

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, June 9, 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. Lois Landgraf, New Park Advisory Board Member		Chair	
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)		Chair	
6. Development Applications			
A. Ridge at Lorson Ranch PUDSP		Jason Meyer	Endorsement
B. Falcon Meadows at Bent Grass Filing No.1		Greg Stachon	Endorsement
C. The Retreat at TimberRidge Filing No. 2 Final Plat		Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7. Information / Action Items			
A. Park Lands Agreement – GTL, Inc. Estates at Rolling Hills Ranch Filings No. 1 and 2		Ross Williams	Endorsement
B. Park Lands Agreement – GTL, LLC. Rolling Hills Ranch Filings No. 1, 2, and 3		Ross Williams	Endorsement
C. Park Lands Agreement – COLA, LLC. The Trails at Aspen Ridge Filings No. 2 and 4		Ross Williams	Endorsement
D. Pikes Peak Birding & Nature Festival		Theresa Odello	Information
E. 2021 El Paso County Fair Update		Dayna Buffington	Information
8. Monthly Reports		Staff	Information
9. Board / Staff Comments			
10. Adjournment			

RECORD OF PROCEEDINGS

*Minutes of the May 12, 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)
Julia Sands de Melendez
Terry Martinez (via TEAMS)
Jim Cassidy
Susan Jarvis-Weber

Staff Present:

Brian Bobeck, Park Operations Division Manager
Todd Marts, Recreation / Cultural Services Manager
Greg Stachon, Landscape Architect
Ross Williams, Park Planner

Absent: Kiersten Steel, Toby Levin

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: **Julia Sands de Melendez made a motion to approve the meeting agenda. Alan Rainville seconded the motion. The motion carried 7 - 0.**
3. Approval of Minutes: **Julia Sands de Melendez made a motion to approve the April 14, 2021 meeting minutes. Alan Rainville seconded the motion. The motion carried 7 - 0.**
4. Introductions and Presentations:

A. Julia Sands De Melendez Proclamation

Mrs. Julia Sands de Melendez served as a Commissioner District #1 representative on the El Paso County Park Advisory Board from January 2016 to May 2021. Chair Ed Hartl and the entire board expressed their gratitude for her many years of service to the community.

Alan Rainville moved to approve the proclamation. Jim Cassidy seconded the motion. The motion carried 7 - 0.

B. 50th Anniversary of El Paso County Parks Proclamation

Todd Marts stated that in the 1960's, El Paso County was experiencing significant population growth and citizens were becoming increasingly concerned about the lack of

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Ridge at Lorson Ranch PUDSP
Agenda Date: June 6, 2021
Agenda Item Number: #6 - A
Presenter: Jason Meyer, Planning Supervisor
Information: **Endorsement:** X

Background Information:

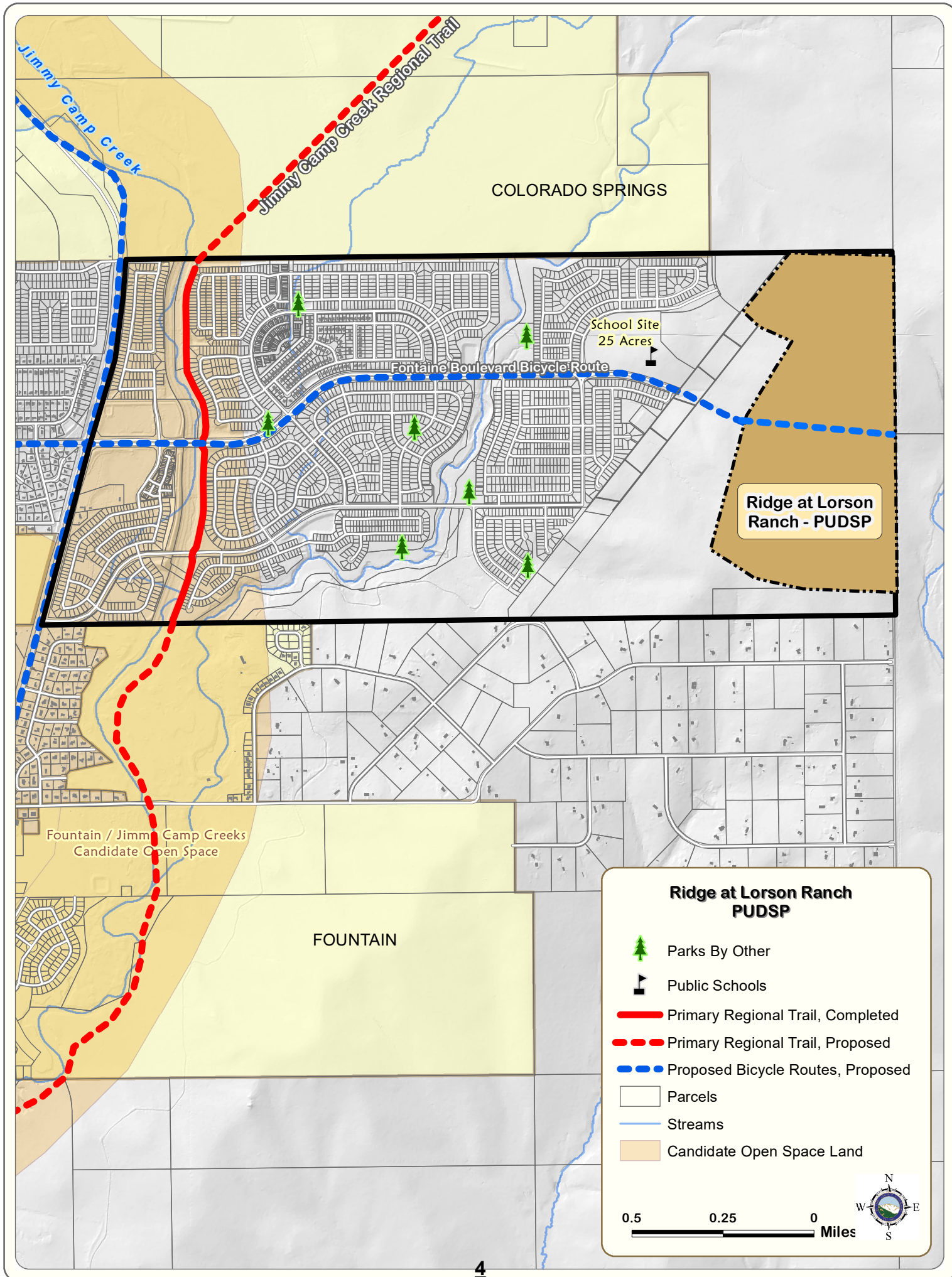
Request by Lorson, LLC for approval of Ridge at Lorson Ranch Planned Unit Development Plan and Preliminary Plan. The project site is located along the eastern edge of the larger Lorson Ranch development and is one of the final undeveloped areas within Lorson Ranch.

The site consists of 206.47 acres and includes 994 single-family residential lots on 121.87 acres, open space tracts totaling 27.33 acres, and public rights-of-way totaling 57.27 acres. This site is currently zoned RLM (Residential Low/Medium 4-6 DU/Acre) as illustrated on the Lorson Ranch Minor Sketch Plan Amendment which was approved on April 21, 2016. Staff notes that there are acreage discrepancies between the letter of intent and the PUDSP drawings and requests that they be corrected.

Open Space dedications total 27.33 acres, or 13.24% of the project site which meets the minimum 10% dedication for PUD zoning. This includes several open space / landscape / parks tracts totaling 20.89 acres (10.12%) located along the eastern edge of the subdivision, narrow tracts along Fontaine Blvd, Walleye Drive, and several internal tracts within the project area. The remaining open space tracts include the overhead powerline easement which totals 6.43 acres (3.12%). Staff does note however, that while the applicant is meeting the open space dedication for PUD zoning, staff is unable to determine if the applicant has provided the correct allocation of open space dedications as outlined in the approved Lorson Ranch Minor Sketch Plan Amendment.

According to the Lorson Ranch Minor Sketch Plan Amendment (2016) the minimum overall open space dedication is to total 212 acres (15%). At this time, the applicant has not demonstrated that this requirement has been met. Since the Ridge at Lorson Ranch is one of the last remaining areas within Lorson Ranch to be developed, staff asks that the applicant provide a summary of open space dedications to ensure that the appropriate open space dedications for Lorson Ranch are being provided.

The El Paso County Parks Master Plan shows no County regional trails within the Ridge at Lorson Ranch project area. The Jimmy Camp Creek Regional Trail is 1.70 miles west of the project area. The Fontaine Blvd Bicycle Route bisects the site and will be accommodated with the right-of-way for Fontaine Boulevard. Staff notes that a non-



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Falcon Meadows at Bent Grass Filing No.1

Agenda Date: June 9, 2021

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

NES, Inc., on behalf of Challenger Homes, Inc., is requesting approval of the Falcon Meadows at Bent Grass Filing No.1 Final Plat for 71 single-family residential lots on 21.28 acres. This is the first filing of the larger Bent Grass PUD and Preliminary Plan which totals 135.92 acres. The PUD and Preliminary Plan includes 387 single-family lots; 25 tracts for open space, trail corridors, and drainage; and public rights of way. The site is located west of Falcon, northwest of the intersection of Woodmen Road and Meridian Road, and is located within the Falcon-Peyton Small Area Master Plan area.

The 2013 El Paso County Parks Master Plan shows the proposed Woodmen Hills Secondary Regional Trail on the eastern edge of the project site. Staff notes that a "proposed trail" is shown on the grading plan but not on the plat. A 25-foot trail easement will need to be shown on the final plat through Tracts B,C,D,E that follows the west side of the proposed drainage channel and connects to the future trail north of Bent Grass Meadows Drive. No other parks, trails, or open space are impacted by this development, and the project site is not located within any candidate open space area.

The Bent Grass Filing No.1 Final Plat shows 5.92 acres dedicated for open space purposes which is 27% of the overall site. This meets the 10% open space dedication requirement for PUD zoning. These tracts include a drainage channel, floodplain, trail, and utility corridors.

Staff recommends fees in lieu of land for regional park purposes in the amount of \$32,660, and urban park fees in the amount of \$20,590. These fees will be due upon recording of future final plat(s).

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the 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). A park lands agreement may be an

acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the final plat.

Development
Application
Permit
Review



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

May 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:	Ridge at Lorson Ranch - PUDSP	Application Type:	PUDSP
PCD Reference #:	PUDSP216	Total Acreage:	206.47
		Total # of Dwelling Units:	994
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	12.04
Lorson, LLC	Matrix Design Group	Regional Park Area:	4
212 N. Wahsatch Ave	2435 Research Parkway	Urban Park Area:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS	Urban Density (> 1 Dwelling Unit Per 2.5 Acres):	YES
Regional Park Area: 4	Urban Park Area: 4	
0.0194 Acres x 994 Dwelling Units = 19.284	Neighborhood: 0.00375 Acres x 994 Dwelling Units = 3.73	
Total Regional Park Acres: 19.284	Community: 0.00625 Acres x 994 Dwelling Units = 6.21	
	Total Urban Park Acres: 9.94	
FEE REQUIREMENTS		
Regional Park Area: 4	Urban Park Area: 4	
\$460 / Dwelling Unit x 994 Dwelling Units = \$457,240	Neighborhood: \$114 / Dwelling Unit x 994 Dwelling Units = \$113,316	
Total Regional Park Fees: \$457,240	Community: \$176 / Dwelling Unit x 994 Dwelling Units = \$174,944	
	Total Urban Park Fees: \$288,260	

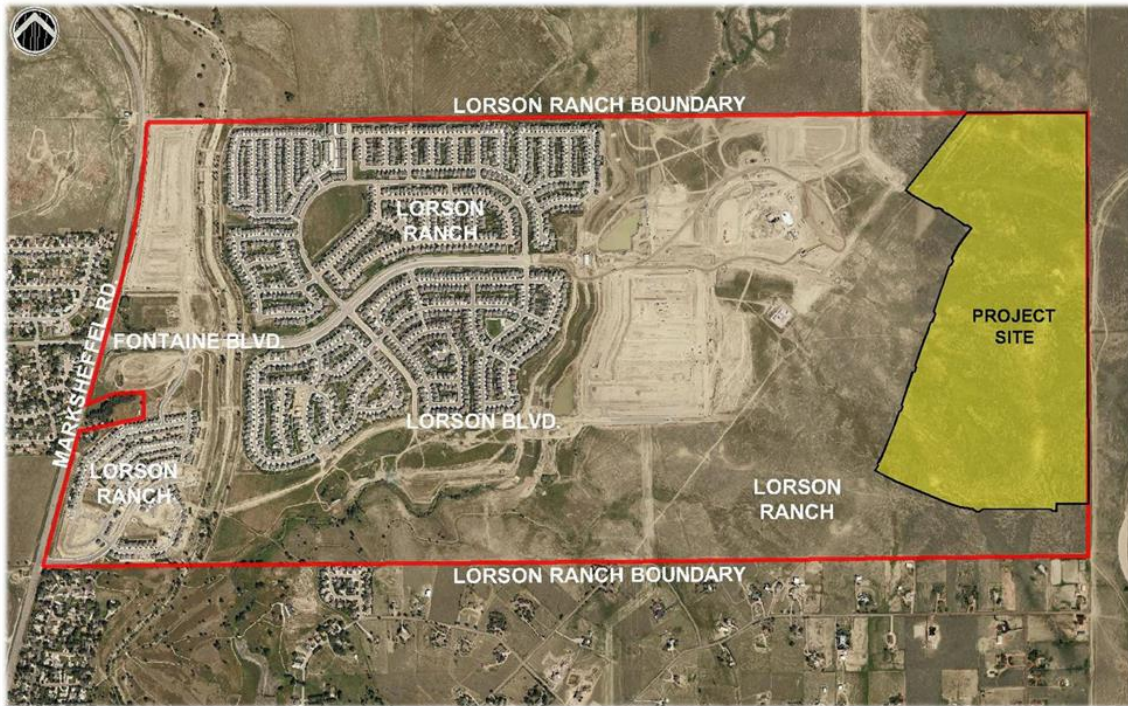
ADDITIONAL RECOMMENDATIONS

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 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).

Park Advisory Board Recommendation:

**RIDGE AT LORSON RANCH
LETTER OF INTENT
Planned Unit Development, Preliminary Plan & Early Grading**

April 19, 2021



PREPARED FOR:

Lorson LLC et/ al
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903

PREPARED BY:

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



Owner/ Applicant: Lorson LLC, Love In Action,
Lorson LLC Nominee for Lorson Conservation Invest 2 LLP
212 N. Wahsatch Ave., Suite 301
Colorado Springs, CO 80903
Office: (719) 635-3200

Planner: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Office: (719) 575-0100

Civil Engineer: Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
Office: (952) 303-4212

Tax Schedule No: 5500000371, 5500000367, 5500000368, 5500000369, 5500000370,
5500000274, 5500000275

Site Location, Size, Zoning:

Matrix Design Group, on behalf of Lorson LLC, is respectfully submitting development applications for the proposed Ridge at Lorson Ranch project to include a combined PUD Development Plan/ Preliminary Plan, request for early grading, and request for sufficiency of water findings to permit future administrative review of final plats. The site is 206.473 acres with 994 single family detached residential lots located in the eastern portion of Lorson Ranch. The Ridge at Lorson Ranch is a continuation of the Lorson Ranch development. The site is currently zoned PUD with a density cap of 4-6 DU/ Acre. The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts RLM (Residential Low/ Medium 4-6 DU/ Acre). The proposed PUDSP application submittal includes 994 new single family lots on 206.473 acres for a density of 4.81 DU/ Acre and is in compliance with the approved Sketch Plan.

The site is bordered by the recently approved Hills at Lorson Ranch and in progress Skyline at Lorson Ranch developments to the west; vacant Lorson Ranch property to the south; vacant land to the north; as well as A-35 zoned land (Ag grazing) and A-35 RR-5 State of Colorado lands to the east. The parcel that makes up this submittal is vacant with no existing buildings, structures, or facilities. The site contains no natural drainage ways or significant natural features.

Request & Justification:

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan (PUDSP); a Pre-Development Early Grading Request; and request for administrative review of future final plats as part of the findings of water sufficiency as part of this PUDSP submittal. The necessary public rights-of-way for any public roadways will be

provided for review and approved for use with the final plat for the Ridge at Lorson Ranch. The PUD Development and Preliminary Plan shows the general concept for the design of the single-family detached residential community and open spaces, as well as identify the development standards for the proposed residential product types. The plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Since the site is quite large and grading operations are expected to be substantial, the early grading request will permit grading operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat.

The proposed PUDSP illustrates 994 new detached single-family residential units on 206.473 acres for a density of 4.81 DU/ Acre. The PUDSP includes 27.335 acres of park space, open space and landscape area; 47.914 acres of new public streets right-of -way; and 9.355 acres of R.O.W. reservation for future Meridian Road. The site layout incorporates a mix of lot sizes to include: 50' x 110' (5,500 SF); 60' x 110' (6,600' SF); and 45' x 85' (3,825 SF). All streets shall be public, permitting on-street parking, with corner lots for all unit types designed with additional corner lot width to accommodate sight distance and sidewalk requirements. In addition to the on-street parking, each lot will provide a full-length driveway for off-street parking. There shall be no direct access to any arterial or collector streets. Fontaine Blvd. as well as Lorson Blvd. are designed to handle existing and proposed traffic expected within the Lorson Ranch community. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Lorson Ranch development, open space and community connections are planned providing access to open space corridors such as Jimmy Camp Creek to the west, a pocket parks and the adjoining neighborhoods. This is achieved via planned trails through open space tracts, internal sidewalks, and the existing utility/ powerline easement While the PUDSP drawings illustrate a single phase due to major utility infrastructure needs, the platting of individual lots and construction of housing may occur in phases based on market trends. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

El Paso County PUD Section 4.2.6(D) Approval Criteria, Water Master Plan, Highway 94 Small Area Plan, 1998 El Paso County Policy Plan, and El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria:

The purpose of the PUD is to provide the information necessary to rezone a property to the PUD Zoning district and to provide a graphical representation to serve as the zoning of the property after approval. The PUDSP sets forth the stated purpose of the PUD Zoning and Preliminary Plan Criteria through illustrated detailed use design, dimensional and development standards, utility connections, landscaping and other important site improvements.

The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as a framework for land use applications and development in the County. The County Wide Policy Plan ties the specific small area plans, and other Master Plan elements such as the Water Master Plan, Master Plan for Mineral Extraction, El Paso County Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy Plan provides general direction in terms of water use, density, buffers, transitions, and



infrastructure where no small area plan exists. Ridge at Lorson Ranch PUDSP meets the requirements of these planning tools as outlined in more detail within the sections below.

The Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001) illustrates the proposed PUDSP area as RLM (Residential Low/ Medium) with a permitted density of 4-6 DU/ Acre. The PUDSP submitted with this application remains consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 994 new single family lots on 206.473 acres for a density of 4.81 DU/ Acre.

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

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

The proposed PUDSP will not have a negative impact upon the existing and future development of the area, but rather continue with the planned sequencing of phasing and development. This design approach supports *Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County* and *Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.*

The proposed single family residential use will not overburden the capacities of existing or planned roads, utilities or other public features, drainage, police protection, emergency services, and water/ wastewater services as these services have been planned for in advance and are adequately sized to meet the demands of this phase and other future phases. A sufficient water supply has been acquired from the Widefield Water & Sanitation District and can provide the water necessary for the proposed 994 units. In addition, a wastewater system has been established and can adequately serve the proposed units. Please refer to the water and wastewater reports for more information.

By providing open space areas and extending existing utility services already approved and in place, Ridge at Lorson Ranch supports *Policy 6.1.5: Support the development of well-planned mixed-use projects* and *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.*

A "Geology and Soils Report, The Ridge at Lorson Ranch, El Paso County, Colorado" (RMG-Rocky Mountain Group, March 22, 2021) is included with the submittal package. As part of this report, 134 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic

constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, radon, and erosion. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. In addition to the previously identified mitigation alternatives, surface and subsurface drainage systems should be implemented. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

2003 Highway 94 Comprehensive Plan

Per the Highway 94 Comprehensive Plan Map 8.1, the portion of Ridge at Lorson Ranch located north of Fontaine Blvd. is within Sub-Area 4 of the 2003 Highway 94 Comprehensive Plan. The remaining areas of the Ridge at Lorson Ranch are outside the Highway 94 planning study area.

Sub-Area 4 is characterized as the Colorado Centre and calls for higher intensity land uses that will blend with the existing Colorado Springs character. This proposal meets several of the Highway 94 plan's goals, including:

-Goal 1. Guide growth in a manner that respects the emerging needs of the community....:

Lorson Ranch provides valuable and affordable housing to the Fountain Valley area. Lorson Ranch also provides housing along existing major transportation corridors such as Marksheffel Rd.

-Goal 2. Achieve a desirable and efficient use of the land while enhancing the physical environment through functional and compatible land use configurations:

This site was previously approved for residential uses and this PUDSP continues the existing pattern of residential development.

-Objective 2.2: Ensure that the nature and intensity of proposed development are consistent with the Land Use Map and Sub-Area scenarios:

-Goal 3. Ensure that residential development is appropriate for the Planning Area:

Ridge at Lorson Ranch continues the existing development pattern already approved, built, and thriving elsewhere in Lorson Ranch.

El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;* The site is partially located within the Highway 94 comprehensive plan and meets the Highway 94 Plan's goals as listed above.
2. *The subdivision is consistent with the purposes of this Code;* The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;* The subdivision is in conformance with previously approved 2016 minor sketch plan amendment for Lorson Ranch. The proposed project maintains a density of 4-6 DU/ acre as illustrated on the approved sketch plan.

4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);* A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. WWSD provided water commitment letters have been included as part of this application indicating capacity to provide sufficient quantity and quality of water 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 by the Widefield Water and Sanitation District. WWSD provided commitment letters have been included as part of this application indicating capacity to provide wastewater disposal services 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 the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];* A "Geology and Soils Report, The Ridge at Lorson Ranch, El Paso County, Colorado" (RMG- Rocky Mountain Group, March 22, 2021) is included with the submittal package. As part of this report, 134 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, radon, and erosion. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. In addition to the previously identified mitigation alternatives, surface and subsurface drainage systems should be implemented. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.
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;* Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A preliminary drainage report for this development has been included for review and approval by El Paso County.
8. *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;* The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. The Ridge at Lorson Ranch includes the continuation of two major roadways, the eastward extension of both Fontaine Blvd. and Lorson Blvd. The extension of these roadways will provide the necessary points of ingress/ egress for this development and create

numerous circulation routes through internal neighborhoods. Fontaine Boulevard is planned to connect to future Meridian Road and R.O.W. has been extended to accommodate the future connection. As part of this extension, future R.O.W. for Meridian Road has been provided. However, due to steep grades and intersection spacing concerns Lorson Boulevard is not currently proposed for connection to future Meridian Road. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the access points provided. Public sidewalks will be constructed as necessary to provide pedestrian connections throughout the development.

9. *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; Legal and physical access will be provided to all parcels by public rights-of-way.*
10. *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities; While there are no major recreational facilities such as large playfields proposed within Ridge at Lorson Ranch, the project site is proposing neighborhood pocket parks, trails and pedestrian connections to existing trail systems within Lorson Ranch East.*
11. *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be 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 anticipation of development such as this for multiple years. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.*
12. *The subdivision provides 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 fire protection district commitment to serve this development has been provided.*

13. *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.* The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code. There are no proposed deviation requests at this time.

EL PASO COUNTY WATER MASTER PLAN:

Ridge at Lorson Ranch is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Lorson Ranch filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within Ridge at Lorson Ranch. The WWSD has provided an intent to serve commitment letter for the proposed 994 units and landscaping. The Ridge at Lorson Ranch will seek the Colorado State Engineer's sufficiency of water finding for both quantity and quality as part of this PUDSP permitting administrative review of future final plats.

Ridge at Lorson Ranch is located in Pressure Zone 6 (upper zone). WWSD has an existing 16" diameter potable water main in Grayling Drive, Walleye Drive, and a Booster Station (Rolling Hills Booster Pump Station) located on the north side of Grayling Drive east of Lamprey Drive. In addition, a 12" water main is constructed from Lorson Ranch to an offsite water tank (Rolling Hills Tank) which will serve this development.

The WWSD has a regional lift station south of Lorson Ranch at Marksheffel Road and Mesa Ridge Parkway that will be used to provide wastewater gravity service to Lorson Ranch. Existing sanitary sewer has been stubbed out to this site from Lorson Ranch East and will provide gravity sewer service to the site.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three year average demand is 2615 ac-ft per year which is 49.6% of the existing physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single family lot. This subdivision also includes irrigation for 6.27 acres of fully irrigated landscaping (park) and 6.58 acres of partially irrigated landscaping which has been estimated at 82 single family equivalents.

The new water commitments are 376.58 ac-ft per year for the 994 lots and the landscaping (82sfe). Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected. Based on the wastewater loading, the total wastewater load projected for this site is 0.020377 MGD for the 994 lots.

The Widefield Water and Sanitation District has an excess capacity in their existing water supply system to serve this subdivision. The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.47 MGD of wastewater effluent. The proposed development will only contribute an additional 0.020377 MGD of flow to the existing plant.

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

Master Plan for Mineral Extraction:

The *1996 Master Plan for Mineral Extraction* updates and supersedes the *1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the El Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Valley Fill’ containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. The proposed project does not contain any mineral deposits of commercial value.

Total Number of Residential Units, Density, and Lot Sizes: 994 Single-Family Detached Residential Units for a density of 4.81 DU/ Acre. The site layout includes a mix of residential lot size: 50’ x 110’ (5,500 SF); 60’ x 110’ (6,600’ SF); and 45’ x 85’ (3,825 SF).

Total Number of Industrial or Commercial Sites:

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

Phasing Plan and Schedule of Development:

Ridge at Lorson Ranch will be developed as a single phase due to necessary utility commitments and infrastructure connections. The plat filings may be submitted in phases pending market demand; however major roadway and utilities will be installed with the first phase.

Areas of Required Landscaping:

The proposed PUDSP includes landscape design and streetscape planting requirements for the streetscapes along a portion of Fontaine Boulevard, Lorson Boulevard, Walleye Drive and Grayling Drive as well as for the proposed pocket park areas. The landscape design includes a mix of deciduous and evergreen trees with varying ground plane treatments for passive and active play areas. There are no landscape waivers being requested at this time.

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

Per the EPCLDC, 20.65 acres or 10% of the total site area of open space is required within the PUD zoning district. The PUDSP proposes 27.335 acres of open space, landscape area, and

pocket parks totaling 13.24% of the overall site acreage. The 27.335 acres of open space tracts include 6.439 acres of powerline easement, 18.205 acres for open space and landscape area, and 2.691 acres for pocket parks as illustrated on the landscape plans. Within the total open space tracts, there is 2.319 acres of detention area. The open space tracts include elements such as landscaping, existing natural open space to remain, trails, pocket parks and detention facilities. Of the 27.335 acres being provided with the Ridge at Lorson Ranch, 6.439 acres consist of the powerline easement. This easement forms a natural buffer within the community providing opportunities for pedestrian trail connectivity. In addition, trail corridors have been illustrated on the plans along the powerline easement providing numerous connections to adjoining neighborhoods. The total open space provided with this application is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment.

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and construction of the proposed pocket parks. Any Park Lands Agreement will be coordinated during the Final Plat process.

Types of Proposed Recreational Facilities:

While there are no major recreational facilities such as large playfields proposed within Ridge at Lorson Ranch, the project site is proposing neighborhood pocket parks, trails and pedestrian connections to existing trail systems within previous filings of Lorson Ranch.

Traffic Engineering:

Vehicular access and street layout shall be as illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. The applicant requests that platted lots within Ridge at Lorson Ranch be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution.

Ridge at Lorson Ranch includes the continuation of two major roadways, the eastward extension of both Fontaine Blvd. and Lorson Blvd. The extension of these roadways will provide the necessary points of ingress/ egress for this development and create numerous circulation routes through internal neighborhoods. Fontaine Boulevard is planned to connect to future Meridian Road and R.O.W. has been extended to accommodate the future connection. Lorson Boulevard is not currently proposed for connection to future Meridian Road due to steep grades and intersection spacing concerns. In addition, a 90' R.O.W. reservation for future Meridian Road is shown as Tracts U and V totaling 9.355 acres.

Proposed Services:

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

Impacts associated with the PUD Development Plan & Preliminary Plan:

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0976G' effective date December 7, 2018.

Site Geology: RMG has provided a Geology Soils Report with this submittal. This report has identified any potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

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

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

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

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

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Ridge at Lorson Ranch community with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Vegetation, Wildlife Habitats and Migration Routes:

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

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

- Prairie Dog
- Mule and White-Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors

- Songbirds
- Numerous Small Mammals

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

RIDGE AT LORSON RANCH

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER OF SECTION 13,
T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 994 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY: THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR RIDGE AT LORSON RANCH IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF RIDGE AT LORSON RANCH PROVIDED; HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT: TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT: WHERE THERE IS MORE THEN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

GENERAL NOTES:

- NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
- ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WIDEFIELD WATER & SANITATION DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
- ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL LOTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
FRONT: TEN FEET (10)
SIDE: FIVE FEET (5)
REAR: TEN FEET (10)
- STREET LIGHTS SHALL BE APPROVED BY EPC PCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH AND THE LORSON RANCH DESIGN GUIDELINES.
- FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR LORSON RANCH.
- INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR & SIDE YARDS, UTILITY EASEMENTS, AND DRAINAGE EASEMENTS. FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE.
- NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- NEW SIDEWALKS ARE TO BE 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PUD/PRELIMINARY PLAN.
- INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. WINDOW WELLS ARE PERMITTED WITHIN THE SIDE YARD DRAINAGE EASEMENTS THOUGH THESE SHALL NOT BE FLUSH TO THE GROUND. WINDOW WELLS SHALL BE HIGHER THAN THE ANTICIPATED DEPTH OF DRAINAGE IN THE SIDE YARD SWALES.
- GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.

STREETS:

- ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
- LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
- STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
- A DETAILED ANALYSIS OF THE NOISE IMPACTS OF FONTAINE BLVD. ON THE PROPOSED RIDGE AT LORSON RANCH RESIDENTIAL DEVELOPMENT, TO BE LOCATED WITHIN THE LORSON RANCH DEVELOPMENT IN EL PASO COUNTY, COLORADO" (LSC TRANSPORTATION CONSULTANTS INC., MARCH 19, 2021) IS INCLUDED WITH THE SUBMITTAL PACKAGE. BASED ON THE STUDY AND THE CRITERIA CONTAINED IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL, NO NOISE MITIGATION IS REQUIRED.

LANDSCAPE:

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS AND PARK LAND AGREEMENTS.
- PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
- TRAILS TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
- ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.

ARCHITECTURAL CONTROL COMMITTEE REVIEW:

- INDIVIDUAL UNIT BUILD OUT, DESIGN, AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS OF THE LORSON RANCH METROPOLITAN DISTRICT. AS WELL AS THE DECLARATION OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES. PLEASE VISIT: WWW.LORSONRANCH.COM FOR MORE INFORMATION REGARDING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE.

LEGAL DESCRIPTION:

A A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

BEGINNING AT THE INTERSECTION OF THE EAST-WEST CENTERLINE OF SAID SECTION 13 AND THE EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS FROM WHENCE THE CENTER QUARTER OF SAID SECTION 13 BEARS S89°31'44"W A DISTANCE OF 1,236.86 FEET;
THENCE N89°31'44"E ALONG SAID CENTERLINE A DISTANCE OF 1,424.38 FEET TO THE NORTHEAST CORNER OF AFORESAID SOUTHEAST QUARTER (SE 1/4) SECTION 13;
THENCE S00°13'35"E ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 2,616.98 FEET TO THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M.;
THENCE S00°11'19"E ALONG THE EASTERLY LINE OF AFORESAID NORTHEAST QUARTER (NE 1/4) SECTION 24 A DISTANCE OF 2,011.91 FEET;
THENCE S89°25'43"W A DISTANCE OF 380.07 FEET;
THENCE S00°34'17"E A DISTANCE OF 76.83 FEET;
THENCE S89°25'43"W A DISTANCE OF 46.97 FEET;
THENCE N60°34'17"W A DISTANCE OF 40.00 FEET;
THENCE S89°25'43"W A DISTANCE OF 787.32 FEET;
THENCE S61°29'50"W A DISTANCE OF 40.94 FEET;
THENCE N88°30'10"W A DISTANCE OF 44.27 FEET;
THENCE N58°30'10"W A DISTANCE OF 41.38 FEET TO A NON-TANGENT CURVE;
THENCE 319.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40";
THENCE N07°31'03"W A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;
THENCE N89°44'21"E ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56";
THENCE N88°30'10"W A DISTANCE OF 189.37 FEET BEARS N62°14'35"W;
THENCE N58°24'55"W, NON-TANGENT TO THE PREVIOUS COURSE, 79.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WALLEYE DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1" AS RECORDED UNDER RECEPTION NO. _____ IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWENTY-SIX (26) COURSES:

- THENCE N33°01'53"E A DISTANCE OF 64.00 FEET;
- THENCE N13°07'56"W A DISTANCE OF 27.70 FEET;
- THENCE N30°42'15"E A DISTANCE OF 26.72 FEET TO A POINT OF CURVE;
- THENCE N06°59'00"E A DISTANCE OF 104.80 FEET TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18";
THE CHORD OF 90.61 FEET BEARS N26°33'36"E TO A POINT OF TANGENT;
- THENCE N22°28'57"E A DISTANCE OF 349.86 FEET TO A POINT OF CURVE;
- THENCE 62.79 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10";
THE CHORD OF 62.78 FEET BEARS N20°44'22"E TO A POINT OF TANGENT;
- THENCE N18°59'47"E A DISTANCE OF 134.57 FEET;
- THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
- THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
- THENCE N18°59'47"E A DISTANCE OF 396.74 FEET;
- THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
- THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
- THENCE N18°59'47"E A DISTANCE OF 307.87 FEET;
- THENCE N23°17'08"E A DISTANCE OF 106.97 FEET;
- THENCE N18°59'47"E A DISTANCE OF 119.41 FEET;
- THENCE N63°59'47"E A DISTANCE OF 25.46 FEET;
- THENCE N18°59'47"E A DISTANCE OF 93.91 FEET;
- THENCE N26°00'13"W A DISTANCE OF 36.77 FEET;
- THENCE N18°59'47"E A DISTANCE OF 567.87 FEET;
- THENCE N22°17'08"E A DISTANCE OF 106.97 FEET;
- THENCE N18°59'47"E A DISTANCE OF 119.41 FEET;
- THENCE N63°59'47"E A DISTANCE OF 25.46 FEET;
- THENCE N18°59'47"E A DISTANCE OF 93.91 FEET;
- THENCE N23°47'26"W A DISTANCE OF 29.39 FEET TO A NON-TANGENT CURVE;
- THENCE 267.95 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14";
THE CHORD OF 266.89 FEET BEARS N29°32'04"E TO A POINT OF TANGENT;
- THENCE N38°22'41"E A DISTANCE OF 159.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE AFORESAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1";

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

- THENCE N6°37'19"W A DISTANCE OF 62.00 FEET;
- THENCE S83°22'41"W A DISTANCE OF 33.94 FEET;
- THENCE N51°37'19"W A DISTANCE OF 94.90 FEET TO A POINT OF CURVE;
- THENCE 141.30 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04";
THE CHORD OF 141.01 FEET BEARS N58°02'51"W TO A POINT OF TANGENT;
- THENCE N64°28'23"W A DISTANCE OF 56.25 FEET;
- THENCE N27°31'10"W A DISTANCE OF 33.27 FEET;
- THENCE N64°28'23"W A DISTANCE OF 50.00 FEET;
- THENCE S78°34'24"W A DISTANCE OF 33.27 FEET;
- THENCE N64°28'23"W A DISTANCE OF 122.30 FEET TO A POINT OF CURVE;
- THENCE 210.78 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02";
THE CHORD OF 210.37 FEET BEARS N58°14'52"W TO A POINT OF TANGENT;
- THENCE N52°01'21"W A DISTANCE OF 85.54 FEET TO THE AFORESAID EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT";
THENCE N38°22'41"E ALONG SAID WESTERLY LINE, 1,158.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8,993,976 SQUARE FEET (206.473 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 13 WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "NOLTE, T15S R65W, C1/4 S13, 2005, PLS 23044" AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 1 S18, 2002, RLS 31161", SAID LINE BEARS N89°31'44"E A DISTANCE OF 2663.24 FEET.

FLOODPLAIN NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER "08041C0976G", EFFECTIVE DATE "DECEMBER 7, 2018".

SOILS:

A "GEOLOGY AND SOILS REPORT, THE RIDGE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, MARCH 22, 2021) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS REPORT, 134 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND BEDROCK, FAULTS AND SEISMICITY, RADON, AND EROSION. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES. IN ADDITION TO THE PREVIOUSLY IDENTIFIED MITIGATION ALTERNATIVES, SURFACE AND SUBSURFACE DRAINAGE SYSTEMS SHOULD BE IMPLEMENTED. EXTERIOR PERIMETER FOUNDATION DRAINS SHOULD BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION INTO THE SUBSURFACE SOIL.

LAND OWNER CERTIFICATION

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

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
)SS,
EL PASO COUNTY)

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

_____, WITNESS MY HAND AND SEAL:

_____, MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

COUNTY CERTIFICATION

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

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO)
)SS,
EL PASO COUNTY)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ OF _____, 20____ AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED PER

RECEPTION NO. _____

EL PASO COUNTY CLERK AND RECORDER

LAND USE:

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT)

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

CURRENT LAND USE: AG, GRAZING LAND

PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL; PUBLIC & PRIVATE STREETS; LANDSCAPE SETBACKS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE

SITE DATA TABLE:

TOTAL SITE ACREAGE	206.473 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	994 D.U.
PROPOSED GROSS DENSITY	4.81 D.U./AC

SITE DATA TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE FAMILY RESIDENTIAL (994 LOTS)	121.869 AC	59.02%
OPEN SPACE/ LANDSCAPE/ PARKS	20.896 AC	10.12%
POWERLINE EASEMENT (OPEN SPACE)	6.439 AC	3.12%
PUBLIC STREETS RIGHTS-OF-WAY	47.914 AC	23.21%
RIGHTS-OF-WAY RESERVATION (FUTURE MERIDIAN ROAD)	9.355 AC	4.53%
TOTAL	206.473 AC	100.0%
NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 206.473 AC X .10 = 20.65 ACRES TOTAL OPEN SPACE PROVIDED IS 13.24% = 27.335 ACRES		

SHEET INDEX:

01	CS01	PUD TITLE SHEET
02	DT02	PUD TRACT MAP & DETAILS
03-04	DT03-04	PUD DETAILS
05-14	SP01-10	PUD SITE PLAN
15-24	LS01-10	LANDSCAPE PLANS

CONSULTANTS:

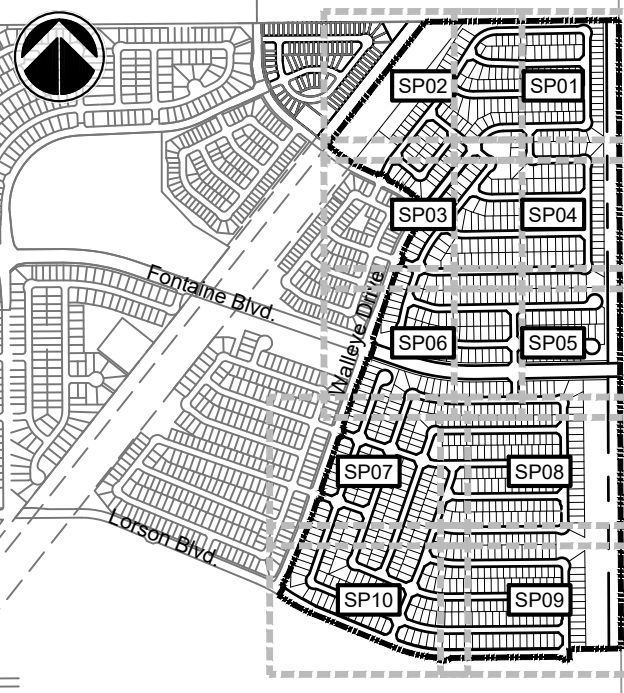
PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0206

CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55308
PHONE: (719) 575-1100

OWNER/DEVELOPER:

LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

VICINITY MAP:



PROJECT:

RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO.: 20.1129.006

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PUD TITLE SHEET

CS01

SHEET 01 OF 24

PCD FILE NO.:

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

TRACT	SIZE (SF)	LANDSCAPE/ OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	ELECTRIC EASEMENT	OWNED BY	MAINTAINED BY
A	280,487	X			X		X	LRMD	LRMD
B	54,972	X		X	X	X		LRMD	LRMD
C	125,666	X		X	X	X		LRMD	LRMD
D	7,528	X	X	X	X	X		LRMD	LRMD
E	8,177	X		X	X	X		LRMD	LRMD
F	9,129	X		X	X	X		LRMD	LRMD
G	3,850	X		X	X	X		LRMD	LRMD
H	56,346	X	X	X	X	X		LRMD	LRMD
I	86,585	X		X	X	X		LRMD	LRMD
J	12,936	X		X	X	X		LRMD	LRMD
K	43,553	X		X	X	X		LRMD	LRMD
L	15,717	X		X	X	X		LRMD	LRMD
M	26,451	X		X	X	X		LRMD	LRMD
N	12,902	X		X	X	X		LRMD	LRMD
O	350,272	X		X	X	X		LRMD	LRMD
P	37,349	X	X	X	X	X		LRMD	LRMD
Q	15,983	X	X	X	X	X		LRMD	LRMD
R	4,033	X		X	X	X		LRMD	LRMD
S	26,787	X		X	X	X		LRMD	LRMD
T	11,978	X		X	X	X		LRMD	LRMD
U	227,354	X		X	X	X		LRMD	LRMD
V	180,169	X		X	X	X		LRMD	LRMD
	1,598,223								

ER'S DIRECTION

8'-0" O.C. TYP.

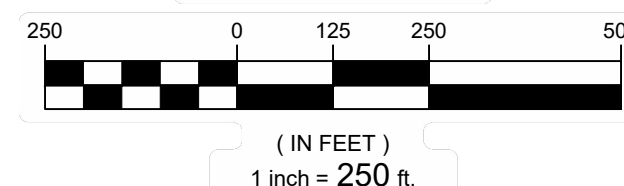
42"

NOTE: FENCE MATERIAL TO BE DETERMINED

SPLIT RAIL FENCE DETAIL

NOT TO SCALE

A north arrow pointing upwards, labeled 'N' at the top. Below it is a graphic scale bar with alternating black and white segments. The scale is marked in feet: 250, 0, 125, 250, 50. Below the scale bar, the text '(IN FEET)' is centered, followed by the conversion '1 inch = 250 ft.'.



VICINITY MAP:

The map shows a street grid with a north arrow in the top left corner. A road labeled 'Highway 101' runs vertically on the right side. A road labeled 'Highway 102' runs horizontally across the middle. The project area is located in the upper right quadrant, near the intersection of Highway 101 and Highway 102. The project area is labeled 'SP01' through 'SP08'.

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

PUD TRACT MAP AND DETAILS

DT01

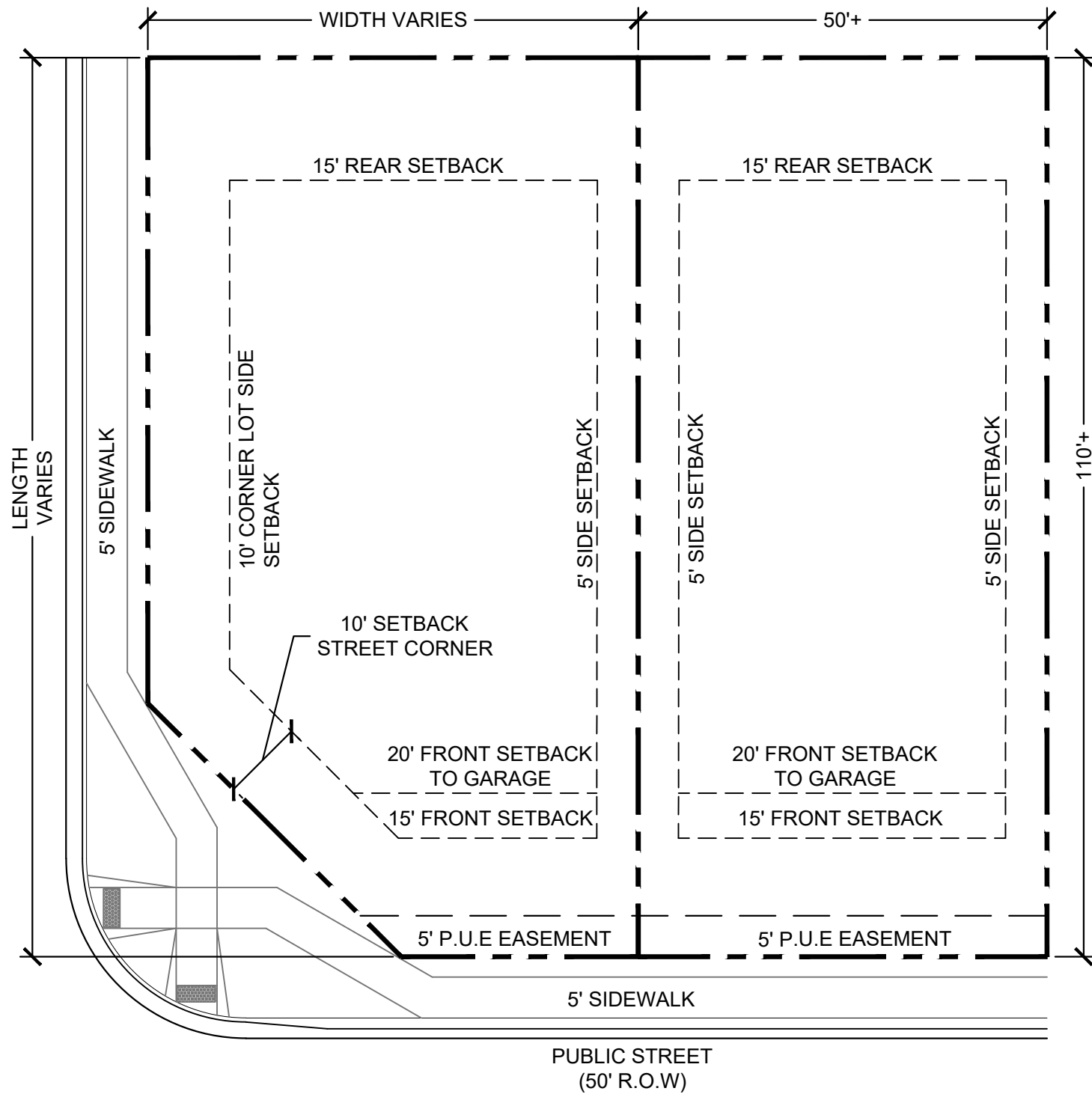
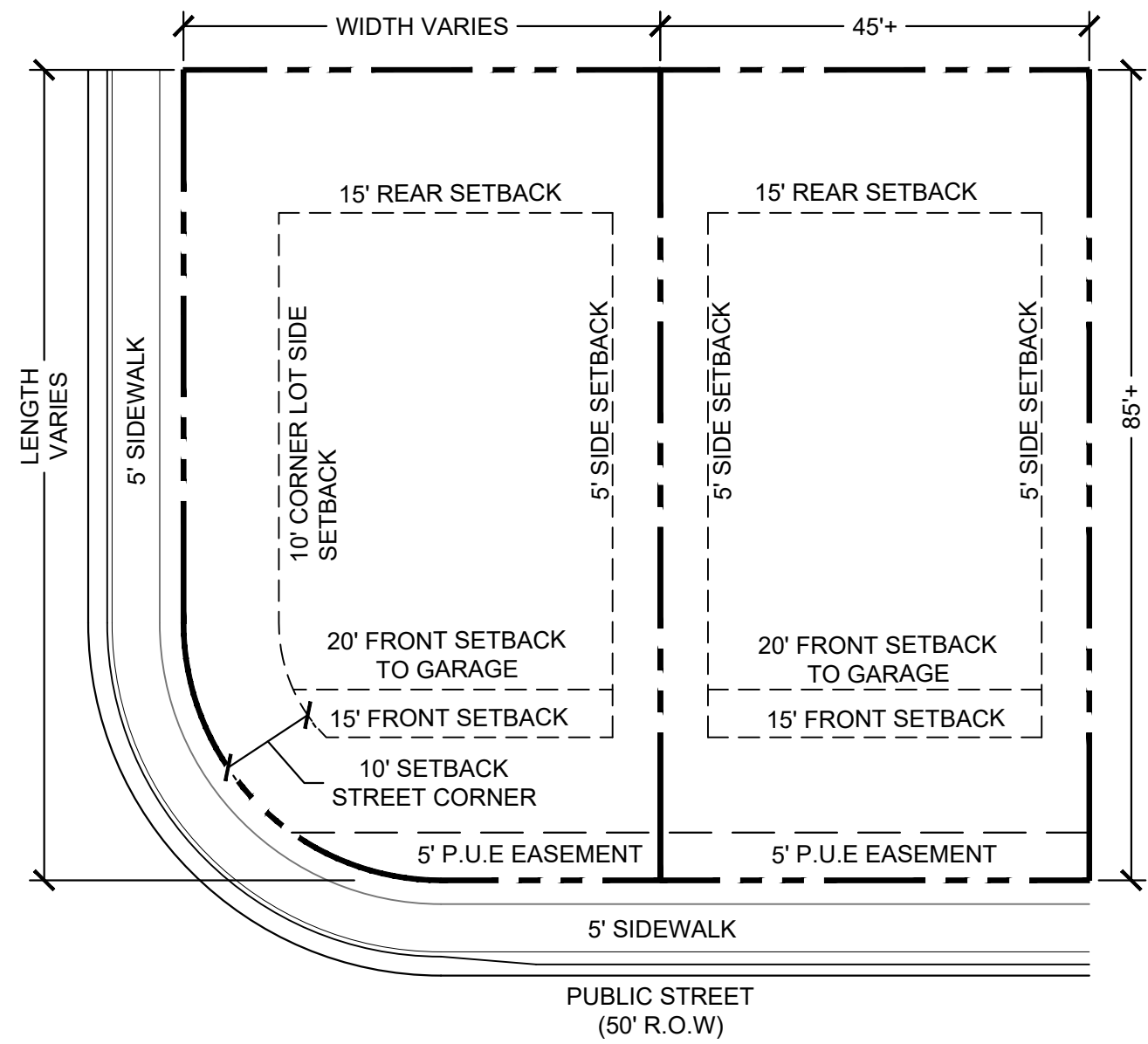
SHEET 02 OF 24

PCD FILE NO.:

RIDGE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

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



DIMENSIONAL STANDARDS AND GUIDELINES

DIMENSIONAL STANDARDS FOR LOTS 1-994

- MINIMUM LOT AREA:
 - DWELLING, SINGLE FAMILY: 3,825 SF
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE: NO MAXIMUM
- MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: THIRTY FEET (30') OR AS OTHERWISE SHOWN.
- PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
WINDOW WELLS ARE PERMITTED WITHIN THE SIDE YARD DRAINAGE EASEMENTS THOUGH THESE SHALL NOT BE FLUSH TO THE GROUND.
WINDOW WELLS SHALL BE HIGHER THAN THE ANTICIPATED DEPTH OF DRAINAGE IN THE SIDE YARD SWALES
- SETBACK REQUIREMENTS (SEE DETAILS):
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF HOUSE
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIFTEEN FEET (15')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
- ACCESSORY STRUCTURE STANDARDS:
 - MAXIMUM ACCESSORY STRUCTURE HEIGHT: TEN FEET (10')

DEVELOPMENT STANDARDS AND GUIDELINES

PRINCIPAL USES:

- THERE SHALL ONLY BE ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE-FAMILY RESIDENCE PER LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, ENTRY MONUMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, METRO DISTRICT FACILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, AND OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES.

