between Marksheffel Road and Briargate Parkway will be constructed with this project widening the road to the east side. The interim road improvements would allow for a southbound left-turn lane and northbound right-turn lane at the intersection of Briargate Parkway and Vollmer Road. The project will be part of the 10 mil PID and participate in the Countywide Transportation Improvement Fee Program.

Drainage: The drainage improvements associated with Homestead North Phase I are consistent with the Preliminary Drainage Report. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

Utilities: The property is located within the boundaries of Sterling Ranch Metropolitan District No. 2. water, wastewater, storm water and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2.

Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas.

Roads: Road improvements for Briargate Parkway and Vollmer Road are outlined in this project. The Preliminary Plan interior roadways will be constructed as part of their respective filings.

Geologic Hazards: The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc., dated July 22, 2020.

Floodplain: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the 100-year floodplain.

Wetlands: The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sketch Plan and preserved as a natural feature. The corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail. This Phase of development will not impact the main Sand Creek Channel or existing wetlands.

Wildlife: Wildlife that has been viewed on the site and surrounding areas including rodents, deer, and carnivores. Potential for several species of mammals, rodents, fish, and vegetation is possible but unlikely to be impacted by the project. As development occurs within Sterling Ranch, care will be taken to minimize human and wildlife conflicts within reasonable limits.

Wildfire: The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed as a moderate risk with one small pocket of high risk near the northeast corner.

Districts Serving the Property:

- Academy School District 20
- Mountain View Electric
- City of Colorado Springs Utilities – Gas
- Black Forest Fire Protection District
- Sterling Ranch Metropolitan District No. 2
- El Paso County Conservation District
- Pikes Peak Library District

PROJECT JUSTIFICATION

The relevant County Plans for Sterling Ranch are the County Policy Plan, the Water Master Plan, and the Black Forest Preservation Plan. A detailed analysis of the relationship of the Sterling Ranch Sketch Plan and the goals and objectives of these plans was previously provided with the Sketch Plan. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.

Homestead North is compatible with the approved Sketch Plan. The proposed density is 2.4 du/ac just below the identified 3-5 dwelling units on the Sketch Plan. The Preliminary Plan continues to be in compliance with the County Master Plan and the Black Forest Preservation Plan. The Homestead North Plan is consistent with the Water Master Plan and preserves the Sand Creek Greenway and has clustered development outside of the preservation area.

County Policy Plan

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

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

The proposed development provides an additional housing choice in an urbanizing area. The product is similar in scale and density to the surrounding residential, existing and proposed. Access is provided by Vollmer Road and Briargate Parkway.

Black Forest Preservation Plan Goals & Policies

Goal 3. 2 Give careful consideration to clustering alternatives in areas appropriate for subdivision as a means of preserving more open space, minimizing costs and environmental impacts and promoting aesthetic quality.

Goal 3. 5 Generally support residential development which compliments and enhances the area's terrain, vegetation, and natural resources.

The development is designed to have the lots clustered near Vollmer Road and Briargate Parkway to preserve the Sand Creek Channel. No development is proposed within the 100-year flood plain or the wetlands.

Water Master Plan

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

Sterling Ranch Metro District has sufficient supply and infrastructure in the area to serve this development. The total commitment of the Sterling Ranch System includes 1,087.5 SFE in the Sterling Ranch Service Area and 167 SFE in the Retreat service area. The total Sterling commitments stand at 442.52 acre-feet and available supply is now 697.39 acre-feet.

The Sterling Ranch System includes both decrees and determinations. Local groundwater rights are associated with three service area portions; Sterling Ranch, The Retreat, and The Ranch. The system includes a central system and some well and septic systems. The Water Resources report primarily focuses on the central supply and does not include the 41 rural style lots in the Retreat served by wells in the calculations.

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

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will

require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections.”

Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the project demand is 6,403-acre feet. The 2060 water supply is projected to be 8,284-acre feet per year and the projected demand is 8,307-acre feet.

The Sterling Ranch System is expected to serve 3,710 single-family equivalent (SFE) homes in the year 2040 requiring 1,310 annual acre-feet. In the year 2060 the system is expected to serve 7,310 single-family equivalent homes requiring 2,580-acre feet per year.

In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC. And the Bar X Water. In addition to adding off-site sources, additional priority is to acquire and invest in additional renewable water supplies. Future supply has been contracted for and implementation is under way. A substantial amount of Not Non-tributary water is available on the Sterling Ranch site and is the purpose of a pending augmentation plan. This water rights case will result in a gain of 9,215 acre-feet of water. This case is expected to be needed by 2029 and expected to be completed by 2022. This provides adequate service for the development of 1,828 SFE. Beyond the 1,828 will require the completion of the Bar X Northern Delivery Project providing physical and legal water to Sterling.

The Sterling System has opportunity to connect with both the Cherokee Metro District and Woodmen Hills Metro District storage and delivery facilities. Sterling wastewater is discharged into the Meridian System which in turn has potential to convert some reusable flows to available physical supplies

Section 5.3.5.B: Map Amendment (Rezoning) Criteria

The project is compatible with applicable plans, applicable provisions, adjacent land uses and zones. The site is suitable for the proposed RS-6000 zoning, providing a transition to adjacent zones and preserving the Sand Creek Channel. Homestead North is compatible with the approved Sketch Plan. The proposed density is 2.4 du/ac just below the identified 3-5 dwelling units on the Sketch Plan. As there have been no changes to the relevant County Plans since these approvals, the Preliminary Plan continues to be in compliance with the County Master Plan and the Black Forest Preservation Plan. The Homestead North plan is consistent with the Water Master Plan and preserves the Sand Creek Greenway and has clustered development outside of the preservation area.

Preliminary Plan Review Criteria Chapter 7.2.1.D.2.e

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

As stated previously, the project is in conformance with approved plans.

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

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. Land use compatibility with this purpose is determined through zoning. This subdivision is consistent with RS-6000 zoning and the approved Sketch Plan.

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

The subdivision design standards are met and the subdivision is compatible with the approved Sterling Ranch Sketch 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;

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by Sterling Ranch Metropolitan District and the Water Resources Report provided by JDS Hydro.

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;

Public sewage disposal is addressed in the Wastewater Treatment Report provided by JDS Hydro.

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

Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. These matters are addressed in the Geohazard Evaluation Report prepared by Entech Engineering Inc., dated June 25, 2020.

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

These matters are addressed in the Preliminary Drainage Report prepared by JR Engineering.

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

All lots will be accessible by new public streets that comply with the LDC and ECM except where deviations are requested to the radius and the site distance of the knuckles. Street names have been approved by El Paso–Teller County 911 Authority.

9. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY

a. INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

The Sand Creek drainage way is identified on the original 2008 Sketch Plan and preserved as a natural feature. The corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail east of this Homestead North area. A 404 Permit was issued in 2016 authorizing work and channel improvements within the main stem of the Sand Creek and the development impact on the jurisdictional wetlands.

b. 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 provisions are made in this regard in accordance with the Sketch Plan and surrounding area. Sidewalks are incorporated along the roadways for pedestrian connectivity. A County Regional Trail connection is provided along the east portion of the site along Sand Creek and provides pedestrian and bicycle connections to trails within Sterling Ranch and future trails to the south. A trail connection is shown along the north side of Briargate Parkway to connect the regional trail and the overall Sterling Ranch development. Local streets are accessed from a network of arterial roads and provide access to the individual lots. Sterling Ranch Metro District provides cost effective delivery of water and wastewater services.

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

As necessary, appropriate landscaping setbacks and/or buffers are provided as required by the LDC. This plan incorporates a 25-foot Landscape setback on Briargate Parkway and Vollmer Road.

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

The Sand Creek drainage way is identified on the original 2008 Sketch Plan and preserved as a natural feature. The corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail east of this Homestead North area. A 404 Permit was issued in 2016 authorizing work and channel improvements within the main stem of the Sand Creek and the development impact on the jurisdictional wetlands.

e. 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 Impact Study prepared by LSC identifies the improvements for the surrounding roadways. The report demonstrates no negative impact to existing conditions in the area. The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on existing service and facilities.

10. NECESSARY SERVICES, INCLUDING POLICE AND PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEM, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

Water and sanitary sewer service are to be provided by Sterling Ranch Metropolitan District. Electric Service is provided by Mountain View Electric Association Inc. The site is entirely within Colorado Springs Utility territory for natural gas services. The required Will Serve letters are included with the submittal. Recreation opportunities are provided through trail connections and preserved open space along the Sand Creek Greenway.

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

The site lies within the Black Forest Fire Rescue Protection District. A Fire Protection Report and Fire Commitment Letter is included with this submittal.

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

The proposed subdivision meets the applicable sections of these parts of the Code.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 27, SECTION 28 AND SECTION 33, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2005" AT THE NORTHEAST CORNER AND BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11654" AT THE SOUTHEAST CORNER, SAID LINE BEING ASSUMED TO BEAR S91°30'51"W.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, S89°29'10"W A DISTANCE OF 1,191.33 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING SIX (6) COURSES:

1. S19°42'21"W A DISTANCE OF 184.86 FEET;
2. S32°15'45"W A DISTANCE OF 71.66 FEET;
3. S41°47'15"W A DISTANCE OF 86.37 FEET;
4. S14°57'52"W A DISTANCE OF 155.36 FEET;
5. S03°04'57"E A DISTANCE OF 208.19 FEET;
6. S05°19'07"E A DISTANCE OF 22.87 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY AND ITS EXTENSION;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N00°26'12"W A DISTANCE OF 1,399.51 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY (20) COURSES:

1. N39°33'48"E A DISTANCE OF 1,161.81 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N51°21'08"W, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 14°22'00" AND AN ARC LENGTH OF 218.17 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°16'19"W, HAVING A RADIUS OF 814.82 FEET, A CENTRAL ANGLE OF 12°28'32" AND AN ARC LENGTH OF 177.42 FEET, TO A POINT OF NON-TANGENT;
4. S76°13'20"E A DISTANCE OF 185.19 FEET;
5. S76°20'29"E A DISTANCE OF 50.09 FEET;
6. S11°07'11"W A DISTANCE OF 3.91 FEET;
7. S20°05'15"E A DISTANCE OF 68.42 FEET;
8. S51°17'41"E A DISTANCE OF 52.77 FEET;
9. N38°42'18"E A DISTANCE OF 130.03 FEET;
10. S51°16'53"E A DISTANCE OF 128.03 FEET;
11. S51°17'40"E A DISTANCE OF 80.48 FEET;
12. S51°18'16"E A DISTANCE OF 124.15 FEET;
13. S63°15'15"E A DISTANCE OF 10.26 FEET;
14. N39°48'59"E A DISTANCE OF 110.92 FEET;
15. N48°27'49"E A DISTANCE OF 87.13 FEET;
16. N65°08'31"E A DISTANCE OF 87.13 FEET;
17. N63°30'08"E A DISTANCE OF 87.13 FEET;
18. N71°09'48"E A DISTANCE OF 87.13 FEET;
19. N79°01'26"E A DISTANCE OF 79.85 FEET;
20. N79°16'16"E A DISTANCE OF 441.05 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID WEST LINE, S00°53'15"E A DISTANCE OF 220.84 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, N67°34'53"E A DISTANCE OF 73.60 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. S04°00'08"W A DISTANCE OF 38.86 FEET;
2. S23°30'33"W A DISTANCE OF 96.02 FEET;
3. S17°58'09"W A DISTANCE OF 105.84 FEET;
4. S07°20'33"W A DISTANCE OF 248.45 FEET;
5. S27°44'47"W A DISTANCE OF 82.16 FEET;
6. S51°16'10"W A DISTANCE OF 361.44 FEET;
7. S29°35'35"W A DISTANCE OF 198.68 FEET;
8. S56°05'51"W A DISTANCE OF 68.55 FEET;
9. S51°10'06"W A DISTANCE OF 86.23 FEET;
10. S62°29'37"W A DISTANCE OF 85.03 FEET;
11. N62°52'49"W A DISTANCE OF 82.74 FEET;
12. N63°10'02"W A DISTANCE OF 59.72 FEET, TO A POINT OF NON-TANGENT CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°32'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 60°07'59" AND AN ARC LENGTH OF 50.25 FEET, TO A POINT OF REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 208.41 FEET, A CENTRAL ANGLE OF 21°27'48" AND AN ARC LENGTH OF 78.07 FEET, TO A POINT OF REVERSE CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.46 FEET, A CENTRAL ANGLE OF 80°34'40" AND AN ARC LENGTH OF 127.39 FEET, TO A POINT OF TANGENT;
16. S12°28'27"W A DISTANCE OF 90.70 FEET;
17. S87°04'53"W A DISTANCE OF 91.55 FEET;
18. S01°04'54"W A DISTANCE OF 49.42 FEET;
19. S27°12'58"W A DISTANCE OF 75.48 FEET;
20. S12°38'34"W A DISTANCE OF 55.41 FEET;
21. S19°42'21"W A DISTANCE OF 0.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,840,883 SQUARE FEET OR 65.0263 ACRES.

HOMESTEAD NORTH PHASE 1
EL PASO COUNTY, COLORADO
PRELIMINARY PLAN
SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



1 OVERALL SITE
S1

FEMA FLOODPLAIN NOTE

1. Floodplain Statement: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018. The reminder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

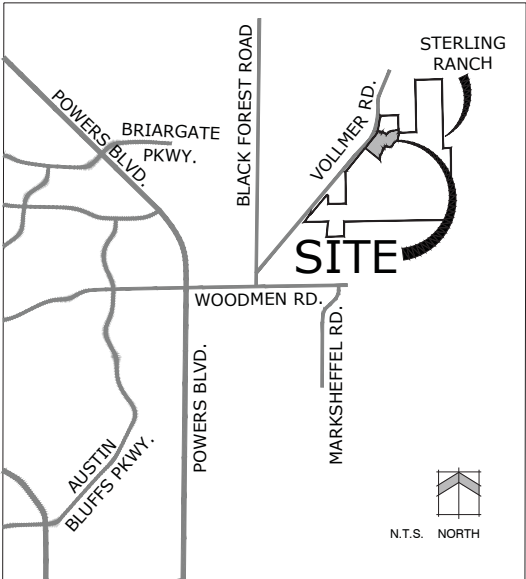
GEOLOGIC HAZARD DISCLOSURE STATEMENT

The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report prepared by Entech Engineering Inc., dated July 22, 2020. These reports are held in the Sterling Ranch Homestead North Phase 1 Preliminary Plan File (xxxxx) at the El Paso County Planning and Community Development Department.

- Potential Shallow Seasonal Groundwater (Lots 4-9,16-19,58-61,68-73, 103-104, 109-113, 118-120, 124-125, 131-136 and 137-147)

These conditions can be mitigated by special foundation design.

VICINITY MAP



SITE DATA

OWNER:
SR LAND LLC.
20 BOULDER CRESCENT ST STE 102
COLORADO SPRINGS CO 80903-3300

PREPARED BY:
NES INC.
619 N. CASCADE AVE STE 200
COLORADO SPRINGS CO 80903

Tax ID Number: 5228000030

Sketch Plan: SKP 18-003 (Approved 2018)

Current Zoning: RR-5

Proposed Zoning: RS-6000

Development Schedule: Spring 2021

Proposed Land Use: Single Family Residential

Land Use

Lots:	23.36 ac - 147 Lots (39%)
Tracts:	22.27 ac (37%)
R.O.W.:	14.993 ac (24%)
Total Area:	60.623 ac
Density:	2.4 du/ac

Landscape Setbacks:

-Briargate Parkway:	25'
-Vollmer Road:	20'

Zoning Density & Dimensional Standards

Zone	Min. Lot Size	Max. Building Height	Max Lot Coverage	Minimum Lot Width at front setback line	Front Building Setback	Side Building Setback	Rear Building Setback
RS-6000	6,000 SF	35'	40% / 45%	50'	25'	5'	25'

SHEET INDEX

SHEET 1 of 15: COVER SHEET
SHEET 2 of 15: LEGAL PLAN
SHEET 3 of 15: TRACT EXHIBIT & ADJACENT PROPERTY OWNERS
SHEET 4 of 15: PRELIMINARY SITE PLAN
SHEET 5 of 15: PRELIMINARY SITE PLAN
SHEET 6 of 15: PRELIMINARY SITE PLAN
SHEET 7 of 15: PRELIMINARY GRADING PLAN
SHEET 8 of 15: PRELIMINARY GRADING PLAN
SHEET 9 of 15: PRELIMINARY GRADING PLAN
SHEET 10 of 15: PRELIMINARY UTILITIES PLAN
SHEET 11 of 15: PRELIMINARY UTILITIES PLAN
SHEET 12 of 15: PRELIMINARY UTILITIES PLAN
SHEET 13 of 15: LANDSCAPE DETAILS & NOTES
SHEET 14 of 15: LANDSCAPE PLAN
SHEET 15 of 15: LANDSCAPE PLAN

Land Planning
Landscape
Architecture
Urban Design



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

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Fax 719.471.0267

www.nescolorado.com

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STERLING RANCH
HOMESTEAD
NORTH PHASE 1

PRELIMINARY PLAN

EL PASO COUNTY, CO

ENTITLEMENT

DATE: BY: DESCRIPTION:

COVER SHEET

1 OF 15

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 27, SECTION 28 AND SECTION 33, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED 'LS 10376 2006' AT THE NORTHEAST CORNER AND BY A 2-1/2" ALUMINUM CAP STAMPED 'LS 11624' AT THE SOUTHEAST CORNER, SAID LINE BEING ASSUMED TO BEAR S89°29'10"W.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, S89°29'10"W A DISTANCE OF 1,191.33 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING SIX (6) COURSES:

1. S19°42'21"W A DISTANCE OF 184.86 FEET;
2. S32°15'45"W A DISTANCE OF 71.66 FEET;
3. S41°47'19"W A DISTANCE OF 88.37 FEET;
4. S14°57'52"W A DISTANCE OF 155.36 FEET;
5. S03°04'57"E A DISTANCE OF 208.19 FEET;
6. S05°19'07"E A DISTANCE OF 22.87 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY AND ITS EXTENSION;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N50°26'12"W A DISTANCE OF 1,399.51 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWENTY (20) COURSES:

1. N39°33'48"E A DISTANCE OF 1,161.81 FEET, TO A POINT OF NON-TANGENT CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N51°21'08"W, HAVING A RADIUS OF 870.00 FEET, A CENTRAL ANGLE OF 14°22'05" AND AN ARC LENGTH OF 218.17 FEET, TO A POINT OF NON-TANGENT CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°16'19"W, HAVING A RADIUS OF 814.82 FEET, A CENTRAL ANGLE OF 12°28'32" AND AN ARC LENGTH OF 177.42 FEET, TO A POINT OF NON-TANGENT CURVE;
4. S76°13'25"E A DISTANCE OF 185.19 FEET;
5. S76°20'29"E A DISTANCE OF 90.05 FEET;
6. S11°07'11"W A DISTANCE OF 3.91 FEET;
7. S20°05'15"E A DISTANCE OF 68.42 FEET;
8. S51°17'41"E A DISTANCE OF 52.77 FEET;
9. N38°42'19"E A DISTANCE OF 130.03 FEET;
10. S51°16'53"E A DISTANCE OF 128.03 FEET;
11. S51°17'40"E A DISTANCE OF 80.48 FEET;
12. S51°18'16"E A DISTANCE OF 124.15 FEET;
13. S63°15'15"E A DISTANCE OF 10.26 FEET;
14. N38°48'59"E A DISTANCE OF 110.92 FEET;
15. N48°27'49"E A DISTANCE OF 87.13 FEET;
16. N56°08'31"E A DISTANCE OF 87.13 FEET;
17. N63°35'09"E A DISTANCE OF 87.13 FEET;
18. N71°08'48"E A DISTANCE OF 87.13 FEET;
19. N76°01'26"E A DISTANCE OF 79.85 FEET;
20. N79°18'16"E A DISTANCE OF 441.05 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID WEST LINE, S00°53'15"E A DISTANCE OF 220.84 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, N87°34'53"E A DISTANCE OF 73.60 FEET;

THENCE DEPARTING SAID NORTH LINE, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. S04°00'08"W A DISTANCE OF 38.86 FEET;
2. S23°30'33"W A DISTANCE OF 96.02 FEET;
3. S17°58'09"W A DISTANCE OF 105.84 FEET;
4. S07°20'33"W A DISTANCE OF 248.45 FEET;
5. S27°44'47"W A DISTANCE OF 82.16 FEET;
6. S51°16'10"W A DISTANCE OF 361.44 FEET;
7. S29°35'35"W A DISTANCE OF 198.68 FEET;
8. S56°06'51"W A DISTANCE OF 68.55 FEET;
9. S51°10'06"W A DISTANCE OF 86.23 FEET;
10. S82°29'37"W A DISTANCE OF 85.63 FEET;
11. N82°52'49"W A DISTANCE OF 82.74 FEET;
12. N63°10'02"W A DISTANCE OF 59.72 FEET, TO A POINT OF NON-TANGENT CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°33'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 66°07'59" AND AN ARC LENGTH OF 50.25 FEET, TO A POINT OF REVERSE CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 208.41 FEET, A CENTRAL ANGLE OF 21°27'48" AND AN ARC LENGTH OF 78.07 FEET, TO A POINT OF REVERSE CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.46 FEET, A CENTRAL ANGLE OF 85°24'40" AND AN ARC LENGTH OF 127.39 FEET, TO A POINT OF TANGENT;
16. S12°28'27"W A DISTANCE OF 90.70 FEET;
17. S87°04'53"W A DISTANCE OF 91.55 FEET;
18. S01°04'54"W A DISTANCE OF 49.42 FEET;
19. S27°12'58"W A DISTANCE OF 75.48 FEET;
20. S12°38'34"W A DISTANCE OF 55.41 FEET;
21. S19°42'21"W A DISTANCE OF 0.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,640.883 SQUARE FEET OR 60.6263 ACRES.

