

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, July 14, 2021 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
A. 2021 Happy Trails	Mary Jo Lewis	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Haven Valley Planned Unit Development (PUD) Plan and Preliminary Plan	Greg Stachon	Endorsement
B. Meadowbrook Park Filing No. 1 Final Plat	Ross Williams	Endorsement
C. Cloverleaf Subdivision Filing No. 2 Final Plat	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
D.	The Trails at Aspen Ridge Filing No. 3 Final Plat	Ross Williams	Endorsement
E.	The Trails at Aspen Ridge Filing No. 4 Final Plat	Ross Williams	Endorsement
7.	Information / Action Items		
	N/A		
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the June 9, 2021
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

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

Staff Present:

Brian Bobeck, Park Operations Division Manager
Todd Marts, Recreation / Cultural Services Manager
Sabine Carter, Administrative Services Coordinator
Jason Meyer, Planning Supervisor
Greg Stachon, Landscape Architect
Ross Williams, Park Planner
Theresa Odello, Recreation Coordinator
Dayna Buffington, Fair & Event Center Program Supvr.

Absent: Susan Jarvis-Weber

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Ed Hartl, Chair.
2. Approval of Agenda: **Alan Rainville made a motion to approve the meeting agenda. Jim Cassidy seconded the motion. The motion carried 8 - 0.**
3. Approval of Minutes: **Alan Rainville made a motion to approve the May 12, 2021 meeting minutes. Jim Cassidy seconded the motion. The motion carried 8 - 0.**
4. Introductions and Presentations:

Chair Ed Hartl introduced Mrs. Lois Landgraf as a new member of the Park Advisory Board.
5. Citizen Comments:

N/A
6. Development Applications:

A. Ridge at Lorson Ranch PUDSP

Jason Meyer provided an overview of the Ridge at Lorson Ranch PUDSP and addressed questions from the board.

Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Ridge at Lorson Ranch PUD Development Plan and Preliminary Plan: 1) Correct the land uses in the Letter of Intent; 2) Provide a summary of open space dedications to demonstrate conformance with the approved Lorson Ranch Minor Sketch Plan Amendment; 3) Require fees in lieu of land dedication for regional park purposes in the amount of \$457,240 and urban park purposes in the amount of \$288,260 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 of the forthcoming final plat(s). Terry Martinez seconded the motion. The motion passed 8 – 0.

B. Falcon Meadows at Bent Grass Filing No.1

Greg Stachon provided an overview of the Falcon Meadows at Bent Grass Filing No.1. Board members noted a discrepancy with the number of lots included since the number varied throughout the application. The board approved the following recommended motion.

Jim Cassidy recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Falcon Meadows at Bent Grass Filing No.1 Final Plat: (1): Designate and provide to El Paso County a 25-foot trail easement along the proposed drainage channel through Tracts B, C, D, and E that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail. (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$32,660 and urban park fees in the amount of \$20,590 will be required at time of the recording of the final plat(s). Toby Levin seconded the motion. The motion passed 8 – 0.

C. The Retreat at TimberRidge Filing No. 2 Final Plat

Ross Williams provide an overview of The Retreat at TimberRidge Filing No. 2 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 Retreat at TimberRidge Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$41,400 and urban park fees in the amount of \$26,100. Toby Levin seconded the motion. The motion passed 8 – 0.

7. Information / Action Items:

A. Park Lands Agreement – GTL, Inc. Estates at Rolling Hills Ranch Filings No. 1 and 2

Ross Williams presented the Park Lands Agreement – GTL, Inc. Estates at Rolling Hills Ranch Filings No. 1 and 2.

Lois Landgraf moved to endorse the approval of the individual Park Lands Agreements with GTL Inc. for The Estates at Rolling Hills Ranch Filing No. 1 and The Estates at Rolling Hills Ranch Filing No. 2. Alan Rainville seconded the motion. The motion passed 8 – 0.

B. Park Lands Agreement – GTL, LLC. Rolling Hills Ranch Filings No. 1, 2, and 3

Ross Williams presented the Park Lands Agreement – GTL, LLC. Rolling Hills Ranch Filings No. 1, 2, and 3

Alan Rainville moved to endorse the approval of the individual Park Lands Agreements with GTL Inc. for Rolling Hills Ranch Filing No. 1, Rolling Hills Ranch Filing No. 2, and Rolling Hills Ranch Filing No. 3. Toby Levin seconded the motion. The motion passed 8 – 0.

C. Park Lands Agreement – COLA, LLC. The Trails at Aspen Ridge Filings No. 2 and 4

Ross Williams presented the Park Lands Agreement – COLA, LLC. The Trails at Aspen Ridge Filings No. 2 and 4

Lois Landgraf moved to endorse the approval of the Park Lands Agreement with COLA, LLC., for the Trails at Aspen Ridge Filing No. 2 and the Trails at Aspen Ridge Filing No. 4. Alan Rainville seconded the motion. The motion passed 8 – 0.

D. Pikes Peak Birding and Nature Festival

Theresa Odello stated that the El Paso County Recreation & Cultural Services started the Pikes Peak Birding and Nature Festival in 2016 with sixteen public, private and non-profits joining for an ecotourism birding and nature festival that promotes conservation and education to explore the area's natural and agricultural heritage resources of the Pikes Peak Region. Field trips took participants from Pikes Peak to the prairie.

E. 2021 El Paso County Fair Update

Dayna Buffington presented a PowerPoint overview of the 2021 El Paso County Fair being held in-person on July 10-17 at the Fair & Events Center in Calhan, Colorado.

8. Monthly Reports:

Board member Anne Schofield suggested to add the 2019 monthly report numbers for a more accurate comparison to pre-pandemic park activity numbers and revenues.

RECORD OF PROCEEDINGS

9. Board/Staff Comments:

Brian Bobeck stated that some County Parks are experiencing restroom and irrigation issues that range from complete restroom closures to pump/well and irrigation system issues. Portable restrooms have been added in the meantime.

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

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Happy Trails Fundraising Event

Agenda Date: July 14, 2021

Agenda Item Number: #4 - A

Presenter: Mary Jo Lewis, Bear Creek Nature Center Supervisor

Information: X **Endorsement:**

Background Information:

Happy Trails is the annual fundraising event for the El Paso County Nature Centers held in August of each year. The event started in 2010 in partnership with the Trails and Open Space Coalition and the Friends of El Paso County Nature Centers to address budget shortfalls.

The event attracts 125 –150 participants and has consistently raised over \$7,000 each year. Overall, the fundraiser has generated over \$100,000 since its inception. The nature centers programming and capital improvements are dependent on this annual fundraiser.

This year's Happy Trails will take place in Fox Run Regional Park as we celebrate the 50th Anniversary of El Paso County Parks and raise funds for a new Northern El Paso County Nature Center. With such a special celebration and such an important cause, this year's fundraising goal is \$20,000.

Attendees can expect the same delicious Buffalo Gals BBQ dinner, drinks and desserts that are a staple of this beloved event. Americana band Wirewood Station will provide musical entertainment and Birgitta DePree from Millibo Art Theatre will make a special appearance.

Julia Sands de Melendez, Anne Schofield, James Cassidy and many former Park Advisory Board members have supported the event as Table Captains and I would like to cordially invite you to join us a table or tent captain in 2021. Table captains bring a total of 6 people and can choose to donate \$300 for the table or have each guest pay the \$50 per person. This year a special 'Tent Captain' option will be available for \$350 which includes a 6-person table under a tent canopy.

The success of the fundraiser is dependent on the support from the members of the Park Advisory Board staff and Friends of the El Paso County Nature Centers as table captains, as well as food and drinks donated from local restaurants.

Date: Friday, August 20, 2021 - Evening

Location: Fox Run Regional Park - lakeside

Cost: Table of 6 = \$300 – Table of 6 with tent canopy=\$350-- Individual = \$50

Program: Live Music, Nature Campers, and other entertainment

Recommended motion:

Information Only

HAPPY TRAILS 2021



Date: Friday, August 20, 6:00 pm -9:00 pm

Location: Fox Run Regional Park, 2110 Stella Drive, CO Springs

Cost: Table of 6 = \$300 – Table & Tent of 6= \$350 -- Individual = \$50

Food: Buffalo Gals Tri-tip, sides and gelato bar

Drink: Black Forest Brewing Co. & Sovereignty Wines

Program: Wirewood Station, Nature Campers & Millibo Art Theatre

Limited Space – Reserve Early

A Table Captain:

- Reaches out into the community to help tell our mission and our story.
- Brings 5 or more of their friends, family, and colleagues to the Happy Trails event
- Inspires guests to give a meaningful donation to the nature centers during Happy Trails

What does a Table Captain do?

Table Captains reach out to individuals in the community and introduce them to the Nature Centers and the services we provide to children, families and the community. When guests come to Happy Trails, they have a chance to interact with other caring community members, gain a more intimate understanding of our work, and have the opportunity to financially support the organization.

Happy Trails is a way for the Nature Centers to meet new friends, and for our programs to gain the sustainable funding they need to keep going. *Guests leave Happy Trails feeling inspired and personally fulfilled*

How do I get started?

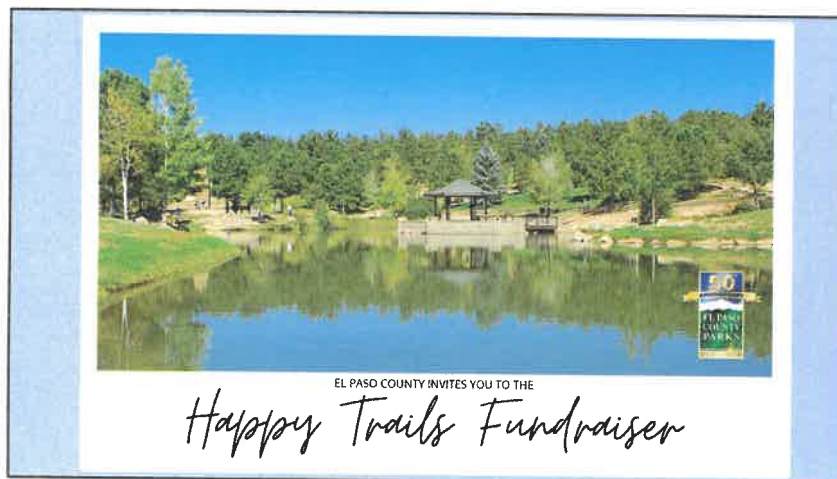
Invite five people to attend and get confirmation. Let them know it is a fundraiser and fun!

Pay for the table or tent yourself (\$300/ \$350) OR inform Mary Jo Lewis that you will be a Table Captain by calling 719-520-6388 then have your 5 guests pay for their individual \$50 tickets.

- Online at: [eventbrite.com](https://www.eventbrite.com) search: [Happy Trails](#)
- Send a check attn.: Mary Jo Lewis -245 Bear Creek Road, Colorado Springs, CO 80906
- Pay by credit card over the phone. Call Mary Jo at 520-6388

What are some of my duties?

- Invite your guests to visit the nature centers.
- Collect RSVP's to send to the Happy Trails Committee.
- As you meet new people, tell them about your interest and involvement in the Nature Centers, and let them know how vital our services are to the entire community.
- Know that your hard work helps the Nature Centers provide essential services to children, youth, and families in our community.
- Have fun!



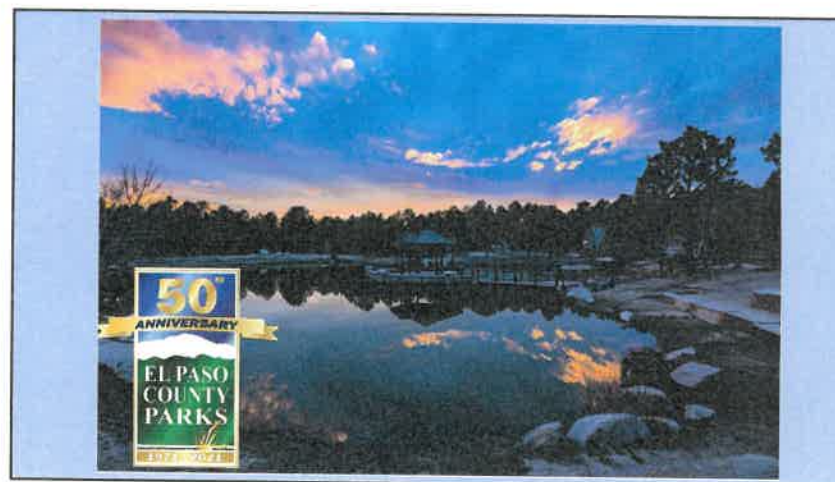
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El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Haven Valley Planned Unit Development (PUD) Plan and Preliminary Plan

Agenda Date: July 14, 2021

Agenda Item Number: #6 - A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

This is a request for approval by NES on behalf of Midco Investments and Richmond Homes, for the Haven Valley PUD Development Plan and Preliminary Plan, consisting of 98 single-family residential lots on 11.76 acres. The majority of the property, approximately 11.44 acres is currently zoned PUD CAD-O (Planned Unit Development with commercial Airport District Overlay). The site is located south of the intersection of Cable Lane and Alturas Drive in the Security – Widefield neighborhood.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. A completed portion of the Grinnell Boulevard Secondary Regional Trail is located on the north side of Cable Lane opposite the proposed development. The Grinnell Boulevard Secondary Regional Trail alignment follows an irrigation ditch to the north and south of the project site. A small pocket park is located just to the south of the project site along Brant Road, and Windmill Mesa Park is 0.3 miles to the south of the project site along Bradley Road.

The surrounding neighborhood does not offer many recreation facilities beyond the pocket park along the Grinnell Boulevard Trail. Windmill Mesa Park is 0.3 miles to the south east but is across Bradley Road which does not have any pedestrian crossing. Staff notes that the developer is providing a network of interconnected sidewalks through the subdivision. There is a curb ramp shown at the intersection of Cable Lane and Alturas Drive. The developer is encouraged to work with El Paso County Public Works on a pedestrian crossing at this intersection to make a connection to the existing Grinnell Boulevard Secondary Regional Trail on the north side of Cable Lane.

The El Paso County Land Development Code requires at least 10% open space dedication for subdivisions that are classified under PUD zoning. This PUD Development Plan and Preliminary Plan contains 1.82 acres of open space, or 15.4% of the total project area, dedicated as open space. This includes Tracts B,C,D,E along the perimeter of the project site as well as a centrally located walking path.

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.

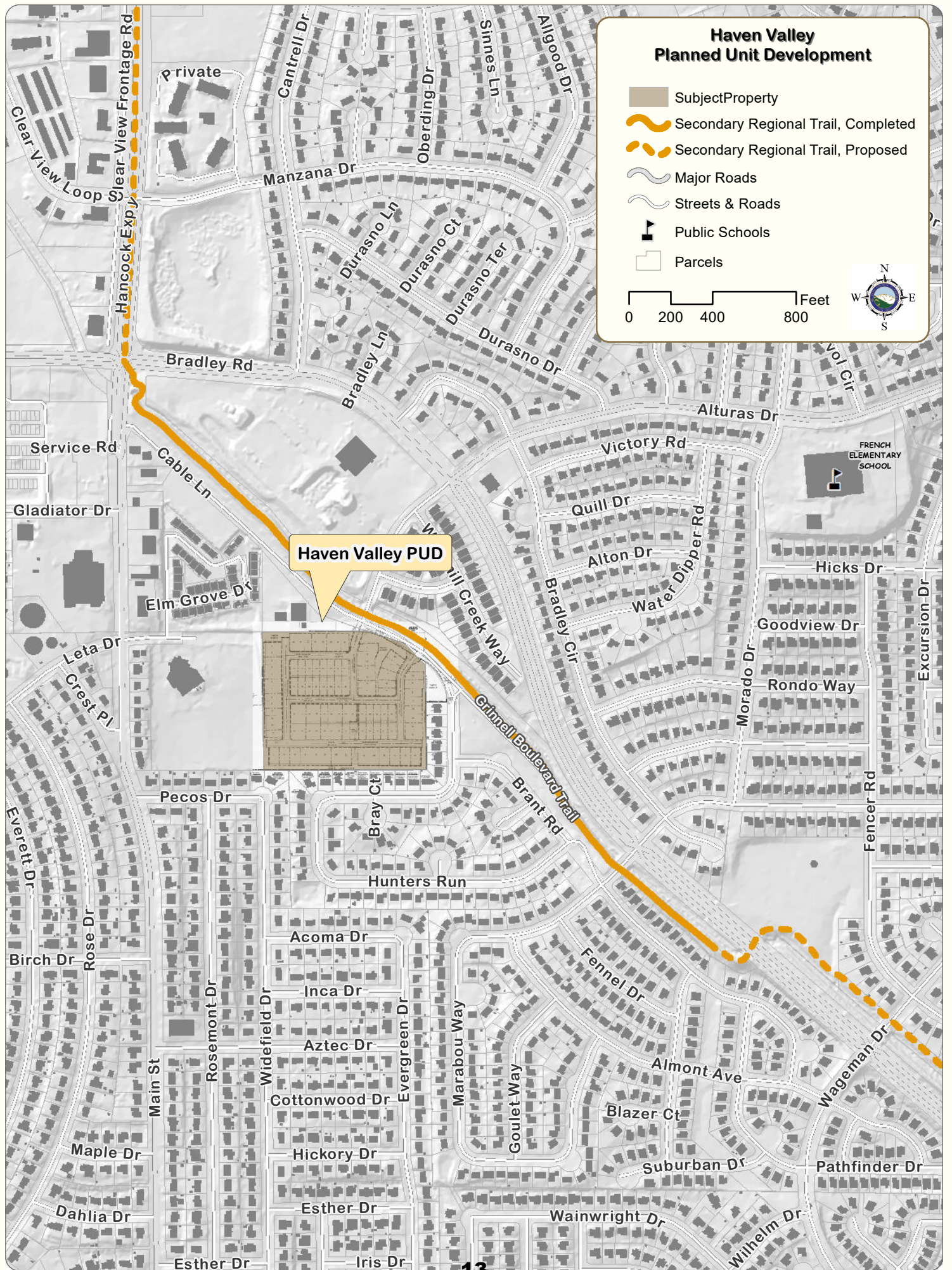
Recommended Motion (PUD Plan and Preliminary Plan):

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 Haven Valley Final Planned Unit Development: require fees in lieu of land dedication for regional park purposes in the amount of \$45,080, and urban park fees in the amount of \$28,420.

Haven Valley Planned Unit Development

-  Subject Property
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Major Roads
-  Streets & Roads
-  Public Schools
-  Parcels

0 200 400 800 Feet



Development
Application
Permit
Review



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

July 14, 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:	Hidden Valley	Application Type:	PUD
PCD Reference #:	PUDSP-217	Total Acreage:	11.76
		Total # of Dwelling Units:	98
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	20.83
	Andrea Barlow	Regional Park Area:	4
Midco Investments	NES	Urban Park Area:	4
PO Box 60069	619 North Cascade Ave. Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80960	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.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 98 Dwelling Units = 1.901		Neighborhood:	0.00375 Acres x 98 Dwelling Units =	0.37
Total Regional Park Acres: 1.901		Community:	0.00625 Acres x 98 Dwelling Units =	0.61
		Total Urban Park Acres:		0.98
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 98 Dwelling Units =	\$11,172
\$460 / Dwelling Unit x 98 Dwelling Units = \$45,080		Community:	\$176 / Dwelling Unit x 98 Dwelling Units =	\$17,248
Total Regional Park Fees: \$45,080		Total Urban Park Fees:		\$28,420

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 Haven Valley Final Planned Unit Development: require fees in lieu of land dedication for regional park purposes in the amount of \$45,080, and urban park fees in the amount of \$28,420.
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Park Advisory Board Recommendation:

HAVEN VALLEY PUD/PRELIMINARY PLAN

LETTER OF INTENT

MAY 2021

APPLICANT

Richmond American Homes
4350 S. Monaco Street
Denver, CO 80237

OWNERS

MIDCO Investments LLC.
PO Box 60069
Colorado Springs, CO 80960

Fountain Mutual Metro District
PO Box 1976
Colorado Springs, CO. 80901

CONSULTANT:

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

REQUEST

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

1. A PUD/Preliminary Plan for Haven Valley, consisting of 98 detached residential lots under the existing PUD zoning.
2. PUD Modification and Deviation from LDC Chapter 8.4.4.(E).(2). & (3) requesting private roads within the Haven Valley development and not meeting County Standards.
3. Finding of water sufficiency with the Preliminary Plan and subsequent Final Plat to be approved administratively.

SUPPORTING DOCUMENTS

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

- Traffic Impact Study prepared by Aldridge Transportation Consultants, LLC.
- Geologic Hazard Evaluation and Due Diligence Geotechnical Investigation prepared by CTL Thompson, Inc.
- Water Resources Report prepared by Drexel Barrell & Company
- Wastewater Disposal Report prepared by Drexel Barrell & Company
- Drainage Report prepared by Drexel Barrell & Company
- Natural Features Report prepared by N.E.S. Inc

SITE LOCATION AND DESCRIPTION

The Haven Valley PUD is located south of Bradley Road, at the intersection of Alturas Drive and Cable Lane. This site is bounded by existing residential development to the south and east and churches to the north and west. The northeast boundary of the site abuts Cable Lane. The surrounding properties include:

- **North:** Calvary Fellowship Fountain Valley and Pikes Peak Christian Church
- **East:** Pheasant Ranch Run and Windmill Creek residential subdivisions
- **South:** Pheasant Ranch Run residential subdivision.
- **West:** Good Shephard United Methodist Church and Elm Grove Village Townhomes (northwest)



PROJECT DESCRIPTION

Previous Approvals

In January 2007 a PUD zoning was recorded for the property to allow for 98 attached residential units. This was followed by a Preliminary Plan and Final Plat (Resolution No. 07-275), which were approved the Board of County Commissioners on July 11, 2007. This project was referred to as 'Patriot Village'. A two-year extension was approved by the BOCC to record the Final Plat for Patriot Village (Resolution No. 10-261). The BOCC approved an additional two-year extension in 2014 to record the Final Plat (Resolution 14-456). The Final Plat was not recorded.

The majority of the property, approximately 11.44-acres, is zoned PUD CAD-O (Planned Unit Development with Commercial Airport District Overlay). In addition, an approximately 0.329-acres in the northeast corner is part of the adjacent Fountain Mutual Metropolitan District (FMMD) property. This portion of land is bisected by Hunters Run and will be incorporated as part of this project. This area is zoned RS-6000 CAD-O (Residential Suburban).

Site layout

Haven Valley will consist of 98 detached residential lots and associated infrastructure on approximately 11.76-acres. The proposed layout is virtually identical to the layout of the previously approved Preliminary Plan for the single-family attached product in terms of lot configuration and private street layout. The principal difference is that the original plan was for single family attached residential lots (two lots sharing one common boundary), while the current plan proposes single-family detached product. The lot size on the approved plan ranges from 2,530 sf to 3,960 sf, with the larger 3,960 sf lots along the southern boundary to provide a transition to the 6,000 sf lots in the adjacent to the Pheasant Ranch Run single-family subdivision. The lot size on the current plan ranges from 2,989 sf to 4,307 sf, with the larger 4,307 sf lots along the southern boundary. The change in the type of residential product and the larger lots proposed by the current plans for Haven Valley provide and improved compatibility and transition to the 6,000 sf lots in the adjacent to the Pheasant Ranch Run single-family subdivision.

Access and Traffic

The project site is located south of the intersection of Cable Lane and Alturas Drive. Two full movement access points onto Cable Lane are proposed. The roads within the development will be private, which is consistent with the previously approved Preliminary Plan and Final Plat. A PUD Modification is requested for the use of private roads and a PUD Modification and Deviation are requested for the requirement that private roads be constructed and maintained to County standards. Justification for these requests is provided below. Each entry point of Cable Lane will have a median separated entrance to improve safety of vehicular access to and from the development and to create an attractive entrance to the Haven Valley community.

A Traffic Impact Study was prepared by Aldridge Transportation Consultants, LLC dated March 15, 2021. The conclusion of the Study is that the transportation facilities in place are adequate to serve the

proposed development. No signalization is needed, nor the expansion of existing roadways in the area that will accommodate this development.

Open Space and Trails

Sidewalks are provided throughout this development and will be constructed along Cable Lane where it abuts this development. There is a gravel trail system near the Site as part of the larger FMMD property to the southeast. The FMMD property consists of a park area and a trail system that connects to the south along Brady Road and the channel. Park fees in lieu of land dedication will be due at the time of final plat recordation.

Drainage

A Preliminary Drainage Report prepared by Drexel Barrell Company is submitted with this PUD/Preliminary Plan. The report identifies existing drainage flows to the southwest where it drains overland between two houses to Pecos Drive, then south on Widefield Drive. The report proposes a full-spectrum detention pond to be constructed in an existing off-site drainage easement adjacent to the west side of the site. This detention pond will fulfill on-site detention needs as well as providing detention for upstream properties, which will address current drainage issues for adjacent two properties. The proposed detention facility is nearly three times the size of a facility necessary to detain runoff from the project site alone. The Report proposes a public drainage detention easement and maintenance of the pond by El Paso County.

Utilities

Water: The Water Resources and Wastewater Report prepared by Drexel Barrell Company dated March 2021, indicates that based on the proposed 98 residential lots, with 0.67 acres of irrigated common space and 0.98 acres of xeriscaped common space, the calculations of water demand quantities are:

- Residential: $(0.5 \text{ AC-FT/YR/household}) \times (98 \text{ households}) = 49 \text{ AC-FT/YR}$
- Irrigated Common Space: $(1.9 \text{ AC-FT/YR/Acre}) \times (1.65 \text{ acres}) = 3.16 \text{ AC-FT/YR}$
- Project Total: 52.16 AC-FT/YR

The projected water consumption is based upon industry standards as well as methodology used by other utility providers in the area.

A commitment letter from the Security Water and Sanitation District to provide water service to the Haven Valley development is included with this submittal. According to the District, the residential water demand for the project is estimated to be a maximum of 49 annual acre feet of diversions based on 98 single-family equivalents (sfe). The District estimated demand for common landscape irrigation is 3.16 annual acre feet of diversions. The total water demand for this property is estimated to be 52.16 annual acre feet of diversions. A copy of the Security Water and Sanitation District's 2019 Water Quality Report has been provided with the Water Resources Report.

Wastewater: The Wastewater Report confirms that the sanitary sewer lines are sized to carry the peak wastewater discharge for this proposed development. Proposed sanitary lines for the project will include onsite 8" mains that are proposed to connect to the existing manhole to the southwest of the project site. An existing 8" main then leaves the manhole and flows to the south. A Preliminary Utility Plan has been provided for proposed wastewater system layout.

A commitment letter from the Security Water and Sanitation District to provide wastewater service to the Haven Valley development is included with this submittal. The District noted that wastewater collection and treatment requirements for this property are estimated to be a maximum of 7.06 million gallons per year or 19,342 gallons per day based on 98 sfe. The District commits to sufficient wastewater capacity to serve the development.

Gas and Electric: The Site is located outside of the City of Colorado Springs city limits, however, is located within the Colorado Springs Utilities' electric and gas service territory. Natural Gas and Electric services will be provided by Colorado Springs Utilities and a 'Will Serve' letter is included with this submittal.

Natural Features

Topography

The site is relatively flat, vacant and undeveloped. The Site general slopes to the southwest with a slope of approximately 5-6%. Several trenches have been dug perpendicular to the slope for use as irrigation ditches. The site had been previously disturbed, and there were structures located at the northeast corner of the site. Aerial photos indicate the structures were demolished between 2006 and 2011.

Vegetation and Noxious Weeds

The Site consists of primarily grasses and native weeds with some scattered deciduous and coniferous trees. Noxious weeds are present on the site in several areas but generally in limited quantities. Noxious weeds are defined as those non-native plants that aggressively invade and are detrimental to native vegetation communities and ecosystems. Weed control prior to and during construction shall take place to eliminate weeds and to prevent introducing new weeds. Following construction, the Haven Valley Home Owners Association will be responsible for weed control in the open and commons areas. Individual homeowners will be responsible for weed control on their lots.

Floodplain and Wetlands

This is no mapped floodplain on this property per FEMA Firm Map Number 08041CO763G, effective 12/7/2018. There are no wetlands on the Site.

Wildlife

The site is surrounded by urban development and has been previously disturbed and thus does not provide ideal habitat for wildlife species. Impact of development on potential wildlife habitat will be negligible and there are no known protected species on the site. A 'Nest Survey' was conducted by Tetra Tech in 2007, as a result of the Colorado Division of Wildlife's previous concerns regarding the removal of trees associated with the project. In summary, it was determined that there was no evidence of nesting at the site.

Soils and Geology

The Geologic Hazard Evaluation and Due Diligence Geotechnical Investigation prepared by CTL Thompson indicates that no geologic hazards were identified that would preclude development of the project. The report identifies suspect quality fill and recommends that this be removed and replaced with compacted fill. Groundwater was evident in some borings but not at a level that would be a concern for crawl space construction.

Wildfire Hazard Mitigation

Wildfire hazard for the site was evaluated using the Colorado State Forest Service's online Wildfire Risk Assessment Portal. The Site is mapped as "Lowest" wildfire risk and is rated "Low" to "Very Low" in terms of burn probability based on the available fuels at the site. The nearest fire response in the Security Fire Protection District is Station 3, which is less than a ¼ of a mile away. Development of the site would result in a reduction of the available fuels for wildfires, while simultaneously increasing the values and assets present on the site. As such, the wildfire risk index for the project is expected to stay close to the same as a result of development. No specific fire mitigation plans or other actions are necessary.

PROJECT JUSTIFICATION

PUD Zoning Approval Criteria

Chapter 4.2.6.D of the LDC allows the combination of a preliminary plan with a PUD development plan, provided all review and approval standards for both the PUD development plan and preliminary plan are met. The PUD/Preliminary Plan for Haven Valley is consistent with the PUD zoning approval criteria set forth in Chapter 4.2.6.D of the LDC as follows:

1. The proposed PUD District zoning advances the stated purposes set forth in this Section;

The Haven Valley PUD will advance the following purposes of the PUD District designation:

- *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 proposed smaller lot residential development is meeting a need and demand for more attainable housing product.
- *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;*
The Haven Valley PUD includes smaller lots that require more design flexibility than afforded by standard zoning districts.

- *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 growing demands of the local population are for smaller homes that are more affordable and have less maintenance. The Haven Valley PUD provides the flexibility to provide a housing product that meets this demand.

- *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;*
- There are several employment and shopping centers in close proximity to the site, as well as churches and schools that provide community facilities. There is a gravel trail system near the site as part of the larger FMMD property to the southeast. The FMMD property consists of a park area and a trail system that connects to the south along Brady Road and the channel.

2. The application is in general conformity with the Master Plan;

The relevant County Plans for Haven Valley development are the County Policy Plan, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. The property is located in the 'Proposed Fountain Valley' small plan area; however, no plan is available for review. The proposed residential development is in a location contiguous to existing residential subdivisions.

The proposed project is consistent with the policies of the County Plan that encourage infill development that complements and transitions to existing uses. The County Plan encourages a variety of housing options that allows for a balance of mutually supported land uses in a more urban area of the County. The following County Policies are relevant to this project:

- **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 6.1.7:** Encourage infill development which complements existing uses, is consistent with Small Area and other adopted plans.
- **Policy 6.1.8:** Encourage incorporating buffers or transitions between areas of varying use or density where possible.
- **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 13.1.1:** Encourage a sufficient supply and choice of housing at varied price and rent levels through land development regulations.
- **Policy 13.1.2:** Support the provision of land use availability to meet the housing needs of county residents.

Water Master Plan

- *Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*
- *Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*
- *Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.*
- *Goal 3.7 – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.*
- *Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).*
- *Goal 5.4 – Promote the long-term use of renewable water.*
- *Goal 5.5 – Identify any water supply issues early on in the land development process.*
- *Goal 6.0 – Require adequate water availability for proposed development.*
- *Policy 6.0.8 – Encourage development patterns and higher density, mixed use developments in appropriate locations that propose to incorporate meaningful water conservation measures.*
- *Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.*

The project is located within Region 7, Fountain area. The El Paso County Water Master Plan (WMP) specifically states: *“Region 7 could experience the largest demand growth in the County by 2060. Areas projected to develop by 2040 are located south of Fountain on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25. Directly west of Fountain, areas north and south of Squirrel Creek Road are expected to grow by 2060. One large development is expected south of Fountain by 2060, along the west side of I-25. ”*

As noted in the WMP, Region 7 has a current water supply of 15,376-acre feet per year and a current demand of 10,141-acre feet per year. The 2040 water supply is projected to be 2,241-acre feet per year and the project demand is 52.16-acre feet per year.

3. 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 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. The proposed subdivision of residential lots is consistent with the County Master Plan and provides a transition between the surrounding single-family lots to the south and east and the townhome and institutional developments to north and west.

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

The residential lots provide a transition with the existing single family residential lots to the south and the townhome development to the northwest. The lot size on the approved plan ranges from 2,530 sf to 3,960 sf, with the larger 3,960 sf lots along the southern boundary to provide a transition to the 6,000 sf lots in the adjacent to the Pheasant Ranch Run single-family subdivision. The lot size on the current plan ranges from 2,989 sf to 4,307 sf, with the larger 4,307 sf lots along the southern boundary. The change in the type of residential product and the larger lots proposed by the current plans for Haven Valley provide and improved compatibility and transition to the 6,000 sf lots in the adjacent to the Pheasant Ranch Run single-family subdivision.

- 5. 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;**

The existing property line has a mismatched series of existing fences. The Developer will install a new six-foot "good neighbor" opaque fence along the property boundary of the Site. In addition to the replacing the existing fencing, landscaping will be provided to enhance buffering between the site and residential neighborhoods on the south and east boundary.

- 6. 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;**

Along the east and south boundary adjacent to the single family residential, Haven Valley provides one (1) tree per fifteen (15) linear feet of frontage requirements. In addition, the evergreen requirement has been exceeded in order to provide sufficient year-round buffering.

Along the west and north boundary adjacent to the two churches no landscape buffering is proposed. The churches and single family detached residential are compatible uses. The west church is adjacent to existing single family residential. The proposed 6' opaque fence along the site boundary will sufficiently visually screen church parking and solar panels from the proposed single family residential on site. The approved PUD from 2007 for the site did not propose any landscape buffering between the churches and the site.

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

The property has been disturbed previously and there are no unique or significant historical, cultural, recreational, aesthetic or natural features to be preserved

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

Sidewalks are provided throughout this development and will be constructed along Cable Lane where it abuts this development. There is a gravel trail system near the Site as part of the larger FMMD property to the southeast. The FMMD property consists of a park area and a trail system that connects to the south along Brady Road and the channel. Park fees in lieu of land dedication will be due at the time of final plat recordation.

9. 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;

The Traffic Impact Study demonstrates that the development will not materially impact existing levels of service on surrounding roads. All required utilities are available to the development and the required will serve letters are provided. The proposed project will not negatively impact the levels of service of County services and facilities.

10. 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 development includes areas of open space and sidewalk connectivity through the development to external sidewalks and trail systems.

11. 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;

There are no mineral rights owners on this property.

12. 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

PUD modifications are requested of the Land Development Code requirements to allow the use of private roads (8.4.4.E.2) and to allow this private road design to differ from County standards (8.4.4.E.3). The justification for these is set out below.

13. The owner has authorized the application.
Yes.

PUD Preliminary Plan

The Preliminary Plan is consistent with the approval criteria in Section 7.2.1.D.2.e of the LDC as follows:

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

See above analysis.

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

See above analysis.

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

There is no approved Sketch Plan for this property. The proposed subdivision is in conformance with the subdivision design standards other than the one requested deviation and PUD Modifications, which are discussed in more detail below. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- adequate provision for traffic, drainage, and open space;
- provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- adequate provision for water, sewer and other utilities;
- ensuring that structures will harmonize with the physical characteristics of the site;
- ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and

PUD Modifications: PUD modifications are requested of the Land Development Code requirements to allow the use of private roads (8.4.4.E.2) and to allow this private road design to differ from County standards (8.4.4.E.3). The justification for these is set out below.

- 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;**

The Water Resources and Wastewater Report prepared by Drexel Barrell Company dated March 2021, indicates that based on the proposed 98 residential lots, with 0.67 acres of irrigated common space and 0.98 acres of xeriscaped common space, the calculations of water demand quantities are:

- Residential: (0.5 AC-FT/YR/household) x (98 households)= 49 AC-FT/YR
- Irrigated Common Space: (1.9 AC-FT/YR/Acre) x (1.65 acres) = 3.16 AC-FT/YR

- Project Total: 52.16 AC-FT/YR

A commitment letter from the Security Water and Sanitation District to provide water service to the Haven Valley development is included with this submittal. According to the District, the residential water demand for the project is estimated to be a maximum of 49 annual acre feet of diversions based on 98 single-family equivalents (sfe). The District estimated demand for common landscape irrigation is 3.16 annual acre feet of diversions. The total water demand for this property is estimated to be 52.16 annual acre feet of diversions. A copy of the Security Water and Sanitation District's 2019 Water Quality Report has been provided with the Water Resources Report.

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

The Wastewater Report shows that the proposed wastewater discharge is within the acceptance criteria of the Security Water and Sanitation District. A commitment letter from the District to provide wastewater service to the Haven Valley Subdivision is included with this submittal.

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

The Geologic Hazard Evaluation and Due Diligence Geotechnical Investigation prepared by CTL Thompson indicates that no geologic hazards were identified that would preclude development of the project. The report identifies suspect quality fill and recommends that this be removed and replaced with compacted fill. Groundwater was evident in some borings but not at a level that would be a concern for crawl space construction.

- 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 Drexel Barrell and Company dated April, 2021. The report identifies existing drainage flows to the southwest where it drains overland between two houses to Pecos Drive, then south on Widefield Drive. The report proposes a full-spectrum detention pond to be constructed in an existing off-site drainage easement adjacent to the west side of the site.

- 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;**

Two full movement access points onto Cable Lane are provided for this development. A deviation from ECM Figure 2-17: Urban Local (Low Volume) Roadway Cross-Section has been submitted since the private streets within this development will be modified to measure 39-feet from back of sidewalk to back of sidewalk. The deviation eliminates the 2.5-foot buffer on either side of the sidewalk and accommodates the site constraints. PUD Modifications from Section 8.4.4.E.2 and Section 8.4.4.E.3 of

the LDC is being requested as the streets are proposed to be private and will be maintained by the Haven Valley Homeowners Association.

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;

Open space tracts have been provided with this development (Tracts B, C, D and E). Sidewalks will be constructed throughout this development and will connect to the nearby gravel trail system. The open space tracts will be owned and maintained by the Have Valley Homeowners Association. Park land dedication or fees in lieu of land dedication will be due at the time of final plat recordation.

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;

Sidewalks will be constructed along the streets within the development and sidewalks will be constructed along the portion of Cable Lane that abuts the property. Trails will be provided in the open space tracts throughout the development, which will connect to internal sidewalks and the opens space areas surrounding the project.

The Traffic Impact Study demonstrates that the development will not materially impact existing levels of service on surrounding roads. There is no public or mass transit in the area. Other services for the development are consistent with adopted plans, polices and regulations of the County.

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

The residential lots provide a transition with the existing single family residential lots to the south and the townhome development to the northwest. The lot size on the approved plan ranges from 2,530 sf to 3,960 sf, with the larger 3,960 sf lots along the southern boundary to provide a transition to the 6,000 sf lots in the adjacent to the Pheasant Ranch Run single-family subdivision. The lot size on the current plan ranges from 2,989 sf to 4,307 sf, with the larger 4,307 sf lots along the southern boundary. The change in the type of residential product and the larger lots proposed by the current plans for Haven Valley provide and improved compatibility and transition to the 6,000 sf lots in the adjacent to the Pheasant Ranch Run single-family subdivision.

The existing property line has a mismatched series of existing fences. The Developer will install a new six-foot "good neighbor" opaque fence along the property boundary of the Site. In addition to the replacing the existing fencing, landscaping will be provided to enhance buffering between the site and residential neighborhoods on the south and east boundary.

Along the east and south boundary adjacent to the single family residential, Haven Valley provides one (1) tree per fifteen (15) linear feet of frontage requirements. In addition, the evergreen requirement has been exceeded in order to provide sufficient year-round buffering.

Along the west and north boundary adjacent to the two churches no landscape buffering is proposed. The churches and single family detached residential are compatible uses. The west church is adjacent to existing single family residential. The proposed 6' opaque fence along the site boundary will sufficiently visually screen church parking and solar panels from the proposed single family residential on site. The approved PUD from 2007 for the site did not propose any landscape buffering between the churches and the site.

The Haven Valley Homeowners Association will own and will be responsible for the maintenance of the common open space areas and landscaping and the 6' opaque perimeter fencing.

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

The Site has been previously disturbed and thus does not provide ideal habitat for a variety of wildlife species. Impact of development on potential wildlife habitat will be negligible. Noxious weeds will be controlled through the development of the site and management of the open spaces/buffers.

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

The Traffic Impact Study demonstrates that the development will not materially impact existing levels of service on surrounding roads. All required utilities are available to the development and the required will serve letters are provided. The proposed project 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;

Colorado Springs Utilities will provide electric and natural gas services as stated in the Will Serve letter included in this submittal. Security Water and Sanitation District will provide water and wastewater service. Security Fire Protection District will provide fire protection services and Fire Station 3 is less than ¼ mile northwest of the site. The County Sheriff will provide police protection. The Fountain Mutual Metropolitan Districts property to the southeast of the Site provides access to gravel trails system that provides pedestrian connection to the surrounding area.

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

The Security Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report and a Will Serve letter are 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 the Code, subject to the requested waivers below, for which justification is provided.

PUD MODIFICATIONS

The following PUD Modifications to the Land Development Code requirements are requested:

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.4(E)(2)	Private Roads	Use of private roads shall be limited	Private roads proposed to serve only this subdivision	Private roads provide more flexibility for the development to accommodate the higher density infill development and create a more compact community design that allows for more open space and internal sidewalk connectivity. The private roads will be owned and maintained by the Homeowners Associations. Private roads were approved with the previously recorded PUD Plan, Preliminary Plan and Final Plat for Patriot Village. Removal of the 2.5-foot buffer has been agreed with Engineering Staff on other projects as it serves no specific purpose.
2	LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards	Private roads shall be constructed and maintained to ECM standards	Eliminates the 2.5-foot buffer on either side of the sidewalk for Urban Local (Low Volume) Roadway Cross-Section	

The streets within this development will be private with sidewalks, curb and gutter in accordance with local (Low Volume) street standards per the standard per the Engineering Criteria Manual. A Deviation to the ECM (Figure 2-17) Urban Local (Low Volume) Roadway Cross-Section is being requested. The street section is modified to measure 39 feet from back of sidewalk to back of sidewalk. The deviation eliminates the 2.5-foot buffer on either side of the sidewalk and accommodates the site constraints. Chapter 4.2.6.F.2.h of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that minimizes grading, thereby achieving the identified benefits in Chapter 4.2.6.F.2.h by providing a more livable environment, more accessible open space and a more efficient pedestrian system within the development.

A PORTION OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO

A. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act ([Article 6](#), [Section 10-1-1](#)) of the Colorado Revised Statutes.

B. Authority. The provisions of this PUD shall conform with the Land, the landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.

C. Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this development plan for Haven Valley is generally conformant with the El Paso County Master Plan, the El Paso County Policy Plan and applicable state law. It is hereby affirmed that the provision of this PUD complies with the intent of the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

D. Relationship to Other Regulations. The provisions of this development plan shall prevail and govern the development of Haven Valley, provided, however, that the provisions of the El Paso County Zoning Ordinance shall prevail over the provisions of this PUD. Any other rules, regulations or codes that conflict with the effect of the PUD plan approval for better acknowledge the PUD changes with the Code, or any other applicable regulations or regulations of El Paso County.

E. Enforcement. To further the mutual interest of the residents, owners, and users 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 in its entirety by the County without limitation on any power or legal right granted by law.

F. Conflicts. 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 the highest standards or requirements shall control.

G. Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum responsibility required for siting or construction (plus any approved density transfers). The actual siting, design, and construction shall be subject to subdivision or site development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.

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

I. Overall Project Standards. The standard zoning requirements of El Paso County Land Development Code, including off-street parking, landscaping, signage, setbacks and lot coverage, shall apply to all portions of the project that do not fall under the provisions that apply to the PUD.

1. Site landscape plans sheets 6-7 of this set for proposed buffering and screening from surrounding properties.

2. Facilities and common areas design will be maintained by the Haven Valley Homeowners Association.

3. The proposed Hazardous Waste Management Plan (HWMP) as determined by the local insurance rate map, community parcel number 0804107830, effective December 7, 2018.

4. Geologic Hazard Maps

The geologic hazard areas have been found to be impacted by geologic hazards. Migration measures and a hazard area can be found in the Geologic Hazard Evaluation and Detailed Geotechnical Investigation prepared by CTL Thompson Inc., dated 11/11/2018 and revised 02/11/2019. The HWMP is held in the Haven Valley PUD Preliminary Plan (_____) at the El Paso Planning and Community Development Department.

• Artificial Undercutover Flats the majority of sites

Artificial undercutover flats can be managed with geotechnical engineering foundations, and reconstructed construction techniques.

5. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. The parties responsible for this plan do not assume compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

[illegible]

APRILS OF LAND BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN THAT DOCUMENT RECORDED UNDER NUMBER 2019-0018, 2019-0019, 2019-0020, 2019-0021, 2019-0022, 2019-0023, 2019-0024, 2019-0025, 2019-0026, 2019-0027, 2019-0028, 2019-0029, 2019-0030, 2019-0031, 2019-0032, 2019-0033, 2019-0034, 2019-0035, 2019-0036, 2019-0037, 2019-0038, 2019-0039, 2019-0040, 2019-0041, 2019-0042, 2019-0043, 2019-0044, 2019-0045, 2019-0046, 2019-0047, 2019-0048, 2019-0049, 2019-0050, 2019-0051, 2019-0052, 2019-0053, 2019-0054, 2019-0055, 2019-0056, 2019-0057, 2019-0058, 2019-0059, 2019-0060, 2019-0061, 2019-0062, 2019-0063, 2019-0064, 2019-0065, 2019-0066, 2019-0067, 2019-0068, 2019-0069, 2019-0070, 2019-0071, 2019-0072, 2019-0073, 2019-0074, 2019-0075, 2019-0076, 2019-0077, 2019-0078, 2019-0079, 2019-0080, 2019-0081, 2019-0082, 2019-0083, 2019-0084, 2019-0085, 2019-0086, 2019-0087, 2019-0088, 2019-0089, 2019-0090, 2019-0091, 2019-0092, 2019-0093, 2019-0094, 2019-0095, 2019-0096, 2019-0097, 2019-0098, 2019-0099, 2019-0100, 2019-0101, 2019-0102, 2019-0103, 2019-0104, 2019-0105, 2019-0106, 2019-0107, 2019-0108, 2019-0109, 2019-0110, 2019-0111, 2019-0112, 2019-0113, 2019-0114, 2019-0115, 2019-0116, 2019-0117, 2019-0118, 2019-0119, 2019-0120, 2019-0121, 2019-0122, 2019-0123, 2019-0124, 2019-0125, 2019-0126, 2019-0127, 2019-0128, 2019-0129, 2019-0130, 2019-0131, 2019-0132, 2019-0133, 2019-0134, 2019-0135, 2019-0136, 2019-0137, 2019-0138, 2019-0139, 2019-0140, 2019-0141, 2019-0142, 2019-0143, 2019-0144, 2019-0145, 2019-0146, 2019-0147, 2019-0148, 2019-0149, 2019-0150, 2019-0151, 2019-0152, 2019-0153, 2019-0154, 2019-0155, 2019-0156, 2019-0157, 2019-0158, 2019-0159, 2019-0160, 2019-0161, 2019-0162, 2019-0163, 2019-0164, 2019-0165, 2019-0166, 2019-0167, 2019-0168, 2019-0169, 2019-0170, 2019-0171, 2019-0172, 2019-0173, 2019-0174, 2019-0175, 2019-0176, 2019-0177, 2019-0178, 2019-0179, 2019-0180, 2019-0181, 2019-0182, 2019-0183, 2019-0184, 2019-0185, 2019-0186, 2019-0187, 2019-0188, 2019-0189, 2019-0190, 2019-0191, 2019-0192, 2019-0193, 2019-0194, 2019-0195, 2019-0196, 2019-0197, 2019-0198, 2019-0199, 2019-0200, 2019-0201, 2019-0202, 2019-0203, 2019-0204, 2019-0205, 2019-0206, 2019-0207, 2019-0208, 2019-0209, 2019-0210, 2019-0211, 2019-0212, 2019-0213, 2019-0214, 2019-0215, 2019-0216, 2019-0217, 2019-0218, 2019-0219, 2019-0220, 2019-0221, 2019-0222, 2019-0223, 2019-0224, 2019-0225, 2019-0226, 2019-0227, 2019-0228, 2019-0229, 2019-0230, 2019-0231, 2019-0232, 2019-0233, 2019-0234, 2019-0235, 2019-0236, 2019-0237, 2019-0238, 2019-0239, 2019-0240, 2019-0241, 2019-0242, 2019-0243, 2019-0244, 2019-0245, 2019-0246, 2019-0247, 2019-0248, 2019-0249, 2019-0250, 2019-0251, 2019-0252, 2019-0253, 2019-0254, 2019-0255, 2019-0256, 2019-0257, 2019-0258, 2019-0259, 2019-0260, 2019-0261, 2019-0262, 2019-0263, 2019-0264, 2019-0265, 2019-0266, 2019-0267, 2019-0268, 2019-0269, 2019-0270, 2019-0271, 2019-0272, 2019-0273, 2019-0274, 2019-0275, 2019-0276, 2019-0277, 2019-0278, 2019-0279, 2019-0280, 2019-0281, 2019-0282, 2019-0283, 2019-0284, 2019-0285, 2019-0286, 2019-0287, 2019-0288, 2019-0289, 2019-0290, 2019-0291, 2019-0292, 2019-0293, 2019-0294, 2019-0295, 2019-0296, 2019-0297, 2019-0298, 2019-0299, 2019-0300, 2019-0301, 2019-0302, 2019-0303, 2019-0304, 2019-0305, 2019-0306, 2019-0307, 2019-0308, 2019-0309, 2019-0310, 2019-0311, 2019-0312, 2019-0313, 2019-0314, 2019-0315, 2019-0316, 2019-0317, 2019-0318, 2019-0319, 2019-0320, 2019-0321, 2019-0322, 2019-0323, 2019-0324, 2019-0325, 2019-0326, 2019-0327, 2019-0328, 2019-0329, 2019-0330, 2019-0331, 2019-0332, 2019-0333, 2019-0334, 2019-0335, 2019-0336, 2019-0337, 2019-0338, 2019-0339, 2019-0340, 2019-0341, 2019-0342, 2019-0343, 2019-0344, 2019-0345, 2019-0346, 2019-0347, 2019-0348, 2019-0349, 2019-0350, 2019-0351, 2019-0352, 2019-0353, 2019-0354, 2019-0355, 2019-0356, 2019-0357, 2019-0358, 2019-0359, 2019-0360, 2019-0361, 2019-0362, 2019-0363, 2019-0364, 2019-0365, 2019-0366, 2019-0367, 2019-0368, 2019-0369, 2019-0370, 2019-0371, 2019-0372, 2019-0373, 2019-0374, 2019-0375, 2019-0376, 2019-0377, 2019-0378, 2019-0379, 2019-0380, 2019-0381, 2019-0382, 2019-0383, 2019-0384, 2019-0385, 2019-0386, 2019-

OVERALL MAP

MIDCO Investments LLC
Name of Landowner _____

Landowner's Signature, notarized _____

I/we _____, a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and title to such land is owner in fee simple by _____ at the time of this application.

Notarized signature _____

OR Name of Attorney and registration number _____

Fountain Mutual Metropolitan District
Name of Landowner

Landowner's Signature, notarized

I/we _____ a [one of the following: qualified title insurance company, title company, title attorney, or attorney at law] duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and title to such land is owner in fee simple by _____ at the time of this application.

Notarized signature

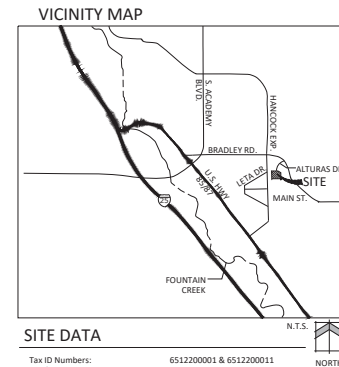
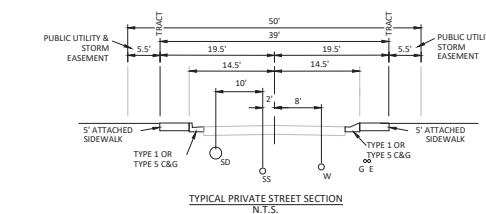
OR Name of Attorney and registration number

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.E(2)(C)	Private Roads	Use of private roads shall be limited	Private roads proposed to be removed from this subdivision	Private roads provide more flexibility for the development to be constructed by the higher density infill development and create a more compact community design that allows for more open space and internal sidewalk connectivity. The private roads will be owned and maintained by the Homeowners' Associations. Private roads were approved with the previously recorded PUD Plan, Preliminary Plan and Final Plan for Parcel Visions.
2	LDC Chapter 8.4.E(3)	Private County standards	Private roads shall be constructed and maintained to ECM standards	Eliminates the 2.5-foot buffer on either side of the roadway (Low Volume) Roadway Cross Section	Removal of the 2.5-foot buffer has been agreed with Engineering Staff on other projects as it serves no specific purpose.

LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	13.12 DU/AC	98 Lots	7.47	63.2 %
ROAD TRACT	N/A	N/A	2.47	21.1 %
OPEN SPACE TRACTS	N/A	N/A	1.82	15.7 %

OWNER:	MIDCO Investments LLC PO Box 60069 Colorado Springs, CO 80960	OWNER:	Fountain Mutual Metropolitan District PO Box 1976 Colorado Springs, CO 80901
DEVELOPER:	Richmond American Homes 4350 S. Monaco St. Denver, CO 80237	APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

Sheet 1 of 9:	Cover Sheet
Sheet 2 of 9:	Tract Map, Adjacent Ownership & Lot Typology
Sheet 3 of 9:	PUD Preliminary Site Plan
Sheet 4 of 9:	Preliminary Grading Plan
Sheet 5 of 9:	Preliminary Utilities & Facilities Plan
Sheet 6 of 9:	Landscape Notes & Details
Sheet 7 of 9:	Alternative Landscape Plan
Sheet 8 of 9:	Building Elevations
Sheet 9 of 9:	Building Elevations



Tax ID Numbers:	6512200001 & 6512200011
Total Area:	11.76 AC
Development Schedule:	2021
Current Zoning:	PUD
Current Use:	Vacant
Proposed Use:	Dwellings Single Family Detached
Average Lot Size:	3,310 SF
Minimum Lot Size:	2,900 SF
Minimum Lot Width:	35 FT
Gross Density:	8.33 DU/AC
Net Density:	13.12 DU/AC
Total Tract Area:	4.29 AC
Maximum Building Height:	30 FT

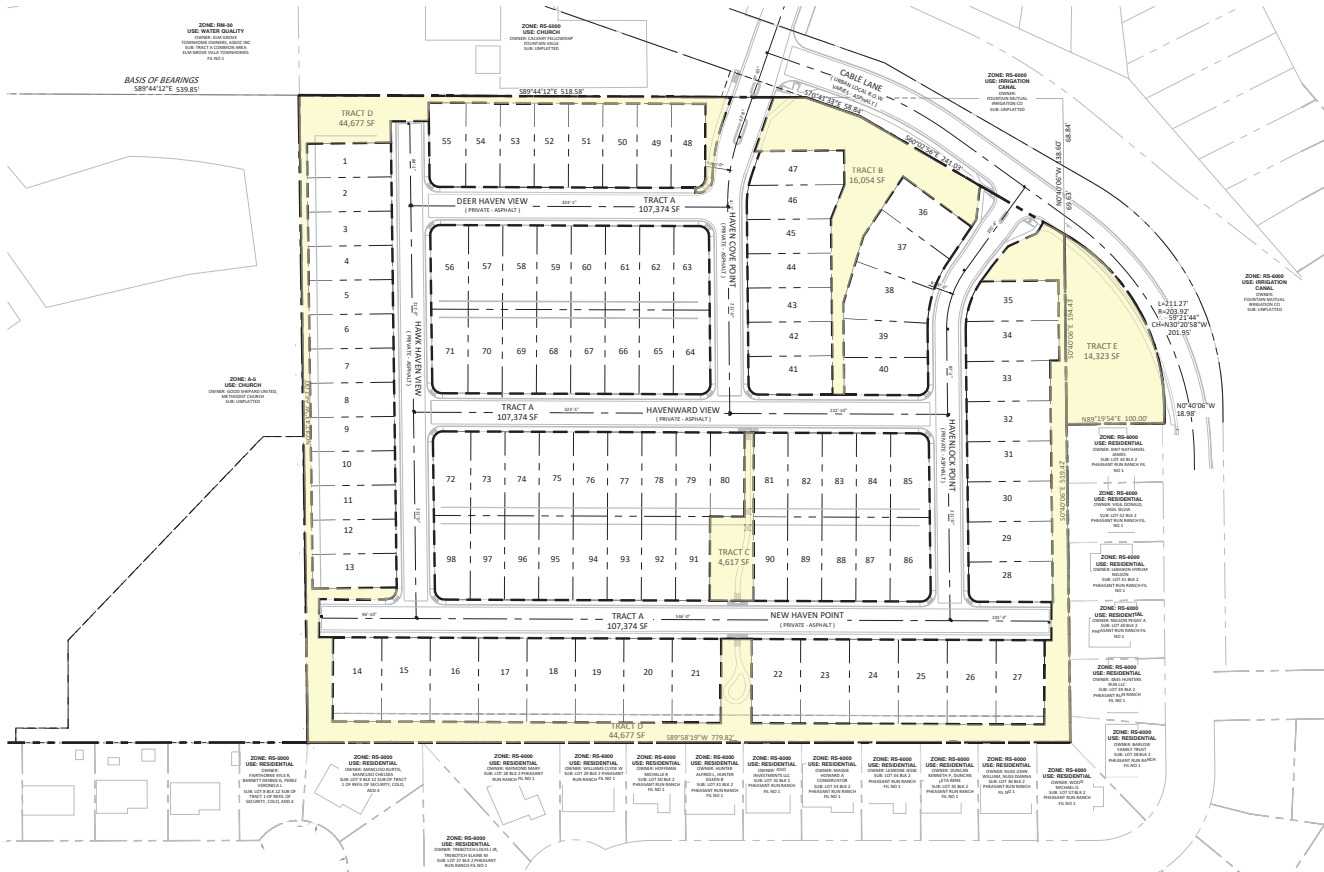
Lot Setbacks:		18 FT
Front:	Side:	5 FT
Rear:		7 FT
Landscape Setbacks:		
Cable Lane Urban Local:		10 FT
Landscape Buffers:		
South Buffer:		15 FT
East Buffer:		15 FT
Open Space:		
Required:		1.1 AC (10%)
Usable:		0.27 AC (25% of 1.1 AC Required)
Provided:		1.83 AC (15.5%) Tracts B,C,D & E
Usable:		0.80 AC Tracts B,C, Partial D & E

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
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PUD DEVELOPMENT /
PRELIMINARY PLAN

DATE:	BY:	DESCRIPTION:
-------	-----	--------------

A PORTION OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT/PRELIMINARY PLAN

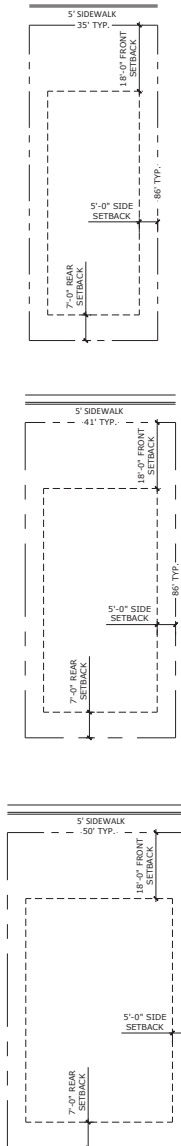


TRACT MAP & ADJACENT PROPERTY OWNERS

TRACT TABLE

NAME	SIZE (SF)	SIZE (AC)	PRIVATE	OWNERSHIP	MAINTENANCE
Tract A	107,374	2.47	Private Roads	Haven Valley Metropolitan District	Haven Valley Metropolitan District
Tract B	16,054	0.37	Open Space, Landscape Setback and Buffer, Public Improvement Easement, Public and Private Utilities	Haven Valley Metropolitan District	Haven Valley Metropolitan District
Tract C	4,617	0.10	Open Space, Public and Private Utilities	Haven Valley Metropolitan District	Haven Valley Metropolitan District
Tract D	44,677	1.02	Open Space, Landscape Setback and Buffer, Public Improvement Easement, Public and Private Utilities	Haven Valley Metropolitan District	Haven Valley Metropolitan District
Tract E	14,323	0.33	Open Space & Landscape Setback	Haven Valley Metropolitan District & Fountain Mutual Metropolitan District	Haven Valley Metropolitan District & Fountain Mutual Metropolitan District
Total Area	187,045	4.29			

LOT TYPICALS



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Fax 719.471.0267
www.nescolorado.com

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HAVEN
VALLEY

PUD DEVELOPMENT /
PRELIMINARY PLAN

ALTURAS DRIVE &
CABLE LANE

DATE: 04.30.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

TRACT MAP, LOT TYPICALS
& ADJACENT PROPERTY
OWNERS

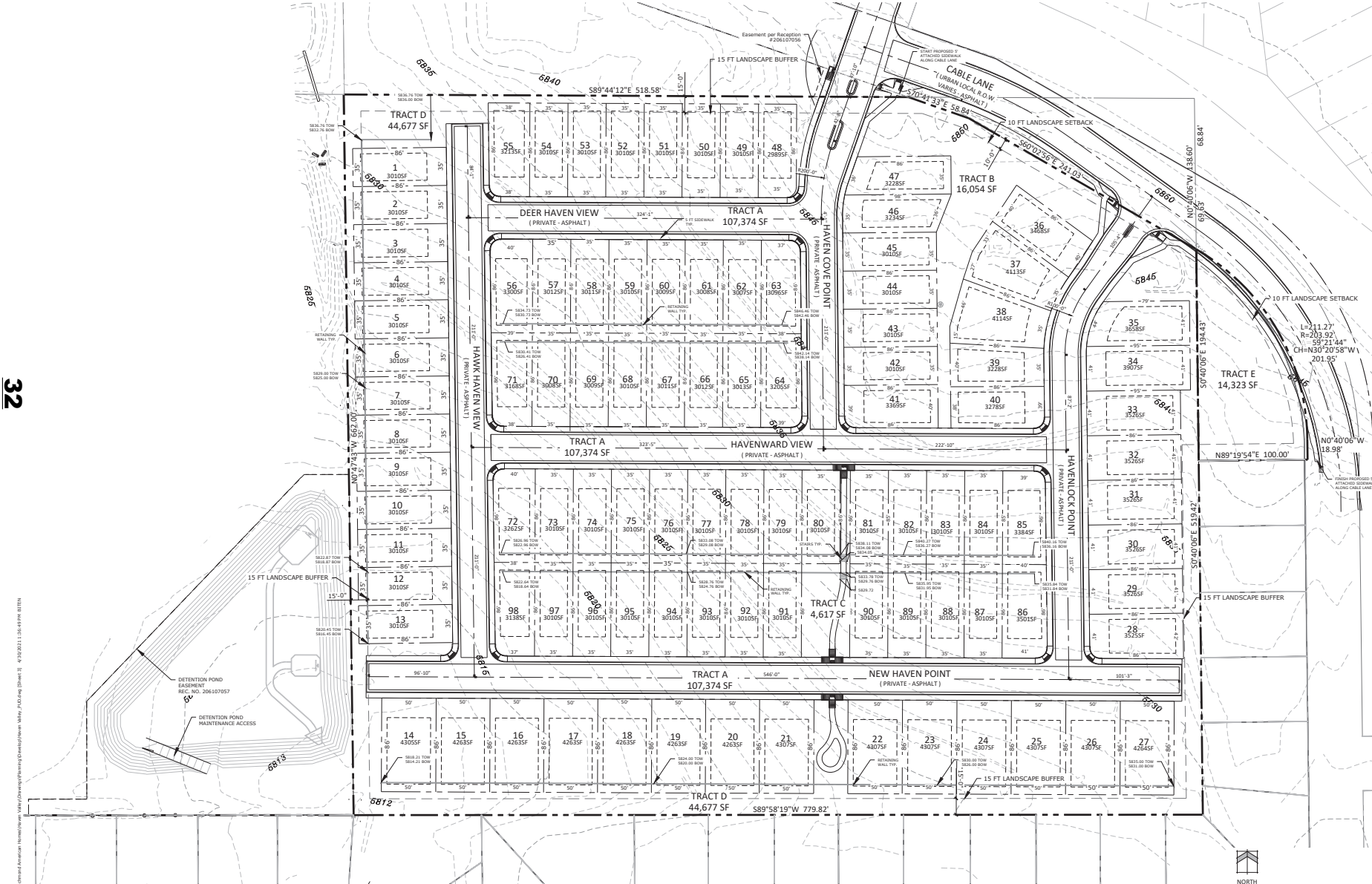
2 OF 9

HAVEN VALLEY

A PORTION OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO

PUD DEVELOPMENT/PRELIMINARY PLAN

32



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Fax 719.471.0267
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HAVEN VALLEY

PUD DEVELOPMENT /
PRELIMINARY PLAN
ALTURAS DRIVE &
CABLE LANE

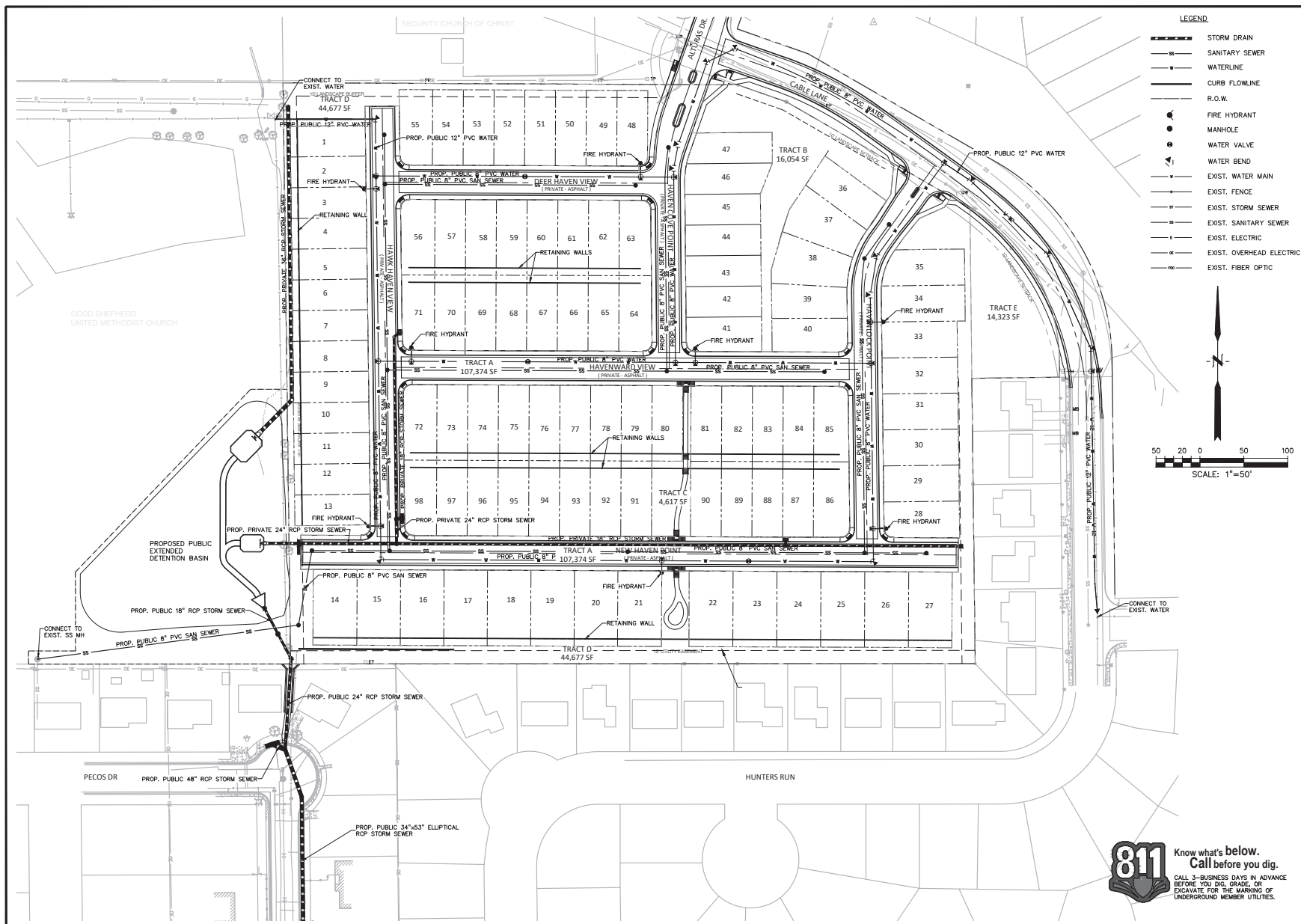
DATE: 04.30.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. TIEN

ENTITLEMENT

DATE: 04.30.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. TIEN

PUD PRELIMINARY SITE PLAN

3 OF 9



PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80902
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:



4350 S. MONACO ST.
DENVER, CO 80237
CONTACT: MATTHEW JENKINS
(720) 977-3686

CONSTRUCTION PLANS FOR:

HAVEN VALLEY

(LETA DR.) BRADLEY RD/ALTURAS DR.
SECURITY, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	4/29/2
DESIGNED BY:	TDM
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21085-03UT01

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

PRELIMINARY
UTILITY &
FACILITIES PLAN

PROJECT NO. 21085-03CSC

DRAWING NO.

UT01

SHEET: 5 OF 9



Know what's **below**.
Call before you dig.

CALL 3-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR
EXCAVATE FOR THE MARKING OF
UNDERGROUND MEMBER UTILITIES.

HAVEN VALLEY

A PORTION OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO

PUD DEVELOPMENT/PRELIMINARY PLAN

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'-0" FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW.
RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&S Sand
-To be applied as backfill in planting pits
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- 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.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- 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 SHREDED 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.
- 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.
- SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES ON DEVOLUTION 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.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section 6.2.2.B.1

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.
CABLE LANE	NON-ARTERIAL	10' / 10'	538	1 / 30'	18 / 18

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Required on Plan	Percent Ground Plane Veg. Req. / Provided
0 / 0	0/0	CL	75% / 75%

Landscape Buffer & Screens

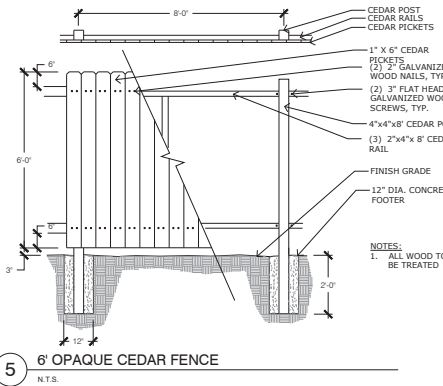
See Code Section 6.2.2.D.1

Street Name or Property Line	Width (in Ft.) Req./Prov.	Linear Footage	Buffer Trees (1/15') Required / Provided	Evergreen Trees Req. (133%) / Prov.
South	15' / 15'	780	52 / 52	18 / 18
East	15' / 15'	423	28 / 28	10 / 17

Length of 6' Opaque Structure Req./Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
780' / 780'	SB	75% / 100%
423' / 423'	EB	75% / 100%

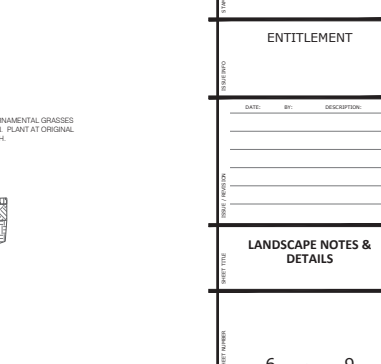
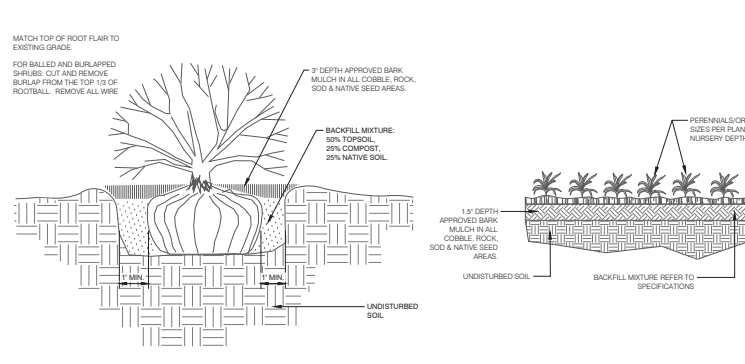
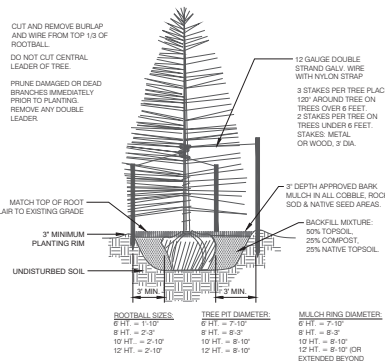
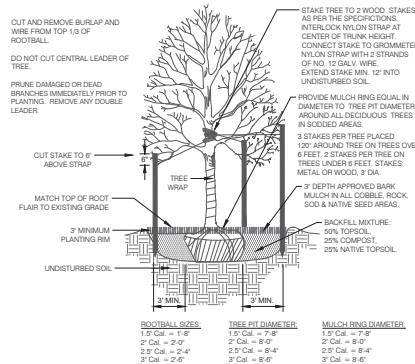
GROUND COVER SCHEDULE

	ROCK MULCH 3/4" Cimarron Granite 3-4" Min. Depth
	COBBLE 2-3" Cripple Creek Ore 3-4" Min. Depth
	NATIVE SEED El Paso County Conservation District Shotgun Mix Big Bluestem 20% Blue Gramma 10% Needlegrass Green 10% Western Wheatgrass 20% Sideoats Gramma 10% Switchgrass 10% Sandreed Prairie 10% Indiangrass Yellow 10%
	TURF Kentucky Bluegrass Sod



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ar2	9	Acer rubrum / Red Maple	40'	35'	2" Cal.	B&B
	Ms	9	Malus x 'Spring Snow' / Spring Snow Crabapple	25'	15'	1.5" Cal.	B&B
	Qc	21	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	40'	10'	2" Cal.	B&B
	Tc	8	Tilia cordata / Littleleaf Linden	40'	25'	2" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ac	12	Abies concolor 'Candicans' / Candicans White Fir	25'	10'	6' HT	B&B
	Ph	26	Picea pungens 'Hoopsii' / Hoopsii Blue Spruce	20'	10'	6' HT	B&B
	Ph	14	Pinus nigra / Austrian Black Pine	50'	30'	6' HT	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pg	9	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	3'	3'	#5 CONT	CONT
	Pb3	15	Pinus mugo 'Big Tuna' / Mountain Pine	6'	5'	#5 CONT	CONT
	Ph2	13	Pinus sylvestris 'Hillside Creeper' / Hillside Creeper Scotch Pine	1'	6'	#5 CONT	CONT
	Pd	19	Potentilla fruticosa 'Gold Drop' / Gold Drop Bush Cinquefoil	4'	4'	#5 CONT	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ck	45	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	4'	3'	#1 CONT	CONT
	Pb	73	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1'	1.5'	#1 CONT	CONT
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pb2	52	Phlox subulata 'Blue' / Blue Creeping Phlox	1'	2'-3'	#1 CONT	CONT



1 DECIDUOUS TREE PLANTING DETAIL

N.T.S.

NES-LS-01

2 CONIFEROUS TREE PLANTING DETAIL

N.T.S.

NES-LS-02

3 SHRUB PLANTING DETAIL

N.T.S.

NES-LS-03

4 PERENNIAL / ORNAMENTAL GRASS PLANTING

N.T.S.

NES-LS-04



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HAVEN VALLEY

PUD DEVELOPMENT /
PRELIMINARY PLAN
ALTURAS DRIVE &
CABLE LANE

DATE: 04.30.2021
PROJECT NO: A. BARLOW
PREPARED BY: B. ITEN

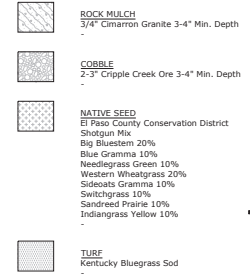
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE NOTES & DETAILS

6 OF 9

PUD DEVELOPMENT/PRELIMINARY PLAN



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7 OF 9

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Meadowbrook Park Filing No. 1 Final Plat

Agenda Date: July 14, 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 Meadowbrook Crossing, LLC, Meadowbrook Development, LLC, and Colorado Springs Equities, LLC, for Meadowbrook Park Filing No. 1 Final Plat, consisting of 67 single-family residential lots and ten 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 well as Filing No. 1 Final Plat. 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.

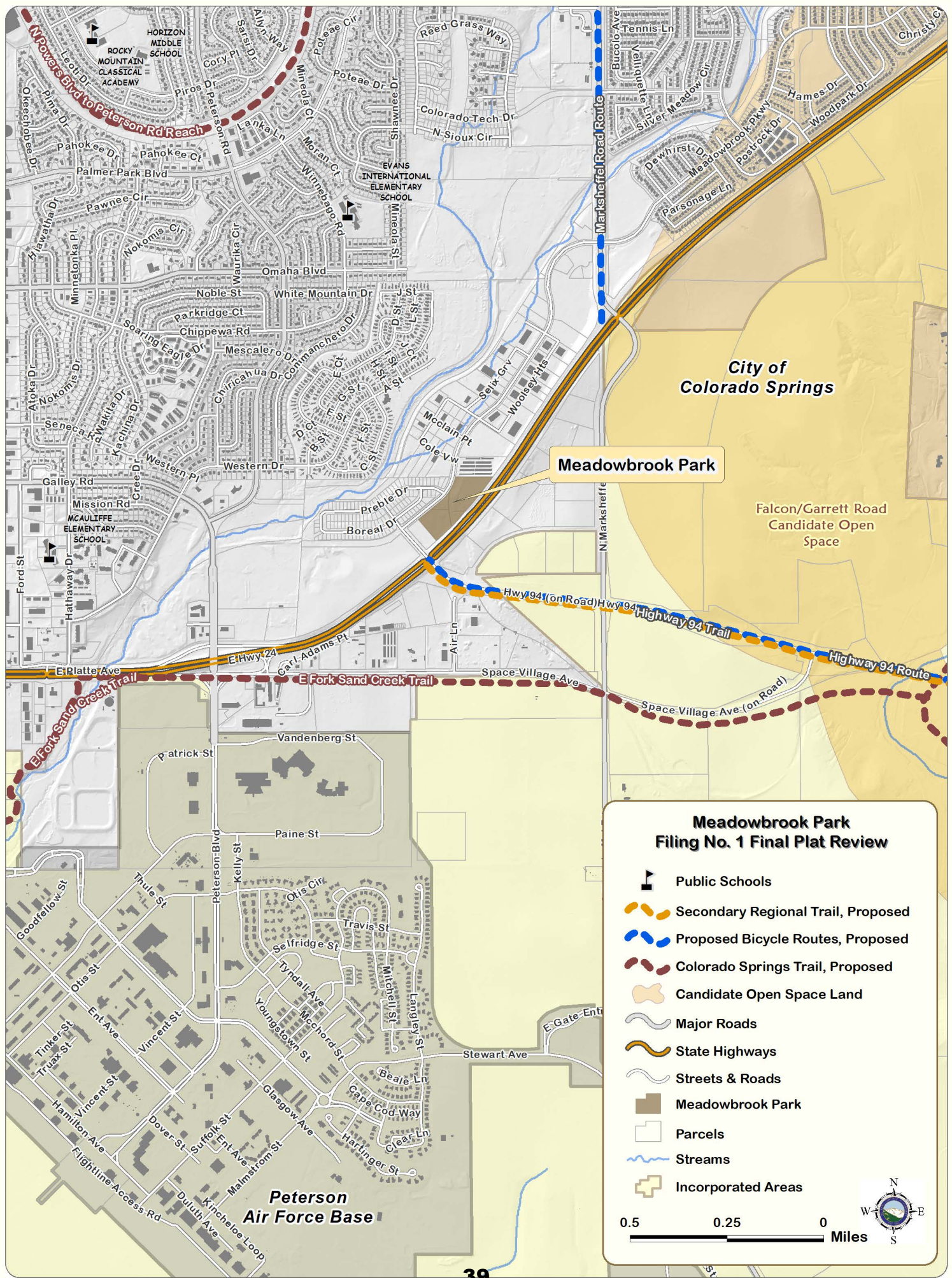
The El Paso County Land Development Code requires at least 10% open space dedication for subdivisions that are classified under PUD zoning. Meadowbrook Park Filing No. 1 Final Plat contains 3.87 acres of open space, or 48.3% of the total project area, dedicated to open space, parks, trails, landscaping, sidewalks, and utility easements. Tract J, a stormwater detention facility comprising 0.61 acres, is not included in these open space calculations. The applicant has provided detailed Landscape Plans that show these open spaces, walkway, and landscaping areas,

including two pocket parks with a small playground, shade structure, and numerous sodded areas. Staff appreciates the applicant's desire to provide ample recreational amenities for the residents and visitors of Meadowbrook Park, especially considering the condensed nature of the project site.

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.

Recommended Motion (Filing No. 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Meadowbrook Park Filing No. 1 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$30,820 and urban park fees in the amount of \$19,430 will be required upon recording of the Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.



**Meadowbrook Park
Filing No. 1 Final Plat Review**

- Public Schools
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- Candidate Open Space Land
- Major Roads
- State Highways
- Streets & Roads
- Meadowbrook Park
- Parcels
- Streams
- Incorporated Areas



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 Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-025	Total Acreage:	8.01
		Total # of Dwelling Units:	67
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	20.91
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

Regional Park Area: 2

0.0194 Acres x 67 Dwelling Units = 1.300
Total Regional Park Acres: 1.300

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 5

Neighborhood: 0.00375 Acres x 67 Dwelling Units = 0.25
Community: 0.00625 Acres x 67 Dwelling Units = 0.42
Total Urban Park Acres: 0.67

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 67 Dwelling Units = \$30,820
Total Regional Park Fees: \$30,820

Urban Park Area: 5

Neighborhood: \$114 / Dwelling Unit x 67 Dwelling Units = \$7,638
Community: \$176 / Dwelling Unit x 67 Dwelling Units = \$11,792
Total Urban Park Fees: \$19,430

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 Filing No. 1 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$30,820 and urban park fees in the amount of \$19,430 will be required upon recording of the Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat.

Park Advisory Board Recommendation:



Meadowbrook Park

**Final Plat
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 final plat 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 Final Plat application includes the following requests:

- Approval of the associated Final Plat to create 67 single-family residential lots and ten (10) tracts (Tracts A-J) for public improvements and utilities, private roads and pedestrian facilities (sidewalks), drainage, landscaping and open space uses, and future development;
- Recognition of proposed PUD Modifications to implement with final plat map. Corresponding Modifications from PUD to the Final Plat include Sections 8.4.4.C (Public Roads Required/Frontage) 8.4.4.E (Private Road Allowances), 8.4.6.C.1 (Standards for Easements), & 8.4.6.C.2 (Easement Location and Dimensions);, & 8.4.3 (Minimum Frontage) submitted with the Meadowbrook Park PUDSP u
- Recognition of findings of sufficient water quality, quantity, and dependability determined with the pending Meadowbrook Park PUDSP approval;

The final plat will implement the land uses identified within the Meadowbrook Park PUDSP.

PUD MODIFICATIONS IMPLEMENTED BY THE FINAL PLAT The following Modifications are proposed by the Meadowbrook Park PUD and preliminary plan which will be implemented by the final plat. These are presented for reference in comparing the final plat details against the respective ECM and LDC criteria typically applicable to final plats and associated construction related plans and graphic plat elements.

LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
LDC SECTION 8.4.6.C.2	EASEMENT LOCATIONS AND DIMENSIONS	EASEMENTS ALONG LOT/TRACT LINES	PERMIT ALTERNATE 1' AND 6 F' 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

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	

(See 'DEVIATION REQUEST AND DECISION FORM IN ASSOCIATION WITH A REQUEST FOR A PUD MODIFICATION FROM THE ECM' attached for reference)

Final Plat Review/Approval Criteria and Justification

- **The subdivision is in conformance with the goals, objectives, and policies of the Master Plan; the subdivision is in general conformance with the applicable elements of the El Paso County Master Plan.** (See separate Master Plan conformity discussion included in this narrative report)
- **The subdivision is in substantial conformance with the approved preliminary plan;** The final plat (subdivision) substantially conforms to the Meadowbrook Park PUDSP (PCD File No. PUDSP-20-8).
- **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 subdivision is consistent with the County planning, engineering, and surveying design criteria, mapping, and reporting requirements.

- **Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;** Cherokee Metropolitan District has committed to provide water service to the subdivision for potable and irrigation use. Findings of sufficiency are pending State and County are pending revised sufficiency letters from each that reflect a reduction of lots from 70 to 67 residential lot units.
- **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 Metropolitan District has committed to provide wastewater service to the proposed subdivision. A finding was made by the EL Paso County Health Department that the District has sufficient and adequate capabilities and capacities for service.
- **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 and Geology Study for the Meadowbrook Park, 67 Single Family Residential Development, El Paso County, Colorado”, was completed by RMG - Rocky Mountain Group, last dated August 26, 2020, Job No. 17164. No lots have been identified by the referenced RMG report as being impacted by geologic hazards. The overall development area has been found to be impacted by the geologic constraints listed below:
 - ❖ hydrocompactive soils (moisture sensitive soils)
 - ❖ isolated steep slopes
 - ❖ erosion
 - ❖ faults and seismicity
 - ❖ radon

The constraints listed are not considered hazards, nor are they considered unusual for the Front Range region of Colorado. Appropriate planning and engineering practices have been followed in design of the project to minimize risk associated with the listed constraints.

The development is to utilize conventional shallow foundations. Basements are not proposed. No lots have been identified by the referenced RMG report as being adversely impacted by springs or groundwater; groundwater was not encountered in test borings during the field exploration.

The RMG report indicates that the site soil appears to be well drained, and natural moisture contents were low. Therefore, no perimeter drains are recommended or proposed. Appropriate surface grading and drainage should be established during construction, per the approved civil construction documents, and maintained over the life of the structure by the homeowner. Additional mitigation measures can be found in said report, File PUDSP208, available at the El Paso County Planning and Community Development Department.

- **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;** On-site drainage and water quality improvements comply with applicable local, state, and federal stormwater management criteria and requirements.
- **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;** Access to the subdivision has been provided via two private roads that connect to Meadowbrook Parkway. Internal lots are accessed via a private road network. Private roads were approved in accordance with a PUD modification approved with the Meadowbrook Park PUDSP (PCD File No. PUDSP-20-8). The PUD private road modifications were found to be in conformance with applicable criteria in the ECM.
- **Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision;** Necessary urban services including, public safety, recreation, utilities, stormwater management, and transportation, have been secured and are available to serve the proposed subdivision. Public and Urban Service providers include:

Public Services and Utilities

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

Water & Wastewater Services:	Cherokee Metropolitan District
Natural Gas:	Colorado Springs Utilities
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

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 final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;** A fire commitment service letter has been provided by the Cimarron Hills Fire Protection District. The District has reviewed the subdivision plans for conformance with District design and operational guidelines criteria and has approved with respect to conformance with their development criteria
- **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 and deemed to be roughly proportional and will mitigate the impacts of the subdivision.

The site is located adjacent to US Highway 24 which is classified as a six (6) lane expressway. A Noise impact study, titled "Meadowbrook Park Noise Analysis", dated October 2020, has been submitted which evaluated vehicular noise impacts generated by adjacent Highway traffic. The Noise Analysis concluded traffic noise levels from the surrounding roadway network are not anticipated to impact the proposed residences within the Meadowbrook Park development. Noise walls are not recommended. Indoor noise reduction to an interior noise level of 40db shall be achieved by approved construction techniques as evidenced by a noise reduction certificate provided during the building permit, inspection, and certificate of occupancy process as administered by the regional building department.

- **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 on-site development and public improvements have been collateralized in the SIA and identified on the associated financial assurance estimate. The final plat will be subject to applicable bridge, drainage, park, school, and road impact fees which will be paid at the time of plat recordation unless otherwise specified or required. Road impact fees will be paid prior to building permit issuance.

- **The subdivision meets other applicable sections of Chapter 6 and 8;** With the approved PUD Modifications implemented with the final plat for private roads, the subdivision meets the applicable sections of Chapter 6
- ***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 severed mineral rights have been identified which would be negatively affected by this subdivision.

WATER MASTER PLAN CONFORMANCE

Water Master Plan Conformance:

Required analysis, reports, and documentation of service commitments, including available water supply information have been provided for review with the associated Meadowbrook Park PUD (preliminary plan) in support of the objectives, goals and policies of the El Paso County Water Master Plan. The following is provided for reference. The final plat remains in conformance with the Water Master Plan, including the following:

- **Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.**
Cherokee Metropolitan District has committed to provide water service to the subdivision for potable and irrigation use. Findings of sufficiency are pending State and County are pending revised sufficiency letters from each that reflect a reduction of lots from 70 to 67 residential lot units
- **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 6.0.11– 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.

Water Commitments

(Note: Please refer to the Water Provider Supplement to Water Resource Report for Meadowbrook Park, prepared by CMD District Engineering Staff for detailed information regarding the District. This information was specifically provided by the District to address elements of the County Water Master Plan with reference to this specific project.)

CMD's water commitments stand at 4,111.7 AFY before the addition of the proposed development. These commitments are broken down below in Table 3. 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.

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.

EL PASO COUNTY MASTER PLAN CONFORMANCE

The County Master Plan locates the development within and "Enclaves or Near Enclaves" area, in the Colorado Springs Airport/Peterson Airforce Base Area, and within the 2-Mile Notification Zone for Military Installations (Peterson AFB) on the Key Area Map. The site is not recommended for annexation by the City Annexation Guide. The Meadowbrook Park PUDSP application has been referred to the City of Colorado Springs, Peterson AFB, and Colorado Springs Airport Advisory Commission. The Airport Advisory Commission recommended no objection to the proposed uses with avigation easements be provided, noise study determination of 40dB indoor noise levels, provision of noise disclosure, notice/disclosure to buyers of proximity to airport, airport lighting notice/disclosure, and submittal of Notice of Proposed Construction or Alteration FAA Form 7460-1. Peterson AFB concurred with the Airport Advisory comments and recommendations.

The development is identified as an area anticipating "New Development" on the Areas of Change Map with as a projected "Employment Center" by the Placetypes Map. The Plan recommends prioritization of nonresidential growth in this area to help expand Employment Center land uses and densities in this area.

The Meadowbrook Park Final Plat and Industrial zoning reflects the prioritization of supporting commercial land uses. Approval of the residential zoning is supportive of the

local economic consumer base needed to sustain the future land uses in the commercial and industrial zones shown on the Sketch Plan.