*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

TEMPORARY USES:

- MODEL HOME/ SUBDIVISION SALES OFFICE
- CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
- YARD OR GARAGE SALES

*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

ACCESSORY USES:

- RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
- MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

TYPICAL LOT NOTES:

- LOCATION OF PRIVATE 5' WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
- OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
- ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A "SIGHT DISTANCE EASEMENT" SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

SPECIAL USES:

- CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

ACCESSORY STRUCTURES:

- SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE: STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOs, PATIOS, HOT TUBS/ SPAS, AND POOLS.
- FENCES, WALLS, OR HEDGES
- MAILBOXES
- PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
- PERSONAL USE SMALL CELL TOWER
- DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
- ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.

*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

CONSULTANTS:

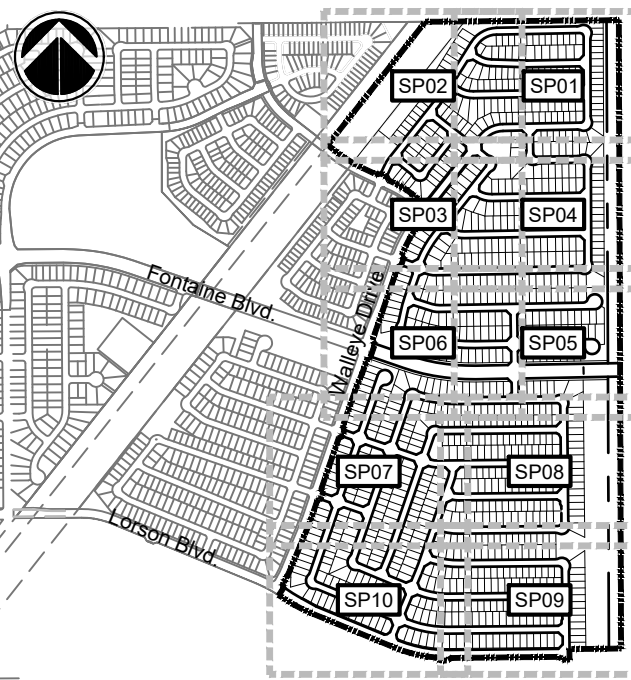
PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0206

CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

VICINITY MAP:



PROJECT:

**RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN**

**EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1129.006

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PUD DETAILS

DT02

SHEET 03 OF 24

PCD FILE NO.:

RIDGE AT LORSON RANCH

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

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

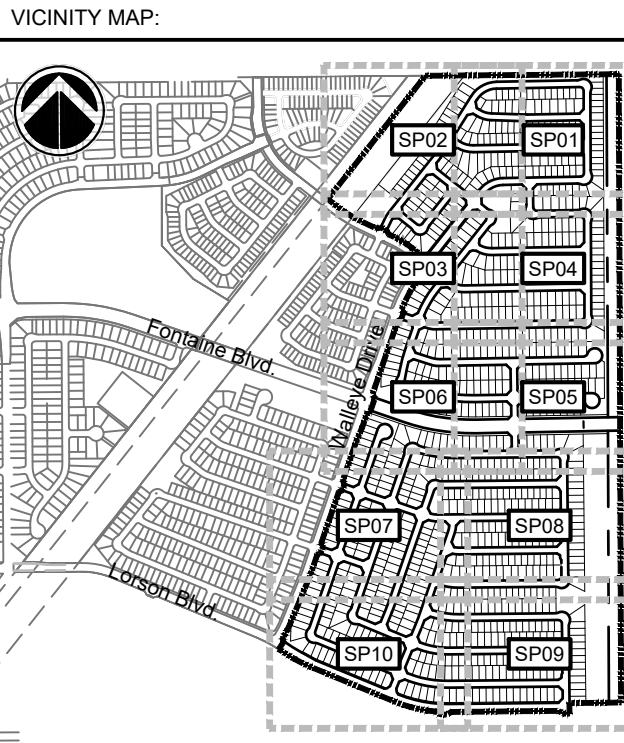
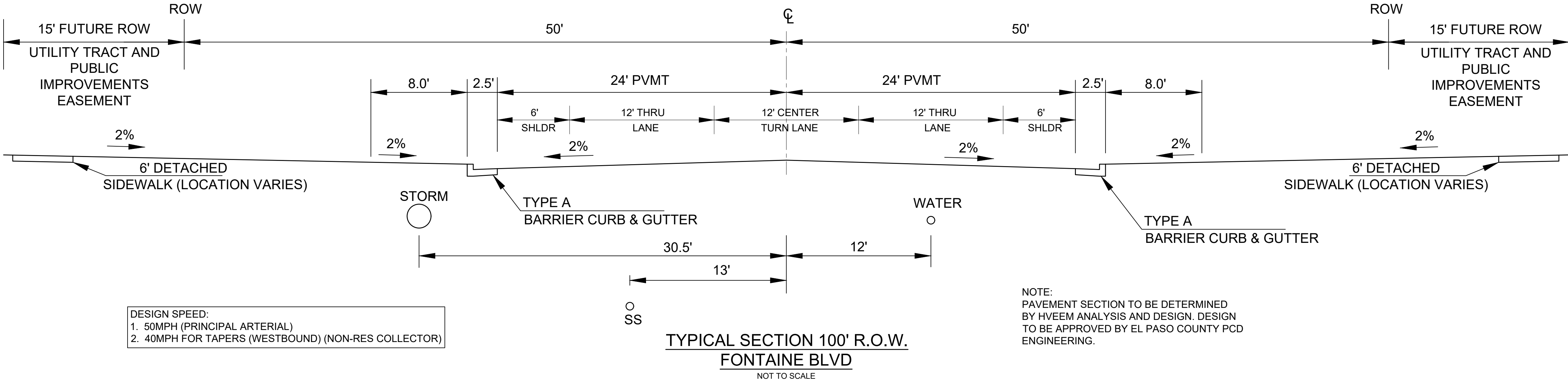
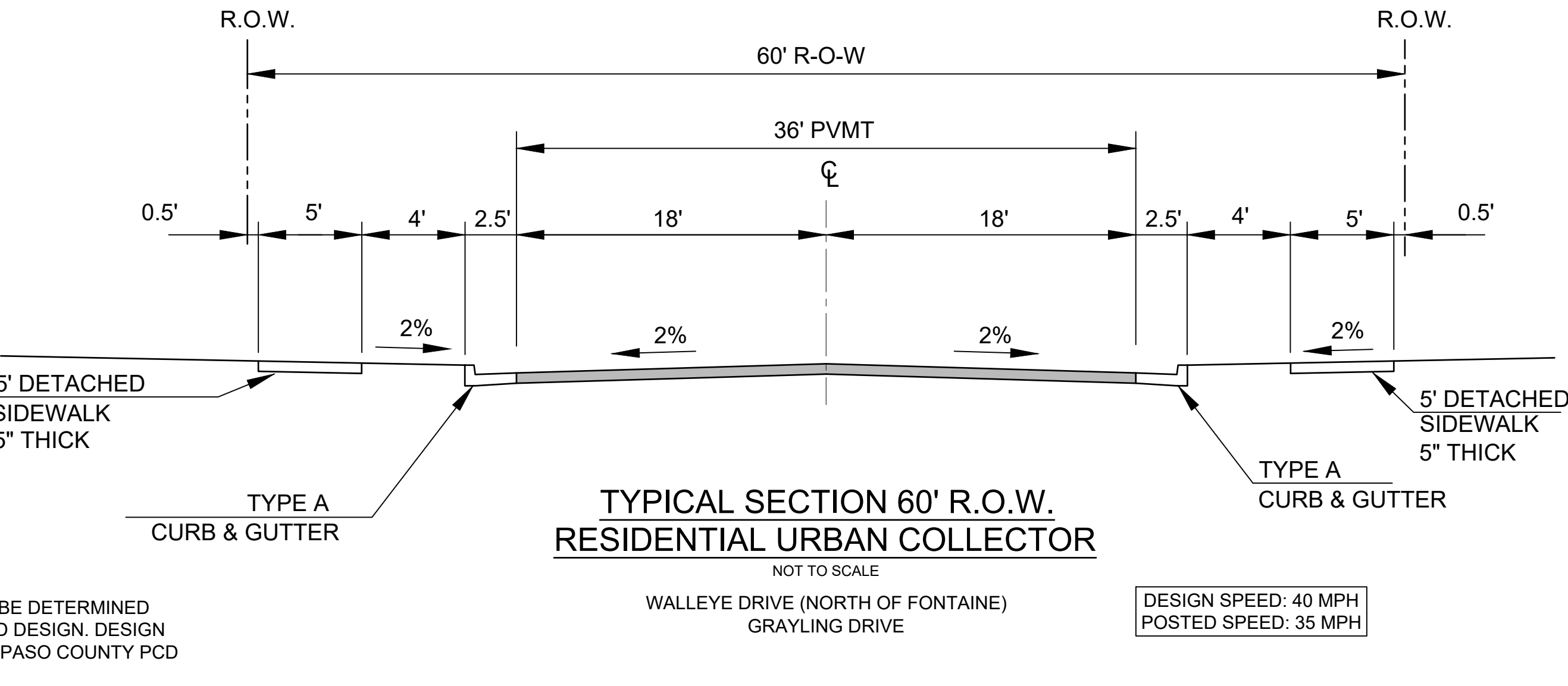
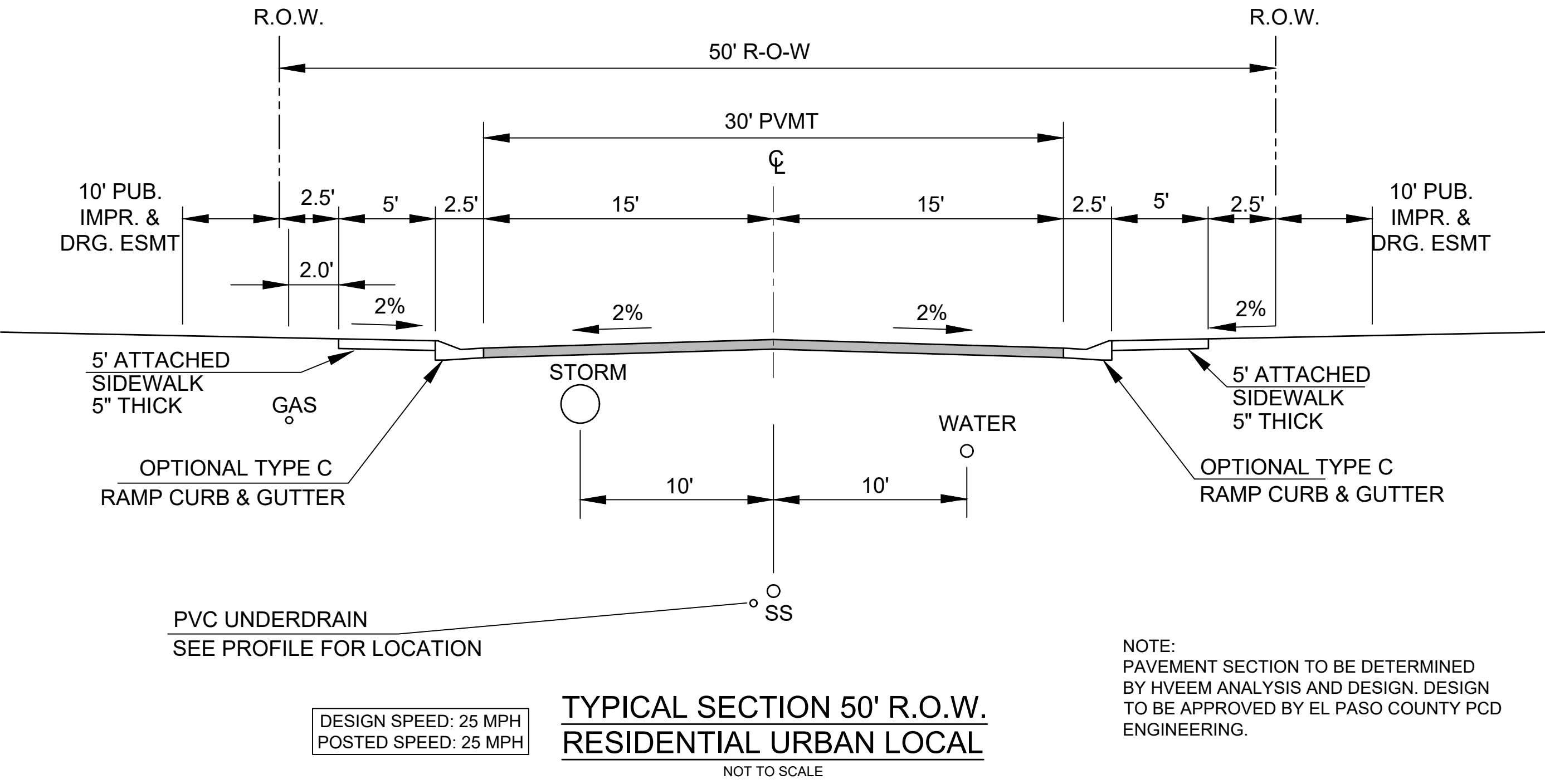
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0206

CIVIL ENGINEER:

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200



PROJECT:

RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1129.006

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PUD DETAILS

DT03

SHEET 04 OF 24

PCD FILE NO.:

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER
OF SECTION 13, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

LEGEND

- | | |
|----|---|
| 1 | ASPHALT SURFACE (TYPICAL) |
| 2 | CONCRETE SIDEWALK |
| 3 | 6" WOOD SCREEN FENCE |
| 4 | CONCRETE CROSSSPAN (6" TYPICAL) |
| 5 | CURB AND GUTTER (TYPE A) |
| 6 | CURB AND GUTTER (OPTIONAL TYPE C) |
| 7 | PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41) |
| 8 | PARALLEL PEDESTRIAN RAMP (SD_2-50) |
| 9 | PROPOSED FIRE HYDRANT LOCATION |
| 10 | COMPACTED BREEZE TRAIL (5" TYPICAL) |
| 11 | SIGHT DISTANCE TRIANGLE (TYPICAL) |

-
- Legend:
- PROPOSED EASEMENT
 - PROPERTY BOUNDARY
 - SHEET MATCHLINE
 - 6' WOODEN SCREEN FENCE
 - SIGHT TRIANGLE
 - PROPOSED UTILITY STRUCTURES
 - PROPOSED CONTOURS
 - EXISTING CONTOURS

STATE OF COLORADO
C/O DIVISION OF PURCHASING
633 17TH ST STE 1520
DENVER CO, 80202-3609
ZONING (A-35 RR-5)
LAND USE: STATE

TRACT U
227354 SF

FUTURE MERIDIAN ROAD
(PROPOSED 90' R.O.W. RESERVATION)

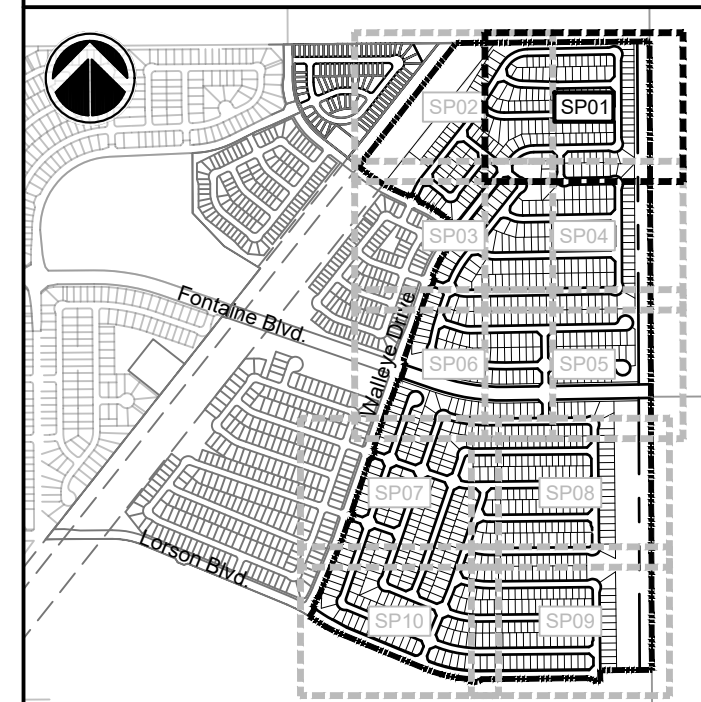
 PROPERTY BOUNDARY

CONSULTANTS:	
 Matrix	PLANNERS/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0208
CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PHONE: (719) 570-1100	

OWNER/DEVELOPER:

LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

VICINITY MAP:



PROJECT:

RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:

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DRAWING INFORMATION:

PROJECT NO:	20.1129.006
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DRAWN BY: RAF

CHECKED BY: JRA

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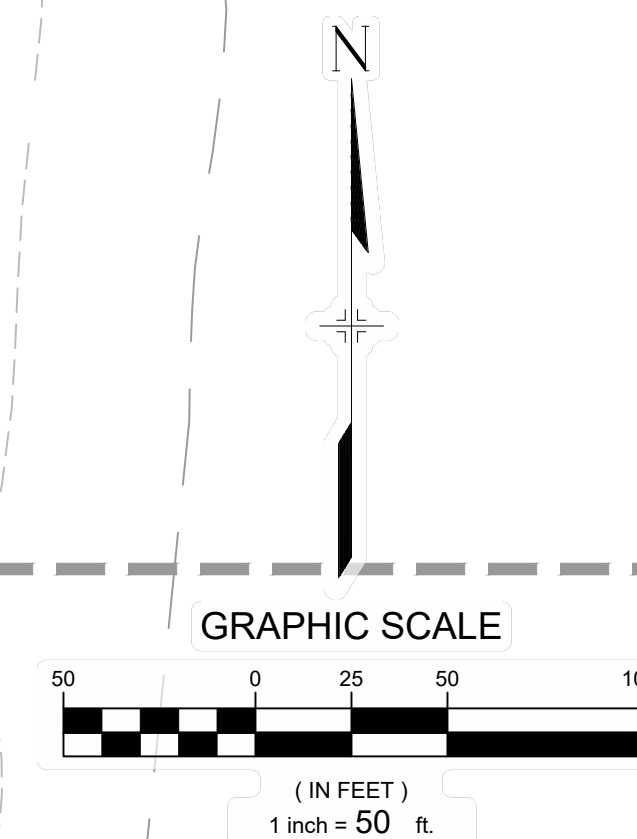
SHEET TITLE:

SITE PLAN

SP01

SHEET 05 OF 24

PCD FILE NO.:



RIDGE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER
OF SECTION 13, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

- LEGEND
- 1 ASPHALT SURFACE (TYPICAL)
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- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6" WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

SKYLINE AT LORSON RANCH
PCD FILE NO.: PUDSP212

100 TRISTATE
GENERATION AND
TRANSMISSION
ASSOCIATION INC.
BOOK 2855 PAGE 115 &
BOOK 2846 PAGE 719

LORSON LLC NOMINEE FOR LORSON
CONSERVATION INVEST 2 LLC
212 N WAHSATCH AVE STE 301
COLORADO SPRINGS CO 80903-3476
AG. GRAZING LAND

TRACT A
280487 SF

TRACT B
54972 SF

TRACT C
125666 SF

TRACT D
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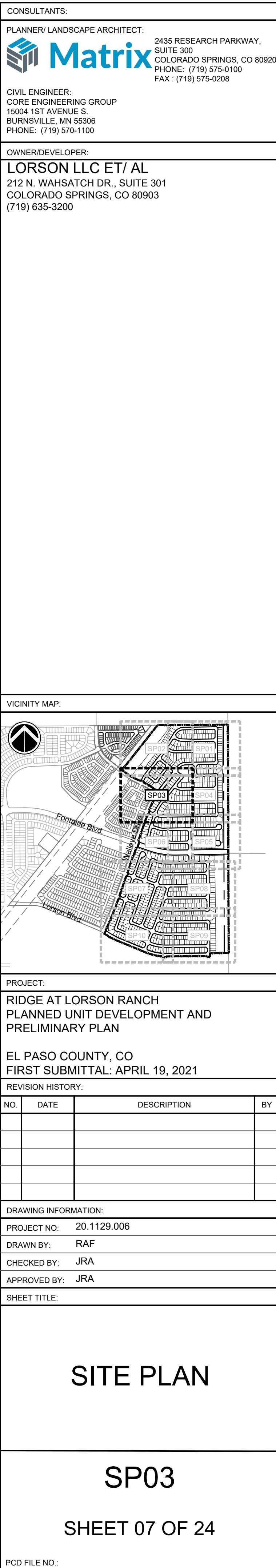
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TRACT JM
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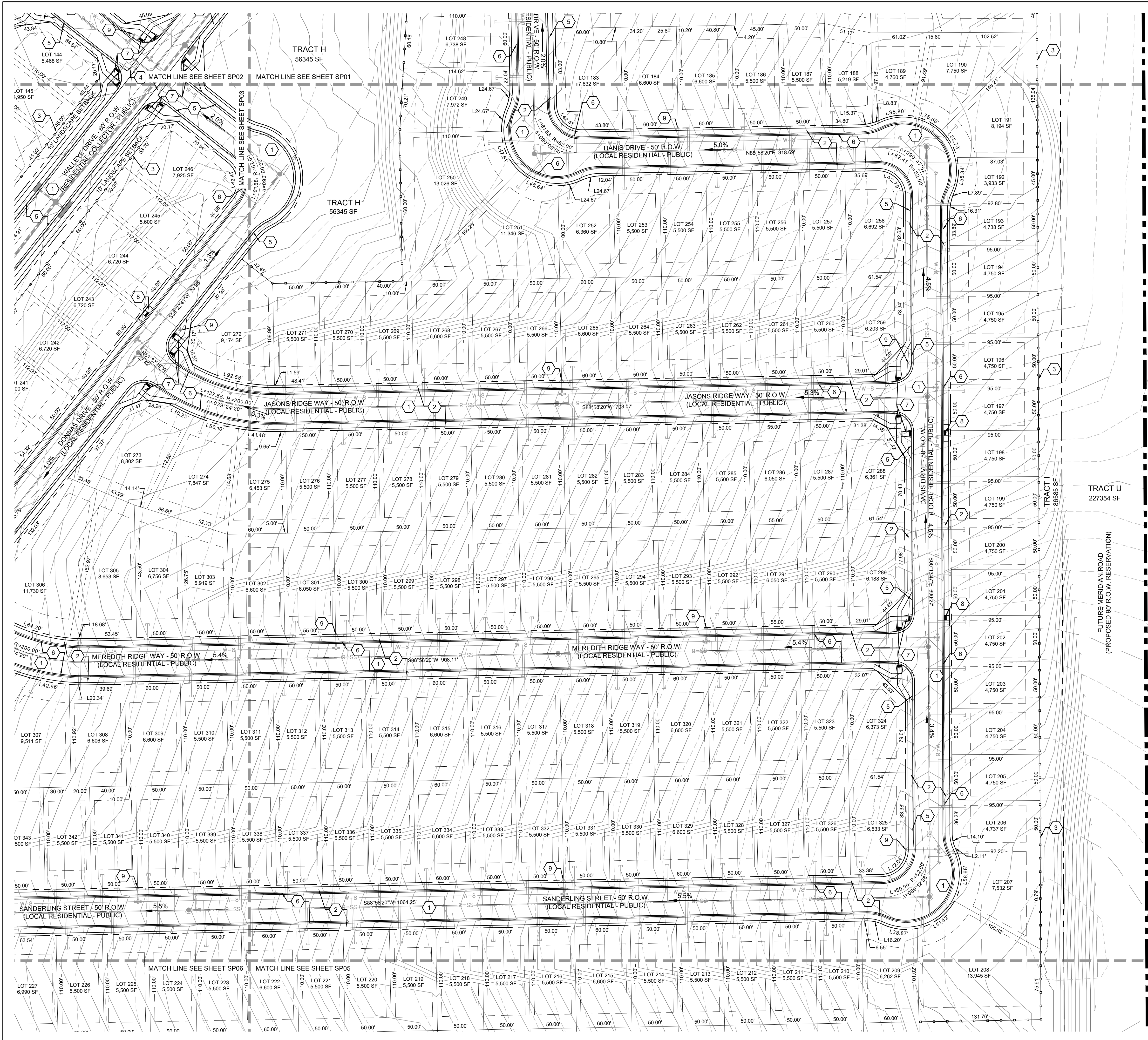
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TRACT JP
54972 SF



FILE LOCATION: S:\2012\120.008 LORSON RANCH AREA.D\F-H10.DWG\104 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG



RIDGE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER
OF SECTION 13, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

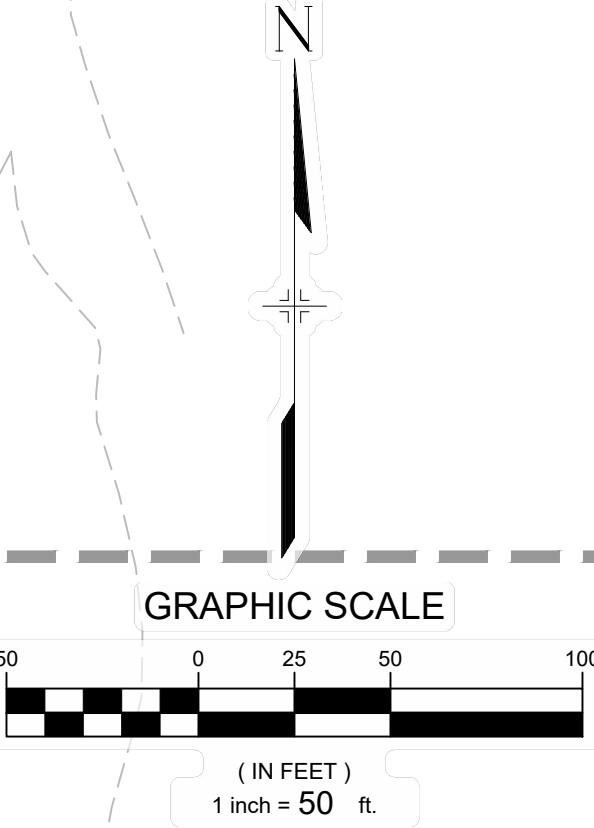
LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
- 3 6' WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (6' TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
- 6 CURB AND GUTTER (OPTIONAL TYPE C)
- 7 PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
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- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6' WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

STATE OF COLORADO
CO DIVISION OF PURCHASING
633 17TH ST STE 1520
DENVER CO, 80202-3609
ZONING (A-35 RR-5)
LAND USE STATE

PROPERTY BOUNDARY



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208

CIVIL ENGINEER:

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55308
PHONE: (719) 570-1100

OWNER/DEVELOPER:

LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

VICINITY MAP:

PROJECT:

RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1129.006

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

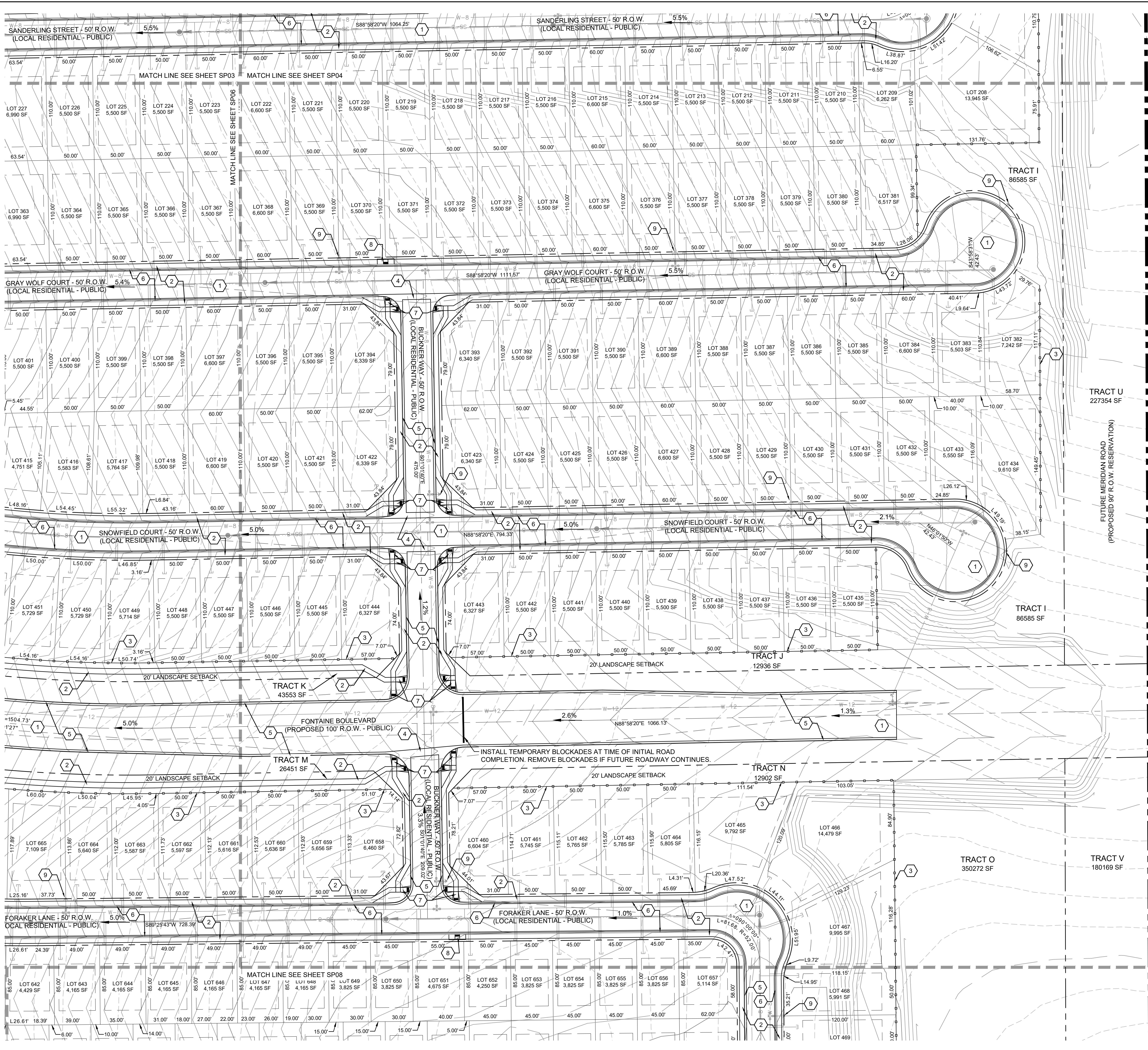
SITE PLAN

SP04

SHEET 08 OF 24

PCD FILE NO.:

FILE LOCATION: S:\2012\129.008 LORSON RANCH AREA DF-H101 DWG104 PLAN SETS\DEVELOPMENT PLAN\SP01.DWG



RIDGE AT LORSON RANCH

EL PASO COUNTY, CO PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER
OF SECTION 13, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

LEGEND

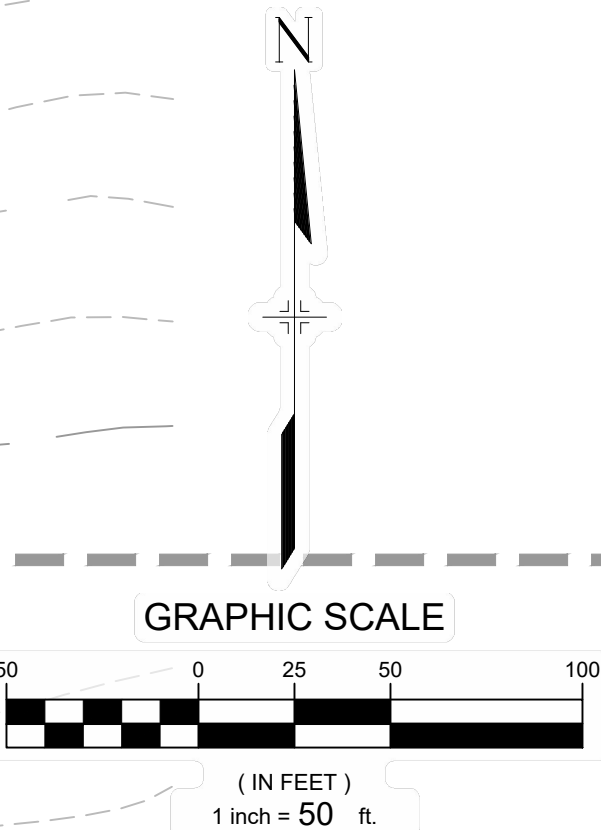
- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
- 3 6" WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (6" TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
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- 7 PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
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- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
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- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6" WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

STATE OF COLORADO
C/O DIVISION OF PURCHASING
633 17TH ST STE 1520
DENVER CO 80202-3609
ZONING (A-35 RR-5)
LAND USE: STATE

PROPERTY BOUNDARY

BJ RANCHES LLC
970 SUMMER GAMES DR
COLORADO SPRINGS CO 80905-7381
ZONING (A-35)
AG. GRAZING LAND

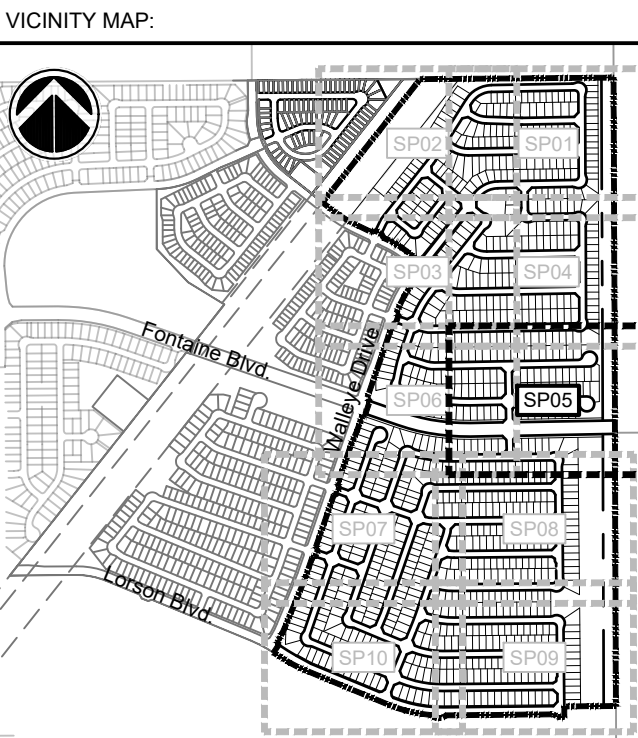


CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-1100
FAX: (719) 575-0208

CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:
LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200



PROJECT:
RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1129.006

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

SITE PLAN

SP05

SHEET 09 OF 24

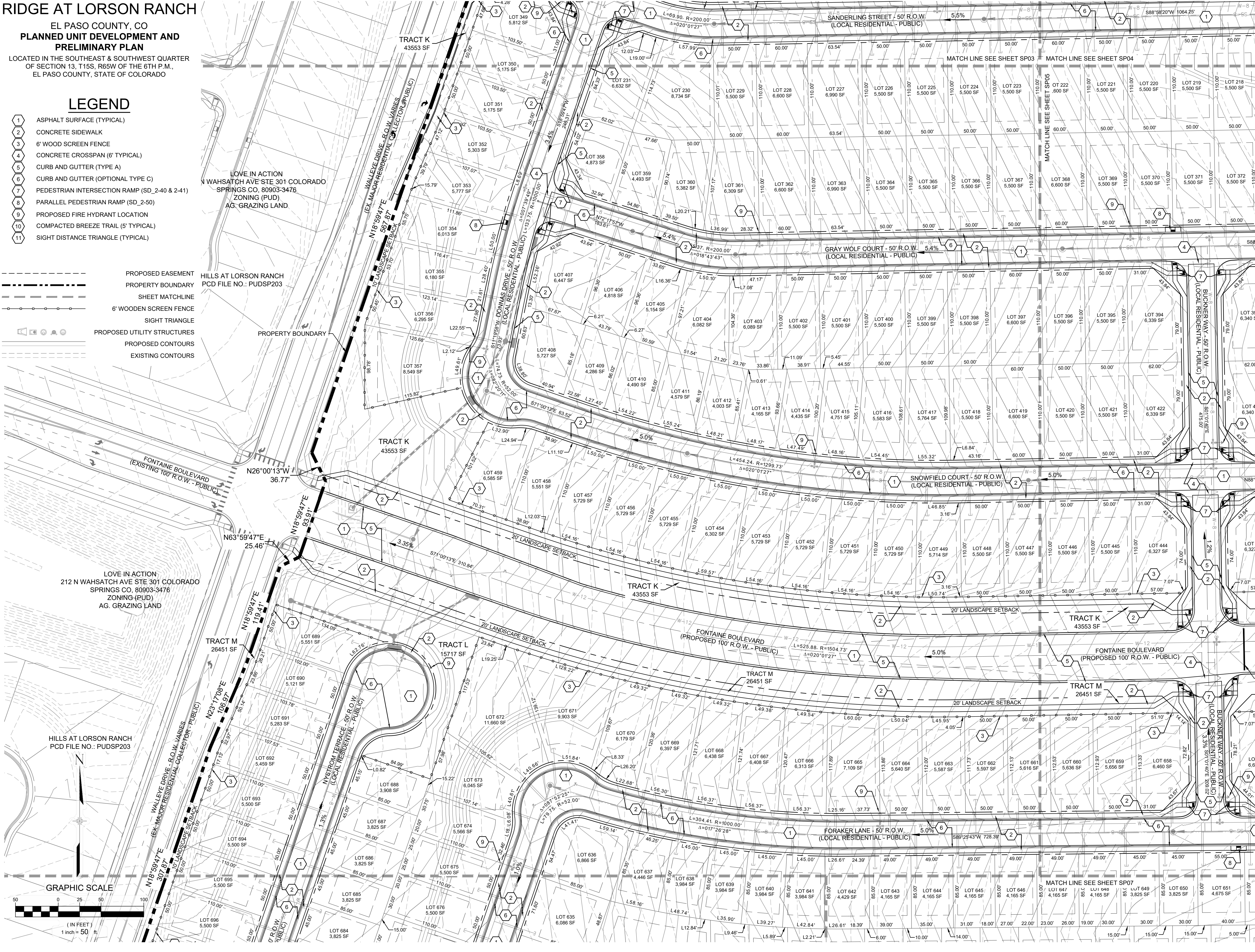
PCD FILE NO.:

RIDGE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER
OF SECTION 13, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

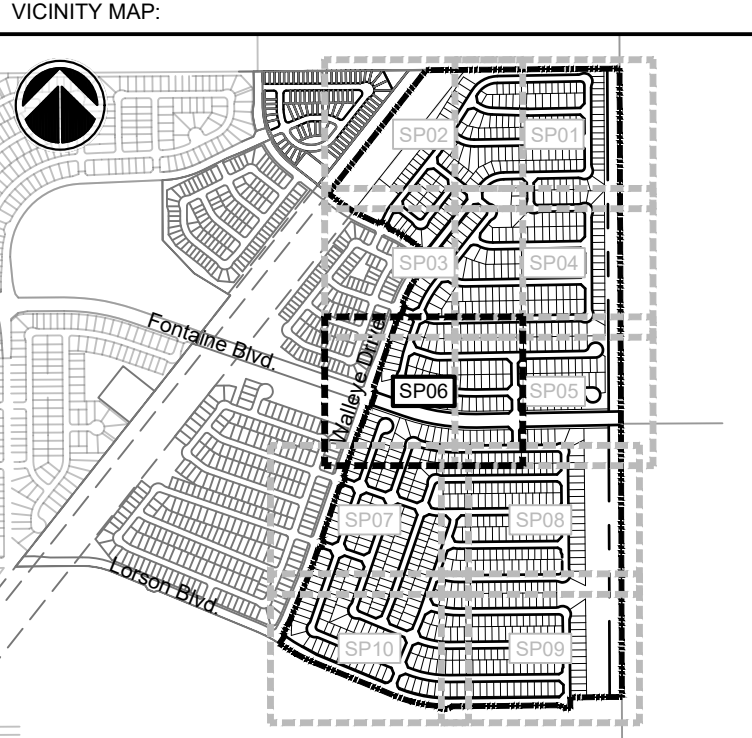
- LEGEND
- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE SIDEWALK
 - 3 6" WOOD SCREEN FENCE
 - 4 CONCRETE CROSSSPAN (6" TYPICAL)
 - 5 CURB AND GUTTER (TYPE A)
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 - 7 PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
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 - 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
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- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6" WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-1100
FAX: (719) 575-0208
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55308
PHONE: (719) 575-1100

OWNER/DEVELOPER:
LORSON LLC ET/AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200



PROJECT:
RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
PROJECT NO.: 20.1129.006
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

SITE PLAN

SP06

SHEET 10 OF 24

PCD FILE NO.:

RIDGE AT LORSON RANCH

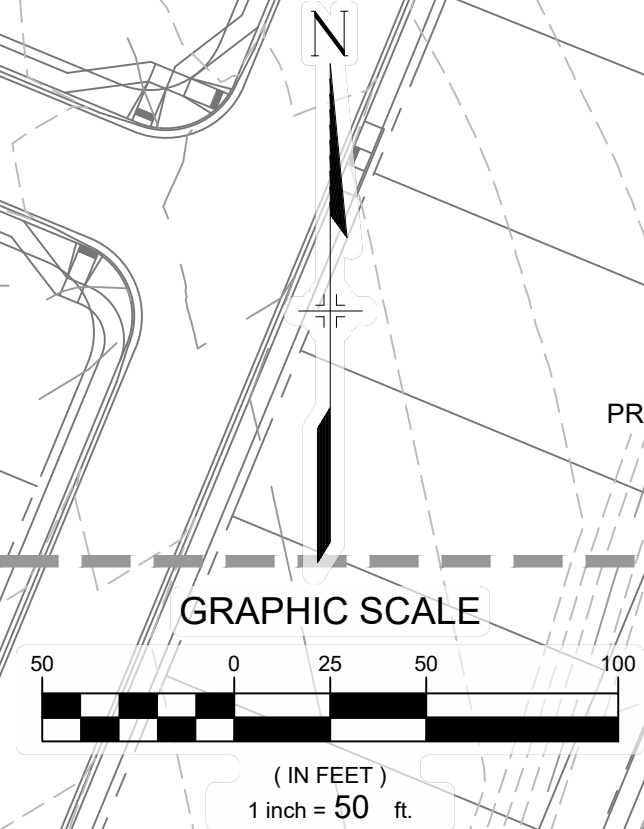
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER
OF SECTION 13, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

- LEGEND
- 1 ASPHALT SURFACE (TYPICAL)
 - 2 CONCRETE SIDEWALK
 - 3 6" WOOD SCREEN FENCE
 - 4 CONCRETE CROSSSPAN (6" TYPICAL)
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- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6" WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

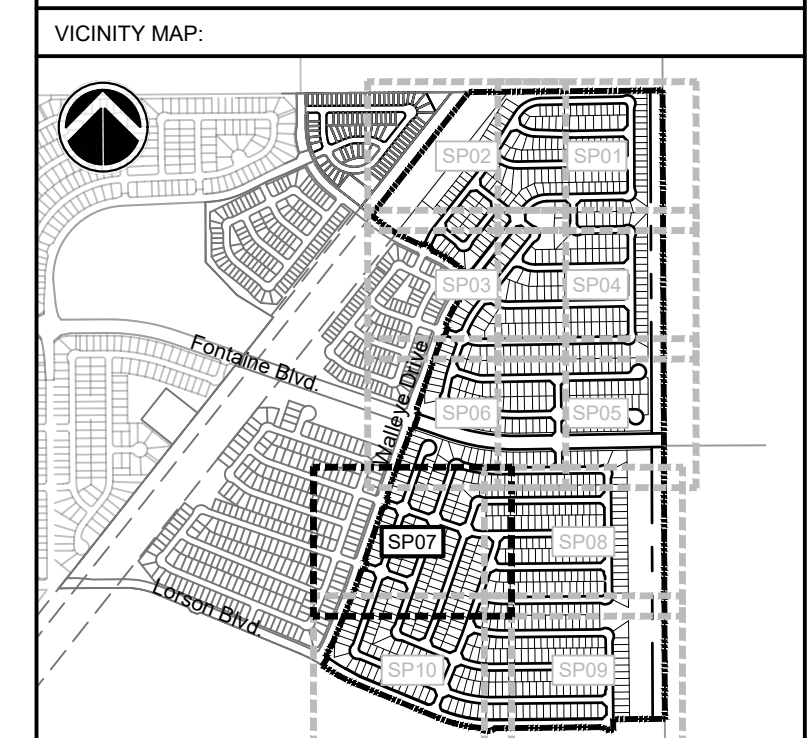
LOVE IN ACTION
212 N WAHSATCH AVE STE 301 COLORADO
SPRINGS CO. 80903-3476
ZONING (PUD)
AG. GRAZING LAND

HILLS AT LORSON RANCH
PCD FILE NO.: PUDSP203



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 575-1100
FAX: (719) 575-1100

OWNER/DEVELOPER:
LORSON LLC ET/AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200



PROJECT:
RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
PROJECT NO.: 20.1129.006
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

SITE PLAN









SP07

SHEET 11 OF 24

PCD FILE NO.:



1	ASPHALT SURFACE (TYPICAL)
2	CONCRETE SIDEWALK
3	6" WOOD SCREEN FENCE
4	CONCRETE CROSSPAN (6" TYPICAL)
5	CURB AND GUTTER (TYPE A)
6	CURB AND GUTTER (OPTIONAL TYPE C)
7	PEDESTRIAN INTERSECTION RAMP (SD_2-40 & 2-41)
8	PARALLEL PEDESTRIAN RAMP (SD_2-50)
9	PROPOSED FIRE HYDRANT LOCATION
10	COMPACTED BREEZE TRAIL (5' TYPICAL)
11	SIGHT DISTANCE TRIANGLE (TYPICAL)