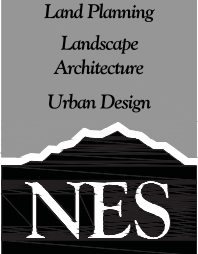
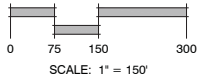
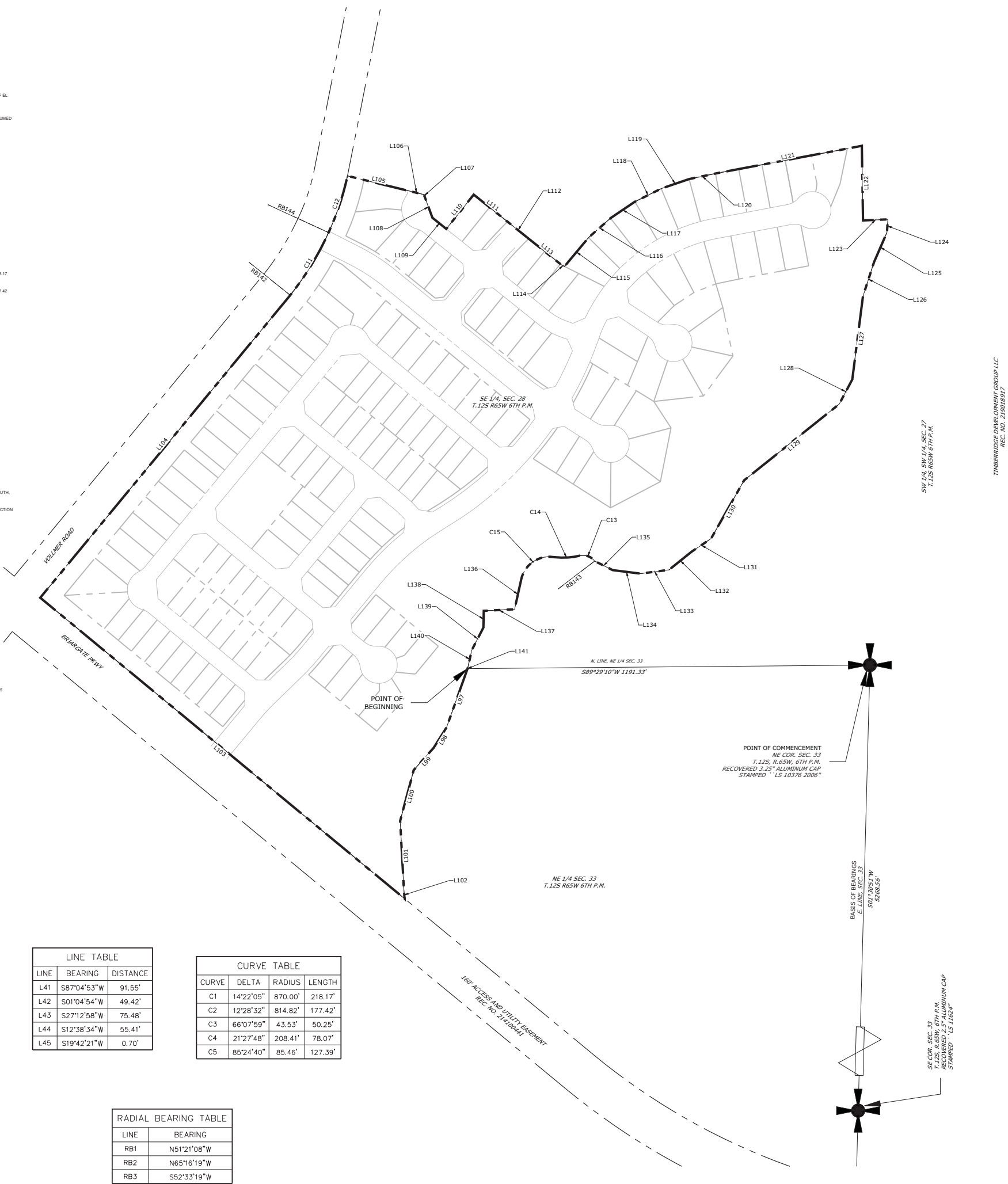
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S19°42'21"W	184.86'
L2	S32°15'45"W	71.66'
L3	S41°47'19"W	88.37'
L4	S14°57'52"W	155.36'
L5	S03°04'57"E	208.19'
L6	S05°19'07"E	22.87'
L7	N50°26'12"W	1399.51'
L8	N39°33'48"E	1161.81'
L9	S76°13'25"E	185.19'
L10	S76°20'29"E	50.05'
L11	S11°07'11"W	3.91'
L12	S20°05'15"E	68.42'
L13	S51°17'41"E	52.77'
L14	N38°42'19"E	130.03'
L15	S51°16'53"E	128.03'
L16	S51°17'40"E	80.48'
L17	S51°18'16"E	124.15'
L18	S63°15'15"E	10.26'
L19	N39°48'59"E	110.92'
L20	N48°27'49"E	87.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N55°58'31"E	87.13'
L22	N63°35'09"E	87.13'
L23	N71°09'48"E	87.13'
L24	N78°01'26"E	79.85'
L25	N79°18'16"E	441.05'
L26	S00°53'15"E	220.84'
L27	N87°34'53"E	73.60'
L28	S04°00'08"W	38.86'
L29	S23°30'33"W	96.02'
L30	S17°58'09"W	105.84'
L31	S07°20'33"W	248.45'
L32	S27°44'47"W	82.16'
L33	S51°16'10"W	361.44'
L34	S29°35'35"W	198.68'
L35	S56°06'51"W	68.55'
L36	S51°10'06"W	86.23'
L37	S82°29'37"W	85.63'
L38	N82°52'49"W	82.74'
L39	N63°10'02"W	59.72'
L40	S12°28'27"W	90.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S87°04'53"W	91.55'
L42	S01°04'54"W	49.42'
L43	S27°12'58"W	75.48'
L44	S12°38'34"W	55.41'
L45	S19°42'21"W	0.70'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	14°22'05"	870.00'	218.17'
C2	12°28'32"	814.82'	177.42'
C3	66°07'59"	43.53'	50.25'
C4	21°27'48"	208.41'	78.07'
C5	85°24'40"	85.46'	127.39'

RADIAL BEARING TABLE	
LINE	BEARING
RB1	N51°21'08"W
RB2	N65°16'19"W
RB3	S52°33'19"W



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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STERLING RANCH
HOMESTEAD
NORTH PHASE 1

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

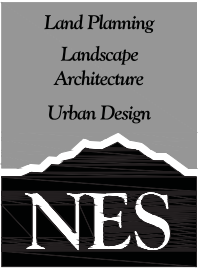
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LEGAL PLAN

ADJACENT OWNERS TABLE:

	Name	Mailing Address	City, State, Zip
1	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
2	JAYNES JOHN R	8455 POLO RD	COLORADO SPRINGS CO, 80908
	JAYNES AMIEE R LIVING TRUST, JAYNES KENNETH HENRY, MCCOLLOR JANE L, MANITOU SPRINGS CITY OF, JAYNES JOHN R		
3		524 ONATE PL UNIT C	SANTA FE NM, 87501
4	SR COMMERCIAL LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
5	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
6	MORLEY-BENTLEY INVESTMENTS LLC, TRADER VICS INVESTMENTS LP	20 BOULDER CRESCENT ST STE 100	COLORADO SPRINGS CO, 80903
7	TIMBERRIDGE DEVELOPMENT GROUP LL	2138 FLYING HORSE CLUB DR	COLORADO SPRINGS CO, 80921



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STERLING RANCH
HOMESTEAD
NORTH PHASE 1
PRELIMINARY PLAN
EL PASO COUNTY, CO

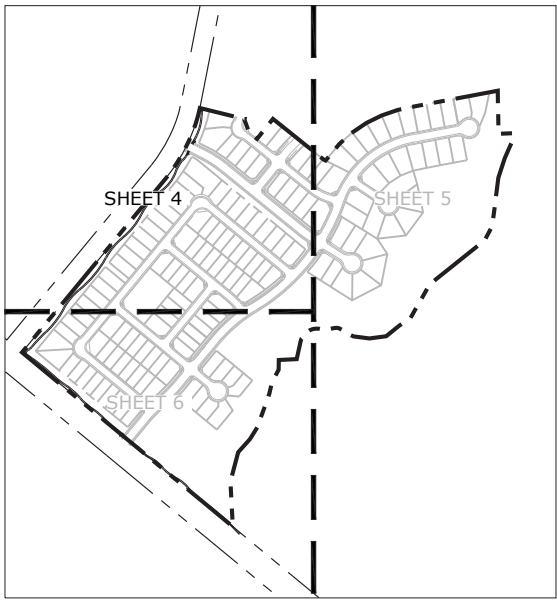
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TRACT EXHIBIT & ADJACENT OWNERS

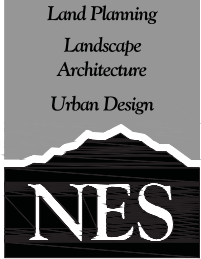
SHEET KEY MAP



ZONE: RR-5
USE: MOBILE ON OWNED LAND
OWNER: JAYNES AMIEE R LIVING TRUST, JAYNES KENNETH HENRY, MCCOLLOR JANE E, MANITOU SPRINGS CITY OF, JAYNES JOHN R
SUB: UNPLATTED

ZONE: RR-5
USE: SINGLE FAMILY RESIDENTIAL
OWNER: JOHN R. JAYNES
SUB: UNPLATTED

ZONE: RR-5
USE: VACANT
OWNER: SR LAND LLC
SUB: UNPLATTED



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NORTH PHASE 1

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EL PASO COUNTY, CO

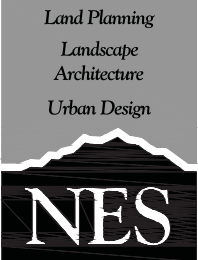
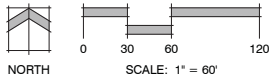
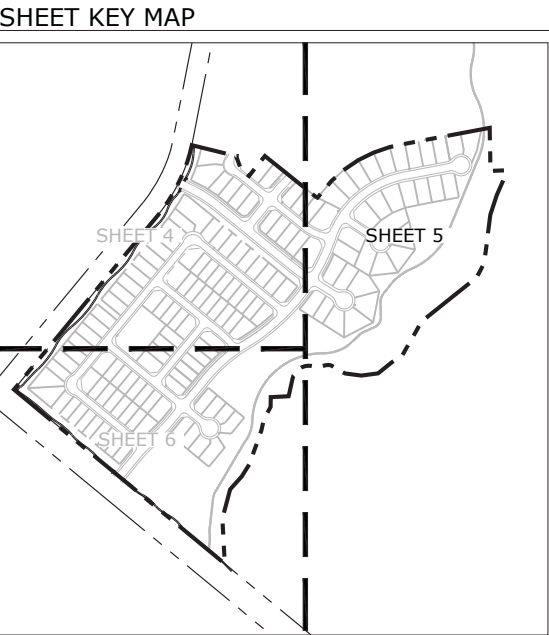
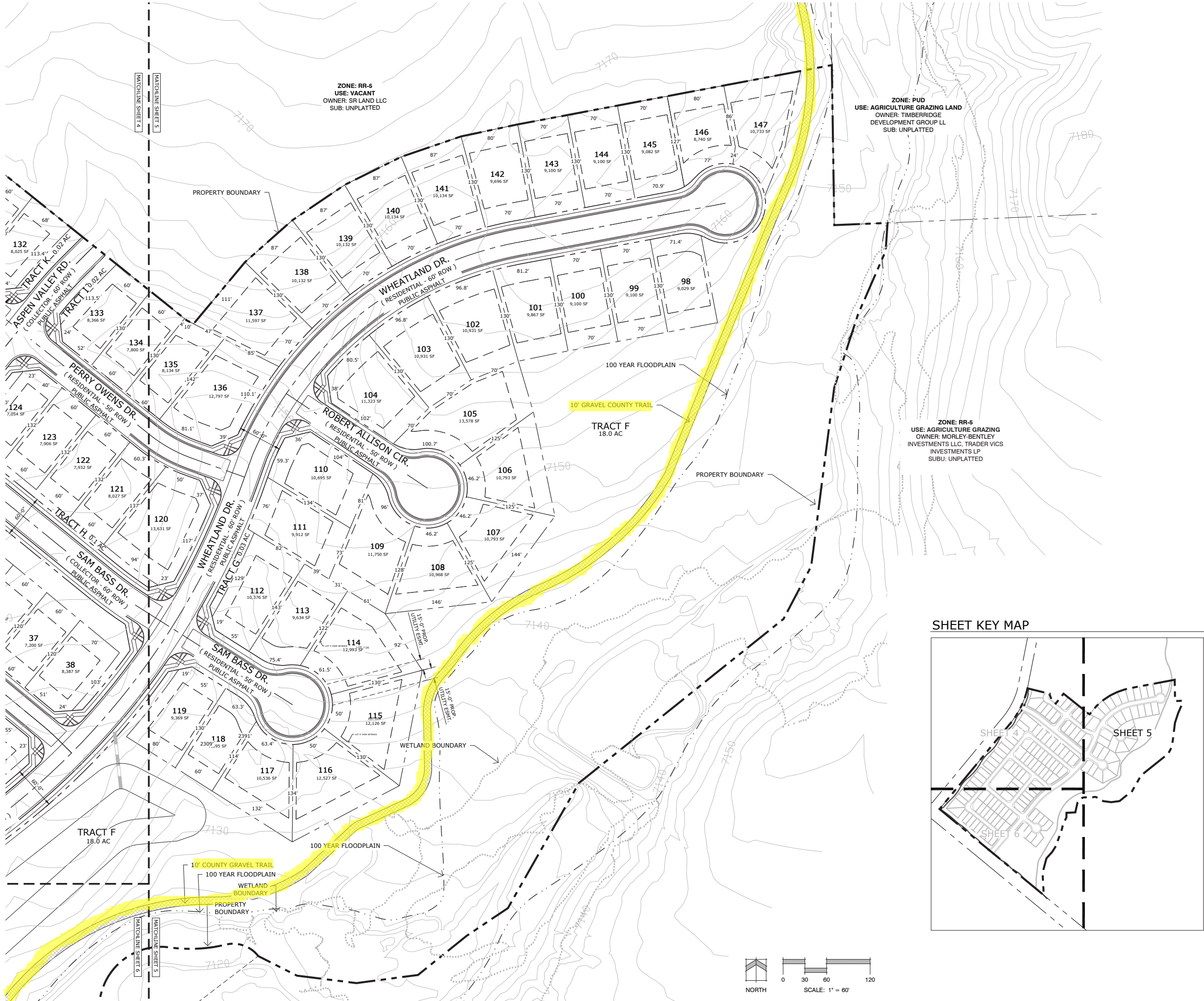
DATE: 09.15.2020
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DATE:	BY:	DESCRIPTION:

PRELIMINARY
SITE PLAN

4 OF 15



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**STERLING RANCH
HOMESTEAD
NORTH PHASE 1**
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN

ENTITLEMENT

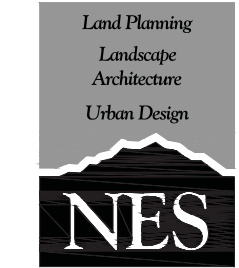
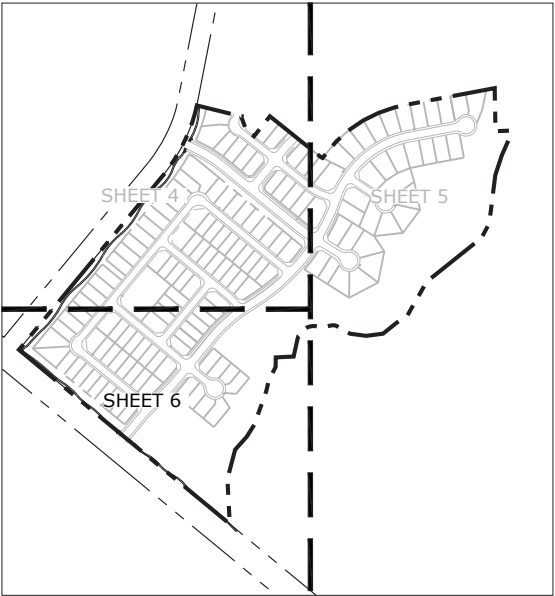
DATE:	BY:	DESCRIPTION:

**PRELIMINARY
SITE PLAN**

P:\Working\SR Homestead Filing\3\Drawings\Planning\Develop\SR Homestead North_ PR.dwg [Sheet 6] 9/14/2020 12:11:32 PM Ben



SHEET KEY MAP



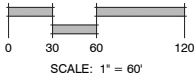
STERLING RANCH
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NORTH PHASE 1
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 09.15.2020
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PREPARED BY: B. ITEN