This final plat will create lots and tracts of land to implement land uses pending authorization by the approval of the Meadowbrook Park PUDSP which has been reviewed for master plan conformance prior to the May 2021 adoption of the Your El Paso Master Plan. The Final Plat is consistent with the following **Land Use** and **Housing & Communities** goals identified in the new County Master Plan:

- ***Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.***

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.

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.

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

- MVEA
- Black Hills Energy
- Cherokee Metropolitan District
- Cimarron Hills Fire Protection District

- ***Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.***

The area is identified in the 3-mile Land Use Map (Map 3-1 Potential Annexation Areas) of the City of Colorado Springs Annexation Guide as an existing employment center. This map has not been updated to recognize the mixed use, employment, commercial, and residential area growth and development trends within this specific area. This area identified as Cimarron Hills by the Guide, is not eligible or considered for annexation.

- **Goal 1.3 - Encourage a range of development types to support a variety of land uses.**

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.

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. The proposed densities are consistent with the overall residential densities along the nearby Peterson Rd, Marksheffel, and Constitution corridors.

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

Development in the proposed Meadowbrook Park will be developer and district funded including:

- Developer funded site and infrastructure improvements (roads, site preparation, and wet/dry utilities)
 - Applicable drainage/bridge, park, and school fees payable at individual plat recordation
 - Applicable County Road Impact Fees
 - Utility Service Design, Construction, and/or Service Connection (Tap) Fees
- **Core Principle 2: Preserve and develop neighborhoods with a mix of housing types.**

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.

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.

- **Goal 2.1 - Promote development of a mix of housing types in identified areas.**

The Meadowbrook Park PUD Subdivision design and Final Plat 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.

- **Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.** The PUD (and Final Plat) 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.

El Paso County, 1998 El Paso County Policy Plan Conformance:

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

- **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 Final Plat is in consistent with the Meadowbrook Park PUD/ Preliminary Plan, currently under review. The Meadowbrook Park Final Plat 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. The residential densities identified on the PUD include higher density single-family residential lots together with landscape buffers that create density and land use transitions between the service-related commercial and light industrial uses within the adjacent Claremont Business Park filings.
- **Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.** Urban services 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 6.1.15 Recognize the need for new development and redevelopment to respond to changes in demographic, market and technological conditions.*** – Meadowbrook Park is in response to the market demand for a higher density, attainable housing, single family residential lots that are located within walking distance of parks, trails, and open space.
- ***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 6.1.3 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 6.1.10 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.

MEADOWBROOK PARK FILING NO. 1

A REPLAT OF TRACT A, 24/94 BUSINESS PARK FILING NO. 1, ALONG WITH TRACT 1, MEADOWBROOK CROSSING FILING NO. 1 ALONG WITH THE LAND DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER REC. NO. 217105469, ALL BEING A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

That Colorado Springs Equities LLC, Meadowbrook Crossing LLC, and Meadowbrook Development LLC, being the owners of the following described tracts of land to wit:

Tract A, 24/94 Business Park Filing No. 1, recorded April 14, 2017 under Rec. No. 217713939 in the Official Public Records of El Paso County, Colorado.

Tract I, Meadowbrook Crossing Filing No. 1, recorded March 20, 2018 under Rec. No. 218714112, in the Official Public Records of El Paso County, Colorado.

A parcel 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, more particularly described as follows:

Commencing at the East Quarter Corner of Section 8; thence 89 degrees 46 minutes 40 seconds w on the East–West One Quarter line of Section 8, a distance of 1490.56 feet to a point on the Northwesterly right of way line of US 24 and the Point of Beginning of this description;

- 1) thence continuing S 89 Degrees 46 Minutes 40 Seconds W no said East–West One Quarter Line, a distance of 514.71 feet to a point of a non tangent curve to the right and a point on the easterly right of way line of Meadowbrook Parkway (50 feet wide) as platted in Claremont Business Park Filing No. 20, Recorded January 4, 2007 with Reception No. 207712506 in the Records of El Paso County;
- 2) thence on the arc of said curve, and the easterly right of way of said Meadowbrook Parkway, having a radius of 605.00 feet, a delta angle of 16 Degrees 55 Minutes 31 Seconds, an arc length of 178.72 feet, whose chord bears S 21 Degrees 48 Minutes 30 Seconds W a distance of 178.07 feet to a non tangent curve to the left and a point on the westerly line of a parcel described in a boundary survey by Drexel Barrell & CO dated December 21, 1981 with job number 4850–2R2;
- 3) thence on the arc of said curve, and the westerly line of said Drexel Barrell Survey, having a radius of 1196.28 feet, a delta angle of 21 Degrees 31 Minutes 28 Seconds, an arc length of 449.41 feet, whose long chord bears S 02 Degrees S 31 Minutes 36 Seconds E a distance of 446.77 feet to a non tangent curve tot he left and a point on the westerly line of a parcel described in a boundary survey by Drexel Barrell & CO. dated December 21, 1981 with job number 4850.2R2;
- 4) thence S 13 Degrees 17 Minutes 20 Seconds E a distance of 27.57 feet to a non tangent curve to the left and a point on the westerly right of way line of US 24;
- 5) thence on the arc of said curve and said US 24 right of way line, having a radius of 7514.00 feet, a delta angle of 06 Degrees 27 Minutes 54 Seconds, an arc length of 847.83 feet, whose long chord bears N 40 Degrees 54 Minutes 03 Seconds E a distance of 847.38 feet to the Point of Beginning.

Basis of Bearings:
Bearings are based on the East–West One Quarter line of Section 8, Township 14 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado, said line bears S 89 Degrees 46 Minutes 40 Seconds W from the East 1/4 Corner of Section 8 (2 1/2" Alum cap under asphalt Drexell Barrell & CO 1985) and the West 1/4 Corner of Section 8 (3 1/2" Brass Disk U.S. Dept. of the interior 1967) based on Drexell Barrel survey, dated December 21, 1981, Project No. 4850–2R2.

Being further described as follows:

Tract A, 24/94 Business Park Filing No. 1, recorded April 14, 2017 under Rec. No. 217713939 in the Official Public Records of El Paso County, Colorado, Tract I, Meadowbrook Crossing Filing No. 1, recorded March 20, 2018 under Rec. No. 218714112, in the Official Public Records of El Paso County, Colorado, and the land described in that Special Warranty Deed recorded August 31, 2017 under Rec. No. 217105469 in the Official Public Records of El Paso County, Colorado, lying within the Southeast Quarter of Section 8, Township 14 South, Range 65 West of the 6th/ P.M., being more particularly described as follows:

BEGINNING at the Southwest corner of said Tract A, also being a point on the east right of way line of Meadowbrook Parkway; thence along the west line of said Tract A, N51°16'54"E (Basis of bearings is the southwest line of Lot 1, 24/94 Business Park Filing No. 1, recorded under Rec. No. 217713939, being monumented at the southeast end by a no. 5 rebar with a 1 1/4" yellow plastic cap stamped, "PLS 31548" flush with grade and at the northwest end by a bent no. 4 rebar 1.0' below grade, having a measured bearing of N41°15'46"W a measured distance of 392.23 feet.), a distance of 214.40 feet, to the southwest corner of said Tract I; thence along the west line of said Tract I, N51°16'54"E, a distance of 171.88 feet, to the Western most corner of the land described in said Special Warranty Deed; thence along the west line of said land, along a non–tangent curve to the left, with an arc length of 191.93 feet, a radius of 605.00 feet, a delta angle of 18°10'37", a radial of N38°38'06"W; thence continuing along said west line, along a compound curve to the left, with an arc length of 210.34 feet, a radius of 605.00 feet, a delta angle of 19°55'12", to the northwest corner of said land; thence along the north line of said land, N89°42'24"E, a distance of 514.48 feet, to the northeast corner of said land; thence along the east line of said land, along a non–tangent curve to the right, with an arc length of 874.82 feet, a radius of 7,514.00 feet, a delta angle of 06°40'14", a radial of N52°23'38"W, to the Eastern most corner of said Tract A; thence along the east line of said Tract A, along a compound curve to the right, with an arc length of 287.42 feet, a radius of 7,514.00 feet, a delta angle of 02°11'30", to the Southern most corner of said Tract A; thence along the southwest line of said Tract A, N41°15'47"W, a distance of 378.28 feet, to the POINT OF BEGINNING

Containing 349,275 Sq. Ft. or 8.018 acres, more or less.

IN WITNESS WHEREOF:

The aforementioned, Colorado Springs Equities LLC, has executed this instrument this _____ day of _____, 2021.

By_____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2021, by _____.

Witness my hand and seal_____

Address _____

My Commission expires _____

IN WITNESS WHEREOF:

The aforementioned, Meadowbrook Crossing LLC, has executed this instrument this _____ day of _____, 2021.

By_____

NOTARIAL:

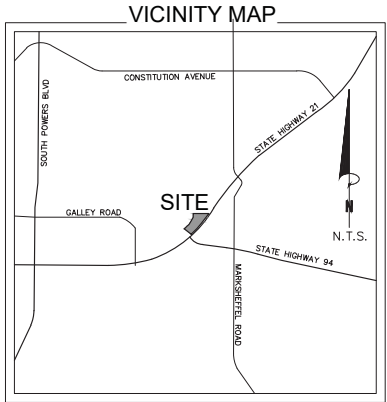
STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2021, by _____.

Witness my hand and seal_____

Address _____

My Commission expires _____



IN WITNESS WHEREOF:

The aforementioned, Meadowbrook Development LLC, has executed this instrument this _____ day of _____, 2021.

By_____

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2021, by _____.

Witness my hand and seal_____

Address _____

My Commission expires _____

PLANNING AND COMMUNITY DEVELOPMENT:

Approval is granted for this plat of Meadowbrook Park PUD on this _____ day of _____, 2021.

Director of Planning and Community Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

The attached plat of Meadowbrook Park PUD is approved by the Board of County Commissioners of El Paso County, Colorado the _____ day of _____, 2021.

President

NOTES:

1.
 - – Denotes monument found, marked as noted.
 - – Denotes monument set, marked as noted.
2. This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record.
3. Basis of bearings is the southwest line of Lot 1, 24/94 Business Park Filing No. 1, recorded under Rec. No. 217713939, being monumented at the southeast end by a no. 5 rebar with a 1 1/4" yellow plastic cap stamped, "PLS 31548" flush with grade and at the northwest end by a bent no. 4 rebar 1.0' below grade, having a measured bearing of N41°15'46"W a measured distance of 392.23 feet.
4. Number of lots in this subdivision: 67 lots.
5. This plat is subject to the Declaration of Easements with Covenants and Restrictions as recorded at Reception No. _____.
6. Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
7. The lineal units used in this drawing are U.S. Survey Feet.
8. The improvements shown hereon are as of the date of field work, January 18, 2021.

DEDICATION:

The above owners has caused said tract of land to be surveyed and platted into lots, easements and additional road right of way as shown on the accompanying plat, which plat is drawn to a fixed scale as indicated thereon and accurately sets forth the boundaries and dimensions of said tract and the location of said easements, and which tract so platted shall be known as Meadowbrook Park PUD, El Paso County, Colorado. The undersigned do hereby grant to El Paso County, Colorado those utility easements and additional road right of way shown on this plat and further restricts the use of said easements to the county and/or its assigns, provided however that the sole right and authority to release or quit claim any such public easements shall remain exclusively vested in El Paso County.

FEES:

Drainage Fee: _____ School Fee: _____
Bridge Fee: _____ Urban Park Fee: _____
Regional Park Fee: _____

TRACT TABLE				
TRACT	ACRES	OWNERSHIP	MAINTENANCE	USE
A	0.884	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
B	1.597	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
C	0.224	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
D	0.216	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
E	0.128	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
F	0.448	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
G	0.040	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
H	0.237	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
I	0.091	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
J	0.608	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
TOTAL	4.473			
MCMD #1= MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1				

ACCEPTANCE CERTIFICATE FOR TRACTS:

The dedication of Tracts A, B, C, D, E, F, G, H, I, & J are hereby accepted for ownership and maintenance by Meadowbrook Crossing Metropolitan District No. 1.

By: _____

Name: _____

Title: _____

STATE OF _____ }
COUNTY OF _____ } SS

The above and aforementioned was acknowledged before me this _____ day of _____, 2021, by _____.

Witness my hand and seal _____

Address _____

My Commission expires _____

ASSESSOR’S CERTIFICATE:

The attached plat of Meadowbrook Park PUD is approved by the Assessor’s Office of El Paso County, Colorado the _____ day of _____, 2021.

Steve Schleiker

SURVEYOR’S CERTIFICATION:

The undersigned Colorado Registered Professional Land Surveyor does hereby certify that the accompanying plat was surveyed and drawn under his direct responsibility and supervision and to the normal standard of practice by surveyors in the State of Colorado and accurately shows the described tract of land thereof, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his professional knowledge, belief and opinion.

This statement is neither a warranty nor guaranty, either expressed or implied.

Stewart L. Mapes, Jr.
Colorado Professional Land Surveyor No. 38245
For and on behalf of Clark Land Surveying, Inc.

This survey plat is null and void without surveyor’s original signature and seal.

RECORDING:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record in my office at _____ o’clock _____M., this _____ day of _____, _____, A.D., and is duly recorded under Reception No. _____ of the records of El Paso County, Colorado.

SURCHARGE: _____ Chuck Broerman, Recorder

FEE: _____ BY: _____ Deputy

Clark Land Surveying, Inc.
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.882.1270
www.clarkls.com

No.	Description	By	Date
2	Addressed client comments	SCG	6/14/2021
1	Adjusted tract layout	SCG	3/9/2021

Notice: According to Colorado law you must commence any legal action based upon any error or omission in this survey within 180 days of the date 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.

MEADOWBROOK PARK PUD

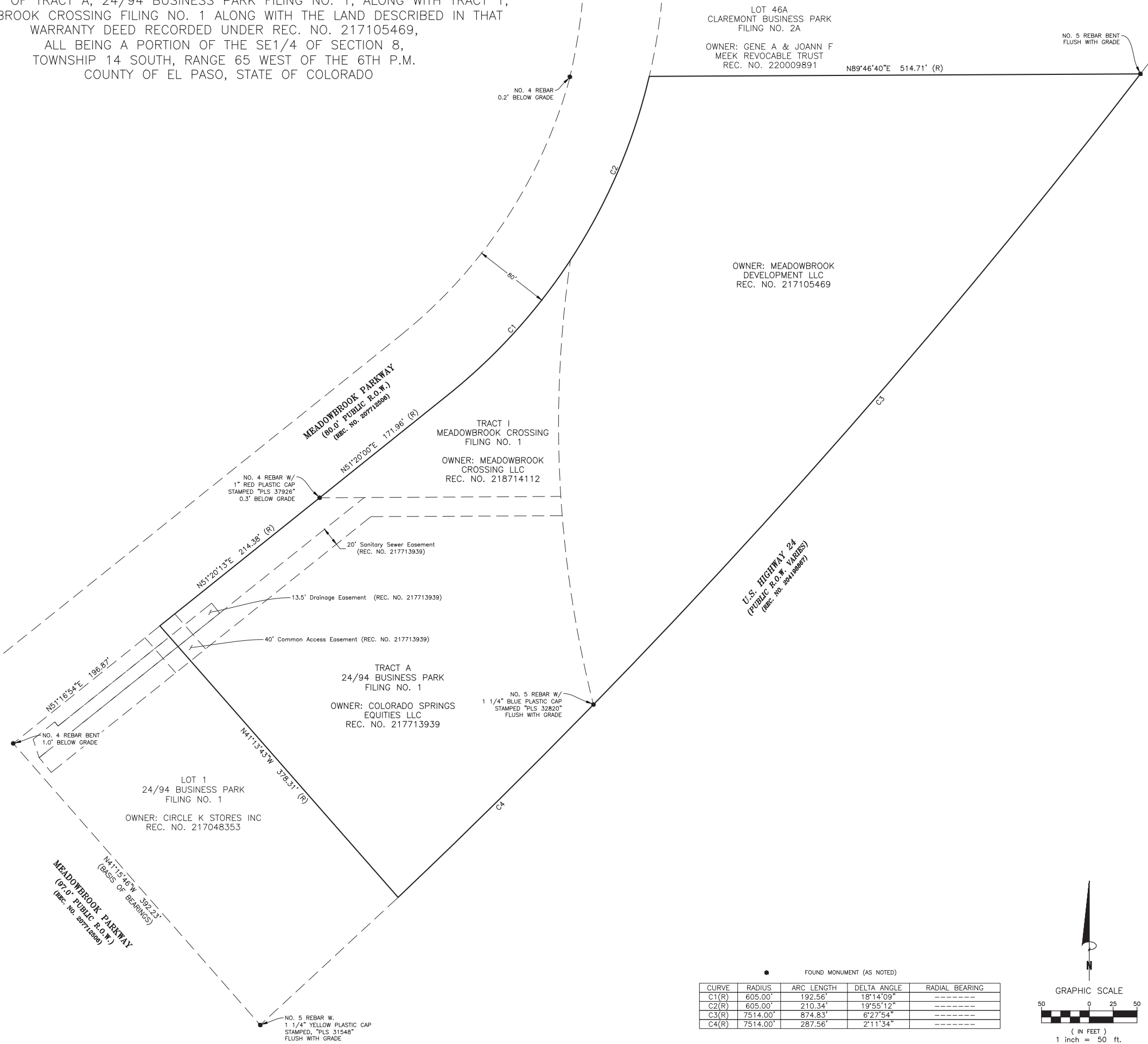
A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

Project No.	201566	Drawn By: SCG	Date: 2/25/2021
		Checked By: SLM	Sheet 1 of 5

MEADOWBROOK PARK FILING NO. 1

A REPLAT OF TRACT A, 24/94 BUSINESS PARK FILING NO. 1, ALONG WITH TRACT 1, MEADOWBROOK CROSSING FILING NO. 1 ALONG WITH THE LAND DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER REC. NO. 217105469, ALL BEING A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

AS PLATTED



LOT 46A
CLAREMONT BUSINESS PARK
FILING NO. 2A
OWNER: GENE A & JOANN F
MEEK REVOCABLE TRUST
REC. NO. 220009891

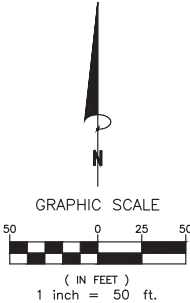
OWNER: MEADOWBROOK
DEVELOPMENT LLC
REC. NO. 217105469

TRACT A
24/94 BUSINESS PARK
FILING NO. 1
OWNER: COLORADO SPRINGS
EQUITIES LLC
REC. NO. 217713939

LOT 1
24/94 BUSINESS PARK
FILING NO. 1
OWNER: CIRCLE K STORES INC
REC. NO. 217048353

U.S. HIGHWAY 24
(PUBLIC R.O.W. VARIES)
(REC. NO. 204188867)

FOUND MONUMENT (AS NOTED)				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1(R)	605.00'	192.56'	18°14'09"	-----
C2(R)	605.00'	210.34'	19°55'12"	-----
C3(R)	7514.00'	874.83'	6°27'54"	-----
C4(R)	7514.00'	287.56'	2°11'34"	-----



MEADOWBROOK PARK PUD

A PORTION OF THE SE1/4 OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M.,
EL PASO COUNTY, COLORADO

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within 10 years from the date of the certification shown herein.

Revisions			
No.	Description	By	Date
2	Addressed client comments	SCG	6/14/2021
1	Adjusted tract layout	SCG	3/9/2021

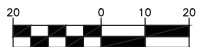
Clark
Land Surveyors, Inc.
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270
www.clarksls.com

MEADOWBROOK PARK FILING NO. 1

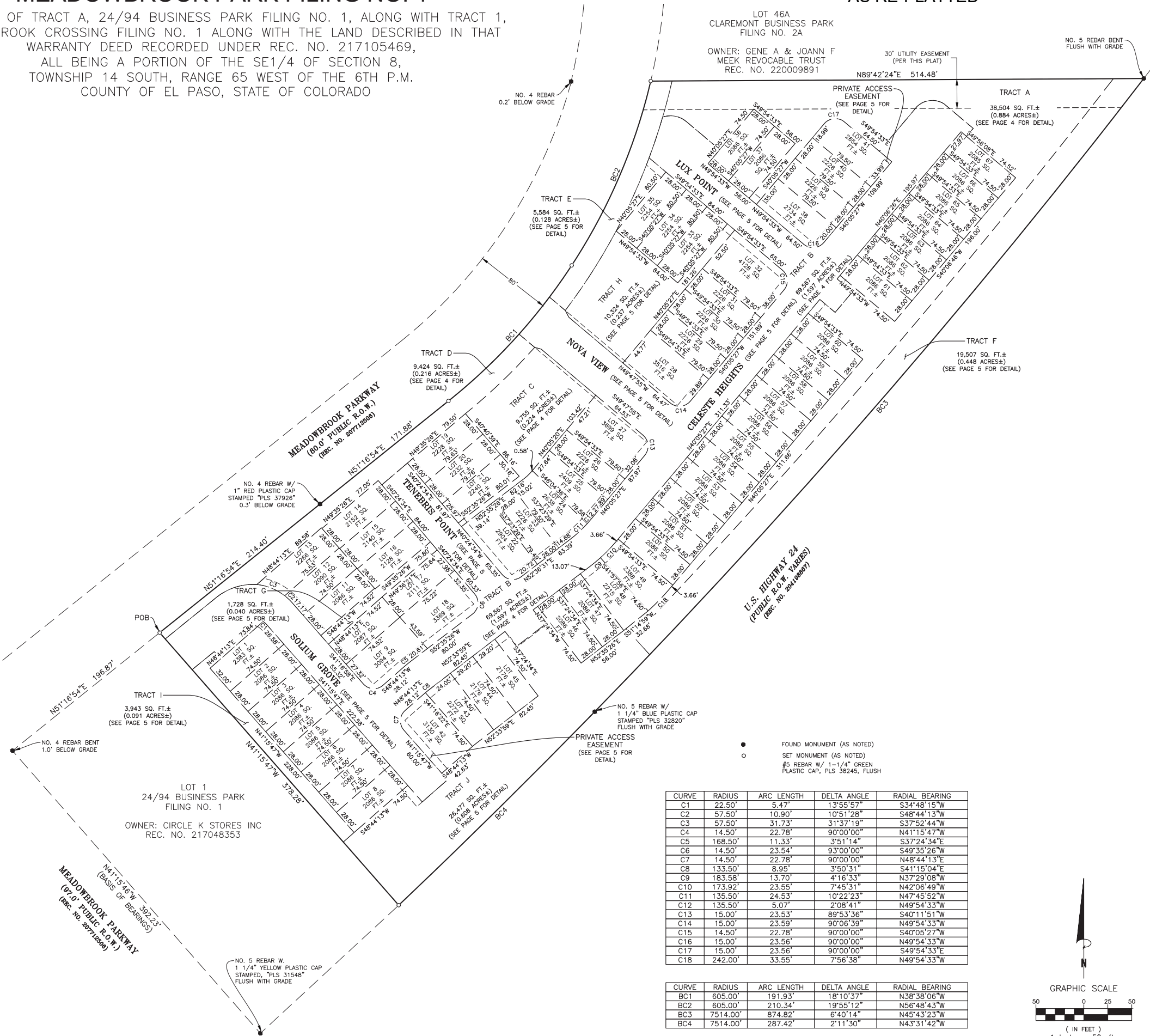
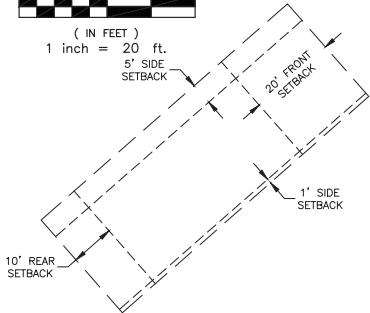
A REPLAT OF TRACT A, 24/94 BUSINESS PARK FILING NO. 1, ALONG WITH TRACT 1, MEADOWBROOK CROSSING FILING NO. 1 ALONG WITH THE LAND DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER REC. NO. 217105469, ALL BEING A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

AS RE-PLATTED

LOT SETBACK DETAIL: TYPICAL
GRAPHIC SCALE

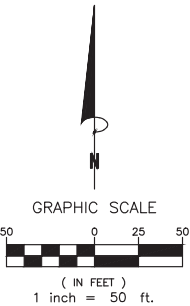


(IN FEET)
1 inch = 20 ft.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	22.50'	5.47'	13°55'57"	S34°48'15"W
C2	57.50'	10.90'	10°51'28"	S48°44'13"W
C3	57.50'	31.73'	31°37'19"	S37°52'44"W
C4	14.50'	22.78'	90°00'00"	N41°15'47"W
C5	168.50'	11.33'	3°51'14"	S37°24'34"E
C6	14.50'	23.54'	93°00'00"	S49°35'26"W
C7	14.50'	22.78'	90°00'00"	N48°44'13"E
C8	133.50'	8.95'	3°50'31"	S41°15'04"E
C9	183.58'	13.70'	4°16'33"	N37°29'08"W
C10	173.92'	23.55'	7°45'31"	N42°06'49"W
C11	135.50'	24.53'	10°22'23"	N47°45'52"W
C12	135.50'	5.07'	2°08'41"	N49°54'33"W
C13	15.00'	23.53'	89°53'36"	S40°11'51"W
C14	15.00'	23.59'	90°06'39"	N49°54'33"W
C15	14.50'	22.78'	90°00'00"	S40°05'27"W
C16	15.00'	23.56'	90°00'00"	N49°54'33"W
C17	15.00'	23.56'	90°00'00"	S49°54'33"E
C18	242.00'	33.55'	7°56'38"	N49°54'33"W

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
BC1	605.00'	191.93'	18°10'37"	N38°38'06"W
BC2	605.00'	210.34'	19°55'12"	N56°48'43"W
BC3	7514.00'	874.82'	6°40'14"	N45°43'23"W
BC4	7514.00'	287.42'	2°11'30"	N43°31'42"W



MEADOWBROOK PARK PUD

A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

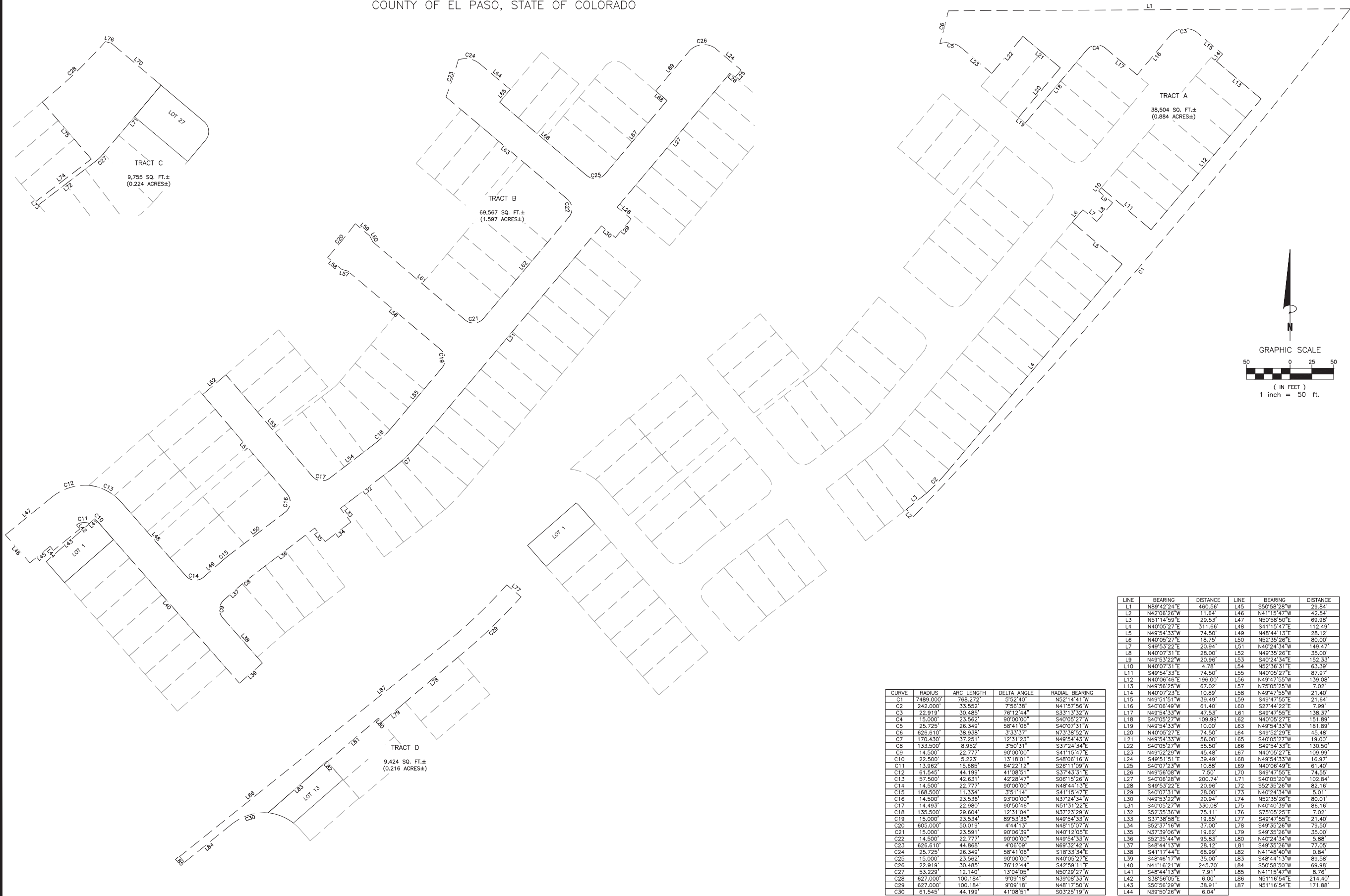
Revisions

No.	Description	By	Date
2	Addressed client comments	SCG	6/14/2021
1	Adjusted tract layout	SCG	3/9/2021

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MEADOWBROOK PARK FILING NO. 1

A REPLAT OF TRACT A, 24/94 BUSINESS PARK FILING NO. 1, ALONG WITH TRACT 1, MEADOWBROOK CROSSING FILING NO. 1 ALONG WITH THE LAND DESCRIBED IN THAT WARRANTY DEED RECORDED UNDER REC. NO. 217105469, ALL BEING A PORTION OF THE SE1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	7489.000'	768.272'	9°52'40"	N52°14'41"W
C2	242.000'	33.552'	7°56'38"	N41°57'56"W
C3	22.919'	30.485'	76°12'44"	S33°13'32"W
C4	15.000'	23.562'	90°00'00"	S40°05'27"W
C5	25.725'	26.349'	58°41'06"	S40°07'31"W
C6	626.610'	38.938'	3°33'37"	N7°38'52"W
C7	170.430'	37.251'	12°31'23"	N49°54'43"W
C8	133.500'	8.952'	3°50'31"	S37°24'34"E
C9	14.500'	22.777'	90°00'00"	S41°15'47"E
C10	22.500'	5.223'	13°18'01"	S48°06'16"W
C11	13.962'	15.885'	64°22'12"	S26°11'09"W
C12	61.545'	44.199'	41°08'51"	S37°43'31"E
C13	57.500'	42.631'	42°28'47"	S06°15'26"W
C14	14.500'	22.777'	90°00'00"	N48°44'13"E
C15	168.500'	11.334'	3°51'14"	S41°15'47"E
C16	14.500'	23.536'	93°00'00"	N37°24'34"W
C17	14.493'	22.980'	90°50'46"	N51°31'22"E
C18	135.500'	29.604'	12°31'04"	N37°23'29"W
C19	15.000'	23.534'	89°53'36"	N49°54'33"W
C20	605.000'	50.019'	4°44'13"	N48°15'07"W
C21	15.000'	23.591'	90°06'39"	N40°12'05"E
C22	14.500'	22.777'	90°00'00"	N49°54'33"W
C23	626.610'	44.868'	4°06'09"	N69°32'42"W
C24	25.725'	26.349'	58°41'06"	S18°33'34"E
C25	15.000'	23.562'	90°00'00"	N40°05'27"E
C26	22.919'	30.485'	76°12'44"	S42°59'11"E
C27	63.229'	12.140'	13°04'02"	N50°29'27"W
C28	627.000'	100.184'	9°09'18"	N39°08'33"W
C29	627.000'	100.184'	9°09'18"	N48°17'50"W
C30	61.545'	44.199'	41°08'51"	S03°25'19"W

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°42'24"E	460.58'	L45	S50°58'28"W	29.84'
L2	N42°06'26"W	11.64'	L46	N41°15'47"W	42.54'
L3	N51°14'59"E	29.53'	L47	N50°58'50"E	69.98'
L4	N40°05'27"E	311.66'	L48	S41°15'47"E	112.49'
L5	N49°54'33"W	74.50'	L49	N48°44'13"E	28.12'
L6	N40°05'27"E	18.75'	L50	N52°35'26"E	80.00'
L7	S49°53'22"E	20.94'	L51	N40°24'54"W	149.47'
L8	N40°07'31"E	28.00'	L52	N49°35'26"E	35.00'
L9	N49°53'22"W	20.96'	L53	S40°24'34"E	152.33'
L10	N40°07'31"E	4.78'	L54	N52°36'31"E	63.39'
L11	S49°54'33"E	74.50'	L55	N40°05'27"E	87.97'
L12	N40°06'46"E	196.00'	L56	N49°47'55"W	139.08'
L13	N49°56'25"W	67.02'	L57	N75°05'25"W	7.02'
L14	N40°07'23"E	10.89'	L58	N49°47'55"W	21.40'
L15	N49°51'51"W	39.49'	L59	S49°47'55"E	21.64'
L16	S40°06'49"W	61.40'	L60	S27°44'22"E	7.99'
L17	N49°54'33"W	47.53'	L61	S49°47'55"E	138.37'
L18	S40°05'27"W	109.99'	L62	N40°05'27"E	151.89'
L19	N49°54'33"W	10.00'	L63	N49°54'33"W	181.89'
L20	N40°05'27"E	74.50'	L64	S49°52'29"E	45.48'
L21	N49°54'33"W	56.00'	L65	S40°05'27"W	19.00'
L22	S40°05'27"W	55.50'	L66	S49°54'33"E	130.50'
L23	N49°52'29"W	45.48'	L67	N40°05'27"E	109.99'
L24	S49°51'51"E	39.49'	L68	N49°54'33"W	16.97'
L25	S40°07'23"W	10.88'	L69	N40°06'49"E	61.40'
L26	N49°54'08"W	7.50'	L70	S49°47'55"E	7.99'
L27	S40°06'28"W	200.74'	L71	S40°05'20"W	102.84'
L28	S49°53'22"E	20.96'	L72	S52°35'26"W	82.16'
L29	S40°07'31"W	28.00'	L73	N40°24'34"W	5.01'
L30	N49°53'22"W	20.94'	L74	N52°35'26"E	80.01'
L31	S40°05'27"W	330.08'	L75	N40°04'59"W	86.16'
L32	S52°35'36"W	75.11'	L76	S75°05'25"E	7.02'
L33	S37°38'58"E	19.65'	L77	S49°47'55"E	21.40'
L34	S52°37'16"W	37.00'	L78	S49°35'26"W	79.50'
L35	N37°39'06"W	19.62'	L79	S49°35'26"W	35.00'
L36	S52°35'44"W	95.83'	L80	N40°24'54"W	5.88'
L37	S48°44'13"W	28.12'	L81	S49°35'26"W	77.05'
L38	S41°17'44"E	68.99'	L82	N41°48'40"W	0.84'
L39	S48°46'17"W	35.00'	L83	S48°44'13"W	89.58'
L40	N41°16'21"W	245.70'	L84	S50°58'50"W	69.98'
L41	S48°44'13"W	7.91'	L85	N41°15'47"E	8.76'
L42	S38°56'05"E	6.00'	L86	N51°16'54"E	214.40'
L43	S50°56'29"W	38.91'	L87	N51°16'54"E	171.88'
L44	N39°50'26"W	6.04'			

MEADOWBROOK PARK PUD

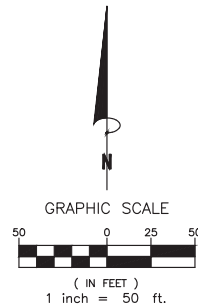
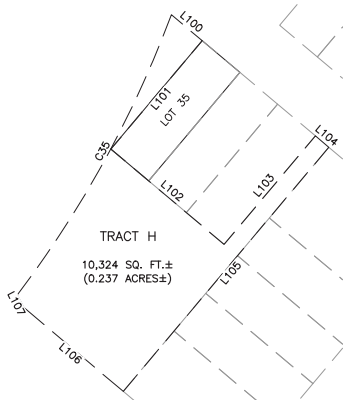
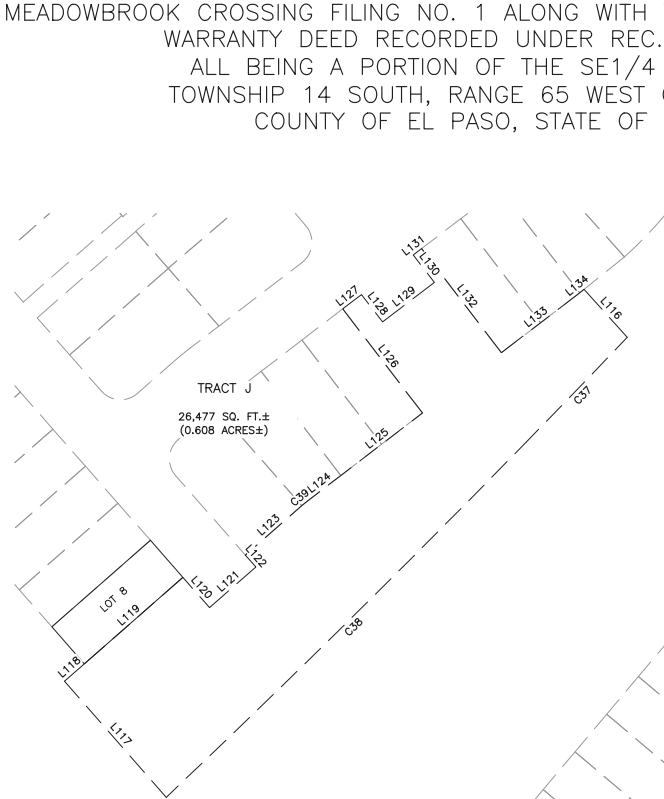
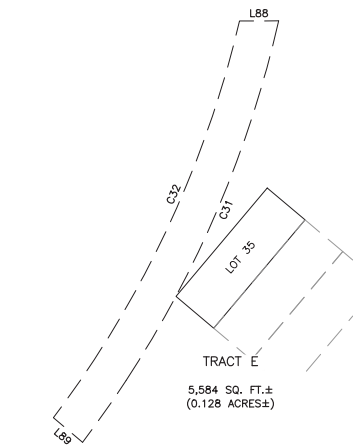
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Project No. 201566 Date: 2/25/2021 Drawn By: SCG Checked By: SLM Sheet 4 of 5

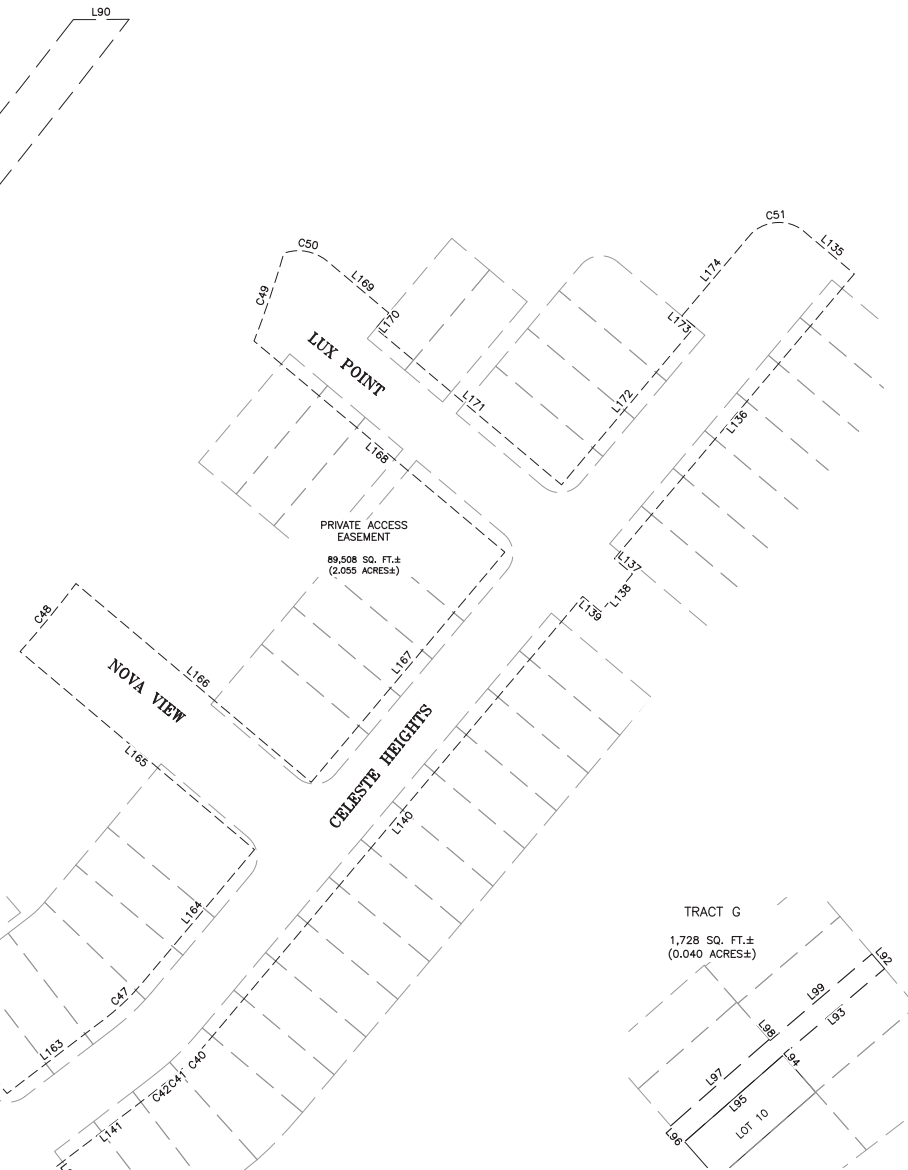
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No.	Description	By	Date
2	Addressed client comments	SCG	6/14/2021
1	Adjusted tract layout	SCG	3/9/2021

57



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C31	626.810'	223.060'	20°23'46"	N77°12'29"W
C32	605.000'	210.339'	19°55'12"	N56°48'43"W
C33	7514.000'	792.245'	6°02'28"	N52°23'36"W
C34	7489.000'	788.272'	6°52'40"	N46°22'01"W
C35	626.810'	168.270'	15°39'49"	N52°25'43"W
C36	13.962'	15.687'	64°19'29"	N37°24'11"W
C37	7514.000'	82.574'	0°37'47"	N46°21'10"W
C38	7514.000'	287.424'	21°11'30"	N45°43'12"W
C39	59.000'	3.956'	3°50'31"	S41°15'04"E
C40	181.421'	24.566'	7°45'31"	N49°52'19"W
C41	145.369'	7.153'	2°49'10"	N42°06'49"W
C42	128.336'	3.873'	2°28'10"	N37°17'39"W
C43	126.000'	8.475'	3°29'14"	S37°24'31"E
C44	13.962'	8.244'	87°10'50"	S48°59'46"W
C45	61.545'	44.199'	41°08'51"	S73°43'31"E
C46	65.004'	41.620'	36°41'05"	S12°03'12"E
C47	128.000'	27.965'	12°31'04"	N37°23'29"W
C48	605.000'	50.019'	4°44'13"	N48°15'07"W
C49	628.610'	52.813'	4°45'46"	N68°19'07"W
C50	52.725'	26.391'	48°01'45"	S18°33'29"E
C51	22.919'	30.485'	76°12'44"	S42°59'11"E
C52	902.107'	32.440'	2°03'37"	S39°08'33"E



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L88	N84°42'24"E	22.21'	L132	S37°24'34"E	74.50'
L89	N49°47'55"W	21.71'	L133	N52°35'26"E	56.00'
L90	N89°42'54"E	31.64'	L134	N51°14'59"E	3.15'
L91	N26°18'28"W	25.07'	L135	S57°15'11"E	92.49'
L92	S40°24'34"E	11.02'	L136	S40°06'31"W	211.63'
L93	S49°36'21"W	75.64'	L137	S49°52'42"E	13.46'
L94	S41°15'47"E	7.15'	L138	S40°07'31"W	18.04'
L95	S48°15'13"W	0.45'	L139	S49°52'42"W	23.00'
L96	N15°14'47"E	12.05'	L140	S21°05'05"E	33.08'
L97	N48°44'13"E	74.52'	L141	S52°35'35"W	74.48'
L98	S41°15'47"E	0.85'	L142	S37°22'49"E	13.06'
L99	S49°35'26"E	75.80'	L143	S52°37'31"W	37.00'
L100	S49°35'33"E	22.89'	L144	S37°22'39"E	13.07'
L101	S40°05'27"E	22.89'	L145	S40°24'34"E	35.12'
L102	S49°54'33"E	84.00'	L146	S48°44'13"W	35.12'
L103	N40°05'27"E	80.50'	L147	S41°15'35"E	75.99'
L104	S49°54'33"E	10.28'	L148	S48°46'17"W	49.95'
L105	S50°25'33"E	181.26'	L149	N61°16'29"W	245.45'
L106	N49°35'55"W	73.89'	L150	S35°56'59"E	35.12'
L107	N27°44'22"W	7.99'	L151	S50°56'29"W	38.91'
L108	S41°15'47"E	228.00'	L152	N33°06'26"E	6.04'
L109	S48°50'44"W	15.00'	L153	S50°58'28"W	29.84'
L110	N47°15'47"E	239.15'	L154	N50°15'51"E	29.84'
L111	N50°58'28"E	29.84'	L155	S50°58'50"E	69.98'
L112	S39°50'26"E	6.04'	L156	N48°44'13"E	9.72'
L113	N50°56'29"E	38.91'	L157	S41°15'52"E	119.49'
L114	S38°46'48"E	6.00'	L158	N48°44'13"E	35.11'
L115	N51°13'13"E	65.33'	L159	S50°35'35"E	35.11'
L116	S42°06'26"E	36.70'	L160	N40°24'34"E	156.85'
L117	N41°15'47"E	87.73'	L161	N49°35'26"E	50.00'
L118	N48°50'44"E	15.00'	L162	S40°24'34"E	159.45'
L119	N48°44'13"E	74.50'	L163	N52°36'31"E	70.51'
L120	N26°18'40"W	25.07'	L164	S21°05'05"E	33.08'
L121	N48°46'17"E	35.00'	L165	N49°47'55"E	174.31'
L122	N41°30'45"E	8.99'	L166	S49°47'55"E	174.93'
L123	N48°44'13"E	42.63'	L167	N40°05'27"E	170.90'
L124	N52°35'26"E	24.05'	L168	N49°54'33"W	186.27'
L125	N26°18'23"W	25.07'	L169	S49°52'42"E	42.63'
L126	N37°24'34"E	74.50'	L170	S40°05'27"E	11.50'
L127	N52°46'28"E	13.38'	L171	S49°54'33"E	138.00'
L128	S37°39'06"E	16.92'	L172	N40°05'27"E	117.49'
L129	N52°37'16"E	37.00'	L173	N49°54'33"W	9.47'
L130	N52°37'16"E	19.65'	L174	N40°06'49"E	61.40'
L131	N52°37'16"E	6.04'			

A PORTION OF THE SE1/4 OF SECTION 8,
TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE SIXTH P.M.,
EL PASO COUNTY, 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 shown herein.