- | | |
|---|-----------------------------|
|  | PROPOSED EASEMENT |
|  | PROPERTY BOUNDARY |
|  | SHEET MATCHLINE |
|  | 6" WOODEN SCREEN FENCE |
|  | SIGHT TRIANGLE |
|  | PROPOSED UTILITY STRUCTURES |
|  | PROPOSED CONTOURS |
|  | EXISTING CONTOURS |

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

 **2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE : (719) 575-0100
FAX : (719) 575-0208**

CIVIL ENGINEER:

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:
LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

PROJECT:

RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:	
PROJECT NO:	20.1129.006
DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

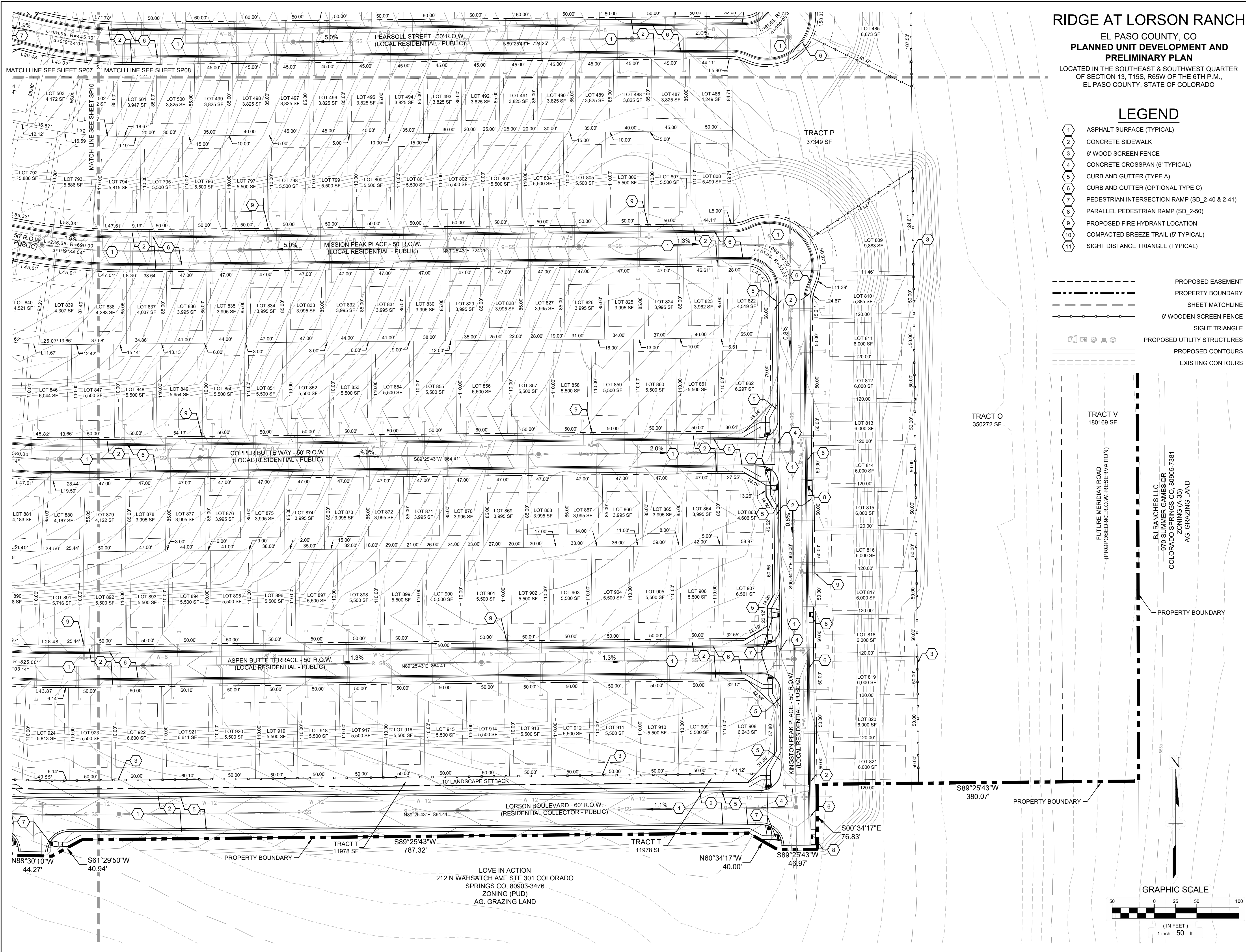
SITE PLAN

SP08

SHEET 12 OF 24

PCD FILE NO.:

FILE LOCATION: S:\2011\2008 LORSON RANCH AREA.DWG\100 DWG\100 PLAN SET\DEVELOPMENT PLAN\SP01.DWG



RIDGE AT LORSON RANCH
EL PASO COUNTY, CO
**PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN**
LOCATED IN THE SOUTHEAST & SOUTHWEST QUARTER
OF SECTION 13, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK
- 3 6" WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (6" TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
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- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6" WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

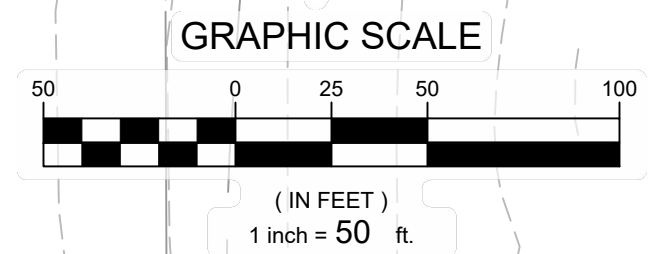
TRACT V
180'169 SF

FUTURE MERIDIAN ROAD
(PROPOSED 90' R.O.W. RESERVATION)

BU RANCHES LLC
970 SUMMIT GAMES DR
COLORADO SPRINGS CO 80905-7381
ZONING (A-35)
AG. GRAZING LAND

PROPERTY BOUNDARY

PROPERTY BOUNDARY



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0200

CIVIL ENGINEER:

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55308
PHONE: (719) 570-1100

OWNER/DEVELOPER:

LORSON LLC ET/AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

VICINITY MAP:

PROJECT:

**RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN**

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO.: 20.1129.006

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

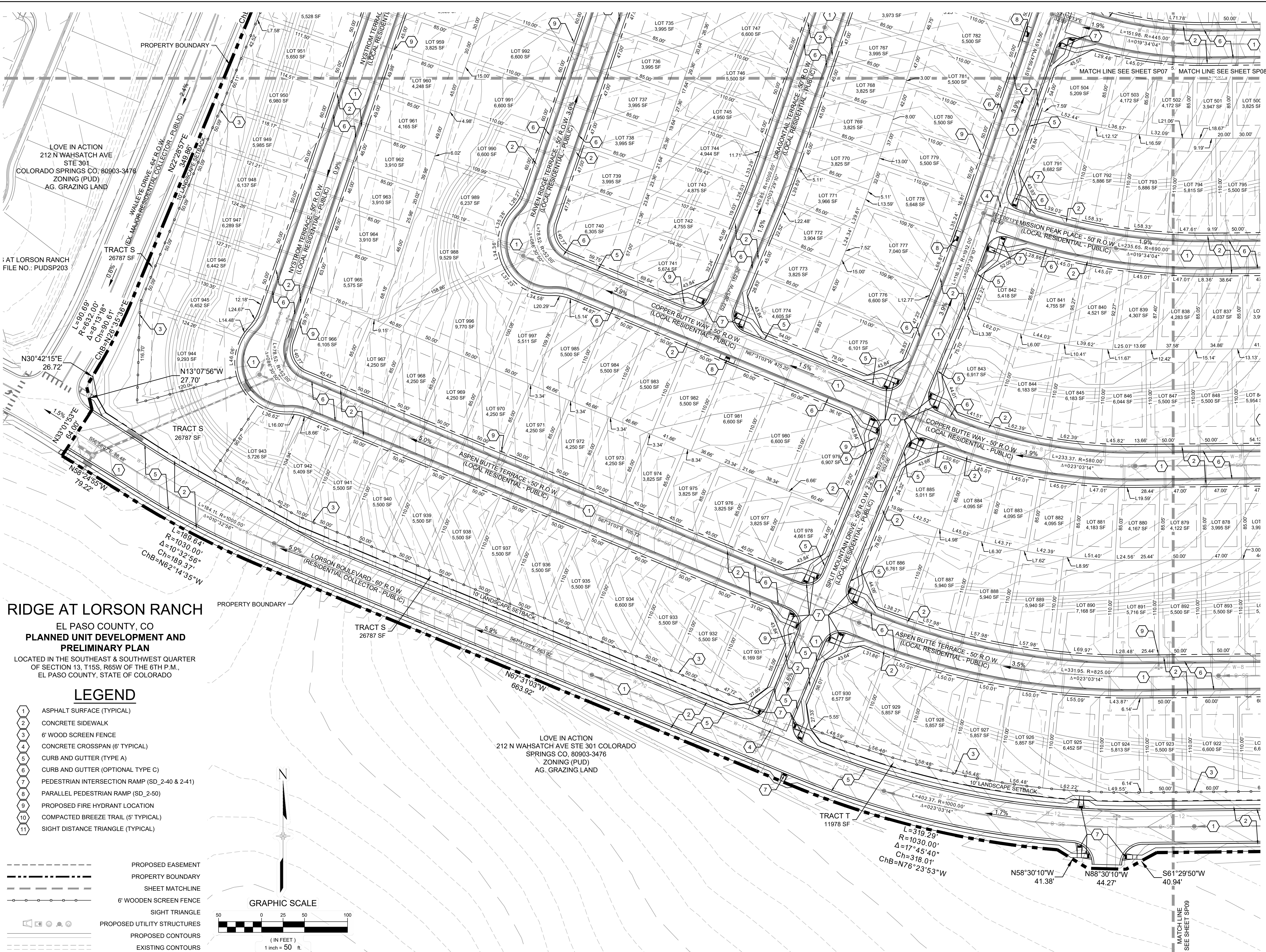
SITE PLAN

SP09

SHEET 13 OF 24

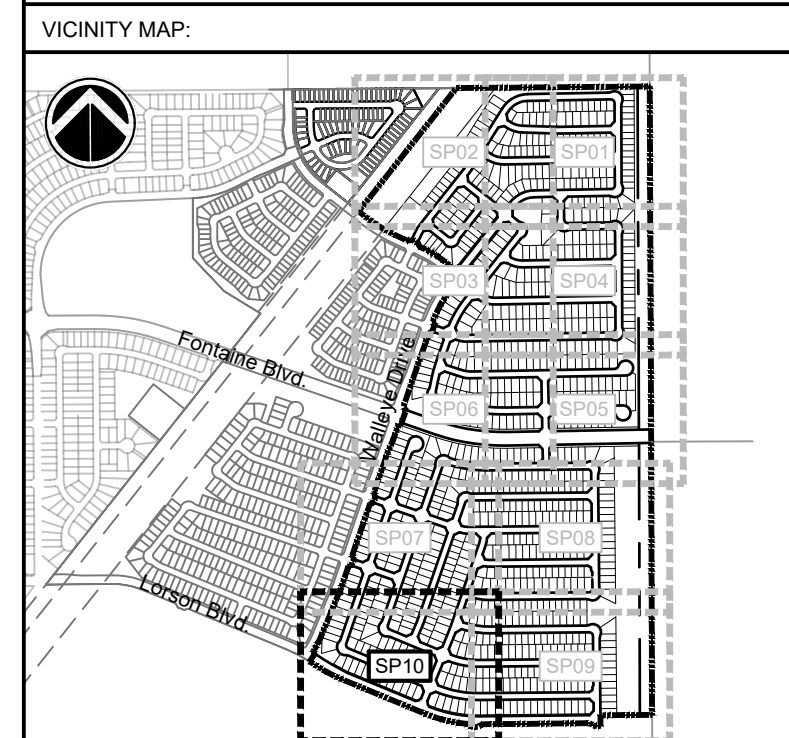
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FILE LOCATION: S:\2011\2008 LORSON RANCH AREA.DWG\104 PLAN SET\DEVELOPMENT PLAN.SP10.DWG



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0208
CIVIL ENGINEER: CORE ENGINEERING GROUP
15004 1ST AVENUE S. BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:
LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200



PROJECT:
RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

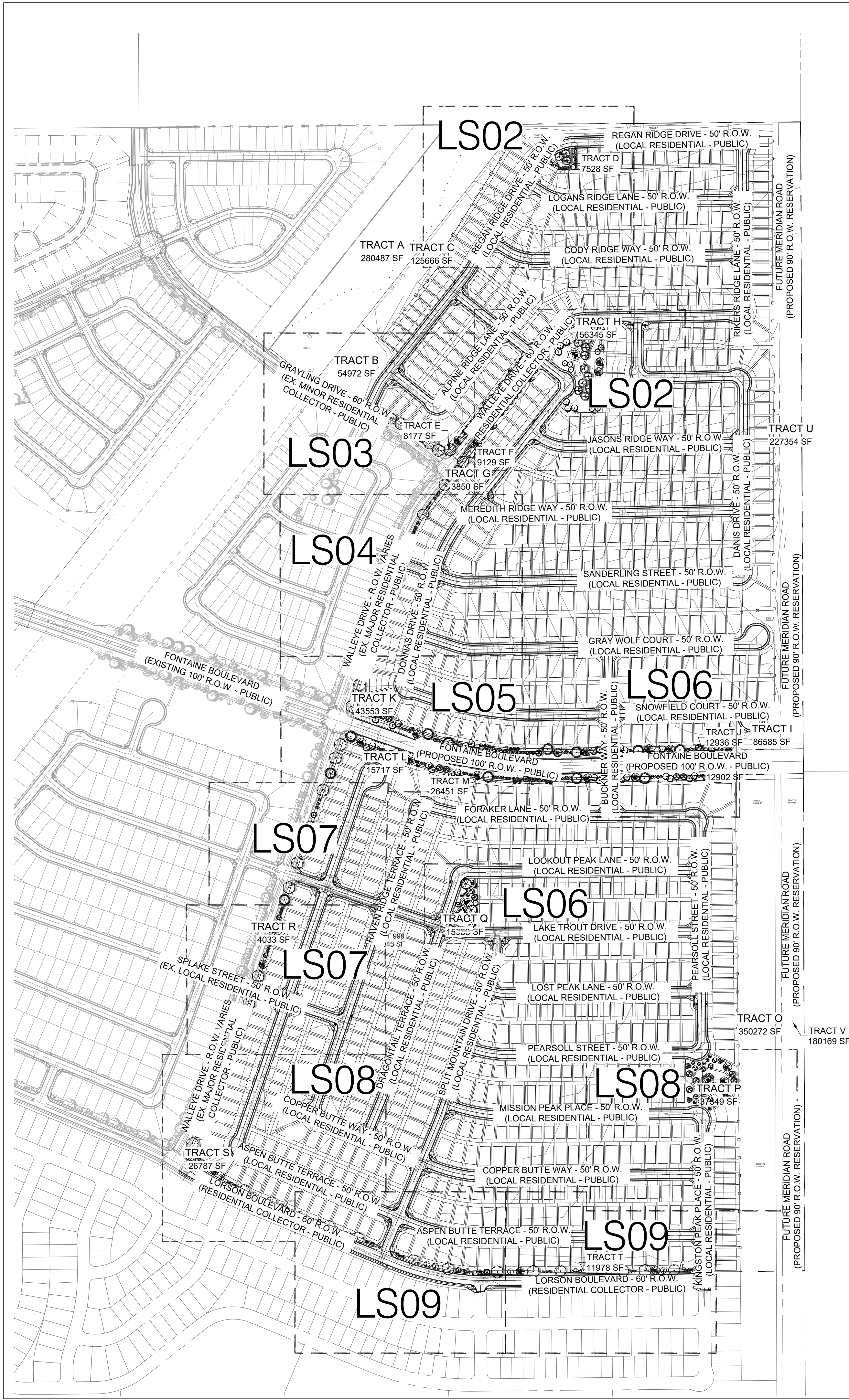
DRAWING INFORMATION:
PROJECT NO.: 20.1129.006
DRAWN BY: RAF
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

SITE PLAN

SP10

SHEET 14 OF 24

PCD FILE NO.:



RIDGE AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

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

SHEET INDEX:

LS01	LANDSCAPE PLAN TITLE SHEET, SITE REQUIREMENTS & LEGEND
LS02-LS09	PLANTING PLAN
LS10	LANDSCAPE NOTES & DETAILS

DEVELOPMENT PLAN DATA :

LANDSCAPE SETBACKS:		WEST	EAST	NORTH	SOUTH
STREET NAME OR ZONE BOUNDARY:	GRAYLING DR.	WALLEYE DR.	WALLEYE DR.	LORSON BLVD.	FONTAINE BLVD.
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO	NO
STREET CLASSIFICATION:	COLLECTOR	COLLECTOR	COLLECTOR	COLLECTOR	ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'	10' / 10'	10' / 10'	25' / 25'
LINEAR FOOTAGE:	536'	493	3,139'	2,040'	1,493
TREE/FEET REQUIRED:	1 / 30	1 / 30	1 / 30	1 / 30	1 / 20
NUMBER OF TREES REQUIRED/PROVIDED:	18 / 18	17 / 20	105 / 105	68 / 69	75 / 75
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN: *	GD	WW	WD	LB	NF
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%
* TREES FOR POCKET PARKS LABELED:	PP				

PLANT SCHEDULE							
EVERGREEN TREES							
CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.	
PH2	70	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6' HT.	B&B	10' - 12'	20'-25'	
PN	27	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	25'-30'	30'-40'	
PI	36	PINUS PONDEROSA PONDEROSA PINE	6' HT.	B&B	30'-40'	50'-75'	
PSL	12	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	20'-30'	30'-50'	
ORNAMENTAL TREES							
CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.	
ML	36	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5" CAL.	B&B	12'-15'	12' - 15'	
MP	25	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	1.5" CAL.	B&B	12'-15'	15'-25'	
MT	68	MALUS X 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	1.5" CAL.	B&B	12'-15'	20'-25'	
PC	52	PRUNUS CERASIFERA 'CRIMSON POINTE' CRIMSON POINTE FLOWERING PLUM	1.5" CAL.	B&B	5'-6'	15'-20'	
PM	25	PRUNUS MAACKII AMUR CHOKECHERRY	1.5" CAL.	B&B	15'-20'	20'-30'	
SHADE TREES							
CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.	
AS	14	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	30'-40'	40' - 50'	
CC	14	CATALPA SPECIOSA 'HIAWATHA 2' TM HEARTLAND CATALPA	2" CAL.	B&B	20'-25'	40' - 50'	
CO	18	CELTIS OCCIDENTALIS 'CHICAGOLAND' COMMON HACKBERRY	2" CAL.	B&B	40'-50'	50'-60'	
GK	3	GYMNOCLADUS DIOICA KENTUCKY COFFEETREE	2" CAL.	B&B	40'-50'	50'-60'	
KP	10	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL.	B&B	20'-30'	20'-30'	
QB	31	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL.	B&B	40' - 60'	40' - 60'	
QM	15	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	40'-50'	50'-60'	
TS	37	TILIA TOMENTOSA 'STERLING' STERLING SILVER LINDEN	2" CAL.	B&B	20' 35'	40' - 50'	

LANDSCAPE LEGEND:

SYMBOL	DESCRIPTION
NATIVE SEED A	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
NATIVE SEED B	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI NATIVE PRAIRIE MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
COBBLE A	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
COBBLE B	PATHWAY TO BE: BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
---	STEEL LANDSCAPE EDGER: TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDGE 1/2" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE "BLACK". INSTALL PER MANUFACTURER'S SPECIFICATIONS.

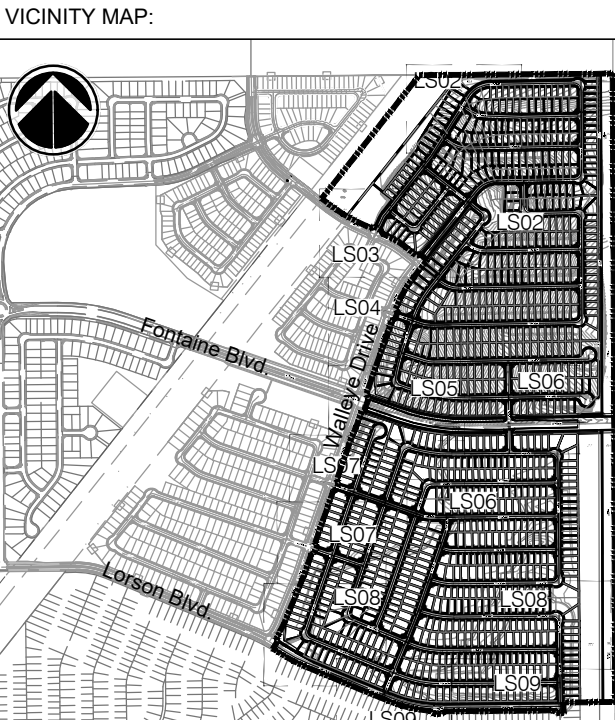
	FIRE HYDRANT, TYP; REF. CIVIL
	UTILITY EASEMENT, TYP; REF. CIVIL
	PROPERTY LIMIT LINE
	LANDSCAPE BUFFER / SETBACK LINE
	CONCRETE SIDEWALK; REF. CIVIL

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920 PHONE: (719) 575-0100 FAX: (719) 575-0206

CIVIL ENGINEER: CORE ENGINEERING GROUP 15004 1ST AVENUE S. BURNSVILLE, MN 55306 PHONE: (719) 570-1100

OWNER/DEVELOPER: LORSON LLC ET/ AL 212 N. WAHSATCH DR., SUITE 301 COLORADO SPRINGS, CO 80903 (719) 635-3200



PROJECT:
RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1129.006

DRAWN BY: SJC

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

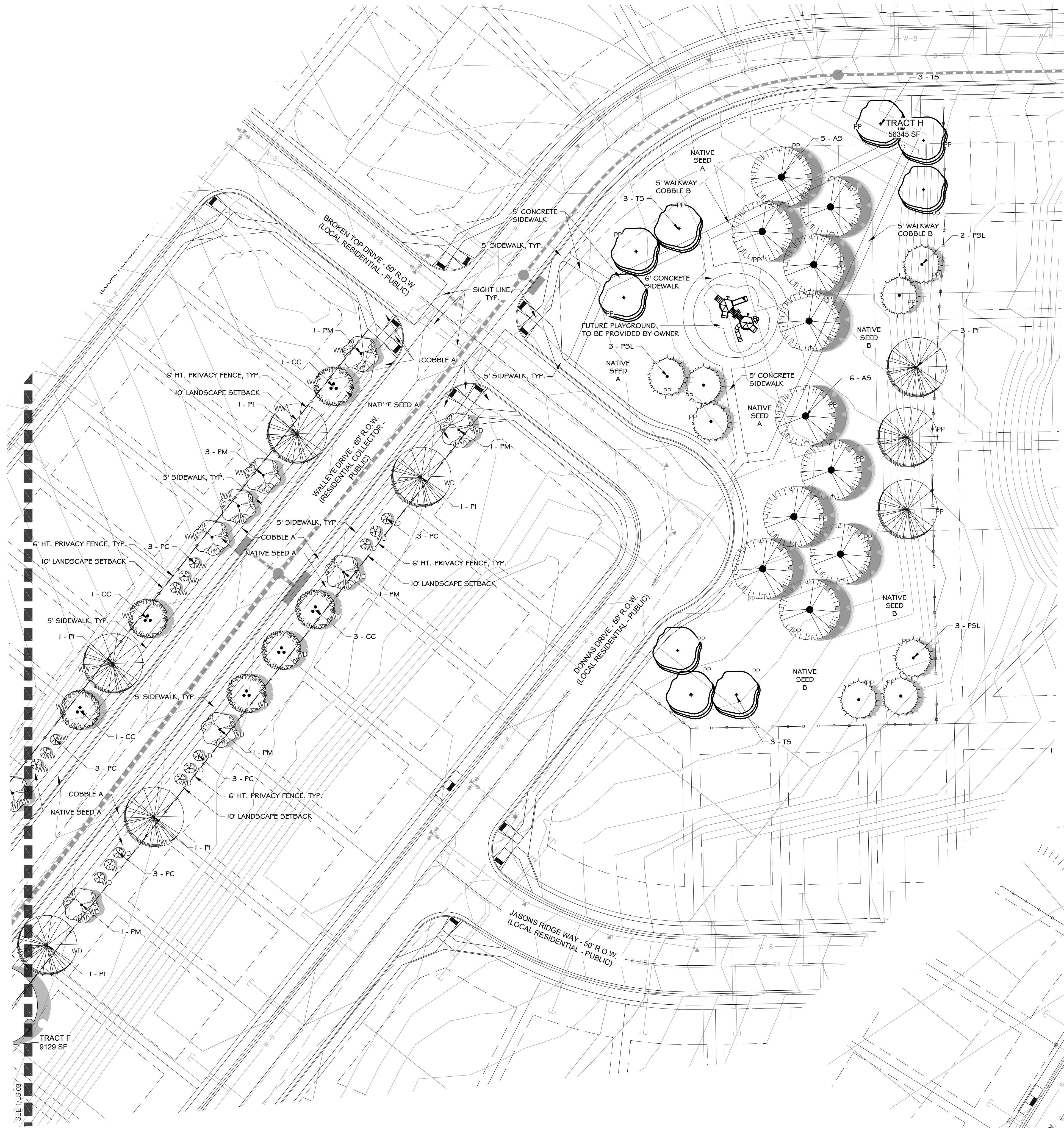
LANDSCAPE
COVER SHEET

LS01

SHEET 15 OF 24

PCD FILE NO.:

FILE LOCATION: S:\201129.006\LORSON RANCH AREA D\F-H1100.DWG1102.XREF\X-1129-PRELIM LANDSCAPE.DWG



1 PLANTING PLAN
SCALE 1" = 30'

2 PLANTING PLAN
SCALE 1" = 30'

RIDGE AT LORSON RANCH

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

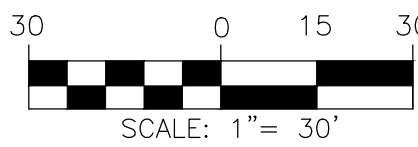
LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE LEGEND:

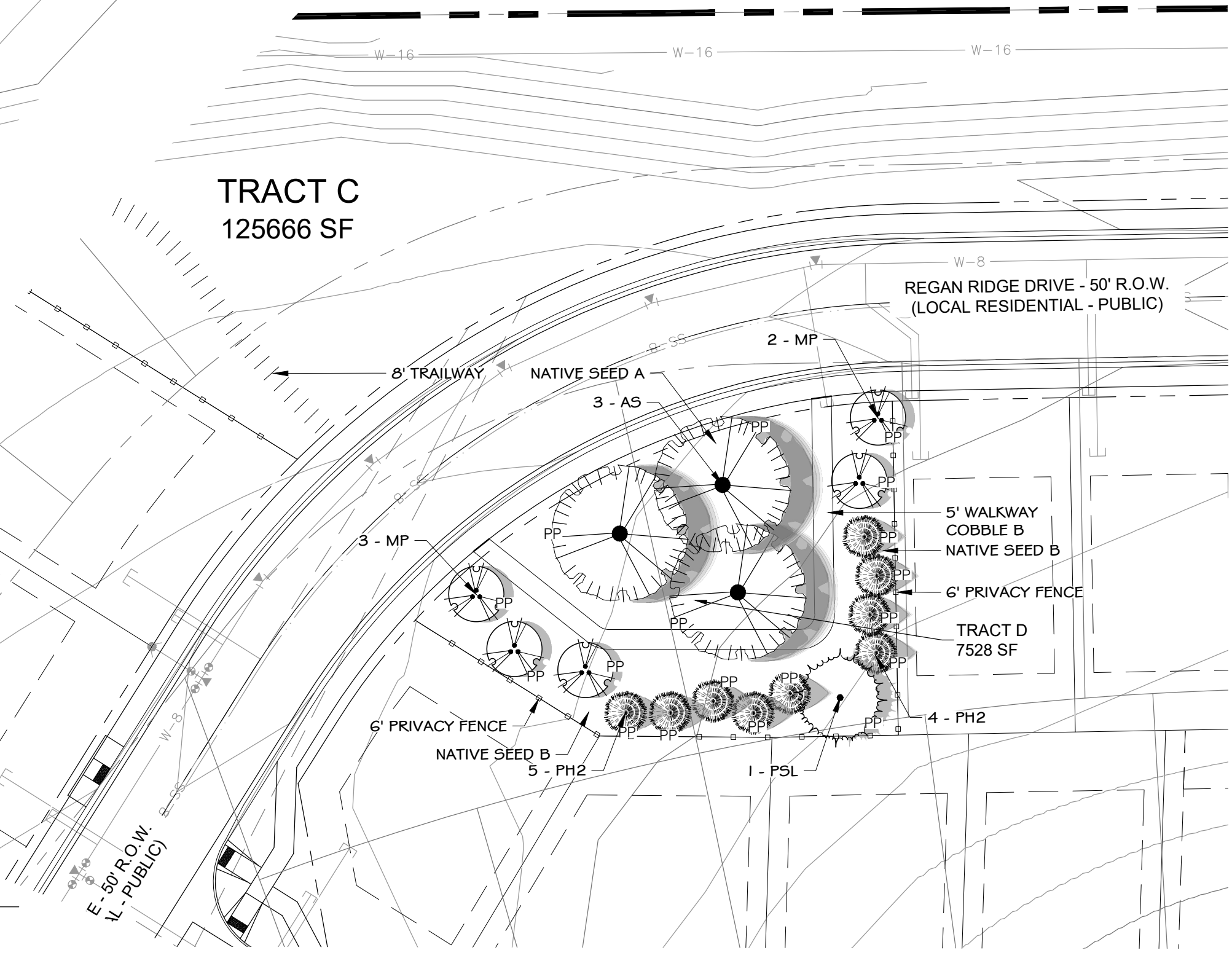
SYMBOL	DESCRIPTION
NATIVE SEED A	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
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	FIRE HYDRANT, TYP. REF. CIVIL
	UTILITY EASEMENT, TYP. REF. CIVIL
	PROPERTY LIMIT LINE
	LANDSCAPE BUFFER / SETBACK LINE
	CONCRETE SIDEWALK; REF. CIVIL

GRAPHIC SCALE



TRACT C
125666 SF



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

Matrix

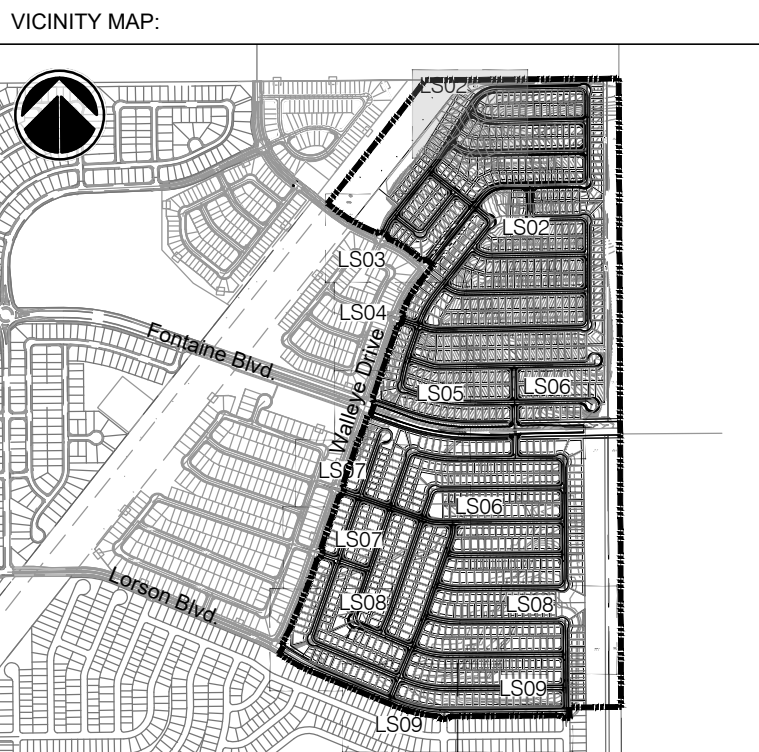
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0206

CIVIL ENGINEER:

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200



PROJECT:

RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1129.006

DRAWN BY: SJC

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PRELIMINARY PLANTING PLAN

LS02

SHEET 16 OF 24

PCD FILE NO.:

FILE LOCATION: S:\2011\2008 LORSON RANCH AREA D\F-H1100 DWG\1102.XREF\1123-PRELIM LANDSCAPE.DWG

1 PLANTING PLAN

SCALE 1" = 30'

LANDSCAPE LEGEND:

SYMBOL	DESCRIPTION
NATIVE SEED A	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
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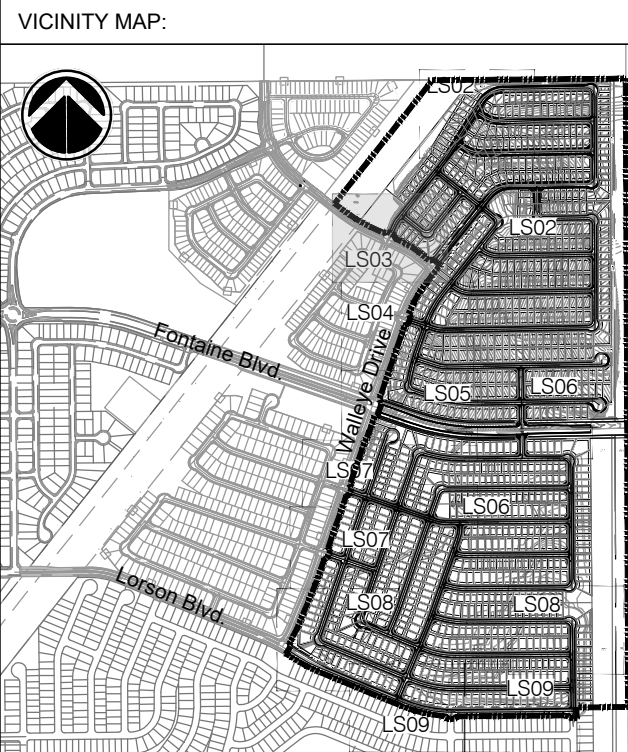
	FIRE HYDRANT, TYP.; REF. CIVIL
	UTILITY EASEMENT, TYP.; REF. CIVIL
	PROPERTY LIMIT LINE
	LANDSCAPE BUFFER / SETBACK LINE
	CONCRETE SIDEWALK; REF. CIVIL

RIDGE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

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

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0206
CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100
OWNER/DEVELOPER:
LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200



PROJECT:
RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

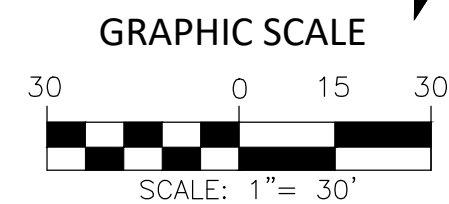
DRAWING INFORMATION:
PROJECT NO.: 20.1129.006
DRAWN BY: SJC
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

PRELIMINARY PLANTING PLAN

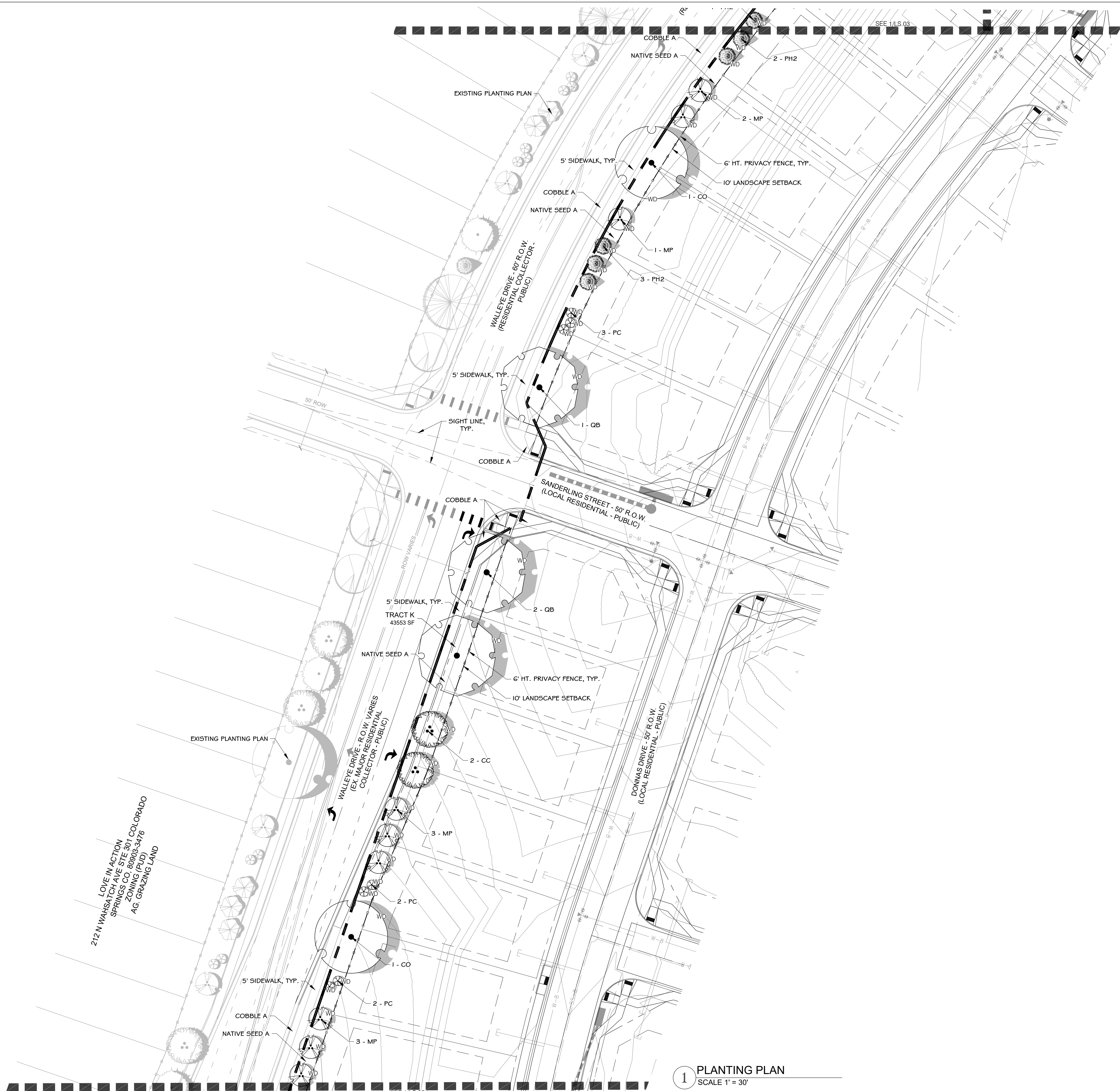
LS03

SHEET 17 OF 24

PCD FILE NO.:



FILE LOCATION: S:\2011\2008 LORSON RANCH AREA D\F-H\1100 DWG\1102_XREF\X-1123-PRELIM LANDSCAPE.DWG

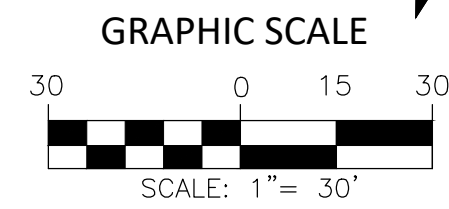


RIDGE AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN
LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE LEGEND:

SYMBOL	DESCRIPTION
NATIVE SEED A	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED "PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
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- FIRE HYDRANT, TYP; REF. CIVIL
- UTILITY EASEMENT, TYP; REF. CIVIL
- PROPERTY LIMIT LINE
- LANDSCAPE BUFFER / SETBACK LINE
- CONCRETE SIDEWALK; REF. CIVIL



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT: **Matrix** 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100 FAX: (719) 575-0206

CIVIL ENGINEER: CORE ENGINEERING GROUP
15004 1ST AVENUE S. BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER: **LORSON LLC ET/ AL**
212 N. WAHSATCH DR., SUITE 301, COLORADO SPRINGS, CO 80903
(719) 635-3200

VICINITY MAP:

PROJECT: **RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1129.006

DRAWN BY: SJC

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PRELIMINARY PLANTING PLAN

LS04

SHEET 18 OF 24

PCD FILE NO.:

1 PLANTING PLAN
SCALE 1" = 30'

RIDGE AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

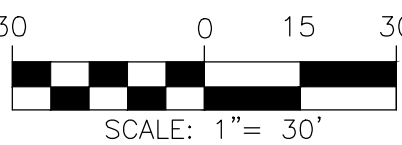
LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE
SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE LEGEND:

SYMBOL	DESCRIPTION
NATIVE SEED A	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
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	FIRE HYDRANT, TYP.; REF. CIVIL
	UTILITY EASEMENT, TYP.; REF. CIVIL
	PROPERTY LIMIT LINE
	LANDSCAPE BUFFER / SETBACK LINE
	CONCRETE SIDEWALK; REF. CIVIL

GRAPHIC SCALE



CONSULTANTS:

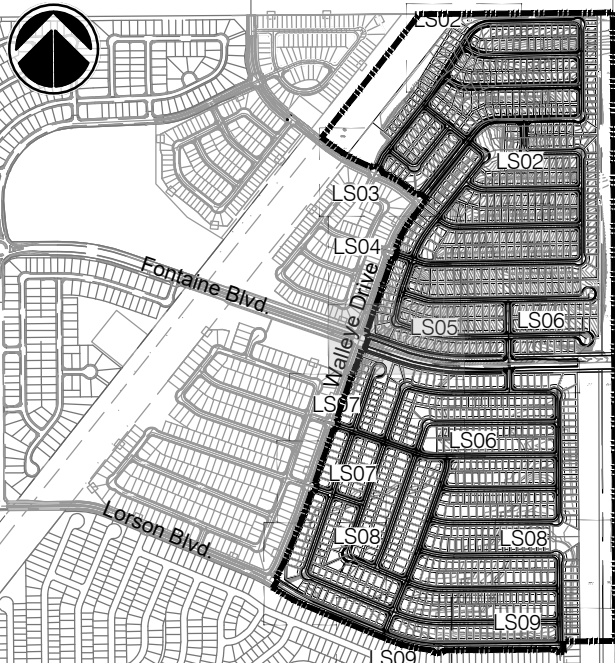
PLANNER/ LANDSCAPE ARCHITECT:
Matrix 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0206

CIVIL ENGINEER:
CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

VICINITY MAP:



PROJECT:

RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 20.1129.006

DRAWN BY: SJC

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

PRELIMINARY
PLANTING PLAN

LS05

SHEET 19 OF 24

PCD FILE NO.:

1 PLANTING PLAN
SCALE 1" = 30'

RIDGE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

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

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

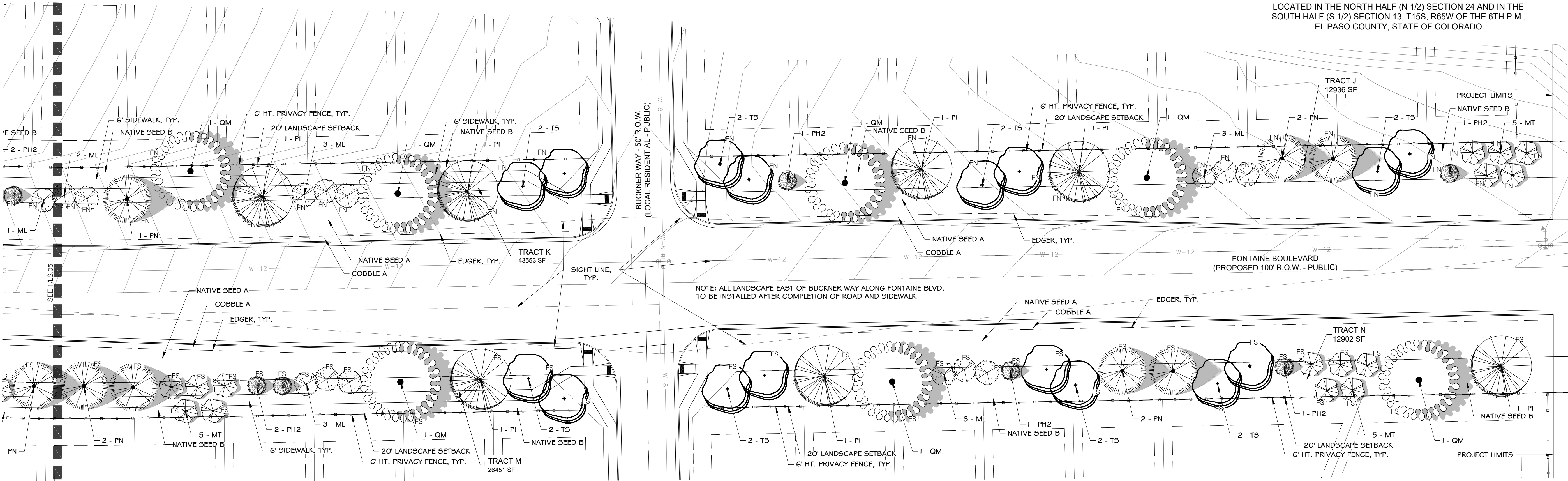
2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
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CIVIL ENGINEER:

CORE ENGINEERING GROUP
15004 1ST AVENUE S.
BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:

LORSON LLC ET/ AL
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(719) 635-3200



PROJECT:
RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:	
PROJECT NO:	20.1129.006
DRAWN BY:	SJC
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

PRELIMINARY
PLANTING PLAN

LS06

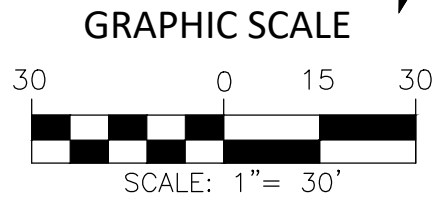
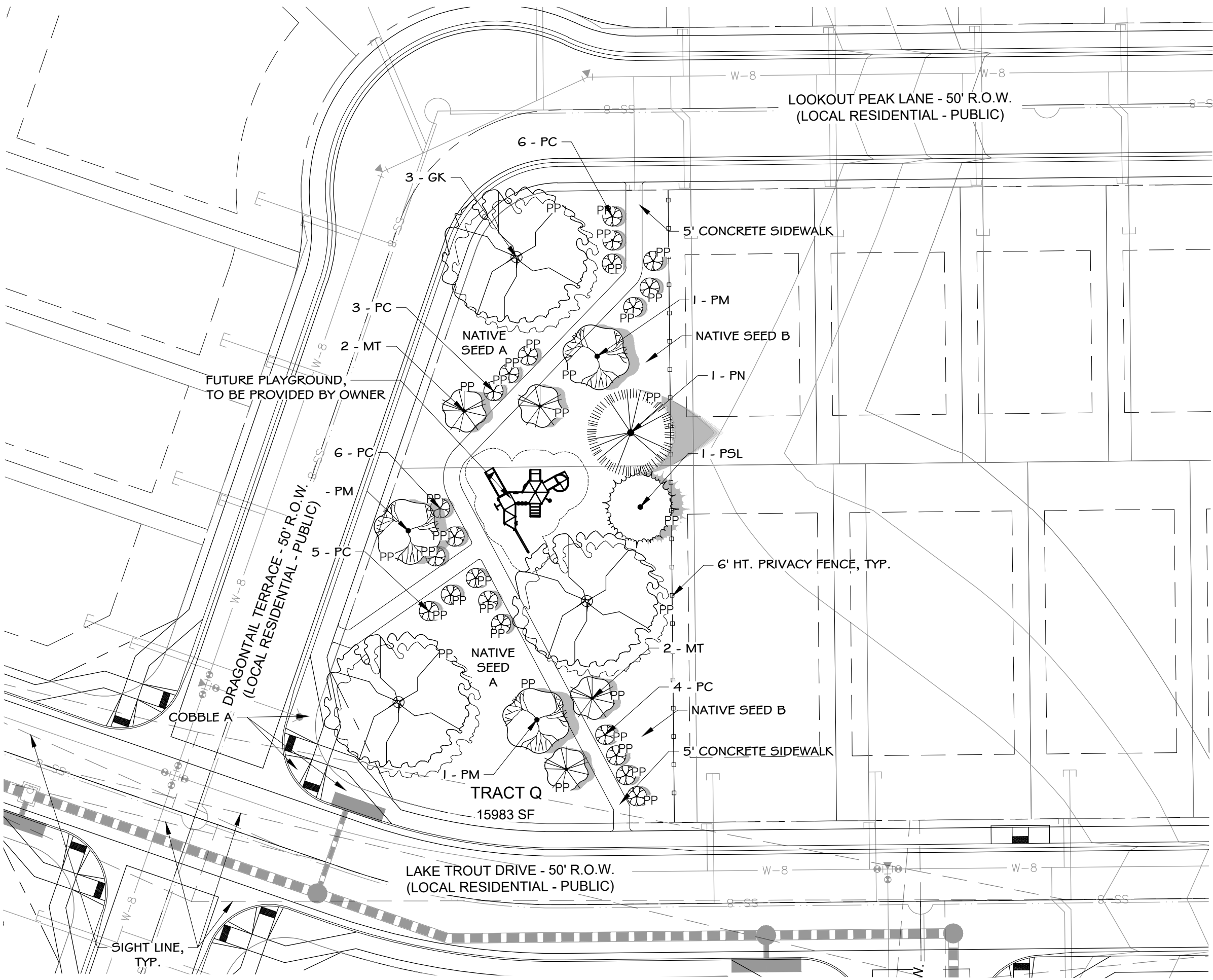
SHEET 20 OF 24