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DATE: BY: DESCRIPTION:

PRELIMINARY
SITE PLAN



HOMESTEAD NORTH PHASE 1

EL PASO COUNTY, COLORADO PRELIMINARY PLAN

SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

Landscape Setbacks

See Code Section/Policy 320 &317

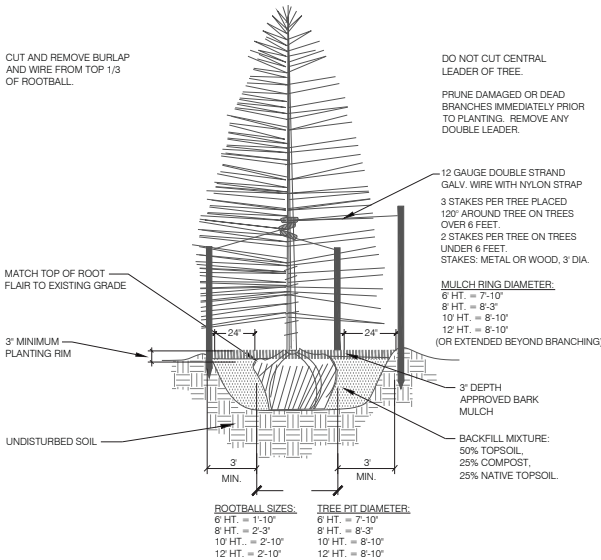
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Briargate Parkway	Principal Arterial	25	1,431	1 / 20'	71/67
Vollmer Road	Minor Arterial	20	1,230	1 / 25'	49/45
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
30/30	0/0	BP	75% / 75%		
50/50	0/0	VR	75% / 75%		

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	48	Acer grandidentatum / Bigtooth Maple	30'	30'	3" Cal.	B&B
	Ccr	24	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B
	Mxh	24	Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pcl	67	Pinus contorta latifolia / Lodgepole Pine	70'	15'	8' HT	B&B
	Pfl	9	Pinus flexilis / Limber Pine	50'	30'	6' HT	B&B
	Ppo	20	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cse	15	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT
	Jta	26	Juniperus sabinia 'Tamariscifolia' / Tamarix Savin Juniper	6'	8'	5 GAL	CONT
	Pod	25	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	8'	8'	5 GAL	CONT
	PM	24	Pinus mugo 'Mops' / Mugo Pine	4'	4'	5 GAL	CONT
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Srf	48	Solidago rugosa 'Fireworks' / Wrinkleleaf Goldenrod	3'	2'	1 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	273	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	1 GAL	CONT
	Pvm	100	Panicum virgatum / Switch Grass	4'	1.5'	1 GAL	CONT

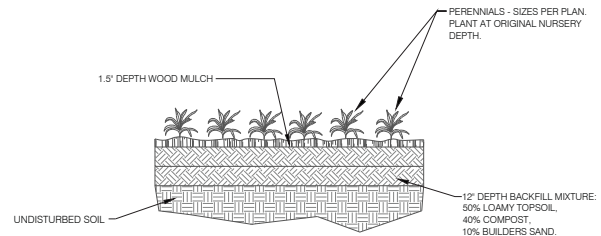
GROUND COVER LEGEND

	CEDAR WOOD MULCH
	TALL NATIVE GRASS UPLAND NATIVE SEED MIX
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX
	COBBLE



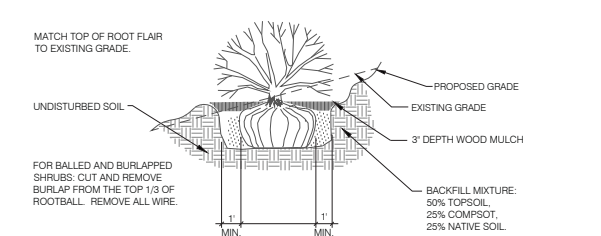
CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



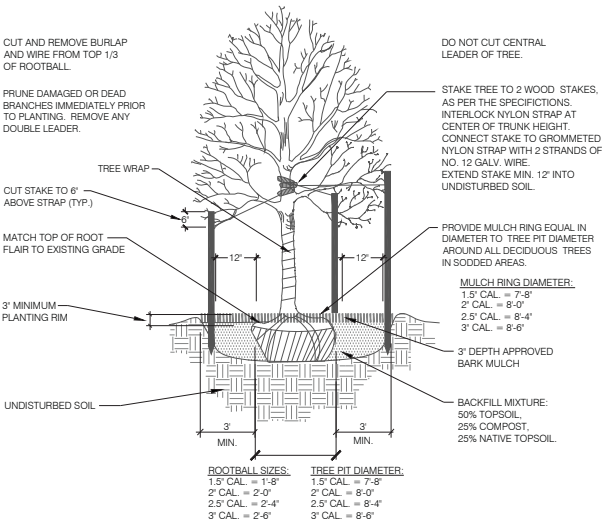
PERENNIAL / GROUND COVER PLANTING

SCALE: NOT TO SCALE



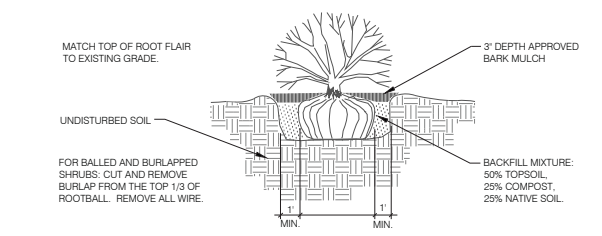
SHRUB PLACEMENT ON SLOPES

SCALE: NOT TO SCALE



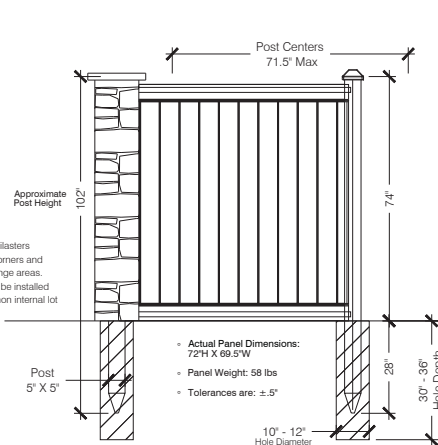
DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE

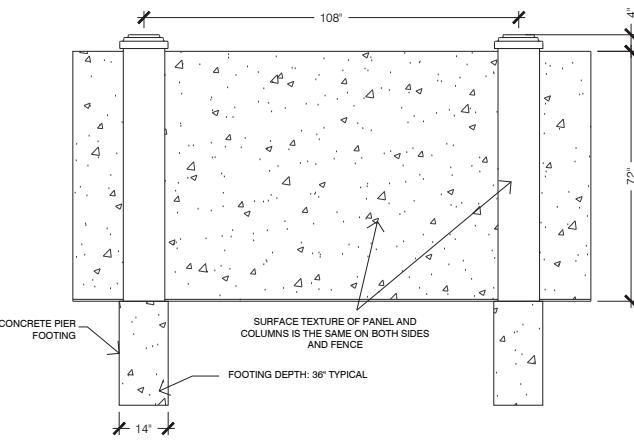


NOTES:

- Stone veneer pilasters located at all corners and directional change areas.
- Vinyl fencing to be installed along all common internal lot lines.

VINYL FENCE

SCALE: NOT TO SCALE



6' CONCRETE BLOCK WALL

SCALE: NOT TO SCALE

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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STERLING RANCH HOMESTEAD NORTH

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN & N. BROWER


ENTITLEMENT


DATE:	BY:	DESCRIPTION:


LANDSCAPE NOTES & DETAILS


13 OF 15

GROUND COVER LEGEND

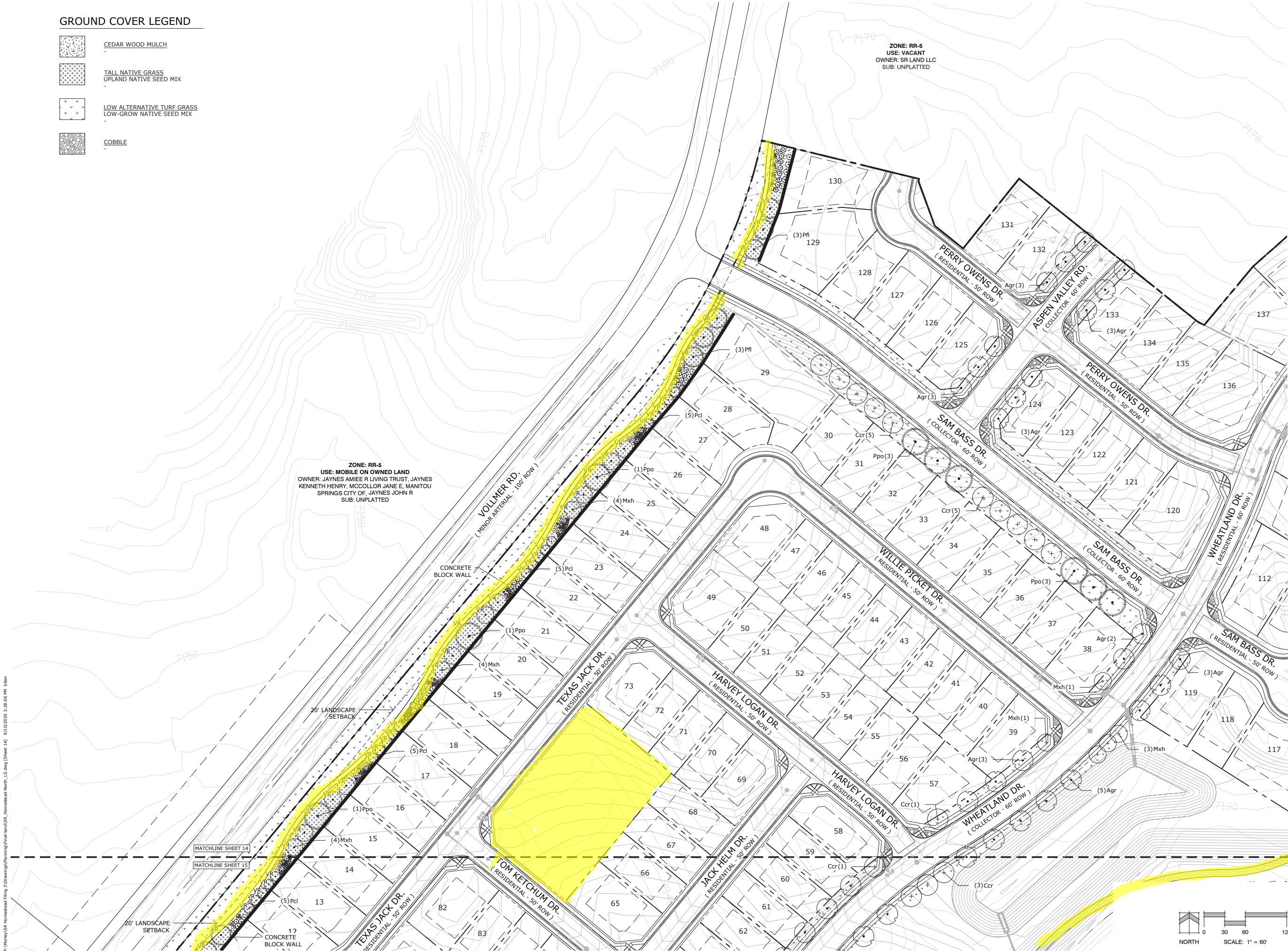
- 

CEDAR WOOD MULCH
- 

TALL NATIVE GRASS
UPLAND NATIVE SEED MIX
- 

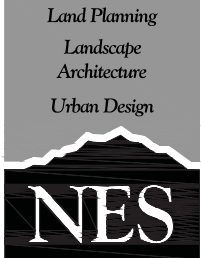
LOW ALTERNATIVE TURF GRASS
LOW-GROW NATIVE SEED MIX
- 

COBBLE



ZONE: RR-5
USE: MOBILE ON OWNED LAND
OWNER: JAYNES AMIEE R LIVING TRUST, JAYNES
KENNETH HENRY, MCCOLLOR JANE E, MANITOU
SPRINGS CITY OF, JAYNES JOHN R
SUB: UNPLATTED

ZONE: RR-5
USE: VACANT
OWNER: SR LAND LLC
SUB: UNPLATTED



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STERLING RANCH
HOMESTEAD
NORTH
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN & N. BROWER

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

P:\Morley\SR Homestead Filing\3\Drawings\Planning\Final\SR Homestead North_L5.dwg [Sheet 15] 9/10/2020 3:29:32 PM dhen

Land Planning
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STERLING RANCH HOMESTEAD NORTH

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. ITEN & N. BROWER

ENTITLEMENT

DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

15 OF 15

PLANTING #

SHEET NUMBER

ISSUE NUMBER

SCALE

PROJECT INFO

DATE

BY

DESCRIPTION

ENTITLEMENT

LANDSCAPE PLAN

15 OF 15

PLANTING #

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ENTITLEMENT

LANDSCAPE PLAN

15 OF 15

PLANTING #

SHEET NUMBER

ISSUE NUMBER

SCALE

PROJECT INFO

DATE

BY

DESCRIPTION

ENTITLEMENT

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Space Village Apartments Final Plat

Agenda Date: January 13, 2021

Agenda Item Number: #6 - E

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by Kimley Horn on behalf of Elite Property Group for Space Village Apartments Final Plat. The property is located southeast of the intersection of US 24 and Peterson Road. The site totals 0.63 acres and is zoned CC (Community Commercial). The site is zoned CC (Community Commercial) and is just north of Peterson Air Force Base.

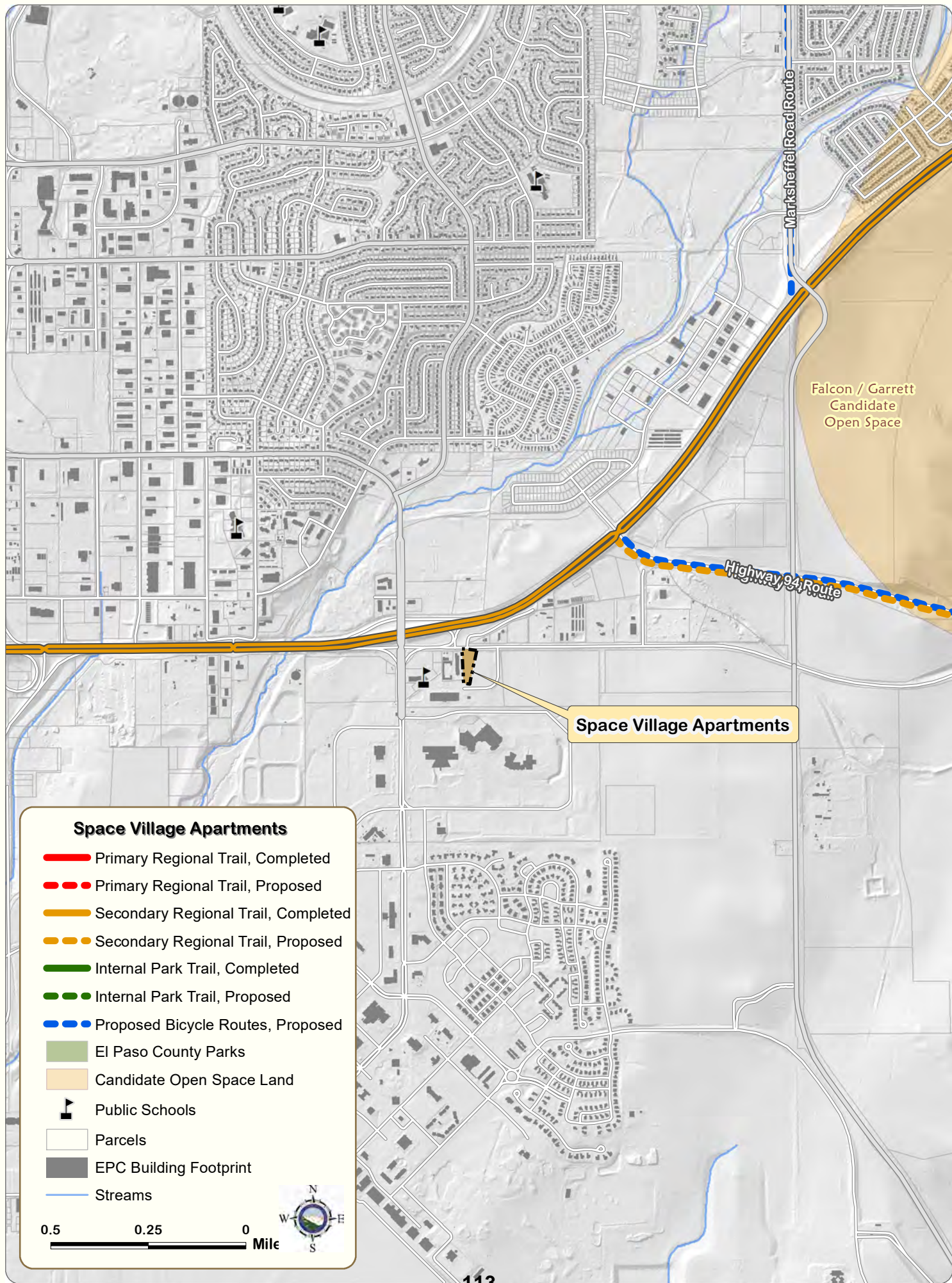
The site currently features a former hotel that was converted into a 22-unit multi-family apartment complex. This application brings the property into conformance with current Land Development Code requirements, including the creation of a legal lot.

The 2013 El Paso County Parks Master Plan shows no regional trails or bicycle routes within the immediate vicinity of the project area. Both the proposed Highway 94 secondary regional trail and Highway 94 bicycle route are located 0.5 miles east of the project site.

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

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 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 purposes in the amount of \$6,490 will be due at recording of the final plat



Space Village Apartments

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Completed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Candidate Open Space Land
- Public Schools
- Parcels
- EPC Building Footprint
- Streams

0.5 0.25 0 Mile



Development
Application
Permit
Review



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

December 15, 2020

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

Name:	Space Village Apartments	Application Type:	Final Plat
PCD Reference #:	SF-2025	Total Acreage:	0.63
		Total # of Dwelling Units:	22
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	87.30
Elite Property Group	Kimley Horn	Regional Park Area:	4
16948 S. Golden Rd., Unit F	2 North Nevada Ave.,	Urban Park Area:	5
Golden, CO 80401	Colorado Springs, CO 80903	Existing Zoning Code:	CC
		Proposed Zoning Code:	CC

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: 4		Urban Park Area: 5		
0.0194 Acres x 22 Dwelling Units = 0.427		Neighborhood:	0.00375 Acres x 22 Dwelling Units =	0.08
Total Regional Park Acres: 0.427		Community:	0.00625 Acres x 22 Dwelling Units =	0.14
		Total Urban Park Acres:		0.22

FEE REQUIREMENTS		Urban Park Area: 5		
Regional Park Area: 4		Neighborhood:		\$116 / Dwelling Unit x 22 Dwelling Units = \$2,552
\$467 / Dwelling Unit x 22 Dwelling Units = \$10,274		Community:		\$179 / Dwelling Unit x 22 Dwelling Units = \$3,938
Total Regional Park Fees: \$10,274		Total Urban Park Fees:		\$6,490

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	Recommend that the Planning Commission and the Board of County Commissioners include the following condition when considering and / or approving the Space Village Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$10,274 and urban park purposes in the amount of \$6,490.
-----------------------	---

Park Advisory Board Recommendation: TBD



8/6/2020

LETTER OF INTENT: SPACE VILLAGE APARTMENTS FINAL PLAT

Property/Owner Information:

OWNER: Elite Property Group, LLC
Address: 6895 Space Village Drive
Colorado Springs, CO 80936
Parcel ID #: 54170-000-019
Zoning: CC (Commercial Community) District
Acreage: 0.628 acres (survey performed by Drexel, Barrell & Co.)