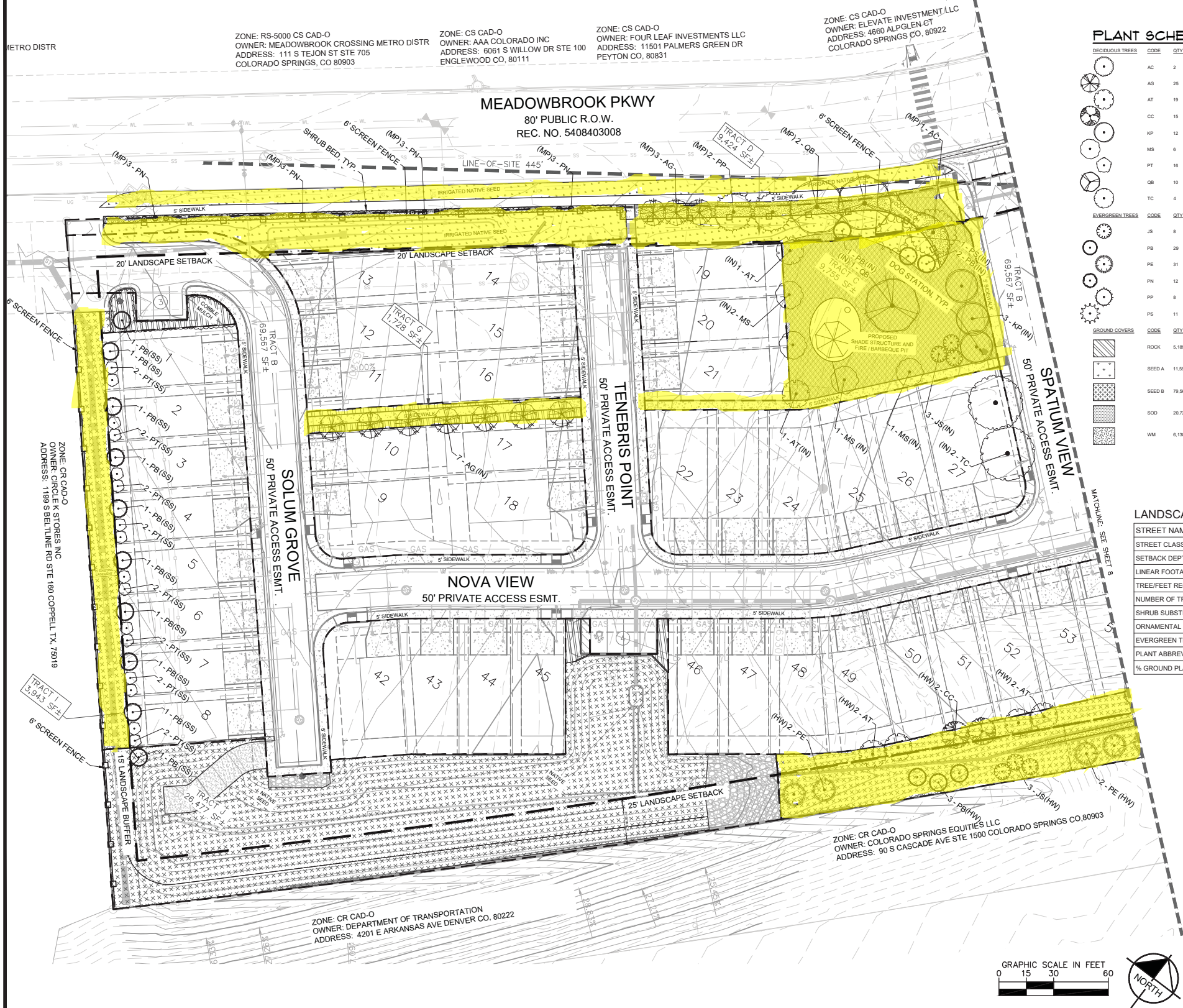
Revisions			
No.	Description	By	Date
2	Addressed client comments	SCG	6/14/2021
1	Adjusted tract layout	SCG	3/9/2021

-Clark-
Land Surveying, Inc.
177 S. Tiffany Dr., Unit 1 • Pueblo West, CO 81007 • 719.582.1270
www.clarksl.com


www.clarkls.com





















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



PLANT SCHEDULE



DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL.	WIDTH	HEIGHT
	AC	2	AESCULUS X CARNEA 'BRIOTI'	BRIOTI RED HORSECHENUT	B & B	2" CAL MIN	25'-35'	25'-35'
	AG	25	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL MIN	15'-20'	15'-25'
	AT	19	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL MIN	15'-20'	15'-20'
	CC	15	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS HAWTHORN	B & B	2" CAL MIN	20'-30'	20'-30'
	KP	12	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	2" CAL MIN	20'-30'	20'-30'
	MS	6	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	2" CAL MIN	15'-20'	15'-25'
	PT	16	POPULUS X CANESCENS 'TOWER'	TOWER POPLAR	B & B	2" CAL MIN	8'-10'	30'-35'
	QB	10	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MIN	40'-50'	40'-60'
	TC	4	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
	JS	8	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6" HGT.	8'-12'	20'-30'
	PB	29	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6" HGT.	10'-15'	20'-30'
	PE	31	PINUS EDULIS	PINON PINE	B & B	6" HGT.	15'-20'	20'-30'
	PN	12	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6" HGT.	3'-5'	15'-20'
	PP	8	PINUS PONDEROSA	PONDEROSA PINE	B & B	6" HGT.	30'-40'	60' +
	PS	11	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6" HGT.	20'-30'	35'-60'
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	ROCK	5,189 SF		3/4" TO 1-1/2" ROCK MULCH	ROCK MULCH	4"	YES	PIONEER SAND
	SEED A	11,599 SF		PBSI LOW GROW MIX	SEED			PAWNEE BUTTES SEED INC.
	SEED B	79,967 SF		PBSI NATIVE PRAIRIE MIX	SEED			PAWNEE BUTTES SEED INC.
	SOD	20,722 SF		SURVIVALIST TALL FESCUE	SOD			GREEN BELT TURF FARM
	WM	6,138 SF		WOOD MULCH	MULCH	4" DEPTH	YES	C&C SAND

LANDSCAPE SETBACKS & BUFFERS:

STREET NAME OR ZONE BOUNDARY:	MEADOWBROOK PW	HWY 24	NORTH SIDE	SOUTH SIDE
STREET CLASSIFICATION:	MINOR ARTERIAL	EXPRESSWAY	N/A	N/A
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 20'	25' / 25'	15' / 15'	15' / 15'
LINEAR FOOTAGE:	788'	1161'	541'	378'
TREE/FEET REQUIRED:	1 / 25	1 / 20'	1 / 15'	1 / 15'
NUMBER OF TREES REQUIRED/PROVIDED:	32 / 32	58 / 58	35 / 35	26 / 26
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	N/A	N/A	12 / 23	9 / 10
PLANT ABBREVIATION DENOTED ON PLAN:	MP	HW	NS	SS
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	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 / 123,175 SF
TREE/SQUARE FEET REQUIRED:	1/500
INTERNAL TREES REQUIRED/PROVIDED:	105 / 57
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	480 / 480
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN
LANDSCAPE PLAN

PROJECT NO.
096956009

SHEET

7 OF 11

County File Number: PUDSP208

BY DATE APPR.

REVISION

NO.

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/21

[illegible][illegible]

GENERAL LANDSCAPE SPECIFICATIONS

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.

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PILING, 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 THROUGH 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.

1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS
2 EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL
3 INCLUDE COMPACTING, DRIVING, OR ANY OTHER ACTS THAT CAUSE THE DRILLING AND SPILLING OF OIL, GASOLINE, OR OTHER
4 DELETERIOUS MATERIALS WITHIN THE DRILL-PILE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR
5 DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF
6 FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20)
7 DOLLARS PER INCH AND AN ADDITIONAL \$100 PER INCH AS FIXED BY THE ARBITRATOR. CALIPERS SHALL BE
8 MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND
9 TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

10
11
12 SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY

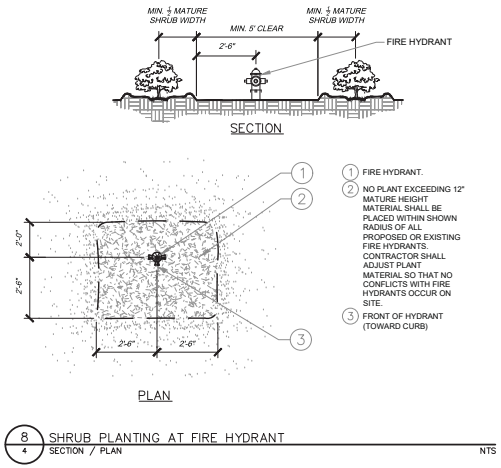
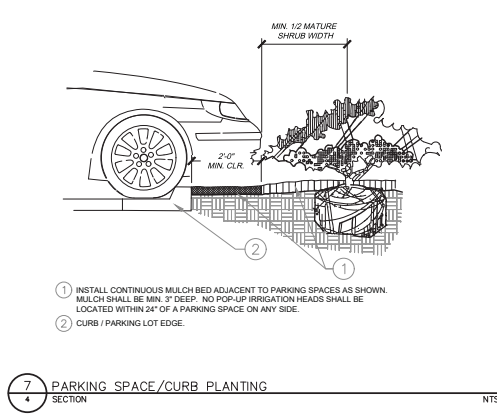
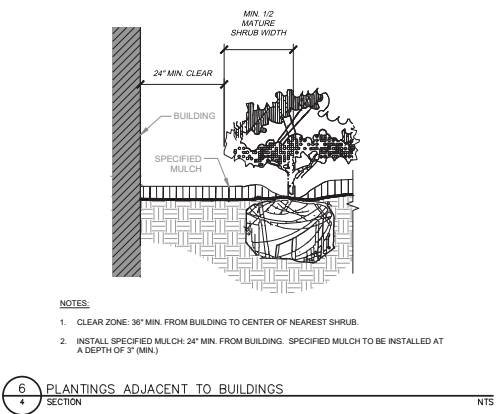
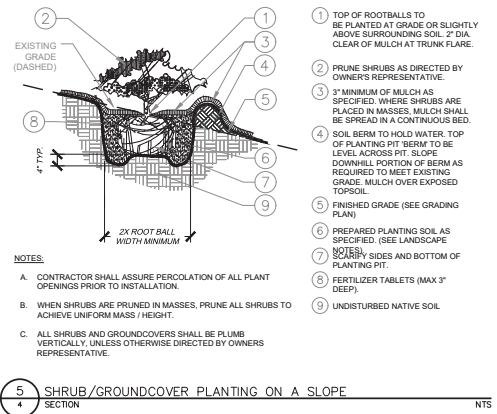
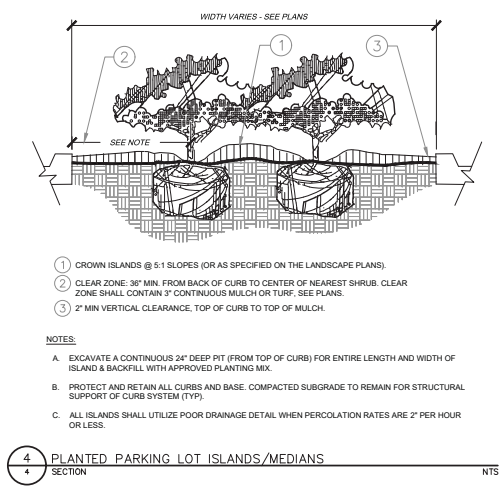
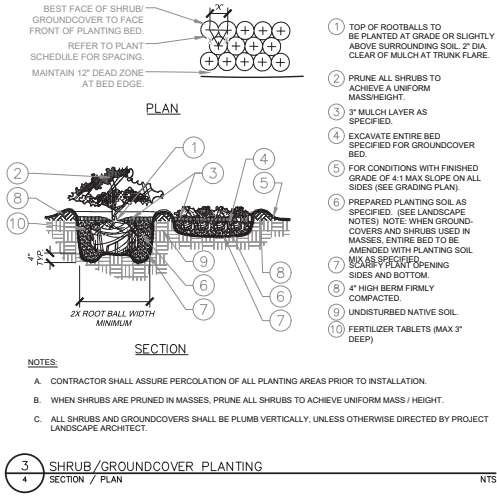
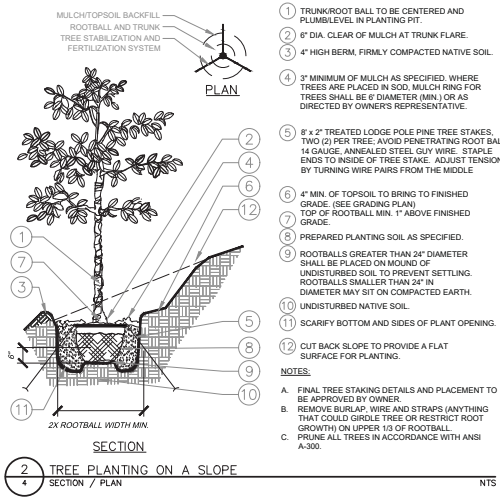
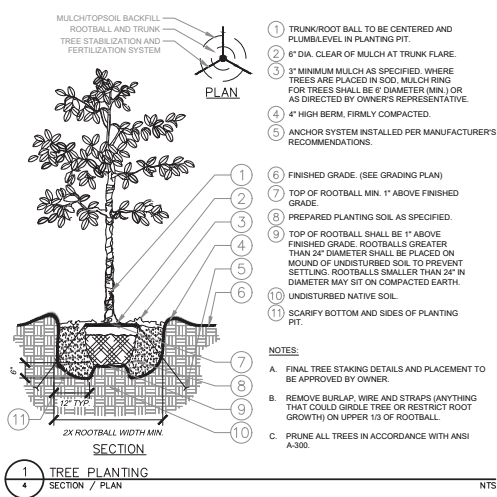
17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

- ## S. WARRANTY

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.

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



SIGN OPTION: 01-08-0177

WASTE BAG DISPENSER

K:\COS_Owl\096433006_Elon Pikes Peak\Project Files\LA\pet waste station.rvt

WASTE RECEIPTACLE

NOTES:
MANUFACTURER: ULTRA SITE / BARKPARK
MODEL: BPAK-490
SIGN OPTION: 01-08-0177
COLOR: GREEN

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 / 123,175 SF
TREE/SQUARE FEET REQUIRED:	1/500
INTERNAL TREES REQUIRED/PROVIDED:	105 / 57
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	480 / 480
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

LANDSCAPE SETBACKS & BUFFERS:				
STREET NAME OR ZONE BOUNDARY:	MEADOWBROOK PW	HWY 24	NORTH SIDE	SOUTH SIDE
STREET CLASSIFICATION:	MINOR ARTERIAL	EXPRESSWAY	N/A	N/A
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 20'	25' / 25'	15' / 15'	15' / 15'
LINEAR FOOTAGE:	788'	1161'	541'	378'
TREE/FEET REQUIRED:	1 / 25	1 / 20'	1 / 15'	1 / 15'
NUMBER OF TREES REQUIRED/PROVIDED:	32 / 32	58 / 58	35 / 35	26 / 26
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	N/A	N/A	12 / 23	9 / 10
PLANT ABBREVIATION DENOTED ON PLAN:	MP	HW	NS	SS
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	75%/75%	75%/75%

Kimley»Horn

2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN
LANDSCAPE PLAN

PROJECT NO.
096956009

SHEET

10 OF 11

County File Number: PUDSP208

NO. REVISION BY DATE APPR.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Cloverleaf Subdivision Filing No. 2 Final Plat

Agenda Date: July 14, 2021

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by N.E.S., Inc., on behalf of PT Cloverleaf, LLC., of the Cloverleaf Subdivision Filing No. 2 Final Plat. The site is located east of Monument, northeast of the intersection of Higby Road and Jackson Creek Parkway, and nearly adjacent Lewis-Palmer High School. Filing No. 2 Final Plat consists of 132 residential lots on a total of 37.28 acres with a minimum lot size of 5,750 sf. The site is zoned RS-5000, and the subdivision is located within the bounds of the 2000 Tri-Lakes Comprehensive Plan area.

The 2013 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Jackson Creek Regional Trail is located approximately 0.35 mile west of Filing No. 2, while the Cherry Creek Regional Trail and Highway 105 Bicycle Route are both located 0.60 mile north of the property. The existing New Santa Fe Regional Trail is located 0.75 mile to the west of the property on the west side of Interstate 25. Cloverleaf Subdivision does not lie within any candidate open space area.

Although the proposed subdivision is not subject to the El Paso County Land Development Code's PUD 10% open space requirement, the overall Cloverleaf Subdivision Preliminary Plan shows 6.66 acres of open space dedicated to drainages, utilities, public open areas, and trails, and provides for 18% of open space within the development. Numerous open space tracts, designated for landscaping, stormwater detention, neighborhood trails, or public open space, are included in the Filing No. 2 Final Plat application, and the subdivision is located immediately adjacent open space tracts which are owned by the Walters Family Partnership, LLLP, and are described in the Filing No. 2 Final Plat Letter of Intent as fundamental land components of the Cloverleaf Subdivision, as follows:

"A group of local residents formed the Woodmoor Open Space Coalition (WOSC) with the intent of purchasing the 100-acres of undeveloped tracts in this area as public open space use from the current owners, the Gary E Walters Trust and the Walters Family Partnership LLLP. The Walters family representatives agreed to the sale of 70-acres as open space, provided at least 30-acres were developed for residential lots. In order to raise the funds for this land purchase, WOSC will simultaneously sell small portions of the open space to individual adjacent lot owners as extensions of their lots. The replat to accomplish this will be submitted separately by WOSC and is currently under review by the County."

As no park land or trail easements dedications are necessary for this filing, Parks staff recommends fees in lieu of land for regional and urban park purposes in the amounts shown below.

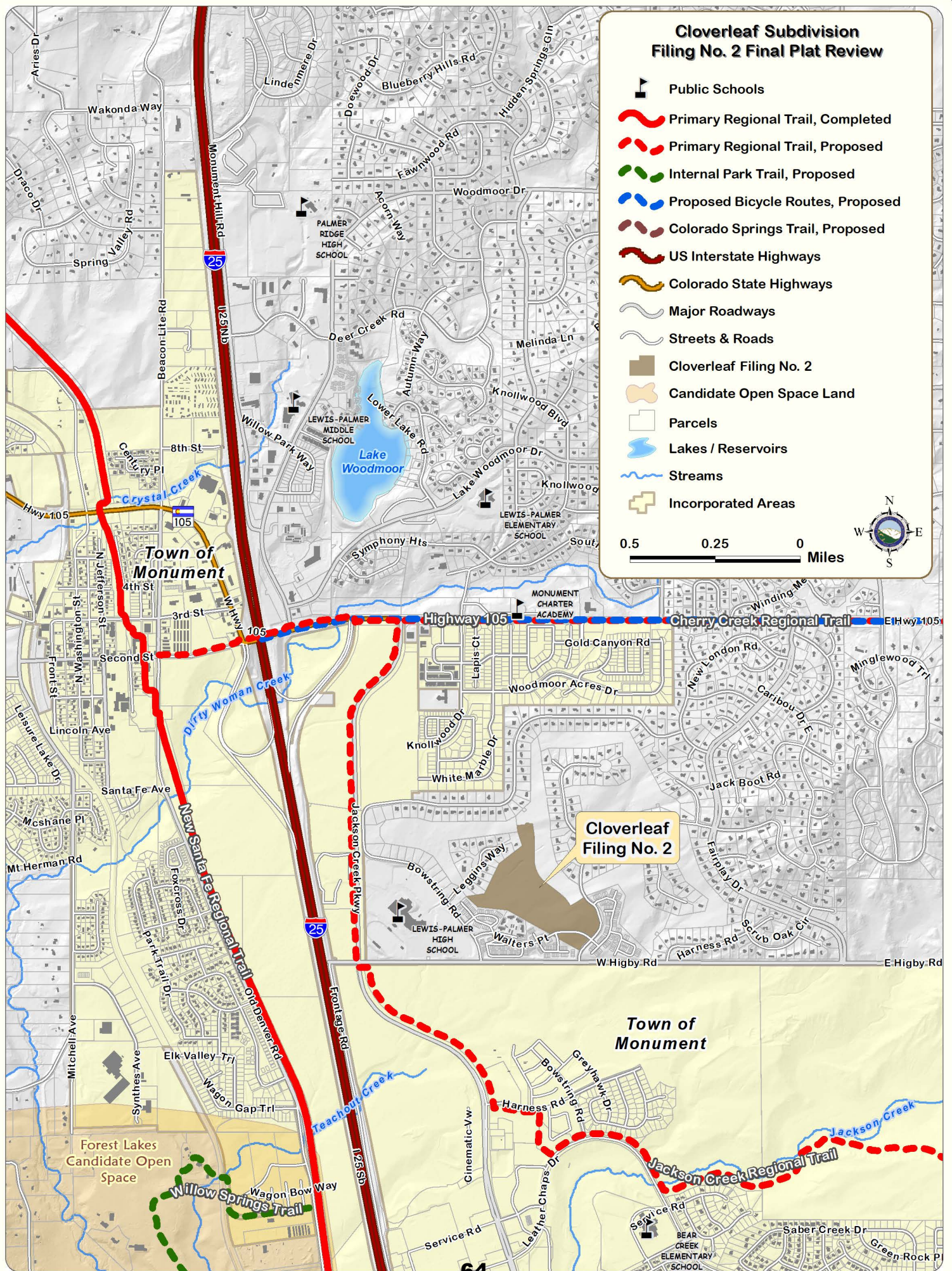
Recommended Motion (Filing No. 2 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Cloverleaf Subdivision Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$60,720 and urban park purposes in the amount of \$38,280.

Cloverleaf Subdivision Filing No. 2 Final Plat Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Trail, Proposed
- US Interstate Highways
- Colorado State Highways
- Major Roadways
- Streets & Roads
- Cloverleaf Filing No. 2
- Candidate Open Space Land
- Parcels
- Lakes / Reservoirs
- Streams
- Incorporated Areas

0.5 0.25 0 Miles



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

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

July 14, 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:	Cloverleaf Subdivision Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-023	Total Acreage:	37.28
		Total # of Dwelling Units:	132
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.85
PT Cloverleaf, LLC	N.E.S., Inc.	Regional Park Area:	2
Joseph DesJardin	Tamara Baxter	Urban Park Area:	1
1864 Woodmoor Drive, Suite 100	619 North Cascade Avenue	Existing Zoning Code:	RS-5000
Monument, Colorado 80132	Colorado Springs, CO 80903	Proposed Zoning Code:	RS-5000

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 132 Dwelling Units = 2.561
Total Regional Park Acres: 2.561

Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): **YES**

Urban Park Area: 1

Neighborhood: 0.00375 Acres x 132 Dwelling Units = 0.50
Community: 0.00625 Acres x 132 Dwelling Units = 0.83
Total Urban Park Acres: 1.32

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 132 Dwelling Units = \$60,720
Total Regional Park Fees: \$60,720

Urban Park Area: 1

Neighborhood: \$114 / Dwelling Unit x 132 Dwelling Units = \$15,048
Community: \$176 / Dwelling Unit x 132 Dwelling Units = \$23,232
Total Urban Park Fees: \$38,280

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 Cloverleaf Subdivision Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$60,720 and urban park purposes in the amount of \$38,280.

Park Advisory Board Recommendation:

CLOVERLEAF FILING NO.2 FINAL PLAT

LETTER OF INTENT

MAY 2021

APPLICANT AND PROPERTY OWNER	CONSULTANT	CIVIL ENGINEER
PT Cloverleaf, LLC 1864 Woodmoor Drive, Suite 100 Monument, Colorado 80132	N.E.S. Inc. 619 North Cascade Avenue Colorado Springs, CO 80903	JR Engineering. 5475 Tech Center Drive, Ste 235, Colorado Springs, CO 80919

REQUEST

PT Cloverleaf, LLC requests approval of a Final Plat for Cloverleaf Filing No. 2, comprising 132 residential lots on 37.275 acres.

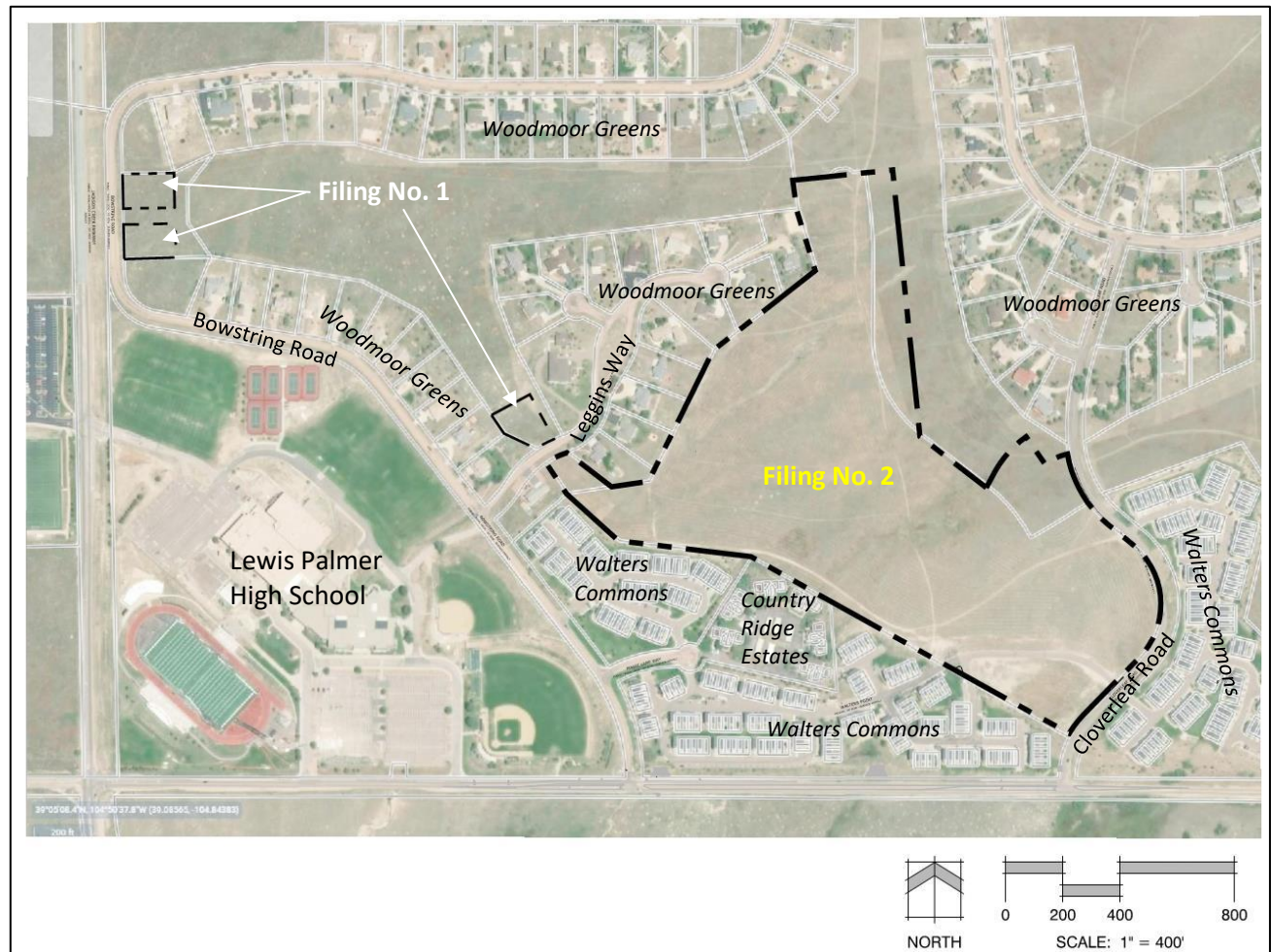
SUPPORTING DOCUMENTS

The following reports are submitted in support of this Final Plat and are referenced in this Letter of Intent:

- Soils, Geology and Geologic Hazard Study prepared by Entech Engineering.
- Natural Features and Wetland Report prepared by Bristlecone Ecology.
- Final Drainage Report prepared by JR Engineering.
- Stormwater Management Facility Operations and Maintenance Plan prepared by JR Engineering.
- Fire Protection Report prepared by NES.
- Traffic Impact Analysis by Kellar Engineering.
- Water Resources and Water Quality Report by JR Engineering.
- Wastewater Treatment Report by JR Engineering.
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PROJECT DESCRIPTION

A Preliminary Plan is currently under consideration by the County for 38.73-acres, which includes three isolated residential ½ acre lots in the RS-20000 zone, and 141 residential lots in the RS-5000 zone. The Cloverleaf Filing No. 1 Final Plat for the three half-acre lots is also currently under review by the County. The Final Plat for Cloverleaf Filing No. 2 proposes 132 lots (a reduction of 9 lots from the Preliminary Plan) on the remaining 37.275-acre portion of the Cloverleaf subdivision. Tracts B, C & D have reduced slightly in size as a result. The reduction in lots is due to some of the 50' lots being widened to 60' lots. This increases the average lot size and reduces the overall density of the project from 3.8 du/ac as proposed in the Preliminary Plan to 3.5 du/ac on the Final Plat.



Project Background

The 37.27-acres is an undeveloped parcel that forms part of Tract B of the Woodmoor Placer subdivision, platted in 1972. The surrounding Woodmoor Greens Subdivision was also platted in 1972. The two proposed $\frac{1}{2}$ acre lots on the west side of the project area fronting Bowstring Road (lots 143 and 144) were originally platted as lots at that time. As part of the replat of Lots 496-500 Woodmoor Greens, these lots were included in a Tract. The proposed $\frac{1}{2}$ acre lot adjacent to Leggins Way (lot 142) was, and is still part, of the original Woodmoor Greens plat.

The tracts that formed part of the Woodmoor Placer and Woodmoor Greens subdivisions were originally envisioned as a golf course. This use did not come to fruition and the areas remain vacant. Over the years these undeveloped parcels have been enjoyed by local residents as open space and a number of informal trails have formed through the area.

A group of local residents formed the Woodmoor Open Space Committee (WOSC LLC) with the intent of purchasing the 100-acres of undeveloped tracts in this area as public open space use from the current owners, the Gary E Walters Trust and the Walters Family Partnership LLLP. The Walters family representatives agreed to the sale of 70-acres as open space, provided at least 30-acres were developed for residential lots. In order to raise the funds for this land purchase, WOSC will simultaneously sell small portions of the open space to individual adjacent lot owners as extensions of their lots. The replat to accomplish has been submitted separately by WOSC and is currently under review by with the County.

Access and Traffic

The project site is located at the northeast quadrant of the intersection of Higby Road and Bowstring Road, southeast of Monument, CO. Access to the development is from two existing full-movement intersections to Higby Road (Higby Road/Bowstring Road and Higby Road/Cloverleaf Road). Higby Road is classified as a collector in the 2040 Major Transportation Corridors Plan (MTCP). Higby Road has been identified by the MTCP as a 'county road improvement' project from Cloverleaf Road to Rollercoaster Road to be completed by 2040. The existing perimeter roads, Bowstring Road, Cloverleaf Road, and Leggins Way, have already been constructed with previous development. Bowstring Road, Cloverleaf Road and Leggins Way are classified as existing local streets. Walters Point is an existing private street that serves the Walters Common townhomes via an access easement across the Cloverleaf property

White Clover Drive, a new access from Leggins Way, will provide the western access for Lots 1-126. The Cloverleaf Subdivision has been laid out to have a public road access from Leggins Way and the intersection was placed to intersect at 89 degrees. The intersection was placed as far north on the property to provide as much sight distance as possible to the north, since the traffic from the south is most likely at a lesser speed after turning off Bowstring. Sight Visibility Easements (as shown on the Preliminary Plan) will be required at the time of Final Plat approval.

Crimson Clover Drive, a new access off Cloverleaf Road, will provide access to the development from the east. The applicant has purchased additional land, .0558 acres, from the neighbor to move the intersection 35' to the north to conform with sight distance and comply with percent grade per the County's ECM. The intersection was placed as far north as possible to provide as much sight distance as possible to the crest of the hill to the south.

Access for Lots 127-132 (Lots 136-141 on the Preliminary Plan) will be off Walters Point, which will also continue to provide a second point of access from Cloverleaf Road to the Walters Commons subdivision. Walters Point will remain a private road, and a Waiver from the LDC and Engineering Criteria Manual (ECM) is requested to permit this. This private road will also be partially upgraded to the County's Local Road design.

Open Space and Trails

Approximately 70-acres of public open space is being purchased from the Walters family by WOSC for the benefit of this project and the surrounding subdivisions. This project directly facilitates the ability of WOSC to purchase this open space area. In addition, the project proposes a number of internal open space tracts throughout the development. Trails are located in some of these open space tracts to provide a recreational amenity and to connect to the internal street sidewalks and the trails proposed in the adjacent open space. The open space tracts will be owned and maintained by the Metropolitan

District to be formed for the Cloverleaf Development. Park land dedication or fees in lieu of land dedication will be due at the time of final plat recordation.

Drainage

The Preliminary Drainage Report prepared by JR Engineering notes that there are no major drainageways on the site. Cloverleaf lies within the upper reaches of the Teachout Creek watershed basin. Drainage from the site currently discharges both west through existing culverts to Lewis Palmer High School and south under Higby Road through existing culverts. The proposed Cloverleaf Subdivision development drainage improvements, including storm sewer and two full spectrum water quality and detention ponds designed to meet El Paso County Drainage Criteria, which includes absorbing off-site flows and releasing at historic rates. The proposed development will not adversely affect the offsite drainageways or surrounding development.

Utilities

Water: The Water Resources and Wastewater Report prepared by JR Engineering estimates average and peak water demand and provides Woodmoor Water and Sanitation District (WWSD) with required data to enable the District to model the water demands. Woodmoor Water and Sanitation District has various easements for both sanitary and water lines that run parallel to existing property lines or cross the site. The primary water distribution system for Cloverleaf will be connected to the existing Woodmoor Water and Sanitation District (WWSD) water at two locations. The eastern connection is the existing 6" water main within Cloverleaf Drive. The western connection will be to the existing 6" water main in Leggins Way. The development can either install 6" diameter mains or 8" diameter water mains depending on the results of WWSD's modeling of the system. A commitment letter from the WWSD to provide water service to the Cloverleaf Subdivision is included with this submittal. This Plat approval will be conditional upon a finding of water sufficiency prior to recordation of the final plat.

Wastewater: The Wastewater Disposal Report prepared by JR Engineering notes that the WWSD is situated to serve the proposed development. The site is tributary to the Tri-Lakes wastewater treatment plant. The sanitary sewer system, design, and modeling results conform to all applicable criteria set forth by El Paso County and the WWSD and no waivers are required. A commitment letter from the WWSD to provide wastewater service to the Cloverleaf Subdivision is included with this submittal.

Gas: Natural Gas Distribution Service will be provided by Black Hills Energy. A Will Serve letter is included with this submittal.

Electric: Electric Service will be provided by Mountain View Electric Association (MVEA). A Will Serve letter is included with this submittal.

Topography

Topography of the site consists of flat to rolling foothills grasslands about a half mile from the pine-oak woodlands of the Black Forest to the northeast. According to the U.S. Geological Survey's, Topographic Map of Monument, CO Quadrangle, the subject property has an approximate median elevation of 7,077 feet above sea level. The site is generally gently to gradually sloping from northeast to southwest with some moderate slopes along a small ridge in the southeast part of the site.

Vegetation

Bristlecone Ecology (Bristlecone) prepared a Natural Feature and Wetlands Report for this project. The vegetation on the site is predominantly grassland, with a few patches of shrubs and one Ponderosa Pine near the northwest boundary. Much of the site has been previously disturbed and vegetative cover has been reestablished across the site but with little diversity and poorly developed structure. There are several informal social trails crisscrossing the site. According to Bristlecone, development of the site will likely increase and improve arboreal habitat through the planting of trees in yards and in open spaces.

Noxious Weeds

Bristlecone noted that noxious weeds are present on the site in several areas but generally in limited quantities. The greatest concentration of noxious weeds was found along the ditch near the northern border of the project area. Noxious weeds are defined as those non-native plants that aggressively invade and are detrimental to native vegetation communities and ecosystems.

A Noxious Weed Management Plan has been prepared for the project by Bristlecone for the project site detailing recommendations for identifying and controlling the spread of noxious weeds prior to, during, and/or post-construction. Weed control prior to and during construction shall take place to eliminate weeds and to prevent introducing new weeds. Following construction, the Metropolitan District will be responsible for weed control in the open areas. Individual homeowners will be responsible for weed control on their lots.

Floodplain

Based on the FEMA Firm Map Number 08041CO278G, revised December 7, 2018, the entire development is located within Zone X, or areas area outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance (or 500-year) flood.

Wildlife

Bristlecone indicated that the project site has been previously disturbed and thus does not provide ideal habitat for a variety of wildlife species. The highest quality habitat on the site is likely the isolated wetland, though this provides negligible water filtration and does not provide significant habitat for wetland wildlife species. Development of the site would inevitably affect some potential habitat for wildlife, but based on the findings of the site reconnaissance, Bristlecone classifies the expected impacts as low to very low. Designated open spaces will also conserve some of the open grassland habitats that are currently available. Federally listed Threatened and Endangered (T&E) species are not expected to occur on the site. There is no suitable habitat for the state-listed Preble's Meadow Jumping Mouse (PMJM). A PMJM disqualification letter from US Fish and Wildlife Service, dated October 31, 2019 was provided with the Preliminary Plan application.

Wetlands

The delineation of the wetlands on the site was undertaken by Bristlecone. The wetland assessment revealed the presence of one wetland onsite. Teachout Creek is mapped in the USFWS National Wetland Inventory (NWI) and USGS National Hydrography Dataset (NHD) data as a stream in the northwest portion of the site, but does not exist as depicted; it is a dry ditch with no connection to downstream WOTUS (Waters of the United States), no defined streambed, and no hydrologic conveyance. It is Bristlecone's professional opinion that this wetland is not jurisdictional, but an Approved Jurisdictional Determination (AJD) from the U.S. Army Corps of Engineers (USACE) will be

required to confirm the non-jurisdictional status of this wetland. Pending this confirmation, no impacts to jurisdictional aquatic resource protected under the Clean Water Act are anticipated.

Soils and Geology

The Soils, Geology and Geologic Hazard Study prepared by Entech Engineering indicates that the existing geologic engineering and geologic conditions will impose some constraints on development and construction of the site. These include potentially expansive clays and claystone, areas of erosion, potentially shallow groundwater, collapsible soils, potentially shallow bedrock, and possible radon gas build-up. Entech Engineering noted that geologic hazards identified on the site can either be avoided by development or satisfactorily mitigated through proper engineering design and construction practices, including perimeter drains for the shallow groundwater. Mitigation measures are outlined in the study.

Comments from Colorado Geologic Survey dated October 5, 2020 and December 2, 2020 have been incorporated in the project plan. All houses will include a subsurface foundation perimeter drain. During final design, the civil engineer will design an underdrain system to intercept provide a gravity outfall. During site development, the geotechnical engineer will be onsite to ensure subgrade is drained and stable before fill is placed. The recommendations from CGS will be incorporate during final design and site development.

Wildfire Hazard Mitigation

Wildfire hazard for the site was evaluated using the Colorado State Forest Service's (CSFS) online Wildfire Risk Assessment Portal (WRAP; CSFS 2018). Bristlecone noted that the majority of the area is mapped as "Lowest" wildfire risk with a few small pockets of "Low" risk present. The site is rated low-moderate in terms of values and assets present that could be lost to wildfire; it is rated "Low" to "Very Low" in terms of burn probability based on the available fuels at the site. The nearest fire response in the Tri Lakes Fire Protection District is Station 3, which is 2.7 miles away. Development of the site would result in a reduction of the available fuels for wildfires, while simultaneously increasing the values and assets present on the site. As such, the wildfire risk index for the project is expected to stay close to the same as a result of development.

Neighborhood Meetings Summary

Prior to the initial submittal of the Preliminary Plan and Rezone applications in June 2020, the applicant met with surrounding neighborhoods to discuss the proposed development project. This led to an agreement to limit certain lots to single-story ranch homes. A letter of support from approximately 130-residents from around the surrounding neighborhoods was provided with the Preliminary Plan application.

Despite the letter of support, the Applicant felt it necessary to reach out to the residents of Leggings Way directly to the west of the property, as they would be the most impacted by the development. Nine of the 18 lots on Leggings Way are adjacent to the proposed development. An initial meeting with neighbors on Leggings Way was held in August 2020, to discuss the initial development project, which consisted of 147 lots mainly comprised of 50-foot wide lots with varying depths. The project also included a walking trail along the rear of the adjacent lots to Leggings Way. Concerns raised by the neighbors at this meeting included ground water, access onto Leggings Way, small lots adjacent to larger 0.5-acre lots, a walking trail located at the rear of properties, and overall density.

In response to the concerns raised by the neighbors, the project was re-evaluated and the following changes made:

- Lot sizes along the bordering residences of Leggins Way were increased from a 5,000 sf minimum to 15,000 sf minimum.
- **The walking trail was removed.**
- Additional landscaping buffer was added adjacent to the lots most impacted by the access point on Leggins Way.
- The overall density was reduced by 6 lots.
- An underdrain system was included to capture additional groundwaters and disperse them into the proposed on-site detention ponds
- Foot traffic flow measures were included such as sidewalk, crosswalk and proper signage to direct foot traffic towards the high school.

These modification to the development plan were presented to the residents on Leggins Way on November 16, 2020. The residents were receptive to the efforts made to address the majority of their concerns.

PROJECT JUSTIFICATION

The Final Plat is consistent with the approval criteria in Section 7.2.1.D.3.f of the LDC as follows:

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

The Master Plan comprises the County Policy Plan and 2000 Tri-Lakes Comprehensive Plan. The development is within Sub-Area 7, Woodmoor, which is identified as an area for medium density residential development. Most of the Woodmoor Sub-Area is zoned for single-family development. The Woodmoor Sub-Area is nearly built out and the only growth that can be expected is infill properties. The overall Cloverleaf subdivision was fully analyzed in the context of the Master Plan policies with the Preliminary Plan under consideration by the County. Filing 2 is generally consistent with the lot and open space configuration on the Preliminary Plan, with the only exception being the reduction in lot number, and should also be found to be in compliance with Master Plan.

Cloverleaf Filing No. 1 is consistent with the policies of the County Plan which encourages infill development which complements existing uses.

The project is located within Region 2, Monument area of the EL Paso County Water Master Plan (WMP). The WMP specifically states: *"Region 2, located in the northwest corner of El Paso County, is expected to experience significant growth through 2060. The I-25 corridor passes through the center of the region and offers optimal growth areas in and around the Towns of Palmer Lake and Monument. Growth is anticipated along both the east and west sides of I-25 by 2040."*

The WMP notes that Region 2 has a current water supply of 13,607-acre feet per year and a current demand of 7,532-acre feet per year. The 2040 water supply is projected to be 20,516-acre feet per

year and the project demand is 11,713-acre feet. The *Water Resource and Water Quality Report* prepared by JR Engineering and submitted with the Preliminary Plan application provided calculations on the portable water supply. The quality of the water produced by the WWSD for domestic and commercial consumption is subject to regulations prescribed by the CDPHE that limit the amount of certain contaminants in treated or untreated water. The water distribution system design for this project will conform to all applicable criteria set forth by El Paso County and WWSD.

2. The subdivision is in substantial conformance with the approved preliminary plan;

Cloverleaf Filing No. 2 is in substantial conformance with the lot configuration on the Preliminary Plan, with the only exception being the reduction in lots in the RS-5000 area from 141 lots on the Preliminary Plan to 132 lots on the Filing 2 Final Plat. Tracts B, C & D have reduced slightly in size.

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;

Cloverleaf Filing 2 is consistent with the subdivision design standards and regulations. All necessary studies, plans, reports and supporting material have been submitted. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- adequate provision for traffic, drainage, and open space (as part of the entire 38.75-acre subdivision);
- adequate provision for water, sewer and other utilities;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting the natural resources, considering the natural vegetation.