PCD FILE NO.:

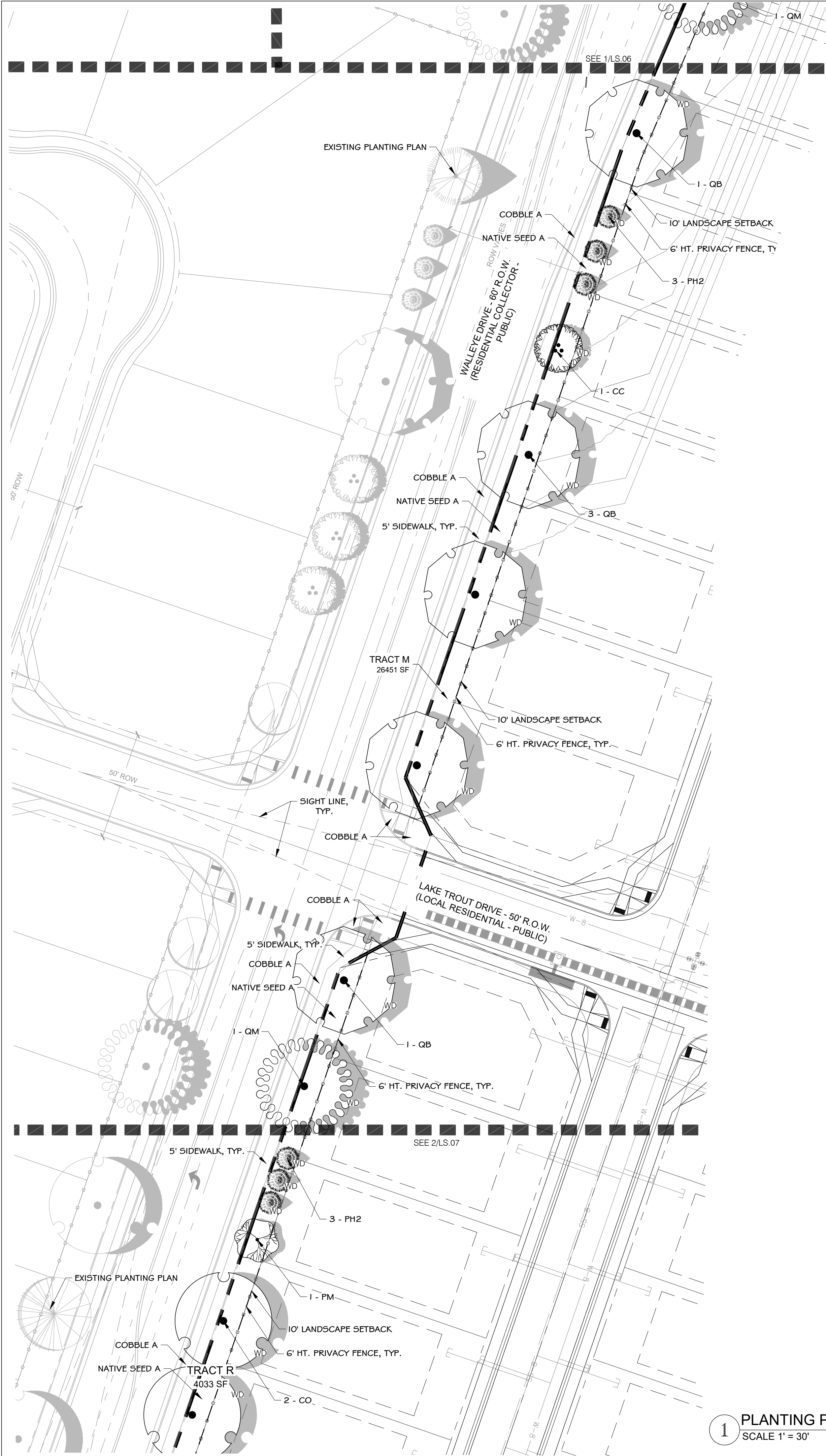
LANDSCAPE LEGEND:

SYMBOL	DESCRIPTION
NATIVE SEED A	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PBSI LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
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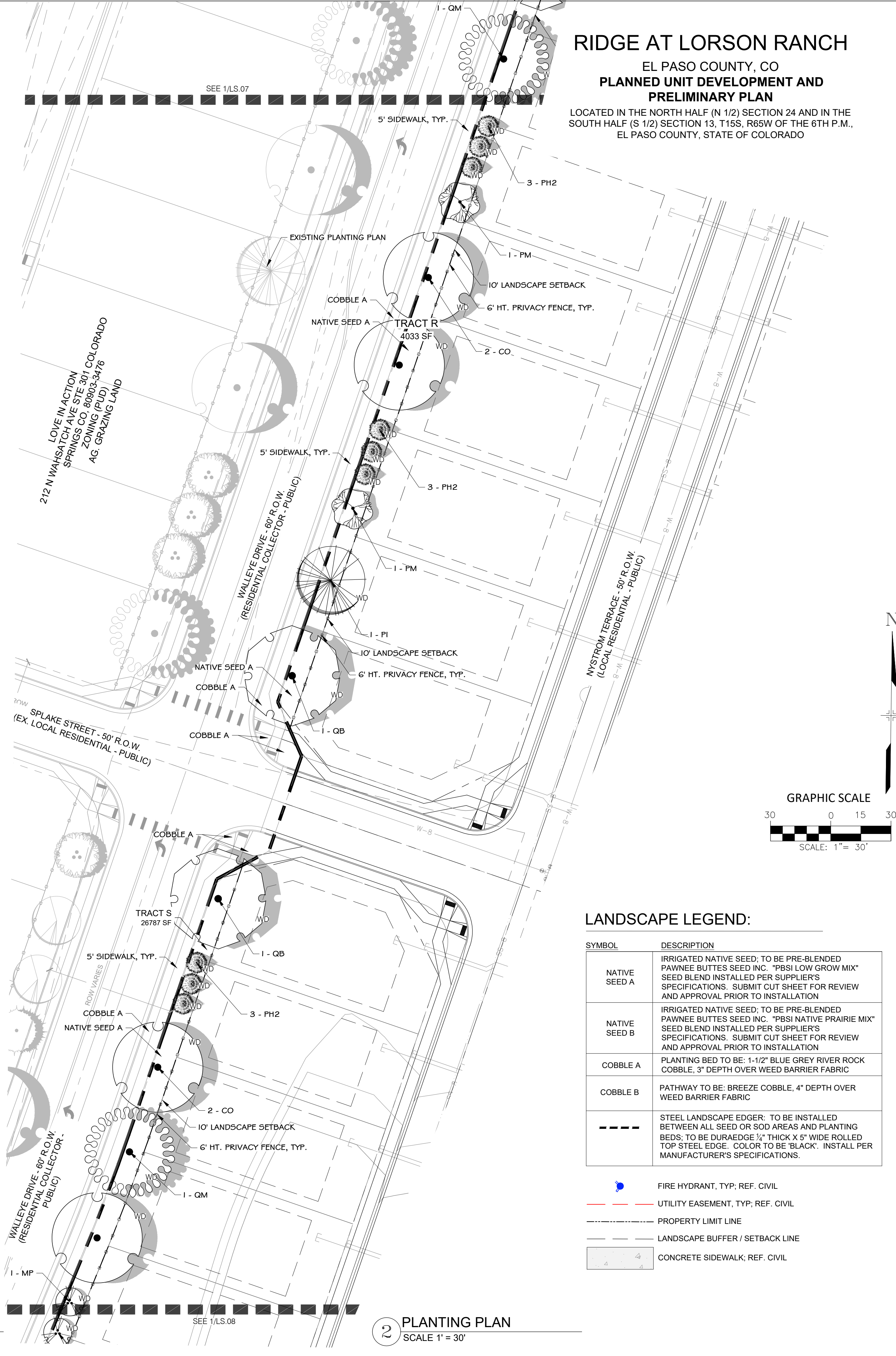
	FIRE HYDRANT, TYP; REF. CIVIL
	UTILITY EASEMENT, TYP; REF. CIVIL
	PROPERTY LIMIT LINE
	LANDSCAPE BUFFER / SETBACK LINE
	CONCRETE SIDEWALK; REF. CIVIL



FILE LOCATION: S:\2011\2010\08\LORSON RANCH AREA D\F-H1100.DWG\102.XREF\X-1129-PRELIM LANDSCAPE.DWG



1 PLANTING PLAN
SCALE 1" = 30'



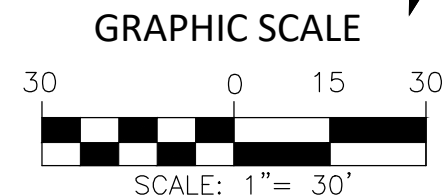
2 PLANTING PLAN
SCALE 1" = 30'

RIDGE AT LORSON RANCH

EL PASO COUNTY, CO

PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

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



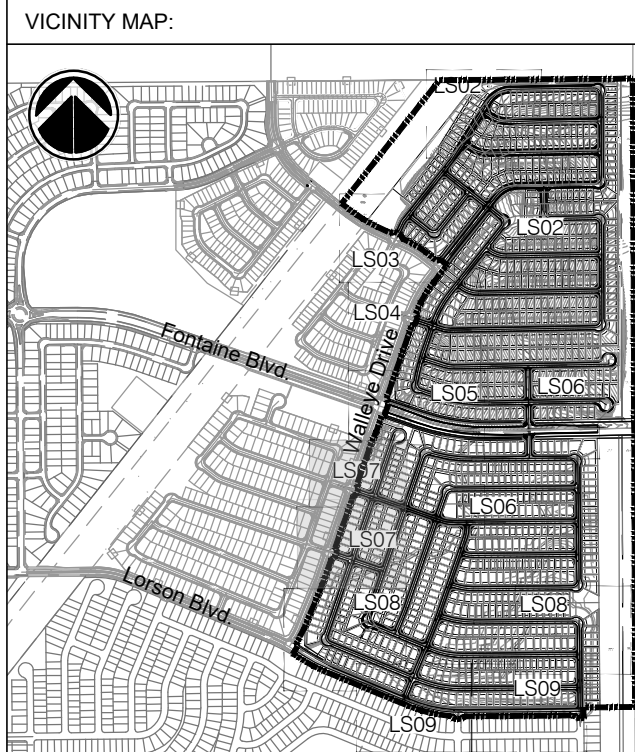
LANDSCAPE LEGEND:

SYMBOL	DESCRIPTION
NATIVE SEED A	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PB51 LOW GROW MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
NATIVE SEED B	IRRIGATED NATIVE SEED; TO BE PRE-BLENDED PAWNEE BUTTES SEED INC. "PB51 NATIVE PRAIRIE MIX" SEED BLEND INSTALLED PER SUPPLIER'S SPECIFICATIONS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
COBBLE A	PLANTING BED TO BE: 1-1/2" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER WEED BARRIER FABRIC
COBBLE B	PATHWAY TO BE: BREEZE COBBLE, 4" DEPTH OVER WEED BARRIER FABRIC
---	STEEL LANDSCAPE EDGER; TO BE INSTALLED BETWEEN ALL SEED OR SOD AREAS AND PLANTING BEDS; TO BE DURAEDGE 1/4" THICK X 5" WIDE ROLLED TOP STEEL EDGE. COLOR TO BE 'BLACK'. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

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

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT: 2435 RESEARCH PARKWAY, SUITE 300, COLORADO SPRINGS, CO 80920
PHONE: (719) 575-0100
FAX: (719) 575-0206
CIVIL ENGINEER: CORE ENGINEERING GROUP
15004 1ST AVENUE S, BURNSVILLE, MN 55306
PHONE: (719) 570-1100

OWNER/DEVELOPER:
LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200



PROJECT:
RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

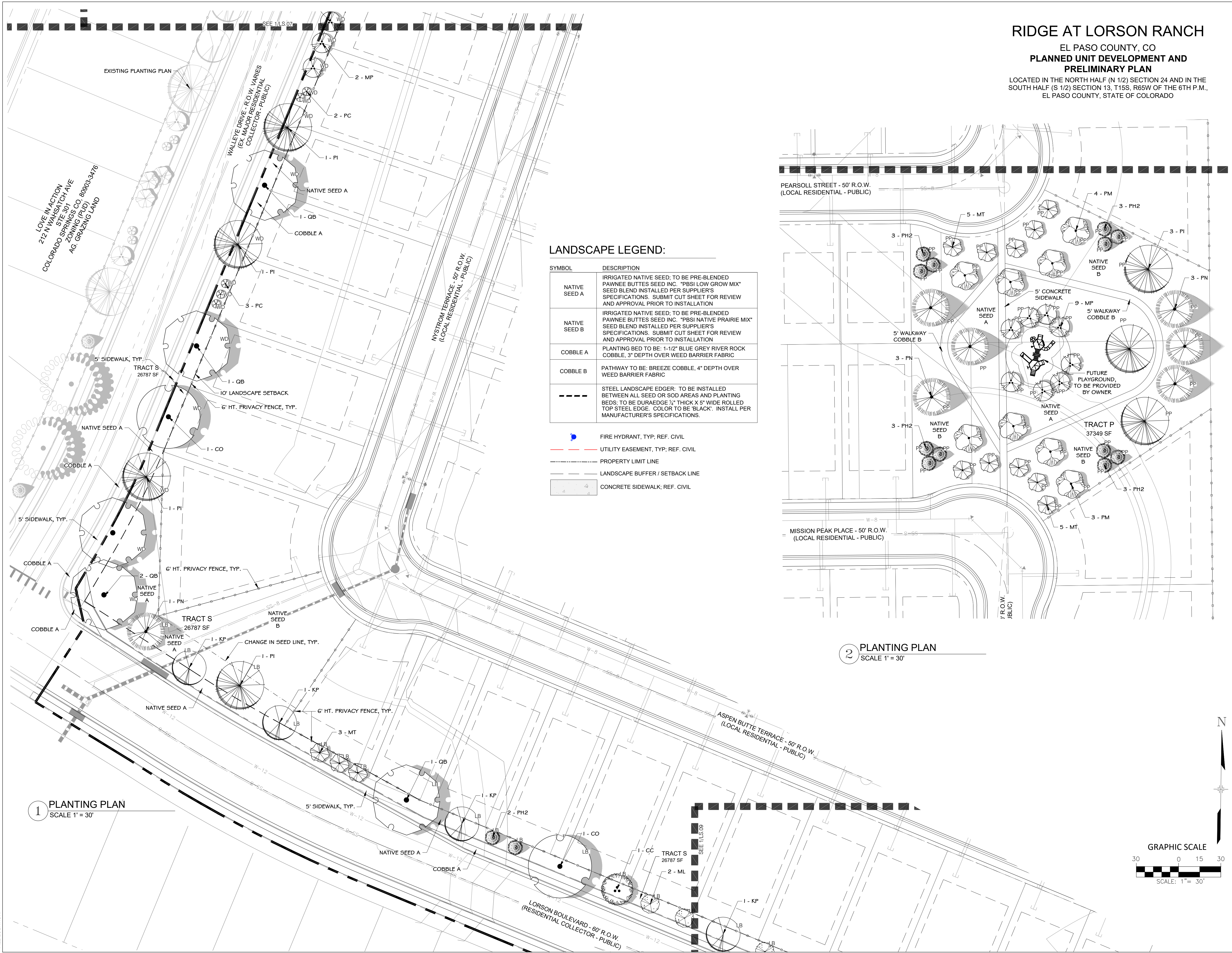
REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:	
PROJECT NO:	20.1129.006
DRAWN BY:	SJC
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

PRELIMINARY PLANTING PLAN

LS07
SHEET 21 OF 24

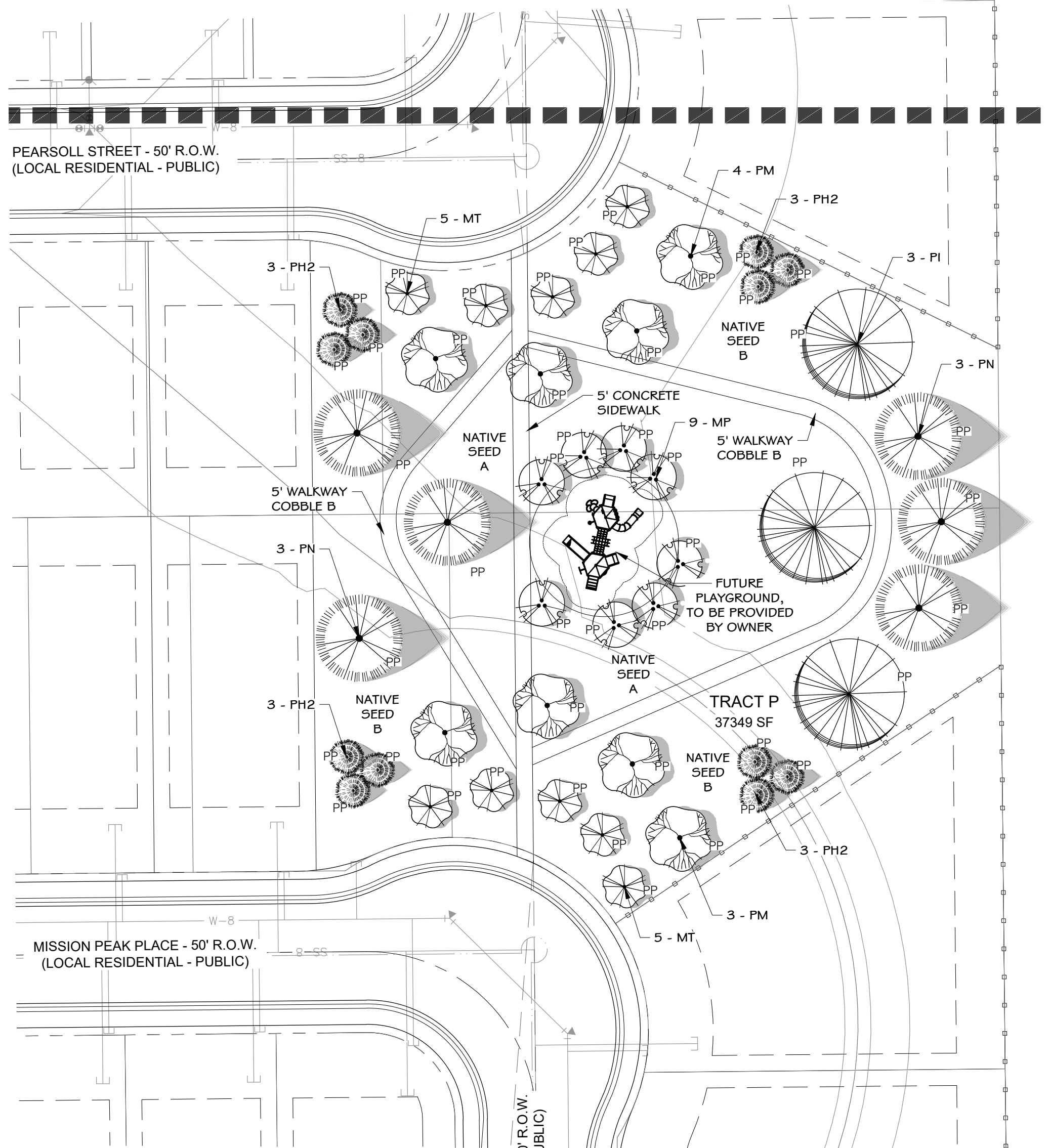
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RIDGE AT LORSON RANCH
EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
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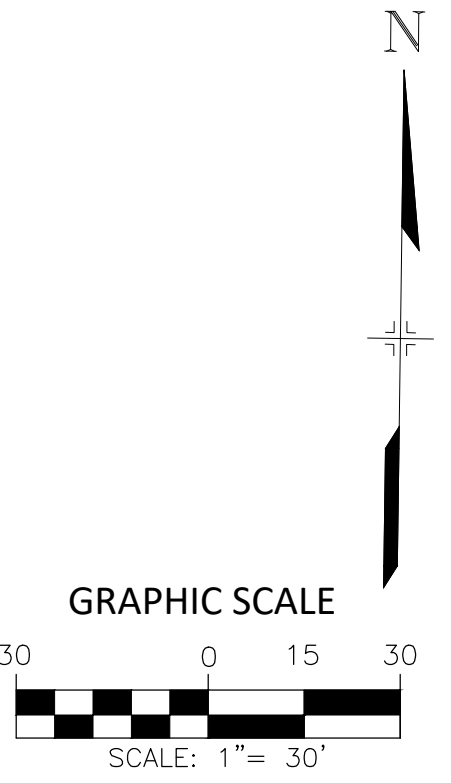
LOCATED IN THE NORTH HALF (N 1/2) SECTION 24 AND IN THE
SOUTH HALF (S 1/2) SECTION 13, T15S, R65W OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE LEGEND:	
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	UTILITY EASEMENT, TYP; REF. CIVIL
	PROPERTY LIMIT LINE
	LANDSCAPE BUFFER / SETBACK LINE
	CONCRETE SIDEWALK; REF. CIVIL



2 PLANTING PLAN
SCALE 1" = 30'

1 PLANTING PLAN
SCALE 1" = 30'



CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
 2435 RESEARCH PARKWAY,
SUITE 300
COLORADO SPRINGS, CO 80920
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FAX: (719) 575-0206
CIVIL ENGINEER:
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15004 1ST AVENUE S.
BURNSVILLE, MN 55305
PHONE: (719) 570-1100
OWNER/DEVELOPER:
LORSON LLC ET/ AL
212 N. WAHSATCH DR., SUITE 301
COLORADO SPRINGS, CO 80903
(719) 635-3200

VICINITY MAP:

PROJECT:
RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN
EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021
REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:
PROJECT NO: 20.1129.006
DRAWN BY: SJC
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

PRELIMINARY PLANTING PLAN

LS08

SHEET 22 OF 24
PCD FILE NO.:

RIDGE AT LORSON RANCH

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

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

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

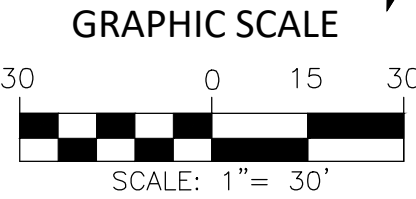
2435 RESEARCH PARKWAY,
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PHONE: (719) 575-0100
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CIVIL ENGINEER:

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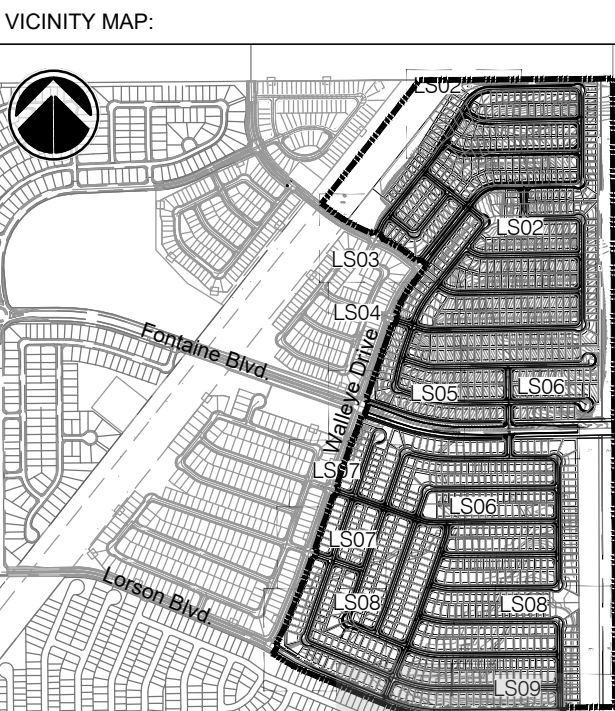
1 PLANTING PLAN
SCALE 1" = 30'

LANDSCAPE LEGEND:

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2 PLANTING PLAN
SCALE 1" = 30'



PROJECT:
RIDGE AT LORSON RANCH
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

EL PASO COUNTY, CO
FIRST SUBMITTAL: APRIL 19, 2021

REVISION HISTORY:			
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DRAWING INFORMATION:
PROJECT NO: 20.1129.006
DRAWN BY: SJC
CHECKED BY: JRA
APPROVED BY: JRA
SHEET TITLE:

PRELIMINARY
PLANTING PLAN

LS09
SHEET 23 OF 24

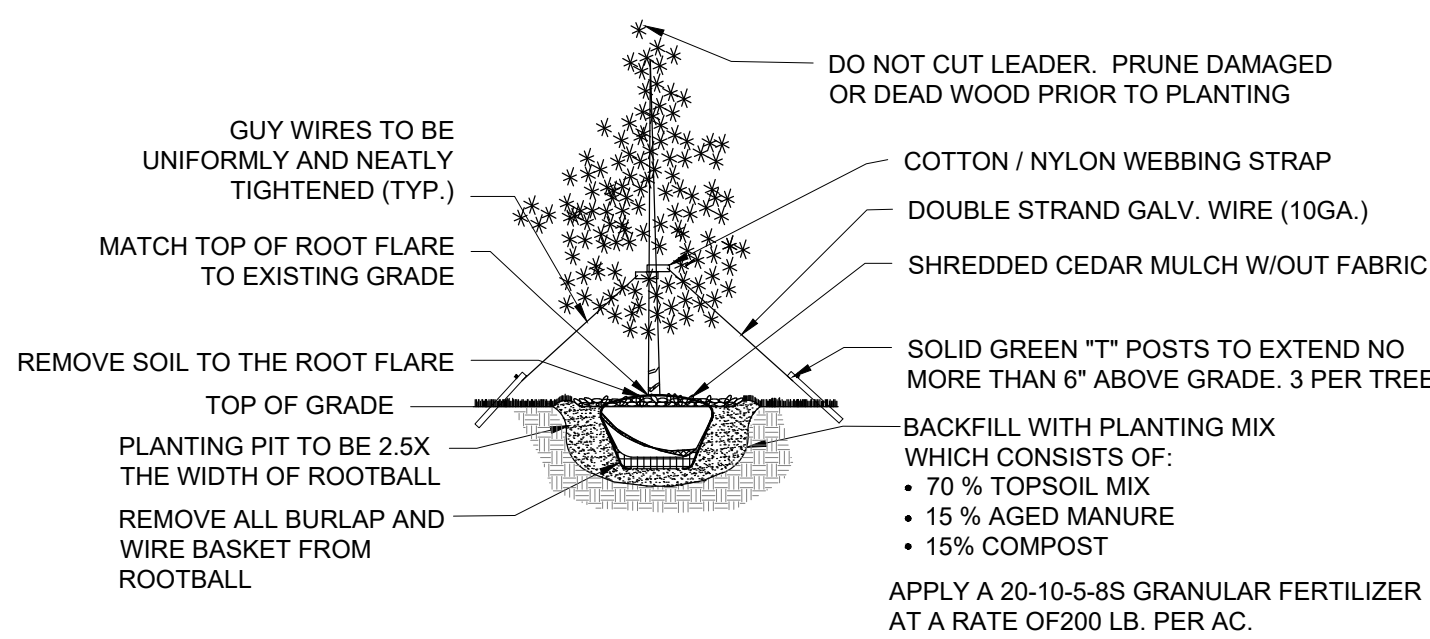
PCD FILE NO.:

EL PASO COUNTY, CO
PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAN

SHRUB/ TREE PLANTING NOTES:

-
- Diagram illustrating the preparation of a tree for removal, showing various safety and preparation steps:
- USE 16 GA. WIRE (CAL-TIE OR EQUIV.) PLACED THROUGH GROMMETS OF WEB STRAPS TO SECURE TREE
 - ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY
 - STEEL POSTS. GUY TREE TO PLUMB POSITION. SECURE GUYS TO TRUNK AT 1/2- 2/3 THE TREE HEIGHT. PLACE POSTS AND WIRES SO THAT THEY DO NOT RUB AGAINST BRANCHES
 - REMOVE TWINE FROM BRANCHES
 - SPRAY WITH WILT PRUF OR EQUAL (IF LEAFED OUT)
 - COTTON/NYLON WEBBING STRAP
 - REMOVE SOIL TO ROOT FLARE
 - MATCH TOP OF ROOT FLARE TO EXISTING GRADE
 - 3" SHREDDED CEDAR MULCH W/OUT FABRIC
 - EXISTING GRADE
 - BACKFILL SOIL PER SPECIFICATIONS
 - 1'-0" LONG X 4" DIA. ADG CORRUGATED FLEXIBLE PIPE (WEED WHACKER GUARD). SPLIT ONE SIDE END-TO-END AND PLACE AROUND BASE OF TREE TRUNK
 - 3 X DIA. OF ROOTBALL
 - 5' MIN.
 - 12" MIN.

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



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



- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
- SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
- SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
- BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
- STRAW CRIMPING: TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
- HYDRD-MULCHING (BASE BID): ORGANIC TACKIFIER SHALL BE USED. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDD DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDD WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD CITY REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

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) 922-9887 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. ALL COMMON LANDSCAPE AND STREETScape PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
12. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
13. A 3' DIAMETER CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
14. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

PCD FILE NO.:

LORSON RANCH

MINOR SKETCH PLAN AMENDMENT

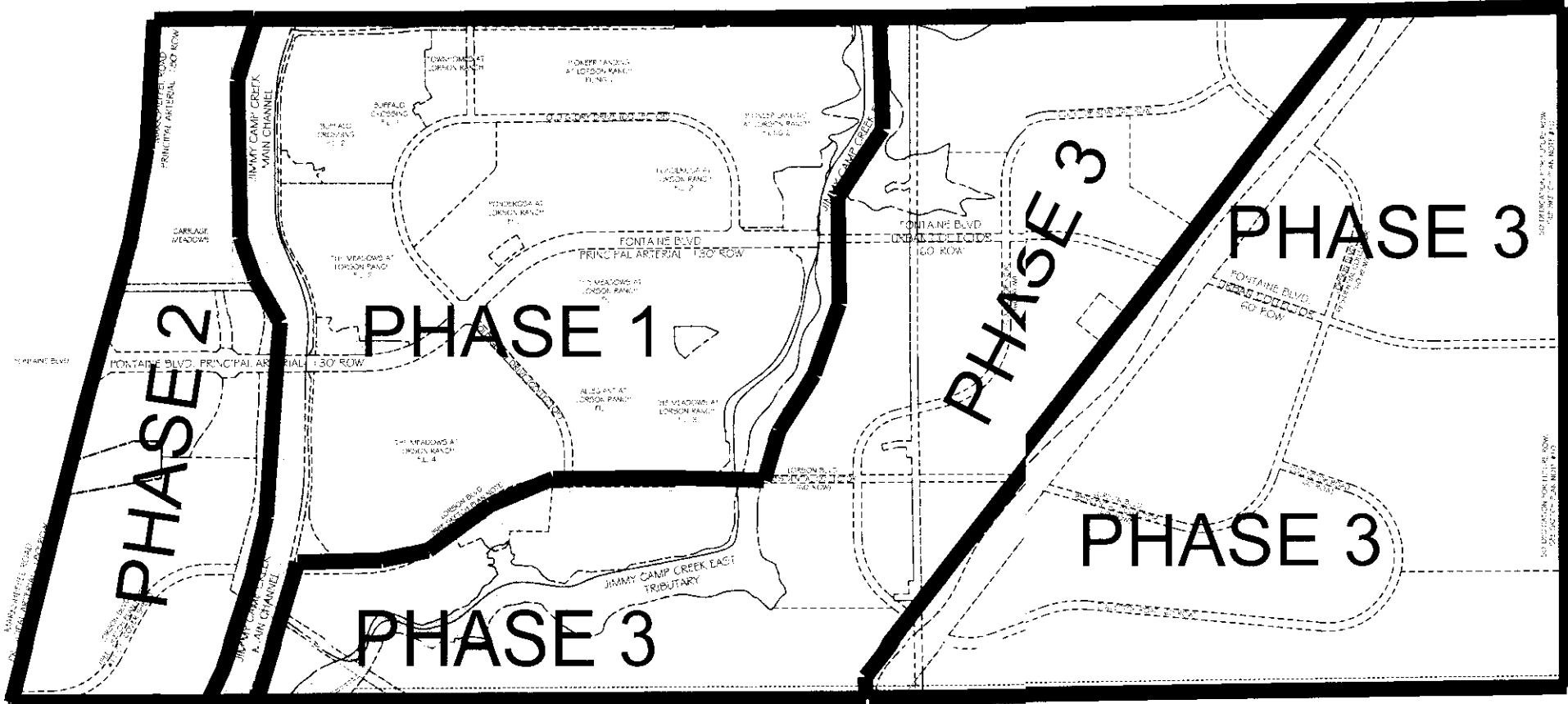
A PORTION OF TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

GENERAL LAND DESCRIPTION - SKETCH PLAN

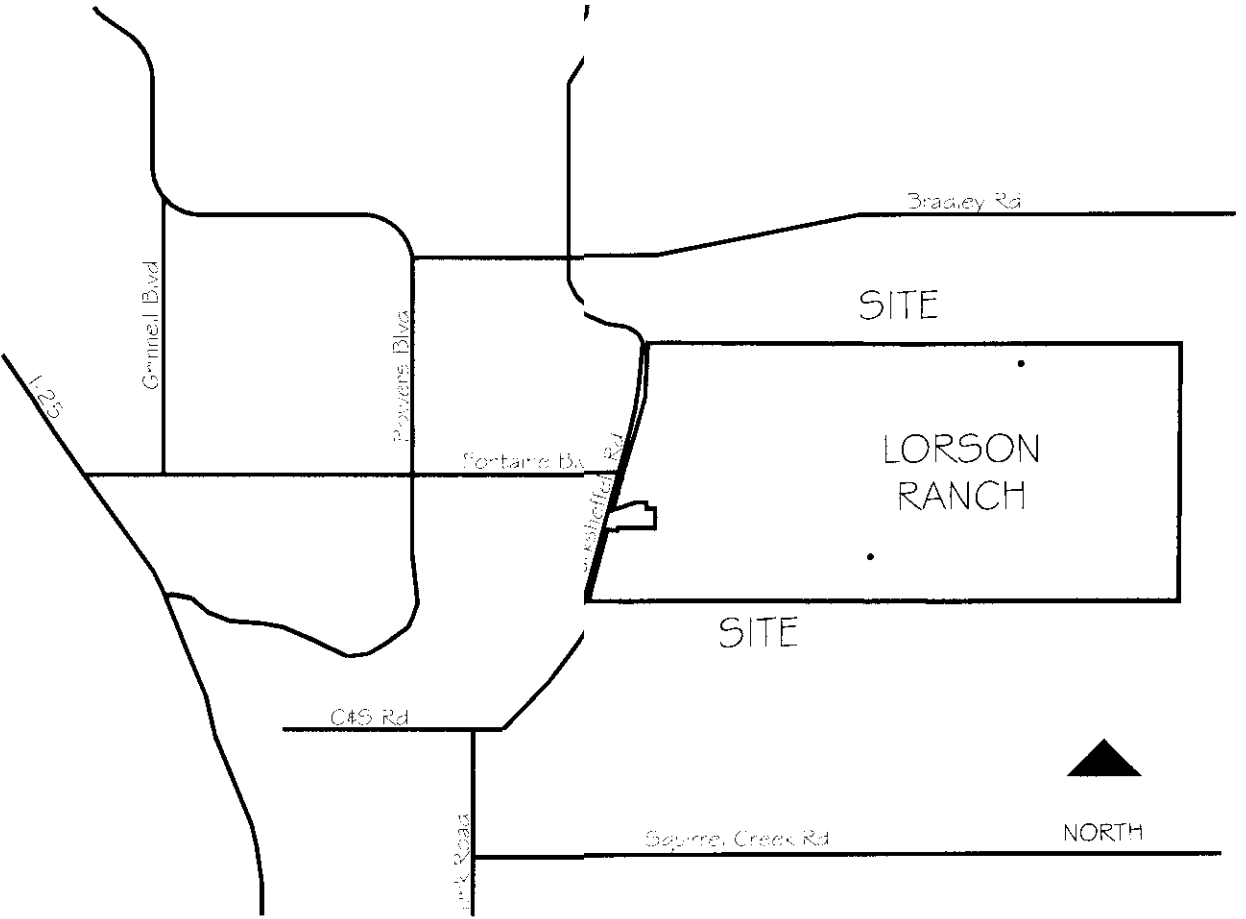
A TRACT OF LAND BEING ALL THAT PART OF THE NORTH ONE-HALF (N1/2) OF SECTION 23, THE NORTH ONE-HALF (N1/2) OF SECTION 24, THE SOUTH ONE-HALF (S1/2) OF SECTION 13, THE SOUTH ONE-HALF (S1/2) OF SECTION 14, THAT PORTION OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 15 LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF THE COUNTY ROAD KNOWN AS MARKSHEFFEL ROAD AND THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22 LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARKSHEFFEL ROAD, EXCEPT ANY PORTION OF LOT 2 OF BROWNSVILLE SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK H-6 AT PAGE 81 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, ALL LYING WITHIN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

SAID TRACT OF LAND CONTAINS 1,412 ACRES OF LAND, MORE OR LESS.

PHASING PLAN



VICINITY MAP



SKETCH PLAN SITE DATA

LAND USE	ACRES±	%	TOTAL DUS	GROSS DU/AC
JIMMY CAMP CREEK MAIN CHANNEL (OPEN SPACE)	36.1	2.6		
JIMMY CAMP CREEK EAST TRIBUTARY (OPEN SPACE)	66.6	4.0		
POWER LINE EASEMENT (OPEN SPACE)	50.3	3.6		
COS SOUTHERN DELIVERY SYSTEM (SDS) EASEMENT (OPEN SPACE)	7.4	0.5		
FMIC DITCH EASEMENT (OPEN SPACE)	8.2	0.6		
MVEA ELECTRICAL SUBSTATION	2.0	0.1		
OPEN SPACE (OPEN SPACE/ TRAILS/ PARKS/ DETENTION FACILITIES)	33.9	2.4		
COMMERCIAL	25.2	33.9		
DEDICATED SCHOOL SITE (OPEN SPACE)	25.0	5.2		
RH- RESIDENTIAL HIGH DENSITY (EXISTING)	5.2	0.4	46	7-10 DU/ AC
RMH- RESIDENTIAL MEDIUM HIGH DENSITY (EXISTING)	26.7	1.9	204	7-10 DU/ AC
RM- RESIDENTIAL MEDIUM DENSITY (EXISTING)	294.5	20.9	1,330	4-6 DU/ AC
RLM - LOW/ MEDIUM RESIDENTIAL FOR SF RES. (PROPOSED)	551.9	1.8	3,147	4-6 DU/ AC
RM - MEDIUM RESIDENTIAL FOR SF RES. (PROPOSED)	185.8	1.8	1,590	7-10 DU/ AC
RMH - MEDIUM/ HIGH RESIDENTIAL FOR SF OR MF RES. (PROPOSED)	14.6	39.1	183	10-13 DU/ AC
ROADWAY RIGHT-OF-WAY (EXISTING)	30.5	2.2		
ROADWAY RIGHT-OF-WAY (PROPOSED)	58.2	4.1		
TOTALS	1,412	100%	6,500	4-6 DU/ AC

Existing Development includes completed or in-progress developments as follows:
Ponderosa Filings 1 & 2, Townhomes at Lorson Ranch, Buffalo Crossing Filings 1 & 2,
Pioneer Landing Filings 1 & 2, The Meadows Filings 1-4, and Carriage Meadows Filing 1.

NOTE:
PROJECTED GROSS UNIT COUNTS ARE CALCULATED BY MULTIPLYING THE RESIDENTIAL GROSS DENSITY USE BY THE ACREAGE.

DEVELOPMENT STANDARDS AND GUIDELINES

- RL - LOW RESIDENTIAL WITH A GROSS DENSITY (1-2 DU/AC) FOR RURAL-RESIDENTIAL UNITS.
- RLM - LOW/ MEDIUM RESIDENTIAL WITH A GROSS DENSITY (4-6 DU/AC) FOR SINGLE FAMILY RESIDENTIAL LOTS.
- RM - MEDIUM RESIDENTIAL WITH A GROSS DENSITY (7-10 DU/AC) FOR SINGLE FAMILY RESIDENTIAL LOTS.
- RMH - MEDIUM/ HIGH RESIDENTIAL WITH A GROSS DENSITY (10-13 DU/AC) FOR SINGLE OR MULTI FAMILY RESIDENTIAL LOTS.
- RH - HIGH RESIDENTIAL WITH A GROSS DENSITY (17-20 DU/AC) FOR MULTI-FAMILY RESIDENTIAL UNITS.
- COMM - COMMERCIAL RELATED USES

SKETCH PLAN NOTES:

- THE SKETCH PLAN AMENDMENT IS ADOPTING THE GENERAL LAND USE CONCEPT AND OVERALL PUD DEVELOPMENT & PHASING PLAN (RECEPTION NO.: 206035127, MARCH 9, 2006). THE DENSITY RANGES ADOPTED WILL BE USED TO ESTABLISH A MAXIMUM DENSITY WITHIN THAT RANGE FOR INDICATED PORTIONS OF THE SITE, DEPENDING ON THE ULTIMATE PROVISION OF OPEN SPACE AND THE DESIGN OF THE HIGHER DENSITY AREAS.
- THE MINOR SKETCH PLAN AMENDMENT WILL BE DEVELOPED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT FOR LORSON RANCH, AS AMENDED.
- THE APPLICANT SHALL WORK WITH EL PASO COUNTY PARKS DEPARTMENT WITH FUTURE SUBMITTALS TO DETERMINE ACREAGE AND ACCEPTABLE LOCATIONS FOR PARK AREA OR AREAS AS REQUIRED. THE OPEN SPACE AS SHOWN MEETS THE REQUIREMENTS FOR ALL OF LORSON RANCH.
- BUFFERING BETWEEN THE COMMERCIAL AND RESIDENTIAL USES SHALL BE REFLECTED WITH ANY ZONING AND DEVELOPMENT PLAN REQUEST FOR THE COMMERCIAL PROPERTIES. BUFFERING SHALL BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- BUFFERING OF THE HIGHER DENSITY RESIDENTIAL USES FROM INDUSTRIAL, LOWER DENSITY RESIDENTIAL USE, PROPOSED COMMERCIAL USES AND USES ADJACENT TO MARKSHEFFEL ROAD, FONTAINE BLVD. AND MERIDIAN ROAD CAN BE THROUGH THE USE OF SETBACKS, BERMS, LANDSCAPING AND OPAQUE SCREENING. CREATIVE LANDSCAPE DESIGN IS ENCOURAGED BUT IN NO INSTANCE SHALL THE MINIMUM BUFFERING AND LANDSCAPE REQUIREMENT BE LESS THAN THAT REQUIRED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED. THE BUFFERING/ LANDSCAPING SHALL BE INCLUDED WITH ANY REZONING REQUESTS. SAID BUFFERS SHALL BE EXCLUSIVE OF ANY LOT AREA(S).
- THE MAXIMUM TOTAL RESIDENTIAL DENSITY SHALL NOT EXCEED THE 6,500 UNITS AS SHOWN WITHOUT REVIEW AND SUBSEQUENT APPROVAL OF A MAJOR AMENDMENT TO THE SKETCH PLAN.
- CLUSTERING OF UNITS AND DENSITY TRANSFERS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN SOLUTIONS.
- CONSTRUCTION SHALL OBSERVE A MINIMUM SETBACK OF 20 FEET FROM THE BREAK IN SLOPE OF JIMMY CAMP CREEK AND THE EAST TRIBUTARY OF JIMMY CAMP CREEK, BOTH FOR PROTECTION AGAINST EROSION DURING FLOODS, AND TO PREVENT EROSION OF THE BANKS AS A RESULT OF DEVELOPMENT.
- INFORMATION REGARDING WILDLIFE PROTECTION MEASURES SHOULD BE PROVIDED INCLUDING FENCING REQUIREMENTS, GARBAGE CONTAINMENT, PETS, ENHANCEMENT/ MAINTENANCE OF NATURAL VEGETATION, WEED CONTROL, AND RIPARIAN/ WETLAND PROTECTION/ BUFFER ZONES AS APPROPRIATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COLORADO DIVISION OF WILDLIFE.
- ROAD LOCATIONS AND CLASSIFICATIONS AS DEPICTED ON THE SKETCH PLAN ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THIS AMENDMENT. FINAL DETERMINATIONS OF ALL ROAD CLASSIFICATIONS AND NECESSARY RIGHTS-OF-WAY WILL BE MADE AT THE PRELIMINARY PLAN STAGE WHEN MORE DETAILED LAND USE, TRAFFIC AND ROAD DESIGNS ARE AVAILABLE. CHANGES TO ROAD CLASSIFICATION, NECESSARY RIGHTS-OF-WAY WIDTHS, AND CHANGES IN ALIGNMENT SHALL NOT REQUIRE A NEW SKETCH PLAN AMENDMENT.
- THE LORSON RANCH BOULEVARD RIGHT-OF-WAY FROM MARKSHEFFEL ROAD TO STINGRAY LANE TO BE BETWEEN 80'- 100' IN WIDTH DEPENDING ON FINAL TRAFFIC COUNTS. THE FINAL RIGHT-OF-WAY WIDTH SHALL BE DETERMINED WITH FUTURE DEVELOPMENT SUBMITTALS. A DEVIATION MAY BE REQUIRED TO REDUCE THE WIDTHS AND DEDICATIONS OF THE RIGHT-OF-WAY.

GENERAL NOTES:

- EXISTING ZONING IS PUD- PLANNED UNIT DEVELOPMENT (EL PASO COUNTY).
- SCHOOL DISTRICT: WIDEFIELD SCHOOL DISTRICT NO. 3
- UTILITY PROVIDERS:
 - WATER & SEWER: WIDEFIELD WATER & SANITATION DIST.
 - ELECTRICAL POWER: MOUNTAIN VIEW ELECTRIC ASSOCIATION
 - GAS: BLACK HILLS ENERGY
- FIRE PROTECTION: SECURITY FIRE PROTECTION DISTRICT
- POLICE PROTECTION: EL PASO COUNTY SHERIFF'S DEPT.
- COMMERCIAL SITES TOTALING 70 ACRES ARE ALLOWED WITHIN LORSON RANCH BETWEEN MARKSHEFFEL ROAD AND JIMMY CAMP CREEK.
- COMMERCIAL USES SHALL BE PERMITTED TO DEVELOPED INDEPENDENT OF THE PHASING PLAN.
- A 25 ACRE SCHOOL SITE IS BEING PROVIDED AT THE NORTHEAST CORNER OF FONTAINE BOULEVARD AND FUTURE COLLECTOR ROAD AS SHOWN ON THE SKETCH PLAN. THIS 25 ACRES WILL BE DEDICATED VIA FUTURE PLATTING PROCEDURES. THE FINAL SHAPE AND LAYOUT WILL BE DETERMINED WITH FUTURE SCHOOL SITE PLANNING.
- THE EXISTING LORSON RANCH METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF PARKS, OPEN SPACE, COMMON AREAS, COMMON LANDSCAPE PLANTINGS AND OTHER PUBLIC AREAS.
- THIS PROJECT WILL DETAIN STORMWATER RUN-OFF TO HISTORIC FLOWS.
- ROAD RIGHTS-OF-WAY WILL BE DEDICATED AS NECESSARY.
- ALL FUTURE ROAD RIGHTS-OF-WAY ARE CONCEPTUAL ONLY AND ARE PERMITTED TO BE MODIFIED UP UNTIL FINAL PLATTING SO LONG AS THE GENERAL LOCATION, SIZE AND ACCESS INTENT ARE MAINTAINED.
- THE SOUTH WESTERN MOST INTERSECTION OF MARKSHEFFEL ROAD AND LORSON RANCH BOULEVARD WILL BE A FULL MOVEMENT INTERSECTION.
- THE NORTH WESTERN MOST INTERSECTION WITHIN CARRIAGE MEADOWS WILL BE A FULL MOVEMENT INTERSECTION.
- THE NORTH EASTERN MOST INTERSECTION WITH LORSON RANCH AND MERIDIAN ROAD WILL BE A FULL MOVEMENT INTERSECTION.
- THE DEVELOPER AGREES TO ABIDE BY EXTERIOR LIGHTING POLICIES AND REGULATIONS IN EXISTENCE IN THE COUNTY AT THE TIME OF PLATTING.