Planners:

Kimley-Horn
2 N. Nevada Avenue
Colorado Springs, CO 80903
PH: (719)-453-0180

Civil Engineering:

Drexel, Barrell & Co
3 South 7th Street
Colorado Springs, CO 80905
(719) 260-0887

REQUEST:

Elite Property Group, LLC requests approval of a final plat application to create a single multifamily residential lot in the CC zoning district to correct a subdivision violation whereby the parcel was rendered an illegal subdivision or illegal parcel.

The plat request is in support of resolving longstanding land use violations and bring the existing multifamily use into conformance with County Zoning and Subdivision Ordinances.

BACKGROUND :

Since the time of the initial mixed-use commercial, multifamily, and retail development of the site in 1983, subsequent changes in ownership, configuration of the property, and amendments to county land use regulations have resulted in nonconformities, including land use, and subdivision violations. Elite Property Group, LLC has been working with County staff to identify land use deficiencies and to obtain necessary approvals to operate and

manage multifamily housing on the property in conformance with County land use and subdivision regulations.

The final plat application is one step in the process to bring the property into conformance with applicable land use, subdivision, and zoning requirements of the Code.

A variance of use permit (VA 20-1) to authorize the continuation of the multifamily residential use in the CC zone. A site development plan to document conformance with the physical development standards of the Code will be submitted for review prior to plat approval and recordation.

The property was included in the 4 lot Highway 94 Commercial Plan (PCD File # SP-90-001) preliminary plan. From the preliminary plan, the one (1) lot final plat Mientka Subdivision (PCD File # SF-90-001) from this preliminary plan was approved. The subject property was not included in the final plat boundary. At the time of the preliminary plan and final plat, the subject property was fully developed and in operation as a hotel/motel within the existing structures.

The preliminary plan and final plat applications included waivers of report requirements and bridge and drainage fees based on the existing developed condition of the subject properties. The BOCC approved the waiver of report requirements in lieu of submitting a “post” development report. The Board resolution of the final plat for the preliminary plan area included a separate resolution to waive bridge and drainage fees for plats within the preliminary plan area. These allowances were granted by a previous Board to address circumstances and conditions which may no longer exist. The applicant has provided all required reports and plans required for the one-lot subdivision. Subdivision exactions will be subject to applicable BOCC and/or respective fee resolutions, including, but not limited to bridge, drainage, school, park, and traffic impact fees.

JUSTIFICATION

The final plat review criteria are listed below together with discussion on how each is addressed through the application process:

Criteria for Approval.

In approving a final plat, the BOCC shall find that,

- ***The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;***

Findings of conformance with the Master Plan were made with the preliminary plan approval. The final plat remains in conformance with the preliminary plan.

Water Master Plan Compliance: Required analysis, reports, and documentation of service commitments, including available water supply information has been provided in support of the objectives, goals and policies of the El Paso County Water Master Plan. Relevant policies include:

Policy 6.0.7 – *Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.*
A water supply plan (resources report) including water supply information summary that documents the planned and committed water supply from Widefield Water and Sanitation District is adequate to meet the needs of the development.

Policy 6.0.10 – *Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.*

Water (and wastewater) service is currently provided by Cherokee Metropolitan District. Adequate water resources in terms of quality, quantity, and sustainability are available to serve the continued multifamily use of the property.

- ***The subdivision is in substantial conformance with the approved preliminary plan;***
The final plat conforms with the approved preliminary plan (PCD File # SP-90-001).
- ***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 application meets subdivision design standards and requirements for reports plans, maps, and other documents necessary for the review and approval of the final plat application.
- ***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;***
Findings of sufficiency for the existing water supply were made with the preliminary plan approval (cir1990). Water service will continue to be provided by Cherokee Metropolitan District.
- ***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;***
The existing wastewater service from Cherokee Metropolitan District was found to be acceptable at the time of preliminary plan approval. Wastewater service will continue to be provided by Cherokee Metropolitan District.

- ***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)];***
 No area within the subdivision involves soils or other geologic hazards which would require additional mitigation or impact the continued use of the property as proposed. A soils and geology report was prepared for the developed site to demonstrate compliance with statutory requirements regarding soils analysis and identification of potential hazards. No existing conditions have been identified from the current reporting which would negatively impact or preclude the continued use of the site as a multifamily apartment building.
- ***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;***
 No new drainage or stormwater improvements are proposed. A drainage letter report was prepared in support of the development. No adverse impacts were identified, and no additional drainage improvements are planned.
- ***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;***
 Public access to the site is from Space Village Avenue via existing shared access easements with adjoining properties which provide additional access to Space village Avenue and Peterson Road. Although located within unincorporated El Paso County, the property is not adjacent to county-controlled rights of way. Space Village Ave is a State controlled access road and Peterson Drive is controlled by city of Colorado Springs.
- ***Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;***
 The above referenced services have been available and delivered by the entities since 1985. Service providers have given letters of commitment to continue providing the required services.
- ***The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;***
The property is under the Cimarron Hills Fire Protection District. No additional or special fire mitigation practices or improvements have been required by the fire district.
- ***Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;***

Off-site impacts have been evaluated at the time of development of the site for compliance with County requirements. Drainage and traffic letter reports have not identified any off-site improvements necessary to support the site.

- ***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;***
Required school, park, and bridge and drainage fees in-lieu-of land dedication will be required at the time of plat recordation. No public improvements have been required for this plat.
- ***The subdivision meets other applicable sections of Chapter 6 and 8; and***
The subdivision meets the applicable sections of Chapters 6 and 8 of the Code.
- ***The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]***
The extraction of any known commercial mining deposit will not be impeded by this platting action.

The applicant requests consideration of the justification provided in support of compliance with the final plat findings and review criteria.

Property History/Development Timeline

Property has been subject to numerous zoning approvals, subdivision actions, and site development plan approvals and amendments. Which accommodated the existing uses throughout a larger planned development area. Conveyances of property among previous owners have resulted in the current configuration of the Subject Parcel.

- Portions of the property were zoned I-3 (Heavy Industrial) and C-1 (Commercial)
- PBP-83-002Z: rezoned CC (Community Commercial, formerly PBP) February 24, 1983
 - Split zoned (portions of property zoned I-3 and C-1)
 - Hotel/lodging were permitted uses in C-1
 - Staff encouraged zoning to PBP (Currently CC)
- PBP-83-017: Site Development Plan Approval which included:
 - 22,000 SF 70- unit hotel with conference and business facilities.
 - Two (2) extended stay lodges with suite/studio style units with kitchenettes and laundry facilities
 - Convenience commercial and retail
 - Lodging (hotel/motel/extended stay options)
 - Single story 20-unit building.
- BOA -83-074: approved dimensional variances necessary to mitigate limitations of zoning district with respect to existing development on the property. See attached for additional information.
- Hotel constructed in 1985 together with hotel on adjacent property (parcel ID No. 54170-00-020)
- Subject property in current configuration created Cir 1986 in support of development of hotels located on both the subject and adjacent parcel (not part of this application or associated with applicant and/or subject property.)
- SP-90-001: Approved as part of 4 lot preliminary plan
- 1991 County LDC amendments CC (Community Commercial) district required special use for hotel/lodging uses. Subject property becomes legal nonconforming use.
- AL-02-022: made nonconforming use as hotel conforming in new CC zone district

A SUBDIVISION OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

POINT OF COMMENCEMENT

NW Corner, NW 1/4,
Section 17, T14S,
R6SW, Sixth P.M.
Found a 3 1/4" aluminum
cap, marked as indicated,
set on a 2-3/8"
aluminum pipe in range
box.

T14S R6SW
S1/4 S8
S1/8 S17
1992
LS 225T3
Stamping on Cap

BASIS OF BEARINGS
*North line of the NW 1/4,
Section 17, T14S, R6SW*
N89°43'13"E 2651.77'(M)
N89°42'07"(R)

(PUBLIC R.O.W. 100')
(BOOK 1005, PAGE 262)

N 1/4 Corner,
Section 17, T14S,
R6SW, Sixth P.M.
Found a 3 1/4" aluminum
cap, marked as indicated,
in range box.

13830
T14S R6SW
S8
1/4 S17
1991
Stamping on Cap

S86°45'53"E 815.55'

N89°43'13"E 124.02 (M)
N89°42'07"E 124.00' (R²)

Found #5 rebar.
Accepted as Northwest
corner of Space
Village Filing 2.

SPACE VILLAGE
FILING No. 2
Plat Book B-4,
Page 177

MIENTKA
SUBDIVISION
Plat Book E-4,
Page 122

Found #4 rebar with
yellow plastic cap,
markings illegible.
Accepted as Northwest
corner of Mientka
Subdivision.

N89°41'37"E 150.00' (C)
N89°42'07"E 150.00' (R³)

ACCESS EASEMENT
RECEPTION
#209084243

UNPLATTED
Rcpt. No.
207159846

LOT 1
AREA=0.628
Acres +/-

LOT 1
COWPERWOOD
SAHC
Reception No.
205122346

Set witness corner, #5
rebar with 1.5"
aluminum cap
stamped "DBCO WC
15.00 PLS 29413",
N79°04'02"W, 7.50'
from Subdivision
corner.

Set witness corner, #5
rebar with 1.5"
aluminum cap
stamped "DBCO WC
15.00 PLS 29413",
N79°04'02"W, 7.50'
from Subdivision
corner.

UNPLATTED
Rcpt. No.
207159846

10' UTILITY EASEMENT
ROW/EASEMENT BOOK 3850 PAGE 181

10' UTILITY EASEMENT
ROW/EASEMENT BOOK 3851 PAGE 1466

10' WATER & SANITARY EASEMENT ROW/EASEMENT BOOK 6779 PAGE 2

SCALE : 1" = 30'

Legend

- Set #5 rebar & 1.5" aluminum cap stamped "DBCO PLS 29413"
- ⊗ Set nail with 1.5" steel cap stamped "DBCO PLS 29413"
- ⦿ Section corner
- Set #5 rebar & 1.5" aluminum cap Witness Corner stamped
- Found monument as shown
- (M) Measured
- (C) Calculated
- (R) Record per Reception No.
- (R¹) Record per Book 3679,
- (R²) Record per Space Village
- (R³) Record per Mientka Subd.
- (R⁴) Record per Reception No.
- R.O.W. Right of Way
- +/- more or less
- sf square feet
- ESMT easement
- RCPT. NO. Reception Number
- (6895) Property Address

COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, LISTED TO THE LISTED SPECIES (e.g., PREBLE'S MEADOW JUMPING MOUSE).

AGREEMENT: ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DEVELOPMENT AGREEMENT AS RECORDED AT RECEPTION NO. 213131920, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

HAS BEEN APPROVED FOR THE OVERALL DEVELOPMENT, AND IS RECORDED AT RECEPTION NO. 213131920, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. INDIVIDUAL LOT OWNERS SHALL PROVIDE A LANDSCAPING PLAN THAT MEETS THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED WITH A SITE DEVELOPMENT PLAN PRIOR TO ISSUANCE OF BUILDING PERMITS.

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC MEMO, DRAINAGE LETTER, WATER RESOURCES REPORT AND WASTEWATER DISPOSAL REPORT.
2. THE PROPERTY IS INDICATED AS BEING LOCATED IN "ZONE X" ON THE NFIP FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS: PANEL NUMBER 0754G OF 130Q, MAP NUMBER 080059 0754 G, EFFECTIVE DATE DECEMBER 7, 2018. ZONE "X" IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. 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 NOTED. STRUCTURES, FENCES, WATER, GAS, AND LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
4. ALL PROPERTY WITHIN THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE CHEROKEE METROPOLITAN DISTRICT AREA AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEE FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO SPACE VILLAGE AVE.
5. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, WITHOUT FIRST OBTAINING PERMITS BE ISSUED, UNTIL, AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENTS 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 IN UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATE COLLATERAL RECORDING OFFICE PROVIDED 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 AFTER 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 PLAN 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 IMPROVEMENTS REQUIRED TO BE CONSTRUCTED 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.

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

7. THE NUMBER OF LOTS HEREBY PLATTED ARE 1.

8. SUBDIVISION IS SUBJECT TO THAT AVIGATION EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS RECORDED JUNE 14, 1990 IN BOOK 5746 AT PAGE 447.

9. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION No. _____, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

10. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (e.g., PREBLE'S MEADOW JUMPING MOUSE).

11. RECIPROCAL ACCESS AGREEMENT: ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A RECIPROCAL ACCESS AGREEMENT AS RECORDED AT RECEPTION No. 213131920, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

12. A LANDSCAPE PLAN HAS BEEN APPROVED FOR THE OVERALL DEVELOPMENT, AND IS RECORDED AT RECEPTION NO. _____ WITH THE EL PASO COUNTY CLERK AND RECORDED. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SAID LANDSCAPING. IN ADDITION, INDIVIDUAL LOT OWNERS SHALL PROVIDE A LANDSCAPING PLAN THAT MEETS THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED WITH A SITE DEVELOPMENT PLAN PRIOR TO ISSUANCE OF A BUILDING PERMIT.

13. UTILITY PROVIDERS ARE: CHEROKEE METROPOLITAN DISTRICT—WATER/WASTEWATER, COLORADO SPRINGS UTILITIES—GAS/ELECTRIC.

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT IT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS LAND PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN C. DAY
PLS NUMBER 29413
FOR AND BEHALF OF
DREXEL BARRELL & CO.

DATE: _____

1. "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".

2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS NORTH 89°43'13" EAST, SAID LINE IS MONUMENTED AS SHOWN HEREON. THE BEARINGS ARE GRID BEARINGS DERIVED FROM STATIC GPS OBSERVATIONS, BASED IN THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. THE RECORD BASIS OF BEARINGS FOR THIS LINE IS NORTH 89°42'07" EAST PER THAT DOCUMENT RECORDED AT RECEPTION NO. 220035988.

3. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY JOHN C. DAY, PROFESSIONAL LAND SURVEYOR (PLS), LICENSED IN THE STATE OF COLORADO, PLS 29413. THIS DESCRIPTION IS BASED ON MEASUREMENTS BETWEEN FOUND AND SET MONUMENTS.

4. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.

5. THE UNDERSIGNED HAS RELIED UPON OLD REPUBLIC TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, ORDER NUMBER SC55079722-5 HAVING AN EFFECTIVE DATE OF 01/23/2020 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

6. SURVEY FIELD WORK COMPLETED IN SEPTEMBER 2020

THAT ELITE PROPERTY GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND BEING A PART OF THOSE TRACTS OF LAND AS DESCRIBED IN BOOK 3630, PAGE 188 AND BOOK 3679, PAGE 489 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 TO BEAR SOUTH 89°43'13" EAST, SAID LINE BEING MONUMENTED AT THE WESTERLY TERMINUS BY A FOUND 3.25" ALUMINUM CAP STAMPED "T14S R65W S7 S8 S18 S17 1992 LS 22573" IN A RANGE BOX AND MONUMENTED AT THE EASTERLY TERMINUS BY A FOUND 3.25" ALUMINUM CAP STAMPED "13830 T14S R65W S8 1/4 S17 1991" IN A RANGE BOX, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 86°45'53" EAST, 815.55 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE AS DESCRIBED IN THAT DOCUMENT RECORDED AT BOOK 1005, PAGE 262 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

TENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 89°43'13" EAST, 118.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 3630, PAGE 188;

THENCE S10°55'58"W, 330.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 3679, PAGE 489; THENCE N79°04'02"W, 53.77 FEET; THENCE N00°28'47"W, 227.41 FEET TO THE NORTHWESTERLY LINE OF SAID TRACT OF LAND AS DESCRIBED IN BOOK 3679, PAGE 489;

THENCE CONTINUING N00°28'47"W, 85.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SPACE VILLAGE AVENUE TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 0.628 ACRES MORE OR LESS.

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 A LOTS, TRACTS AND EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "SPACE VILLAGE APARTMENTS FILING No. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT THAT THE CITY OF EL PASO COUNTY, COLORADO, SHALL BE CONSIDERED TO HAVE ACCEPTED SAID PUBLIC UTILITIES, EASEMENTS 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.

ELITE PROPERTY GROUP, LLC A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2020.

BY: SCOTT BERKMAN, AS MEMBER
OF ELITE PROPERTY GROUP, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF _____)

COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020

BY _____ AS MEMBER OF ELITE PROPERTY GROUP, LLC A COLORADO LIMITED LIABILITY COMPANY,

NOTARY PUBLIC
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

THIS PLAT FOR "SPACE VILLAGE APARTMENTS FILING NO. 1" SUBDIVISION WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 2020, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION, THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS FOR UTILITIES AND DRAINAGE ARE ACCEPTED, AND THE PUBLIC IMPROVEMENTS WILL NOT BECOME THE FINANCIAL 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.

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

STATE OF COLORADO)
)SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE
AT _____ O'CLOCK M., THIS _____ DAY OF _____, 2020 AND
IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF
THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROERMAN, RECORDER

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

FEE: _____

SURCHARGE: _____

SEPTEMBER 16, 2020

SHEET 1 OF 1



DREXEL, BARRELL & CO.
 Engineers • Surveyors
 3 SOUTH 7TH STREET
 COLORADO SPGS, COLORADO 80905
 (719) 260-0887 Fax: (719) 260-8352

Job No. 21268-01

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Urban Collection at Palmer Village Final Plat

Agenda Date: January 13, 2021

Agenda Item Number: #6 - F

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

Request by N.E.S., Inc., on behalf of Feathergrass Investments LLC, for the Urban Collection at Palmer Village Final Plat. This development totals 23.1 acres and consists of 100 single family attached units and a commercial tract for future development. The project was previously known as 'The Feathergrass Urban Duplexes', and the Planned Unit Development (PUD) Preliminary Plan was endorsed by the Park Advisory Board on January 8, 2020.

The proposed Final Plat includes 100 single family attached units on 10.84 acres and a 12.26 acre commercial tract totaling 23.1 acres. The inclusion of the commercial tract allows for future platting for commercial use and right-of-way assessment.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Marksheffel Road Bicycle Route is located approximately 0.25 mile east of the project sites. The City of Colorado Springs' Rock Island Trail is located approximately 0.25 mile west of the site, at a location where the trail crosses Constitution Avenue, while another proposed City of Colorado Springs trail is located immediately north of the project site. The project is not located within any Candidate Open Space.

1.94 acres of private open space is provided throughout the 10.84 acre PUD development. This equates to 18% of the site area, which exceeds the PUD requirement of 10%. These open space tracts provide for public open areas between buildings, as well as corridors for connecting sidewalks.