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 Water Resources and Wastewater Report was prepared by JR Engineering which was submitted with the Preliminary Plan request for the entire Cloverleaf subdivision. The primary water distribution system for Cloverleaf will be connected to the existing Woodmoor Water and Sanitation District (WWSD) water mains at four locations.

- The eastern connection is the existing 6" water main within Cloverleaf Drive.
- The western connection will be to the existing 6" water main in Leggins Way.
- The southern connection will be to the existing 6" water main in Walters Point.
- The northern connection is to the existing 6" water main in Bowstring Road.

WWSD has been in existence for many years and has developed their water demand values based on their past experience with actual usage. A copy of the WWSD Long-Range Plan Update 2017 (LRP Update) has been provided with the Cloverleaf Water Resource and Water Quality Report. The LRP

Update evaluates water supply, operations, treatment, water distribution, and wastewater collection. Based on data contained in the LRP Update regarding the water resources that are available to the WSSD, subdivisions served by WWSD be supplied with water resources meeting the requirements of EL Paso County's 300-year water supply regulations. A commitment to serve letter for Cloverleaf Subdivision has been issued by WWSD. WWSD has sufficient supply and existing infrastructure in the area to serve this development.

A commitment letter from the WWSD to provide water service to the Cloverleaf Subdivision is included with this submittal. This Plat approval will be conditional upon a finding of water sufficiency prior to recordation of the final plat.

- 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;**

The Wastewater Disposal Report prepared by JR Engineering submitted with the Preliminary Plan notes that the WWSD is situated to serve the proposed development. The site is tributary to the Tri-Lakes wastewater treatment plant. The sanitary sewer system, design, and modeling results conform to all applicable criteria set forth by El Paso County and the WWSD and no waivers are required.

A commitment letter from the WWSD to provide wastewater service to the Cloverleaf Subdivision is included with this submittal.

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

The Soils, Geology and Geologic Hazard Study prepared by Entech Engineering indicates that the existing geologic engineering and geologic conditions may impose some constraints on development and construction of the site. These include potentially expansive clays and claystone, areas of erosion, potentially shallow groundwater, collapsible soils, potentially shallow bedrock, and possible radon gas build-up. Entech Engineering noted that geologic hazards identified on the site can either be avoided by development or satisfactorily mitigated through proper engineering design and construction practices, including perimeter drains for the shallow groundwater. Mitigation measures are outlined in the study.

Comments from Colorado Geologic Survey, dated October 5, 2020 and December 2, 2020, received during the Preliminary Plan review, have been incorporated in the Preliminary Plan. All houses will include a subsurface foundation perimeter drain. During final design, the civil engineer will design an underdrain system to intercept provide a gravity outfall.

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;

A Final Drainage Report prepared by JR Engineering on May 14th 2021 has been provided. This report shows that the proposed development is consistent with the original approved drainage plan and in conformance with the El Paso County drainage standards and criteria. The drainage improvements, including two full spectrum extended detention ponds, two water quality ponds, and an off-site volume attenuation pond have been designed to meet or exceed the County criteria and will not adversely affect the offsite drainageways or surrounding development.

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;

126 lots have direct access to a proposed public rights-of-way, and the remaining 6 lots will have direct access Walters Point, which is a private street.

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

All necessary services are available to the subdivision and will serve letters from all utility providers have been submitted. Mountain View Electric Association and Black Hills Energy will provide electric and natural gas services as stated in the Will Serve letters included in this submittal. The subdivision will be adequately served by public streets and substantial adjacent area of open space is provided. Fire protection will be provided by the Tri-Lakes Monument Fire Protection District. A Will Serve letter from the District is included with this submittal.

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

The Tri-Lakes Monument Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report has been provided.

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 off-site impacts were evaluated and resolved during the Preliminary Plan review.

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;

Cash in lieu of regional park and school land provision will be paid on recordation of the Final Plat. A Subdivision Improvement Agreement is provided with this submittal.

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

The subdivision meets all applicable sections of Chapter 6 and 8.

14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision.

There are no known mineral estate interests associated with this property.

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CLOVERLEAF FILING NO. 2

A REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER

LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.

COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT PT CLOVERLEAF, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND, TO WIT:

LEGAL DESCRIPTION.

THREE PARCELS OF LAND BEING ALL OF THOSE PROPERTIES UNDER RECEPTION NOS. 220071778, 220071836 AND 221062390 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING A PORTION OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66, TOGETHER WITH ALL OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE 30' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N23°36'18"W A DISTANCE OF 971.92 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT B, WOODMOOR PLACER RECORDED IN BOOK U-2 AT PAGE 66 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHWESTERLY LINE, N47°53'03"W A DISTANCE OF 244.83 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT H, WOODMOOR GREENS RECORDED IN BOOK U-2 AT PAGE 51;

THENCE ON THE PERIMETER OF SAID TRACT H, THE FOLLOWING THREE (3) COURSES:

- N33°23'09"W A DISTANCE OF 130.11 FEET, TO A POINT OF NON-TANGENT CURVE, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEGGINS WAY;
- ON SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S33°24'06"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 15°37'05" AND AN ARC LENGTH OF 81.78 FEET, TO A POINT OF NON-TANGENT;
- S52°28'59"E A DISTANCE OF 196.68 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID WESTERLY LINE, THE FOLLOWING FIVE (5) COURSES:

- N81°20'01"E A DISTANCE OF 130.03 FEET;
- N26°20'33"E A DISTANCE OF 511.07 FEET;
- N52°03'56"E A DISTANCE OF 451.83 FEET;
- N17°03'30"W A DISTANCE OF 222.24 FEET;
- N07°26'50"W A DISTANCE OF 104.67 FEET;

THENCE DEPARTING THE WESTERLY LINE OF SAID TRACT B, THE FOLLOWING TEN (10) COURSES:

- N84°15'58"E A DISTANCE OF 126.43 FEET;
- N84°03'34"E A DISTANCE OF 224.55 FEET;
- S05°52'43"E A DISTANCE OF 936.00 FEET;
- S52°15'31"E A DISTANCE OF 279.39 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 01°22'45" AND AN ARC LENGTH OF 13.72 FEET, TO A POINT OF NON-TANGENT;
- N28°37'11"E A DISTANCE OF 67.40 FEET, TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 26°50'54" AND AN ARC LENGTH OF 161.66 FEET, TO A POINT OF NON-TANGENT;
- S34°31'56"E A DISTANCE OF 97.38 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S45°14'01"E, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 22°29'51" AND AN ARC LENGTH OF 90.31 FEET, TO A POINT OF TANGENT;
- N67°15'50"E A DISTANCE OF 11.14 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 466, WOODMOOR GREENS, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CLOVERLEAF ROAD, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

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

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N85°06'36"E, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 46°01'11" AND AN ARC LENGTH OF 329.31 FEET, TO A POINT OF NON-TANGENT;
- S50°58'07"E A DISTANCE OF 104.84 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S39°04'09"W, HAVING A RADIUS OF 269.73 FEET, A CENTRAL ANGLE OF 95°15'09" AND AN ARC LENGTH OF 448.43 FEET, TO A POINT OF NON-TANGENT;
- S44°20'00"W A DISTANCE OF 278.41 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S45°13'59"E, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 15°03'35" AND AN ARC LENGTH OF 81.48 FEET, TO A POINT OF NON-TANGENT, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID TRACT B, WOODMOOR PLACER;

THENCE ON SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

- N61°02'18"W A DISTANCE OF 958.19 FEET;
- N60°38'25"W A DISTANCE OF 314.83 FEET;
- N83°12'34"W A DISTANCE OF 466.58 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 1,623,721 SQUARE FEET OR 37.2755 ACRES.



GENERAL NOTES:

- DEFINITION: CERTIFY, CERTIFICATION – A PROFESSIONAL'S OPINION BASED ON HIS OR HER OBSERVATION OF CONDITIONS, KNOWLEDGE, INFORMATION AND BELIEFS. IT IS EXPRESSLY UNDERSTOOD THAT THE PROFESSIONAL'S CERTIFICATION OF A CONDITION'S EXISTENCE RELIEVES NO OTHER PARTY OF ANY RESPONSIBILITY OR OBLIGATION HE OR SHE HAS ACCEPTED BY CONTRACT OR CUSTOM.
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THE BASIS OF BEARINGS IS THE LINE BETWEEN THE 30.00' WITNESS CORNER TO THE CENTER QUARTER CORNER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTD BY A 3-1/4" ALUMINUM CAP STAMPED "RLS 10377 1997 30.00 WC" AND THE 30.0' REFERENCE MONUMENT TO THE EAST QUARTER CORNER OF SAID SECTION 23, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 2692", SAID LINE BEARING S89°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- THE LAST FIELD INSPECTION OF THIS SITE WAS ON FEBRUARY 4, 2021.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN (ZONE X--AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN), AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR EL PASO, COLORADO, MAP NUMBERS 08041C02786, EFFECTIVE DATE DECEMBER 7, 2018.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- THIS PROPERTY IS SUBJECT TO THE PRIVATE DETENTION/BMP MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE INDIVIDUAL LOT PURCHASER(S) SHALL BE RESPONSIBLE FOR FINAL DESIGN, CONSTRUCTION, AND MAINTENANCE OF PRIVATE WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. THE WATER QUALITY BMP(S) SHALL BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY. EACH LOT OWNER WITHIN THIS SUBDIVISION REQUIRES AN ENGINEERED SITE PLAN DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO. THE ENGINEERED SITE PLAN SHALL LOCATE THE HOME FOUNDATION, DRIVEWAY AND INDIVIDUAL LOT WATER QUALITY BMP(S). THE WATER QUALITY BMP(S) DESIGN SHALL BE APPROVED BY EL PASO COUNTY.
- WATER AND SANITARY SERVICES SHALL BE SUPPLIED BY WOODMOOR WATER AND SANITATION DISTRICT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
- THIS FINAL PLAT IS PART OF THE APPROVED CLOVERLEAF SUBDIVISION PRELIMINARY PLAN, _____.
- LAND WITHIN THIS FINAL PLAT IS ZONED RS-20000 (RESIDENTIAL SUBURBAN)
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE EL PASO COUNTY COMMUNITY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, WETLAND ANALYSIS REPORT, NOXIOUS WEED MANAGEMENT PLAN AND PDB/BMP OPERATIONS AND MAINTENANCE MANUAL.

NOTICE:

THE SUBDIVISION HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS. MITIGATION MEASURES AND EXPLANATION OF CONSTRAINTS IN THE AREA CAN BE FOUND IN THE REPORT SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY BY _____ IN THE FILE PCD FILE NO. _____, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

- POTENTIALLY SEASONAL AND SEASONAL SHALLOW GROUNDWATER
- LOOSE SOILS
- EROSION

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

MAILBOXES:

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

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF CLOVERLEAF FILING NO. 2. 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.

PT CLOVERLEAF, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
AS MANAGER

STATE OF COLORADO }
COUNTY OF _____ }SS.

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

AS _____

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

I, JARROD ADAMS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 24, 2020, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

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

JARROD ADAMS _____ DATE
COLORADO REGISTERED PLS # 38252

NOTICE:

PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. JR ENGINEERING, LLC AND/OR THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR MORE THAN THE COST OF THIS SURVEY AND THEN ONLY TO THE CLIENT SPECIFICALLY SHOWN HEREON OR IN OUR FILE BY SIGNED AUTHORIZATION. ACCEPTANCE AND/OR USE OF THIS INSTRUMENT FOR ANY PURPOSE CONSTITUTES AGREEMENT BY THE CLIENT TO ALL TERMS STATED HEREON.

THIS PLAT FOR CLOVERLEAF FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

CLERK AND RECORDER

STATE OF COLORADO }
COUNTY OF EL PASO }SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE
AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, A.D.
AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE
RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

JOB NO. 25158.01
MAY 7, 2021
SHEET 1 OF 7

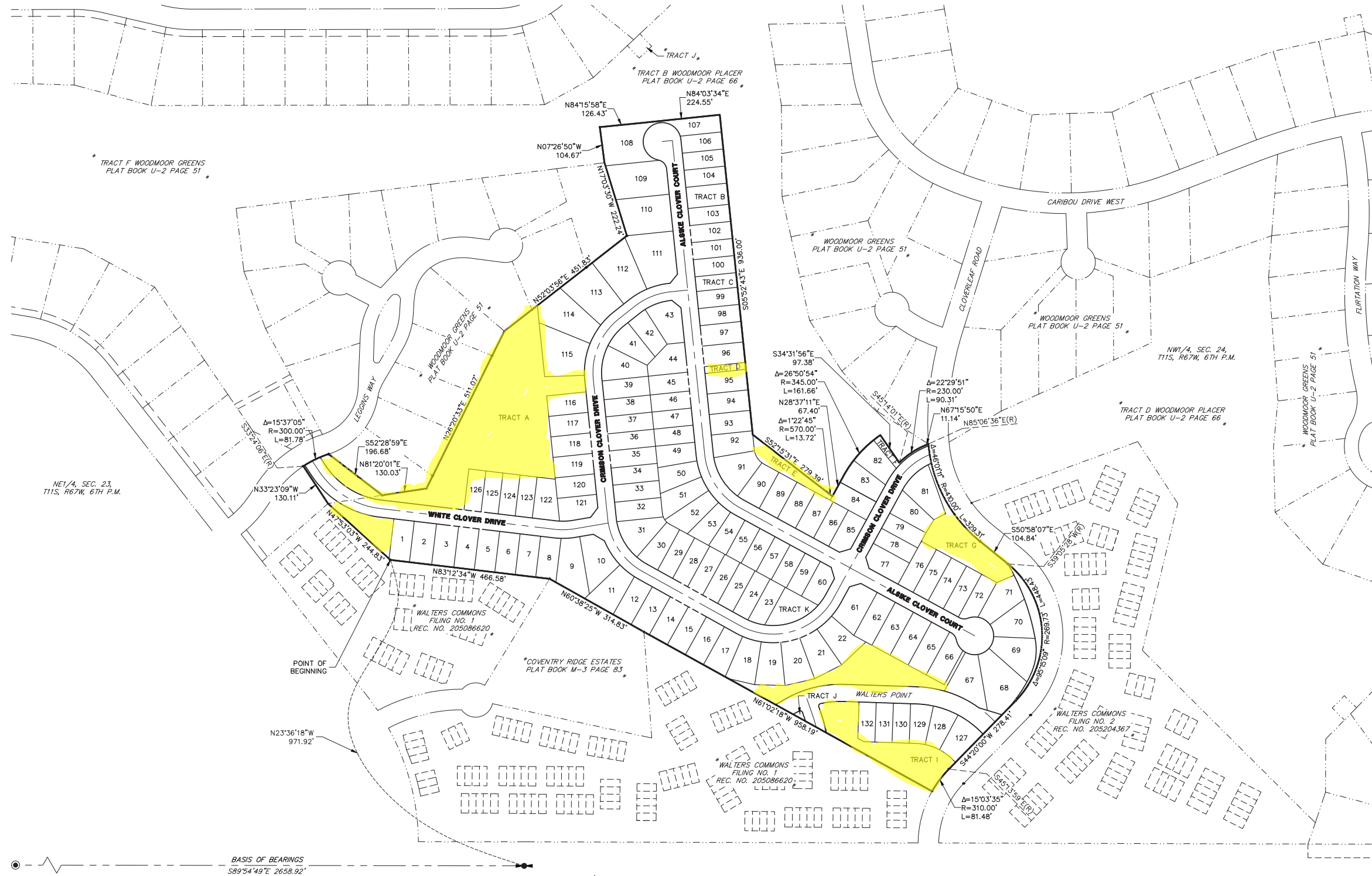


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CLOVERLEAF FILING NO. 2

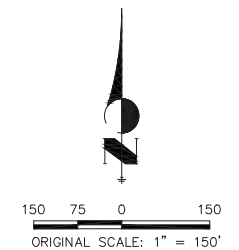
A REPLAT OF A PORTION OF TRACT B, WOODMOOR PLACER

LOCATED IN THE NE1/4 OF SECTION 23 AND THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25955" UNLESS NOTED
- RECOVERED 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
- RECOVERED #4 REBAR
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "32820"
- RECOVERED #5 REBAR
- RECOVERED 1-1/4" RED PLASTIC CAP STAMPED "LS 13485"
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
- * NOT PART OF SURVEY
- PROPOSED PROPERTY LINE
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED CENTERLINE
- - - EXISTING PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING CENTERLINE



30.00' WITNESS CORNER
C1/4 CORNER SEC. 23
T.11S, R.67W, 6TH P.M.
RECOVERED 3-1/4" ALUMINUM CAP
STAMPED "RLS 10377 1997 30.00 WC"

30.0' REFERENCE MONUMENT
E1/4 CORNER SEC. 23
T.11S, R.67W, 6TH P.M.
RECOVERED 1-1/2" ALUMINUM CAP
STAMPED "LS 2692"

JOB NO. 25158.01
MAY 7, 2021
SHEET 2 OF 7



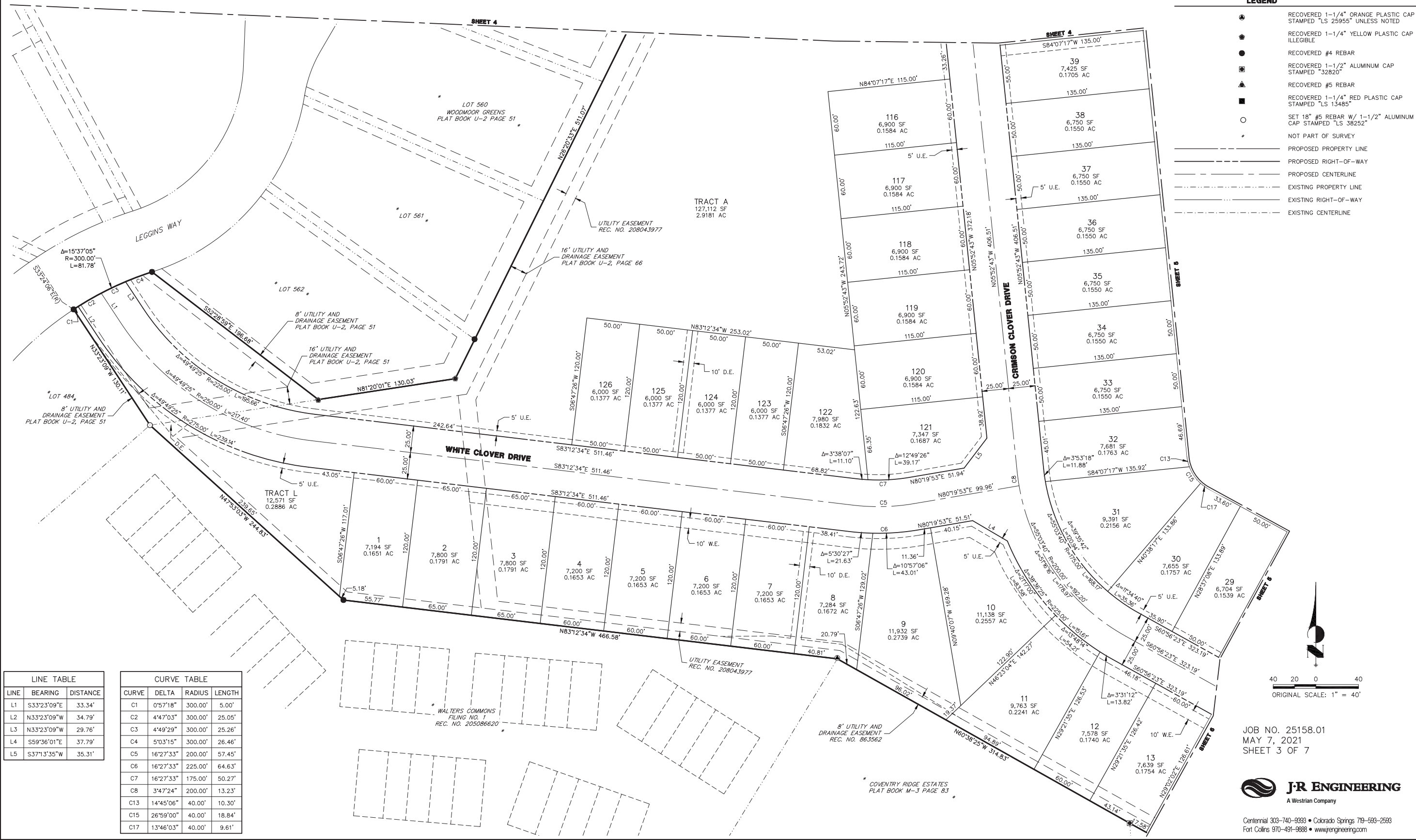
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CLOVERLEAF FILING NO. 2

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COUNTY OF EL PASO, STATE OF COLORADO



JOB NO. 25158.01
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J-R ENGINEERING
A Westrian Company

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CLOVERLEAF FILING NO. 2

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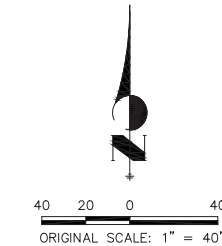
COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N84°07'17"E	2.05'
L7	N84°07'17"E	2.05'
L8	S39°07'17"W	34.16'
L9	S50°52'43"E	34.16'
L10	N05°56'26"W	5.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	
C9	3°50'14"	225.00'	15.07'	
C10	72°53'43"	30.00'	38.17'	
C11	67°20'04"	30.00'	35.26'	
C12	5°33'40"	30.00'	2.91'	



LEGEND	
	RECOVERED 1-1/4" ORANGE PLASTIC CAP STAMPED "LS 25955" UNLESS NOTED
	RECOVERED 1-1/4" YELLOW PLASTIC CAP ILLEGIBLE
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	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
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	EXISTING PROPERTY LINE
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	EXISTING CENTERLINE



JOB NO. 25158.01
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SHEET 4 OF 7

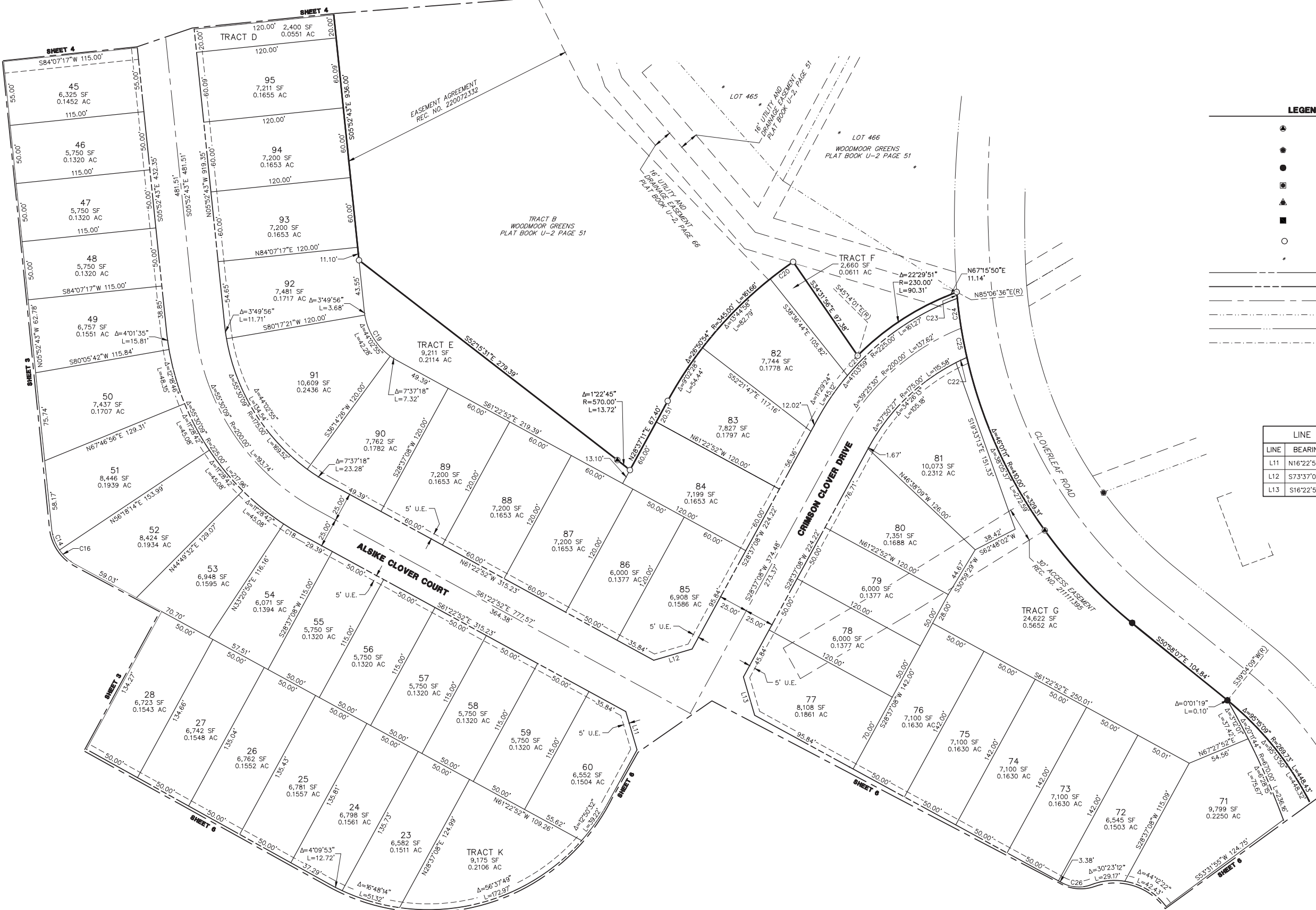


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COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

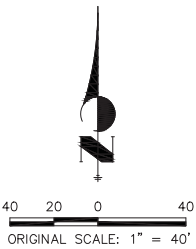
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- EXISTING CENTERLINE

LINE TABLE

LINE	BEARING	DISTANCE
L11	N16°22'52"W	34.16'
L12	S73°37'08"W	34.16'
L13	S16°22'52"E	34.16'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C14	28°22'50"	40.00'	19.81'
C16	27°07'19"	40.00'	18.93'
C18	4°43'41"	225.00'	18.57'
C19	55°30'09"	55.00'	53.28'
C20	4°03'29"	345.00'	24.43'
C21	29°34'35"	225.00'	116.15'
C22	3°24'14"	175.00'	10.40'
C23	0°45'43"	410.00'	5.45'
C24	3°35'45"	410.00'	25.73'
C25	3°34'06"	410.00'	25.53'
C26	49°40'47"	30.00'	26.01'



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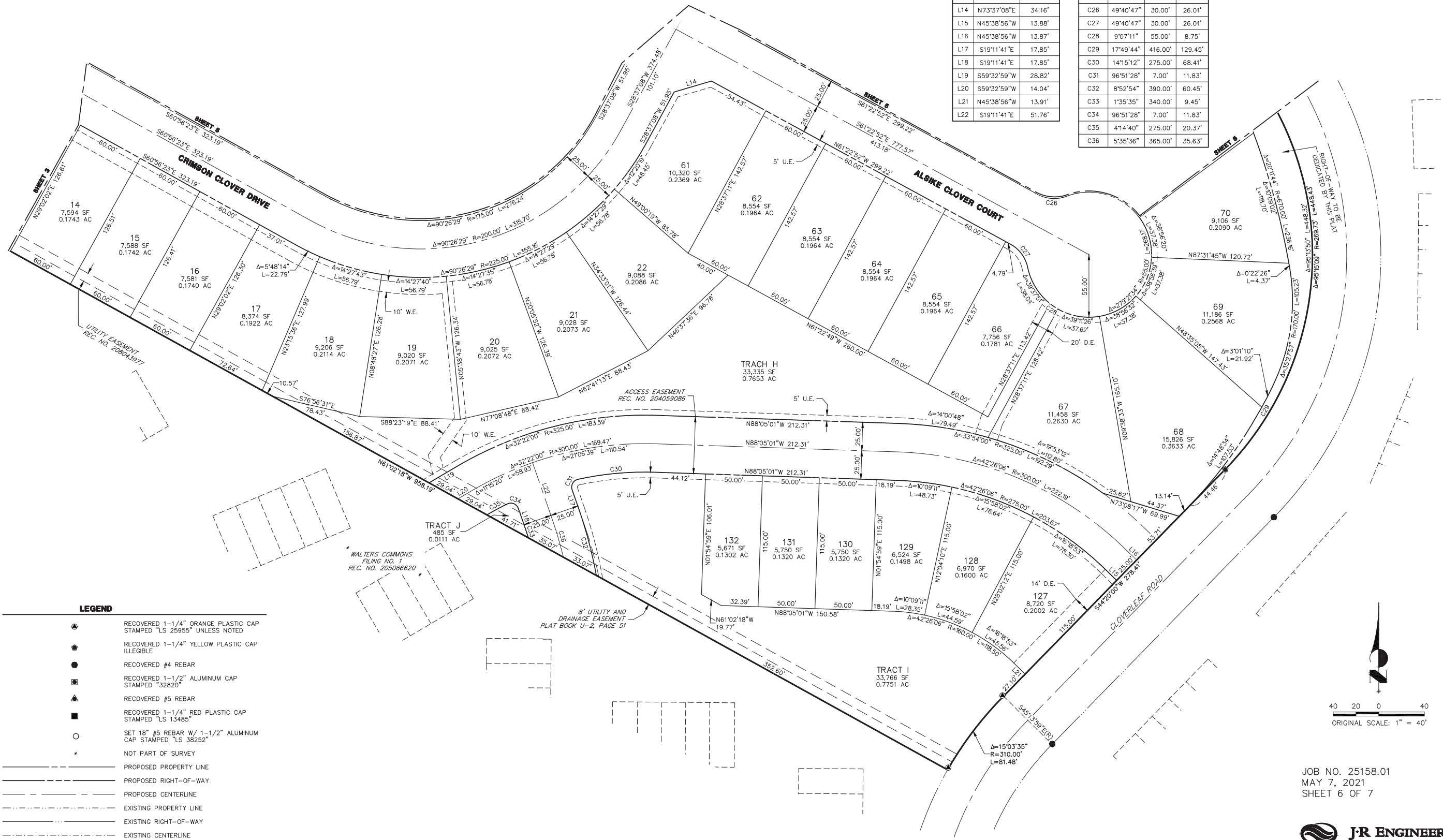
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COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L14	N73°37'08"E	34.16'
L15	N45°38'56"W	13.88'
L16	N45°38'56"W	13.87'
L17	S19°11'41"E	17.85'
L18	S19°11'41"E	17.85'
L19	S59°32'59"W	28.82'
L20	S59°32'59"W	14.04'
L21	N45°38'56"W	13.91'
L22	S19°11'41"E	51.76'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C26	49°40'47"	30.00'	26.01'
C27	49°40'47"	30.00'	26.01'
C28	9°07'11"	55.00'	8.75'
C29	17°49'44"	416.00'	128.45'
C30	14°15'12"	275.00'	68.41'
C31	96°51'28"	7.00'	11.83'
C32	8°52'54"	390.00'	60.45'
C33	1°35'35"	340.00'	9.45'
C34	96°51'28"	7.00'	11.83'
C35	47°14'40"	275.00'	20.37'
C36	5°35'36"	365.00'	35.63'



LEGEND	
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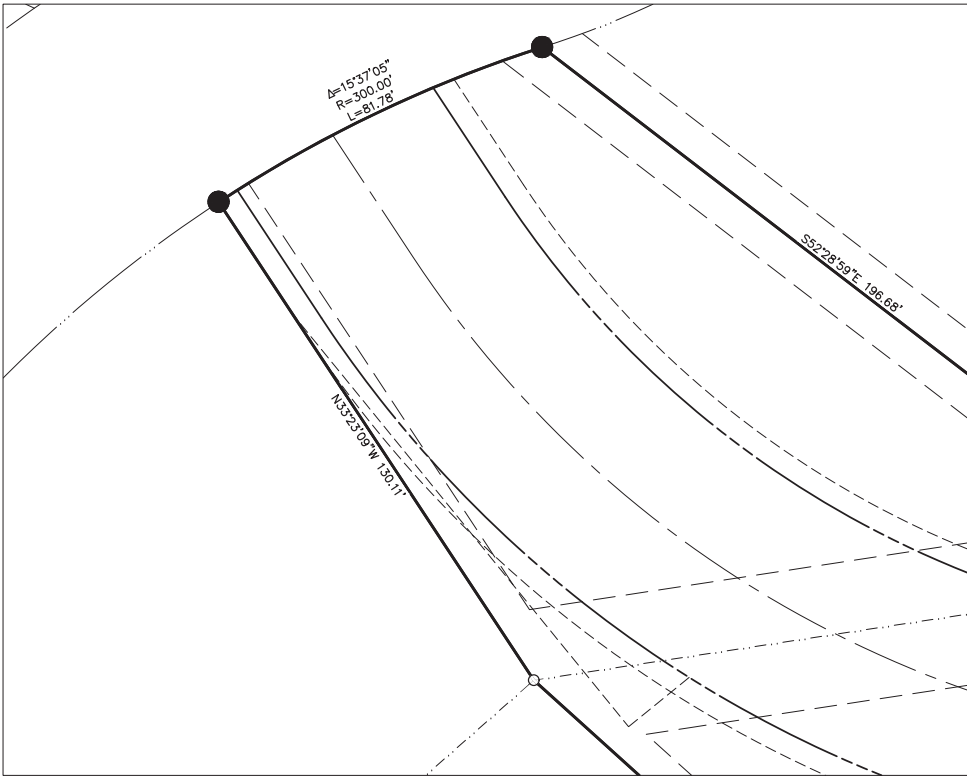
JOB NO. 25158.01
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SHEET 6 OF 7



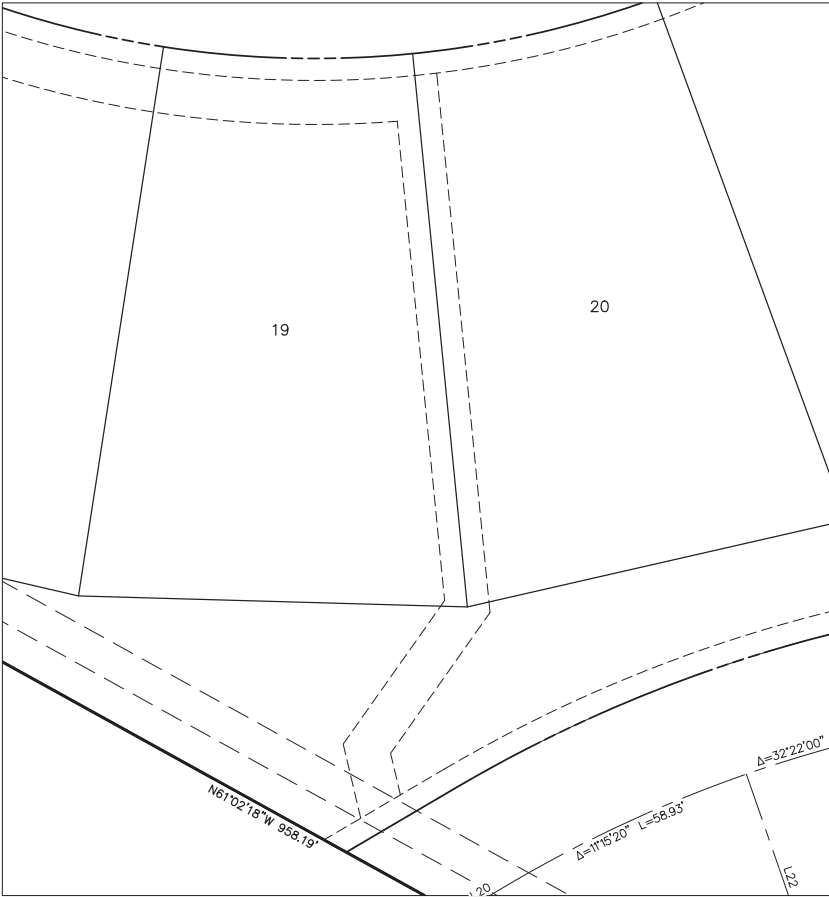
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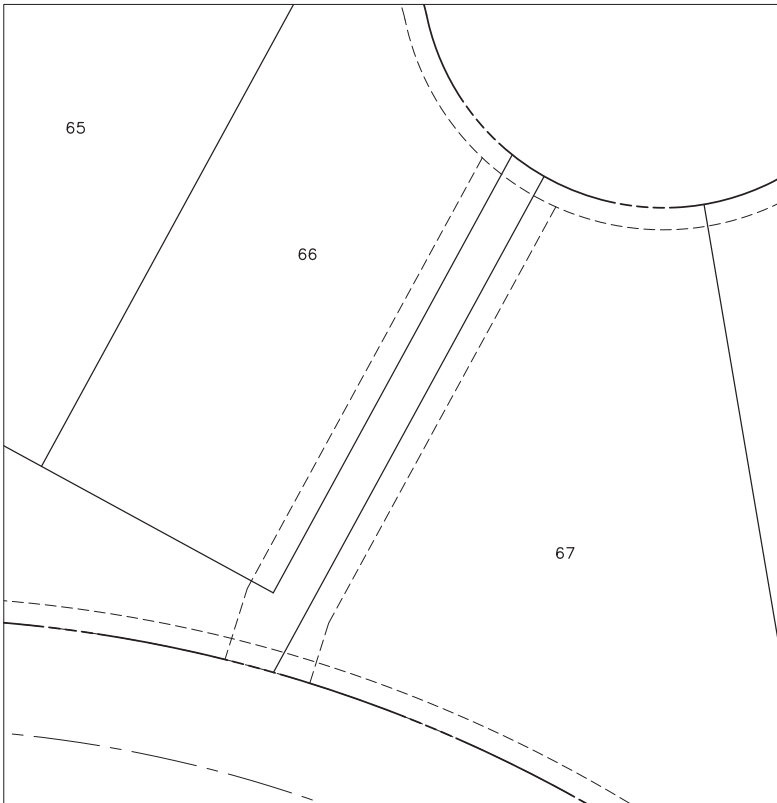
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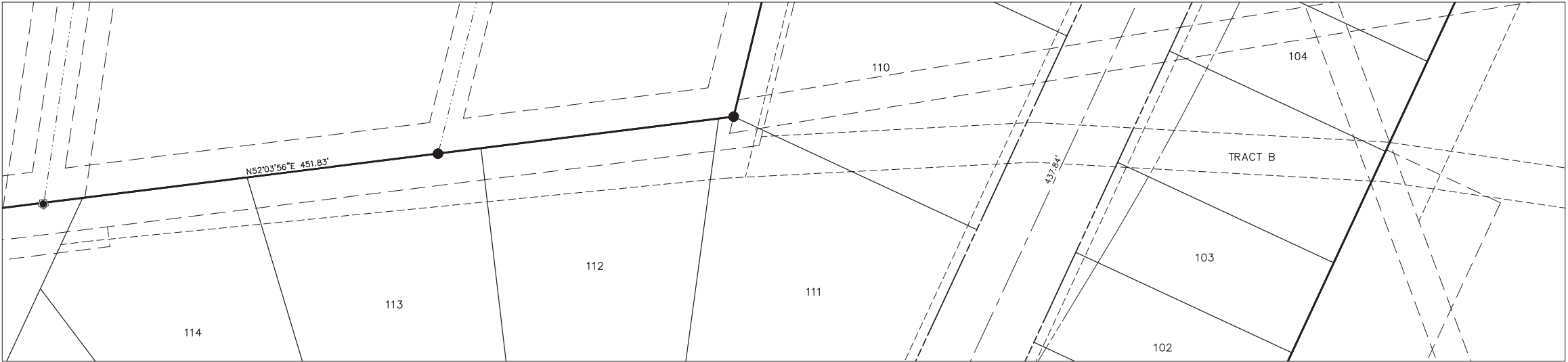
DETAIL A



DETAIL C



DETAIL D



DETAIL B

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MAY 7, 2021
SHEET 7 OF 7



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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Trails at Aspen Ridge Filing No. 3 Final Plat

Agenda Date: July 14, 2021

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by Matrix Design Group on behalf of COLA, LLC., for The Trails at Aspen Ridge Filing No. 3 Final Plat, consisting of 198 residential single-family lots on 37.95 acres. This proposed subdivision is within the boundaries of the Trails at Aspen Ridge PUD Development Plan and Preliminary Plan, which was endorsed by the Park Advisory Board in August 2019 and again in March 2021. Zoned PUD, the site is located southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir.

The 2013 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 approximately 0.40 mile west of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road approximately 0.25 mile north of the project site. Dedicated public right-of-ways already exist along the proposed bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The original Trails at Aspen Ridge PUD Preliminary Plan contained 27.04 acres of open space, or 22.9% of the total project acreage, designated for open space, trails, parks, landscaping, or stormwater detention purposes. Furthermore, applicant proposed *“various types of recreational amenities to include active and passive open space areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 6-acre central park site.”* The Amended PUD Preliminary Plan and Landscape Plans, endorsed by the Park Advisory Board in March 2021, continued to show an interconnected network of parks, trails, sidewalks, and open spaces, although open space and park land acreages were reduced to 17.8 acres or 15.1%, still exceeding the required 10% PUD open space requirement. All parks, trails, and open spaces will be owned and maintained by the Waterview II Metropolitan District.

The Trails at Aspen Ridge Filing No. 3 Final Plat contains Tracts A through H, all of which are designated as parks, trails, open space, stormwater drainage, and utilities. Tract F is the location of the aforementioned central community park site, reduced to 3-acres during the Amended PUD Preliminary Plan process, and the applicant has included detailed landscape plans for the park with the Filing No. 3 Final Plat application. Furthermore, the applicant has indicated their intention to enter into a Park Lands Agreement (PLA) for the construction of the community park and has been working with El Paso County Parks staff to finalize the formal PLA request and application. Staff is pleased with the applicant’s continuing efforts to provide

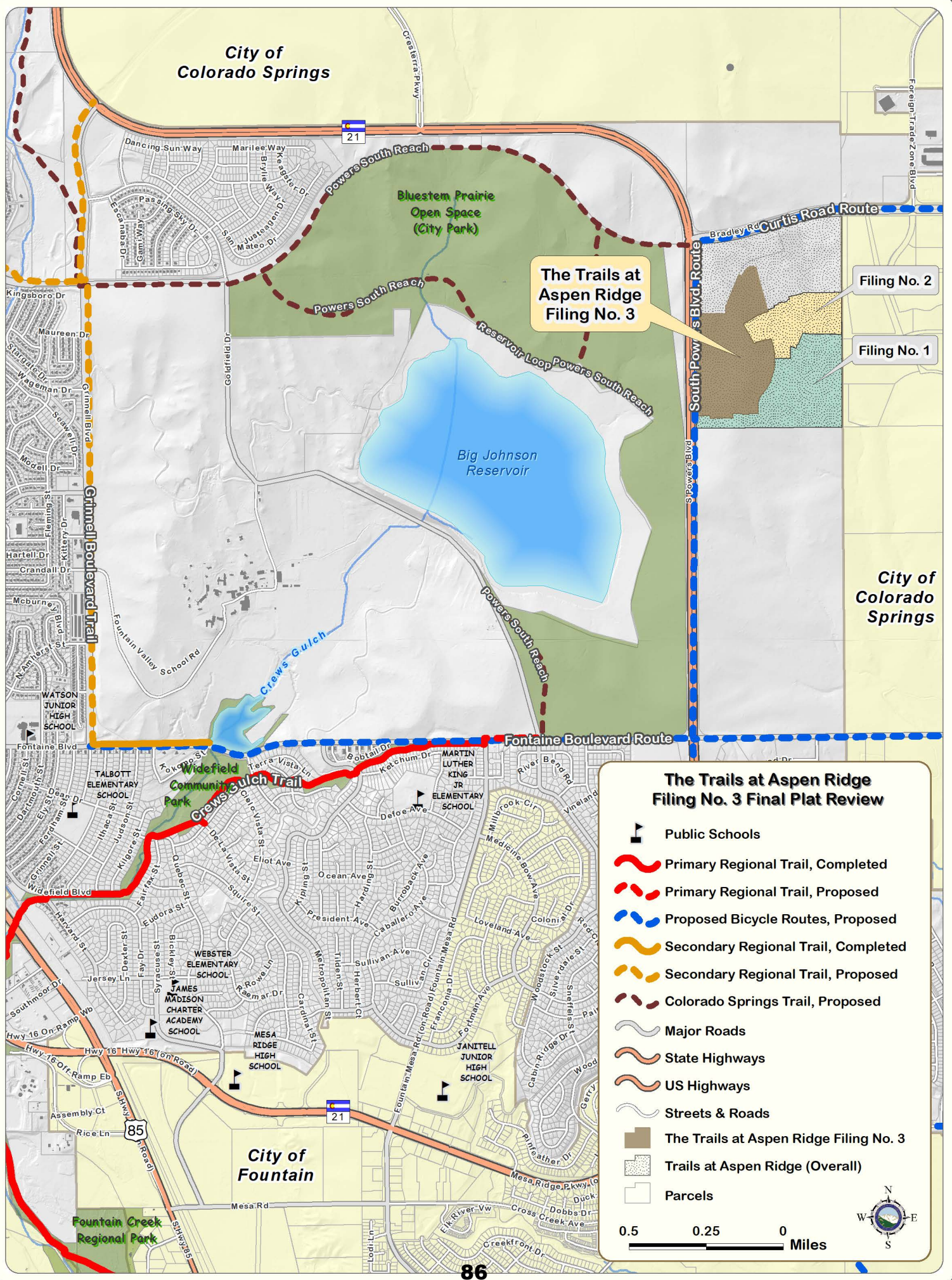
easily accessible recreational amenities to the residents and visitors of the Trails at Aspen Ridge.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. The aforementioned Park Lands Agreement will be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to the recording of the Trails at Aspen Ridge Filing No. 3 Final Plat.