OPEN SPACE:

- OPEN SPACE REQUIRED, AND TO BE PROVIDED AT FULL BUILD OUT, FOR THE LORSON RANCH PROJECT IS 212 TOTAL ACRES (15%). TOTAL OPEN SPACE REQUIREMENTS WILL RANGE BETWEEN 192-212 TOTAL ACRES. THE DEVELOPER ANTICIPATES MEETING THESE REQUIREMENTS EITHER BY DESIGNATED OPEN SPACE, LAND DEDICATION OR A COMBINATION OF LAND DEDICATION AND FEES IN LIEU OF LAND DEDICATION.
- TOTAL OPEN SPACE PROVIDED TO DATE IS 217.4 ACRES OR 15.4%. THE OPEN SPACE CONSISTS OF PARKS, PLAYGROUNDS, NATURAL OPEN SPACE, TRAILS; JIMMY CAMP CREEK MAIN CHANNEL OPEN SPACE; JIMMY CAMP CREEK EAST TRIBUTARY OPEN SPACE; THE POWER LINE EASEMENT OPEN SPACE; SOUTHERN DELIVER SYSTEM EASEMENT OPEN SPACE WITHIN LORSON RANCH; THE FUTURE SCHOOL SITE AND THE FOUNTAIN MUTUAL IRRIGATION COMPANY DITCH EASEMENT OPEN SPACE.
- PARKS, PLAYGROUNDS, TRAILS, ETC. MAY BE PLACED WITHIN ANY OPEN SPACE AREAS PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
- FUTURE OPEN SPACE AND PARK SITE AREAS MAY BE INCLUDED WITH FUTURE DEVELOPMENTS AS DETAILED DESIGN TAKES PLACE, INCREASING THE TOTAL OPENSPACE ACREAGE PROVIDED.
- PHYSICAL OPEN SPACE OR PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO LAND DEDICATION AND/ OR FEES IN LIEU OF LAND DEDICATION REQUIREMENTS AS APPROVED BY EL PASO COUNTY.

STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

This Minor Sketch Plan Amendment was approved by the Director of Development Services of El Paso County, Colorado on the 21ST day of April, 2016.

Director, Development Services Department

4/21/16
Date

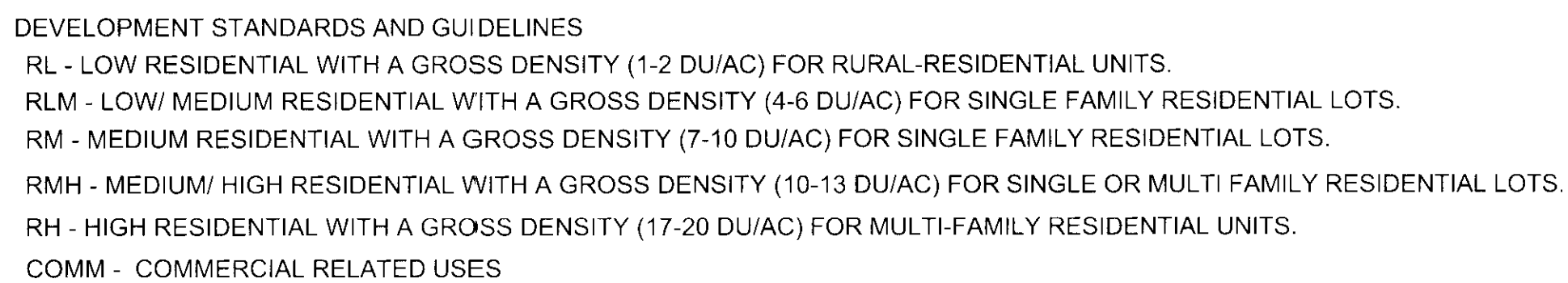
OWNER/ APPLICANT:

LORSON LLC NOMINEE FOR
LORSON NORTH DEV CORP
Attn: Jeff Marx
214 N. Walsworth Ave., Suite 301
Colorado Springs, Co 80903
(719) 633-3600

PREPARED BY:

THOMAS & THOMAS, INC.
PLANNING, URBAN DESIGN, LANDSCAPE ARCHITECTURE, INC.
1028 N. TULSON STREET
Colorado Springs, Co 80903
(719) 578-8777

Lorson Ranch	Colorado Springs, CO	Sketch Plan Amendment			
DESIGNED JRA 01-28-15	DRAWN JRA 01-28-15	CHECKED LMT 01-28-15			
PROJECT NUMBER: 2816 09					
SCALE:		AS NOTED			
REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	UPDATED PLAN PER COMMENTS	2/5/16	JRA		
2	COUNTY COMMENTS	3/21/16	JRA		
3	COUNTY COMMENTS	4/14/16	JRA		
4					
5					
6					



SP2 | of 2

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Falcon Meadows at Bent Grass Filing No.1

Agenda Date: June 9, 2021

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

NES, Inc., on behalf of Challenger Homes, Inc., is requesting approval of the Falcon Meadows at Bent Grass Filing No.1 Final Plat for 71 single-family residential lots on 21.28 acres. This is the first filing of the larger Bent Grass PUD and Preliminary Plan which totals 135.92 acres. The PUD and Preliminary Plan includes 387 single-family lots; 25 tracts for open space, trail corridors, and drainage; and public rights of way. The site is located west of Falcon, northwest of the intersection of Woodmen Road and Meridian Road, and is located within the Falcon-Peyton Small Area Master Plan area.

The 2013 El Paso County Parks Master Plan shows the proposed Woodmen Hills Secondary Regional Trail on the eastern edge of the project site. Staff notes that a "proposed trail" is shown on the grading plan but not on the plat. A 25-foot trail easement will need to be shown on the final plat through Tracts B,C,D,E that follows the west side of the proposed drainage channel and connects to the future trail north of Bent Grass Meadows Drive. No other parks, trails, or open space are impacted by this development, and the project site is not located within any candidate open space area.

The Bent Grass Filing No.1 Final Plat shows 5.92 acres dedicated for open space purposes which is 27% of the overall site. This meets the 10% open space dedication requirement for PUD zoning. These tracts include a drainage channel, floodplain, trail, and utility corridors.

Staff recommends fees in lieu of land for regional park purposes in the amount of \$32,660, and urban park fees in the amount of \$20,590. These fees will be due upon recording of future final plat(s).

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the 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). 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.

Falcon Meadows at Bent Grass Filing No.1 Final Plat

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- El Paso County Parks
- Major Roads
- State Highways
- Streets & Roads
- Public Schools
- SubjectProperty
- Parcels
- EPC_BuildingFootprint
- Streams



0 500 1,000 2,000 Feet

Falcon Meadow at Bentgrass

Development
Application
Permit
Review



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

June 9, 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:	Falcon Meadows at Bent Grass Filing No.1	Application Type:	Final Plat
PCD Reference #:	SF-2120	Total Acreage:	21.28
		Total # of Dwelling Units:	71
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.34
Challenger Homes	NES Inc.	Regional Park Area:	2
8605 Explorer Dr.	619 N. Cascade Ave. Suite 200	Urban Park Area:	3
Colorado Springs, CO 80920	Colorado Springs, CO 80903	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 71 Dwelling Units = 1.377		Neighborhood:	0.00375 Acres x 71 Dwelling Units =	0.27
Total Regional Park Acres: 1.377		Community:	0.00625 Acres x 71 Dwelling Units =	0.44
		Total Urban Park Acres:		0.71
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 71 Dwelling Units =	\$8,094
\$460 / Dwelling Unit x 71 Dwelling Units = \$32,660		Community:	\$176 / Dwelling Unit x 71 Dwelling Units =	\$12,496
Total Regional Park Fees: \$32,660		Total Urban Park Fees:		\$20,590

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 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,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).

Park Advisory Board Recommendation:

APRIL 2021

CONSULTANT:

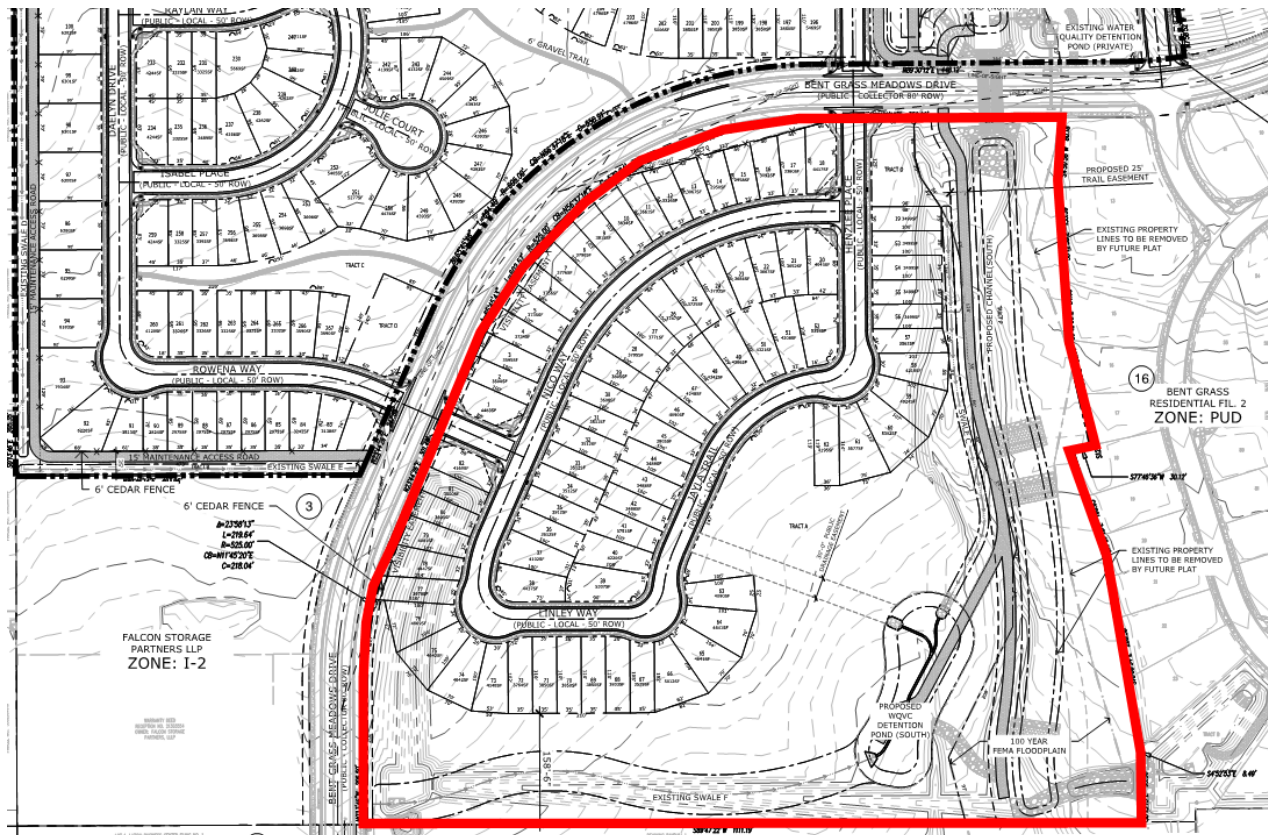
N.E.S. Inc.

619 N. Cascade Ave. Suite 200

Colorado Springs, CO. 80903

N.E.S. Inc. on behalf of Challenger Homes request approval of the Falcon Meadows at Bent Grass Filing 1 Plat for 71 single-family units on 21.28 acres.

The Falcon Meadows at Bent Grass Filing 1 Plat contains 71 lots south of Bent Grass Meadows Drive. The Plat is an approximately 21-acre portion of site-specific Bent Grass PUD and Preliminary Plan consisting of 135.92 acres. The PUD and preliminary plan included 387 single-family lots; 25 tracts for open space, trail corridors, and drainage; and public rights of way.



Supporting Documents

The following reports and information were submitted in support of the Falcon Meadows at Bent Grass PUD Preliminary Plan and are referenced in this Letter of Intent:

- Traffic Impact Study prepared by LSC Transportation Consultants
- Soils and Geology Study prepared by RMG Rocky Mountain Group
- Natural Features and Wetlands Report prepared by American Geoservices
- Water Resources and Wastewater Report prepared by JDS Hydro
- Final Drainage Report prepared by Galloway & Company, Inc.

AIR QUALITY: The proposed residential use will not negatively impact air quality. The Filing 1 development is located within a developing area with two convenient access points to Bent Grass Meadows Drive and Woodmen Road providing shorter travel time to employment and commercial facilities.

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

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

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

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

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

USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER: There are no National Wetland Inventory (NWI) mapped wetlands on the site. Based on the field reconnaissance there are no wetlands on the site.

FINAL PLAT CRITERIA OF APPROVAL (7.2.1.D.3.f.)

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

Filing 1 is consistent with the Falcon Meadows PUD Preliminary Plan that has been submitted to the County for review. The PUD Preliminary Plan analyzed the County Policy Plan, the Falcon/Peyton Small Area Plan, and the County Water Master Plan. The development is consistent with the intent of these plans as it is intended to provide additional housing at various densities in an urbanizing area.

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

Filing 1 is consistent with the PUD Preliminary Plan that has been submitted to the County for review.

- 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;**

Filing 1 is consistent with the subdivision design standards and regulations as discussed with the PUD Preliminary Plan. All necessary studies, plans, reports and supporting materials have been submitted. The subdivision design standards set out in Chapter 8 of the Land Development Code are met.

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

Woodmen Hills Metro District has a sufficient water supply to support this development. The raw water supplied to the District is generally of good quality. The quality of the water is monitored, and the District has been successful in complying with regulatory limits. (Water Resources Report, Aug. 2020) As part of the PUD Preliminary Plan review process the Colorado Division of Water Resources has determined the water supply is adequate and the County Attorney's Office has provided a Finding of Water Sufficiency.

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

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

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

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

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

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

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

The site has two legal access via Bent Grass Meadows Drive and private roads within the development.

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

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

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

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

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

The site will be connected along Bent Grass Meadows Drive which terminates at Meridian Road on the east and Woodmen Frontage Road on the west. The Bent Grass Metropolitan District is responsible for improvements to the Meridian Road and Bent Grass Meadows Drive intersection. These improvements are anticipated to be completed by the fall of 2021.

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;

All public improvements are to be constructed or financially guaranteed through the SIA. Park dedication and a Parks Land Agreement are anticipated to be submitted prior to recordation of the Plat.

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

The 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 [C.R.S. §§34-1-302(1), ET SEQ.]

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

ROADWAY AND STORM SEWER CONSTRUCTION PLANS
FALCON MEADOWS AT BENT GRASS FILING NO. 1
FALCON, CO 80831 - EL PASO COUNTY
CHALLENGER COMMUNITIES, LLC

PROJECT CONTACTS

OWNER/DEVELOPER

CHALLENGER COMMUNITIES, LLC
13520 WORTKATE ESTATES RD
COLORADO SPRINGS, CO 80927
TEL: (719) 598-5100
ATTN: LEE EDEHMAN
EMAIL: LEE@CHALLENGERHOMES.COM

APPLICANT

MSL, INC.
608 NORTH CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
TEL: (719) 471-0050
ATTN: ERIN GAWWY
EMAIL: ERIN@MSLINC.COLOADO.COM

CIVIL ENGINEER

GALLOWAY & CO., INC.
1105 KELLY JOHNSON BLVD, SUITE 300
COLORADO SPRINGS, CO 80902
TEL: (719) 860-7200
ATTN: BRIAN DENNIS, P.E.
EMAIL: BRANDEN@GALLOWAYUS.COM

GEOTECHNICAL ENGINEER

ROCK MOUNTAIN GROUP
2905 AUSTIN BLUFFS HWY
COLORADO SPRINGS, CO 80909
TEL: (719) 324-3075
ATTN: TONY WALKER, P.E.
EMAIL: TONY@RMGR-ENGINEERS.COM

TRAFFIC ENGINEER

LSC TRANSPORTATION CONSULTANTS, INC.
540 EAST PINE PEAR AVENUE, SUITE 210
COLORADO SPRINGS, CO 80903
TEL: (719) 453-2000
ATTN: JEFFREY C. HODSON, P.E.
EMAIL: JEFF@LSCCONS.COM

SURVEYOR

GALLOWAY & CO., INC.
1105 KELLY JOHNSON BLVD, SUITE 300
COLORADO SPRINGS, CO 80902
TEL: (719) 327-1262
ATTN: BRIAN DENNIS
EMAIL: BRANDEN@GALLOWAYUS.COM

UTILITY CONTACTS

WATER & WASTEWATER

WOODMEN HILLS METRO DISTRICT
8006 EASTWALL ROAD
FALCON, CO 80831
TEL: (719) 465-2500
ATTN: JERRY JACKSON
EMAIL: JERRY@HMDIST.ORG

ELECTRIC

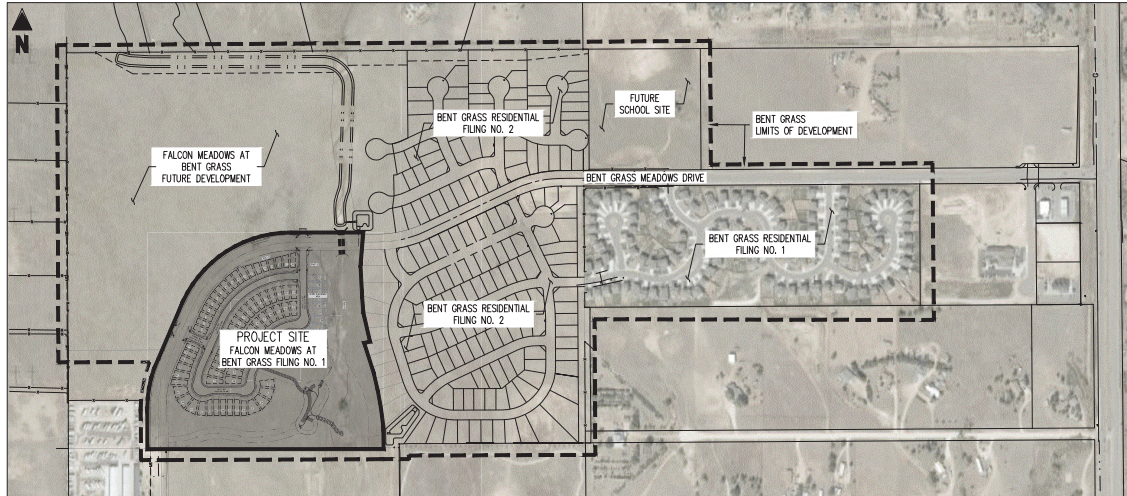
MOUNTAIN VIEW ELECTRIC
1110 E WOODMEN RD
FALCON, CO 80831
TEL: (719) 465-2283
ATTN: CATHY LANGRISH-LEE
EMAIL: CATHY@MVEE.COOP

NATURAL GAS

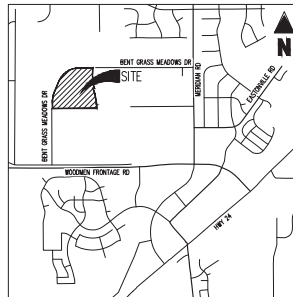
COLORADO SPRINGS UTILITIES (CSU)
7710 DURANT DRIVE, P.O. BOX 1105, MAIL CODE 2150
COLORADO SPRINGS, CO 80907-2150
TEL: (719) 468-5573
ATTN: CASSIDY
EMAIL: ACASSIDY@CSU.ORG

FIRE

FALCON FIRE PROTECTION DISTRICT
7025 OLD MERRIAM ROAD
PETTIN, CO 80831
TEL: (719) 465-4000
EMAIL: FALCON@FIREFALCON.ORG



SITE MAP
SCALE: 1"=300'



VICINITY MAP
1"=2,000'

ENGINEER'S STATEMENT

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

RONALD G. DENNIS, COLORADO P.E. NO.000422

DATE

OWNER'S STATEMENT

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

LEE EDEHMAN

DATE

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN DIMENSIONS, AREA/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT. FIELD IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECR SECTION 1.1.2, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S DISCRETION.

JENNIFER IRVINE, P.E.

DATE

COUNTY ENGINEER / ECR ADMINISTRATOR

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	CORR.	CS-0
2	NOTES	CS-1
3	HORIZONTAL CONTROL	CS-0
4	PAVING PLAN	CS-1
5	DEMO PLAN	CS-2
6	ROADWAY PLAN & PROFILE KEY MAP	CS-0
7	WOMEN & SW NEED IMPROVEMENT PLAN	CS-3
8	SW NEED IMPROVEMENT PLAN	CS-2
9	NEED WAY STREET IMPROVEMENT PLAN	CS-3
10	UNLEY WAY STREET IMPROVEMENT PLAN	CS-4
11	JAYLA TRAIL STREET IMPROVEMENT PLAN	CS-5
12	HENZELLE PLACE STREET IMPROVEMENT PLAN	CS-6
13	INTERSECTION DETAILS	CS-3
14	INTERSECTION DETAILS	CS-2
15	STORM SEWER PLAN & PROFILE	CS-1
16	STORM SEWER PLAN & PROFILE	CS-2

*SEE FALCON MEADOWS AT BENT GRASS FILING NO. 1, ROADWAY AND STORM SEWER CONSTRUCTION PLANS FOR ALL STREET AND STORM DRAIN IMPROVEMENTS
*SEE FALCON MEADOWS AT BENT GRASS FILING NO. 1, GRADING & EROSION CONTROL PLANS FOR GRADING, EROSION CONTROL, AND POB IMPROVEMENTS

BASIS OF BEARINGS

ALL BEARINGS ARE GIVEN BEARINGS OF THE COLORADO STATE PLUMB COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE BEARING OF THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 1, T33S, R68W AND THE WEST QUARTER CORNER SECTION 1, T33S, R68W IS NORTH+64°45'W AND MONUMENTED AS SHOWN.

BENCHMARK

THE SOUTHWEST CORNER OF LOT 1 WOODMEN HILLS FILING NO. 4, MONUMENTED BY A YELLOW PLASTIC SURVEYOR CAP ON A 4" X 4" IRON LUG (DETAILED ELEVATION = 5167.67)

CAUTION -- NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN IN THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SAID EXISTING UTILITY, EITHER THROUGH PORTING OR ALTERNATIVE METHODS. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Galloway

1155 Kell, Johnson Blvd., Suite 305
Colorado Springs, CO 80909
719.860.7220
GallowayUS.com

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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO. 1
FOR
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERRIAM ROAD
FALCON, CO 80831 - EL PASO COUNTY

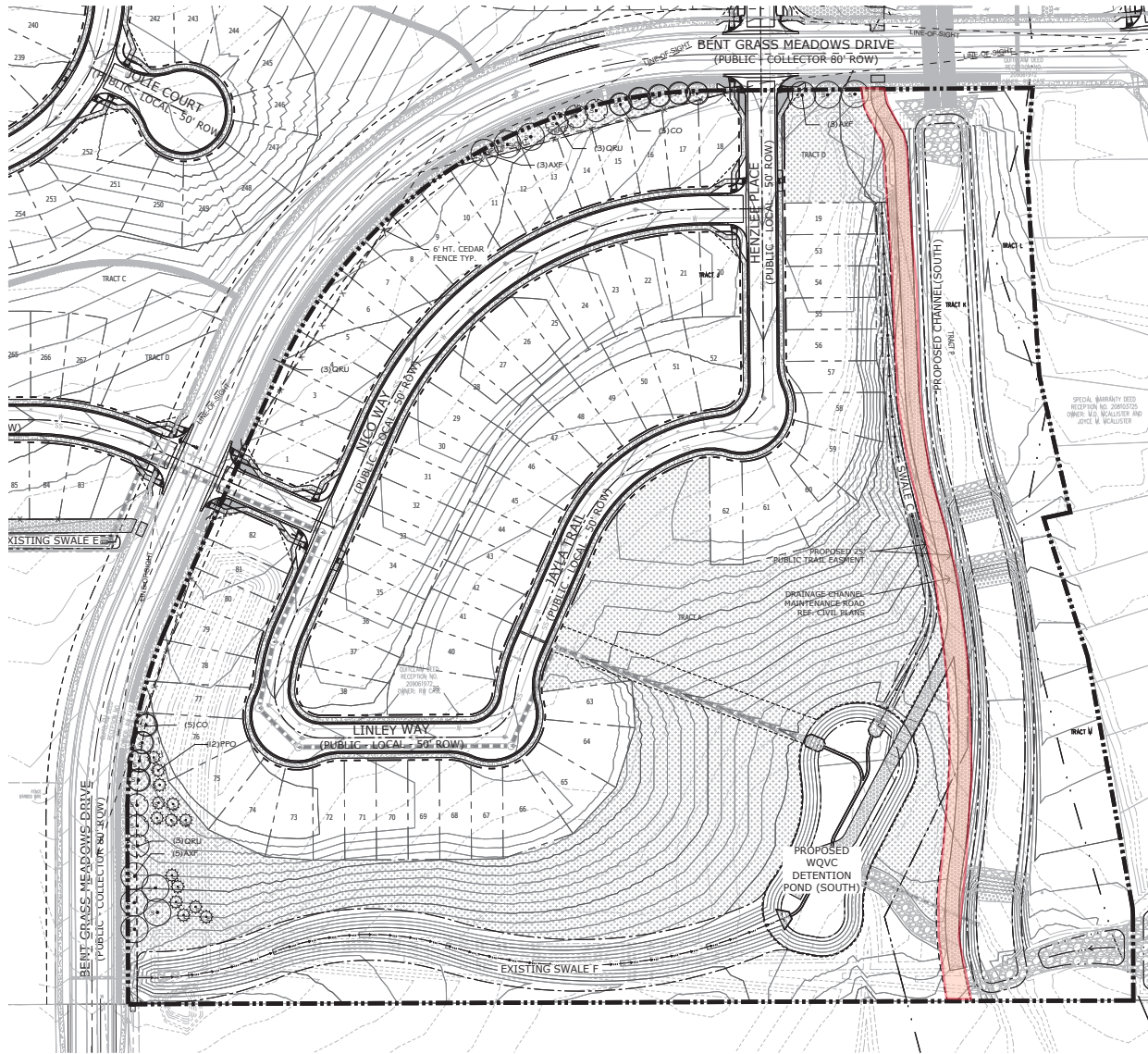
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Project No.	CL-40000118
Drawn By	CHWJ
Checked By	RGD
Date	03/05/2021

COVER

C0.0

Sheet 1 of 16

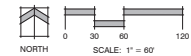


PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	WIDTH	QTY
	AXF	Acer x freemanii / Jeffers' TM / Autumn Blaze Maple	2" Cal.	11
	CO	Celtis occidentalis / Common Hackberry	1.5" Cal.	9
	QRU	Quercus rubra / Red Oak	1.5" HL	6
	PPO	Pinus Ponderosa / Ponderosa Pine	8" HL	14

HATCH LEGEND

	NATIVE SEED MIX Arkansas Valley Seed 30% Echinacea Crested Wheatgrass (Agropyron cristatum) 25% Sheep Fescue (Festuca ovina) 20% Perennial Rye (Lolium perenne) 15% Chewings Fescue (Festuca rubra subsp. commutata)
	ROCK MULCH 1-1 1/2" NORTHERN RIVER ROCK



Land Planning
Landscape
Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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FALCON MEADOWS AT BENT GRASS FILING 1 LANDSCAPE PLAN

DATE: 3/25/2021
PROJECT MGR: E. GANAWAY
PREPARED BY: B. SUTTERSON

FILING 1 LANDSCAPE PLAN

2
2 OF 2

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Retreat at TimberRidge Filing No. 2 Final Plat

Agenda Date: May 12, 2021

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Classic Consulting on behalf of TimberRidge Development Group, LLC, for endorsement of the Retreat at TimberRidge Filing No. 2 Final Plat, consisting of 90 single-family residential lots on 75.83 acres. Minimum lot sizes vary from 12,000 square feet in the southeastern portion of the property to 2.5 acres on the western side near Vollmer Road. The property is located along Vollmer Road, at the intersection of Arroyo Lane. The project site is zoned PUD and is located within the bounds of the Black Forest Preservation Plan.

The 2013 El Paso County Parks Master Plan shows one proposed regional trail connection and one proposed bicycle route impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses the central portion of the property, along Sand Creek, while the proposed Vollmer Road Bicycle Route runs adjacent to the western property boundary.

The revised Retreat at TimberRidge PUD Development Plan, endorsed by the Park Advisory Board in January 2018 and approved by the Board of County Commissioners in March 2018, included 26.32 acres (10% of total acreage) of open space, dedicated to public open space, regional trails, internal trail corridors, water detention, and landscaping. The plan also included the Arroyo Lane and Sand Creek Primary Regional Trail corridors, which closely followed the proposed routes shown in the 2013 Parks Master Plan.

However, the revised PUD Development Plan and subsequent Preliminary Plans did not include the originally planned 3.6-acre neighborhood park, as included in the first versions of the PUD and Preliminary Plans. This was noted in staff reviews, and previous Park Advisory Board endorsed motions recommended the reestablishment of the neighborhood park. As such, a 0.63-acre pocket park was included in Tract E of the Retreat at TimberRidge Filing No. 1 Final Plat. While much smaller than the 3.6-acre neighborhood park, this park facility will allow for additional recreation facilities for the residents of the Retreat at TimberRidge. According to the Retreat at TimberRidge Filing No. 2 Construction Drawings, the original neighborhood park location is now occupied by creekbank stabilization structures, a stormwater detention pond, and the Sand Creek Regional Trail corridor.

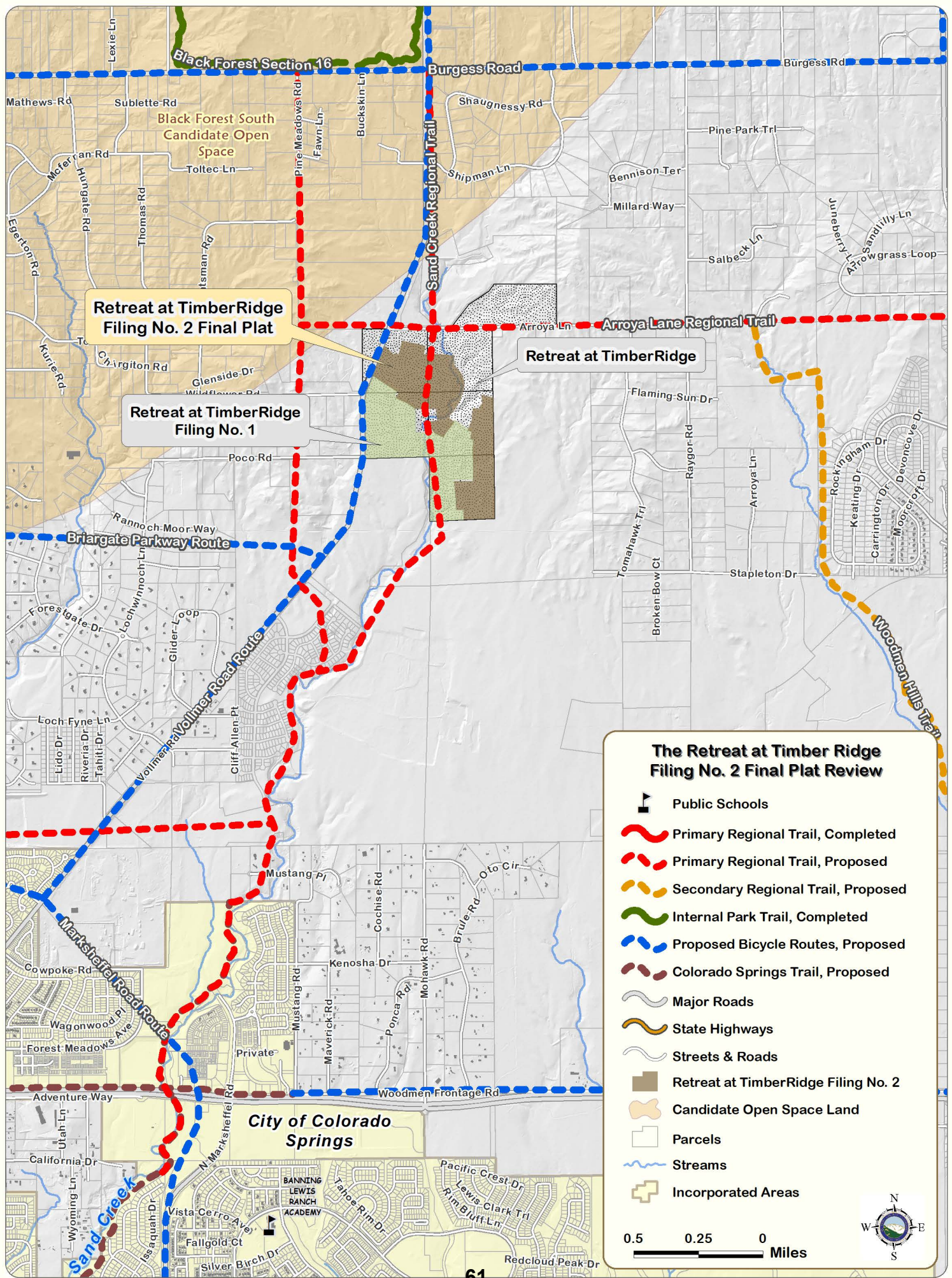
The current Filing No. 2 Final Plat application includes 8.09-acre Tract C, which according to the Tract Summary Table, is designated for "public regional and local trails, existing drainageway, public utilities, and open space," to be owned by El Paso County and maintained aesthetically by the TimberRidge Metropolitan District. Moreover, the applicant states in their Letter of Intent, that "an El Paso County regional multi-use trail (10' wide gravel) will be provided along

the west side of Sand Creek and the south side of Arroya Lane within a public tract for the Sand Creek channel that is to be owned and maintained by El Paso County.”

Because Tract C will be owned and partially maintained by El Paso County upon acceptance of improvements by the developer to the Sand Creek Channel, no trail easement will be required for this particular stretch of the Sand Creek Primary Regional Trail within the Retreat at TimberRidge. Other filings and subsequent tracts within the development, not owned by El Paso County, may still require trail easement dedications. Although no park land or trail easement dedications are necessary for this particular filing, staff recommends that the applicant pay regional and urban park fees. A park lands agreement will not be considered for this filing due to the lack of planned urban park amenities.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 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.



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

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

May 12, 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:	Retreat at TimberRidge Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-021	Total Acreage:	75.83
		Total # of Dwelling Units:	90
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	2.97
TimberRidge Development Group, LLC	Classic Consulting Engineers, LLC	Regional Park Area:	2
6385 Corporate Drive, Suite 200	619 North Cascade Avenue, Suite 200	Urban Park Area:	2, 3
Colorado Springs, CO 80919	Colorado Springs, CO 80903	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 90 Dwelling Units = 1.746
Total Regional Park Acres: 1.746

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

Urban Park Area: 2, 3

Neighborhood: 0.00375 Acres x 90 Dwelling Units = 0.34
Community: 0.00625 Acres x 90 Dwelling Units = 0.56
Total Urban Park Acres: 0.90

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 90 Dwelling Units = \$41,400
Total Regional Park Fees: \$41,400

Urban Park Area: 2, 3

Neighborhood: \$114 / Dwelling Unit x 90 Dwelling Units = \$10,260
Community: \$176 / Dwelling Unit x 90 Dwelling Units = \$15,840
Total Urban Park Fees: \$26,100

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 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.

Park Advisory Board Recommendation:

LETTER OF INTENT

Retreat at TimberRidge

Filing No. 2

Owner: TimberRidge Development Group, LLC
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921
(719) 592-9333

**Applicant/
Consultant:** Classic Consulting, LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-2802

Tax Schedule No. 52280-00-019, 52270-00-003, 52270-00-004, 52000-00-398 and
52270-00-001

Request:

This Final Plat encompasses 75.829 acres and 90 single family lots are proposed. Twelve lots (Lots 1-12) are proposed to be 2.5 Ac. minimum in size. The remaining 78 lots (Lots 13-90) are proposed to be 12,000 SF minimum in size. This remains consistent with both the approved PUD Development Plan and Preliminary Plan. Water sufficiency is being requested with this Final Plat.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the Final Plat for Retreat at TimberRidge Filing No. 2. This proposed Final Plat consists of 90 single family homes and three tracts for open space, drainage, utilities and trails. The total acreage for this Final Plat equals 75.829 acres.

The site is located in a portion of sections 27 and 28, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due east of Vollmer Road, south of Arroya Lane and north and west of the Sterling Ranch Development. The entire property is zoned PUD with proposed residential land uses of both rural (2.5 Ac. lots) and urban (12,000 SF min. lots). The zoning of the property was approved with the Retreat at TimberRidge PUD Development Plan, April 2018.

PROJECT DESCRIPTION:

SOILS & GEOLOGY HAZARDS/CONSTRAINTS

The Geology and Soils Report provided by Entech Engineering, Inc., outlines potential Geologic Hazards and Constraints as defined in the Engineering Criteria Manual and Code. Mitigation is identified and discussed in Section 6 of the Report. All constraints can be properly mitigated or avoided through standard construction practices. Any hazards or constraints are depicted and noted on the Final Plat.

TRAFFIC

Retreat at TimberRidge Filing No. 2 will be accessed by the extension of Poco Road easterly into the property as constructed with Filing No. 1. This direct access from Vollmer Road will service all of Filing No. 1 and 2 with a secondary emergency access to the north through future TimberRidge development up to Arroya Lane, as constructed with Filing No. 1. Arroya Lane then has direct access back to Vollmer Road. Reference the updated Fire Commitment letter from Black Forest Fire. The Traffic Technical Memorandum prepared by LSC Transportation Consultants, Inc. also describes this condition.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 16-454, the applicant elects to include this Filing No. 2 in the five mill Public Improvement District No. 3 as noted on the final plat. The 2021 five mill PID building permit fee equals \$2,527 per lot.

TRAILS & CONNECTIVITY

Per the approved PUD Development Plan and Preliminary Plan, an El Paso County regional multi-use trail (10' wide gravel) will be provided along the west side of Sand Creek and the south side of Arroya Lane within a proposed public tract for the Sand Creek channel that is to be owned and maintained by El Paso County.

UTILITY SERVICES

Urban Lots (Lots 13-90)

Water and Wastewater services will be provided by the Sterling Ranch Metropolitan District through an agreement between the Developer and the District. (See provided commitment letter) As referenced in the Water Resources Report, prepared by JDS Hydro Consultants, Inc., the projected water demands for these urban lots are 0.353 AF/unit for a total annual demand of 27.53 Acre-feet for Filing No. 2. The projected average daily wastewater loads are 172 GPD/unit for a total average daily flow of 13,416 GPD for Filing No. 2.

Off-site utility infrastructure to be designed and constructed with Filing 2 includes a water booster station located adjacent to existing Sterling Ranch water tank. All other off-site utility infrastructure was constructed with Filing No. 1.

UTILITY SERVICES

Rural Lots (Lots 1-12)

Water will be provided by individual wells on each lot and Wastewater will be provided through individual On-site Wastewater Treatment Systems (OWTS). Based on the Geology and Soils Report, Section 8, these lots are suitable for OWTS with additional testing required for each individual lot prior to construction. As referenced in the Water Resources Report, prepared by JDS Hydro Consultants, Inc., the projected water demands for these rural lots are 0.32 AF/unit for a total annual demand of 3.84 Acre-feet for Filing No. 2. An augmentation plan (18CW3002) relinquishes 2,796 acre-feet of Laramie Fox Hills NT water to augment these 12 single family wells in Filing No. 2 along with the future rural lots within the property.

All residential lots (both urban and rural) will be serviced by Mountain View Electric Association for electric service and Black Hills Energy for gas service. (See provided utility commitment letters) Standard MVEA street lighting is proposed for all urban public roads with license agreement required for facilities with County Right-of-Way.

DRAINAGE & PONDS

The overall site contains an existing stock pond outside of the proposed Filing No. 2 area that will remain in place until future development. (See Grading and Erosion Control Plan) Along with the Filing No. 2 development, one other Extended Detention Basin (EDB) is also proposed to provide detention and water quality treatment for the portion of Filing No. 2 development area west of Sand Creek. Other detention and stormwater quality facilities were constructed with Filing No. 1 and the remaining portion of Filing No. 2 east of Sand Creek will be handled by these facilities. The proposed EDB will be owned and maintain by the Retreat at TimberRidge Metro District.

Reach SC-9 of the Sand Creek channel traverses the site north-south. This drainageway is a significant natural feature that includes some wetlands and to the greatest extent possible will be preserved to provide an open space corridor through the development. (Reference the Wetland Delineations Report prepared by CORE Consultants, Inc.) The Sand Creek DBPS, prepared by Kiowa Engineering Corporation, recommends a floodplain preservation design concept through this Reach. This concept includes specifically located grade control and/or drop structure improvements and rip-rap bank protection in an effort to slow the channel velocities and prevent localized and long-term stream degradation. Any disturbance of the delineated wetlands will be appropriately permitted with the U.S Army Corps of Engineers. Prior to any disturbance within the waters of the U.S., a floodplain development permit will be approved by Regional Floodplain.

RETREAT AT TIMBERRIDGE FILING NO. 2

A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

TWO (2) PARCELS OF LAND BEING A PORTION OF SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1356.68 FEET.

PARCEL A

COMMENCING AT THE NORTHWEST CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE EASTERLY RIGHT OF WAY LINE OF VOLMER ROAD AS RECORDED IN BOOK 2678 AT PAGE 430, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N21°41'10"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLMER ROAD, A DISTANCE OF 657.86 FEET;
THENCE S68°18'50"E, A DISTANCE OF 40.00 FEET;
THENCE S46°30'00"E, A DISTANCE OF 243.59 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S46°30'00"E, HAVING A DELTA OF 114°51'36", A RADIUS OF 60.00 FEET AND A DISTANCE OF 120.28 FEET TO A POINT ON CURVE;
THENCE N12°00'00"E, A DISTANCE OF 307.77 FEET;
THENCE S78°00'00"E, A DISTANCE OF 490.00 FEET;
THENCE S12°00'00"W, A DISTANCE OF 183.00 FEET;
THENCE N90°00'00"E, A DISTANCE OF 378.68 FEET;
THENCE S86°05'18"E, A DISTANCE OF 253.40 FEET;
THENCE S00°00'00"E, A DISTANCE OF 208.46 FEET;
THENCE S41°00'00"E, A DISTANCE OF 256.15 FEET;
THENCE S16°19'41"E, A DISTANCE OF 155.30 FEET;
THENCE S03°30'00"W, A DISTANCE OF 107.28 FEET;
THENCE S17°19'01"W, A DISTANCE OF 103.72 FEET;
THENCE S18°00'00"W, A DISTANCE OF 100.00 FEET;
THENCE S19°43'22"W, A DISTANCE OF 95.70 FEET;
THENCE S27°50'00"W, A DISTANCE OF 94.45 FEET;
THENCE S35°37'50"W, A DISTANCE OF 108.98 FEET;
THENCE S36°37'30"W, A DISTANCE OF 200.00 FEET;
THENCE S53°22'30"E, A DISTANCE OF 150.00 FEET;
THENCE S36°37'30"W, A DISTANCE OF 10.00 FEET TO THE NORTHWESTERLY CORNER OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1;

THENCE ON THE NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING TWELVE (12) COURSES:

1. S36°37'30"W, A DISTANCE OF 263.98 FEET TO A POINT OF CURVE;
 2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°37'30", A RADIUS OF 525.00 FEET AND A DISTANCE OF 115.68 FEET TO A POINT ON CURVE;
 3. N66°00'00"W, A DISTANCE OF 197.47 FEET;
 4. N35°00'00"W, A DISTANCE OF 230.09 FEET;
 5. N05°00'00"W, A DISTANCE OF 55.08 FEET;
 6. N85°00'00"E, A DISTANCE OF 184.29 FEET;
 7. N04°30'10"W, A DISTANCE OF 243.01 FEET;
 8. N90°00'00"W, A DISTANCE OF 424.49 FEET;
 9. N54°48'53"W, A DISTANCE OF 205.37 FEET;
 10. N66°30'00"W, A DISTANCE OF 255.51 FEET TO A POINT ON CURVE;
 11. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S66°30'00"E, HAVING A DELTA OF 09°20'00", A RADIUS OF 770.00 FEET AND A DISTANCE OF 125.43 FEET TO A POINT ON CURVE;
 12. N57°10'00"W, A DISTANCE OF 661.28 FEET TO THE POINT OF BEGINNING;
- CONTAINING A CALCULATED AREA OF 45.715 ACRES.

PARCEL B

COMMENCING AT THE SOUTHEAST CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING FOURTEEN (14) COURSES:

1. N02°25'00"W, A DISTANCE OF 18.66 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 01°30'30", A RADIUS OF 1025.00 FEET AND A DISTANCE OF 26.98 FEET TO A POINT OF TANGENT;
3. N00°54'30"W, A DISTANCE OF 154.28 FEET;
4. S89°05'30"W, A DISTANCE OF 150.00 FEET;
5. N00°54'30"W, A DISTANCE OF 175.00 FEET;
6. N05°04'00"W, A DISTANCE OF 416.10 FEET;
7. N89°05'30"E, A DISTANCE OF 145.17 FEET;
8. S88°03'59"E, A DISTANCE OF 85.10 FEET;
9. N89°05'30"E, A DISTANCE OF 160.00 FEET;
10. N00°54'30"W, A DISTANCE OF 720.00 FEET;
11. N06°02'18"E, A DISTANCE OF 136.13 FEET TO A POINT ON CURVE;
12. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N06°02'18"E, HAVING A DELTA OF 05°02'42", A RADIUS OF 725.00 FEET AND A DISTANCE OF 63.84 FEET TO A POINT ON CURVE;
13. N11°05'00"E, A DISTANCE OF 147.40 FEET;
14. N71°41'17"W, A DISTANCE OF 87.90 FEET;

THENCE N19°50'00"E, A DISTANCE OF 225.69 FEET;
THENCE N05°57'53"E, A DISTANCE OF 241.74 FEET;
THENCE N89°05'30"E, A DISTANCE OF 150.00 FEET;
THENCE N00°54'30"W, A DISTANCE OF 28.43 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 83°24'30", A RADIUS OF 55.00 FEET AND A DISTANCE OF 80.07 FEET TO A POINT ON CURVE;
THENCE N07°30'00"W, A DISTANCE OF 198.00 FEET;
THENCE S77°00'00"E, A DISTANCE OF 251.41 FEET;
THENCE S00°54'30"E, A DISTANCE OF 2478.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE S87°35'00"W, ON SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 639.38 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 30.114 ACRES.

CONTAINING A TOTAL CALCULATED AREA OF 75.829 ACRES.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RETREAT AT TIMBERRIDGE FILING NO. 2. 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. TRACT A IS HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC RIGHT OF WAY.

OWNER:

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

BY: _____

DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO }
COUNTY OF EL PASO }

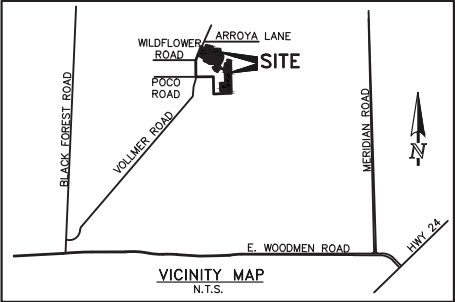
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES OF AMERICA INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

1. THE DATE OF PREPARATION IS JANUARY 4, 2021.
2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
3. LOTS 2 - 3: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 60' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4. LOTS 1, 4 - 12: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 60' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
5. LOTS 13 - 90: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A 50' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. SP-182.
7. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 90. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 3.
8. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE RETREAT METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 220087614 AND 220117578. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE RETREAT METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 220087615.
9. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
10. THE ADDRESSES () EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
11. FLOODPLAIN STATEMENT: THIS SITE, RETREAT AT TIMBERRIDGE FILING NO. 2, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0535G, DATED DECEMBER 7, 2018. (ZONE X AND AE) BFE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE FEMA GIS MAPS.
12. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEPARTMENT EXECUTIVE DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR REINFORCED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT, THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
13. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 218040692 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
15. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.