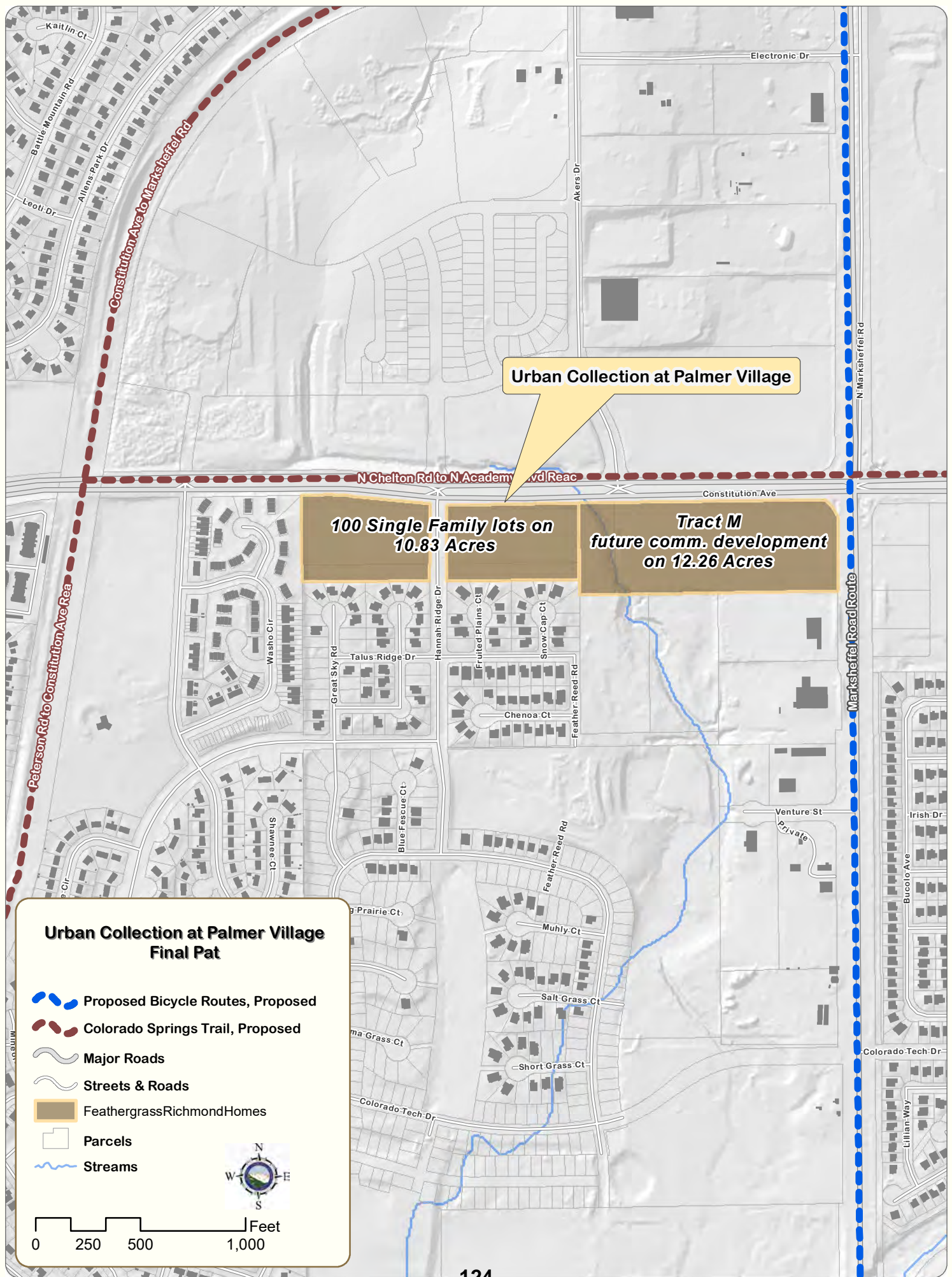
While the final plat includes the minimum amount of open space, Parks staff is concerned about the lack of recreation amenities in the area. Staff recommends that the applicant develop publicly accessible recreational amenities and more active open space facilities such as a playground or pocket park.

As no park land or trail easement dedications are necessary for these filings, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes. 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 the forthcoming final plats. Furthermore, staff recommends that the applicant consult with the City of

Colorado Springs, as the City is actively working on proposed trail connections in this area.

Recommended Motion (Final Plat):

Recommend 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.



Development
Application
Permit
Review



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

Jan 13, 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:	Urban Collection at Palmer Village	Application Type:	Final Plat
PCD Reference #:	SF-2028	Total Acreage:	23.10
		Total # of Dwelling Units:	100
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	10.82
Feathergrass Investments LLC	N.E.S., Inc.	Regional Park Area:	2
Feathergrass Investments LLC	619 North Cascade Avenue	Urban Park Area:	3
4715 N Chestnut Street	Suite 200	Existing Zoning Code:	PUD, CS
Colorado Springs, CO 80907	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD, CS

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 100 Dwelling Units = 1.940		Neighborhood:	0.00375 Acres x 100 Dwelling Units =	0.38
Total Regional Park Acres: 1.940		Community:	0.00625 Acres x 100 Dwelling Units =	0.63
		Total Urban Park Acres:		1.00
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood: \$116 / Dwelling Unit x 100 Dwelling Units =		\$11,600
\$467 / Dwelling Unit x 100 Dwelling Units = \$46,700		Community: \$179 / Dwelling Unit x 100 Dwelling Units =		\$17,900
Total Regional Park Fees: \$46,700		Total Urban Park Fees:		\$29,500

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of the Urban Collection at Palmer Village Final Plan include the following condition: 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.

Park Advisory Board Recommendation:

URBAN COLLECTION AT PALMER VILLAGE PLAT

LETTER OF INTENT

NOVEMBER 2020

OWNER:

Feathergrass Investments LLC
4715 N Chestnut
Colorado Springs CO, 80907

APPLICANT:

MCD Holdings, Inc. -
Richmond American Homes
4350 S Monaco St.
Denver, CO 80237

CONSULTANT:

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

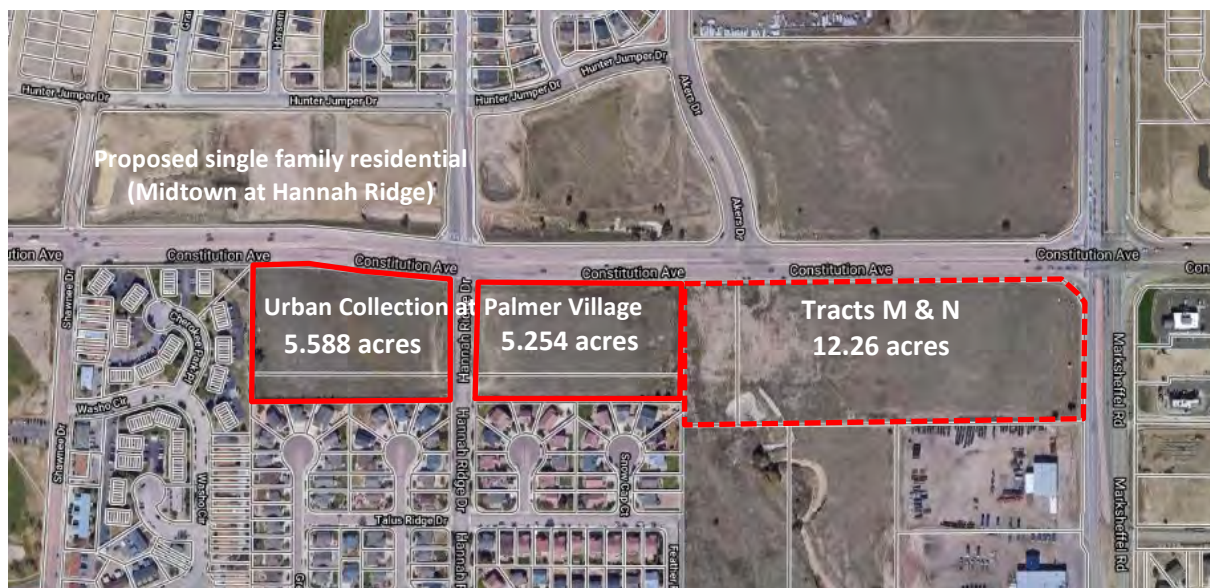
REQUEST

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

1. A Final Plat consistent with the PUD Development/Preliminary Plan for the Urban Collection at Palmer Village (PUDSP-19-11).

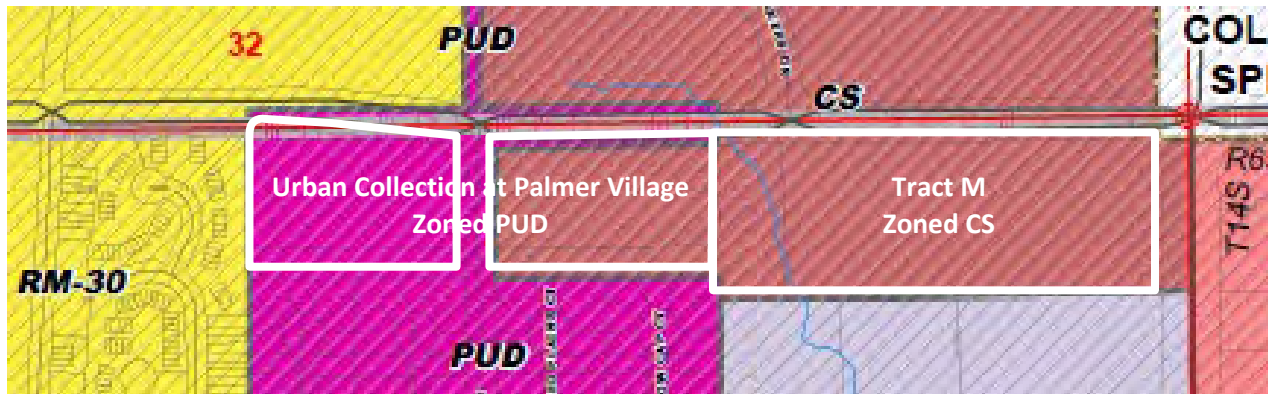
LOCATION

The project site is located south of Constitution Avenue and bisected by Hannah Ridge Drive. The existing Jessica Heights single family residential subdivision is located to the south. To the east is the Cherokee Park town house development. The Midtown at Hannah Ridge development is proposed to the northwest, which is a higher density, small lot single family attached development. The remaining surrounding area to the east and north east are proposed for commercial development. The project site is owned in its entirety by Feathergrass Investments LLC.



PROJECT CONTEXT

The east and west portions of the site was rezoned for PUD single-family attached. The tract on the east side is zoned CS.



PROJECT DESCRIPTION

The proposed Final Plat includes the Urban Collection at Palmer Village PUD and Tract M adjacent to the development for a total of 23.1 acres. The inclusion of this area allows for future platting for commercial use and right-of-way assessment, as well as providing emergency access for the east side of the development project in the interim.

PROJECT JUSTIFICATION

The Urban Collection at Palmer Village PUD approved the development of 100 single family attached lots on 10.84 acres, with a gross density of 9.23 units per acre and associated PUD Modifications to the LCM and ECM. A finding of water sufficiency was obtained with the PUD/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 PUD/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 requested PUD modifications approved with the PUD/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 this development. The raw water supplied to the District is generally of good quality and only requires chlorination at the wellhead. The quality of the water is monitored, and the District has been successful in complying with regulatory limits. (Water Resources Report, June 2020). A finding of water sufficiency was obtained with the PUD/Preliminary Plan.

- 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. Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report prepared by JR Engineering.

- 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 Geotechnical Report prepared by CTL Thompson Inc. indicates that the identified geologic hazards do not preclude development of the site but require mitigation. Areas of the proposed subdivision have been found to be impacted by geologic conditions including artificial/undocumented fill, potentially shallow groundwater, expansive soils, and bedrock. These conditions can be mitigated by regrading, properly engineered foundations, and recognized construction techniques. Some removal of existing fill may be required. The proposed units within this subdivision will not include basements, which will mitigate the potential shallow groundwater constraint. (Geohazard Report, April 2020).

- 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 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;**

Both portions of the site have 24-hour legal access via Hannah Ridge Drive and private roads within the development. A gated emergency second point of access is provided on the east and west portion of the site for emergency ingress and egress only to Constitution Avenue. The east emergency access is provided through the adjacent property (Tract M).

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. 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 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 Falcon Fire Protection District. A will serve letter from the FPD 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 PUD Preliminary Plan. The Traffic Report prepared by Aldridge 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. The adjacent land within Tract M is included within the Preliminary Plan to ensure assessment of Akers Drive right-of-way to connect to Constitution Avenue. This will be determined with the platting of tract M for future commercial development.

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 these parts of the Code. Subject to the requested PUD modifications per Chapter 4.2.6.2.h.

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.

P:\Richmond American Homes\Feathergrass at Hannah Ridge\Admin\Submittals\Final Plat Submittal\U.C. at Palmer Village_Letter of Intent.docx

URBAN COLLECTION AT PALMER VILLAGE

SITUATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO.

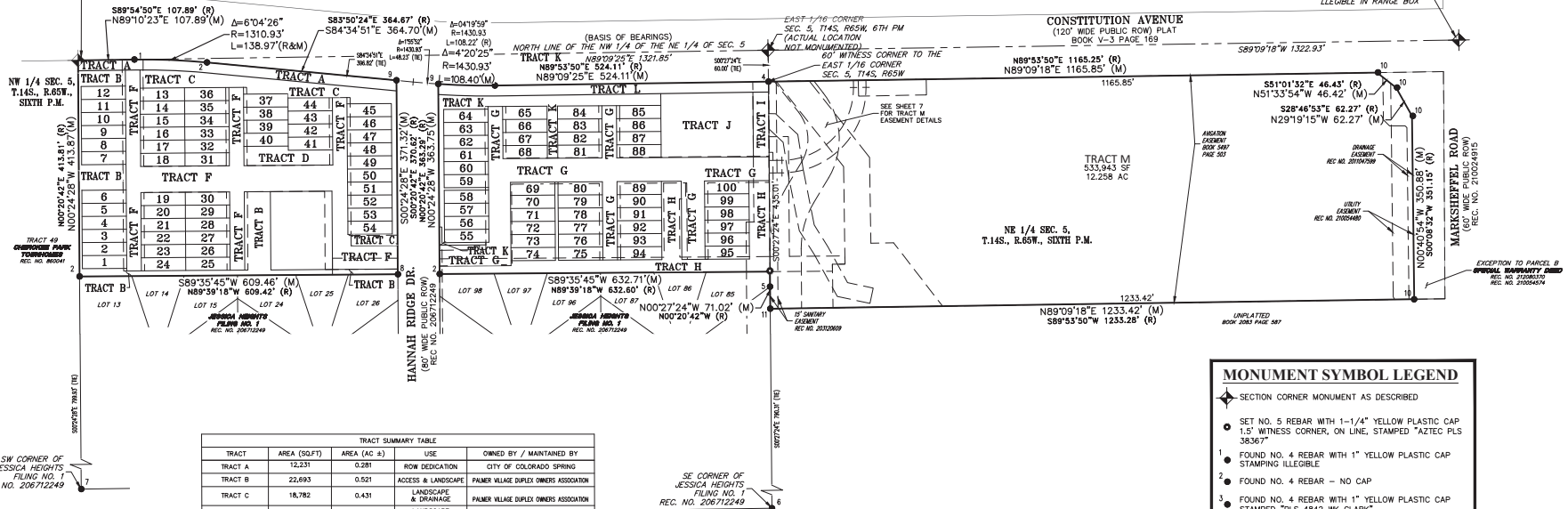
POINT OF COMMENCEMENT
(TITLE COMMITMENT PARCEL J)

POINT OF BEGINNING
(TITLE COMMITMENT PARCEL I)

NORTH 1/4 CORNER
SECTION 5, T14S, R65W, 6TH PM
FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP
STAMPED "PLS 30829 SURVCON INC 2003"

SE 1/4 SEC. 32,
T.13S., R.65W., SIXTH P.M.

NORTHEAST CORNER
SEC. 5, T14S, R65W, 6TH PM
FOUND 3-1/4" ALUMINUM CAP
LEGIBLE IN RANGE BOX



TRACT SUMMARY TABLE				
TRACT	AREA (SQ.FT)	AREA (AC ±)	USE	OWNED BY / MAINTAINED BY
TRACT A	12,231	0.281	ROW DEDICATION	CITY OF COLORADO SPRING
TRACT B	22,693	0.521	ACCESS & LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT C	18,782	0.431	LANDSCAPE & DRAINAGE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT D	5,606	0.129	LANDSCAPE & DRAINAGE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT E	17,701	0.406	LANDSCAPE & ACCESS	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT F	51,632	1.185	ACCESS & UTILITY	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT G	51,480	1.182	ACCESS & UTILITY	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT H	26,653	0.612	ACCESS & LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT I	3,715	0.085	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT J	21,717	0.499	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT K	14,920	0.343	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TRACT L	12,850	0.290	ROW DEDICATION	CITY OF COLORADO SPRING
TRACT M	533,943	12.258	LANDSCAPE	PALMER VILLAGE DUPLEX OWNERS ASSOCIATION
TOTAL	793,723	18.222		

MONUMENT SYMBOL LEGEND

- SECTION CORNER MONUMENT AS DESCRIBED
- SET NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP 1.5" WITNESS CORNER, ON LINE, STAMPED "AZTEC PLS 38367"
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPING ILLEGIBLE
- FOUND NO. 4 REBAR - NO CAP
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 4842 WK CLARK"
- FOUND NO. 6 REBAR - NO CAP
- FOUND 1-1/2" WASHER STAMPED "RLS 25968 ON TOP OF WALL"
- FOUND NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "RLS 17665 MVE"
- FOUND NO. 5 REBAR - NO CAP
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 38367"
- FOUND 1" BRASS DISK STAMPED "AZTEC LS 38367"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC PLS 36567"
- FOUND 1" WITNESS CORNER WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38069"
- (ROW) RIGHT-OF-WAY
- (M) MEASURED DISTANCE
- RECORD DISTANCE PER SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 212080370

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



AzTEC
CONSULTANTS, INC.