Recommended Motion: Filing No. 3 Final Plat

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Trails at Aspen Ridge Filing No. 3 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$91,080 and urban park fees in the total amount of \$57,420. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

**City of
Colorado Springs**



**The Trails at Aspen Ridge
Filing No. 3 Final Plat Review**

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- US Highways
- Streets & Roads
- The Trails at Aspen Ridge Filing No. 3
- Trails at Aspen Ridge (Overall)
- Parcels

0.5 0.25 0
Miles



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

July 14, 2021

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

Name:	The Trails at Aspen Ridge Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-022	Total Acreage:	37.95
		Total # of Dwelling Units:	198
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	13.04
COLA, LLC.	Matrix Design Group	Regional Park Area:	4
555 Middle Creek Parkway	Jason Alwine	Urban Park Area:	4
Suite 380	2435 Research Parkway, Suite 300	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80920	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: 4		Urban Park Area: 4	
0.0194 Acres x 198 Dwelling Units = 3.841		Neighborhood: 0.00375 Acres x 198 Dwelling Units =	0.74
Total Regional Park Acres: 3.841		Community: 0.00625 Acres x 198 Dwelling Units =	1.24
		Total Urban Park Acres:	1.98
FEE REQUIREMENTS			
Regional Park Area: 4		Urban Park Area: 4	
\$460 / Dwelling Unit x 198 Dwelling Units = \$91,080		Neighborhood: \$114 / Dwelling Unit x 198 Dwelling Units =	\$22,572
Total Regional Park Fees: \$91,080		Community: \$176 / Dwelling Unit x 198 Dwelling Units =	\$34,848
		Total Urban Park Fees:	\$57,420

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 Trails at Aspen Ridge Filing No. 3 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$91,080 and urban park fees in the total amount of \$57,420. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

Park Advisory Board Recommendation:

LETTER OF INTENT

For

**TRAILS AT ASPEN RIDGE
Filing No. 3**

Owners:

COLA, LLC.

555 Middle Creek Parkway, Suite 380
Colorado Springs, CO 80921

Applicant:

COLA, LLC.

555 Middle Creek Parkway, Suite 380
Colorado Springs, CO 80921

Prepared by:



Matrix

Matrix Design Group

2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
(719) 575-0100
fax (719) 572-0208

April 2021

Project No. 20.886.028

SITE LOCATION, SIZE, AND ZONING:

The Trails at Aspen Ridge Filing No. 3 (Tax Schedule No. 5509302003) is a proposed residential subdivision within the boundaries of the Trails at Aspen Ridge development, a proposed mixed-use development on 175 acres. This proposal is for a final plat for 198 detached single-family lots and open space on 37.95 acres.

The site lies in Section 9 of Township 15 South, Range 65 West. The proposed development is south and east of Bradley Road and Powers Boulevard. The property is presently zoned RS-5000 and is part of the approved Planned Unit Development Site Plan (PUDSP-191) and was originally a part of the approved Springs East at Waterview Preliminary Plan (SP-17-010). The proposed single-family residential use is in conformance with the approved PUDSP and Sketch Plan. The Trails at Aspen Ridge Development is currently under review for a PUDSP Amendment (PUDSP-213) which has not yet been approved.

REQUEST AND JUSTIFICATION:

The purpose of this application is to request approval of a Final Plat for 198 single-family lots on 37.95 acres. This letter serves as a request to receive El Paso County approval of both the Final Plat and Construction Drawings of the site.

FINAL PLAT REVIEW CRITERIA:

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*
 - This application is in conformance by maintaining density and land use in accordance with the Waterview Sketch Plan and the Trails at Aspen Ridge PUDSP Amendment. This plan is also within the parameters of the adjacent proposed residential properties to the east: Bradley Heights (approved in the City of Colorado Springs) and Trails at Aspen Ridge Filing No. 1 (SF192) to the south. Access to the site will be provided from Legacy Hill Drive as well as Trails Filing No. 1 in accordance with the approved Trails at Aspen Ridge Filing No. 1 Final Plat. Capacity of these roads is addressed in the Traffic Impact Study approved with the overall PUDSP.
2. *The subdivision is in substantial conformance with the approved preliminary plan.*
 - The application is in substantial conformance with the Trails at Aspen Ridge PUDSP Amendment and is compatible with the existing and permitted land uses in the area.
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 subdivision is in conformance with the subdivision standards and regulations and has been designed to the requirements of the Code and the Engineering Criteria Manual.
4. *Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan*

approval.

- A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. The District has provided commitment letters for this development. In addition, a proposed water pumphouse will be included in this development to ensure adequate water pressure for Trails at Aspen Ridge Filing No. 3 as well as future filings.
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 public wastewater system will be provided for the subdivision by the Widefield Water and Sanitation District. The District has provided commitment letters for this development.
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)].*
- Entech Engineering, Inc. has provided a Soils, Geology, and Geologic Hazard report to accompany this application. This report has identified potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.
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.*
- Adequate drainage improvements complying with the State Statute, the Code, and the ECM were included in the plan drawings. A preliminary drainage report for the overall development was submitted with the PUDSP-213 application and a Final Drainage Report has been included with this submittal.
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.*
- Legal and physical access will be provided to all parcels by rights-of way.
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*
- All necessary public services will be available to serve the proposed subdivision as this area has been master planned with the anticipation of development such as this for several years.
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*
- The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads, and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a will serve letter from Security Fire District has been provided with this submittal.

EXISTING AND PROPOSED FACILITIES:

The site is currently vacant. Proposed services in the development include the following:

- Water – Widefield Water and Sanitation District
- Sanitary Sewer – Widefield Water and Sanitation District
- Electric Service – Mountain View Electric
- Natural Gas Service – Colorado Springs Utilities
- Telephone Service – Qwest
- Fire Protection – Security Fire Protection District

No offsite improvements are currently anticipated.

TRAFFIC IMPACT FEES:

The applicant requests that platted lots within the Trails at Aspen Ridge Filing No. 2 be included in the county-wide 10 mill Public Improvements District (PID 2) fee program formed and implemented as part of the Traffic Impact Fee resolution.

The calculated Traffic Impact Fee for Springs at Waterview Residential development is estimated to be \$241,758 (198 lots x \$1,221.00 per lot) based on the inclusion in the 10 mill PID 2 and current fees.

Pursuant to Section E, Credits and Reimbursements, of the Board of County Commissioners' Road Impact Fee Implementation Document, the applicant may request in coordination with county staff that the County and Applicant enter into a credit agreement prior to final plat approval to determine an estimate of credits to which Applicant is entitled.

IMPACT IDENTIFICATION:**Wildlife**

A Wildlife Impact Report was approved with the Waterview East Preliminary Plan. This report indicates a potential for minor wildlife impact to the burrowing owl and recommended mitigation. Development will follow the mitigation guidelines identified in this report.

SITE GEOLOGY:

Entech Engineering, Inc. has provided a Soils, Geology, and Geologic Hazard report to accompany this application. This report has identified potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.

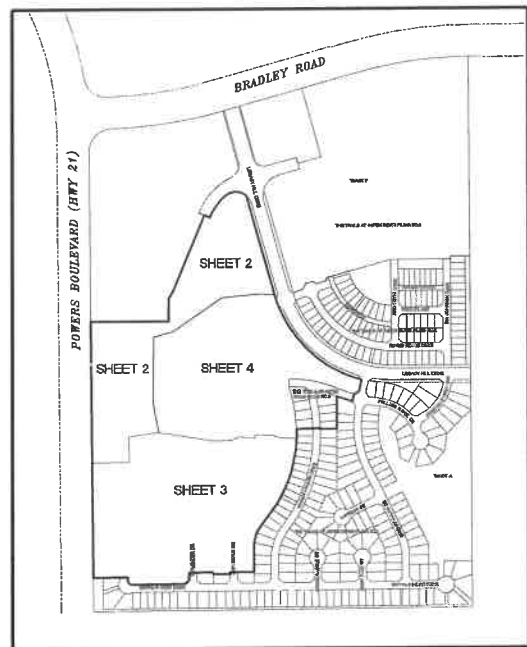
EL PASO COUNTY WATER MASTER PLAN:

The Trails at Aspen Ridge Filing No. 3 is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. There are no proposed wells within the Trails at Aspen Ridge development. A proposed water pump house will be constructed with Filing No. 3 in order to provide sufficient water pressure to the filing as well as future filings. The WWSD has provided letters of intent to serve as well as water provider commitment letters for the Trails at Aspen Ranch Overall PUDSP Amendment, the Filing No. 1, Filing No. 2, and currently Filing No. 3. The district has also provided the water quality report as required by El Paso County. The Colorado State Engineer's office has also provided a sufficiency of water finding for both quantity and quality for the

Trails at Aspen Ridge project as a whole. In addition, the Trails at Aspen Ridge meets the stated Goals and Policies:

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

through the integrated master planning of planning, landscape and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open. The common open space emphasizes water conservation using native turf seeds and limited high water sod.



KEY MAP
N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT COLA LLC., BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL OF TRACT G AND TRACT I, THE TRAILS AT ASPEN RIDGE FILING NO.2, RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

AREA OF TRACTS EQUAL 59.995 ACRES, MORE OR LESS.

DEDICATION:

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 S, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "THE TRAILS AT ASPEN RIDGE FILING NO.3". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED COLA LLC. A LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 20____, A.D. BY _____

RANDY O'LEARY, PRESIDENT COLA LLC.

STATE OF COLORADO)
SS
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY
RANDY O'LEARY, PRESIDENT COLA LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

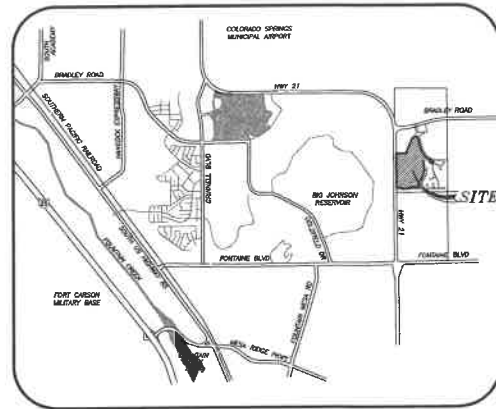
THE TRAILS AT ASPEN RIDGE FILING NO.3
A SUBDIVISION OF TRACT G AND TRACT I OF THE TRAILS AT ASPEN RIDGE FILING NO.2 LOCATED IN THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 1 OF 4

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC. RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. _____, PREPARED BY LAND TITLE GUARANTEE, DATED _____.
2. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS, AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY WATER AVAILABILITY STUDY DRAINAGE REPORT WILDFIRE HAZARD REPORT NATURAL FEATURES REPORT EROSION CONTROL REPORT TRAFFIC IMPACT STUDY.
4. NO _____ OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. WIDEFIELD WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
8. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE WATERVIEW II METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. 220087532 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD SCHOOL DISTRICT 3, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO DISCLOSE THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THIS AREA.
11. BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
12. THERE WILL BE NO DIRECT ACCESS TO HIGHWAY 21 AND LEGACY HILL DRIVE FROM ANY OR TRACT. VEHICULAR ACCESS TO S ABUTTING ANY TRACT IS NOT PERMITTED.
13. THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY LSC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 19, 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED ALONG POWERS BOULEVARD AT THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDOT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.
14. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 19-471. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO.2, EL PASO COUNTY, COLORADO (PID 2) PURSUANT TO RESOLUTION NO. 20-130 OF THE PID 2 BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 220042582.
15. 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.
16. 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 OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
17. THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF NATURAL BRIDGE TRAIL IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT NATURAL BRIDGE TRAIL IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO EXTENDING NATURAL BRIDGE TRAIL.
18. NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, FOUNTAIN MUTUAL METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
19. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
20. THIS PLAT IS REGULATED BY THE TRAILS AT ASPEN RIDGE PUD (PUDSP-191) RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.
21. LOTS 1-198 ACREAGE: 22.531
TRACTS A-H ACREAGE: 30.385
PUBLIC STREETS ACREAGE: 7.029
TOTAL ACREAGE: 59.995

FEES:

DRAINAGE _____ BRIDGE _____
SCHOOL _____ PARK _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION:

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

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, NO 34583
FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.

COUNTY CERTIFICATION:

THIS PLAT FOR "THE TRAILS AT ASPEN RIDGE FILING NO.3" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE (COVENANTS). THE DEDICATIONS OF LAND TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

STEVE SCHLEIKER, COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2021, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY _____ FEE: _____

OWNER/DEVELOPER

COLA LLC
7910 GATEWAY BLVD EAST #102
EL PASO, TX 79915-1801

ENGINEER

MATRIX
2435 RESEARCH PARKWAY
COLORADO SPRINGS, CO 80920

SURVEYED

DECEMBER 2018

DATE OF PREPARATION

MAY 2021



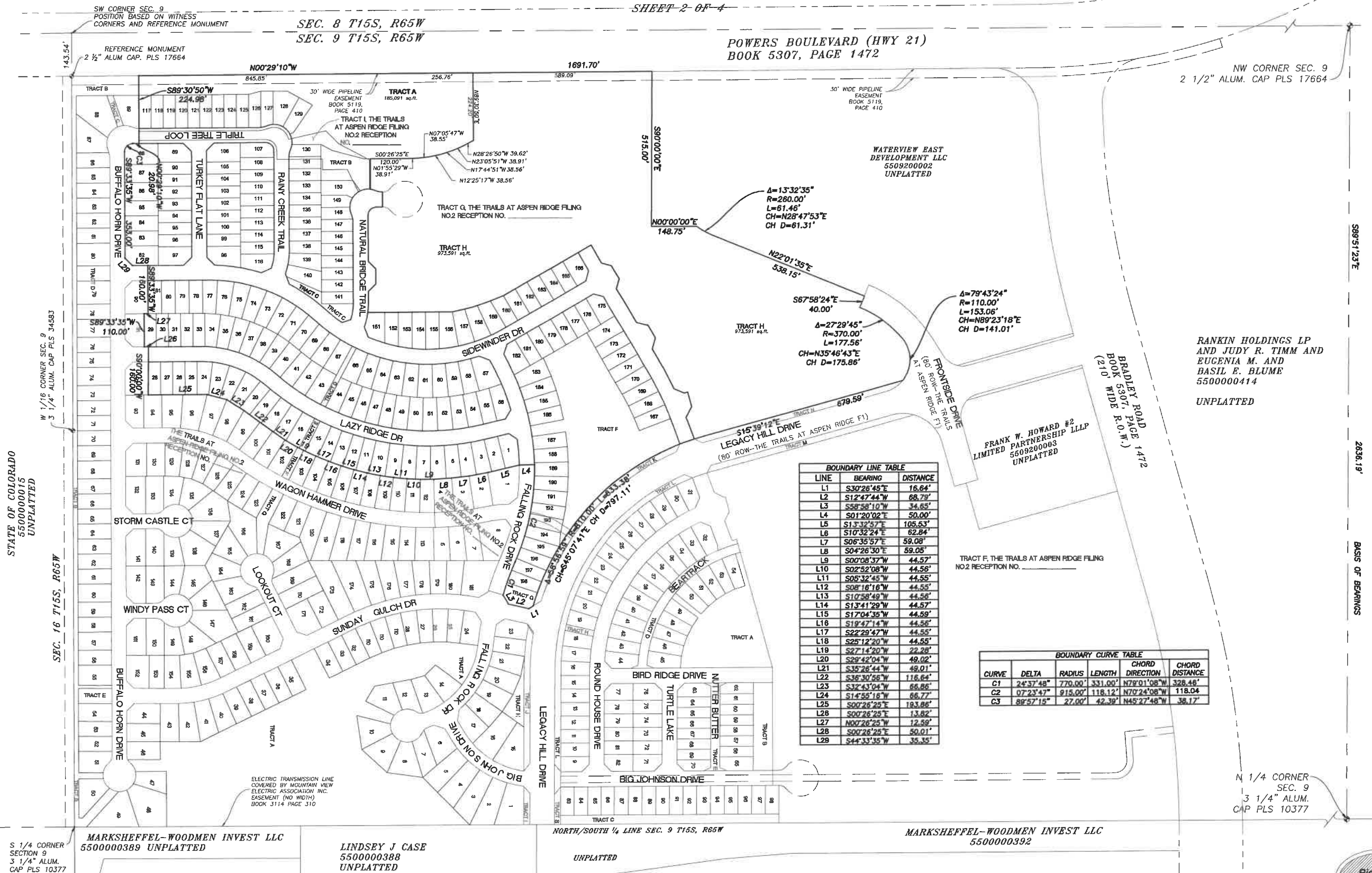
31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

DATE: 5/10/21

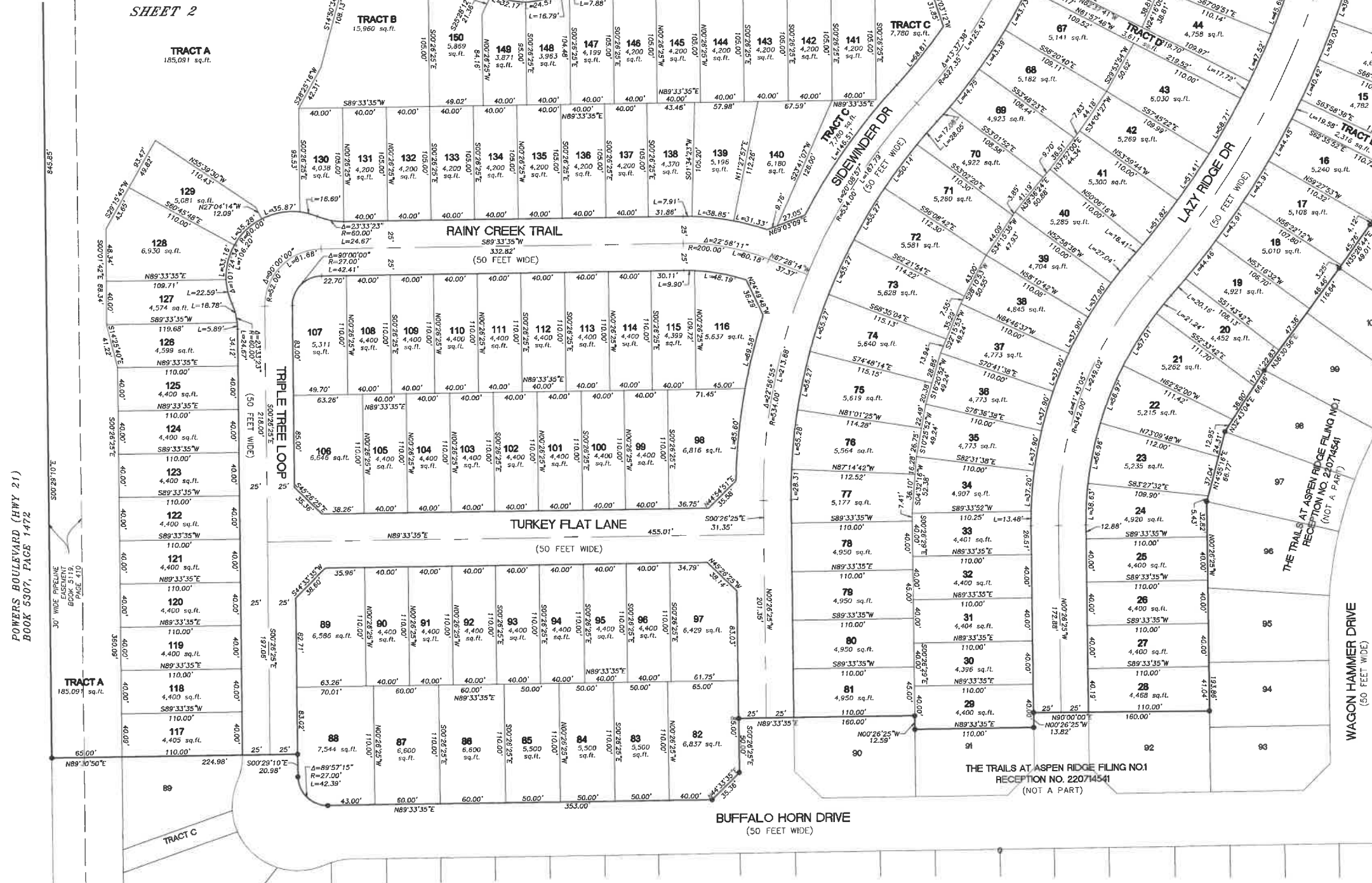
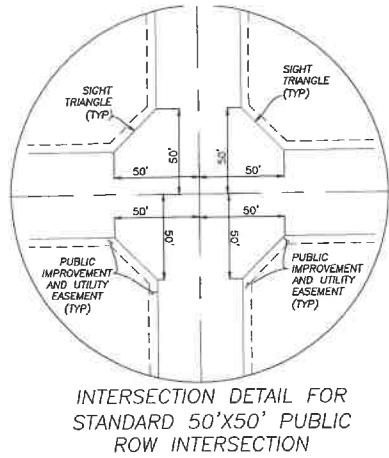
SHEET 1 OF 4 PCD#

THE TRAILS AT ASPEN RIDGE FILING NO.3

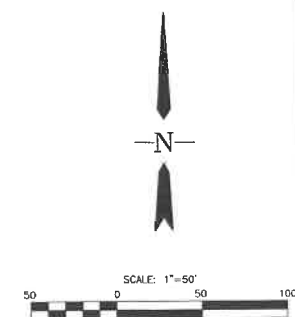
A SUBDIVISION OF A TRACT G AND TRACT I OF THE TRAILS AT ASPEN RIDGE FILING NO.2
 LOCATED IN THE WEST 1/2 OF SECTION 9,
 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
 EL PASO COUNTY, COLORADO
 SHEET 2 OF 4



THE TRAILS AT ASPEN RIDGE FILING NO.3
A SUBDIVISION OF TRACT C AND TRACT I OF THE TRAILS AT ASPEN RIDGE FILING NO.2 LOCATED IN THE
WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 3 OF 4



- LEGEND
- PLSS CORNER
 - FND #4 PIN AND YELLOW CAP PLS 34583 (UNLESS SHOWN OTHERWISE)
 - SET NO.4 REBAR AND CAP AT GRADE PLS 34583 (UNLESS SHOWN OTHERWISE)
 - (1145) ADDRESS FROM ENUMERATIONS
 - (100.00') EASEMENT DIMENSION
 - (NR) NON-RADIAL BEARING
 - SECURITY WATER & SANITATION DISTRICT
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING ROW
 - PROPOSED ROW



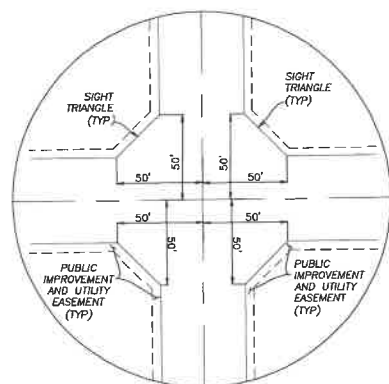
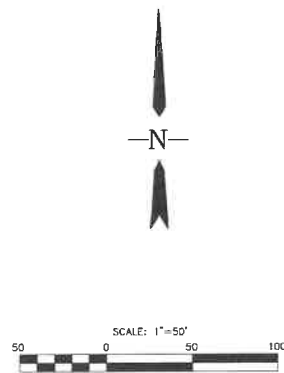
Ridgeline
Land Surveying
31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917
DATE: 5/10/21
SHEET 3 OF 4

THE TRAILS AT ASPEN RIDGE FILING NO.3

A SUBDIVISION OF TRACT G AND TRACT I OF THE TRAILS AT ASPEN RIDGE FILING NO.2 LOCATED IN THE
WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 4 OF 4

LEGEND

- ◆ PLSS CORNER
- FND #4 PIN AND YELLOW CAP
PLS 34583
(UNLESS SHOWN OTHERWISE)
- SET NO.4 REBAR AND CAP AT GRADE
PLS 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS
- (100.00') EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- SWSD SECURITY WATER & SANITATION DISTRICT
- EXISTING EASEMENT
- - - PROPOSED EASEMENT
- EXISTING ROW
- - - PROPOSED ROW



INTERSECTION DETAIL FOR
STANDARD 50'X50' PUBLIC
ROW INTERSECTION

SHEET 3

SHEET 3

Ridgeline
Land Surveying
31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917
DATE: 5/10/21
SHEET 4 OF 4



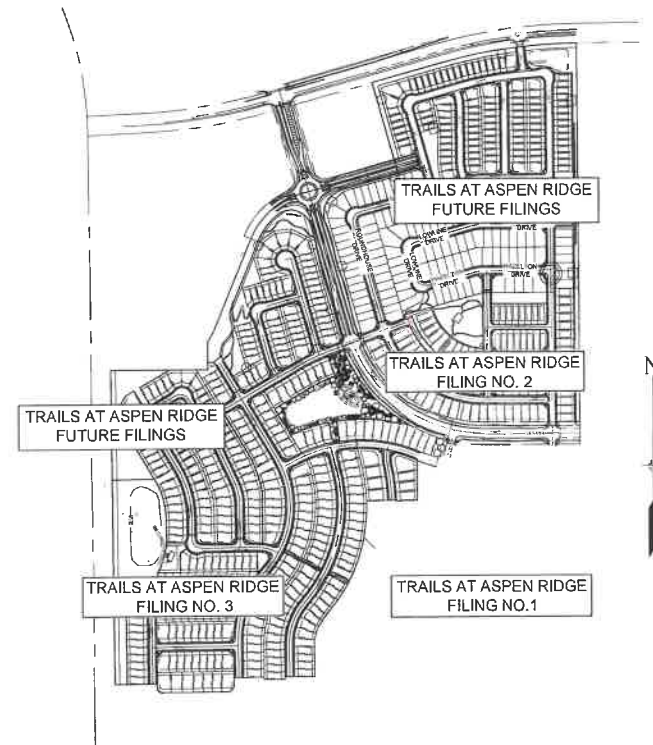
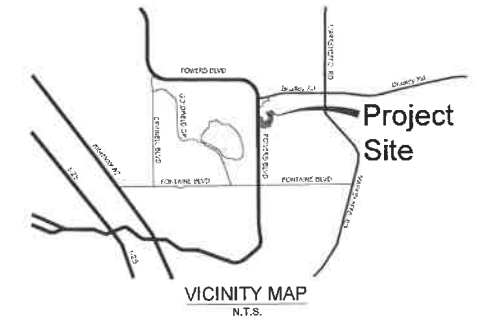
Know what's below.
Call before you dig.

TRAILS AT ASPEN RIDGE FILING NO. 3

COLORADO SPRINGS, COLORADO

COMMUNITY PARK FINAL LANDSCAPE PLAN

APRIL 2021



SITE MAP
1" = 500

SHEET INDEX

LS01	LANDSCAPE TITLE SHEET
LS02-03	PLANTING PLAN/SITE PLAN
LS04-06	LANDSCAPE/SITE DETAILS
LS07	LANDSCAPE NOTES, SCHEDULE & LEGEND

SEAL

PRELIMINARY
THIS DRAWING HAS NOT
BEEN APPROVED BY
GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

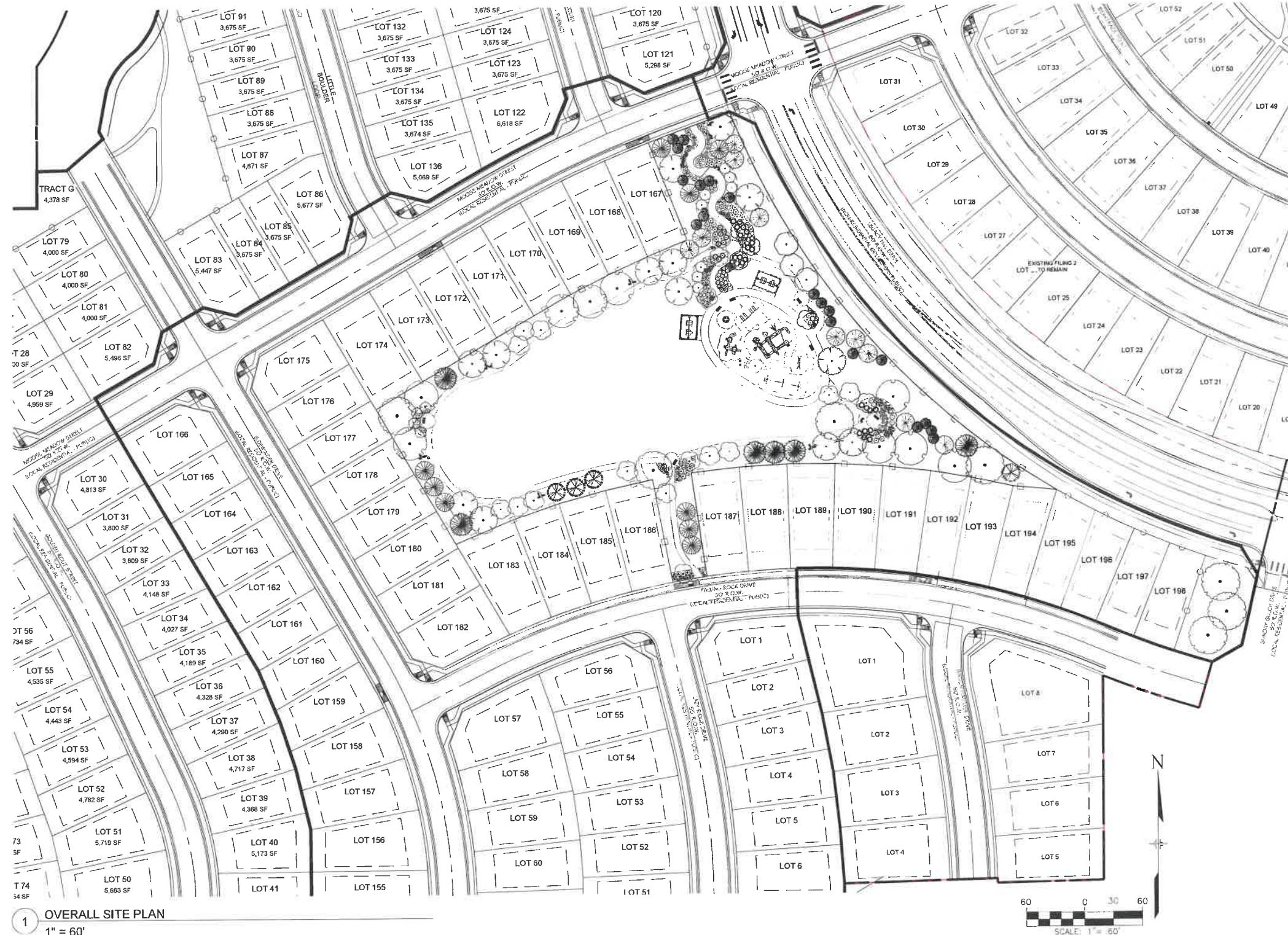
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

DESIGNED BY: SC
DRAWN BY: SC
CHECKED BY: JA
SCALE: HORIZ. N/A
VERT. N/A
DATE ISSUED: APRIL 12, 2021
SHEET: 01 OF 07
DRAWING No. LS01

TRAILS AT ASPEN RIDGE

FILING 3 COMMUNITY PARK LANDSCAPE

LANDSCAPE COVER SHEET



1 OVERALL SITE PLAN
1" = 60'

REFERENCE DRAWINGS		
No.	DATE	DESCRIPTION
COMPUTER FILE MANAGEMENT		
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\LS01- TAR - FLP - F3 Community Park.dwg		
CTB FILE: Matrix(black).ctb		
PLOT DATE: April 12, 2021 10:15:55 AM		
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		

SHEET KEY



BENCHMARK

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A
ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS
BOULEVARD,
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE
NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID
SECTION 9 (3 1/4' AULM. CAP PLS 10377)

PREPARED BY:





PREPARED BY:

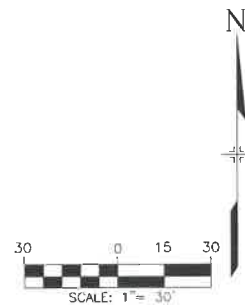
 **Matrix**

TRAILS AT ASPEN RIDGE

FILING 3 COMMUNITY PARK LANDSCAPE

NORTH PARK SITE

DESIGNED BY:	SCALE	DATE ISSUED:	APRIL 12, 2021	DRAWING No. LS02
DRAWN BY:	HORIZ. N/A			
CHECKED BY:	VERT. N/A	SHEET	02 OF 07	

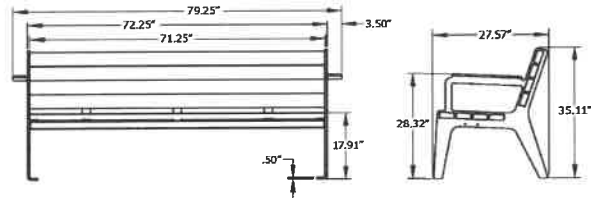
[illegible]

PREPARED BY:

 **Matrix**

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

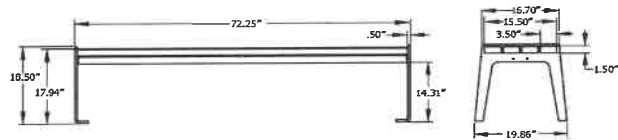
DESIGNED BY:	SC	SCALE		DATE ISSUED:	APRIL 12, 2021	DRAWING No. LS03
DRAWN BY:	SC	HORIZ.	N/A	SHEET	03 OF 07	
CHECKED BY:	JA	VERT.	N/A			



BENCH DETAIL - A: MADISON

NTS MANUFACTURER: ANOVA
COLLECTION: MADISON
PRODUCT: 6' CONTOUR BENCH W/ RECYCLED PLASTIC SEAT AND BACK PLANKS, STEEL ARMRESTS AND LEGS
COLORS: TBD
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327
ADDRESS: 211 N. LINDBERGH BLVD. SUITE 200, ST. LOUIS, MISSOURI 63141-7809

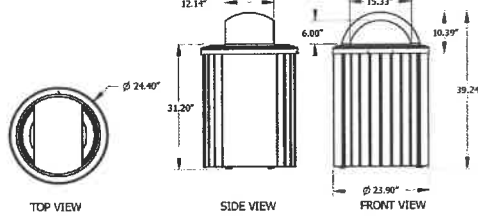
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



BENCH DETAIL - B: MADISON

NTS MANUFACTURER: ANOVA
COLLECTION: MADISON
PRODUCT: 6' FLAT BENCH W/ RECYCLED PLASTIC SEAT PLANKS, STEEL LEGS
COLORS: TBD
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327
ADDRESS: 211 N. LINDBERGH BLVD. SUITE 200, ST. LOUIS, MISSOURI 63141-7809

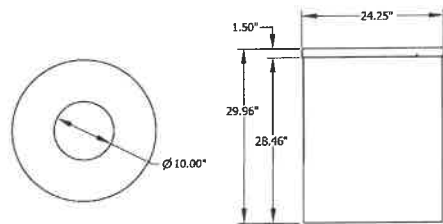
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



TRASH/RECYCLING RECEPTACLE - A: MADISON

NTS MANUFACTURER: ANOVA
COLLECTION: MADISON
PRODUCT: RECYCLED PLASTIC RECEPTACLE WITH OPEN HOOD TOP
COLOR: TBD
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327
ADDRESS: 211 N. LINDBERGH BLVD. SUITE 200, ST. LOUIS, MISSOURI 63141-7809

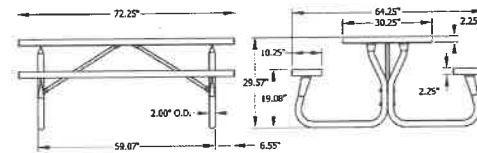
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



TRASH/RECYCLING RECEPTACLE DETAIL - B: RALLY

NTS MANUFACTURER: ANOVA
COLLECTION: RALLY
PRODUCT: 32 GALLON PLASTISOL COATED, PERFORATED STEEL RECEPTACLE WITH LINER AND SPUN STEEL TOP
COLOR: TBD
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327
ADDRESS: 211 N. LINDBERGH BLVD. SUITE 200, ST. LOUIS, MISSOURI 63141-7809

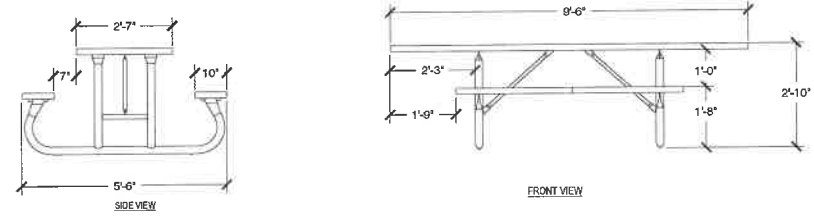
NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



PICNIC BENCH DETAIL - A: RALLY

NTS MANUFACTURER: ANOVA
COLLECTION: RALLY
PRODUCT: 6' RECTANGULAR, PERFORATED STEEL, PICNIC TABLE, BENCH SEATS, TRADITIONAL SEAT EDGE, PORTABLE MOUNT
COLOR: TBD
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327
ADDRESS: 211 N. LINDBERGH BLVD. SUITE 200, ST. LOUIS, MISSOURI 63141-7809

NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

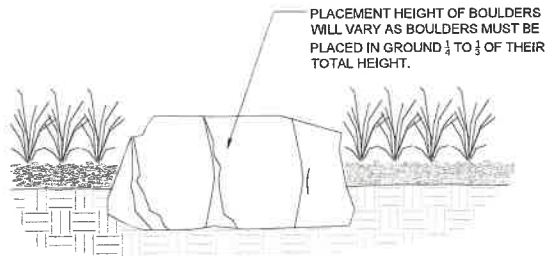


*NOTE: TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

ADA PICNIC BENCH DETAIL - B: RALLY

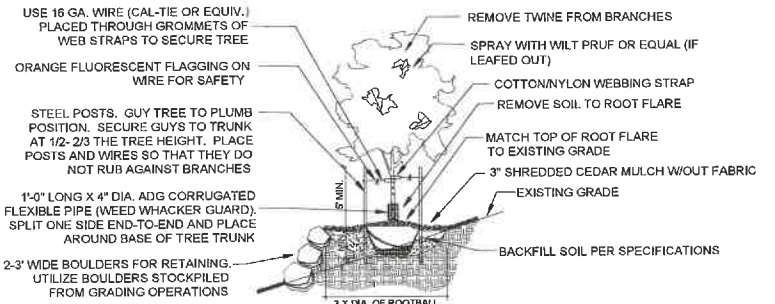
NTS MANUFACTURER: ANOVA
COLLECTION: RALLY
PRODUCT: 9.5' RECTANGULAR HEAVY DUTY PORTABLE ADA PICNIC TABLE W/ EXPANDED SURFACE
COLOR: TBD
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327
ADDRESS: 211 N. LINDBERGH BLVD. SUITE 200, ST. LOUIS, MISSOURI 63141-7809

NOTE: ALL PLAY EQUIPMENT AND SITE FURNITURE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS



SILOAM ROCK BOULDERS

NTS



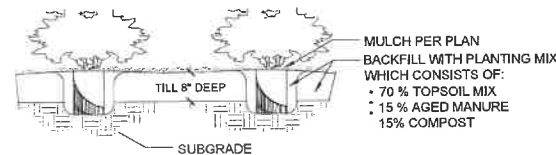
NOTES:
1. DIG PIT SO THAT TOP OF THE ROOT FLARE IS LEVEL WITH SURROUNDING GRADE. THE ROOT FLARE SHOULD DETERMINE THE DEPTH OF THE PIT, NOT THE TOP OF THE ROOT BALL.
2. THE BALL OF TREE SHOULD SIT ON UNDISTURBED SOIL.
3. CUT BOTTOM OF BASKET. REMOVE ALL SOIL FROM ROOT BALL TO TOP OF ROOT FLARE. SET TREE AND REMOVE ENTIRE BASKET AFTER CORRECT PLACEMENT. REMOVE BURLAP FROM THE SIDE OF THE ROOT BALL. REMOVE ALL TWINE FROM AROUND THE TRUNK AND BACKFILL. SOAK BACKFILL IMMEDIATELY AFTER PLANTING.
4. PREPARE BACKFILL: 1/3 COMPOST-TYPE MIX WITH 2/3 TOPSOIL. REMOVE ANY DEBRIS FROM TOPSOIL BACKFILL AND

* NOTE: ALL TREE PLANTINGS TO HAVE A 36" DIAMETER TREE RING WITH WOOD MULCH

DECIDUOUS TREE SLOPE (3:1 OR STEEPER) DETAIL

PLANTING DETAIL

NTS



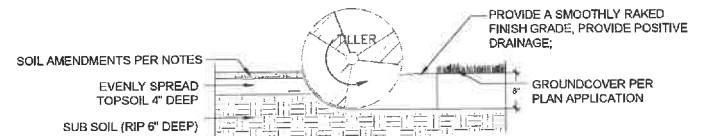
NOTES:

1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

SHRUBS

PLANTING DETAIL

NTS



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

SOIL PREP - ALL AREAS

PLANTING DETAIL

NTS

REFERENCE DRAWINGS	No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\LS01- TAR - FLP - F3 Community Park.dwg				
CTB FILE: Matrix(black).ctb				
PLOT DATE: April 12, 2021 10:16:39 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

SHEET KEY



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD,
ELEVATION - 5897.89' U.S. SURVEY FT

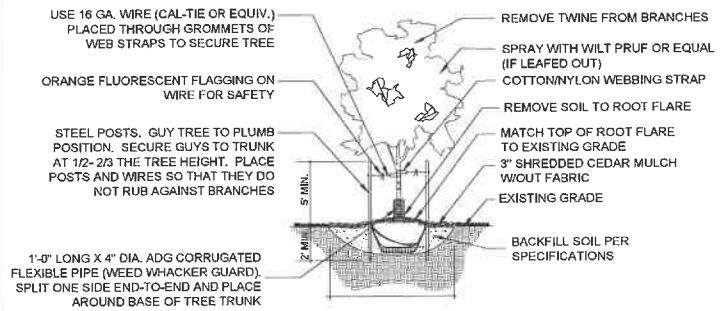
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 3/4" AULM. CAP PLS 10377)



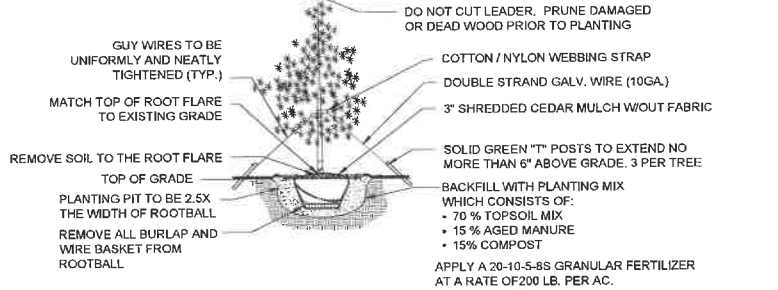
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THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

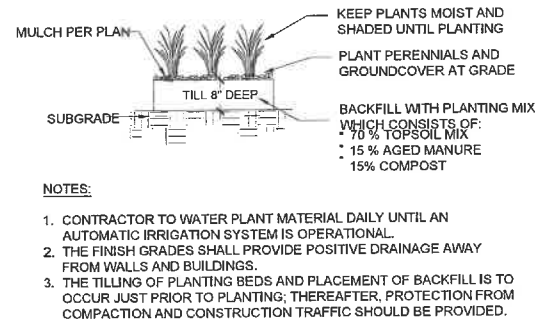
TRAILS AT ASPEN RIDGE				
FILING 3 COMMUNITY PARK LANDSCAPE				
SITE DETAILS				
DESIGNED BY:	SCALE:	DATE ISSUED:	DRAWING No.	
DRAWN BY:	HORIZ. N/A	APRIL 12, 2021	LS04	
CHECKED BY:	VERT. N/A	04 OF 07		



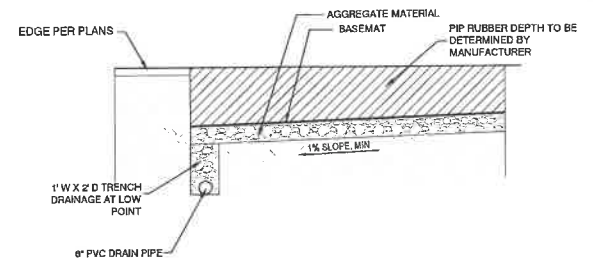
1 DECIDUOUS TREE PLANTING DETAIL NTS



2 EVERGREEN TREE PLANTING DETAIL NTS

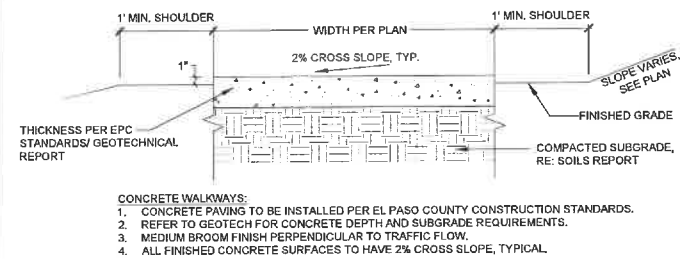


3 GRASSES AND PERENNIALS PLANTING DETAIL NTS

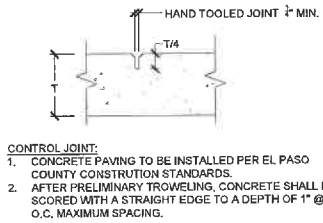


4 PIP SURFACE DRAINAGE NTS

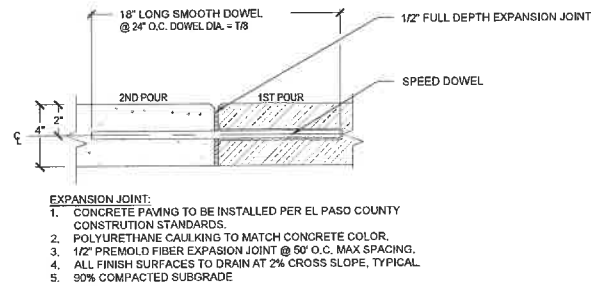
COMPANY: SURFACE AMERICA
PRODUCT: PIP RUBBER PLAYGROUND SURFACE MATERIAL
PHONE: 800-999-0555
WEBSITE: WWW.SURFACEAMERICA.COM
COLOR: BRIGHT GREEN, BEIGE
PATTERN: CUSTOM



5 CONCRETE WALKWAY DETAIL NTS

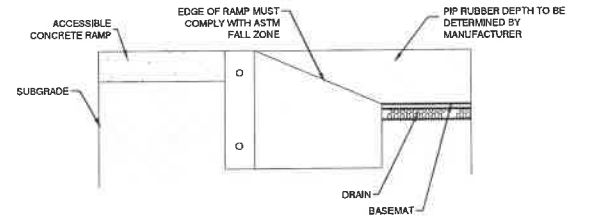


6 CONCRETE WALKWAY CONTROL JOINT DETAIL NTS



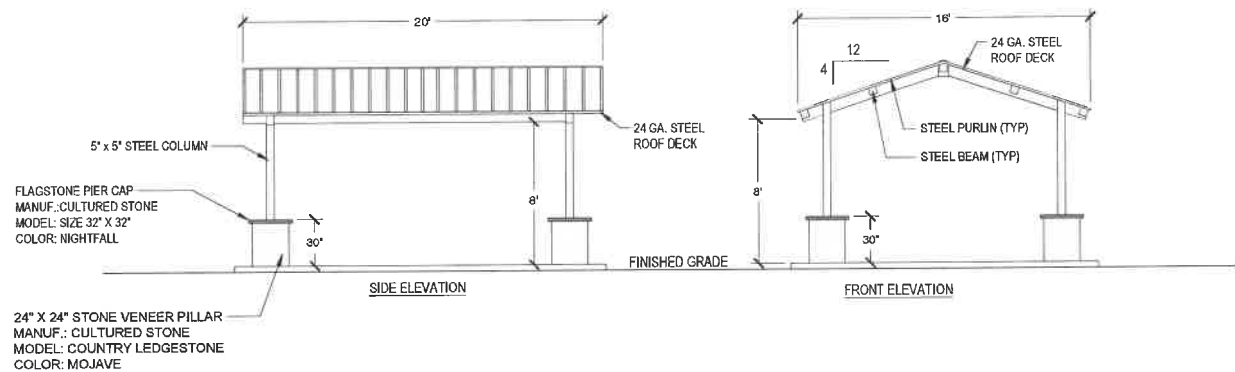
7 CONCRETE WALKWAY EXPANSION JOINT DETAIL NTS

GENERAL SIDEWALK NOTES:
1. DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO STAKE SIDEWALK LAYOUT FOR REVIEW AND APPROVAL PRIOR TO CONCRETE INSTALLATION.
2. CONCRETE SIDEWALK TO BE INSTALLED PER EL PASO COUNTY STANDARDS.
3. ALL FINISHED SIDEWALK SURFACES TO HAVE 2% CROSS SLOPE, TYPICAL.