GENERAL NOTES (CONT.):

14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
15. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBER _____, PREPARED BY CAPSTONE TITLE, WITH AN EFFECTIVE DATE OF _____, AT 8:00 A.M.
16. PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF RETREAT AT TIMBERRIDGE FILING NO. 2 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
18. 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.
19. LOTS 27-43 AND 68-74 SHALL ACCEPT DRAINAGE FROM UPSTREAM AREAS AND THE PURCHASERS OF THESE LOTS ARE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SIDE-LOT DRAINAGE SWALES TO ACCOMMODATE THE STORMWATER RUNOFF.
20. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
21. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1356.68 FEET.
22. TRACT A IS FOR PUBLIC RIGHT OF WAY TO BE OWNED AND MAINTAINED BY EL PASO COUNTY.
23. TRACT B IS FOR DETENTION AND WATER QUALITY AND PUBLIC UTILITIES. TRACT WILL BE OWNED AND MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 1. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
24. TRACT C IS FOR PUBLIC REGIONAL AND LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY, UPON COMPLETION OF THE REQUIRED IMPROVEMENTS AND COUNTY ACCEPTANCE, THE RETREAT METROPOLITAN DISTRICT NO. 1 SHALL BE RESPONSIBLE FOR THE AESTHETIC MAINTENANCE.
25. UTILITY PROVIDERS: WATER AND SANITARY SEWER: LOTS 1-12 INDIVIDUAL WELL AND SEPTIC SYSTEM
WATER AND SANITARY SEWER: LOTS 13-90 STERLING RANCH METROPOLITAN DISTRICT ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: BLACK HILLS ENERGY
26. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RETREAT AT TIMBERRIDGE RECORDED OCTOBER 30, 2020, UNDER RECEPTION NO. 220174542 RECORDS OF EL PASO COUNTY, COLORADO.
27. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
28. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED ON A 100 YEAR AQUIFER LIFE: HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
29. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO VOLLMER ROAD.
30. THE SECONDARY GRAVEL ACCESS ROAD, LYING WITHIN AN EASEMENT DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 220202400, IS NOT COUNTY MAINTAINED. CONSTRUCTION AND MAINTENANCE OBLIGATIONS ARE THE RESPONSIBILITY OF TIMBERRIDGE DEVELOPMENT GROUP, LLC AND THE RETREAT METROPOLITAN DISTRICT NO. 1 PER SAID EASEMENT DOCUMENT.
31. THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 1.
32. SOIL AND GEOLOGY CONDITIONS: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREAS CAN BE FOUND IN THE REPORT SOIL, GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY, THE RETREAT AT TIMBERRIDGE, VOLLMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO BY ENTECH ENGINEERING INC, DATED APRIL 12, 2017, REVISED DECEMBER 1, 2017 IN FILE RETREAT AT TIMBERRIDGE FILE NO. PUD 17-003 AND FILE NO. SP 182 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: POTENTIAL SEASONAL SHALLOW WATER: LOTS 1-4 AND 8-11, NO BUILDINGS OR SEPTIC SYSTEMS ARE ALLOWED IN THESE AREAS.
IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.
33. THE PRIVATE DETENTION BASIN MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. _____.
34. INDIVIDUAL WELLS FOR LOTS 1-12 ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
35. WATER RIGHTS AVAILABLE TO SERVE INDIVIDUAL WELLS ON LOTS 1-12 SHALL BE OWNED BY THE RETREAT METROPOLITAN DISTRICT NO. 1 AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE DISTRICT GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT B WITH USE STATED IN THE TRACT TABLE, IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICT NO. 2.

BY: _____

AS _____
OF THE RETREAT METROPOLITAN DISTRICT NO. 1.
STATE OF COLORADO }
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, A.D. BY _____ OF THE RETREAT METROPOLITAN DISTRICT NO. 1.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (DEDICATED ROW)	26,472	0.80%	EL PASO COUNTY	EL PASO COUNTY
TRACT B (DETENTION AND WATER QUALITY AND PUBLIC UTILITIES)	28,029	0.85%	RETREAT METROPOLITAN DISTRICT NO. 1	RETREAT METROPOLITAN DISTRICT NO. 1
TRACT C (PUBLIC REGIONAL & LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE)	352,326	10.67%	EL PASO COUNTY	EL PASO (AESTHETIC MAINTENANCE BY DISTRICT NO. 1)
LOTS (90 TOTAL)	2,538,488	76.85%	INDIVIDUAL LOT OWNERS	
R.O.W.	357,812	10.83%	COUNTY	COUNTY
TOTAL	3,303,126	100.00%		

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY 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 PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODED.

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

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR _____ DATE _____
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

NOTICE:

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

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR RETREAT AT TIMBERRIDGE FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, PUBLIC EASEMENTS AND TRACTS A AND C 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.

CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE
EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT	DATE
COUNTY ASSESSOR	DATE

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO }

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

DRAINAGE: SAND CREEK

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: FALCON SCHOOL DISTRICT NO. 49
ACADEMY SCHOOL DISTRICT NO. 20

OWNER:
TIMBERRIDGE DEVELOPMENT GROUP, LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 1 OF 7

NO.	REVISION	DATE

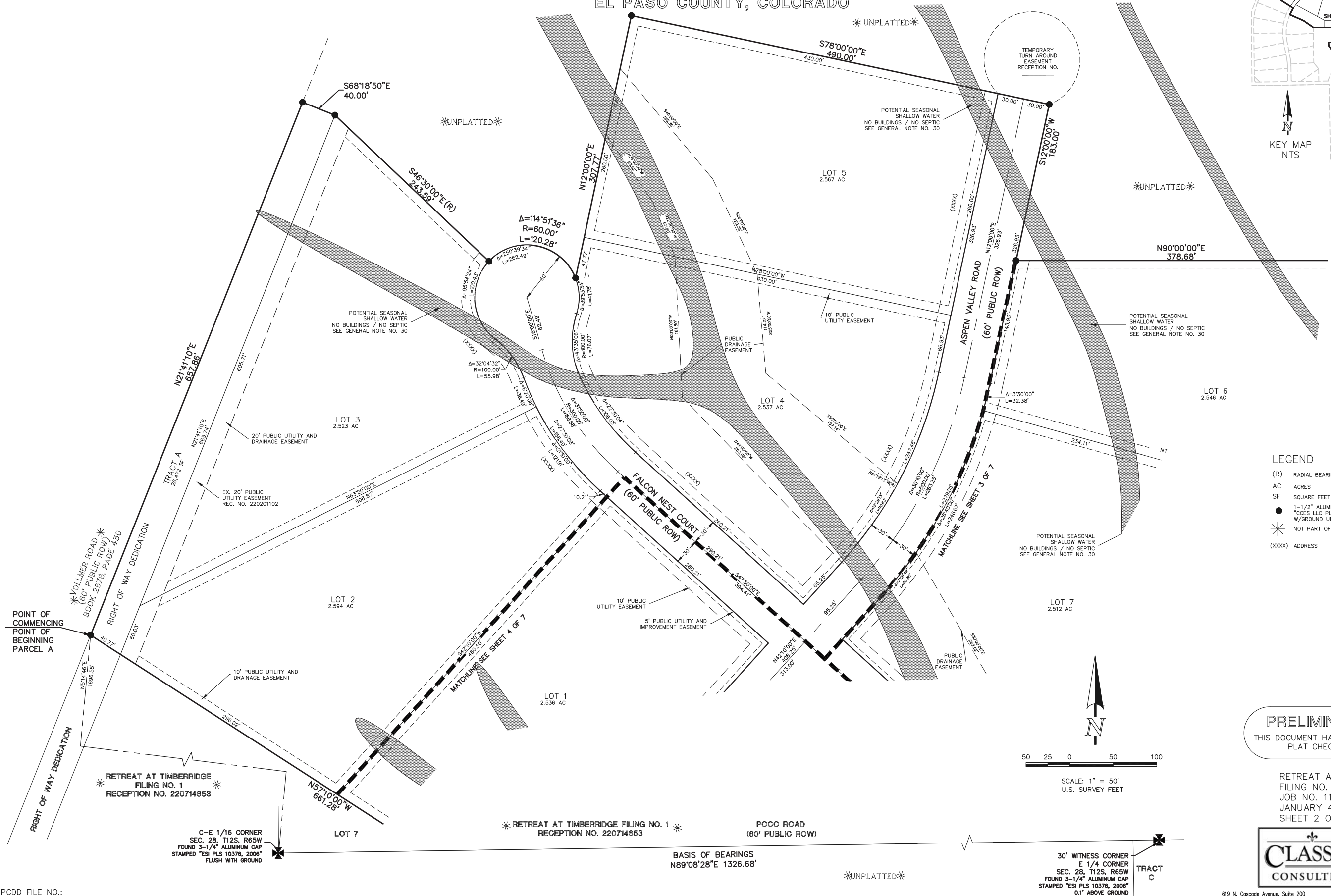
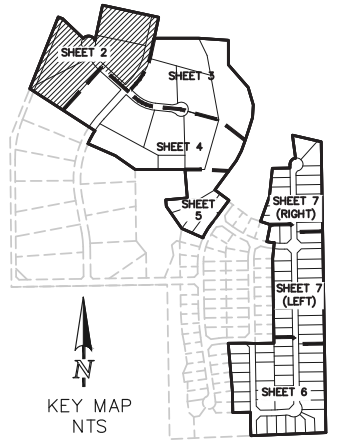


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (Fax)

RETREAT AT TIMBERRIDGE FILING NO. 2

A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



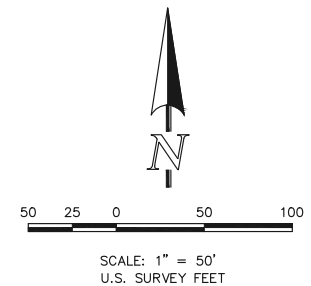
- LEGEND
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - * NOT PART OF THIS SUBDIVISION
 - (XXXX) ADDRESS

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 2 OF 7

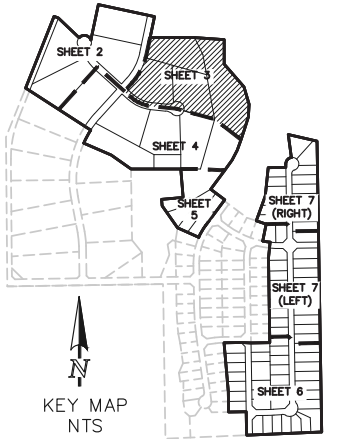
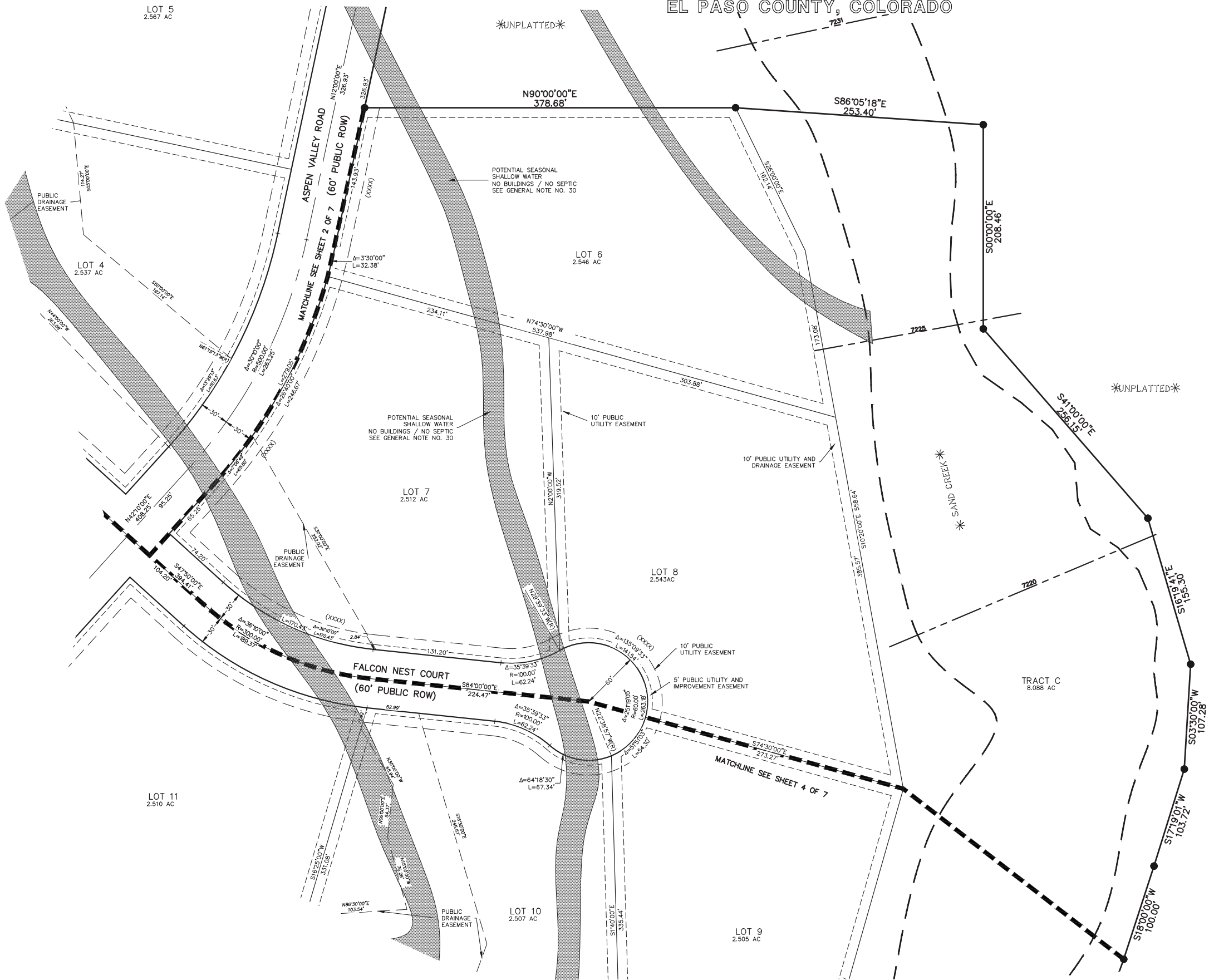


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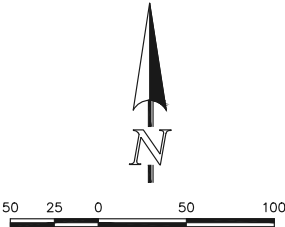
RETREAT AT TIMBERRIDGE FILING NO. 2

A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED
"CCES LLC PLS 30118" TO BE SET FLUSH
W/GROUND UNLESS OTHERWISE NOTED
- * NOT PART OF THIS SUBDIVISION
- (XXXX) ADDRESS
- 7174 BASE FLOOD ELEVATION



SCALE: 1" = 50'
U.S. SURVEY FEET

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 3 OF 7

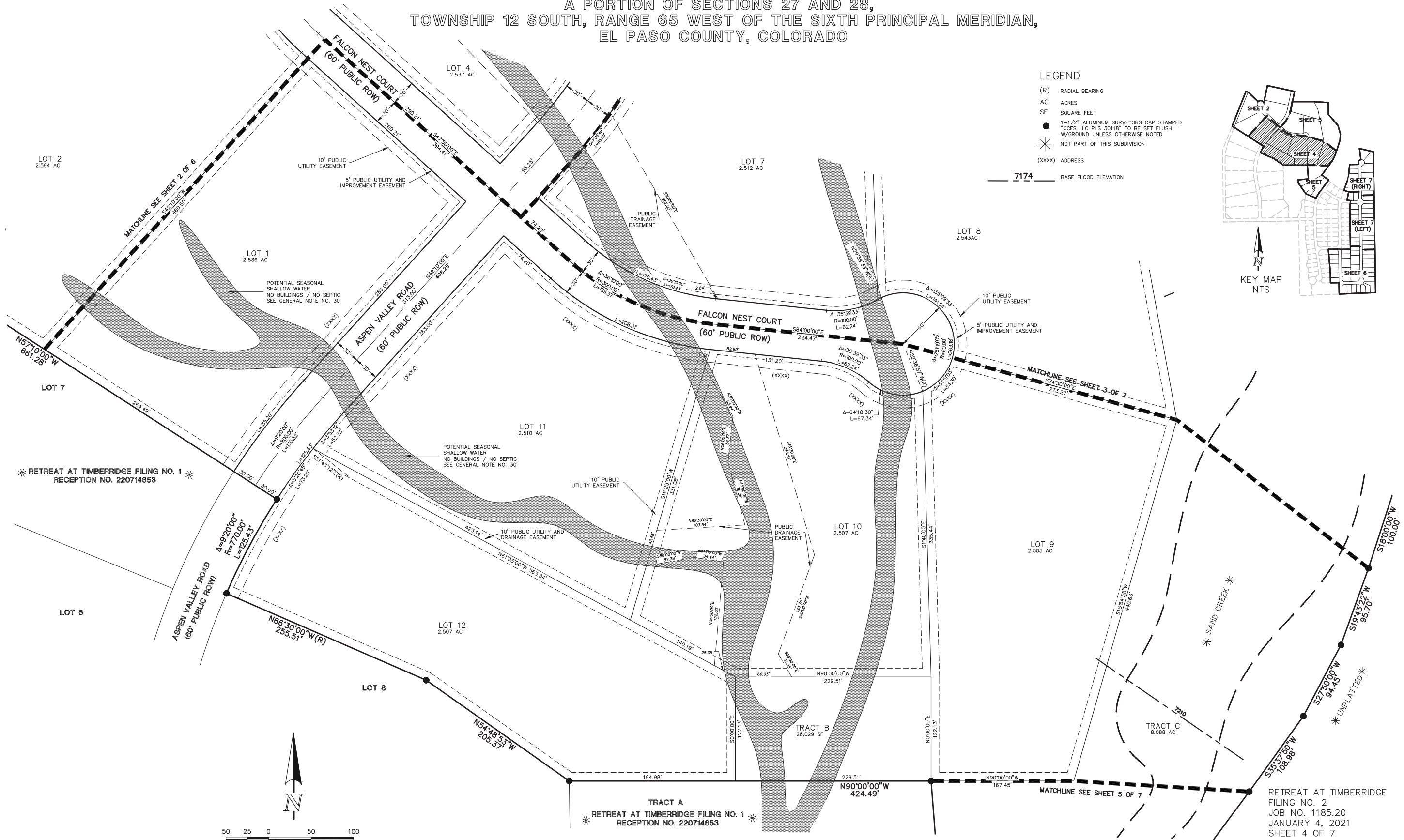


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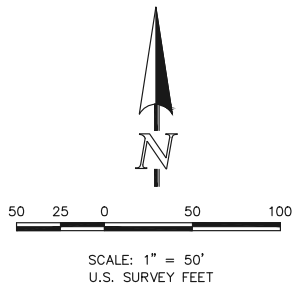
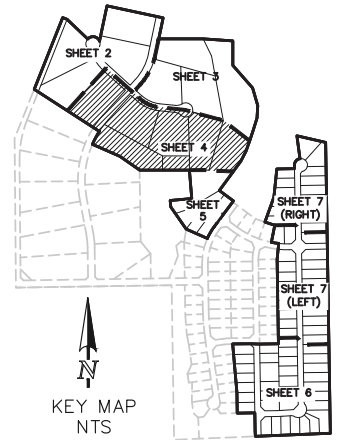
RETREAT AT TIMBERRIDGE FILING NO. 2

A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED
"CCES, LLC PLS. 30118" TO BE SET FLUSH
W/GROUND UNLESS OTHERWISE NOTED
- NOT PART OF THIS SUBDIVISION
- (XXXX) ADDRESS
- 7174 BASE FLOOD ELEVATION



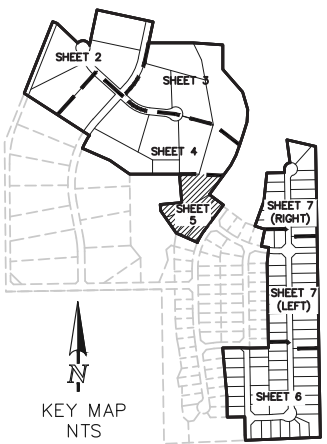
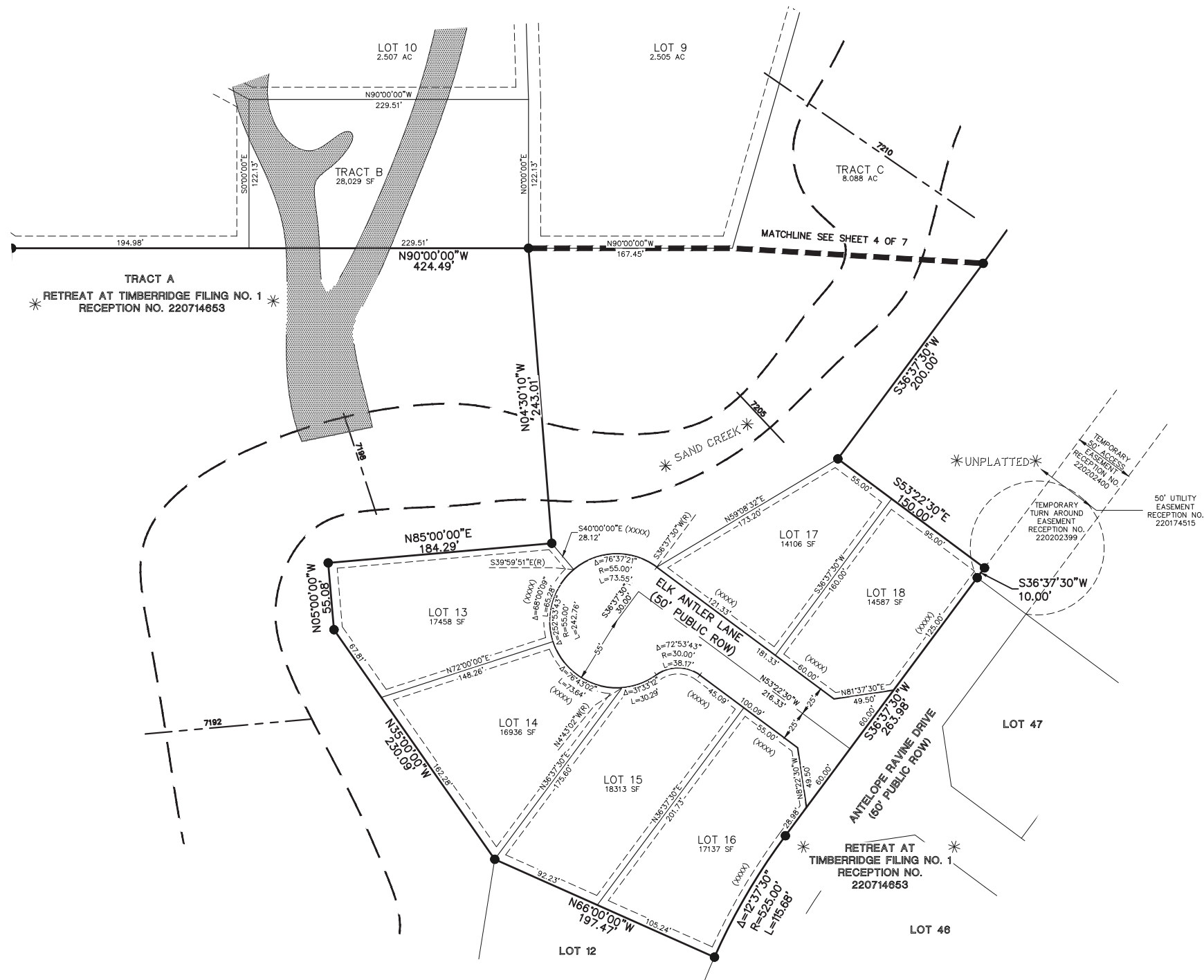
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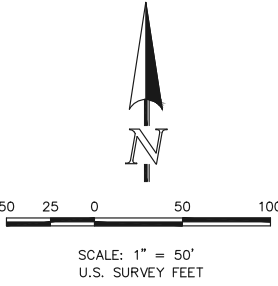
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (Fax)

RETREAT AT TIMBERRIDGE FILING NO. 2
A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



- LEGEND
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED
"CCES LLC PLS 30118" TO BE SET FLUSH
W/GROUND UNLESS OTHERWISE NOTED
 - * NOT PART OF THIS SUBDIVISION
 - (XXXX) ADDRESS
 - 7174 BASE FLOOD ELEVATION



PRELIMINARY
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PLAT CHECKED

RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 5 OF 7



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)

RETREAT AT TIMBERRIDGE FILING NO. 2

A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

C-E 1/16 CORNER
SEC. 28, T12S, R65W
FOUND 3-1/4" ALUMINUM CAP
STAMPED "ESI PLS 10376, 2006"
FLUSH WITH GROUND

* RETREAT AT TIMBERRIDGE FILING NO. 1 *
RECEPTION NO. 220714853

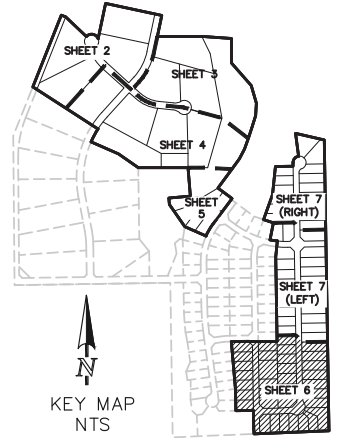
POCO ROAD
(60' PUBLIC ROW)

BASIS OF BEARINGS
N89°08'28"E 1326.68'

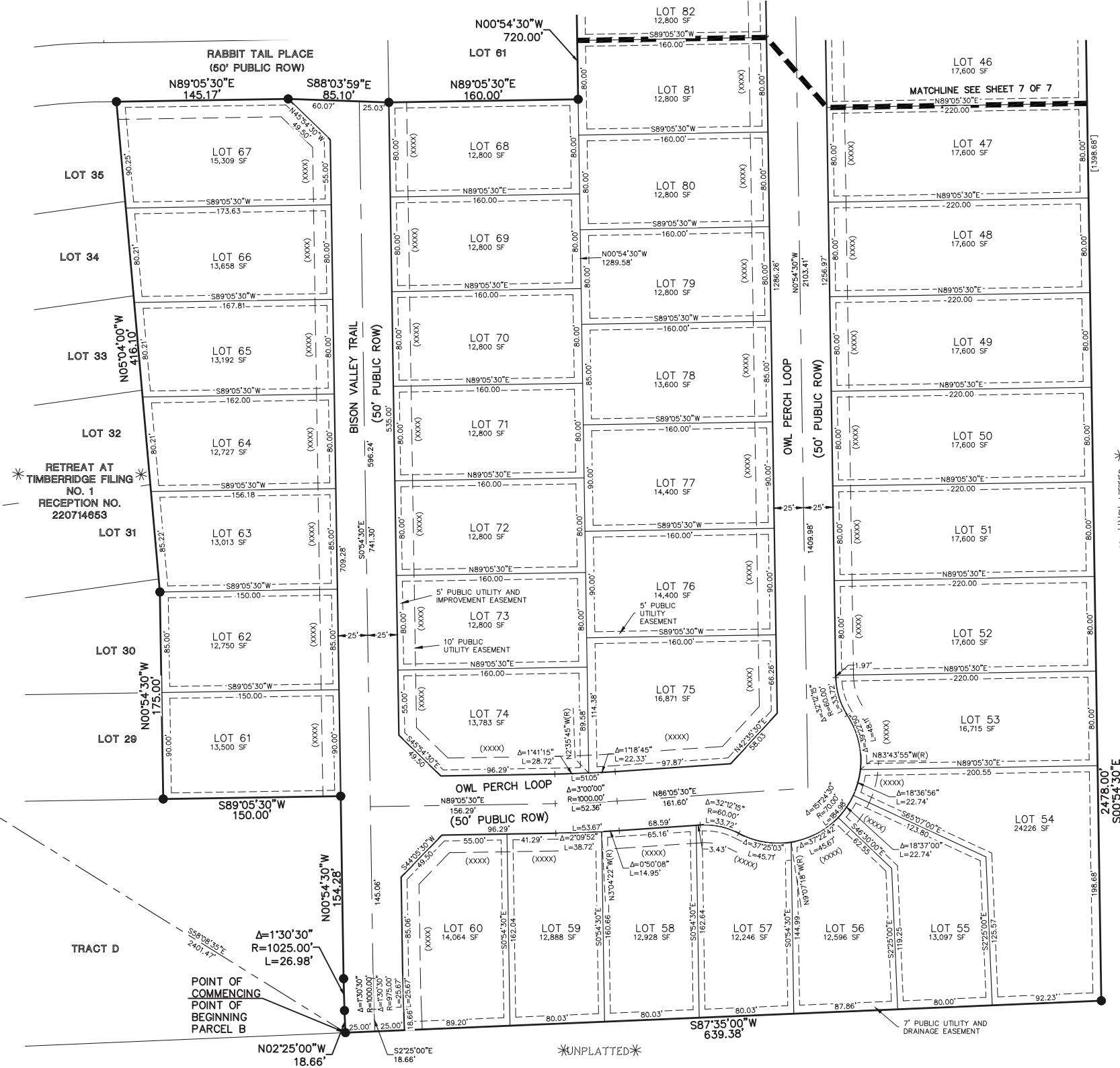
UNPLATTED

30' WITNESS CORNER
E 1/4 CORNER
SEC. 28, T12S, R65W
FOUND 3-1/4" ALUMINUM CAP
STAMPED "ESI PLS 10376, 2006"
0.1' ABOVE GROUND

TRACT C



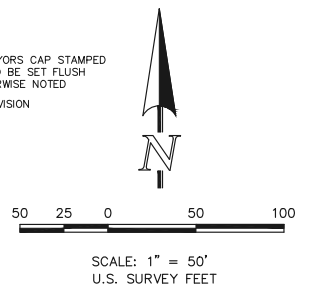
KEY MAP
NTS



* UNPLATTED *

LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 30118" TO BE SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
- * NOT PART OF THIS SUBDIVISION
- (XXXX) ADDRESS
- AS NOTED RECOVERED



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 6 OF 7



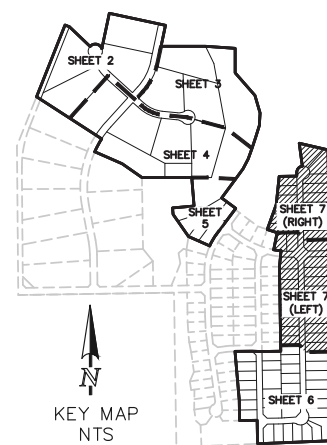
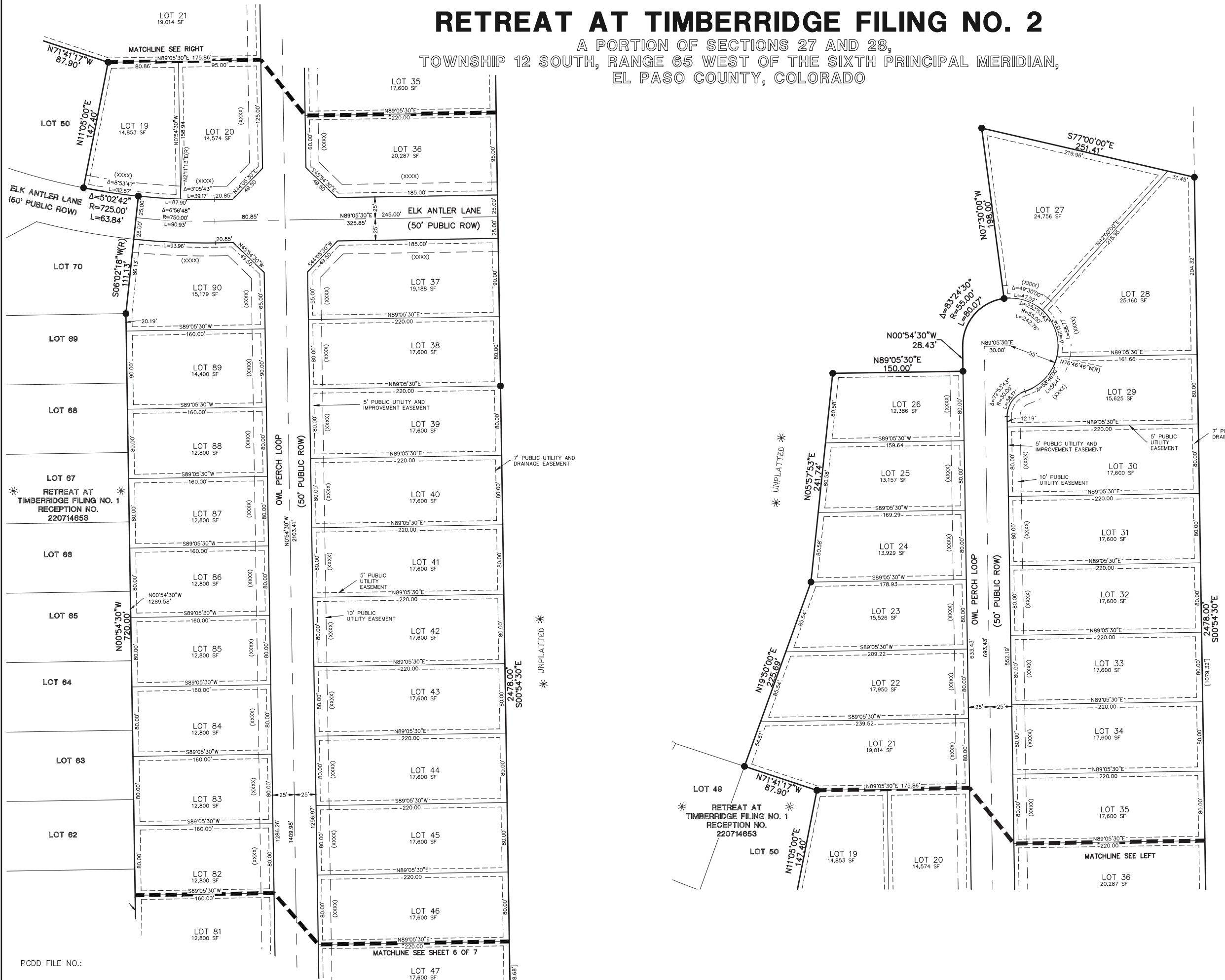
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790
(719)785-0799 (Fax)

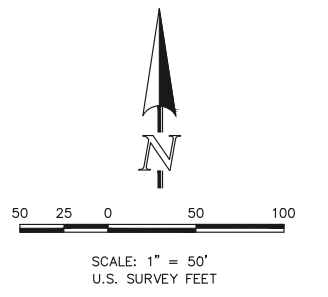
PCDD FILE NO.:

RETREAT AT TIMBERRIDGE FILING NO. 2

A PORTION OF SECTIONS 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



- LEGEND
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLUS 30118" TO BE SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
 - NOT PART OF THIS SUBDIVISION
 - (XXXX) ADDRESS



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

RETREAT AT TIMBERRIDGE
FILING NO. 2
JOB NO. 1185.20
JANUARY 4, 2021
SHEET 7 OF 7



619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – GTL, Inc.
Estates at Rolling Hills Ranch Filings No. 1 and 2

Agenda Date: June 9, 2021

Agenda Item Number: #7 - A

Presenter: Ross Williams, Park Planner
Community Services Department

Information: **Endorsement:** X

Background Information:

Meridian Ranch is a 2,650-acre mixed-use development located north of the Town of Falcon, between Meridian Road and Eastonville Road. The developer, GTL Inc., is in the process of completing the requirements of two Final Plat subdivision applications for portions of northern Meridian Ranch: The Estates at Rolling Hills Ranch Filing No. 1 (16 lots), and The Estates at Rolling Hills Ranch Filing No. 2 (98 lots).

GTL, Inc. has indicated their intention to construct urban park amenities within and/or immediately adjacent to the aforementioned two filings within the Meridian Ranch development and has requested the waiver of all urban park fees.

Please find attached the proposed Estates at Rolling Hills Ranch Filing No. 1 and Estates at Rolling Hills Ranch Filing No. 2 Park Lands Agreements that include providing credit of the following urban park fees:

- The Estates at Rolling Hills Ranch Filing No. 1 - \$4,608
- The Estates at Rolling Hills Ranch Filing No. 2 - \$28,910
- Total Urban Park Fee Credits - \$33,518

County Parks is proposing to grant GTL, Inc. credit for the urban park fees provided the Property Owner installs urban park and trail improvements of an equal or greater value to those certain parcels identified as Tract B in The Estates at Rolling Hills Ranch Filing No. 1, and Tract A The Estates at Rolling Hills Ranch Filing No. 2, and which urban park improvements will provide urban recreation opportunities for residents living in both filings. The Property Owner estimates the overall cost of the park and trail projects to be approximately \$686,728. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulation, resolutions, and standards. The park will be maintained by the Developer or the Meridian Ranch Metropolitan District.

Recommended Motion:

_____ move 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.

PARK LANDS AGREEMENT

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 1

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2021, by and between GTL, Inc. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 2,650 acres and commonly known and described as Meridian Ranch, which was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Meridian Ranch platted as The Estates at Rolling Hills Ranch Filing No. 1 (the "Property") for development of 16 single-family lots, whose Final Plat was approved by the El Paso County Board of County Commissioners in March 2021.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department calculated the Urban Park Fees for the Estates at Rolling Hills Ranch Filing No. 1 to be \$4,608, which Fees were paid at the time of recording of the Final Plat.

D. The County desires to refund the Property Owner \$4,608 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tract B in the Estates at Rolling Hills Ranch Filing No. 1 and Tracts A in the Estates at Rolling Hills Ranch Filing No. 2, and which urban Park Improvements will provide urban recreation opportunities for the residents and visitors of the Estates at Rolling Hills Ranch Filing No. 1, as well as the public and residents living in and around Meridian Ranch.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as the Estates at Rolling Hills Ranch Filing No. 1, Tract B, and the Estates at Rolling Hills Ranch Filing No. 2, Tract A, located north of the intersection of Sunrise Ridge Drive and Rex Road. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

a. From and after the date of recordation of the subdivision plat for the Property,

the Property Owner shall install or cause to be installed certain urban Park Improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$4,608. The value of the contribution provided under this Agreement shall be in addition to the contributions provided under the Park Lands Agreement for the Estates at Rolling Hills Ranch Filing No. 2.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for the Estates at Rolling Hills Ranch Filing No. 1.
- d. The Park Improvements shall include but are not limited to the Estates at Rolling Hills Ranch Park and surrounding open spaces, including a gazebo, benches, sod, trees, shrubs, irrigation, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$4,608 will be retained by the County. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Meridian Ranch until such time the improvements have been completed.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site to finalize the conditions of this Park Lands Agreement. The County will refund to the Property Owner the \$4,608 of Urban Park Fees paid by the Property Owner if all conditions have been met.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Estates at Rolling Hills Ranch PUD Development Plan and Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Meridian Service Metropolitan District (the "District") for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the District. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

GTL, INC.

By: _____
Chair

By: _____
Raul Guzman, Vice President

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

PARK LANDS AGREEMENT

THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of ____, 2021, by and between GTL, Inc. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 2,650 acres and commonly known and described as Meridian Ranch, which was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Meridian Ranch platted as The Estates at Rolling Hills Ranch Filing No. 2 (the "Property") for development of 98 single-family lots, whose application is to be considered by the Planning Commission and the Board of County Commissioners in 2021.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Estates at Rolling Hills Ranch Filing No. 2 to be \$28,910.

D. The County desires to refund the Property Owner \$28,910 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tract B in the Estates at Rolling Hills Ranch Filing No. 1 and Tracts A in the Estates at Rolling Hills Ranch Filing No. 2, and which urban Park Improvements will provide urban recreation opportunities for the residents and visitors of the Estates at Rolling Hills Ranch Filing No. 2, as well as the public and residents living in and around Meridian Ranch.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as the Estates at Rolling Hills Ranch Filing No. 1, Tract B, and the Estates at Rolling Hills Ranch Filing No. 2, Tract A, located north of the intersection of Sunrise Ridge Drive and Rex Road. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban Park

Improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$28,910. The value of the contribution provided under this Agreement shall be in addition to the contributions provided under the Park Lands Agreement for the Estates at Rolling Hills Ranch Filing No. 1.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for the Estates at Rolling Hills Ranch Filing No. 2.
- d. The Park Improvements shall include but are not limited to the Estates at Rolling Hills Ranch Park and surrounding open spaces, including a gazebo, benches, sod, trees, shrubs, irrigation, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$28,910 will be immediately paid to the County by the Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Meridian Ranch until such time the improvements have been completed.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Estates at Rolling Hills Ranch PUD Development Plan and Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Meridian Service Metropolitan District (the "District") for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the District. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

GTL, INC.

By: _____
Chair

By: _____
Raul Guzman, Vice President

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

**GTL, INC. dba
GTL DEVELOPMENT, INC.**

Fax No. (619) 223-2865
Telephone No. (619) 223-1663

3575 Kenyon Street, Suite 200
San Diego, CA. 92110

Mailing Address
P. O. Box 80036
San Diego, CA 92138

May 27, 2021

Kathy Andrew - Community Services Acting Director
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: Estates at Rolling Hills Ranch Filing No. 1 and Filing No. 2 – Urban Park Fee Credit Request

Dear Mrs. Andrew:

On behalf of GTL, Inc., I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant GTL, Inc. Urban Park Credits in the following amounts:

Estates at Rolling Hills Ranch Filing 1: 16 lots
\$4,352.00 Urban Park Fees

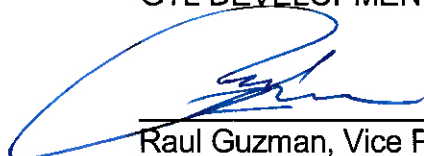
Estates at Rolling Hills Ranch Filing 2:: 98 lots
\$26,656.00 Urban Park Fees

GTL, Inc. will install improvements of an equal or greater value through construction of paved, multi-use recreational trails along the major surrounding roads, recreation areas, and dedicated open spaces as well as the Estates at Rolling Hills Ranch park and open space system. Please see the attached exhibit for the park and trail improvements as well as the attached cost estimate. The County prepared Parks Land Agreement will cover the details of granting GTL, Inc. the Urban Park Credits.

Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

Very truly yours,

GTL, INC. dba
GTL DEVELOPMENT, INC.



Raul Guzman, Vice President

RG:nl

Estates at Rolling Hills Ranch 1-2 Open Space Trail and Park System Costs

REVISED 4.21.21

Tract B Open Space & Trail (FILING 1)

	Qty Units	Unit Price	Cost
Native Seed Mix A Areas	217,525 SF	\$ 0.25	\$ 54,381.25
Sod	0 SF	\$ 0.50	\$ -
Irrigation	65,258 SF	\$ 1.25	\$ 81,571.88
Trails	595 LF	\$ 41.65	\$ 24,781.75
Trees	18 EA	\$ 300.00	\$ 5,400.00

Tract AI Subtotal = **\$ 166,134.88**

Tract A Open Space, Trail & Park (FILING 2)

Native Seed Mix A Areas	1,093,676 SF	\$ 0.25	\$ 273,419.00
Sod	25,320 SF	\$ 0.50	\$ 12,660.00
Benches	1 EA	\$ 1,500.00	\$ 1,500.00
Gazebo	1 EA	\$ 15,000.00	\$ 15,000.00
Trails	3675 LF	\$ 41.65	\$ 153,063.75
Trees	111 EA	\$ 300.00	\$ 33,300.00
Irrigation	25,320 SF	\$ 1.25	\$ 31,650.00

Park Subtotal = **\$ 520,592.75**

Total Improvements \$ 686,727.63

Urban Park Fees	Units	Park Fee	Filing Fee	Improvements
Filing 1	16	\$ 272.00	\$ 4,352.00	\$ 166,134.88
Filing 2	98	\$ 272.00	\$ 26,656.00	\$ 520,592.75
Total	114		\$ 31,008.00	\$ 686,727.63



Land Planning
Landscape
Architecture
Urban Design

NES

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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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**THE ESTATES
AT ROLLING
HILLS RANCH
FILINGS 1 & 2**

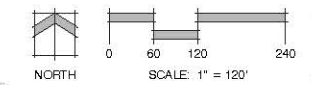
**PARK & OPEN SPACE
EXHIBIT**

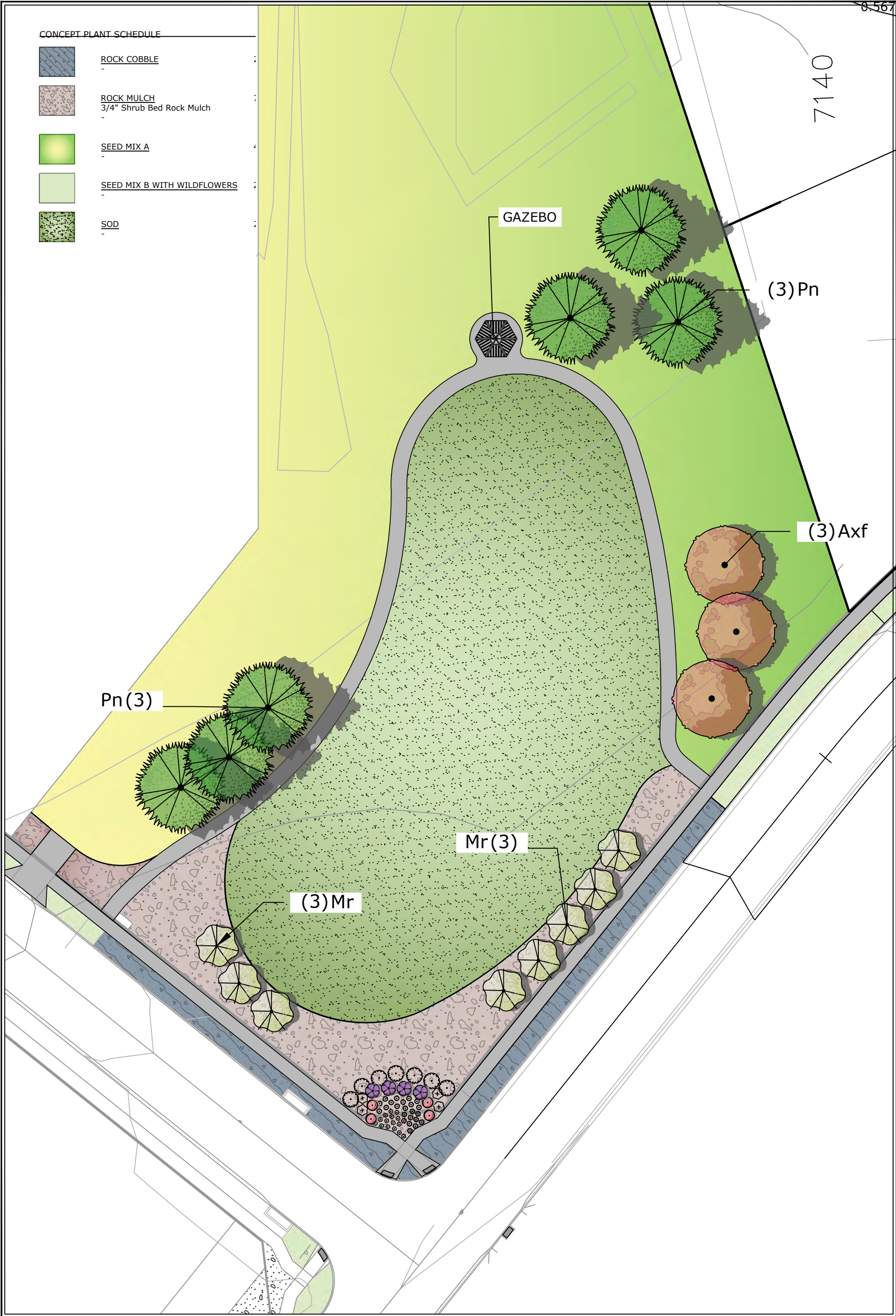
DATE:	03.16.2021
PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN

DATE:	BY:	DESCRIPTION:

**PARK LAND
EXHIBIT**

1
OF 1





Estates at Rolling Hills Filing 2 Park Render

DATE: 04.27.2021

ISSUED FOR:

DRAWN BY: B. Iten

DWG. REF.:

SCALE:

DWG. #:



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

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – GTL, LLC.
Rolling Hills Ranch Filings No. 1, 2, and 3

Agenda Date: June 9, 2021

Agenda Item Number: #7 - B

Presenter: Ross Williams, Park Planner
Community Services Department

Information: **Endorsement:** X

Background Information:

Meridian Ranch is a 2,650-acre mixed-use development located north of the Town of Falcon, between Meridian Road and Eastonville Road. The developer, GTL Inc., is in the process of completing the requirements of three Final Plat subdivision applications for portions of northern Meridian Ranch: The Rolling Hills Ranch Filing No. 1 (272 lots), Rolling Hills Ranch Filing No. 2 (244 lots), and Rolling Hills Ranch Filing No. 3 (209 lots).

GTL, Inc. has indicated their intention to construct urban park amenities within and/or immediately adjacent to the aforementioned three filings within the Meridian Ranch development and has requested the waiver of all urban park fees.

Please find attached the proposed Rolling Hills Ranch Filing No. 1, Rolling Hills Ranch Filing No. 2, and Rolling Hills Ranch Filing No. 3 Park Lands Agreements that include providing credit of the following urban park fees:

- Rolling Hills Ranch Filing No. 1 - \$78,336
- Rolling Hills Ranch Filing No. 2 - \$71,980
- Rolling Hills Ranch Filing No. 3 - \$60,610
- Total Urban Park Fee Credits - \$210,926

County Parks is proposing to grant GTL, Inc. credit for the urban park fees provided the Property Owner installs urban park and trail improvements of an equal or greater value to those certain parcels identified as Tract B and C in Rolling Hills Ranch Filing No. 1, and Tracts I and J in Rolling Hills Ranch Filing No. 2, and Tracts F and G in Rolling Hills Ranch Filing No. 3, and which urban park improvements will provide urban recreation opportunities for residents living in both filings. The Property Owner estimates the overall cost of the park and trail projects to be approximately \$602,163. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulation, resolutions, and standards. The park will be maintained by the Developer or the Meridian Ranch Metropolitan District.

Recommended Motion:

_____ move 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.

PARK LANDS AGREEMENT
ROLLING HILLS RANCH FILING NO. 1

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2021, by and between GTL, Inc. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 2,650 acres and commonly known and described as Meridian Ranch, which was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Meridian Ranch platted as Rolling Hills Ranch Filing No. 1 (the "Property") for development of 272 single-family lots, whose Final Plat was approved by the El Paso County Board of County Commissioners in March 2021.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department calculated the Urban Park Fees for Rolling Hills Ranch Filing No. 1 to be \$78,336, which Fees were paid at the time of recording of the Final Plat.