299 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1897
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No. 2949B-08

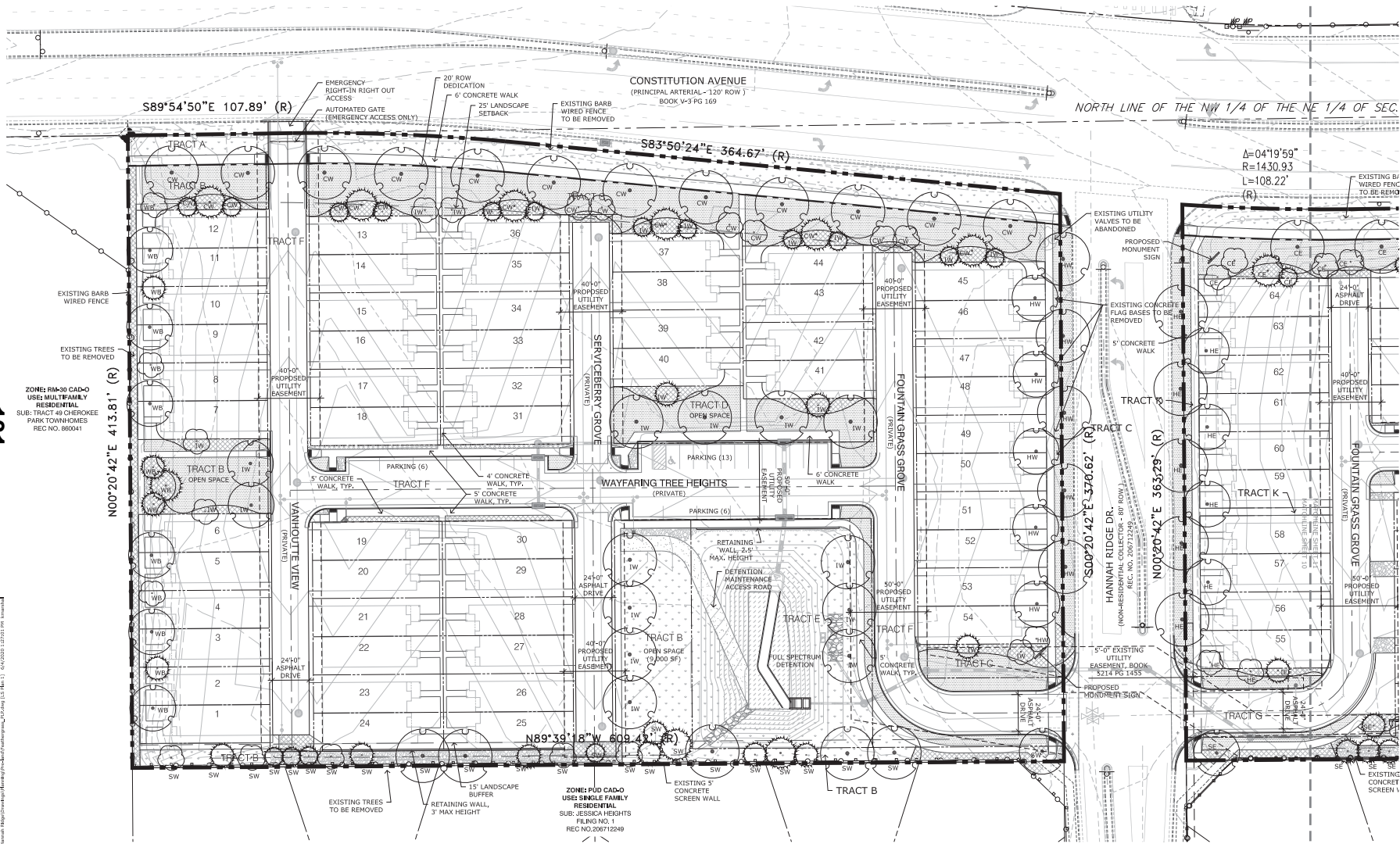
Drawn By: CWS

DEVELOPER
RICHMOND AMERICAN HOMES
OF COLORADO, INC., A DELAWARE CORP.
4350 S. MONACO ST.
DENVER, CO 80237

DATE OF PREPARATION: 09-19-2020
SCALE: 1" = 80'
SHEET 2 OF 7

URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO



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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URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AND
HANNAH RIDGE DR

DATE: 12-02-2019
PROJECT HGR: A. BARLOW
PREPARED BY: K. HANSHALL

ENTITLEMENT

DATE	BY	DESCRIPTION
03-15-20	KH	PER COUNTY REVIEW COMMENTS
06-05-20	KH	PER COUNTY REVIEW COMMENTS

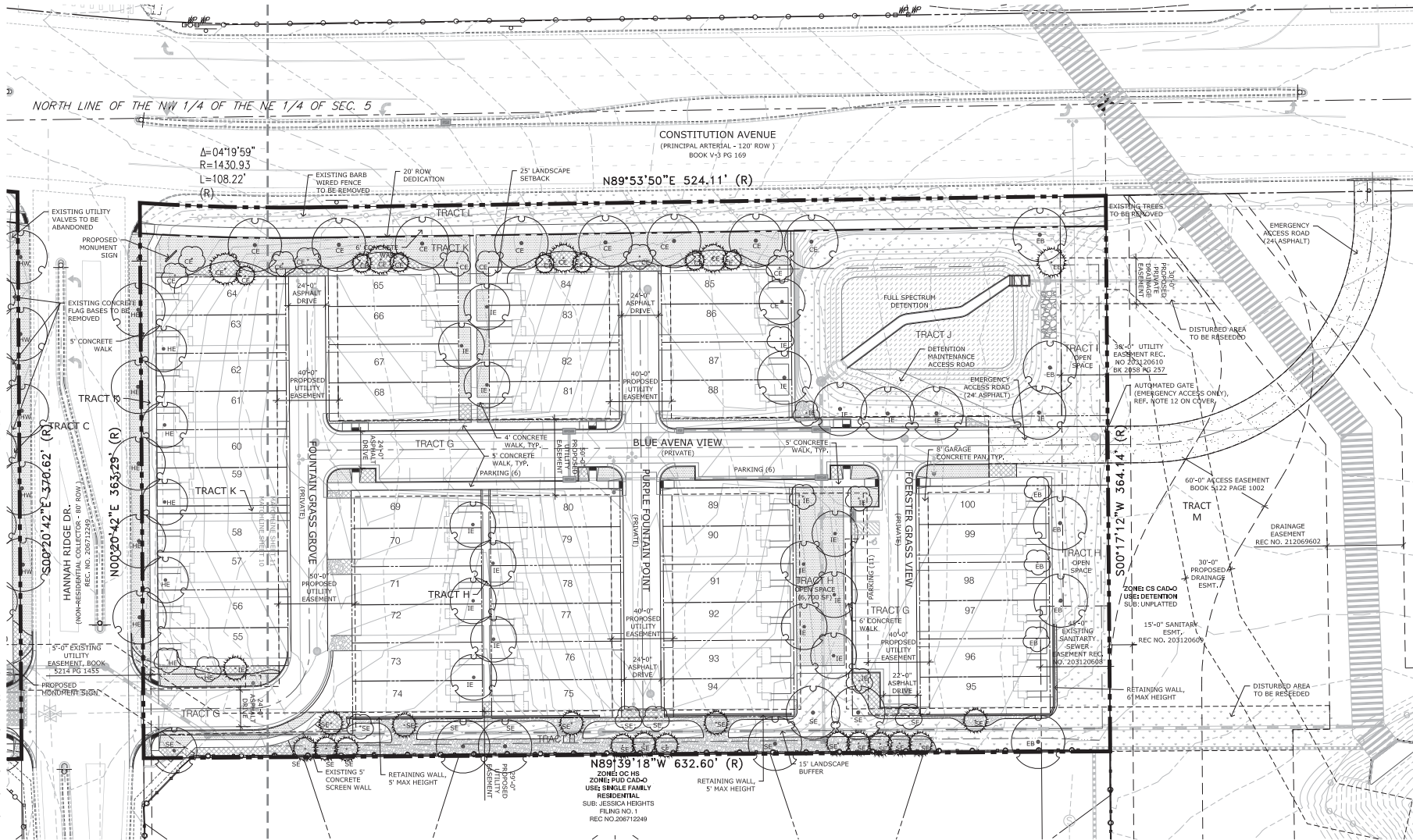
PRELIMINARY LANDSCAPE PLAN AND NOTES

LP2

PUD SP 19-011

URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT/PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO



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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URBAN COLLECTION AT PALMER VILLAGE PUD DEVELOPMENT / PRELIMINARY PLAN

CONSTITUTION AND
HANNAH RIDGE DR

DATE: 12-12-2019
PROJECT MGR: A. BARLOW
PREPARED BY: K. MARSHALL

ENTITLEMENT

DATE	BY	DESCRIPTION
03-11-20	KM	PER COUNTY REVIEW COMMENTS
06-03-20	KM	PER COUNTY REVIEW COMMENTS

PRELIMINARY LANDSCAPE PLAN

LP3

PUD SP 19-011

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Forest Heights Minor Subdivision-Final Plat

Agenda Date: January 13, 2021

Agenda Item Number: #6 - G

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

A request by Land Development Consultants on behalf of Phyllis Didleaux and Jon Didleaux to subdivide 35 acres into four lots. The Forest Heights property is located 3.5 miles north east of Colorado Springs, north of Shoup Road and west of Vollmer Road. The property is currently zoned RR-5. Three of the lots will be 5+ acres in size, the fourth lot will include an existing residence, so there will be 3 new homes. The lots are to be listed for sale as single-family lots. This is an application for approval of a Final Plat.

The El Paso County Parks Master Plan (2013) shows the proposed Pipeline Secondary Regional Trail bisecting the subdivision. This trail alignment follows the existing 40' wide gas pipeline easement shown on the final plat. The existing Black Forest Section 16 trail is .25 miles south of the subject property while the Pineries Open Space is .75 miles to the east. The property lies within the Black Forest South Candidate Open Space area.

County Parks requests trail easements where development projects impact proposed to County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement shown in the existing gas pipeline easement that allows for the construction and maintenance by El Paso County of a secondary regional trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

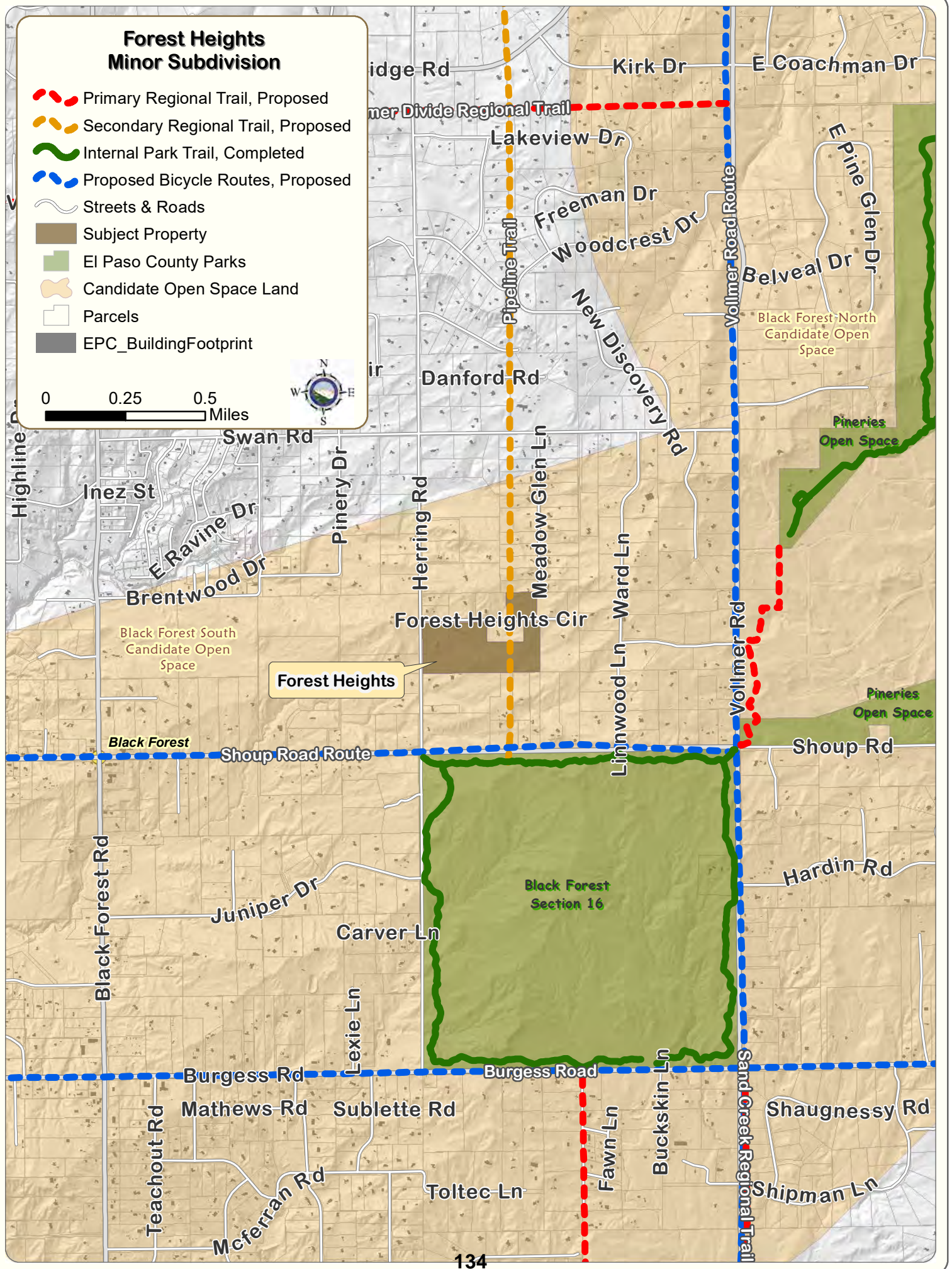
Recommended Motion (Final Plat):

Recommend 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.








Forest Heights Minor Subdivision

- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Streets & Roads
- Subject Property
- El Paso County Parks
- Candidate Open Space Land
- Parcels
- EPC_BuildingFootprint

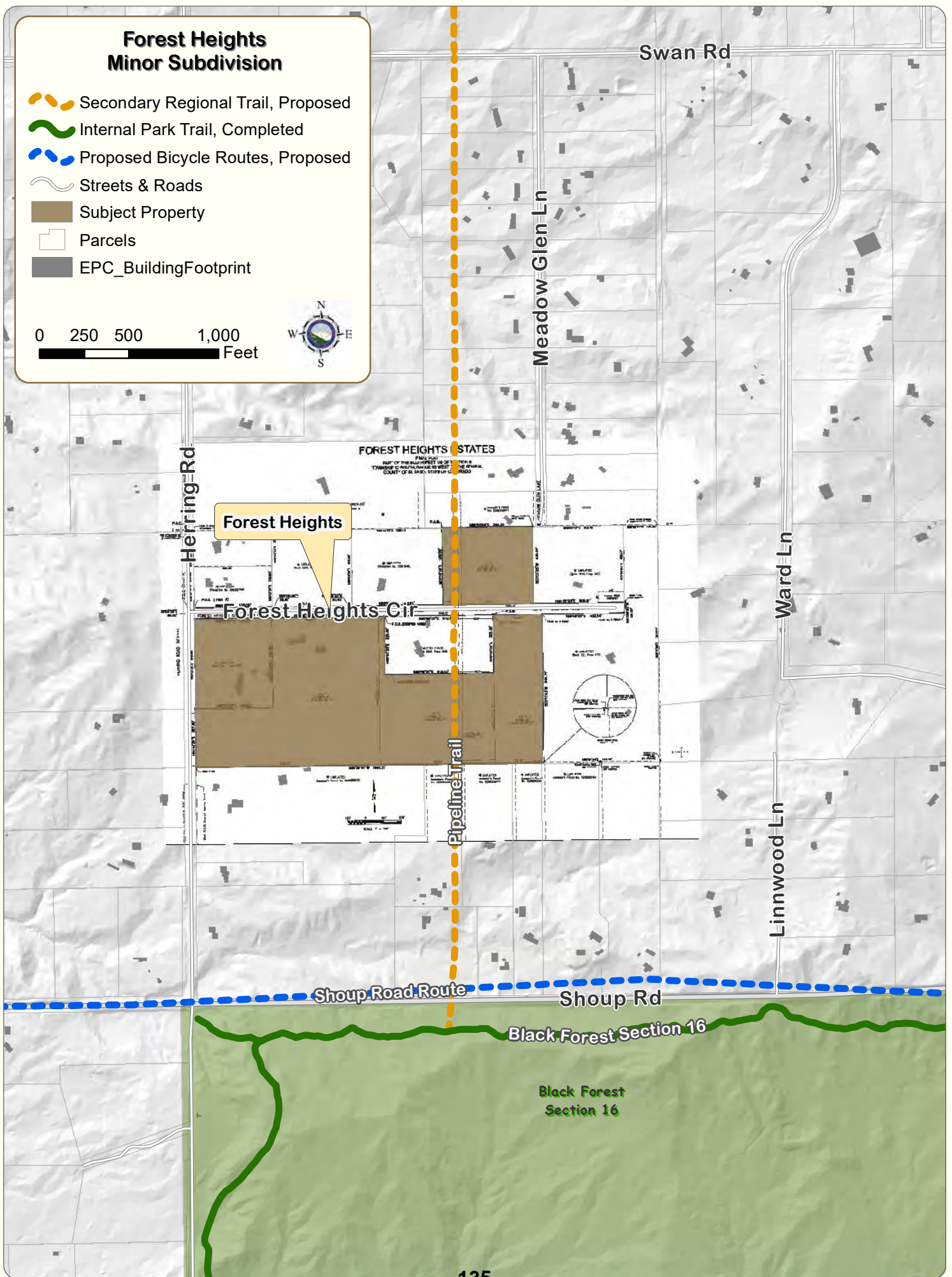
0 0.25 0.5 Miles



Forest Heights Minor Subdivision

-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  Proposed Bicycle Routes, Proposed
-  Streets & Roads
-  Subject Property
-  Parcels
-  EPC_BuildingFootprint

0 250 500 1,000
Feet



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

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

Jan. 13, 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:	Forest Heights	Application Type:	Minor Subdivision
PCD Reference #:	MS-206	Total Acreage:	35.87
		Total # of Dwelling Units:	4
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.28
		Regional Park Area:	2
		Urban Park Area:	2
		Existing Zoning Code:	RR-5
		Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	
Regional Park Area: 2		Urban Park Area: 2	
0.0194 Acres x 4 Dwelling Units =	0.078	Neighborhood:	0.00375 Acres x 4 Dwelling Units = 0.00
Total Regional Park Acres:	0.078	Community:	0.00625 Acres x 4 Dwelling Units = 0.00
		tal Urban Park Acres:	0.00
FEE REQUIREMENTS		Urban Park Area: 2	
Regional Park Area: 2		Urban Park Area: 2	
\$467 / Dwelling Unit x 4 Dwelling Units =	\$1,868	Neighborhood:	\$116 / Dwelling Unit x 4 Dwelling Units = \$0
Total Regional Park Fees:	\$1,868	Community:	\$179 / Dwelling Unit x 4 Dwelling Units = \$0
		Total Urban Park Fees:	\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend 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 public access, as well as construction and maintenance by El Paso County of the Pipeline Secondary Regional Trail.

Park Advisory Board Recommendation:



3898 Maizeland Road
Colorado Springs, CO 80909

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

Surveying • Planning

www ldc-inc.com

JULY 2, 2020

FOREST HEIGHTS ESTATES SUBDIVISION APPLICATION
ADDITIONAL SHEET for DESCRIPTION OF THE REQUEST

We are requesting approval of a Minor Subdivision to create 4 lots of a minimum of 5 acres each. This will result in an additional 3 residential lots as we are including APN 52090-00-050, which is an existing 2.5 acre parcel with a residence on it. This parcel is being included in a larger parcel to be known as Lot 4 in this subdivision.

The property is served by an existing private gravel road. We are asking for a Waiver of the Subdivision Regulations requiring frontage on a public road to allow the existing private road to remain. This private road would not be constructed to County Standards but would be widened to 24 feet wide with upgraded drainage culverts. This private road has existed since the 60's and has satisfactorily served the existing 7 parcels during that time. This proposal will increase the number of lots by three and create a formal Road Maintenance agreement among all of the users. There have been meetings with all of the users to get their input and approval of the agreement.