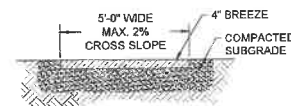
8 PIP SURFACE ADA ACCESSIBLE ENTRANCE DETAIL NTS

GENERAL PLAY SURFACE DRAINAGE NOTES:
1. INSTALL DRAINAGE SYSTEM PER MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. CONTRACTOR TO VERIFY FINISHED GRADES PRIOR TO INSTALLATION PER PIP MATERIAL DEPTH AS RECOMMENDED BY MANUFACTURER'S SPECIFICATIONS
4. PROVIDE DRAINAGE TRENCH AND PVC DRAIN PIPE AS REQUIRED FOR PROPER DRAINAGE. MA

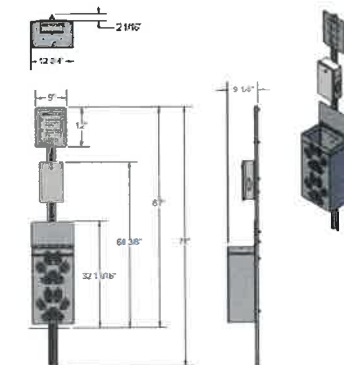


9 COVERED PAVILION DETAIL NTS

COMPANY: COVERWORX
PRODUCT: 16' X 20' ALL STEEL GABLE SHELTER
WEBSITE: WWW.COVERWORX.COM
COLORS: SLATE GRAY FRAME, SLATE GRAY ROOF
PHONE: 800-657-6118
ADDRESS: 11800 EAST 9 MILE ROAD, WARREN, MI 48089

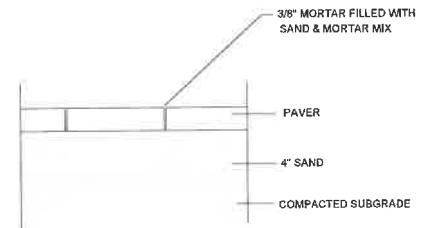


10 BREEZE WALKWAY DETAIL NTS



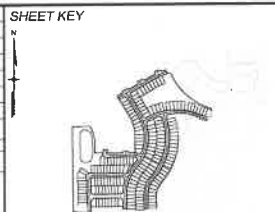
11 PET WASTE STATION NTS

COMPANY: WORTHINGTON DIRECT
PRODUCT: PET WASTE STATION BY ULTRAPLAY
MODEL: BARK-490 STOCK # 43271
PHONE: 800-599-6636
WEBSITE: WWW.WORTHINGTONDIRECT.COM
COLOR: GREEN



12 PAVER DETAIL NTS

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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5887.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23\"/>



SEAL
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20,886,028

TRAILS AT ASPEN RIDGE					
FILING 3 COMMUNITY PARK LANDSCAPE					
SITE DETAILS					
DESIGNED BY:	SC	SCALE	DATE ISSUED:	APRIL 12, 2021	DRAWING No.
DRAWN BY:	SC	HORIZ.	N/A		LS05
CHECKED BY:	JA	VERT.	N/A		
SHEET		05 OF 07			

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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Trails at Aspen Ridge Filing No. 4 Final Plat

Agenda Date: July 14, 2021

Agenda Item Number: #6 - E

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by Matrix Design Group on behalf of COLA, LLC., for The Trails at Aspen Ridge Filing No. 4 Final Plat, consisting of 124 residential single-family lots on 17.90 acres. This proposed subdivision is within the boundaries of the Trails at Aspen Ridge PUD Development Plan and Preliminary Plan, which was endorsed by the Park Advisory Board in August 2019 and again in March 2021. Zoned PUD, the site is located southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir.

The 2013 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 approximately 0.40 mile west of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road approximately 0.25 mile north of the project site. Dedicated public right-of-ways already exist along the proposed bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The original Trails at Aspen Ridge PUD Preliminary Plan contained 27.04 acres of open space, or 22.9% of the total project acreage, designated for open space, trails, parks, landscaping, or stormwater detention purposes. Furthermore, applicant proposed *“various types of recreational amenities to include active and passive open space areas; trail and pedestrian connectivity corridors; common open space for the rear loaded product types; and a 6-acre central park site.”* The Amended PUD Preliminary Plan and Landscape Plans, endorsed by the Park Advisory Board in March 2021, continued to show an interconnected network of parks, trails, sidewalks, and open spaces, although open space and park land acreages were reduced to 17.8 acres or 15.1%, still exceeding the required 10% PUD open space requirement. All parks, trails, and open spaces will be owned and maintained by the Waterview II Metropolitan District.

The Trails at Aspen Ridge Filing No. 4 Final Plat contains Tracts A, C, D, and E, which, at a combined 1.78 acres, are designated as parks, trail corridor, landscaping, or open space. The applicant has included detailed landscape plans for Filing No. 4 Final Plat, which show a significant amount of landscaping, including a small passive-use pocket park in Tract A along Bull Run Drive which provides sitting areas and access to community mail kiosks. Furthermore, Tract C contains a gravel-surfaced trail that provides north-south access along the easternmost boundary of the Trails at Aspen Ridge and allows for pedestrian connectivity to the neighborhood park in Filing No. 2.

At their regular June 2021 meeting, the Park Advisory Board unanimously endorsed COLA, LLC's application for a Park Lands Agreement for the Trails at Aspen Ridge Filing No. 4. This agreement will be presented to the El Paso County Board of County Commissioners for final approval on July 20, 2021 and facilitates the waiver of all urban park fees in exchange for the construction of the aforementioned neighborhood park facilities in nearby Trails at Aspen Ridge Filing No. 2. Staff is pleased with the applicant's continuing efforts to provide easily accessible recreational amenities to the residents and visitors of the Trails at Aspen Ridge.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. The aforementioned Park Lands Agreement will be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to the recording of the Trails at Aspen Ridge Filing No. 4 Final Plat.

Recommended Motion: Filing No. 4 Final Plat

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Trails at Aspen Ridge Filing No. 4 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$57,040 and urban park fees in the total amount of \$35,960. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

City of Colorado Springs

The Trails at Aspen Ridge
Filing No. 4

Filing No. 2

Filing No. 1

Filing No. 3

City of Colorado Springs

The Trails at Aspen Ridge Filing No. 4 Final Plat Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Colorado Springs Trail, Proposed
- Major Roads
- State Highways
- US Highways
- Streets & Roads
- The Trails at Aspen Ridge Filing No. 4
- Trails at Aspen Ridge (Overall)
- Parcels

0.5 0.25 0 Miles



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

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

July 14, 2021

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

Name:	The Trails at Aspen Ridge Filing No. 4 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-024	Total Acreage:	17.90
		Total # of Dwelling Units:	124
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	17.32
COLA, LLC.	Matrix Design Group	Regional Park Area:	4
555 Middle Creek Parkway	Jason Alwine	Urban Park Area:	4
Suite 380	2435 Research Parkway, Suite 300	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80920	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: 4		Urban Park Area: 4	
0.0194 Acres x 124 Dwelling Units = 2.406		Neighborhood:	0.00375 Acres x 124 Dwelling Units = 0.47
Total Regional Park Acres: 2.406		Community:	0.00625 Acres x 124 Dwelling Units = 0.78
		Total Urban Park Acres: 1.24	
FEE REQUIREMENTS		Urban Park Area: 4	
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 124 Dwelling Units = \$14,136
\$460 / Dwelling Unit x 124 Dwelling Units = \$57,040		Community:	\$176 / Dwelling Unit x 124 Dwelling Units = \$21,824
Total Regional Park Fees: \$57,040		Total Urban Park Fees: \$35,960	

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 Trails at Aspen Ridge Filing No. 4 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$57,040 and urban park fees in the total amount of \$35,960. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.
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Park Advisory Board Recommendation:

LETTER OF INTENT

For

**TRAILS AT ASPEN RIDGE
Filing No. 4**

Owners:

COLA, LLC.

555 Middle Creek Parkway, Suite 380
Colorado Springs, CO 80921

Applicant:

COLA, LLC.

555 Middle Creek Parkway, Suite 380
Colorado Springs, CO 80921

Prepared by:



Matrix

Matrix Design Group

2435 Research Parkway, Suite 300

Colorado Springs, CO 80920

(719) 575-0100

fax (719) 572-0208

June 2021

Project No. 21.886.038

SITE LOCATION, SIZE, AND ZONING:

The Trails at Aspen Ridge Filing No. 4 (Tax Schedule No. 5509305003) is a proposed residential subdivision within the boundaries of the Trails at Aspen Ridge development, a proposed mixed-use development on 175 acres. This proposal is for a final plat for 124 detached single-family lots and open space on 17.90 acres.

The site lies in Section 9 of Township 15 South, Range 65 West. The proposed development is south and east of Bradley Road and Powers Boulevard. The property is presently zoned PUD and is part of recently approved Trails at Aspen Ridge Planned Unit Development Site Plan Amendment (PUDSP-213) on June 1, 2021. The proposed single-family residential use is in conformance with the approved PUDSP and Waterview East Sketch Plan Amendment approved October 24, 2018.

REQUEST AND JUSTIFICATION:

The purpose of this application is to request approval of a Final Plat for 124 single-family lots on 17.90 acres. This letter serves as a request to receive El Paso County approval of both the Final Plat and Construction Drawings of the site.

FINAL PLAT REVIEW CRITERIA:

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*
 - This application is in conformance by maintaining density and land use in accordance with the Waterview Sketch Plan and the Trails at Aspen Ridge PUDSP Amendment. This plan is also within the parameters of the adjacent proposed residential properties to the east: Bradley Heights (approved in the City of Colorado Springs) and Trails at Aspen Ridge Filing No. 1 (SF192) to the south. Access to the site will be provided from Legacy Hill Drive as well as Trails Filing No. 1 in accordance with the approved Trails at Aspen Ridge Filing No. 1 Final Plat. Capacity of these roads is addressed in the Traffic Impact Study approved with the overall PUDSP.
2. *The subdivision is in substantial conformance with the approved preliminary plan.*
 - The application is in substantial conformance with the Trails at Aspen Ridge PUDSP Amendment and is compatible with the existing and permitted land uses in the area.
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 subdivision is in conformance with the subdivision standards and regulations and has been designed to the requirements of the Code and the Engineering Criteria Manual.
4. *Either 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, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan*

approval.

- A sufficient water supply has been committed to by the Widefield Water and Sanitation District with water of sufficiency findings determined by the State of Colorado and the El Paso County Attorney's office with approval of the PUDSP Amendment on June 1, 2021. WWSD has provided commitment letters for this development.
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 public wastewater system will be provided for the subdivision by the Widefield Water and Sanitation District. The District has provided commitment letters for this development.
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)].*
- Entech Engineering, Inc. has provided a Soils, Geology, and Geologic Hazard report to accompany this application. This report has identified potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.
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.*
- Adequate drainage improvements complying with the State Statute, the Code, and the ECM were included in the plan drawings. A preliminary drainage report for the overall development was submitted with the PUDSP-213 application and a Final Drainage Report has been included with this submittal.
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.*
- Legal and physical access will be provided to all parcels by rights-of way.
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*
- All necessary public services will be available to serve the proposed subdivision as this area has been master planned with the anticipation of development such as this for several years.
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*
- The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads, and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a will serve letter from Security Fire District has been provided with this submittal.

El Paso County Master Plan Consistency Evaluation

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*

The proposed Trails at Aspen Ridge Filing No. 4 would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. In addition, Trails at Aspen Ridge is located near a large economic driver in Peak Innovation meeting Goal HC3: Locate attainable housing that provides convenient access to good, services and employment.

2. *Does the market support the need for the use? Would the use be viable if built right now?*

There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage. This filing continues development of the overall community meeting Goal LU1: Ensure compatibility with established character and infrastructure capacity meeting Goal LU4: Continue to encourage policies that ensure “development pays for itself”.

3. *Would the use be providing necessary housing or essential goods and/or services?*

The proposed Trails at Aspen Ridge Filing No. 4 would help to increase the density to permit more single family homes than was previously approved will help provide necessary and needed housing in this area. The proposed density increase supports Goal HC1: Promote development of a mix of housing types in identified areas and Goal HC3: Locate attainable housing that provides convenient access to good, services and employment. The Trails at Aspen Ridge development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities near housing.

EXISTING AND PROPOSED FACILITIES:

The site is currently vacant. Proposed services in the development include the following:

- Water – Widefield Water and Sanitation District
- Sanitary Sewer – Widefield Water and Sanitation District
- Electric Service – Mountain View Electric
- Natural Gas Service – Colorado Springs Utilities
- Telephone Service – Qwest
- Fire Protection – Security Fire Protection District

No offsite improvements are currently anticipated.

TRAFFIC IMPACT FEES:

The applicant requests that platted lots within the Trails at Aspen Ridge Filing No. 2 be included in the county-wide 10 mill Public Improvements District (PID 2) fee program formed and implemented as part of the Traffic Impact Fee resolution.

The calculated Traffic Impact Fee for Springs at Waterview Residential development is estimated to be \$151,404 (124 lots x \$1,221.00 per lot) based on the inclusion in the 10 mill PID 2 and current fees.

Pursuant to Section E, Credits and Reimbursements, of the Board of County Commissioners' Road Impact Fee Implementation Document, the applicant may request in coordination with county staff that the County and Applicant enter into a credit agreement prior to final plat approval to determine an estimate of credits to which Applicant is entitled.

IMPACT IDENTIFICATION:

Wildlife

A Wildlife Impact Report was approved with the Waterview East Preliminary Plan. This report indicates a potential for minor wildlife impact to the burrowing owl and recommended mitigation. Development will follow the mitigation guidelines identified in this report.

SITE GEOLOGY:

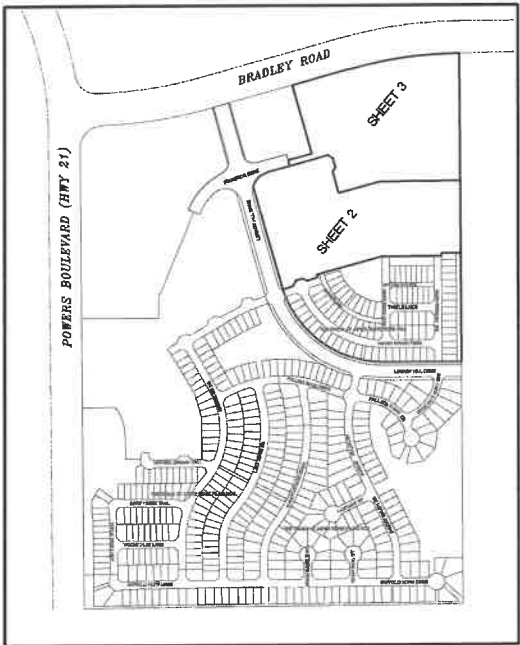
Entech Engineering, Inc. has provided a Soils, Geology, and Geologic Hazard report to accompany this application. This report has identified potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.

EL PASO COUNTY WATER MASTER PLAN:

The Trails at Aspen Ridge Filing No. 4 is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. There are no proposed wells within the Trails at Aspen Ridge development. A proposed water pumphouse will be constructed with Filing No. 3 in order to provide sufficient water pressure to the filing as well as future filings. The WWSD has provided letters of intent to serve as well as water provider commitment letters for the Trails at Aspen Ranch Overall PUDSP Amendment, the Filing No. 1, Filing No. 2, No. 3 and currently Filing No. 4. The district has also provided the water quality report as required by El Paso County. The Colorado State Engineer's office has also provided a sufficiency of water finding for both quantity and quality for the Trails at Aspen Ridge project as a whole. In addition, the Trails at Aspen Ridge meets the stated Goals and Policies:

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

through the integrated master planning of planning, landscape, and water resource best management practices. Water conservation is achieved through higher densities with smaller individual yards and more common open. The common open space emphasizes water conservation using native turf seeds and limited high water sod.



KEY MAP
N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT COLA LLC., BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL OF TRACT F, THE TRAILS AT ASPEN RIDGE FILING NO.2, RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

THE ABOVE TRACTS OF LAND CONTAIN 35.362 ACRES, MORE OR LESS.

DEDICATION:

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

OWNER:

THE AFOREMENTIONED COLA LLC. A LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT

THIS _____ DAY OF _____, 20____, A.D. BY _____

RANDY O'LEARY, PRESIDENT COLA LLC.

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY
RANDY O'LEARY, PRESIDENT COLA LLC.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

THE TRAILS AT ASPEN RIDGE FILING NO.4
A SUBDIVISION OF TRACT F OF THE TRAILS AT ASPEN RIDGE FILING NO.1 LOCATED IN THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 1 OF 3

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM. CAP PLS 10377).

FLOOD PLAIN STATEMENT

ALL OF THE PROPERTY LIES IN ZONE X, PER FLOOD INSURANCE RATE MAP NO. 08041C0768 G DATED DECEMBER 7, 2018. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THESE ZONES.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT AND A FIVE FEET PUBLIC IMPROVEMENT EASEMENT IN THE FIRST FIVE FEET ADJACENT TO ROAD RIGHT OF WAY. SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THEIR EASEMENTS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

NO OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.

ALL EXTERIOR LIGHTING PLANS MUST BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.

NO ELECTROMAGNETIC, LIGHT, OR ANY PHYSICAL EMISSIONS, WHICH MIGHT INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED.

TRACTS:

TRACTS A, B, C, D, AND E ARE TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT FOR THE PURPOSES OF OPEN SPACE, DRAINAGE, MAIL KIOSK, TRAILS, PARKS AND UTILITIES. OWNERSHIP BY WATERVIEW II METROPOLITAN DISTRICT WILL BE CONVEYED BY SEPARATE INSTRUMENT. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT MAY AUTHORIZE BUILDING PERMITS FOR STRUCTURES TO BE UTILIZED FOR THE ALLOWED USES LISTED PREVIOUSLY.

TRACT F IS DEDICATED AS PUBLIC RIGHT OF WAY TO BE MAINTAINED BY EL PASO COUNTY.

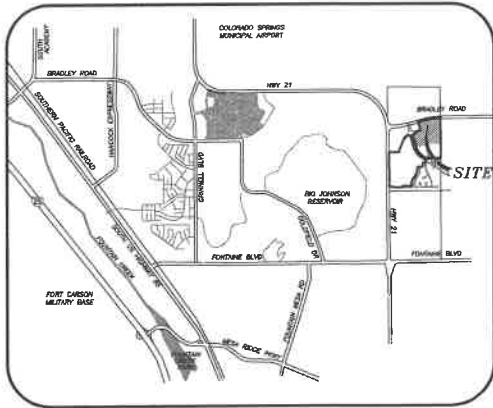
TRACT G IS TO BE OWNED AND MAINTAINED BY COLA LLC. FOR FUTURE DEVELOPMENT. NO BUILDING PERMITS MAY BE ISSUED WITHOUT A PLATTING ACTION AND THAT ALL IMPACT FEES ASSOCIATED WITH THESE TRACTS WILL BE PAID AT THE TIME OF REPLATTING.

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. ABN55074355.5, PREPARED BY LAND TITLE GUARANTEE, DATED 5/29/2021.
2. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS, AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
3. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY.
4. NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OF TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
5. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
6. WIDFIELD WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES.
7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
8. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE WATERVIEW II METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. 220087532 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDFIELD SCHOOL DISTRICT 3, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO DISCLOSE THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THIS AREA.
11. BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
12. THERE WILL BE NO DIRECT LOT ACCESS TO BRADLEY ROAD FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING ANY TRACT IS NOT PERMITTED.
13. THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY USC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 19, 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED ALONG POWERS BOULEVARD AT THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDDT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.
14. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 19-471. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO.2, EL PASO COUNTY, COLORADO (PID 2) PURSUANT TO RESOLUTION NO. 20-130 OF THE BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 220042582.
15. 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.
16. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
17. THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF BIG JOHNSON DRIVE CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT BIG JOHNSON DRIVE IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO EXTENDING BIG JOHNSON DRIVE.
18. NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, FOUNTAIN MUTUAL METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN DRAINAGE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
19. ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
20. THIS PLAT IS REGULATED BY THE TRAILS AT ASPEN RIDGE PUD (PUDSP-191) RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.
21. LOTS 1-124 ACREAGE: 10.738
TRACTS A-G ACREAGE: 19.241
PUBLIC STREETS ACREAGE: 5.383
TOTAL ACREAGE: 35.362

FEES:

DRAINAGE _____ BRIDGE _____
SCHOOL _____ PARK _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION:

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

JAMES F. LENZ
PROFESSIONAL LAND SURVEYOR
IN THE STATE OF COLORADO, NO 34583
FOR AND ON BEHALF OF RIDGELINE LAND SURVEYING LLC.

COUNTY CERTIFICATION:

THIS PLAT FOR "THE TRAILS AT ASPEN RIDGE FILING NO.4" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE (COVENANTS). THE DEDICATIONS OF LAND TO THE PUBLIC STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

STEVE SCHLEIKER, COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDER CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2021, AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY.

EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY _____ FEE: _____

OWNER/DEVELOPER

COLA LLC
7910 GATEWAY BLVD EAST #102
EL PASO, TX 79915-1801

ENGINEER

MATRIX
2435 RESEARCH PARKWAY
COLORADO SPRINGS, CO 80920

SURVEYED

DECEMBER 2018

DATE OF PREPARATION

JUNE 2021



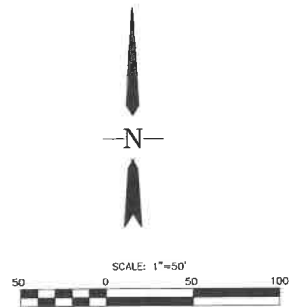
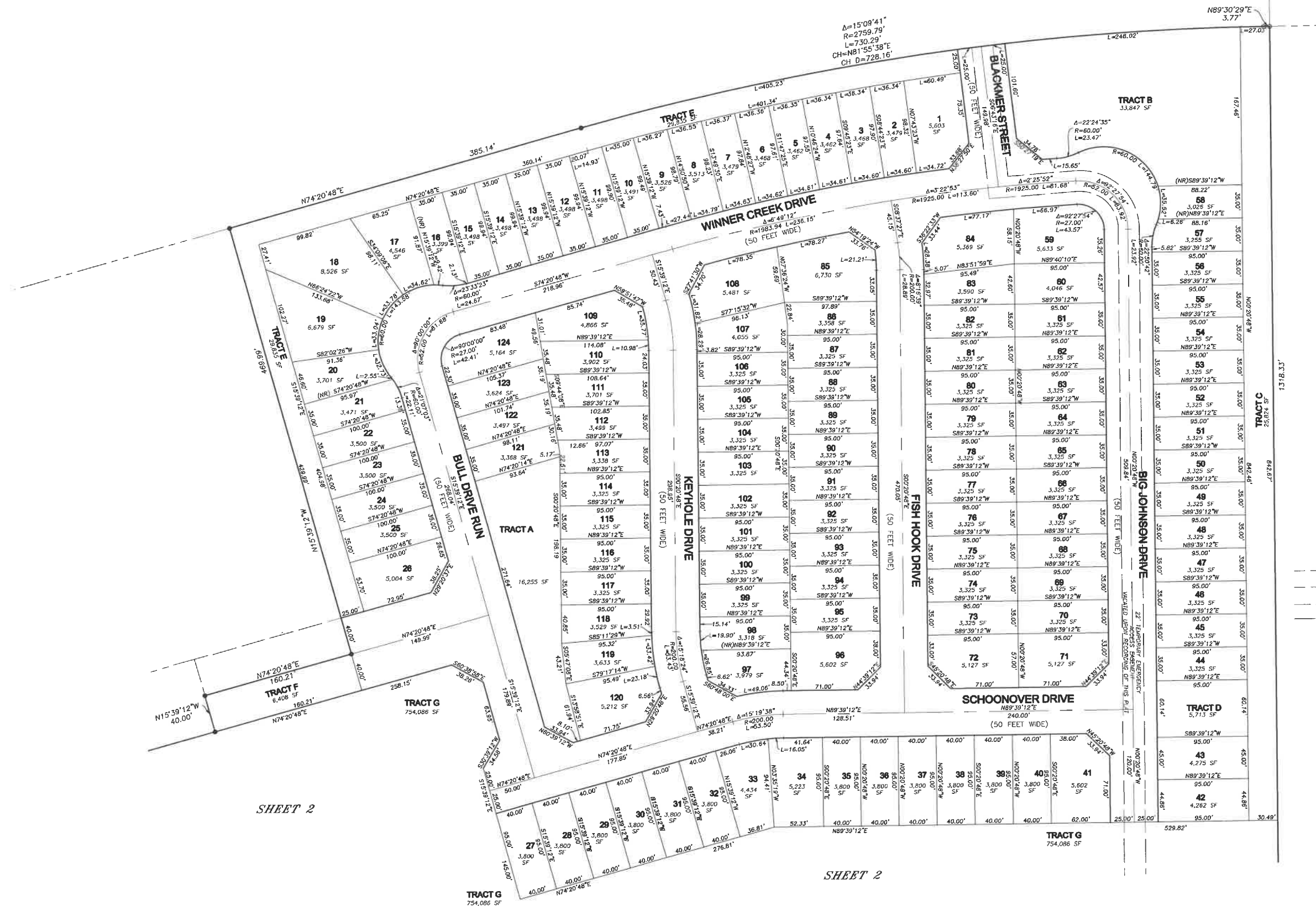
31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917

DATE: 6/01/21
SHEET 1 OF 3 PCD# _____

A SUBDIVISION OF TRACT F OF THE TRAILS AT ASPEN RIDGE FILING NO.1 LOCATED IN THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 2 OF 3



THE TRAILS AT ASPEN RIDGE FILING NO.4
A SUBDIVISION OF TRACT F OF THE TRAILS AT ASPEN RIDGE FILING NO.1 LOCATED IN THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 3 OF 3



- LEGEND
- PLSS CORNER
 - FND #4 PIN AND YELLOW CAP
PLS 34583
(UNLESS SHOWN OTHERWISE)
 - SET NO.4 REBAR AND CAP AT GRADE
PLS 34583 (UNLESS SHOWN OTHERWISE)
 - (1145) ADDRESS FROM ENUMERATIONS
 - (100.00') EASEMENT DIMENSION
 - (NR) NON-RADIAL BEARING
 - SWSD SECURITY WATER & SANITATION DISTRICT
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING ROW
 - PROPOSED ROW

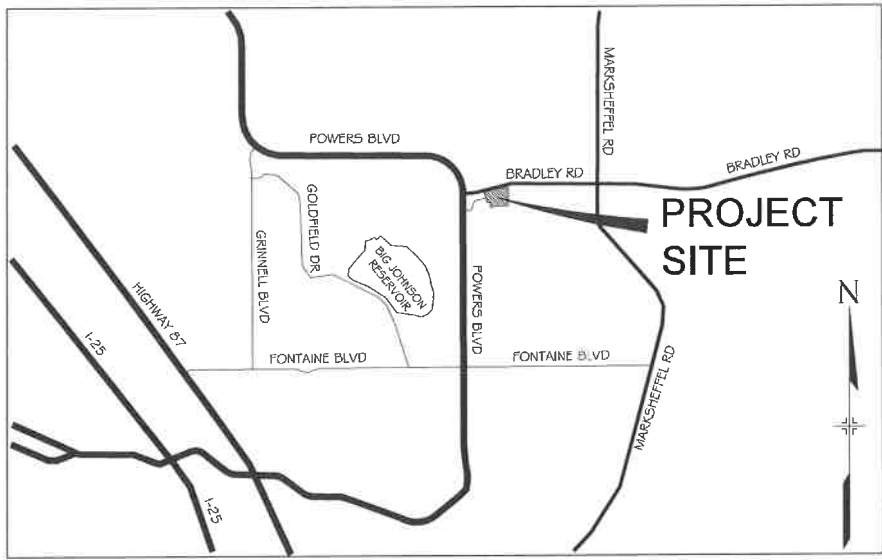


31 E. PLATTE AVE., SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917
DATE: 6/01/21
SHEET 3 OF 3



TRAILS AT ASPEN RIDGE FILING NO. 6

EL PASO COUNTY, CO
FINAL LANDSCAPE PLANS



VICINITY MAP
N.T.S.

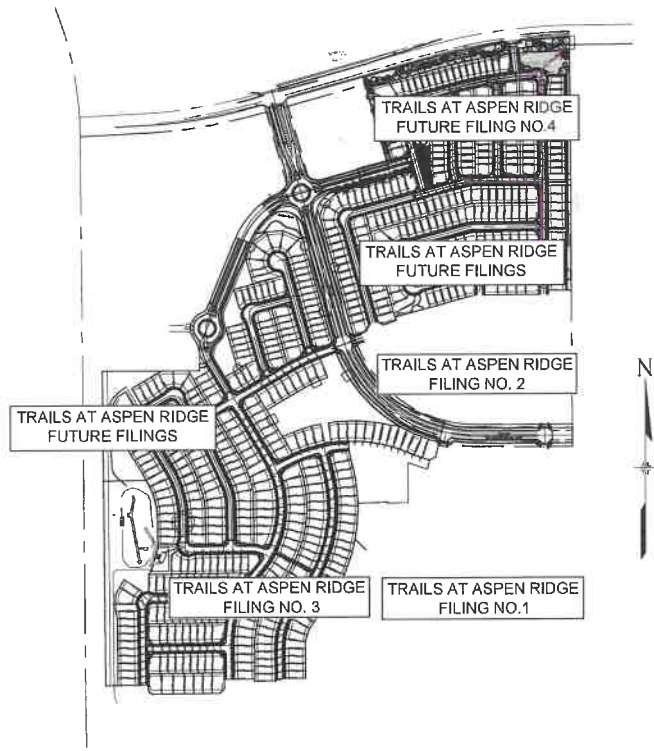
LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	FRONTSIDE DR.	BRADLEY RD.
ZONE DISTRICT BOUNDARY:	NO	NO
STREET CLASSIFICATION:	NON-ARTERIAL	RURAL MINOR ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	20' / 25'
LINEAR FOOTAGE:	580'	1089'
TREE/FEET REQUIRED:	1/ 30 LF	1/ 25 LF
NUMBER OF TREES REQUIRED/PROVIDED:	20 / 17	43 / 43
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	FS	BR
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/100%	75%/100%

* TREES LABELED "PP": POCKET PARK
* TREES LABELED "EX": EXTRA

SHEET INDEX:

LS01	LANDSCAPE PLAN TITLE SHEET
LS02-04	LANDSCAPE PLANTING PLAN
LS05	LANDSCAPE NOTES & DETAILS

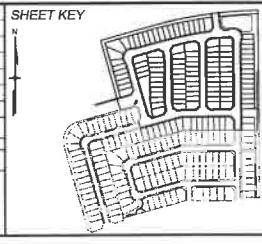


SITE MAP
1" = 500



1 OVERALL SITE PLAN
1" = 100'

REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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CTB FILE: Matrix(black).ctb			
PLOT DATE: June 10, 2021 8:59:08 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD, ELEVATION - 5897.88' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)



SEAL

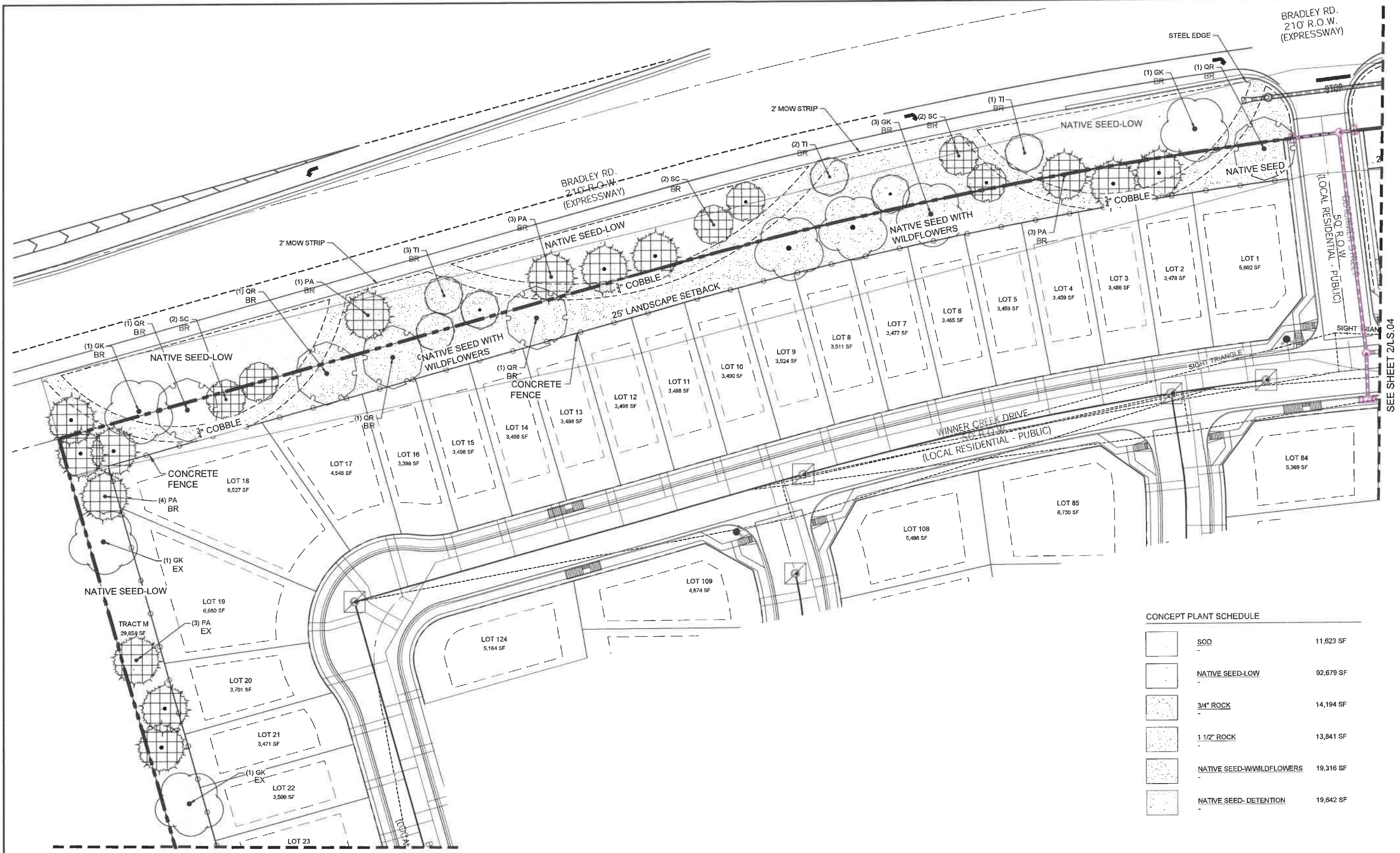
PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028



FILING 6 TRAILS AT ASPEN RIDGE				
FINAL LANDSCAPE PLANS				
LANDSCAPE COVER SHEET				
DESIGNED BY: ##	SCALE	DATE ISSUED:	JUNE 9, 2021	DRAWING No.
DRAWN BY: ##	HORIZ. N/A	SHEET	01 OF 05	LS.01
CHECKED BY: ##	VERT. N/A			



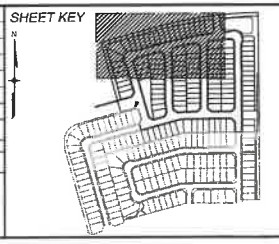
117



1 PLANTING & SITE PLAN
1" = 30'

CONCEPT PLANT SCHEDULE		
	<u>SOD</u> -	11,623 SF
	<u>NATIVE SEED-LOW</u> -	92,679 SF

REFERENCE DRAWINGS		
No.	DATE	DESCRIPTION
COMPUTER FILE MANAGEMENT		
FILE NAME: S:\20.886.028 Trails PUDSP Major Amend\100 Dwg\102 Xref\X-886-PR-LA - F6 - LANDSCAPE.dwg		
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)



SEAL

PRELIMINARY
THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

FILING 6 TRAILS AT ASPEN RIDGE				
FINAL LANDSCAPE PLANS				
LANDSCAPE PLANTING PLAN				
DESIGNED BY:	##	SCALE	DATE ISSUED:	DRAWING No.
CHECKED BY:	##	HORIZ. VERT.	02 OF 05	LS.02

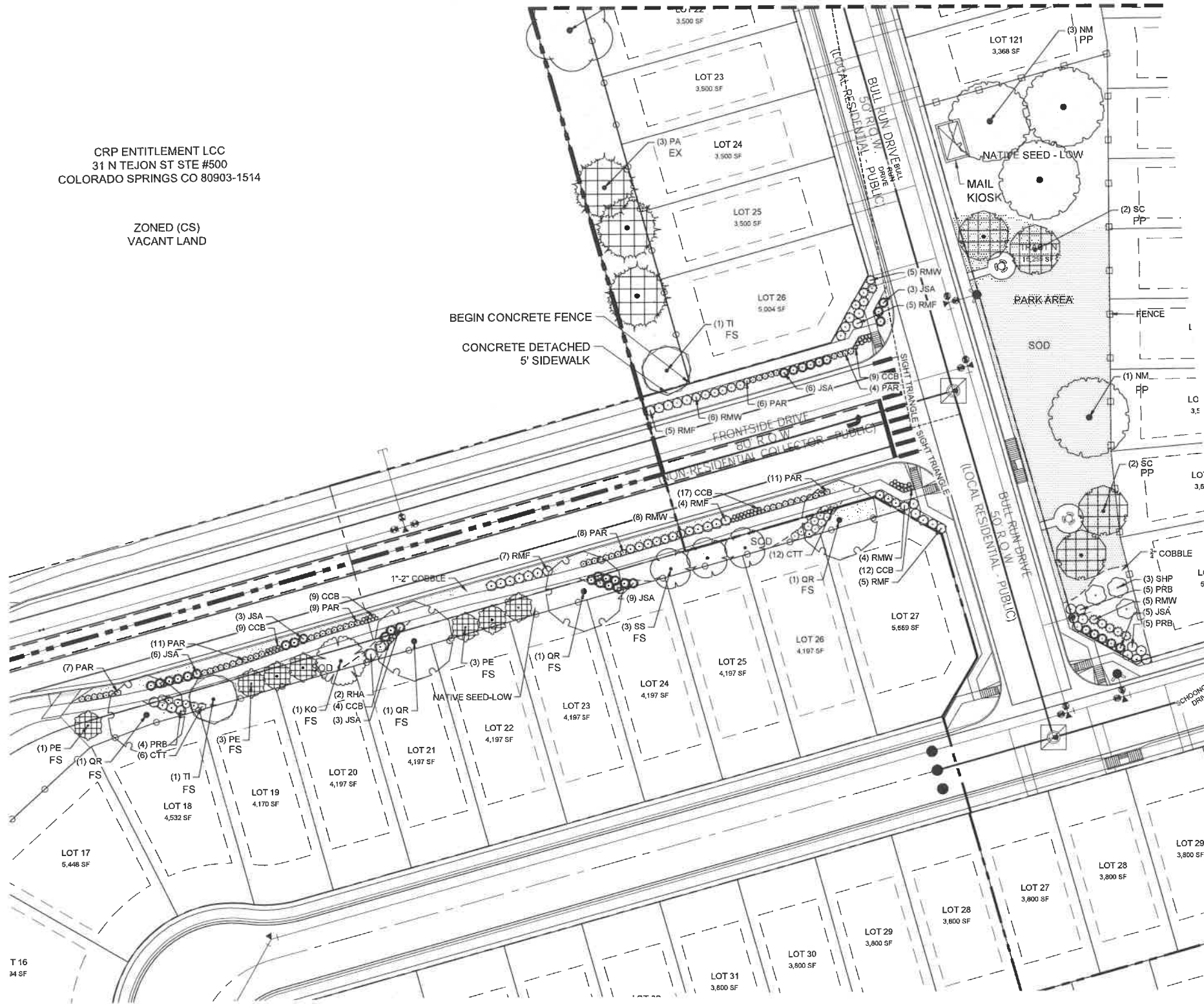


Know what's below.
Call before you dig.