D. The County desires to refund the Property Owner \$78,336 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tracts B and C in Rolling Hills Ranch Filing No. 1, and Tracts I and J in Rolling Hills Ranch Filing No. 2, and Tracts F and G in Rolling Hills Ranch Filing No. 3, and which urban Park Improvements will provide urban recreation opportunities for the residents and visitors of Rolling Hills Ranch Filing No. 1, as well as the public and residents living in and around Meridian Ranch.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as Rolling Hills Ranch Filing No. 1, Tracts B and C, Rolling Hills Ranch Filing No. 2, Tracts I and J, and Rolling Hills Ranch Filing No. 3, Tracts F and G, located south of Rex Road on Parkland Drive. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

a. From and after the date of recordation of the subdivision plat for the Property,

the Property Owner shall install or cause to be installed certain urban Park Improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$78,336. The value of the contribution provided under this Agreement shall be in addition to the contributions provided under the Park Lands Agreements for Rolling Hills Ranch Filing No. 2 and Rolling Hills Ranch Filing No. 3.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for Rolling Hills Ranch Filing No. 1.
- d. The Park Improvements shall include but are not limited to Rolling Hills Ranch Park and surrounding open spaces, including playground equipment and surfacing, a pedestrian bridge, benches, sod, trees, shrubs, irrigation, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$78,336 will be retained by the County. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Meridian Ranch until such time the improvements have been completed.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site to finalize the conditions of this Park Lands Agreement. The County will refund to the Property Owner the \$78,336 of Urban Park Fees paid by the Property Owner if all conditions have been met.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Rolling Hills Ranch PUD Development Plan and Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Meridian Service Metropolitan District (the "District") for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the District. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

GTL, INC.

By: _____
Chair

By: _____
Raul Guzman, Vice President

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

PARK LANDS AGREEMENT
ROLLING HILLS RANCH FILING NO. 2

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2021, by and between GTL, Inc. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 2,650 acres and commonly known and described as Meridian Ranch, which was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Meridian Ranch platted as Rolling Hills Ranch Filing No. 2 (the "Property") for development of 244 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2021.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for Rolling Hills Ranch Filing No. 2 to be \$71,980.

D. The County desires to grant the Property Owner \$71,980 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tracts B and C in Rolling Hills Ranch Filing No. 1, and Tracts I and J in Rolling Hills Ranch Filing No. 2, and Tracts F and G in Rolling Hills Ranch Filing No. 3, and which urban Park Improvements will provide urban recreation opportunities for the residents and visitors of Rolling Hills Ranch Filing No. 2, as well as the public and residents living in and around Meridian Ranch.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as Rolling Hills Ranch Filing No. 1, Tracts B and C, Rolling Hills Ranch Filing No. 2, Tracts I and J, and Rolling Hills Ranch Filing No. 3, Tracts F and G, located south of Rex Road on Parkland Drive. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban Park

Improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$71,980. The value of the contribution provided under this Agreement shall be in addition to the contributions provided under the Park Lands Agreements for Rolling Hills Ranch Filing No. 1 and Rolling Hills Ranch Filing No. 3.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for Rolling Hills Ranch Filing No. 2.
- d. The Park Improvements shall include but are not limited to Rolling Hills Ranch Park and surrounding open spaces, including playground equipment and surfacing, a pedestrian bridge, benches, sod, trees, shrubs, irrigation, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$71,980 will be immediately paid to the County by the Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Meridian Ranch until such time the improvements have been completed.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Rolling Hills Ranch PUD Development Plan and Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Meridian Service Metropolitan District (the "District") for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the District. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

GTL, INC.

By: _____
Chair

By: _____
Raul Guzman, Vice President

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

PARK LANDS AGREEMENT
ROLLING HILLS RANCH FILING NO. 3

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of ____, 2021, by and between GTL, Inc. ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 2,650 acres and commonly known and described as Meridian Ranch, which was approved for development by the Board of County Commissioners of El Paso County on March 9, 2000.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Meridian Ranch platted as Rolling Hills Ranch Filing No. 3 (the "Property") for development of 209 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2021.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for Rolling Hills Ranch Filing No. 3 to be \$60,610.

D. The County desires to grant the Property Owner \$60,610 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tracts B and C in Rolling Hills Ranch Filing No. 1, and Tracts I and J in Rolling Hills Ranch Filing No. 2, and Tracts F and G in Rolling Hills Ranch Filing No. 3, and which urban Park Improvements will provide urban recreation opportunities for the residents and visitors of Rolling Hills Ranch Filing No. 3, as well as the public and residents living in and around Meridian Ranch.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as Rolling Hills Ranch Filing No. 1, Tracts B and C, Rolling Hills Ranch Filing No. 2, Tracts I and J, and Rolling Hills Ranch Filing No. 3, Tracts F and G, located south of Rex Road on Parkland Drive. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban Park

Improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$60,610. The value of the contribution provided under this Agreement shall be in addition to the contributions provided under the Park Lands Agreements for Rolling Hills Ranch Filing No. 1 and Rolling Hills Ranch Filing No. 2.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for Rolling Hills Ranch Filing No. 3.
- d. The Park Improvements shall include but are not limited to Rolling Hills Ranch Park and surrounding open spaces, including playground equipment and surfacing, a pedestrian bridge, benches, sod, trees, shrubs, irrigation, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$60,610 will be immediately paid to the County by the Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Meridian Ranch until such time the improvements have been completed.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Rolling Hills Ranch PUD Development Plan and Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the urban park improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by either the Property Owner or the Meridian Service Metropolitan District (the "District") for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible to coordinate with the District for the installation of all park improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the park improvements as determined by the District. Any and all park improvements are subject to review and acceptance by the County. All improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

GTL, INC.

By: _____
Chair

By: _____
Raul Guzman, Vice President

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

**GTL, INC. dba
GTL DEVELOPMENT, INC.**

Fax No. (619) 223-2865
Telephone No. (619) 223-1663

3575 Kenyon Street, Suite 200
San Diego, CA. 92110

Mailing Address
P. O. Box 80036
San Diego, CA 92138

May 27, 2021

Kathy Andrew - Community Services Acting Director
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: Rolling Hills Ranch Filing No. 1, Filing No. 2 and Filing No. 3 – Urban Park Fee
Credit Request

Dear Mrs. Andrew:

On behalf of GTL, Inc., I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant GTL, Inc. Urban Park Credits in the following amounts:

Rolling Hills Filing 1: 272 lots
\$73,984.00 Urban Park Fees

Rolling Hills Filing 2: 244 lots
\$66,368.00 Urban Park Fees

Rolling Hills Filing 1: 209 lots
\$56,848.00 Urban Park Fees

GTL, Inc. will install improvements of an equal or greater value through construction of paved, multi-use recreational trails along the major surrounding roads, recreation areas, and dedicated open spaces as well as the Rolling Hills Ranch park and open space system. Please see the attached exhibit for the park and trail improvements as well as the attached cost estimate. The County prepared Parks Land Agreement will cover the details of granting GTL, Inc. the Urban Park Credits.

Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

Very truly yours,

GTL, INC. dba
GTL DEVELOPMENT, INC.


Raul Guzman, Vice President

RG:nl

Rolling Hills Filing 1-3 Open Space Trail and Park System Costs

REVISED 4.21.21

Tract B Open Space & Trail (FILING 1)

	Qty Units	Unit Price	Cost
Native Seed Mix A Areas	142,854 SF	\$ 0.25	\$ 35,713.50
Sod	5,244 SF	\$ 0.50	\$ 2,622.00
Irrigation	5,244 SF	\$ 1.25	\$ 6,555.00
Trails	2336 LF	\$ 41.65	\$ 97,294.40
Trees	14 EA	\$ 300.00	\$ 4,200.00

Tract AI Subtotal = **\$ 146,384.90**

Tract C Open Space, Trail & Park (FILING 1)

Native Seed Mix A Areas	141,284 SF	\$ 0.25	\$ 35,321.00
Sod	56,253 SF	\$ 0.50	\$ 28,126.50
Trails	1655 LF	\$ 41.65	\$ 68,930.75
Pedestrian Bridge	1 LS	\$ 32,000.00	\$ 32,000.00
Trees	48 EA	\$ 300.00	\$ 14,400.00
Mulch Playsurfacing	2,624 SF	\$ 1.25	\$ 3,280.00
Playground Equipment	1 ea	\$ 49,912.00	\$ 49,912.00
Irrigation	56,235 SF	\$ 1.25	\$ 70,293.75

Park Subtotal = **\$ 302,264.00**

Tract F Open Space & Trail (FILING 3)

Native Seed Mix A Areas	44,872 SF	\$ 0.25	\$ 11,218.00
Sod	1,943 SF	\$ 0.50	\$ 971.50
Trails	626 LF	\$ 41.65	\$ 26,072.90
Trees	14 EA	\$ 300.00	\$ 4,200.00
Irrigation	1,943 SF	\$ 1.25	\$ 2,428.75

Park Subtotal = **\$ 33,673.15**

Tract J Open Space (FILING 2)

Native Seed Mix A Areas	17,840 SF	\$ 0.25	\$ 4,460.00
Sod	1,190 SF	\$ 0.50	\$ 595.00
Trees	6 EA	\$ 300.00	\$ 1,800.00
Irrigation	1,190 SF	\$ 1.25	\$ 1,487.50

Park Subtotal = **\$ 3,882.50**

Tract G Open Space & Trail (FILING 3)

Native Seed Mix A Areas	237,856 SF	\$ 0.25	\$ 59,464.00
Native Seed Mix B Areas	10,548 SF	\$ 0.25	\$ 2,637.00
Sod	2,208 SF	\$ 0.50	\$ 1,104.00
Trails	2273 LF	\$ 41.65	\$ 94,670.45
Trees	26 EA	\$ 300.00	\$ 7,800.00
Irrigation	2,208 SF	\$ 1.25	\$ 2,760.00

Park Subtotal = **\$ 108,971.45**

Tract I Open Space (FILING 2)

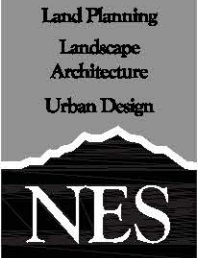
Native Seed Mix A Areas	151,194 SF	\$ 0.25	\$ 37,798.50
Sod	2,964 SF	\$ 0.50	\$ 1,482.00
Trees	6 EA	\$ 300.00	\$ 1,800.00
Irrigation	2,964 SF	\$ 1.25	\$ 3,705.00

Park Subtotal = **\$ 6,987.00**

Total Improvements \$ 602,163.00

Urban Park Fees

	Units	Park Fee	Filing Fee	Improvements
Filing 1	272	\$ 272.00	\$ 73,984.00	\$ 448,648.90
Filing 2	244	\$ 272.00	\$ 66,368.00	\$ 10,869.50
Filing 3	209	\$ 272.00	\$ 56,848.00	\$ 142,644.60
Total	725		\$ 197,200.00	\$ 602,163.00



N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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Rolling Hills Ranch Filing 1 At Meridian Ranch

DATE: 03.15.2021
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

DATE:	BY:	DESCRIPTION:

PARK & OPEN SPACE PLAN EXHIBIT

1
OF 15



Land Planning
Landscape
Architecture
Urban Design

NES

N.E.S. Inc.
619 N. Cascade Ave., Ste. 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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Rolling Hills
Ranch Filing 1
At Meridian
Ranch

DATE: 04.27.2021
PROJECT MGR: J. ROHERO
PREPARED BY: B. JEN

DATE	BY	DESCRIPTION

**PARK PLAN
RENDER**

1 OF 1

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – COLA, LLC.
The Trails at Aspen Ridge Filings No. 2 and 4

Agenda Date: June 9, 2021

Agenda Item Number: #7 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

The Trails at Aspen Ridge is a 195-acre mixed-use development located southeast of the City of Colorado Springs, near the intersection of Bradley Road and Powers Boulevard/Highway 21. The Developer, COLA LLC., is in the process of completing the requirements for the Trails at Aspen Ridge Filing No. 2 Final Plat (98 lots) and the Trails at Aspen Ridge Filing No. 4 (124 lots).

COLA, LLC., has indicated their intention to construct urban park amenities within the aforementioned filing within the overall Trails at Aspen Ridge development, and has requested the waiver of all urban park fees.

Please find attached the proposed Trails at Aspen Ridge Filing No. 2 and Trails at Aspen Ridge Filing No. 4 Park Lands Agreements that include providing credit of the following urban park fees:

- The Trails at Aspen Ridge Filing No. 2 - \$28,224
- The Trails at Aspen Ridge Filing No. 4 - \$35,712
- Total Urban Park Fee Credits: \$ 63,936

County Parks is proposing to grant COLA, LLC., credit for the urban park fees provided the Property Owner installs urban park and trail improvements of an equal or greater value to those certain parcels identified as Tracts B and C in the Trails at Aspen Ridge Filing No. 2, and which urban park improvements will provide urban recreation opportunities for the public and residents of the Trails at Aspen Ridge. The Property Owner estimates the overall cost of the park and trail projects to be approximately \$305,646. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulation, resolutions, and standards. The park will be maintained by the Developer.

Recommended Motion:

_____ move 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.

PARK LANDS AGREEMENT
TRAILS AT ASPEN RIDGE FILING NO. 2

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2021, by and between COLA, LLC., ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 168 acres, previously known as Springs East at Waterview, and known and described currently as Trails at Aspen Ridge, whose PUD Development Plan and Preliminary Plan was approved for development by the Board of County Commissioners of El Paso County in December 2019.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of the Trails at Aspen Ridge platted as Trails at Aspen Ridge Filing No. 2 (the "Property") for development of 98 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2021.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Trails at Aspen Ridge Filing No. 2 to be \$28,224.

D. The County desires to grant the Property Owner \$28,224 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tracts B and C in the Trails at Aspen Ridge Filing No. 2 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around the Trails at Aspen Ridge.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as the Trails at Aspen Ridge Filing No. 2 Final Plat, Tracts B and C, located near Bird Ridge Drive and Big Johnson Drive. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban Park Improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$28,224. The value of the contribution provided under this Agreement shall be in addition to the contributions provided under the Park Lands Agreement for the Trails at Aspen Ridge Filing No. 4.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for the Trails at Aspen Ridge Filing No.2.
- d. The Park Improvements shall include but are not limited to the Trails at Aspen Ridge Filing No. 2 Park, including sod, trees, shrubs, irrigation, sidewalk connections, fenced dog park, shade shelter, benches, and picnic tables for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$28,224 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within the Trails at Aspen Ridge until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Springs East at Waterview / Trails at Aspen Ridge PUD Development Plan and Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the Park Improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the Property Owner for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park Improvements. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

COLA, LLC.

By: _____
Chair

By: _____
Timothy Buschar, Director of Land
Acquisition and Site Development

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

PARK LANDS AGREEMENT
TRAILS AT ASPEN RIDGE FILING NO. 4

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2021, by and between COLA, LLC., ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 168 acres, previously known as Springs East at Waterview, and known and described currently as Trails at Aspen Ridge, whose PUD Development Plan and Preliminary Plan was approved for development by the Board of County Commissioners of El Paso County in December 2019.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of the Trails at Aspen Ridge platted as Trails at Aspen Ridge Filing No. 4 (the "Property") for development of 124 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2022.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Trails at Aspen Ridge Filing No. 4 to be \$35,712.

D. The County desires to grant the Property Owner \$35,712 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tracts B and C in the Trails at Aspen Ridge Filing No. 2 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the residents and visitors of the Trails at Aspen Ridge Filing No. 4, as well as the public and residents living in and around the Trails at Aspen Ridge.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as the Trails at Aspen Ridge Filing No. 2 Final Plat, Tracts B and C, located near Bird Ridge Drive and Big Johnson Drive. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban Park Improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$35,712. The value of the contribution provided under this Agreement shall be in addition to the contributions provided under the Park Lands Agreement for the Trails at Aspen Ridge Filing No. 2.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for the Trails at Aspen Ridge Filing No. 2.
- d. The Park Improvements shall include but are not limited to the Trails at Aspen Ridge Filing No. 2 Park, including sod, trees, shrubs, irrigation, sidewalk connections, fenced dog park, shade shelter, benches, and picnic tables for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$35,712 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within the Trails at Aspen Ridge until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Springs East at Waterview / Trails at Aspen Ridge PUD Development Plan and Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the Park Improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the Property Owner for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park Improvements. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

COLA, LLC.

By: _____
Chair

By: _____
Timothy Buschar, Director of Land
Acquisition and Site Development

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

TRAILS AT ASPEN RIDGE
Filing No. 2 and Filing No. 4: Parks Land Agreement
May 14, 2021

Owner/ Applicant: COLA LLC
555 Middle Creek Parkway, Suite 380
Colorado Springs, CO 80921

Planner/ Landscape Architect: Matrix Design Group
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Attn: Jason Alwine

The Trails at Aspen Ridge Filing No. 2 Final Plat is a continuation of the Trails at Aspen Ridge project proposing 98 single family lots. As part of the Filing No. 2 Final Plat application, this filing includes a two separate pocket parks totally 1.8 acres . The larger of the pocket park being 1.4 acres and centrally located. The overall Trails at Aspen Ridge community totals 861 units to be developed in six phases/ filings. The first phase is already under construction including a pocket park serving this initial filing. In addition, the Trails at Aspen Ridge Filing No. 3 will be submitted for review in the next several weeks which includes the larger community park as shown on the overall PUDSP. A future Park Lands Agreement will be requested for the community park at a future date in coordination with the parks department.

At this time the owner, COLA LLC, would like to request consideration of a Parks Lands Agreement in conjunction with El Paso County for credit towards the Urban Park Fees in the amount of \$28,224.00 for the 98 single family detached units in Filing No. 2. In addition, as part of this park land agreement , COLA LLC would like to request consideration of urban park fee credits for what is known as Filing 4 per the attached exhibit to be submitted at a future date. While Filing No 4 has not yet been submitted, the pocket parks and open space being constructed in Filing No. 2 serve the overall community and will benefit all filings. The approximate 124 lots will equate a fee value of \$35,712.00 (Neighborhood \$113 x 124= \$14,012 and Community \$175 x 124= \$21,700) per current fee structures. The total fee value being requested for consideration of a Parks Lands Agreement would be **\$63,936**. As illustrated on the drawings provided to Park's staff, the larger pocket park includes a shade shelter structure, fenced dog run area, benches and picnic tables, turf areas, sidewalk connections, and landscape plantings. The smaller of the pocket parks includes useable sod area, benches, and landscape plantings. The cost of construction for the two pocket parks are an estimated **\$305,646** which is over 4.5 times the required Urban Park Fees for these two filings, please refer to the cost estimate included with this request. The pocket parks will be installed by the developer as part of the Filing No. 2 construction. The pocket park and associated amenities will be owned and maintained by the Waterview II Metropolitan District.

Trails at Aspen Ridge - Filing 2 Pocket Park

May 5, 2021

Opinion of Probable Construction Cost

Item	Description	Quantity	Unit	Unit price	Total Price
1	Shade Structure	1	EA \$	20,000.00	\$ 20,000
2	Site Furniture - Bench	7	EA \$	1,200.00	\$ 8,400
3	Site Furniture - Picnic Table - ADA	1	EA \$	1,295.00	\$ 1,295
4	Site Furniture - Picnic Table	1	EA \$	1,010.00	\$ 1,010
5	Site Furniture - Trash/Recycling Receptacle (Madison)	5	EA \$	915.00	\$ 4,575
6	Site Furniture - Trash/Recycling Receptacle (Ralley)	2	EA \$	535.00	\$ 1,070
7	Site Furniture - Dog Waste Disposal Station	2	EA \$	250.00	\$ 500
8	Deciduous Trees, 2.5" cal.	30	EA \$	400.00	\$ 12,000
9	Evergreen Trees, 6' ht.	10	EA \$	400.00	\$ 4,000
10	Ornamental Trees, 1.5" cal.	16	EA \$	325.00	\$ 5,200
11	Shrubs, 5 gal.	295	EA \$	50.00	\$ 14,750
12	Ornamental Grass, 5 gal.	126	EA \$	40.00	\$ 5,040
13	Perennials, 1 gal.	170	EA \$	20.00	\$ 3,400
14	Turfgrass Sod	34,700	SF \$	0.50	\$ 17,350
15	Native Seed Mix A	11,000	SF \$	0.60	\$ 6,600
16	Native Seed Mix B	6,500	SF \$	0.60	\$ 3,900
17	Fine Grade / Soil Prep	67,800	SF \$	0.50	\$ 33,900
18	Weed Barrier Fabric	15,600	SF \$	0.25	\$ 3,900
19	Breeze, Cottonwood, 4" depth	3,700.00	SF \$	0.87	\$ 3,207
20	Cobble A, 3/4" Desert Sand River, 4" depth	7,400.00	SF \$	0.97	\$ 7,153
21	Cobble B, 1 1/2" desert sand river, 4" depth	4,500.00	SF \$	0.97	\$ 4,350
22	Steel Edger	570	LF \$	3.00	\$ 1,710
23	Irrigation	64,100	SF \$	1.00	\$ 64,100
24	Siloam Boulders (approx 1 tons ea.)	40	EA \$	185.00	\$ 7,400
25	Siloam Seat Boulders (approx 2 tons ea.)	15	EA \$	510.00	\$ 7,650
26	Retaining Wall (approx 18" ht)	472	LF \$	75.00	\$ 35,400
Subtotal Landscaping					\$ 277,860
Construction Cost Contingency				10.0%	\$ 27,786
GRAND TOTAL					\$ 305,646



Trails at Aspen Ridge Open Space

Open Space:

- Required 10%= 12 acres
- Proposed 15.3%= 18 Acres
(Not Including Filing 1 Park and Open Space)
- 3-Acre Community Park
- Variety of Pocket Parks and Common Open Space
- Streetscape Plantings and Buffering
- Coordinating with EPC Parks for Parks Land Agreement

TRAILS AT ASPEN RIDGE
MASTER PARKS AND OPEN SPACE PLAN





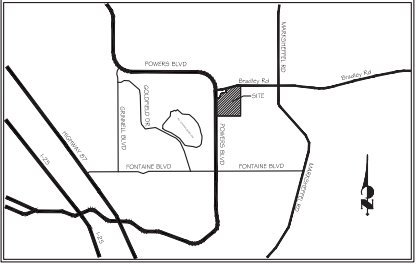
Know what's below.
Call before you dig.

TRAILS AT ASPEN RIDGE

FILING 2 POCKET PARK

A TRACT OF LAND 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

VICINITY MAP



SHEET INDEX:

CVR01	COVER
SP01	SITE PLAN-WEST
SP02	SITE PLAN-EAST
LS01	LANDSCAPE PLAN-WEST
LS02	LANDSCAPE PLAN-EAST
LS03	LANDSCAPE NOTES
LS04-06	DETAILS

N

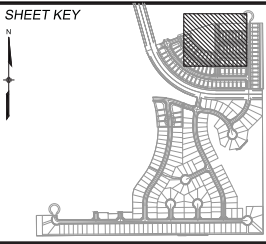
GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

1 SITE LOCATION PLAN
1" = 40'

REFERENCE DRAWINGS			
X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F1 X-886-PR-SITE-F2 886-PR Legacy Drive-Roundabout 886-PR Legacy Drive X-886-PR-SITE X-886-PR-SITE-F6 X-886-PR-SITE-F5 X-886-PR-SITE-F4 X-886-PR-SITE-F3 X-886-PR-WTR X-886-PR-WTR-F3 X-886-PR-WTR-F6 X-886-PR-WTR-F5 X-886-PR-WTR-F4 X-TITLE-LANDSCAPE			
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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 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 1/2 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

PREPARED BY:



SEAL

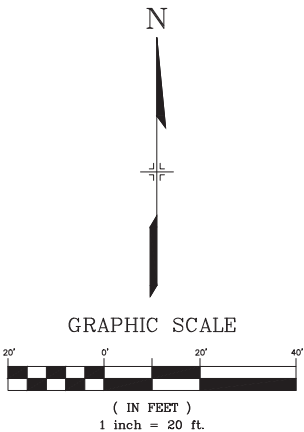
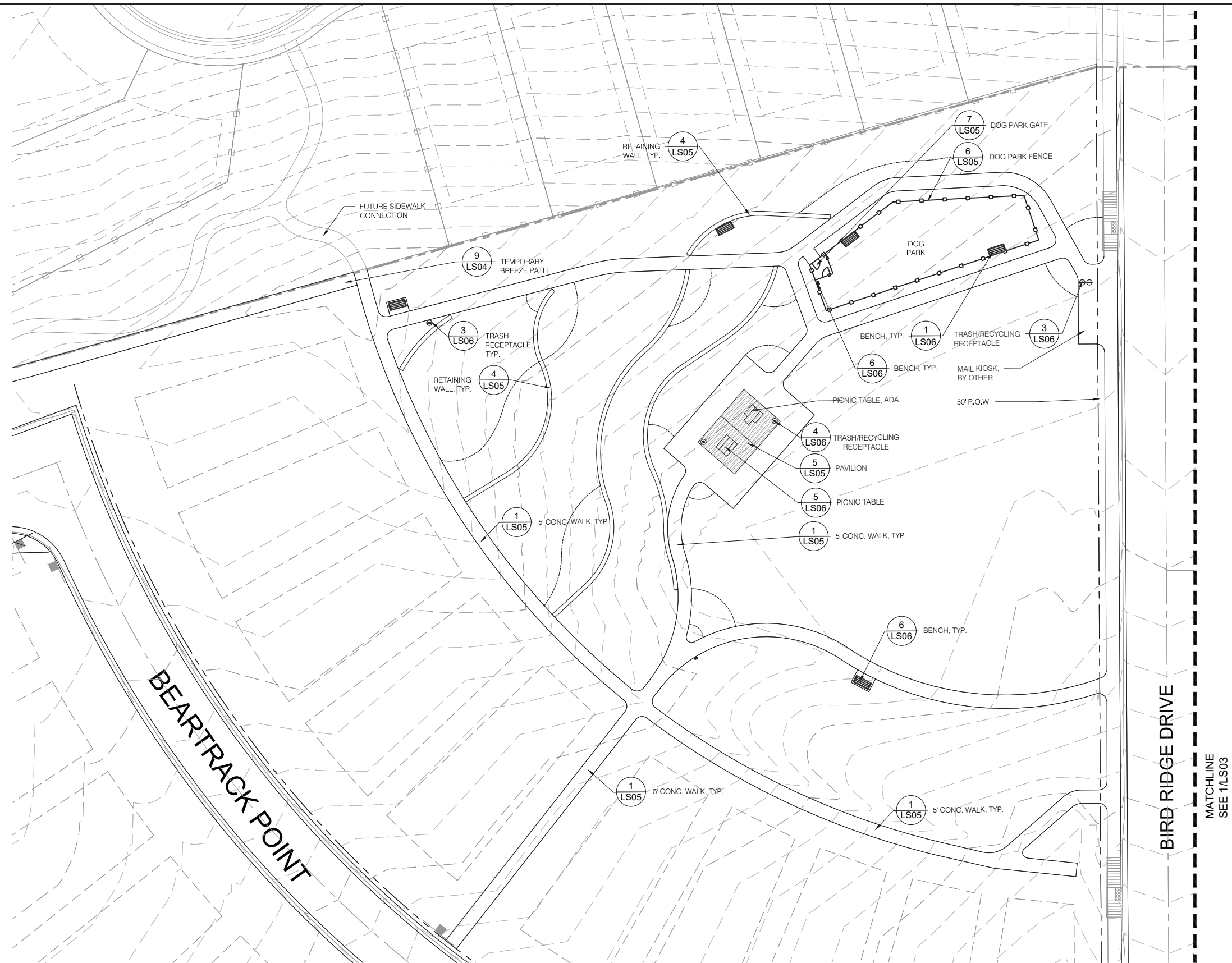
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GOVERNING AGENCIES AND
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TRAILS AT ASPEN RIDGE

FILING NO. 2

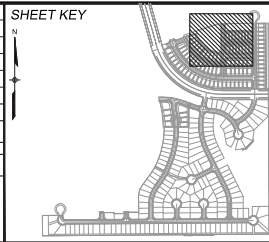
COVER

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DRAWN BY:	AP	HORIZ 1" = 40'	SHEET	1 OF 6	CVR 01
CHECKED BY:	JA	VERT. N/A			



1 WEST LOT: SITE PLAN & PLANTING PLAN
1" = 20'

REFERENCE DRAWINGS			
X-886-EX-BASE X-886-EX SURVEY X-886-PR SITE - F1 X-886-PR SITE-F2 886-PR Legacy Drive-Roundabout 886-pr legacy drive X-886-PR SITE X-886-PR SITE - F6 X-886-PR SITE - F5 X-886-PR SITE - F4 X-886-PR SITE - F3 X-886-PR-WTR X-886-PR-WTR-F3 X-886-PR-WTR-F6 X-886-PR-WTR-F5 X-886-PR-WTR-F4 X-TITLE-LANDSCAPE			
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COMPUTER FILE MANAGEMENT			
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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
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ELEVATION - 5897.89' U.S. SURVEY FT

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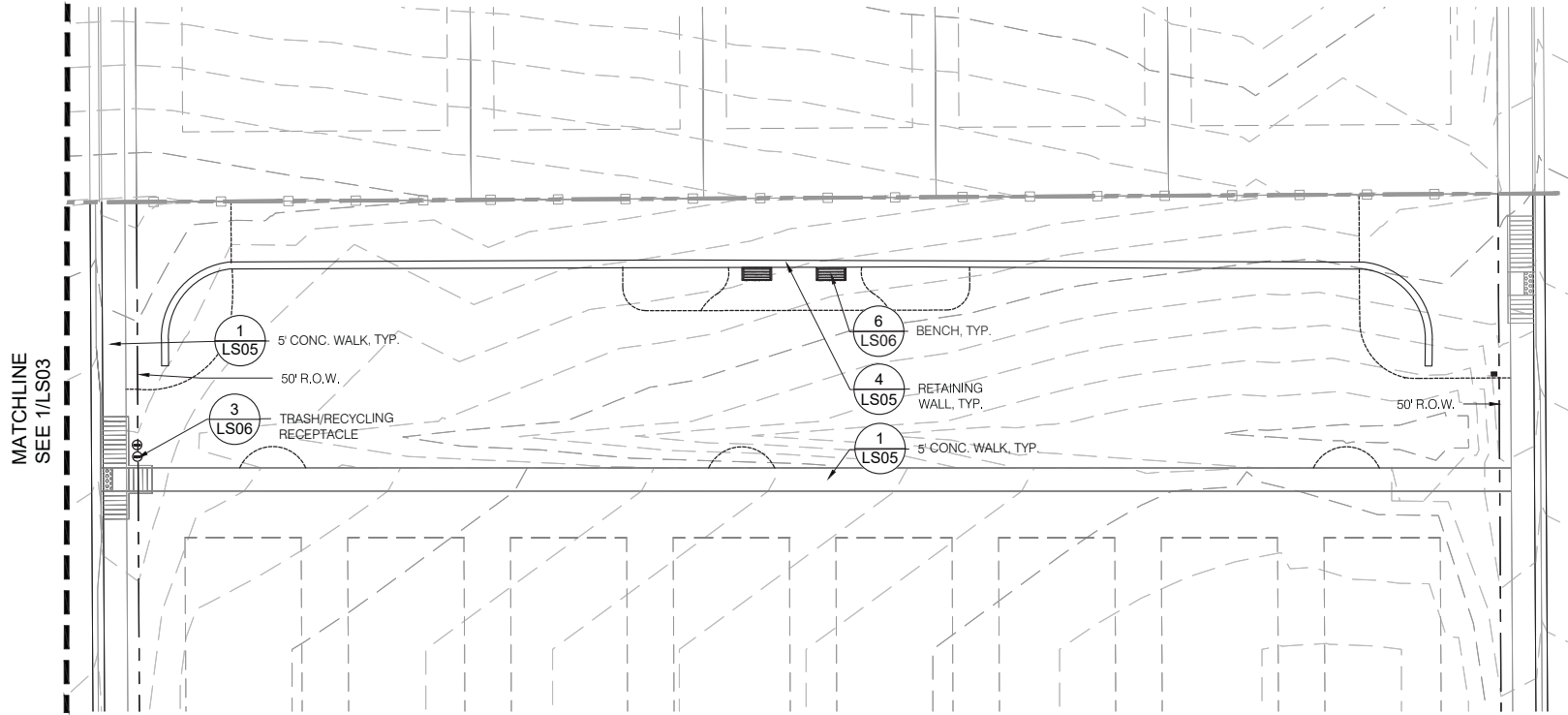
PREPARED BY:

SEAL

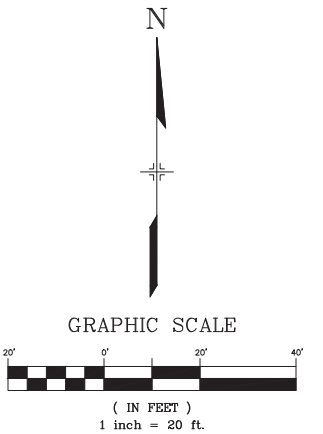
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GOVERNING AGENCIES AND
IS SUBJECT TO CHANGE

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

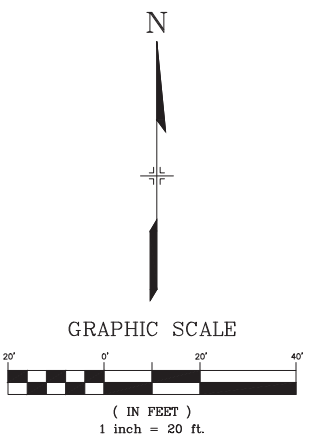
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DESIGNED BY:	JA	SCALE	DATE ISSUED:	MAY 2021
DRAWN BY:	AP	HORIZ. 1" = 20'	SHEET	2 OF 9
CHECKED BY:	JA	VERT. N/A		
				DRAWING No. SP01



1 EAST LOT: SITE PLAN & PLANTING PLAN
1" = 20'



REFERENCE DRAWINGS										SHEET KEY		BENCHMARK								SEAL		TRAILS AT ASPEN RIDGE													
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No.		DATE		DESCRIPTION				BY				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 ½" AULM. CAP PLS 17664) TO THE N ½ CORNER OF SAID SECTION 9 (3 ½" AULM. CAP PLS 10377)																					
				REVISIONS																															


$$1'' = 20'$$

BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTENST 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

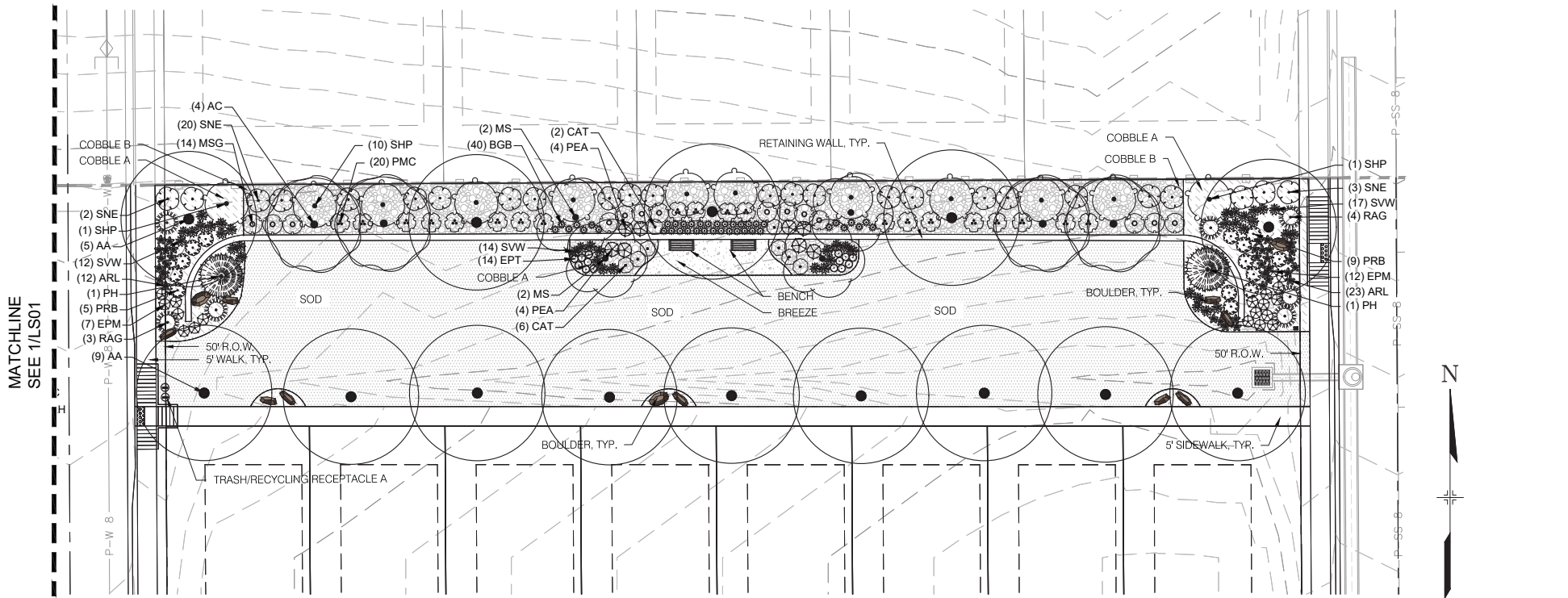
BASIS OF BEARING
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TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM
THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/4" AULM. CAP PLS 17664) TO THE N 1/4
CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)



FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

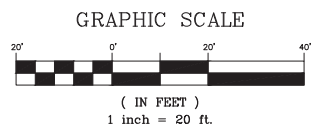
LANDSCAPE PLAN-WEST

DESIGNED BY:	JA	SCALE	DATE ISSUED:	MAY 2021	DRAWING No. LS01
DRAWN BY:	AP	HORIZ. 1" = 20'			
CHECKED BY:	JA	VERT. N/A	SHEET	2 OF 6	

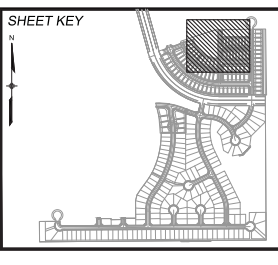


1 EAST LOT: SITE PLAN & PLANTING PLAN
1" = 20'

LEGEND	
	SOD 3-WAY FESCUE/BUEGRASS -INSTALLED PER DETAIL -SUBMIT FOR REVIEW AND APPROVAL PRIOR TO INSTALL
	NATIVE SEED A PAWNEE BUTTE LOW GROW NATIVE MIX -ARIZONA FESCUE, SANDBERG BLUEGRASS, ROCKY MOUNTAIN FESCUE, BIG BLUE GRASS -SEED RATE: PER SEED SUPPLIES RECOMMENDATION
	NATIVE SEED B WESTERN NATIVE SEED HIGH PLAINS/FOOTHILLS GRASS MIX -SIDE OATS GRAMA, WESTERN WHEATGRASS, SLENDER WHEATGRASS, INDIAN RICE GRASS, BIG BLUESTEM, BLUE GRAMA, BOTTLEBRUSH, GREEN NEEDLEGRASS, SWITCHGRASS, LITTLE BLUESTEM, YELLOW INDIAN GRASS, MOUNTAIN FESCUE, BIG BLUE GRASS -SEED RATE: PER SEED SUPPLIES RECOMMENDATION
	BREEZE COTTONWOOD BREEZE (OR APPROVED EQUAL) -INSTALL 4" DEEP OVER WEED FABRIC -SUBMIT FOR APPROVAL PRIOR TO INSTALL
	COBBLE A 3/4" DESERT SAND RIVER (OR APPROVED EQUAL) -INSTALL 4" DEEP OVER WEED FABRIC -SUBMIT FOR APPROVAL PRIOR TO INSTALL
	COBBLE B 1 1/2" DESERT SAND RIVER (OR APPROVED EQUAL) -INSTALL 4" DEEP OVER WEED FABRIC -SUBMIT FOR APPROVAL PRIOR TO INSTALL



REFERENCE DRAWINGS			
X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F1 X-886-PR-SITE-F2 886-PR Legacy Drive-Roundabout 886-PR Legacy Drive X-886-PR-SITE X-886-PR-SITE-F6 X-886-PR-SITE-F5 X-886-PR-SITE-F4 X-886-PR-SITE-F3 X-886-PR-WTR X-886-PR-WTR-F3 X-886-PR-WTR-F6 X-886-PR-WTR-F5 X-886-PR-WTR-F4 X-TITLE-LANDSCAPE 19-886-PR-UTIL X-886-F2 LANDSCAPE			
No.	DATE	DESCRIPTION	BY
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FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\Pocket Park\LS01.dwg			
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
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SEAL



























PRELIMINARY
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

TRAILS AT ASPEN RIDGE			
FILING NO. 2			
LANDSCAPE PLAN-EAST			
DESIGNED BY: JA	SCALE	DATE ISSUED: MAY 2021	DRAWING No.
DRAWN BY: AP	HORIZ 1" = 20'		LS02
CHECKED BY: JA	VERT. N/A	SHEET 5 OF 9	



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	AA	18	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	2.5" CAL.	B&B	15'-25'	40' - 50'
	AC	4	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY MUTLI -T	2" CAL.	B&B	15'-25'	15'-25'
	GK	6	GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE	2.5" CAL.	B&B	40'-50'	50' - 60'
	KP	3	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2.5" CAL.	B&B	20'-30'	20'-30'
	MR	2	MALUS X 'RED JEWEL' CRAB APPLE	2.5" CAL.	B&B	15'-20'	15'-20'
	MS	10	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	2" CAL.	B&B	15'-20'	15'-20'
	TW	3	TILIA AMERICANA 'WANDELL' LEGEND AMERICAN LINDEN	2.5" CAL.	B&B	30'-40'	40' - 50'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	PC	1	PICEA PUNGENS COLORADO SPRUCE	6' HT.	B&B	20'-30'	40'-60'
	PP	2	PINUS EDULIS PINON PINE	6' HT.	B&B	10'-20'	20'-30'
	PH	4	PINUS HELDREICHII BOSNIAN PINE	6' HT.	B&B	10'-12'	15' -25'
	PS	3	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	20'-30'	30'-50'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLAINTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	CCB	9	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	5 GAL.	POT	2'-3'	3'-4'
	CAT	27	COTONEASTER ADPRESSUS 'TOM THUMB' EARLY COTONEASTER	5 GAL.	POT	3'-4'	1'-2'
	PEA	30	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 GAL.	POT	3'-5'	3'-5'
	PRB	22	PRUNUS BESSEYI SAND CHERRY	5 GAL.	POT	4'-6'	4'-6'
	RAG	10	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.	POT	6'-8'	2'-3'
	RMF	17	ROSA MEIDILAND SERIES 'FIRE' FIRE MEIDILAND ROSE	5 GAL.	POT	4'-5'	18"-24"
	RXM	39	ROSA X 'MEICOUBLAN' WHITE MEIDILAND	5 GAL.	POT	4'-6'	1'-2'
	SNE	25	SAMBUCUS NIGRA 'EVA' BLACK LACE ELDERBERRY	7 GAL.	POT	4'-6'	4'-6'
	SHP	12	SYRINGA X HYACINTHIFLORA 'POCAHONTAS' POCAHONTAS LILAC	5 GAL.	POT	8'-12'	8'-12'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLAINTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	JSA	39	JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER	5 GAL.	POT	4'-6'	1'-2'
	PMC	65	PINUS MUGO 'COMPACTA' DWARF MUGO PINE	5 GAL.	POT	5'-6'	4'-5'
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	PLAINTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	BGB	122	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL.	POT	1'-2'	2'-3'
	MSG	23	MISCANTHUS SINENSIS 'GRACILLIMUS' MAIDEN GRASS	1 GAL.	POT	4'-5'	4'-5'
	PAH	81	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS	1 GAL.	POT	2'-3'	2'-3'
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	PLAINTING SIZE	CONTAINER	MAT. W.	MAT. HT.
	ARL	94	AGASTACHE RUPESTRIS 'LICORICE MINT' HYSSOP	1 GAL.	POT	2'-3'	2'-3'

GENERAL NOTES:

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE INTERNAL TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL EXISTING LANDSCAPE IMPROVEMENTS BETWEEN BACK OF CURB AND BACK OF EXISTING SIDEWALK ALONG UNION BLVD. AND POWERS BLVD. ARE OWNED AND MAINTAINED BY THE BRIARGATE CROSSING COMMERCIAL OWNERS ASSOCIATION (BCCOA, SECRETARY OF STATE OF COLORADO FILE NO. 20051107903). CONTRACTOR TO CONTACT THE BCCOA (719-260-4549) PRIOR TO CONSTRUCTION FOR COORDINATION OF LANDSCAPE INSTALLATION.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

SHRUB/ TREE PLANTING NOTES:

- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- 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.
- 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.
- 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.
- 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.
- 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.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- 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 PLANTS' HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- 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.
- 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.

SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE RECTIFIED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
- STRAW CRIMPING: TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
- HYRDO-MULCHING (BASE BID): ORGANIC TACKIFIER SHALL BE USED. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEDED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD CITY REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

SOIL AMENDMENTS:

- 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.
- CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER THE SOILS ANALYSIS.
- FERTILIZER RECOMMENDATIONS:
 - NITRATE:
 - FOR HIGH MAINTENANCE TURF: ADD 1 LB N/1,000 SQ.FT IN EACH OF 4 APPLICATIONS: (1) MID-MARCH, (2) MAY-TO-MID-JUNE, (3) MID-AUG TO MID-SEPT., (4) AND EARLY OCT. TO EARLY NOV.
 - FOR LOW MAINTENANCE TURF: REDUCE APPLICATIONS (1) AND (2) TO 1/2 LB N/1,000 SQ.FT. APPLICATION (4) IS OPTIONAL.
 - FOR SHRUB BEDS: ADD 3 LBS N/1,000 SF. WHEN CALCULATING FERTILIZER RATES TAKE THE AMOUNT OF N NEEDED AND DIVIDE BY THE % IN FERTILIZER.
 - FOR EACH 1 LB OF N NEEDED, APPLY 2 LB UREA, OR 5 LB AMMONIUM SULFATE, OR 3 3/4 LB (27-3-4) LAWN FERTILIZER PER 1,000 SQ.FT.
 - THE NUMBER OF NITROGEN APPLICATIONS CAN BE REDUCED OR DELAYED IF TURF GROWTH IS VIGOROUS IN THE SPRING.
 - PHOSPHORUS: ADD 4 LBS/ 1,000 SF
 - POTASSIUM: ADD 2 LBS/ 1,000 SF. CAN BE ADDED AS PART OF COMPOSTED MANURE.
 - ZINC: ADD 4 OZ. OF ZN PER 1,000 SF
 - IRON: ADD 2 OZ. OF IRON (FE) PER 1,000 SF AS IRON CHELATE.