REVISED 10-01-2020

July 7, 2020

FOREST HEIGHTS ESTATES
Project No. 18070

LETTER OF INTENT

RE: 52090-00-050 & 120 – Forest Heights Estates

LDC, Inc. is representing:
Phyllis Didleau and Jon Didleaux
8250 Forest Heights Circle
Colorado Springs, CO 80908

This is an application for approval of a Final Plat. The property is 35.126 acres and is currently unplatted. The property is zoned RR-5, and four lots are proposed. Upon approval of the plat, Forest Heights Estates will contain four lots, 3 of which will be 5+ acres in size, the fourth lot will include an existing residence, so there will only be 3 new homes. The lots are to be listed for sale as single-family lots once the plat is approved. Each of these lots is proposed for a single-family residence with barns or other structures permitted by code.

We are asking for approval of a 4 lot Minor Subdivision with an existing private road. We are asking for a waiver of the Land Use Code requiring frontage on a public road to allow for the continued use of the existing private road, Forest Heights Circle. In addition we are asking for a waiver of the requirement of a private road to be built to County standards. Forest Heights Circle accesses Herring Road and currently serves 6 homes and has been in existence since the 1960's. The existing road is an approximately 18 feet wide gravel surface with drainage culverts. It will be widened to 24 feet wide with additional gravel surfacing and 2 turnouts per Black Forest Fire Department. There will be a Private Road Users group formed which will own and maintain the private road. Water will be by individual wells, and septic systems will be constructed on each of the lots.

Review criteria for a minor subdivision is as follows:

This application meets the Minor Subdivision submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivisions in Chapter 8 of the El Paso County Land Development Code (2016). Minor Subdivisions are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code. Each criteria is listed below followed by the appropriate justification.

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.* The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-

making regarding development of the County. The project satisfies the following policies from the Policy Plan as they specifically relate to this request:

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

The proposed Minor Plat will not create the need for additional roadways or public facilities.

The site will remain rural residential and is surrounded by existing rural residential development on the north, south, east, and west sides.; *Policy 6.1.14 – “Support development which compliments the unique environmental conditions and established land use character of each sub-area of the County.”*; This area of the County is conducive to rural residential development. The five acres lots in the area have lot impact on environmental conditions. The proposed Minor Plat is consistent with the Black Forest Preservation Plan as it applies to the Southern Transitional sub-area which is discussed below.; *Policy 6.4.4 - “Encourage new rural residential subdivisions to be located within or contiguous with existing rural residential area or to be incorporated as a buffer between higher density and undevelopable areas.”*; The proposed Minor Plat is in an area adjacent to rural residential development with RR-5 to the north, west, south and east.;

Goal 6.1 A – “Encourage patterns of growth and development which compliment the regions’ unique natural environments and which reinforce community character.” The existing community character is preserved with this Minor Plat. Density and land use are compatible with the surrounding area and the natural features of the site will remain preserved, even with the addition of 3 more residential lots on the site.

Another element of the Master Plan is the Small Area Plan. The Forest Heights Estates site is located within the area of the Black Forest Preservation Plan (1987), specifically within the “Southern Transitional sub-area” of the plan. Although this small area plan is out of date, the goals for land use within this sub-area are still valid. The area desires that the rural residential development pattern be encouraged, while providing a gradual buffer from higher density to lower density development. The preferred density of one dwelling unit per five acres is encouraged in the northern portion of the sub-area which approaches the treed area. This coincides with the proposed subdivision density. The proposed Minor Plat is consistent with the Black Forest Preservation Plan.

The proposed Minor Plat is in compliance with the Parks Master Plan, which does not appear to call for trails or parks in the site vicinity. Any required Park Fees will be paid at the time of plating. The proposed subdivision is also in compliance with the 2040 Major Transportation Corridors Plan (MTCP) and Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

The proposed subdivision is in compliance with the El Paso County Water Master Plan (2018). The District Court, Water Division 2 Colorado, has decreed certain water rights and approved a plan for augmentation as necessary to allow use of the existing well and the drilling of a second well for the subdivision in Case No. 19CW3006 recorded under

reception number 219086827 of the records of El Paso County. The owner seeks a finding of sufficiency from the Colorado Division of Water Resources and the eventual granting of the additional well permit based on the decreed water rights. A listing of some of the policies of the Water Master Plan that are supported by the proposed development follow: *Policy 4.1.3 – Support enhanced monitoring of sources of surface and tributary groundwater in the County.* The referenced decree requires use of metering for the wells to insure compliance with the terms of the permit; *Policy 6.2.1.2 – Encourage re- use of treated wastewater for irrigation and other acceptable uses when feasible.* Both the existing residence and the new single-family residence on the proposed 5 acre lot will utilize onsite wastewater treatment systems which will provide “Return Flows” the environment as a condition of the groundwater findings and order and the well permit.

2. *The subdivision is in substantial conformance with the approved preliminary plan.*
This is a proposed Minor Subdivision and requires no Preliminary Plan for Plat approval. The subdivision will be developed in accordance with the currently proposed land use applications.
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 Minor Subdivision Plat is prepared in accordance with applicable subdivision design standards. No public improvements are required for this subdivision.
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.*
Water service is to be provided by individual on site wells operated under a State approved Water Augmentation Plan.
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.*
Waste water is intended to be treated via individual on site septic systems designed, constructed and operated under State and County Health Department rules and regulations and in accordance with the Water Decree.
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)].*
A soils report has been prepared for the site and the owner will comply with the recommendations of the report.
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.*
The proposed Minor Subdivision is consistent with the submitted Final Drainage Report. There are no public Drainage facilities needed or proposed with this development. The

owner will comply with the requirements of the drainage report.

8. *Legal and physical access is provided to all parcels by public rights-of-way or private road, acceptable to the County in compliance with this Code and the ECM.*

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

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. Forest Heights Estates is located within the Black Forest Fire Protection District which is providing fire protection for the site and has agreed to serve this subdivision. Water and sanitary sewer provisions are discussed in items 4 & 5 above. The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Centurylink Telephone, and Academy School District 20, which will serve the subdivision. Transportation is being facilitated by the existing adjacent roadway system.

10. *The Minor Subdivision plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*

Forest Heights Estates is located within the Black Forest Fire Protection District which is providing fire protection for the site and the surrounding area. The District has agreed to serve this subdivision. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.

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.*

All Offsite impacts are determined to be insignificant with the addition of one residence to the site already containing one residence. The owner will be responsible to pay park, school, drainage and Traffic Impact fees.

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.*

There are no public facilities or infrastructure required or proposed for this subdivision. The platting of the site will include the collection of the applicable School Fees, Park Fees, Drainage Fees and Traffic Impact fees due for this project.

13. *The subdivision meets other applicable sections of Chapter 6 and 8.*

The subdivision meets the requirements of the Land Development Code.

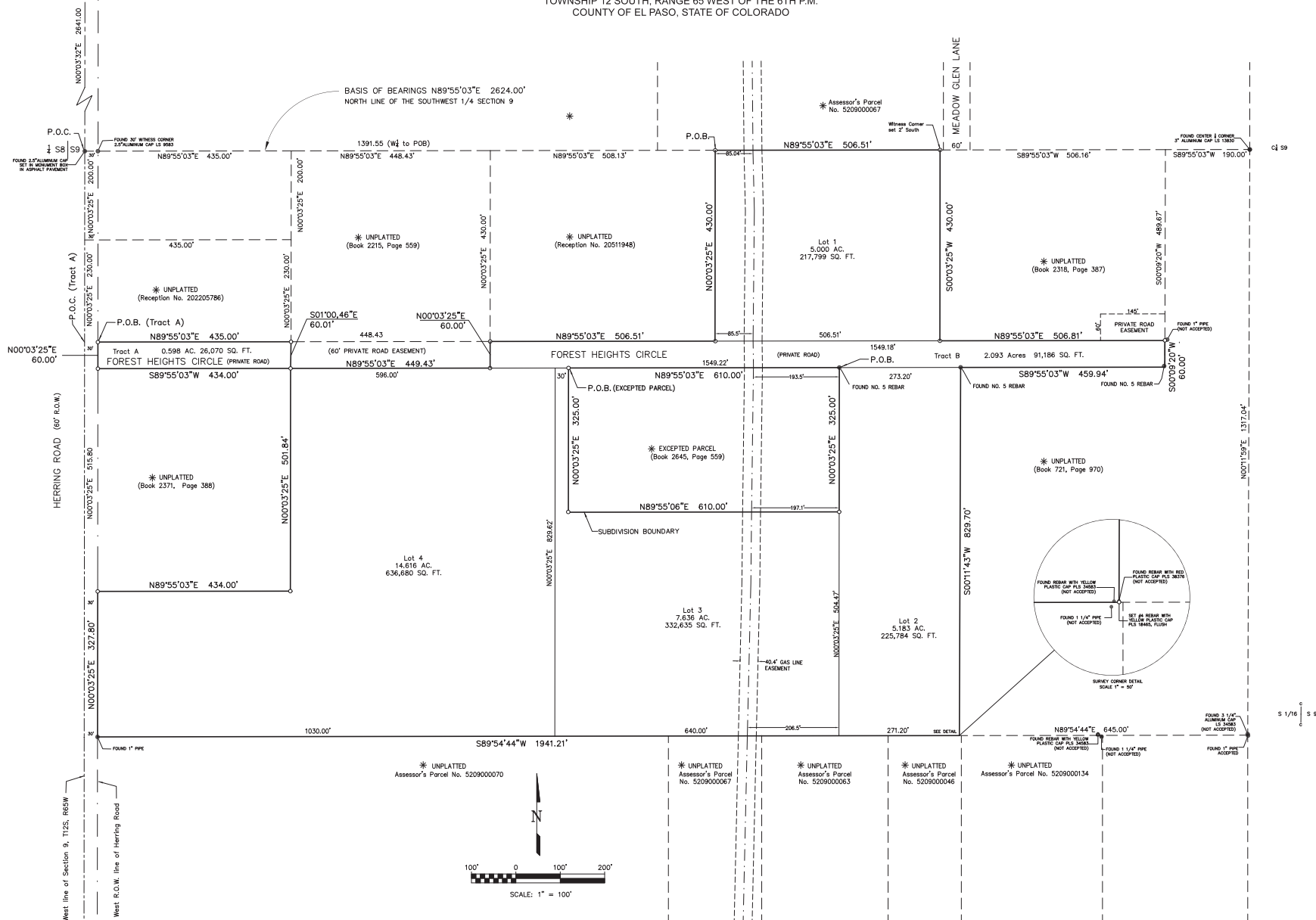
14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]. A search of the County Clerk and Recorder's records did not identify a separate mineral estates owner for this property.*

Thank you for your consideration of our request.

Respectfully:

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

FINAL PLAT
PART OF THE SOUTHWEST 1/4 OF SECTION 9
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



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.

CALL BEFORE YOU DIG . . .



DIAL 811

[illegible]

H Scale:	1"=100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	JLG
Checked By:	DLK
Date:	04/26/2000



Development Consultants, Inc.
PLANNING • SURVEYING
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MAIZE AND SON • COLORADO SPRINGS, CO. 80909

**FOREST HEIGHTS ESTATES
FINAL PLAT**

Project No.: 18070

Sheet: 2 of 2

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2021 Sunshine Act Memorandum

Agenda Date: January 13, 2021

Agenda Item Number: #7 - A

Presenter: Tim Wolken, Director of Community Services

Information: **Endorsement:** X

Background Information:

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act, the Park Advisory Board annually endorses a memorandum at the January meeting that addresses the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

Please find enclosed the draft memorandum for consideration and / or endorsement.

Recommended Motion:

Move to endorse the 2021 Sunshine Act Memorandum

MEMORANDUM

TO: Kristy Smart, Clerk to the Board

FROM: Tim Wolken, Director, Community Services Department

RE: 2021 Sunshine Act Memorandum
Park Advisory Board / Park Fee Advisory Committee

DATE: January 13, 2021

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act (Sunshine Act), the following information addresses whereby each county Board or Commission shall notify the Clerk to the Board Manager of the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

The Director of Community Services, or his designee, shall be responsible for ensuring that appropriate notice of Park Advisory Board (PAB) and the Park Fee Advisory Committee (PFAC) meetings. Notice will be given in the form of an agenda which will state the date, time, and location of the meeting and a brief description of the agenda items for the respective meeting as required by the Sunshine Act. The respective agendas will be posted on the County's website.

The Director of Community Services, or his designee, shall serve as the official custodian of the PAB and PFAC meeting minutes. The record of all meeting minutes will be on file at the Community Service Department, 2002 Creek Crossing, Colorado Springs, Colorado, 80905, and are available at this location for public review and will be posted on the website.

This procedure for compliance with the Sunshine Act for the 2021 calendar year was endorsed by the El Paso County Park Advisory Board at their meeting on January 13, 2021.

Please contact me if you have questions or need additional information.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: County Parks 50th Anniversary Celebration

Agenda Date: January 13, 2021

Agenda Item Number: #7 - B

Presenter: Tim Wolken, Director of Community Services

Information: **Endorsement:** X

Background Information:

In the 1960's, El Paso County was experiencing significant population growth and citizens were becoming increasingly concerned about the lack of parks and open space. This led the Board of County Commissioners to approve a ballot measure to create a County Parks District. A citizen group called the "Committee for Parks" was formed to support the ballot measure and multiple community organizations endorsed the proposal. On May 4, 1971, the El Paso County citizens overwhelmingly supported the ballot measure by a 4 to 1 margin.

Over the past fifty years, the County Park System has grown to 8,000 acres of parks and open space, 130 miles of trails, two award winning nature centers, and a wide variety of environmental education and recreation programs and facilities.

Please find below special events and activities that will celebrate the 50th Anniversary of County Parks.

1. Publicize the 50th Anniversary on the website, flyers, media releases, special events, stationary, and emails.
2. Complete a Park Advisory Board Proclamation on May 12, 2021.
3. Complete a Board of County Commissioners Proclamation on May 13, 2021.
4. Provide 50th Anniversary water bottles and buffs as special give-a-ways.
5. Install 50th Anniversary banners at most park sites.
6. Provide a 30-minute video on County Parks to be broadcast on County's TV station beginning in May, 2021.
7. Provide a three-minute video with high definition photos (Drone) that will be used for social networking purposes beginning in March, 2021 at the City – County Parks Board meeting.

8. Expand the annual Happy Trails fundraising event to raise \$20,000 for the northern nature center project.
9. Complete a “50 ways to celebrate County Parks in 2021” campaign.
10. Modify the County Parks logo to identify the 50th Anniversary.
11. Provide a “50K for 50 Years” hiking series in County Parks which will begin at the Paint Mines on February 6.
12. Complete a photographic book celebrating County Parks that will begin to be distributed at the City – County Parks Board Meeting.
13. Coordinate a community special event with a 1971 theme.
14. Complete 50th Anniversary projects including Fox Run Regional Park upgrades (northern nature center), County Fairgrounds barns, Santa Fe Open Space, and Hanson Trailhead restoration.
15. Provide a traveling display for County Parks that will be displayed at Centennial Hall and other County facilities beginning in May, 2021.
16. Provide the special logo on 2021 park shirts.
17. Create a 50th Anniversary hashtag for marketing purposes.

Recommended Motion: Information



**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	High	
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
December 2020 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2020				2019
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 117,303	\$ 62,697		\$ 193,564
County Fair / Fairgrounds		\$ 301,000	\$ 86,310	\$ 214,690		\$ 351,240
Total		\$ 481,000	\$ 203,613	\$ 277,387		\$ 544,804
<u>Fundraising Revenue</u>		2020				2019
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 15,000	\$ 20,000	\$ (5,000)		\$ 85,250
Partners in the Park Program	Park Operations	\$ 35,000	\$ 50,000	\$ (15,000)		\$ 37,500
Trust for County Parks	Park Operations	\$ 10,000	\$ 56,625	\$ (46,625)		\$ 42,290
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 31,250	\$ (6,250)		\$ 27,445
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 44,000
Total		\$ 125,000	\$ 197,875	\$ (72,875)		\$ 236,485
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>				
Fountain Creek Watershed District	Hanson Trailhead	\$ 750,000				
City of Fountain	Hanson Trailhead	\$ 25,000				
Trust for Public Lands	Ute Pass Regional Trail	\$ 50,000				
Great Outdoors Colorado	Falcon Regional Park	\$ 350,000				
CARES	Nature Centers	\$ 16,500				
CARES	Park Restrooms	\$ 536,628				
CARES	Paint Mines Interpretive Park	\$ 475,000				
Colorado Parks & Wildlife	BCRP Archery Range	\$ 15,000				
Total		\$ 2,218,128				
<u>Parks Division Reservations</u>		2020			2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		4	41	N/A	9	110
February		12	879	N/A	14	546
March		6	44	N/A	15	192
April		0	0	N/A	186	9519
May		47	274	N/A	338	18036
June		294	2869	N/A	517	23048
July		309	6153	4.41	436	24558
August		259	7213	4.25	408	21519
September		284	10208	4.48	338	20818
October		176	4840	4.05	106	17273
November		11	199	N/A	16	539
December		5	30	N/A	13	884
Total		1407	32750	4.30	2396	137042

<u>Parks Facility Reservations</u>	2020			2019	2019
December	<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>					
Archery Lanes				1	1
Athletic Fields					
Pavilions					
Trails					
Vendor					
Tennis Courts					
Vita Course					
Meeting Room	2	20		7	68
<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				3	300
Trails				1	500
Disc Golf Course					
Vendor					
<u>Fox Run Regional Park</u>					
Athletic Fields					
Gazebo					
Warming Hut				1	15
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>	3	10			
<u>Rock Island Trail</u>					
<u>Black Forest Section 16</u>					
<u>Rainbow Falls Historic Site</u>					
Total Park Facility Reservations	5	30		13	884

<u>Fairgrounds Facility Reservations</u>		2020			2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		9	478		8	447
February		12	271		16	782
March		3	170		17	846
April		0	0		23	3213
May		0	0		15	3519
June		20	410		29	2931
July		17	1,338		29	2,931
August		19	2291		17	4001
September		16	1850		21	3544
October		18	913		15	3348
November		0	0		5	112
December		0	0		12	2910
Total		114	7,721		207	28,584
<u>Fairgrounds Facility Reservations</u>		2020			2019	
<u>December</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Fair Corporation Meeting		0	0	1	6	
Lions Club Meeting		0	0	1	20	
FAB Board Meeting		0	0	1	23	
Senior Dinner		0	0	1	43	
COC Meeting		0	0	1	20	
<u>Track</u>						
<u>Barns</u>						
<u>Livestock Arena</u>						
<u>Grounds -</u>						
<u>Whittemore - Fairgrounds</u>						
<u>Arena</u>						
Month Total Fair Facility Reservations		0	0	5	112	

<u>Vandalism Report</u>						
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>		
Graffiti	1/26/2020	Rainbow Falls	Rock near the Falls	\$400		
Graffiti	8/20/2020	Bear Creek Terrace	Playground	\$200		
			Total			
				\$600		
<u>Volunteerism</u>		2020		2019		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		193	824	196	925	
February		234	1,148	189	1,098	
March		110	552	174	1,193	
April		86	350	590	2,398	
May		96	500	600	3,179	
June		378	1,765	416	2,649	
July		291	974	959	7,904	
August		240	669	632	3,123	
September		254	806	435	2,012	
October		609	1371	905	3776	
November		208	618	272	1226	
December		76	260	220	1040	
Totals	20,000 hours	2775	9,837	5588	30,523	
		2020				
<u>December</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		3	14			
Adopt-A-Park / Trail / Volunteer Projects		45	135			
Total		76	260			
<u>Programming</u>	Goal	2020		2019	2019	
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		45	755	4.96	40	461
February		47	2327	4.94	36	2303
March		17	361	4.97	62	1060
April		0	0	5.00	185	4928
May		12	4439	4.50	210	4415
June		40	888	4.96	122	3937
July		74	1962	4.91	120	4950
August		92	1221	4.94	80	3347
September		78	868	4.95	114	3325
October		95	1182	4.96	127	6033
November		30	372	4.98	54	1796
December		23	3420	5.00	35	2228
Totals	800 / 21,000	553	17795	4.92	1,185	38783

<u>December</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	
Nature Explorers: Tricky Tracks	BCNC	3	27		
Little Wonders: Rudolph's Relatives	BCNC	3	30		
High Country Home School Mammals Field Trip	BCNC	1	8		
Forest Therapy Walk	BCNC	1	5		
Moonrise Photography Workshop at the Paint Mines	BCNC	1	9		
Santa's Mailbox Holiday Craft Facebook Live	BCNC	3	1652		
Outreach: Festival of Lights Craft Kits & Video	BCNC	1	600		
Active Adults: Crafting a Decorative Yule Log	FCNC	1	8	5.00	
Nature's Ornaments Workshop	FCNC	1	7	5.00	
Career Day Talk Zoom Middle school class in Littleton	FCNC	1	16	5.00	
2's & 3's Outdoors: Mighty Migrators	FCNC	2	12	5.00	
Nature Hikes with Santa	FCNC	2	20	5.00	
Virtual Career Day in D11	FCNC	1	11		
Facebook December Reading Adventure: Bird Count	FCNC	1	1,012		
Audubon Group to Kane Ranch	Kane Ranch	1	3		
TOTALS		23	3420	5.00	



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

HOLLY WILLIMAS
STAN VANDERWERF
CAMI BREMER

COMMUNITY SERVICES DEPARTMENT

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

ADMINISTRATIVE SERVICES MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

December 2020

General Updates:

1. Facility rentals have generated \$117,303 which is 65% of our \$180,000 annual goal.

Special Events:

1. Three commercial photography permits were issued for the Paint Mines in December.
2. Staff has started marketing facility rentals for 2021 by contacting customers through direct marketing and social media campaigns. Several running organizations have submitted permit requests for 2021 as a direct result of it.
3. Sabine Carter has contacted all 2020 special event organizers and has commitments for 19 events which will include larger community event and running events.



COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS

Monthly Report – December 2020

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Partners in the Park:** Please join us next month for our awards ceremony to celebrate our 2020 Partners in the Park. We are currently seeking partnerships for Pinerias Open Space, Paint Mines Interpretive Park, Rainbow Falls, Santa Fe Open Space, Homestead Ranch Regional Park, Fountain Creek Regional Park and El Paso County Fair and Event Center. Please forward any potential partners to dananordstrom@elpasoco.com.
2. **Friends Groups:** We will be hosting a virtual County Friends Group Kick Off with Trails and Open Space Coalition on Thursday, January 21st at 6:30 pm. We currently have seven active Friends Groups which include Bear Creek Dog Park, Bear Creek Garden Association, Black Forest Section 16, Equestrian Skills Course, Friends of El Paso County Nature Centers, Fox Run Regional Park and Fountain Creek Dog Park. We are also exploring the Ambassador Program through Trails and Open Space Coalition for our highly used outdoor spaces such as Pinerias Open Space, Rainbow Falls, Bear Creek Dog Park and Paint Mines Interpretive Park.
3. **County Fairgrounds Barn Replacement Project:** Staff completed the Colorado State Enterprise Zone application and our project has been accepted for the next 5 years. We are excited to kick off fundraising for this project in January which will include Naming Rights benefits.

Grants

1. If you have an interest in working with El Paso County Parks to assist with grants for County Parks, please contact Tim Wolken at timwolken@elpasoco.com.

Looking back on 2020, we are so grateful and would like thank all of our volunteers, partners and friends!

COMMUNITY SERVICES DEPARTMENT

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

**Recreation & Cultural Services Division
Monthly Report – December 2020**

Submitted by Todd Marts, Division Manager

General

1. Note: The exhibit Rooms were closed, and no indoor programming was allowed.
2. El Paso County Nature Centers' volunteer Lynn Wilson was recognized as El Paso County Parks' 2020 Volunteer of the Year. Some of her notable volunteer contributions in 2020 included assisting with multiple weeks of nature camp in a leadership capacity, creating and leading a station for new Bear Creek Nature Center special event, 'Boo! At Bear Creek', serving on the Bear Run Planning Committee for the 4th consecutive year, and putting her creative talents to use to create the design for a new outreach activity. Lynn also joined the Friends of El Paso County Nature Centers Board this year, serving as Treasurer. The scope of "hats" that Lynn wears as a Bear Creek Nature Center volunteer illustrates her dedication to helping carry out the mission of El Paso County Parks' Nature Centers.
3. With visitation numbers reaching all-time highs last year, staff are busy researching the possibility of a reservation system for Rainbow Falls. This research includes interviews with the City of Manitou Springs, City of Colorado Springs, various ticket software product demos, researching pros and cons and more.
4. With the El Paso County Fair & Events Center currently being understaffed, Recreation staff assisted by updating the Community Outreach Center contracts and finalizing those for 2021.
5. Department staff is working on the creation of a Paint Mines Operation Plan, which would include hiring staff to work at the location on weekends.

Projects, Fundraising & Grants:

1. A new donation box for Fountain Creek Nature Center was contracted for to replace the old one that had irreparable damage. The new one has 9 compartments with favorite animal etchings above each money slot to encourage "voting" for your favorite animal. Staff will work to point it out to visitors to encourage more donations!
2. Year-End Campaign began November 20; as of December 30 - \$7,170 from 49 donors.

Programs & Special Events:

1. Bear Creek Nature Center implemented a 'Santa's Mailbox' at the nature center for the month of December. Optional letter templates were provided online for letters to Santa which could be dropped off at Bear Creek. Each Friday in December, staff provided a Facebook Live holiday craft-making workshop and Santa's bear helper, "Santa Claws" read the mailbox letters aloud before delivering them to the North Pole. The nature center was unable to offer their annual event, 'Bear Creek by Candlelight' this year due to Covid restrictions and Santa's mailbox was a way of offering holiday-themed activities and cheer in a socially distanced manner. The three Facebook live videos in December reached 1,647 people.
2. Bear Creek Nature Center staff continues to implement new ideas that engage the community and encourage outdoor activity without requiring in-person contact. In December, staff created a Bear Creek Scavenger Hunt, Treasure Map and Holiday Scavenger Hunt. These resources were made available and promoted online using the nature center website and social media outlets. Through the Bear Creek Nature Center Facebook page, these three new resources reached 2,067 people.
3. Bear Creek Nature Center has modified its Children's Nature Series programs to meet Covid-related guidelines. All program activities this month have taken place outside and attendees are then provided with a take-home craft kit. Staff has also added more of these programs to the schedule in December, as they continue to be popular and frequently fill to capacity. This month, 'Rudolph's Relatives' for 2-3-year-old children was offered three times, serving 30 participants and 'Tricky Tracks' for 4-6-year-old children was offered 3 times, serving 27 participants.
4. Two new innovative programs were completed in a social distanced COVID fashion. Initially they were planned to be in-person programs, but due to heightened restrictions, it was changed to "pick-up" your materials. People were very happy to get their packages. Active Adults: Crafting a Decorative Yule Log and Nature's Ornaments Workshop
5. Two of the four annual Nature Hikes with Santa were completed totally outdoors. Two were cancelled due to COVID exposure
6. Facebook December Reading Adventures was initiated. Staff read a book with permission of the publisher entitled "Bird Count" and then demonstrated how to make a bird feeder craft out of natural materials—pinecone, peanut butter and bird seed. 1,000 views. (According to the agreement with the publisher, it was removed from FB at the end of the month of December).
7. A staff member participated in two virtual Career Days for School District 11 and Littleton School District. A 15-minute presentation was greatly appreciated by these middle school classes.
8. Staff assisted with the Fountain Creek Christmas Bird Count at Kane Ranch Open Space. Members of the local chapter of the Audubon Society counted 765 birds, including a Loggerhead Shrike, Merlin, numerous raptors and more.



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COMMUNITY SERVICES DEPARTMENT

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

PARK OPERATIONS DIVISION MONTHLY REPORT DECEMBER, 2020

Parks Planning

Capital Project Management:

Santa Fe (Elephant Rock) Open Space - The acquisition process is complete. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing occurred in August 2017. The master plan process has been initiated, with master plan completion due in winter 2021. County staff has elected to change the property name to Santa Fe Open Space, pending Board of County Commissioner approval. The name change is due to the Santa Fe Railroad history and to eliminate confusion that Elephant Rock is accessible or located on County property.

Pineries Open Space - The County selected Wilson & Company to perform Phase 1 final design work and held a kick-off meeting in March 2017. The contractor completed design documents in August 2018. Staff completed marking of singletrack trail corridors in July 2018, and Mile High Youth Corp crews completed approximately 1.5 miles of singletrack trail. RMFI completed the final ½-mile of singletrack trail and boardwalk in late-summer 2018, thus connecting to the powerline trail. MHYC and RMFI constructed an additional 10,800 feet of singletrack trails in April-October 2019. Trailhead construction was awarded to 53 Corporation, with construction taking place fall/winter 2019/2020. RMFI and MHYC completed approximately 11,000 feet of additional singletrack trail in June 2020. The park was opened on June 27th, 2020.

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



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

Falcon Regional Park Phase II - Staff launched Phase II design process which includes a baseball field, multi-use field, parking lot, restroom, playground, and drainage improvements. A GOCO grant was submitted in October 2019 to help fund Phase II improvements. The grant was awarded to the County in March 2020. NES was awarded a contract in 2019 to complete the final design of the proposed Phase II improvements. A 30% plan review was completed in January and NES completed final design drawings in June. An IFB was issued in September with bids due in October. Five bids were received, all over the project budget so a reduction of scope was completed to remove the restroom, playground, and equestrian lot from the project. American Civil Constructors (ACC) was selected at a not to exceed amount of \$955,135. Construction 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. The project includes resurfacing trails, adding wayfinding and regulatory signage, and expanding the main parking area. This project is located in the Calhan Paint Mines Archeological District. The archeological investigation and State Historic Preservation Office (SHPO) review are complete. Smith Environmental is currently on site and has begun the main parking lot expansion and trail renovation. 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 will be completed by end of the year with construction anticipated January through May, 2021.

Planning:

Fountain Creek Regional Park Master Plan / Phase I Improvements - Planning and Park Operations Divisions have launched on implementation of Phase I improvements. South District staff has initiated planning and construction of the community and demonstration gardens, with support from Pikes Peak Urban Gardens. The north garden was finished spring 2018. Designscares Colorado has been chosen to complete the Phase I Improvements, with construction taking place in Fall–Winter 2018-2019. All major improvements have been

completed with new park signage, a pedestrian bridge, and Dog Park shade shelter 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 January 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 underway, and the contractor has cleared and grubbed the site. The drive and trailhead have been graded and Class 6 gravel road base is being installed. In addition, Veltrans will begin construction of the 2-mile single track Lariat Loop trail. Project completion is expected by late December 2020.

Flood Recovery:

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

Hanson Trailhead Repairs - A contract for engineering and design was awarded to Bohannon-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA 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 December PAB meeting and provided internal administrative comments for an additional 10 applications during November.

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

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

CARES Touch Free Restroom Conversion - In response to the COVID 19 Pandemic, El Paso County Parks sought out CARES funding to address the increased visitation to park facilities with focus on reducing common touch points. This project includes motion sensor activated faucet, toilets, urinals, hand dryers and replace drinking fountains with bottle filling stations. Timed access control door locks are also included in this project to allow staff the opportunity to better manage cleaning schedules and access. The project started late October and was completed early December.

Fairgrounds 2020 Improvements - Swink Hall Office Remodel, Fairgrounds South Gate Access Ramp, Race Booth Electrical Upgrades and South Gate Fence addition was completed in 2020.

Central District:

Bear Creek Regional Park – Shorter days, cooler weather, and holiday travel schedules have led to a slight decrease in park guests during this reporting period. Park's employees have taken advantage of this time to complete seasonal maintenance tasks and to begin planning for projects in the coming year. Many employees are taking personal leave to spend time with their families, we're all excited to begin a new year and are optimistic that 2021 will bring positive changes to our community.

Nearly all seasonal pruning efforts are complete, and staff continues to augment landscape mulch in high profile areas. We are taking advantage of borrowing a mechanical sweeper and have removed pine needles from most of the active use turf areas. These efforts give the park a nice manicured look as you drive by or visit.

Safety surfacing material was added to playgrounds at Bear Creek Terrace and play components were power washed. The new material improves safety and provides a nice clean appearance.

The equestrian skills course pond obstacle is now complete. Staff is currently reviewing plans and specification for the new switchback obstacle and hope to complete final review in the next few weeks.

Most employees made time to complete annual self-evaluation requirements. The new evaluation software is taking some effort to navigate but should be very beneficial once we are all familiar with the program.

The Central District recently filled the District Supervisor position recently vacated by Kyle Melvin. Adam Robertson (former PM III) will be starting his new role as Supervisor on 12/28/20.

The team is excited to have Adam and we look forward to his continued growth with our department.

Staff attended and completed Illicit Discharge training. The course was a good reminder for us all to pay close attention to what enters our storm water system.

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 met with contractors to discuss construction of 8 new entrance gates, repairs to the memorial entrance gate, and repairs to the fence surrounding the main parking area. Once quotes are received, next steps will be determined.

Rainbow Falls Historic Site – New graffiti was spotted above the falls during a routine maintenance visit. Staff contacted and met with Master Blaster onsite to review the graffiti removal area and next steps.

Downtown Facilities – Staff remains busy with general maintenance tasks including pruning, mulch augmentation / installation, and trash removal.

Staff began landscape renovation efforts at the Sheriff parking garage. Declining trees and shrubs were removed. All irrigation sleeves were located, and driplines capped. We will revisit the site in the spring to begin plant and rock mulch installation.

Jones Park – Management continues to develop the Jones Park Master Plan. The draft plan is currently out for public review. We will review public comments and make necessary revisions to the plan before submitting to Palmer Land Conservancy for final review.

Ute Pass Regional Trail – Staff removed trash and debris from trail corridors and trailheads. Security staff was contacted to post warnings on vehicles that are parking overnight at trailheads.

East District:

County Fairgrounds – The State Fair borrowed our small animal panels this year which provided us the opportunity to grade and improve drainage in areas and better secure the panels. Staff reinstalled all the panels once grading was completed.

In preparation for the CARES touch free fixture conversion at the County fairgrounds, staff needed to repair a water supply line in the Livestock Arena Building. Once all the fixtures were installed throughout the Fairgrounds, staff was able to winterize the Whittemore Building as well as the Livestock Arena Building.

The slower winter month has allowed the team to make repairs to several of the folding table and folding chair storage racks. The team installed new wheels on the racks and will now begin painting.

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 gone through the Whittemore Building and labeled both electrical panels. New directories were created and installed, and each outlet was labeled with the corresponding breaker. The focus is to complete all the panels in each building by spring 2021.

Drake Lake Open Space – While onsite last month making repairs, staff identified several slash piles that were illegally dumped at the open space. Staff spent time this month removing all the slash and debris from the site.

Falcon Regional Park – Staff has been involved with various pre-construction meetings with contractors that will be starting Phase 2 construction at the park.

North District:

General Information – Staff removed snow from various County buildings and north district park facilities.

Fox Run Regional Park – Park lights are currently being upgraded to LED lighting and staff has prepared all light poles for the contractor and assisted with the work as needed. Staff worked with County DOT utilizing their vacuum truck to remove lake deposits / sediment out the irrigation system cistern to improve the longevity of the park's pumps, filters, and irrigation system. Park staff and El Paso County Wildland Fire continues fire mitigation efforts and wood removal. Staff continues to remove illegal dumps, replace broken split rail fence, and repair wooden signs.

The pet memorial tree in Fox Run has been decorated again for the holiday season. Many park patrons enjoy the tree each year and provide great compliments. Huge thanks to the volunteer family the manages the tree and continues to make an ongoing success.

Pineries Open Space – Staff continues monitoring the trail system for potentially dangerous trees and tree snags and conduct rule enforcement as they make the rounds for trash removal.

New Santa Fe Regional Trail – Staff prepared light poles for the lighting contractor and assisted with the work as needed. The Christmas tree recycling program has been set up for the holiday season and staff will begin chipping trees as needed.

Black Forest Section 16 – Staff completed trimming low-hanging and encroaching tree limbs along near the parking lot. This allows greater visibility from the road and will help deter car break-ins and damage to the parking lot.

Palmer Lake – Staff prepared light poles so the lighting contractor can convert existing lights to LED. Staff delivered materials to the repair and extend portions of the retaining wall which was removed during the ADA parking construction.

South District:

Fountain Creek Regional Park - Staff completed in-house construction of a pedestrian bridge near Fountain Creek Dog Park parking lot. The bridge crosses a drainage channel allowing park users to safely go from the dog park to the main loop sidewalk trail that circles the park.

Staff began installation of new park signs at the Dog Park and other locations in the South District. We anticipate the new signs will be completed by January 2021.

Multiple locations of split rail fencing needed repair near the Duckwood Trailhead. Approximately 10 posts and 8 rails were damaged and needed to be replaced.

Colorado Department of Public Health and Environment (CDPHE) conducted sanitary surveys of two Public Water Systems. These surveys are checks on our maintenance and assurance that we are compliant with State requirements. All went well with the survey an only a few minor

observations were noted, such as installing Non-Potable Water signs on the Community Garden hydrants.

Staff completed installing boulders around the perimeter of the dog park parking lot. These boulders were necessary to keep the public in the designated parking area and not parking in the Community and Demonstration Garden native areas.

Plans for adding new amenities inside the dog park are currently in progress and hope to be in place by the spring of 2021. We are looking to add a shade structure, benches and dog activity / agility amenities.

Shop maintenance and reorganization of tools were tasks staff worked on when weather conditions weren't favorable for outside work. Staff cleaned shop walls and repainted the shop interior. We rebuilt and painted our shop Safety Data Sheet and Equipment Manual cabinet.

Maxwell Street Trailhead – Staff has seen a decrease in the number of abandoned vehicles and campers at the trailhead. Increased patrol has helped deter the behavior.

Stratmoor Valley Park – Staff added and moved boulders around the main parking lot area to help prevent ATV usage on the trail. This has had a positive effect on most of the surrounding neighborhood. We have been approached by multiple citizens thanking parks for attempting to keep the vehicles off the trails.

Widefield Community Park – Performance Recreation continued making progress on Phase II improvements. Pavilion construction and playground modifications are part of the improvements.

Trafton Roofing received materials and began the replacement of the metal restroom roof which was damaged during an August hailstorm.

Fountain Creek Regional Trail - The trail north of the Carson Street Bridge had numerous wood fence posts damaged by a vehicle. Staff continued to make necessary repairs to the posts and wire fences.

At the northern end of the districts trail corridor, a water crossing sidewalk was undermined by run-off and collapsed. This caused a major hazard on the trail system. Staff mobilized and completed a temporary repair of the trail and we plan to have a more permanent repair completed in 2021.