CRP ENTITLEMENT LCC
31 N TEJON ST STE #500
COLORADO SPRINGS CO 80903-1514

ZONED (CS)
VACANT LAND



















SEE SHEET 1/LS.02



CONCEPT PLANT SCHEDULE

	<u>SOD</u> -	11,623 SF
	<u>NATIVE SEED-LOW</u> -	92,679 SF
	<u>3/4\"/></u>	14,194 SF
	<u>1 1/2\"/></u>	13,841 SF
	<u>NATIVE SEED-WWLDFLOWERS</u> -	19,316 SF
	<u>NATIVE SEED- DETENTION</u> -	19,642 SF

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. H.	MAT. W.
	NM	4	ACER PLATANOIDES 'DEBORAH' DEBORAH NORWAY MAPLE	2" CAL.	B&B	40'	40'
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. H.	MAT. W.
	GK	10	GYMNOCALADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	D&D	50'	40'
	QR	13	QUERCUS RUBRA RED OAK	2" CAL.	B&B	60'	40'
	TI	11	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B	40'	25'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. H.	MAT. W.
	PE	7	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'
	PA	20	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	60'	35'
	SC	13	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	40'	25'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. H.	MAT. W.
	KO	3	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1.5" CAL.	B&B	25'	25'
	SS	3	MALLUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	1.5" CAL.	B&B	20'	20'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. H.	MAT. W.
	CCB	60	CARYOPTERIS X CLAUDONENSIS 'BLUE MIST' BLUE MIST BLUEBEARD	#5 CONT.	CONT.	3'	2'
	CTT	18	COTONEASTER ADPRESSUS 'TOM THUMB' EARLY COTONEASTER	#5 CONT.	CONT.	1.5'	3'
	PAR	56	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	#3 CONT.	CONT.	3'	3'
	PRB	14	PRUNUS BESSEYI SAND CHERRY	#5 CONT.	CONT.	5'	5'
	RHA	2	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	#5 CONT.	CONT.	2'	6'
	RMF	26	ROSA MEIDLAND SERIES 'FIRE' FIRE MEIDLAND ROSE	#5 CONT.	CONT.	2'	5'
	RMW	28	ROSA MEIDLAND SERIES 'WHITE' WHITE MEIDLAND ROSE	#5 CONT.	CONT.	1.5'	5'
	SHP	3	SYRINGA X HYACINTHIFLORA 'POCAHONTAS' POCAHONTAS LILAC	#5 CONT.	CONT.	10'	10'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. H.	MAT. W.
	JSA	35	JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER	#5 CONT.	CONT.	1'	5'

1 PLANTING & SITE PLAN
1" = 30'

REFERENCE
DRAWINGS

No. DATE

DESCRIPTION
REVISIONS

BY

COMPUTER FILE MANAGEMENT

FILE NAME: S:\20.886.028 Trails PUDSP Major Amend\100 Dwg\102 Xref\X-886-PR-LA - F6 - LANDSCAPE.dwg
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SHEET KEY



BENCHMARK

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

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PRELIMINARY
THIS DRAWING HAS NOT
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GOVERNING AGENCIES AND
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FILING 6 TRAILS AT ASPEN RIDGE

FINAL LANDSCAPE PLANS

LANDSCAPE PLANTING PLAN

PREPARED BY:



FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

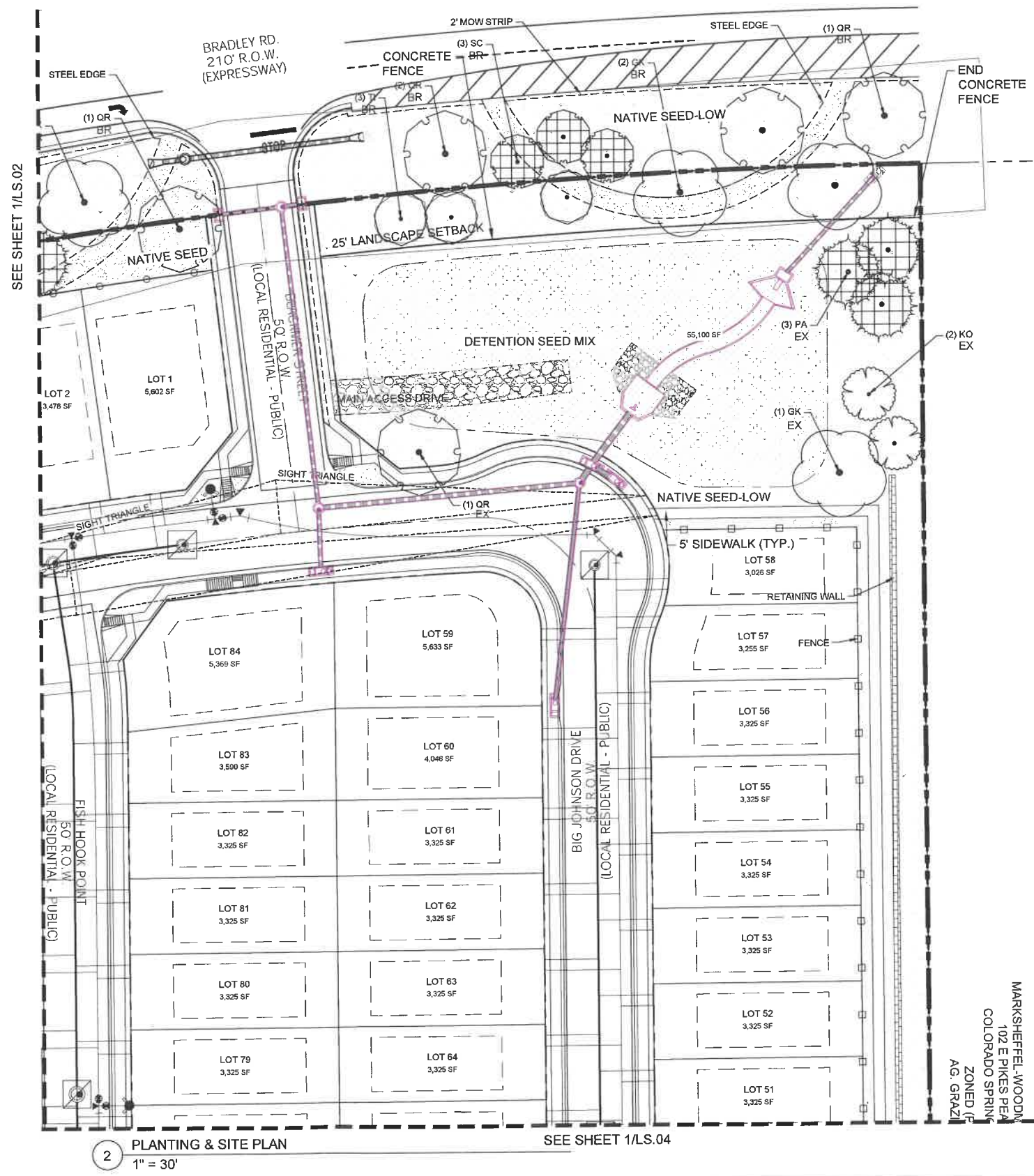
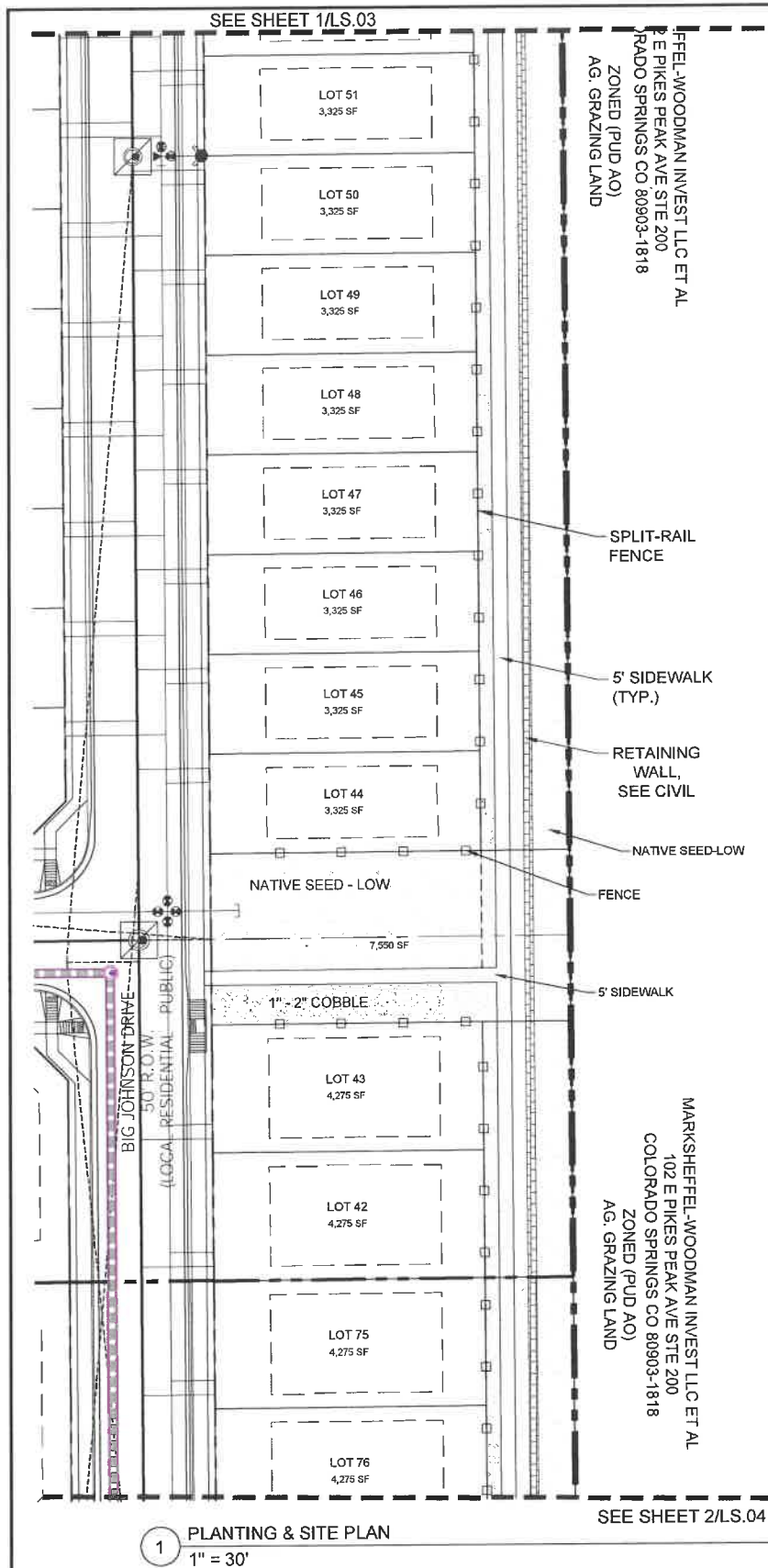
DESIGNED BY: ## SCALE: DATE ISSUED: JUNE 9, 2021 DRAWING No. LS.03
DRAWN BY: ## HORIZ. N/A
CHECKED BY: ## VERT. N/A SHEET 03 OF 05



Know what's below.
Call before you dig.

CONCEPT PLANT SCHEDULE

	SOD	11,623 SF
	NATIVE SEED-LOW	92,679 SF
	3/4" ROCK	14,194 SF
	1 1/2" ROCK	13,841 SF
	NATIVE SEED-WWMLDFLOWERS	19,316 SF
	NATIVE SEED-DETENTION	19,642 SF

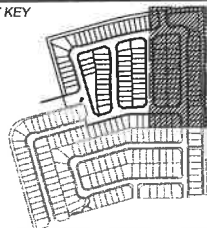
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REVISIONS			

COMPUTER FILE MANAGEMENT

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SHEET KEY



BENCHMARK

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

PREPARED BY:



SEAL

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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

FILING 6 TRAILS AT ASPEN RIDGE

FINAL LANDSCAPE PLANS

LANDSCAPE PLANTING PLAN

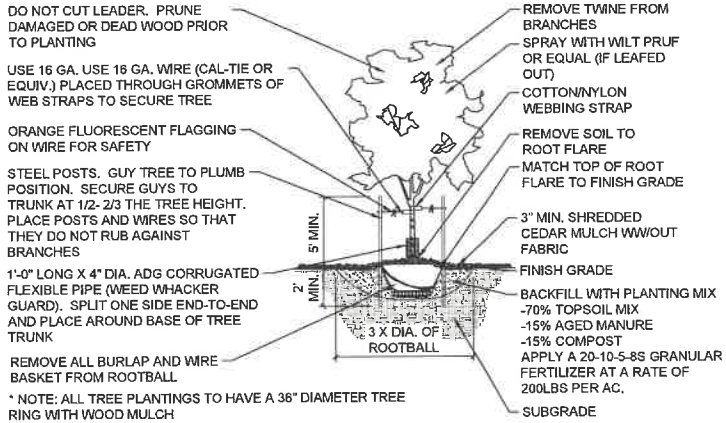
DESIGNED BY:	##	SCALE	DATE ISSUED:	JUNE 9, 2021	DRAWING No.
DRAWN BY:	##	HORIZ.	N/A		LS.04
CHECKED BY:	##	VERT.	N/A		
			SHEET	04 OF 06	

GENERAL NOTES

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
8. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
9. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
10. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
11. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
12. A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
13. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPE.

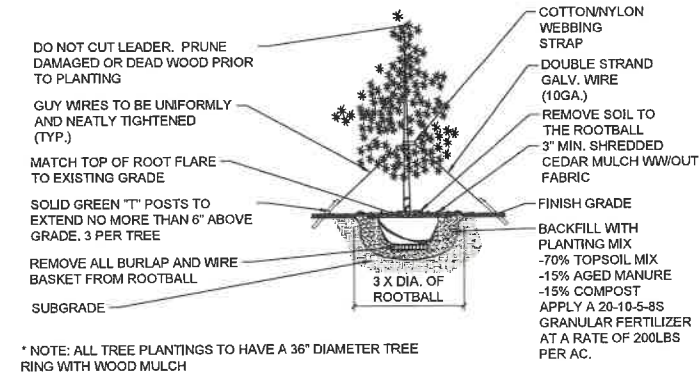
1. CONTRACT TO APPLY TO ALL AREAS 3 CY/1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
2. CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER THE SOILS ANALYSIS.

1. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
2. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
3. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
4. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
5. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
6. PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
7. 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 AGAIN.
8. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
9. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
10. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
11. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
12. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.



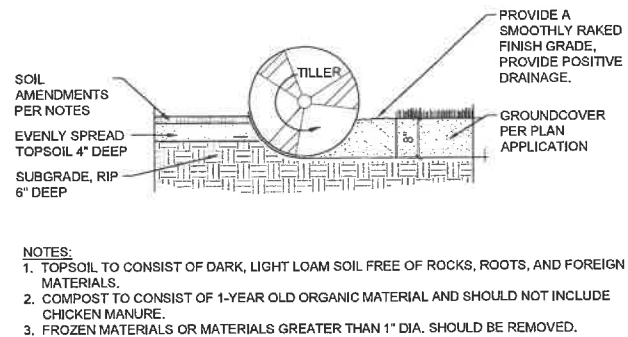
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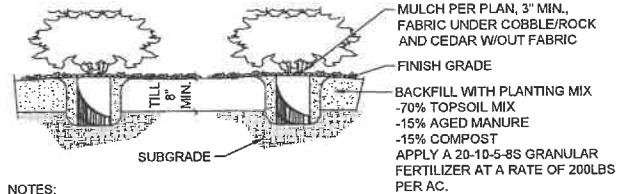
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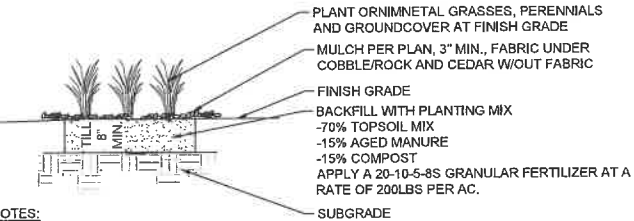
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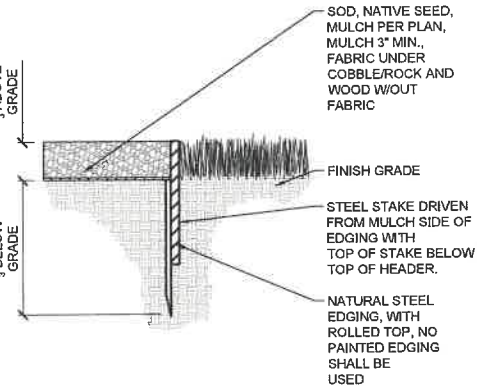
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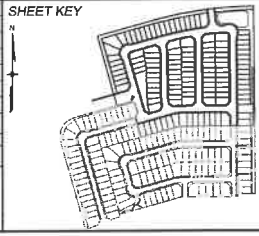
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NTS

MS-STD-LS-12

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REVISIONS					
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A
ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS
BOULEVARD,
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)

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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.886.028

FILING 6 TRAILS AT ASPEN RIDGE

FINAL LANDSCAPE PLANS

LANDSCAPE NOTES & DETAILS

DESIGNED BY: ##	SCALE	DATE ISSUED: JUNE 9, 2021	DRAWING No. LS.05
DRAWN BY: ##	HORIZ. N/A	SHEET 05 OF 05	
CHECKED BY: ##	VERT. N/A		

**El Paso County Parks
2021 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Paint Mines Interpretive Park Program Expansion	Theresa Odello	High	Completed
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	Completed
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	Completed
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	Brian Bobeck	High	Plan Development Phase
Jones Park Master Plan	Brian Bobeck	High	
Paint Mines Interpretive Park Master Plan	Ross Williams	High	
Homestead Ranch Regional Park Master Plan	Greg Stachon	Medium	
Research Facility Reservation / Cleanup Process	Tim Wolken		Completed
Expand Use of Native Grasses in Park System	Kyle Melvin	Medium	
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	Construction Phase
Bear Creek Regional Park Pickleball Courts	Brian Bobeck	High	Completed
Hanson Trailhead Improvements	Jason Meyer	High	Construction Phase
Falcon Regional Park - Phase 2	Jason Meyer	High	Construction Phase
Fox Run Regional Park Upgrades	Greg Stachon	Medium	
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	
Fox Run Regional Trail	Jason Meyer	High	Planning Phase
Fairgrounds Walkways	Greg Stachon	High	Completed
Sante Fe Open Space Construction	Ross Williams	High	Bid Phase
County Fairgrounds Barn Replacement	Todd Marts	High	Design Phase
Community Outreach	Project Manager	Priority	Status
Northern Nature Center Capital Campaign	Todd Marts	Medium	
2021 Grant Applications	Brian Bobeck	Medium	Ongoing
County Parks 50th Anniversary Planning	Todd Marts	High	Ongoing
Secure a Partner in the Park / Paint Mines	Dana Nordstrom		Completed
Expand the Use of QR Codes for Donations in County Parks	Dana Nordstrom	Medium	
Create a Social Media Marketing Plan	Dana Nordstrom		Completed

**Community Services Department
Parks / Recreation & Cultural Services Divisions
June 2021 Monthly Report**

<u>Facility Revenue Totals To Date</u>		<u>2021</u>				<u>2020</u>	<u>2019</u>	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 147,369	\$ 32,631		\$ 74,985	\$ 137,994	
County Fair / Fairgrounds		\$ 301,000	\$ 94,904	\$ 206,096		\$ 87,119	\$ 142,961	
Total		\$ 481,000	\$ 242,273	\$ 238,727		\$ 162,104	\$ 280,955	
<u>Fundraising Revenue</u>		<u>2021</u>				<u>2020</u>	<u>2019</u>	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 83,000	\$ (8,000)		\$ 20,000	\$ 85,000	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 58,750	\$ (13,750)		\$ 37,500	\$ 30,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 41,178	\$ (31,178)		\$ 23,098	\$ 20,750	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 6,445	\$ 18,555		\$ 10,680	\$ 5,327	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 15,000	\$ 25,000		\$ 40,000	\$ 48,000	
Total		\$ 195,000	\$ 204,373	\$ (9,373)		\$ 131,278	\$ 189,077	
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>						
<u>Parks Division Reservations</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>	<u>2019</u>	<u>2019</u>	
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>	
January	3	22	N/A	4	41	9	110	
February	5	233	N/A	12	879	14	546	
March	4	31	N/A	6	44	15	192	
April	157	3892	4.4	0	0	186	9519	
May	423	11907	4.1	47	274	338	18036	
June	506	14571	4.1	294	2869	517	23048	
July								
August								
September								
October								
November								
December								
Total		30656	4.2	363	4107	1079	51451	

<u>Parks Facility Reservations</u>		2021	2021	2020	2020	2019	2019	
<u>June</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes		48	96	72	120	57	343	
Athletic Fields		20	745	11	275	41	3270	
Pavilions		120	4063	65	793	119	5958	
Trails		1	175			3	30	
Vendor		3	12			3	6	
Tennis Courts								
Vita Course								
Meeting Room		4	30	4	34	11	109	
<u>Black Forest Regional Park</u>								
Athletic Fields		19	1075			20	3450	
Pavilions		20	454	13	229	28	1250	
Vendor								
Tennis Courts		32	128	31	124	33	132	
<u>Falcon Regional Park</u>								
Baseball Fields		34	850			24	480	
<u>Fountain Creek Regional Park</u>								
Athletic Fields						5	300	
Pavilions		38	1339	17	166	36	1757	
Trails								
Disc Golf Course		1	72					
Vendor								
<u>Fox Run Regional Park</u>								
Athletic Fields		31	1365	5	125	13	680	
Gazebo		10	485	9	219	9	550	
Warming Hut		7	75	11	149	8	97	
Pavilions		81	2859	40	522	85	3910	
Trails		2	21	1	10	1	30	
<u>Homestead Ranch Regional Park</u>								
Pavilions		19	470	6	60	14	452	
Athletic Fields		2	100			1	200	
Trails		1	100					
<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>		13	57	9	43	6	44	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		506	14571	294	2869	517	23048	

<u>Fairgrounds Facility Reservations</u>		2021	2021	2021	2020	2020	2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		0	0		9	478	8	447
February		6	178		12	271	16	782
March		8	459		3	170	17	846
April		20	1208		0	0	23	3213
May		16	1496		0	0	15	3519
June		12	1921		21	325	29	2931
July								
August								
September								
October								
December								
Total		62	5,262		45	1,244	108	11,738
<u>Fairgrounds Facility Reservations</u>		2021	2021	2020	2020	2019	2019	
<u>June</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	20			1	20	
FAB Board Meeting		1	26	1	5	1	46	
Livestock Sale Committee Meeting		1	20					
Calhan Posse Meeting		1	15					
Ducy's Kids Camp		1	80					
Senior Dinner						1	38	
COC Meeting						1	20	
Garza Farms						7	56	
Pikes Peak Library						3	13	
Darrell West-Family Reunion						1	50	
Fair - Pre-Sale						1	50	
<u>Track</u>								
Race		2	1600	20	320	1	2173	
<u>Barns</u>								
<u>Livestock Arena</u>								
Colorado Cowboy Rodeo		2	120					
<u>Grounds -</u>								
<u>Whittemore - Fairgrounds</u>								
Golden Prairie 4-H Club Meeting		1	20					
<u>Arena</u>								
Barrel Race Qualifier		2	40					
Month Total Fair Facility Reservations		12	1,921	21	325	17	2466	

<u>Vandalism Report</u>								
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>				
Fence damage	1/13/2021	Bear Creek Dog Park	Central District	\$1,400				
Graffiti	1/5/2021	Rainbow Falls	Central District	\$1,625				
Graffiti	1/2/2021	Widefield	Restroom	\$75				
Graffiti	1/16/2021	Widefield	Restroom	\$75				
Torn out playground safety surface, drilled holes	1/20/2021	Widefield	Playground	\$200				
Graffiti	1/7/2021	Widefield	Restroom	\$75				
Careless driver fence damage	1/29/2021	Rainbow Falls	Central District	\$900				
Sink smashed with rock	2/20/2021	Fox Run	Warming Hut	\$200				
Kiosk vandalized and bent	2/1/2021	Forest Green Open Space	North District	\$1,650				
Several glass blocks broken out off wall	2/2/2021	Homestead Ranch	Restroom	\$2,650.00				
14 incidents - vehicles driving / donuts on fields	2/1 - 28/2021	Fox Run	Multi Use Fields	\$1,400				
1 vehicle driving / donuts on fields	2/1 - 28/2021	Black Forest	Multi Use Fields	\$100				
Graffiti	2/8/2021	Crews Gulch Tunnel	South District	\$100				
Graffiti	2/15/2021	Widefield Community Park	South District	\$100				
ATV trail damage	2/23/2021	Falcone Regional Park	Trail	\$300				
2 incidents - vehicles driving / donuts on fields	3/1-31/21	Fox Run	North District	\$200				
Damage to the speed bumps in the trailhead parking lot.	3/5/2021	Rock Island Regional Trail	East District	\$50				
Graffiti on memorial bench, tree, etc.	4/27/2021	Black Forest	North District	\$500				
Door to maintenance shop pried open (no theft)	4/5/2021	Homestead Ranch	East District	\$375				
Fire set to restroom	5/12/2021	Willow Springs Ponds	South District	TBD (Insurance)				
Damage to window and stucco due to rock throwing	5/19/2021	Homestead Ranch	East District	\$1,500				
Vehicle doing donuts on the field	5/18/2021	Fox Run	North District	\$100				
Graffiti in Milam Rd tunnel	5/24/2021	Black Forest	North District	\$60				
Broken window and damage to caretaker building	6/5/2021	Rainbow Falls	Central District	TBD				
Damaged/broken picnic table	6/28/2021	Widefield Community Park	South District	\$1,500				
Graffiti in Milam tunnel	6/29/2021	Black Forest	North District	\$60				
Careless driver fence damage	6/19/2021	Rainbow Falls	Central District	\$1,450				
			Total	\$16,645				
<u>Volunteerism</u>		2021	2020					
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>			
January		106	372	193	824			
February		100	468	234	1,114			
March		159	713	110	552			
April		365	1,556	86	350			
May		425	1,579	96	500			
June		299	1,421	291	974			
July								
August								
September								
October								
November								
December								
Totals		1454	6,109	1010	4,314			

		2021						
<u>June</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		41	530					
Adopt-A-Park / Trail / Volunteer Projects		230	780					
Total		299	1,421					
<u>Programming</u>		2021	2021	2021	2020	2020	2019	2019
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>	<u>Programs</u>	<u>Attendance</u>
January		25	218	4.93	45	755	40	461
February		27	230	4.96	35	550	36	2303
March		50	753	4.90	17	361	62	1060
April		58	1006	4.98	0	0	185	4928
May		84	1377	4.99	12	455	210	4415
June		68	1361	4.90	40	888	122	3937
July								
August								
September								
October								
November								
December								
Totals	800 / 21,000	312	4945	4.94	149	3009	655	17104
<u>June</u>	<u>Facility</u>	2021	2021	2021				
		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>				
Discover Bear Creek	BCNC	1	30	5.00				
Nature Explorers: Butters & Hummers	BCNC	4	41	4.90				
Little Wonders: Busy Bees	BCNC	4	70	5.00				
Sustainability Series: Water Bath Canning	BCNC	1	6					
Forest Bathing Walks	BCNC	2	8					
Night Sky Photography at Paint Mines	BCNC	1	4					
Kids Night Out: Creek Night	BCNC	1	12					
Nature Camp: Pollywogs & Potions	BCNC	5	120	5.00				
Nature Camp: Middle School Campers in CO	BCNC	5	120	5.00				
Nature Camp: Honey, I Shrunk the Campers	BCNC	3	54					
Birthday Party: All About Animals	BCNC	1	12	5.00				
Mile High Youth Corps	BCNC	1	8					
Kaaum Enterprises	BCNC	2	10					
School Camp Drop In Group	BCNC	2	44					
Awesome Arthropods	FCNC	3	99	5.00				
Walk the Wetlands	FCNC	7	184	5.00				
Nature Adventures: Underwater Wonders	FCNC	2	33	4.93				
2s & 3s Outdoors: Baby Birds	FCNC	2	25	4.93				
Active Adults: Forest Bathing Walk (reschedule)	FCNC	1	6	5.00				
Outreach: Dinosaur Resource Center Family Fun Day	FCNC	1	70					
Adult Birding Club	FCNC	2	13	5.00				
Nature Camp: Eco Engineers	FCNC	1	24	5.00				
Nature Camp: Eco Engineers at Fox Run	FCNC	1	24	5.00				
Nature Camp: CO Endangered Animals	FCNC	1	25	5.00				
Catamount	FCNC	1	27					
Kauum Enterprises	FCNC	1	10					
Community Intersection	FCNC	1	10					
Our House	FCNC	1	30					
50k50Y Hike Black Forest	BFRP	1	14	4.40				
Archery Camp Week 1	BCRP	3	32	5.00				

Rainbow Falls History Talk	RF	1	9	4.20				
El Paso Pacers	BCRP	1	6					
Homestead Ranch Concert in the Park	HRRP	1	150	5.00				
Archery Camp Week 2	BCRP	3	31	4.50				
TOTALS		68	1361	4.90				

COMMUNITY SERVICES DEPARTMENT

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

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

June 2021

General Updates:

1. Facility rentals have generated \$147,369 which is 81% of our \$180,000 annual goal.

Special Events:

1. Our first running event of the season was held on June 6th. The 10-mile distance run started at Bear Creek Regional Park and sent runners to the top of High Drive, before coming back to the finish line. Approximately 250 runners participated.
2. Sarah's Home, a local nonprofit organization held a large cornhole tournament at Bear Creek Regional Park.
3. CSU Extension held a large community event at Homestead Ranch Regional Park which included a 5K walk, a petting zoo and several food trucks.
4. The Colorado Disc Dogs held their annual dog frisbee competition at Fox Run Regional Park again. This all-day event featured fifty K9 athletes.
5. Bear Creek Regional Park was host to a large yoga event with 75 people participating. This is proposed to be the first of many outdoor yoga events thought-out the year.

6. The Skyway Homeowners Association held a community concert at Bear Creek Regional Park with 350 people in attendance.
7. Fox Run Regional Park: Earth Lacrosse and the Athletic Association of Black Forest started lacrosse and soccer practices/ tournaments this month. Over 100 kids total participated in both activities on a weekly basis.
8. Thirteen commercial photography permits were issued for the Paint Mines Interpretive Park. The permits were mostly issued for professional elopement, engagement and family photography. To date, a total of forty-two permits have been issued for commercial and night photography.
9. Adult soccer matches have started up as well in June. The field at Bear Creek Park are booked every Sunday for all-day tournaments.
10. Several companies, churches, local organizations and families received permits to include bounce houses and other large inflatable equipment into their events.

COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH / GRANTS

Monthly Report – June 2021

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Outreach News:** We have 12 new Pickleball courts open to the public at Bear Creek Regional Park, thanks to the generous support from Pikes Peak Pickleball Association and El Pomar. The new courts will provide additional opportunities for players of all ages and abilities. Pikes Peak Pickleball Association offers free lessons to beginners. To learn more: <https://pikespeakpickleball.com/free-lessons/>



2. **Partners in the Park Program:** Staff is working on signage for all of our new partners this year. Our focus will be on developing partners for Black Forest Regional Park, Rainbow Falls and Fountain Creek Regional Park. Please forward any suggestions to dananordstrom@elpasoco.com.
3. **El Paso County Fair:** We have surpassed our financial goal and sponsors have committed a record **\$92,000** towards Fair this year. Staff has spent the month of June assisting with marketing, social media posts, sponsor benefits and preparing for the VIP Reception. Please join us at the Fair, July 10 – 17.
4. **50th Parks Anniversary Celebration:** This year we will celebrate at Fox Run Regional Park for our traditional Happy Trails BBQ, Friday, August 20th. To register please go to <https://www.eventbrite.com/e/2021-happy-trails-bbq-fundraiser-at-fox-run-regional-park-tickets-154097113615>

5. Concerts in the Parks are in full swing!



The graphic features a green and yellow background with rolling hills and musical notes. The text "CONCERTS in the park" is prominently displayed. Logos for the "PIKES PEAK JAZZ AND SWING SOCIETY" and "EL PASO COUNTY PARKS 50th ANNIVERSARY 1971-2021" are included. The text "Anonymous Presents Concerts" is also present.

DATE	BAND	PARK
June 17	101st Army Rock and Country Band	Homestead Ranch Regional
July 14	New Horizons Kicks Band	Bear Creek Regional Park
July 21	Triple Play	Bear Creek Regional Park
July 22	Peak Big Band	Fox Run Regional Park
July 28	All In Jazz	Bear Creek Regional Park
July 29	Dotsero	Fox Run Regional Park
August 4	AJE Big Band	Bear Creek Regional Park
August 5	Hammerstadt Band	Fox Run Regional Park
August 11	Swing Connection Big Band	Bear Creek Regional Park
August 12	Ashlee Tatum & Longshot Revival	Homestead Ranch Regional
August 18	Jorica	Bear Creek Regional Park
August 19	UNKNOWN— Surprise!	Fox Run Regional Park
August 25	Springs Contemporary Big Band	Bear Creek Regional Park
August 26	Wirewood Station	Fox Run Regional Park
September 1	Falconaires Alumni Band	Bear Creek Regional Park
September 2	Inman Brothers Band	Fox Run Regional Park

All Concerts are 6:00pm to 8:00pm and are FREE! Donations accepted
 719-520-6977 • communityservices.elpaso.com/2021-park-concerts

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



HOLLY WILLIAMS
CARRIE GEITNER
LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division Monthly Report – June 2021

Submitted by Todd Marts, Division Manager

General

Rainbow Falls Historic Site:

In June, Rainbow Falls Historic Site had 5975 visitors, averaging 373 per day. There are safety challenges at the site because cars wanting a parking spot are waiting on Serpentine Drive, thereby blocking the road. A-Frame signs were used over the weekend of June 25-28 to prevent this, yet traffic has now adjusted by parking at Higginbotham Flats and then walking down Serpentine Drive, which created another safety hazard. Staff is meeting to try and figure out a way to alleviate this hazard. On June 12 Douglass Keithley Edmundson lead a History Talk at the falls for 9 participants, who all enjoyed the talk and learning more about the area.

Paint Mines Interpretive Park:

The Paint Mines Park Interpreters/Caretakers made 4382 visitor contacts in June, averaging about 365 a day. The Park Interpreters are doing a great job making connections to the visitors and limiting the occurrences of unwanted behavior, including drones, dogs, and climbing. The lack of restrooms continues to be a problem on busy days, where the lines can be up to 15 people. Staff has scheduled a meeting to discuss this and other items that our Park Interpreters have brought to our attention.

Projects, Fundraising & Grants:

1. 50K for 50 Years program continues to grow, with 80 participants in the program that have hiked 685 kilometers on El Paso County Park Trails as of the end of June. On the 5th we had a group of 14 join staff to hike Black Forest Regional Park and learn about the history and the work that has been done at the park after the fire. In addition, six people joined the El Paso Pacers hiking group for “seasoned” adults for a hike at Bear Creek Regional Park East this month.



Programs & Special Events:

1. Bear Creek Nature Center staff and volunteers led three weeks of nature camp in the month of June. 'Pollywogs and Potions' highlighted the "magic" that exists in the natural world and the power we all wield to appreciate and care for it. 'Honey, I Shrunk the Campers' half-day camp focused on the small things in nature such as mosses, insects and microorganisms, that make a big impact. A week of Middle School Camp included compass skills and scavenger hunt, a Bear Creek habitats bioblitz and an archery lesson led by Archery School of the Rockies. Evaluation scores averaged 5/5 and parent comments included, *"I wish I had signed my kid up for more than one week. She loved it! The schedule was perfect, and the staff was amazing!"* and *"My son saw a friend killing ants and counting how many she killed. He quickly said to her "respect nature!", and she immediately stopped. I was glad that he had the appropriate language to express what he knew was the right thing to do."*
2. Bear Creek Nature Center partnered with the CSU Extension for an 'Intro to Water Bath Canning' public workshop hosted at Bear Creek Nature Center. This was the first in a series of three 'Home Food Preservation Series' workshops to be held in partnership between CSU Extension and El Paso County Nature Centers this summer. The remaining workshops will emphasize Pickling and Pressure Canning techniques.
3. Bear Creek Nature Center staff hosted a 'Kids' Creek Night Out' in which children ages 6-11 were dropped off for the evening. The group made dinner and s'mores, enjoyed playing aquatic-themed games, and hiked to the stream to explore and learn about the aquatic life in the stream and what it can teach us about the quality of the water. These popular programs at Bear Creek Nature Center are beloved by children and their parents who get an evening to themselves knowing that their children are having fun while learning more about the natural world.
4. There were two weeks of **Archery Camp** offered in June, that were full with 12 campers per camp week. There is a total of 5 sessions of camp this summer and they are all full.
5. The first of this summer's **Concerts in the Park** series was at Homestead Ranch Regional Park on June 17 with about 150 people in attendance. One person stated on the evaluation, "I love that you are providing these concerts: I wish you have more concerts at Homestead."
6. Fountain Creek Nature Center hosted three Summer Nature Camps in June, connecting 72 children to nature while maintaining a COVID-cautious atmosphere. Campers were able to explore their natural world by splashing in the

creek, building forts, singing songs, and playing camouflage hide and seek. Meanwhile they discovered what animals are ecosystem engineers and how some animals in Colorado have become endangered and how they are being rescued.

7. Fountain Creek Nature Center was delighted to have 20 volunteers from Black Hills Energy collect litter, cigarette butts, and invasive teasel from the Cattail Marsh Wildlife area on June 26th! Austin Belcher and his team of coworkers and their families went above and beyond to make the natural area even more beautiful. Cutting back the teasel in our milkweed meadows was messy work but park visitors can expect to see more milkweed and pollinators after this cleanup by our new friends!
8. Fountain Creek Nature Center hosted six field trips between nature camp weeks, guiding 176 children from summer childcare groups through Walk the Wetlands and Awesome Arthropods. Children from throughout El Paso County were delighted with puppet shows, learned about our watershed, counted bullfrogs, and collected bugs.

COMMUNITY SERVICES DEPARTMENT

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

**PARK OPERATIONS DIVISION
MONTHLY REPORT
JUNE 2021**

Parks Planning

Capital Project Management:

Santa Fe Open Space - The acquisition process is complete. An environmental assessment, appraisal, ALTA survey and title documents were obtained in late 2016. The County Attorney provided a real estate contract which was executed by the Board of County Commissioners on May 25. Closing occurred in August 2017. The master plan process has been completed with BoCC approval in March 2021. The IFB for trail construction was issued in May 2021 with construction following in mid-summer 2021.

Ute Pass Regional Trail - El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. Stantec Consulting Services was selected to complete the design of the Ute Pass Regional Trail. A survey was completed, and regulatory approvals have been initiated. A 30% design and engineers construction estimate were developed in January 2020 and presented to CDOT and CSU. The estimate indicated that the grant funds were not adequate to construct the entire portion of the trail. Staff met with CDOT in February 2020 and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. Rights-of-way research and coordination with the USFS and City of Colorado Springs is ongoing. Final design is anticipated to be completed summer 2021.

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



Paint Mines Interpretive Park - The Paint Mines Interpretive Park Restoration Project was awarded to Smith Environmental & Engineering in September 2020. Construction began in November after State Historic Preservation Office (SHPO) clearance. The contractor has completed the parking lot expansion, installation of drainage culverts, signage, and fencing. The trail resurfacing is complete. The SE parking lot has been closed and is being used for staging, but the main parking lot and overlook lot are open. Substantial completion was issued in May 2021 but storm damage from heavy rains in June are prompting the need to complete additional work.

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. Court surfacing was completed May 2021 and minor site improvements completed June 2021. The courts were officially opened for play June 26.

Bear Creek Regional Park Restroom– Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. A design contract was awarded to Tremmel Design Group (TDG) in May 2020. A kickoff meeting was held in May with preliminary concepts reviewed in June. A 60% design development plan set was delivered in September. Public input via website and sign postings was completed in October. Final design was completed in December 2020. Construction drawings were submitted to the Pikes Peak Regional Building Department in January and approved in April. An IFB to construct the restroom was advertised in January and awarded to Raine Building in early May. Construction started in May and is anticipated to be completed this summer.

El Paso County Fairground ADA Walkways – A Community Development Block Grant (CDBG) was received in September 2020 to add accessible walkways to the County fairground complex. An IFB was issued in February 2021 and awarded to Olgoonik General in April 2021. Project was completed in June 2021.

Planning:

Fountain Creek Regional Park Master Plan / Phase I Improvements - All major improvements have been completed, including the Fountain Creek Dog Park shade shelter. The dog agility equipment is the only remaining project component, scheduled for completion in summer 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 picnic pavilions was completed in March 2021. CDBG grant closeout was completed in April.

Kane Ranch Open Space Master Plan / Phase I Improvements – The project was awarded to Veltrans in the amount of \$347,280. Phase I construction is complete. Seeding and erosion blanket has been completed. The site is currently being monitored for vegetation growth. Top Notch Fencing

has completed the removal and replacement of the existing property line fencing. Additional post and cable fencing will be added to the new trailhead parking area with anticipated completion mid-summer.

Flood Recovery:

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

Other:

Development Permit Application Reviews - Staff reviewed six development permit applications to be presented for endorsement at the July PAB meeting and provided internal administrative comments for an additional 10+ applications during June.

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

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

Grants for Capital Projects - EPC Parks has been awarded the following grants: \$165,000 2019 CDBG grant for Phase II Improvements at Widefield Community Park; \$350,000 2020 GOCO grant for Falcon Phase II; \$164,700 2020 CDBG grant for Fairgrounds walkway improvements.

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – While the month of June commenced with near record setting heat, extremely dry conditions, and new water wise requirements in place, Bear Creek Regional Park started to show signs of distress. However, with attentive irrigation scheduling, unseasonably cool June temperatures, and another round of moisture, the turf in Bear Creek Park rebounded quickly.

After many months of anticipation, the Bear Creek pickleball courts are finally open for play. Maintenance staff completed parking lot and landscape improvements, and on June 26th, the ribbon cutting ceremony was held bringing this lengthy project to completion. All Central District staff are greatly appreciated for their tireless efforts in completing this stage of the project!

The Park Operations team continues to meet with Raine Construction regarding the installation of the new restrooms at Bear Creek West. This project is underway and should be completed within the next few months.

With COVID capacity restrictions lifted, pavilion rental and park usage has increased. Staff members continue to stay busy with daily cleaning of park facilities, as well as weekly mowing and trimming of the irrigated turf areas. Native mowing and weed control remain necessary due to continued precipitation.

An increase in illegal camping is noticeable throughout the park. Additional efforts by staff to monitor and clean popular camping areas has been required during this reporting period.

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.

With assistance from our Support Services Supervisor, Scott Myers, parking lot striping was completed.

Staff members spent time in the park removing noxious weeds, mowing the small dog park and agility areas, as well as trimming fence and ditch lines.

Rainbow Falls Historic Site – The Recreation and Cultural Services Division reports a high volume of park users with parking still creating major challenges. Maintenance staff continues to provide weekly visits to monitor security cameras, remove trash, check portable restrooms, and monitor the site for new graffiti.

Once again, a careless driver has managed to crash into the entrance gate, damaging two panels of fencing and one post. The weekend repair efforts of Support Services Supervisor, Scott Myers, allowed the site to remain open. A contractor was secured to complete permanent repairs.

Downtown Facilities – Downtown staff members remain busy with general maintenance tasks including mowing, trimming, and weed control.

At the request of Citizens Service Center team, the Downtown team removed multiple large shrubs from in front of the DMV kiosk, allowing for better visibility and easier access. Staff also added 15 tons of rock mulch and numerous boulders to the entrance bed at CSC.

Jones Park – 2021 planning efforts regarding maintenance and grant funding are in full swing. Discussion with RMFI have helped identify funding sources and prioritize maintenance objectives. Staff continues to work through the master planning process.

Ute Pass Regional Trail – Staff removed trash and debris from trail corridors and trailheads. Mowing and trail improvement operations will take place during the next reporting period.

East District:

County Fairgrounds – It has been a busy month at the County Fairgrounds. The CDBG funded ADA walkway project was completed and the Facilities Department completed paving of the north parking lot which will serve as the ADA accessible parking lot during the County Fair and throughout the year. These projects were completed near the end of the month and staff assisted with various punch list items.

The primary focus for staff throughout the rest of June has been preparing for the 2021 El Paso County Fair. We have run into a few hiccups, but we are steadily making progress on having the

Fairgrounds ready. The Fairgrounds team received a large boost from 4-H volunteers in reaching these goals.

Homestead Ranch Regional Park – The team continues to deal with irrigation issues. Staff had a broken hydrant line and a main line break that were both repaired this month.

We have received several compliments on the landscape project. Many park visitors have told us how much they appreciated the work and how great the park looks.

Falcon Regional Park – Staff continues to attend weekly onsite progress meetings with contractors as phase two construction progresses.

Paint Mines Interpretive Park – A new kiosk was ordered for Paint Mines and was received late this month. We plan on installing the cash donation post as well as the new kiosk at the end of July following County Fair.

North District:

General Information – Would like to recognize Issac Nabeta and Jonathan Mandry for their response and assistance with a large vehicular accident next to Black Forest Regional Park. Their quick response in contacting emergency services, providing medical attention, controlling the scene, and assisting first responders as they arrived onsite was a job well done!

Fox Run Regional Park – EPC Wildland Fire continues to assist our district with fuel mitigation and general forestry improvements. Projects in Fox Run have temporarily been put on hold as our team is focused on providing quality customer service as we work through personnel shortages. Staff fertilized and aerated all turf areas, graded all roads and parking lots from recent rains, replaced split rail fence, mowed native areas, repaired irrigation breaks, installed a memorial bench, replaced old valve boxes, installed new Adopt-a-Park signs, hung fair banners, and installed the lake fountain. EPC Facilities assisted staff with electrical repairs in the Pine Meadows area and all power to electrical lighting has been restored.

The Denver well, which supports the irrigation system and refills the two lakes in Fox Run has been repaired. Upgrades include a larger well pump to alleviate water demands in the park. We have seen dramatic improvements in the irrigation system and the replenishing of water in the upper lake. Our new well provides 95 gallons a minute compared to our historical 55 GPM, allowing us to irrigate more frequently and reduce the time it takes to complete an irrigation cycle.

Black Forest Regional Park – The irrigation well has undergone replacement and has higher water pressure than previous years. Staff continues to struggle with irrigation controller communications. We have updated and repaired controller boards but have had little luck with communication improvements. There are also challenges with zones not corresponding to programmed irrigation cycles, requiring staff to run zones manually. Staff completed native mowing and trimming, pressure washed restrooms and pavilions, hung fair banners, installed new Adopt-a-Park signs, and made repairs to the playgrounds. We also had to repaint a large tunnel under Milam Road due to extensive graffiti.

Pineries Open Space – Our team continues to monitor the trail system for potential hazard trees. While patrolling trail corridors efforts are made to remind guests of park rules. Trash removal from native park areas continues to be high priority at this property. Staff graded all roads and parking lots, hung fair banners, and has completed the installation of a secondary main park sign that is visible to southbound traffic.

Santa Fe Regional Trail — Native mowing, spraying, and pulling weeds along the Santa Fe Trail and trailheads continues to be a focus. Other completed tasks include installation of new Adopt-a-

Park signs, fair banners, and a new memorial bench near Palmer Lake. There has also been a consistent depositing of trash from new residential housing construction on the west side of Old Denver Highway. Staff continues to monitor and remove trash as necessary.

Black Forest Section 16 – Staff completed parking lot grading following recent severe rainstorms.

Patrols of the perimeter trail are performed daily and any individuals with their dogs off leash are informed of County policies.

Palmer Lake – Staff repaired split-rail fence posts and graded the entry road and all parking lots.

Forest Green Open Space – Routine patrols were conducted to remove trash and check property conditions.

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

South District:

General Maintenance – The South District continues to struggle with limited personnel. Our full-time staff has been down by 50% requiring our team to focus on priority maintenance tasks and maintaining customer service standards. Our team's primary focus has been mowing active use areas, performing public water system testing, facility maintenance, and maintaining irrigation systems. We are making progress with acquiring additional staff members as our new Park Maintenance District Supervisor will begin on July 9th. We're hoping to fill a recently vacated Park Maintenance II position soon, and highly anticipate the return of our Park Maintenance III employee.

Despite challenges with being short staffed we were able to provide support for an art mural project at Widefield Community Park. The art mural covered a section of tunnel prone to graffiti and we hope guest will respect the artwork and vandalism will decrease.

Our team also installed two new park benches at Fountain Creek Dog Park. The new benches provide a sitting area under a recently installed shade structure. These amenities provide guests with an option to take a break and sit in the shade while watching their pets enjoy the park.