REFERENCE DRAWINGS

X-886-EX-BASE
X-886-EX SURVEY
X-886-PR SITE - F1
X-886-PR SITE-F2
886-PR Legacy Drive-Roundabout
886-PR legacy drive
X-886-PR SITE
X-886-PR SITE - F6
X-886-PR SITE - F5
X-886-PR SITE - F4
X-886-PR SITE - F3
X-886-PR-WTR
X-886-PR-WTR-F3
X-886-PR-WTR-F6
X-886-PR-WTR-F5
X-886-PR-WTR-F4
X-Title-LANDSCAPE
19-886-PR-UTL
X-886-F2 LANDSCAPE

No.	DATE	DESCRIPTION	BY
REVISIONS			
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CTB FILE: ---			
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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 1/2 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

PREPARED BY:

SEAL

PRELIMINARY

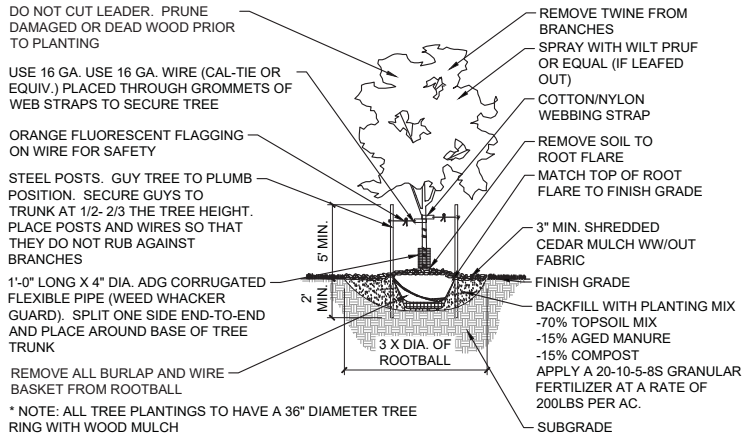
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TRAILS AT ASPEN RIDGE

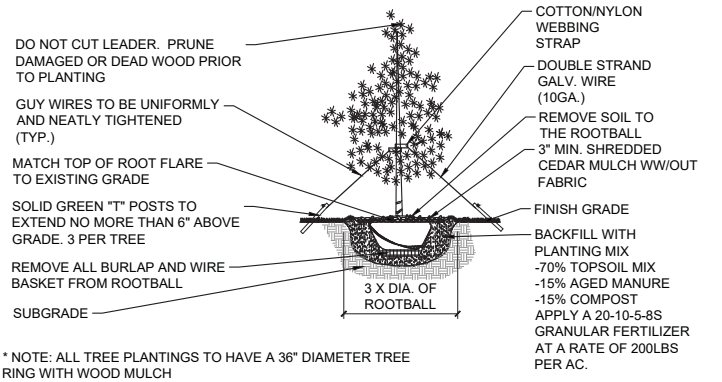
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LANDSCAPE NOTES

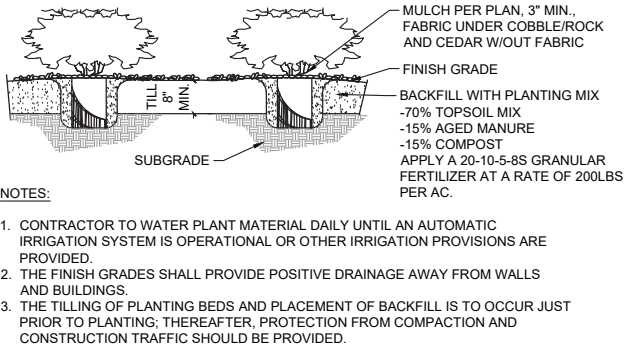
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DRAWN BY:	AP	HORIZ	NA		LS03
CHECKED BY:	JA	VERT.	N/A	6 OF 9	



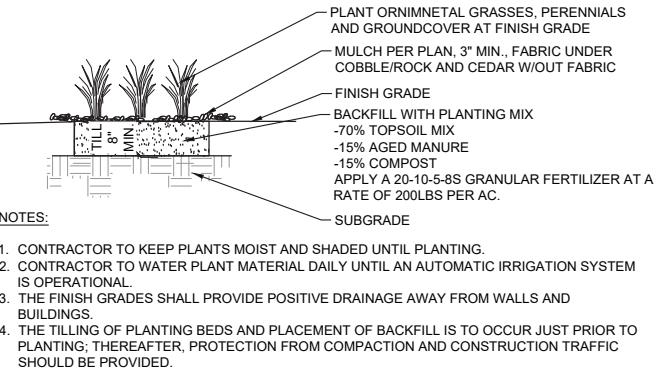
1 DECIDUOUS TREE
NTS MS-STD-LS-01



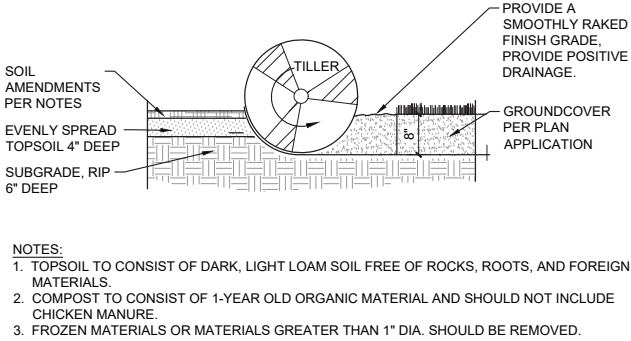
2 EVERGREEN TREE
NTS MS-STD-LS-02



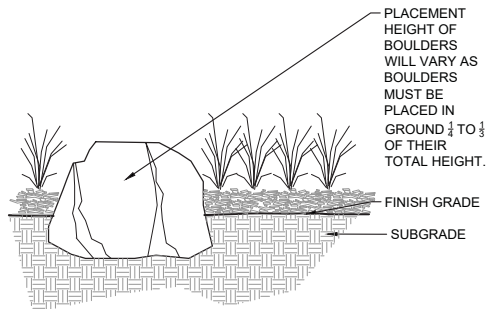
3 SHRUBS
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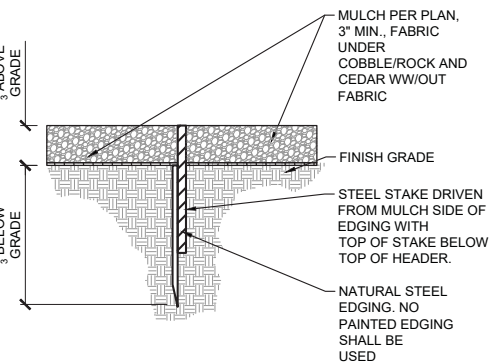
4 GRASSES AND PERENNIALS
NTS MS-STD-LS-04



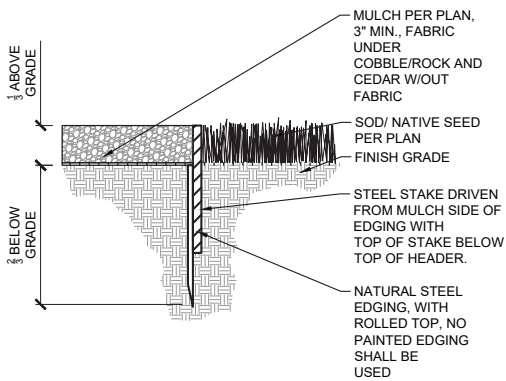
5 SOIL PREP FOR ALL AREAS
NTS MS-STD-LS-05



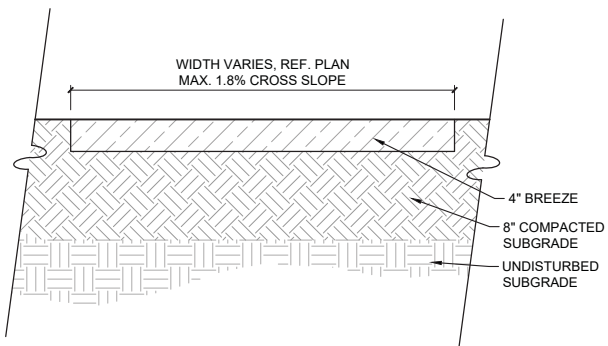
6 BOULDER
NTS MS-STD-LS-08



7 STEEL EDGING (MULCH/ROCK)
NTS MS-STD-LS-06

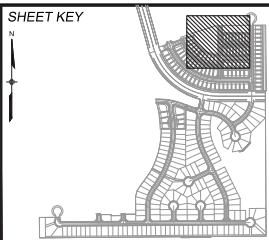


8 STEEL EDGING (MULCH/SOD OR SEED)
NTS MS-STD-LS-07



9 BREEZE PATH
NTS MS-STD-PV-02

REFERENCE DRAWINGS			
X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE-F1 X-886-PR-SITE-F2 886-PR Legacy Drive-Roundabout 886-PR Legacy Drive X-886-PR-SITE X-886-PR-SITE-F6 X-886-PR-SITE-F5 X-886-PR-SITE-F4 X-886-PR-SITE-F3 X-886-PR-WTR X-886-PR-WTR-F3 X-886-PR-WTR-F6 X-886-PR-WTR-F5 X-886-PR-WTR-F4 X-Title-LANDSCAPE 19-886-PR-UTIL X-886-F2 LANDSCAPE			
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CTB FILE: ---			
PLOT DATE: May 14, 2021 9:45:14 AM			
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 1/2 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)

PREPARED BY:

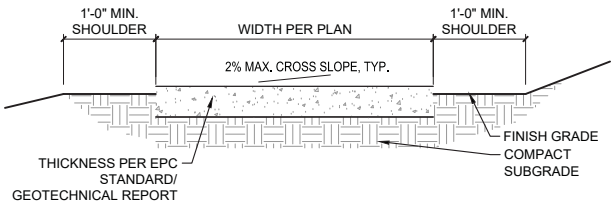
Matrix

SEAL

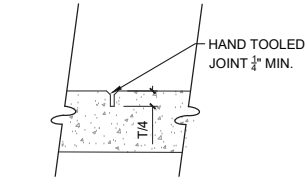
PRELIMINARY
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

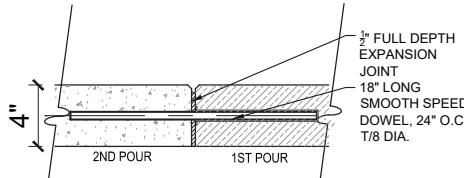
TRAILS AT ASPEN RIDGE				
FILING NO. 2				
LANDSCAPE DETAILS				
DESIGNED BY:	JA	SCALE	DATE ISSUED:	MAY 2021
DRAWN BY:	AP	HORIZ	NA	DRAWING No.
CHECKED BY:	JA	VERT.	N/A	7 OF 9
				LS04



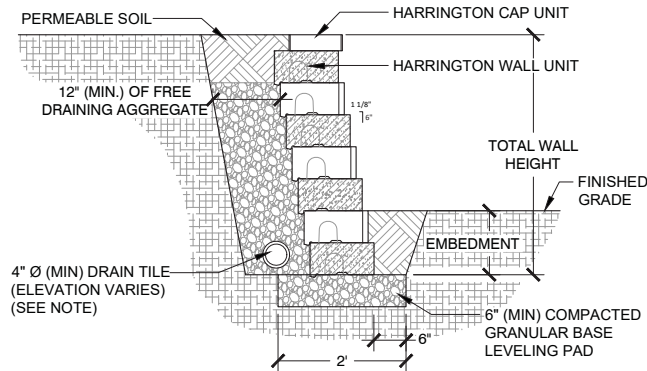
- CONCRETE WALKWAYS:
1. REFER TO GEOTECH FOR CONCRETE DEPTH AND SUBGRADE REQUIREMENTS.
 2. MEDIUM BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW.
 3. ALL FINISHED CONCRETE SURFACES TO HAVE 2% CROSS SLOPE, TYPICAL.



- NOTES:
1. AFTER PRELIMINARY TROWELING, CONCRETE SHALL BE SCORED WITH A STRAIGHT EDGE TO A DEPTH OF 1" @ 10' O.C. MAXIMUM SPACING.



- NOTES:
1. POLYURETHANE CAULKING TO MATCH CONCRETE COLOR.
 2. 1/2" PREMOLD FIBER EXPASION JOINT @ 50' O.C. MAX SPACING.
 3. ALL FINISH SURFACES TO DRAIN AT 2% CROSS SLOPE, TYPICAL.
 4. 90% COMPACTED SUBGRADE



MANUFACTURER: KEYSTONE
RETAINING WALL SYSTEMS, LLC
PRODUCT: HARRINGTON 3IN
3-PC ROCKFACE
WEBSITE:
WWW.KEYSTONEHARDSCAPES.COM
PHONE: 952-897-1040
ADDRESS: 4444 W 78TH ST,
MINNEAPOLIS, MN 55435

NOTE:
DRAIN SHOULD BE AT BOTTOM OF
WALL WHEN POSSIBLE.
UTILIZE RAISED DRAIN LOCATION WHEN
BOTTOM OF WALL DRAINAGE IS NOT
POSSIBLE.

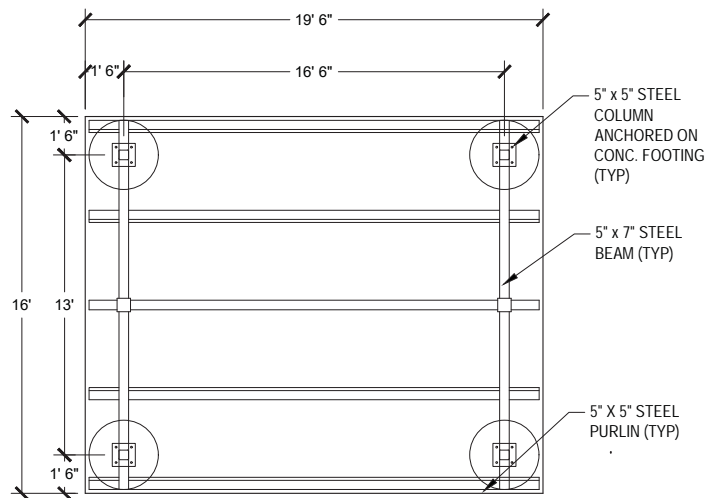
*NOTE: TO BE INSTALLED PER
MANUFACTURER'S SPECIFICATIONS

1 CONCRETE WALK

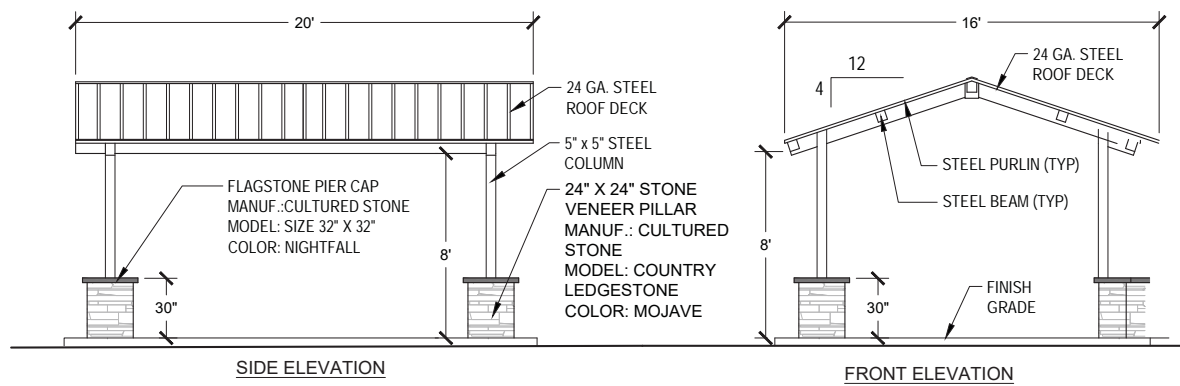
2 CONCRETE CONTROL JOINT

3 CONCRETE EXPANSION JOINT

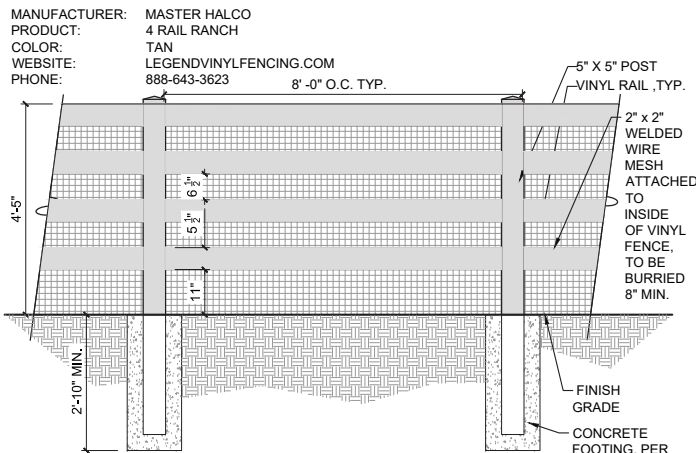
4 RETAINING WALL- HARRINGTON



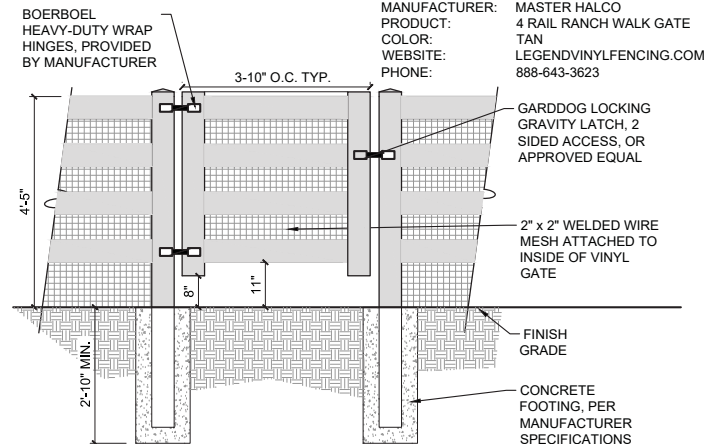
MANUFACTURER: COVERWORX
PRODUCT: 16' X 20' ALL STEEL GABLE
SHELTER
COLOR: SLATE GRAY FRAME, SLATE
GRAY ROOF
WEBSITE: WWW.COVERWORX.COM
PHONE: 800-657-6118
ADDRESS: 11800 EAST 9 MILE ROAD,
WARREN, MI 48089



5 PAVILION

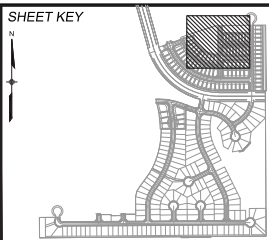


6 DOG PARK FENCE



7 DOG PARK GATE

REFERENCE DRAWINGS			
X-886-EX-BASE X-886-EX-SURVEY X-886-PR-SITE_F1 X-886-PR-SITE_F2 886-PR Legacy Drive-Roundabout 886-pr legacy drive X-886-PR-SITE X-886-PR-SITE - F6 X-886-PR-SITE - F5 X-886-PR-SITE - F4 X-886-PR-SITE - F3 X-886-PR-WTR X-886-PR-WTR-F3 X-886-PR-WTR-F6 X-886-PR-WTR-F5 X-886-PR-WTR-F4 X-Title-LANDSCAPE 19-886-PR-UTIL X-886-F2 LANDSCAPE			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\Pocket Park\LS01.dwg			
CTB FILE: ---			
PLOT DATE: May 14, 2021 9:45:29 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 - 5897.89' U.S. SURVEY FT

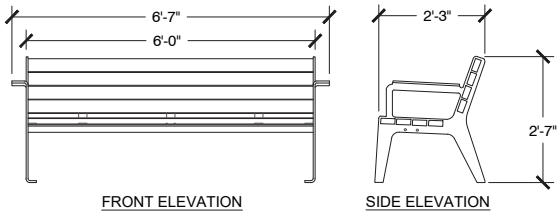
BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM
THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/2
CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS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



TRAILS AT ASPEN RIDGE				
FILING NO. 2				
SITE DETAILS				
DESIGNED BY: JA SCALE: DATE ISSUED: MAY 2021 DRAWING No. LS05				
CHECKED BY: JA HORIZ. NA SHEET 8 OF 9				
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 19.886.014				

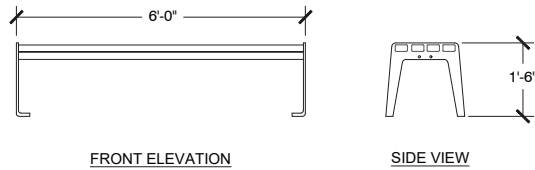


MANUFACTURER: ANOVA
COLLECTION: MADISON
PRODUCT: 6' CONTOUR BENCH W/ RECYCLED PLASTIC SEAT AND BACK PLANKS, STEEL ARMRESTS AND LEGS
COLORS: BY OWNER
MOUNTING: SURFACE MOUNTED PER MANUFACTURE SPECIFICATIONS
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327

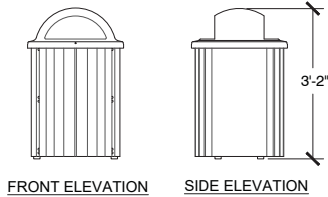
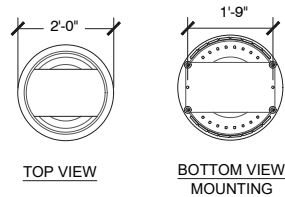


1 BENCH- MADISON W/BACK
NTS MS-TAR-04

MANUFACTURER: ANOVA
COLLECTION: MADISON
PRODUCT: 6' CONTOUR BENCH W/ RECYCLED PLASTIC SEAT AND BACK PLANKS, STEEL ARMRESTS AND LEGS
COLORS: BY OWNER
MOUNTING: SURFACE MOUNTED PER MANUFACTURE SPECIFICATIONS
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327



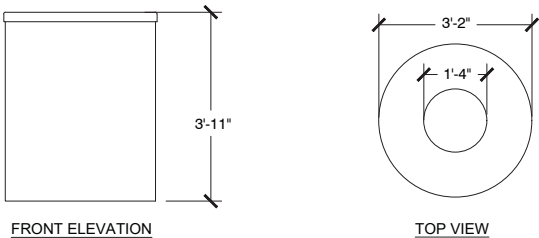
2 BENCH- MADISON BACKLESS
NTS MS-TAR-05



MANUFACTURER: ANOVA
COLLECTION: MADISON
PRODUCT: RECYCLED PLASTIC RECEPTACLE WITH OPEN HOOD TOP
COLOR: BY OWNER
MOUNTING: SURFACE MOUNTED PER MANUFACTURE SPECIFICATION
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327

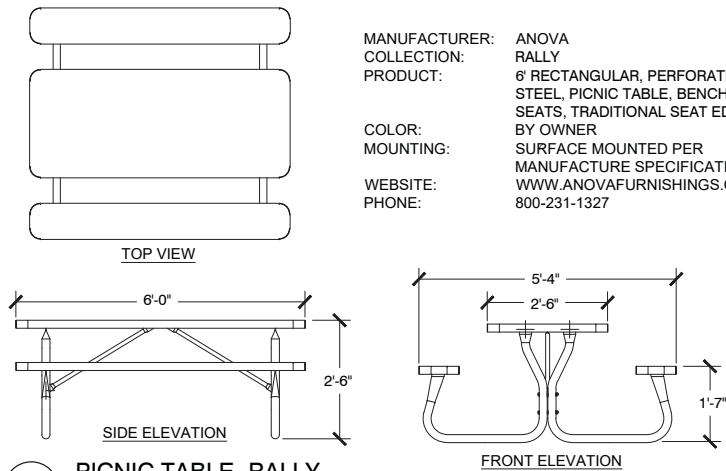
3 TRASH RECEPTACLE- MADISON
NTS MS-TAR-08

MANUFACTURER: ANOVA
COLLECTION: RALLY
PRODUCT: 32 GALLON PLASTISOL COATED, PERFORATED STEEL RECEPTACLE WITH LINER AND SPUN STEEL TOP
COLOR: BY OWNER
MOUNTING: SURFACE MOUNTED PER MANUFACTURE SPECIFICATIONS
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327



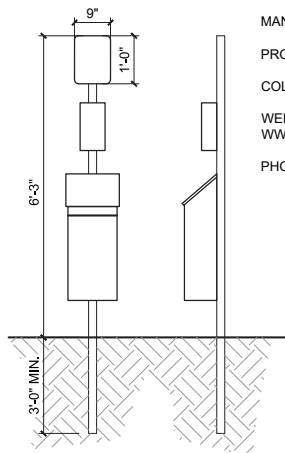
4 TRASH RECEPTACLE- RALLY
NTS MS-TAR-10

MANUFACTURER: ANOVA
COLLECTION: RALLY
PRODUCT: 6' RECTANGULAR, PERFORATED STEEL, PICNIC TABLE, BENCH SEATS, TRADITIONAL SEAT EDGE
COLOR: BY OWNER
MOUNTING: SURFACE MOUNTED PER MANUFACTURE SPECIFICATION
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327



5 PICNIC TABLE- RALLY
1/2" = 1'-0" MS-TAR-11

MANUFACTURER: WORTHINGTON
COLLECTION: DIRECT
PRODUCT: UNTRAPLAY, BARK 490
COLOR: BY OWNER
WEBSITE: WWW.WORTHINGTONDIRECT.COM
PHONE: 800-599-6636



6 PET WASTE STATION
NTS MS-TAR-24

REFERENCE DRAWINGS

X-886-EX-BASE

X-886-EX SURVEY

X-886-PR SITE - F1

X-886-PR SITE-F2

886-PR Legacy Drive-Roundabout

X-886-PR SITE

X-886-PR SITE - F6

X-886-PR SITE - F5

X-886-PR SITE - F4

X-886-PR SITE - F3

X-886-PR-WTR

X-886-PR-WTR-F3

X-886-PR-WTR-F6

X-886-PR-WTR-F5

X-886-PR-WTR-F4

X-Title-LANDSCAPE

X-886-PR-UTL

X-886-F2 LANDSCAPE

No.

DATE

DESCRIPTION

BY

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\Pocket Park\LS01.dwg

CTB FILE: ----

PLOT DATE: May 14, 2021 9:45:46 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 1/2 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)

PREPARED BY:

SEAL

PRELIMINARY

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

TRAILS AT ASPEN RIDGE

FILING NO. 2

SITE DETAILS

FOR AND ON BEHALF OF

MATRIX DESIGN GROUP, INC.

PROJECT No. 19.886.014

DESIGNED BY:

DRAWN BY:

CHECKED BY:

JA

AP

JA

SCALE

HORIZ

VERT.

NA

N/A

DATE ISSUED:

SHEET

MAY 2021

9 OF 9

DRAWING No.

LS06

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Pikes Peak Birding and Nature Festival

Agenda Date: June 9, 2021

Agenda Item Number: #7 - D

Presenter: Theresa Odello, Recreation Program Coordinator

Information: X **Endorsement:**

Background Information:

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.

This month's three-day festival had 47 unique opportunities for participants. Field trips took participants from Pikes Peak to the prairie. The festivals draw is based on experienced field trip leader for a birding experience in unique locations across the region.

The festival committee is a group of dedicated professionals from sixteen public and private, and non-profit agencies that collaborate to provide a unique opportunity to highlight the diversity of birds and wildlife in our region, parks and facilities.

Partners & Sponsors

Aiken Audubon Society
Bear Creek Nature Center
Bringinghurst Natural Beef
Cheyenne Mountain State Park
Cheyenne Mountain Zoo
Chico Basin Ranch
Colorado Parks & Wildlife
Colorado Springs Convention & Visitor Bureau
Colorado Springs Parks & Recreation
Colorado Springs Utilities
Corner Post Meats
El Paso County Parks
Fountain Creek Nature Center
Fountain Valley School
Friends of EPC Nature Centers
Garden of the Gods Visitor/Nature Center
J&R Group
Nature Conservancy
Palmer Land Trust

Phantom Canyon Brewing Company
Pikes Peak Community College
Pinello Ranch & Venetucci
Starsmore Visitor & Nature Center
US Forest Service
Wild Birds Unlimited

Field Trip & Seminars

Chico Basin Ranch, Bird Walk & Bird Banding Demo
Fountain Valley School, Bird Walk
Adams Open Space, Bird Hike
Mueller State Park, Bird Hike
Corral Bluffs Open Space, Paleontology Hike
Paint Mines Interpretive Park, Bird Hike
Live Birds of Prey, FCNC
Paint Mines Interpretive Park, Ethnobotany & Wildflower Hike
Bird Photography, Virtual
Flammulated Owls, Virtual
Garden of the Gods, Bird Walk
Fountain Creek Regional Park, Bird Walk
Garden of the Gods, Swifts, Falcons & Geology Walk
Bear Creek Regional Park, Insect Black Lighting
Chico Basin Ranch, Bird Walk & Bird Banding Demo
Horse Creek Ranch, Bird Hike
Cheyenne Mountain State Park, Ovenbird/Hermit Thrush Hike
Brett Gray Ranch or Leader's Choice, Bird Hike
Aiken Canyon Preserve, Bird Hike
Hanna Ranch, Bird Hike
Clear Spring Ranch, Bird Walk
Corral Bluffs Open Space, Bird Hike
Starsmore V&NC, Hummingbird Banding – Session #1
Fountain Valley School, Bird Walk
Adams Open Space, Bird Walk
Fountain Creek Regional Park, Bird Walk
Manitou Lake, Bird Hike
Starsmore V&NC, Hummingbird Banding – Session #2
Garden of the Gods, Swifts, Falcons & Geology Walk
Hummingbirds” Starsmore
The Origins of Birds – the Dinosaur Connection”, Virtual
Chico Basin Ranch, Lunch w/Ranch Ecology & History
Nature Sketching, Virtual
Cheyenne Mountain Zoo, “Behind the Scenes” Bird Tour
Raptor Identification, Virtual
Birds and Brews
Chico Basin Ranch, Bird Walk & Bird Banding Demo
Aiken Canyon Preserve, Bird Hike
Clear Spring Ranch, Bird Walk
Jimmy Camp Creek Open Space, Bird Hike
Fountain Valley School, Bird Walk
Bear Creek Canyon by Ear, Bird Walk
Fountain Creek Regional Park, Bird Walk

Venetucci Farm/Cross Creek Park, Bird Hike
Kiowa Creek Ranch, Bird Hike
Manitou Lake Recreation Area, Montane Bird Hike
Cheyenne Mountain Zoo, "Behind the Scenes" Bird Tour

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2021 El Paso County Fair Update

Agenda Date: June 9, 2021

Agenda Item Number: #7 - E

Presenter: Dayna Buffington, Fair & Events Center Supervisor

Information: X **Endorsement:**

Background Information:

Staff will present an overview of the 2021 El Paso County Fair being held on July 10-17 at the Fair & Events Center. Please find attached the power point presentation.

Recommended Motion:

Information only



1

OUR PURPOSE

Produce an annual event with a wide variety of activities that celebrates El Paso County's history, culture and heritage while maintaining financial independence.



2

DAILY



Cavello Equestrian
Ma'Ceo



Extreme
Raptors



Celebrity
Hypnotist

3

EVENING



Truck &
Tractor Pull



Bull
Riding



Auto
Races



Demolition
Derby

4

STRATEGY

Maximizing exposure to citizens by leveraging our available resources with traditional and new generation marketing platforms.



SOCIAL MEDIA

Featuring Fair Experiences



Showcasing County Youth



Connecting with Citizens



NEW INITIATIVES

Placemat/Kids Activity Page

These two-sided placemats are multi-purpose serving as posters, placemats, activity pages, and educational tools.



NEW INITIATIVES

4-H Creative Clovers

El Paso County 4-H Clubs will be given the opportunity to decorate a wooden (4) foot clover to be displayed at the entry gates along with an essay on what 4-H means to them and what opportunities it has provided for them.



GOALS



ATTENDANCE

25,000



SPONSORSHIP

\$75,000



REVENUE

\$234,000

GOALS



REVENUE

\$234,000

GATE ADMISSION
\$105,000

SPONSORSHIP
\$75,000

VENDORS
\$35,000

CARNIVAL
\$10,000

9

10

THANK YOU



11

**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	Construction Phase
Hanson Trailhead Improvements	Jason Meyer	High	Construction Phase
Falcon Regional Park - Phase 2	Jason Meyer	High	Construction Phase
Fox Run Regional Park Upgrades	Greg Stachon	Medium	
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	
Fox Run Regional Trail	Jason Meyer	High	Design Phase
Fairgrounds Walkways	Greg Stachon	High	Construction Phase
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
May 2021 Monthly Report**

<u>Facility Revenue Totals To Date</u>		2021				2020
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 118,976	\$ 61,024		\$ 59,140
County Fair / Fairgrounds		\$ 301,000	\$ 87,404	\$ 213,596		\$ 66,730
Total		\$ 481,000	\$ 206,380	\$ 274,620		\$ 125,870
<u>Fundraising Revenue</u>		2021				2020
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 68,000	\$ 7,000		\$ 12,500
Partners in the Park Program	Park Operations	\$ 45,000	\$ 53,750	\$ (8,750)		\$ 32,500
Trust for County Parks	Park Operations	\$ 10,000	\$ 36,919	\$ (26,919)		\$ 19,456
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 4,650	\$ 20,350		\$ 6,950
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 15,000	\$ 25,000		\$ 40,000
Total		\$ 195,000	\$ 178,319	\$ 16,681		\$ 111,406
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>				
<u>Parks Division Reservations</u>		2021			2020	2020
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		3	22	N/A	4	41
February		5	233	N/A	12	879
March		4	31	N/A	6	44
April		157	3892	4.4	0	0
May		423	11907	4.1	47	274
June						
July						
August						
September						
October						
November						
December						
Total		592	16085	4.25	69	1238

<u>Parks Facility Reservations</u>		2021	2021		2020	2020
<u>May</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rentals</u>	<u>Attendance</u>
<u>Bear Creek Regional Park</u>						
Archery Lanes		11	20		8	8
Athletic Fields		14	560		2	20
Pavilions		109	3174		6	60
Trails						
Vendor		2	8			
Tennis Courts						
Vita Course						
Meeting Room		1	10		4	38
<u>Black Forest Regional Park</u>						
Athletic Fields					19	76
Pavilions		25	705			
Vendor						
Tennis Courts		8	32			
<u>Falcon Regional Park</u>						
Baseball Fields		33	825			
<u>Fountain Creek Regional Park</u>						
Athletic Fields		7	320			
Pavilions		48	1337			
Trails		1	200			
Disc Golf Course		1	72			
Vendor		2	6			
<u>Fox Run Regional Park</u>						
Athletic Fields		44	1210			
Gazebo		13	611		4	40
Warming Hut		6	60		1	10
Pavilions		79	2427			
Trails		1	11			
<u>Homestead Ranch Regional Park</u>						
Pavilions		11	275			
Athletic Fields						
Trails						
<u>Palmer Lake Recreational Area</u>						
Palmer Lake Santa Fe Trail						
<u>New Santa Fe Trail</u>						
Monument Trail Head New Santa Fe Trail						
Baptist Road Santa Fe Trail						
AFA Santa Fe Trail						
Vendor - Santa Fe Trailheads						
<u>Paint Mines Trail</u>		7	44			
<u>Rock Island Trail</u>						
<u>Black Forest Section 16</u>						
<u>Rainbow Falls Historic Site</u>						
<u>Pineries Open Space</u>					3	22
Total Park Facility Reservations		423	11907		47	274

<u>Fairgrounds Facility Reservations</u>		2021			2020	2020
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>
January		0	0		9	478
February		6	178		12	271
March		8	459		3	170
April		20	1208		0	0
May		16	1496		0	0
June						
July						
August						
September						
October						
November						
December						
Total		50	3,341		24	919
<u>Fairgrounds Facility Reservations</u>		2021		2020		
<u>May</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>						
Lions Club Meeting		1	20			
FAB Board Meeting		1	26			
Livestock Sale Committee Meeting		1	20			
Calhan Posse Meeting		1	15			
Barn Committee Meeting		1	15			
Vaccine Clinic		2	360			
4-H Extension - Sheep-Goat weigh In		1	70			
<u>Track</u>						
Race		2	800			
<u>Barns</u>						
<u>Livestock Arena</u>						
4-H Beef Blow & Go		1	80			
Veterans Promise Kept		1	10			
Colorado Austrailian Dog Show		3	60			
<u>Grounds -</u>						
<u>Whittemore - Fairgrounds</u>						
Golden Prairie 4-H Club Meeting		1	20			
<u>Arena</u>						
Month Total Fair Facility Reservations		16	1,496	0	0	

<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	Multi Use Fields	\$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	
			Total	\$13,475	
<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					
July					
August					
September					
October					
November					
December					
Totals		1155	4,688	719	3,340

		2021				
<u>May</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		65	408			
Adopt-A-Park / Trail / Volunteer Projects		332	1,060			
Total		425	1,579			
<u>Programming</u>	<u>Goal</u>	2021			2020	2020
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>
January		25	218	4.93	45	755
February		27	230	4.96	35	550
March		50	753	4.90	17	361
April		58	1006	4.98	0	0
May		84	1377	4.99	12	455
June						
July						
August						
September						
October						
November						
December						
Totals	800 / 21,000	244	3584	4.95	109	2121
<u>May</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>		
Discover Bear Creek	BCNC	2	21	5.00		
Habitat	BCNC	7	80	5.00		
Incredible Insects	BCNC	2	23	5.00		
Nature Explorers: A Seed's Story	BCNC	5	58	4.90		
Little Wonders: Lovely Ladybugs	BCNC	3	40	5.00		
Kids' Morning: Cooking for the Birds	BCNC	1	12			
Forest Therapy Walk	BCNC	2	12			
Mommy & Me Outside	BCNC	2	22	5.00		
Night Sky Photography Overnight at Paint Mines	BCNC	1	6			
Paint Mines Campout Hike	BCNC	4	50			
Scout: Daisy Eco Learner	BCNC	1	12	5.00		
PPBNF Birds & Brews	BCNC	1	120			
Stories on the Trail	BCNC	3	110			
Paint Mines Hike Leader Training	BCNC	2	8			
Trail Ambassador Virtual Meeting	SpEvt	1	12			
First Aid/CPR/AED class	BCNC	1	3			
Fishing Derby	SpEvt	1	200			
El Paso Pacers	SF Trail	1	3			
RF: Volunteer Weed Clean-Up Day	RF	1	10			
50k50Y Palmer Divide Hike	PD	1	14			
RF: Geology Talk	RF	1	12			
RF: Monthly Visitors	RF	10				
Free Archery Day	BCRP	1	29			

Paint Mines: Visitor Interactions	PMIP	14			
Awesome Arthropods	FCNC	1	7		
Bird Ecology	FCNC	1	8		
Walk the Wetlands	FCNC	1	17		
Discover the Wetlands	FCNC	2	17		
Family Fun Day	FCNC	1	300	5.00	
Nature Adventures: Buds and Blooms	FCNC	2	22	5.00	
Outreach: Pollinator Party at Talbot Com. Garden	FCNC	1	62		
Spring Bird Count	FCNC	1	20		
2' & 3's Outdoors: Colora of Nature	FCNC	2	24	5.00	
Adult Birding Club Lecture	FCNC	1	10	5.00	
Adult Birding Club Field Trip	FCNC	1	9	5.00	
Jr. Bird Club	FCNC	1	6	4.90	
Homeschool Group Visit	FCNC	1	18		
TOTALS		84	1377	4.99	

COMMUNITY SERVICES DEPARTMENT

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

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

May 2021

General Updates:

1. Facility rentals have generated \$118,976 which is 66% of our \$180,000 annual goal.
2. All Pickleball courts at Bear Creek Regional Park have been successfully added to our reservation system and will be available to the public after the Grand Opening which is scheduled for June 26.

Special Events:

1. Interest in soccer training and tournaments, flag football and frisbee as well as lacrosse has picked up again and we booked six new leagues for seasonal field rentals throughout our parks.
2. Team Top Shelf Disc Golf Club held a disc golf tournament at the Widefield Community Park.
3. Kids on Bikes started up their annual bike camps at Bear Creek Regional Park again. The camps are scheduled through August and introduce kids to trail riding and trail etiquettes as well.
4. Wedding season has also kicked off in May and we had thirteen wedding scheduled at the Wedding Gazebo at Fox Run Regional Park.

COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH / GRANTS

Monthly Report – May 2021

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Outreach News:** Join the Fountain Creek Watershed Flood Control and Greenway District, volunteers and artist Mario Sanchez at Widefield Community Park on Saturday, June 19 as he creates the first County Parks art mural! Join us again the following Saturday, June 26, 9 am for the grand opening of our new Pickle Ball Courts at Bear Creek Regional Park.



2. **Partners in the Park Program:** Please join me in welcoming our new partner this month for the Fair and Events Center, **Farmers State Bank**. Staff is busy 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:** Our goal of **\$75,000** is to help generate enough revenue to successfully operate the County Fair. We have surpassed our financial goal and sponsors have committed a **record \$92,000** towards Fair this year. Our new County Fair team includes Dayna Buffington and AmyJo Fields whose collaboration has made this possible!
4. **50th Parks Anniversary Celebration:** Join Commissioner VanderWerf and take the pledge to hike 50K for 50 Years in celebration of County Parks Anniversary. For upcoming dates and locations please go to elpasocountyparks.com.

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 – May 2021

Submitted by Todd Marts, Division Manager

General

1. Bear Creek Nature Center staff joined two segments of Fox 21's 'Living Local' to promote upcoming programs and events. On May 13th Nature Center Supervisor promoted the 50th Anniversary of El Paso County Parks, discussing the continuous growth of the County park system and 50th Anniversary celebrations including the Nature Center treasure hunts and the 50K for 50 Years Hiking Series. On May 20th, Nature Center Interpretive Program Coordinator promoted the Food Preservation Series taking place at the Nature Centers this summer in collaboration with CSU Extension. Nature Center staff plans to promote additional programs on 'Living Local' through the summer.

Projects, Fundraising & Grants:

1. Peak Vista Clinic held a vaccine clinic at the Fair & Events Center on May 22nd. The Johnson and Johnson vaccine was administered to 60 individuals.
2. **Rainbow Falls Historic Site:**
Visitation at Rainbow Falls Historic Site continues to be limited due to the lack of parking at and around the site. This month we had 2557 visitors and received \$1909.05 in donations. On May 22, Dr. Izold, geology professor at Pikes Peak Community College, conducted a geology walk at the site. His presentations are always very engaging and are getting wonderful reviews from the participants. The site also hosted a volunteer weed removal day, where we had 10 volunteers and 4 staff work to remove 30 bags of invasive/non-native weeds.
3. **Paint Mines Interpretive Park:**
The Paint Mines now have two Park interpreters/caretakers working the site on Fridays, Saturdays, and Sundays. This month they recorded 4173 visitor contacts. The site continues to have about one drone a weekend, 2-3 visitors bringing their dogs, and people climbing the rock structures and over fences. Staff is doing a great job limiting that number and educating visitors about the geology, cultural history, and the impacts visitors have made on the delicate site.



Programs & Special Events:

1. 2021 El Paso County Fair: Planning for the 2021 El Paso County Fair continues to go well. We have added a Ranch Rodeo and 1-day Farmers market to the schedule. We also have new educational programming available throughout the week with both EPC Parks staff and CSU Extension.
2. We are advertising for the Amazing Kids talent show and continue to see registrations. We have had a great response from other EPC departments to assist with this year's Fair. You will see newly added elements to the Fairgrounds thanks to Facilities, Fleet, Environmental Services, and the East Parks Department.
3. PBR SPC Event: We had a very successful event on May 15th with the PBR SPC. With 500 fans in the audience. It was electrifying. We had great beer sales and the PBR SPC is happy with the partnership and is looking forward to future events at the Fairgrounds.
4. Camping at the Fair: We had 50 guests signed up to camp and hike on Memorial Day weekend. Guided hikes of the Paint Mines were available to all guests.
5. Ducky's Horse Training Kids Camp: 21 kids were registered from June 1 – 4 to learn about the basics of horses and also learning how to ride.
6. Run the Fair: We have 2 qualifying barrel races in the month of June. June 5th and June 19th.
7. Craft Night: June 25th in SWINK Hall. We have a volunteer to instruct the group. Will be a fun 2-hour class to create and enjoy time together with friends. Registrations will be \$35 dollars and all registration fees will benefit the EL Paso County Fairgrounds. Registrations will open at the beginning of June.
8. Bear Creek Nature Center staff coordinated the Birds & Brews social event for the 6th Annual Pikes Peak Birding and Nature Festival. This year's event was held outdoors at Pavilions 4 & 5 in Bear Creek Regional Park, enabling people to gather in an open-air environment. Festival Sponsors and Partners such as Wild Birds Unlimited, Aiken Audubon, and Friends of Corral Bluffs hosted informational tables. One hundred and fifteen festival attendees enjoyed an evening that included a silent art auction and ticket raffle auction, live jazz music from the All In! Jazz Trio, Phantom Canyon beer, and individual boxed dinners from Colonel Mustard's Sandwich Emporium while sharing bird sightings from the festival field trips and camaraderie with other nature-minded folks.
9. While Covid-related restrictions lingered in the month of May, Bear Creek Nature Center managed to offer educational programming every day of the month. Programs included nine field trip programs for elementary-aged children, eight preschool programs, and a variety of public programs including Forest Therapy Walks, Cooking for the Birds Kids' program, Mommy & Me in Nature Mother's Day program, and an El Paso County Parks 50th Anniversary Treasure Hunt. Clearly, there is a strong desire in the community for outdoor education and we look forward to continuing to fill that need as we expand our program capacities this summer.

10. Fountain Creek Nature Center hosted its annual Family Fun Day event after canceling the event last May due to the pandemic. To ensure social distancing for guest comfort and safety, reservations were required ahead of time at spaced out time intervals. The public adjusted to this easily and while the event felt busy, it was easy going. Hundreds of people were able to once again enjoy this outdoor event and stop at activity stations that included crafts, games, and learning opportunities and were manned by volunteers and partner organizations like CPW, the Rocky Mountain Dinosaur Resource Center, and 719 Rocks.
11. Fountain Creek Nature Center's Nature's Classroom series has continued to serve as an outlet for families whose children's schools aren't allowed to go on field trips. Children and their parents have been able to learn about arthropods, habitats, and aquatic life, with all lessons meeting CO State Learning Standards and getting families hands on with nature. These offerings finished strong this past month, but we are looking forward to big school groups this fall!
12. Fountain Creek Nature Center was the pickup location for t-shirts and nametags for the Pikes Peak Birding and Nature festival, giving staff the opportunity to mingle with participants as they stopped in. Many festival goers had questions about their schedules, their leaders, or other festival details that staff was able to quickly and kindly answer for them. Many exclaimed how beautiful the nature center and park were and walked the trails before heading out. Being able to offer this face-to-face help and guidance was wonderful and a great touch on the festival as a whole!
13. 50K for 50 Years program is in full swing! There are currently 76 participants in the program that have hiked 547.9 kilometers on El Paso County Park Trails as of the end of May. On May 22, Commissioner VanderWerf joined the guided hike at the Palmer Divide Trailhead: see picture below. This month we had our first two people complete the entire 50K! In addition, the El Paso Pacers hiking group for "seasoned" adults enjoyed a hike along the Santa Fe Trail this month.
14. The Free Youth Fishing Derby was a wonderful success with 75 youth participants and about 125 more in attendance for the event. Commissioner Gonzalez showed up early to go fishing, and then he was there to assist with the event and hand out awards.
15. The Free Archery Day was held on May 29 with 29 participants. It was a rainy day, so we believe the weather had an influence on why participants didn't show up for their free appointment. Next year we hope to adjust registrations so we can expose more people to the wonderful sport of Archery.

COMMUNITY SERVICES DEPARTMENT

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

**PARK OPERATIONS DIVISION
MONTHLY REPORT
MAY 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 is nearly completed, with BoCC master plan approval in March 2021. County staff has elected to change the property name to Santa Fe Open Space, pending Board of County Commissioner approval. The name change is due to the Santa Fe Railroad history and to eliminate confusion that Elephant Rock is not accessible or located on County property. The IFB for trail construction will be issued in May 2021 with construction following in early 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 May 2021. Completed tasks include grading of the new baseball field, multi-use field and drainage swales. Irrigation and



curb / gutter were also completed. The parking lot has been paved and striped. Construction of the dugouts, backstop, and field fencing is underway.

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 is expected by the end of May 2021 with project close out in June 2021.

Bear Creek Regional Park Pickleball Courts – Design / Build contract for twelve pickleball courts was awarded to Renner Sports Surfaces May 2020. Pickleball court design / engineering was completed August 2020. Post-tension concrete courts were poured middle of October with remaining concrete and fencing completed November 2020. The post-tension concrete requires a 28-day cure time prior to application of acrylic court surfacing and nighttime temperatures need to remain above 40 degrees consistently. Court surfacing will be completed May 2021 and minor site improvements will be completed June 2021.

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

Planning:

Fountain Creek Regional Park Master Plan / Phase I Improvements - All major improvements have been completed with a Dog Park shade shelter and dog agility equipment as the only remaining project components, scheduled for completion in 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 been awarded a contract to remove and replace the existing property line barbed wire fencing with wildlife-friendly four wire fencing.

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. Remaining tasks include placement of the salvaged bridge, installation of the new bridge, and site revegetation. Due to supply chain issues the new pedestrian bridge is not anticipated until June, 2021.

Other:

Development Permit Application Reviews - Staff reviewed three development permit applications to be presented for endorsement at the June PAB meeting and provided internal administrative comments for an additional 5 applications during May.

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 – With mother nature again providing spring precipitation to the region, Bear Creek Regional Park is starting to show its true beauty. Emerald green grass and magnificent pink and white crabapple blossoms are a pleasant site for park visitors. Maintenance staff operations are in full swing and we anticipate a busy summer of fun for all to be had at the park.

Improvements at the pickleball and archery range parking lot in Bear Creek West continue to move along as planned. With most of the parking lot renovation complete, some minor additions will be

made to the parking lot once landscape installation is complete. The Central team removed an old storage shed, replaced an abandoned irrigation line, and are currently placing over 100 tons of decorative rock and boulders to the area. New waste receptacles and picnic benches are also part of the improvements.

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

Staff members continue to stay busy with daily cleaning of park facilities, as well as weekly mowing and trimming of the irrigated turf areas. Early season native mowing and weed control have been necessary due to the above average spring precipitation.

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.

Striping of the parking lot was postponed due to excessive rainfall but is on the agenda during the next reporting period.

New heavy-duty hinges and minor gate repair at the main entrance to the park were completed by Law Fence.

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

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

Multiple projects in the surrounding downtown area have required staff to dedicate additional time and resources to maintain County properties to the high standards expected. The first project was the Sheriff's Office landscape improvements in conjunction with Wildcat Construction and Brightview Landscape. Old irrigation lines were removed and new poly pipe was installed and rerouted to incorporate additional landscape improvements along the Vermijo St corridor. The second project was the Metro Jail landscape renovation which included the addition of perennials and ornamental grasses, re-configuring irrigation, and adding 20 tons of decorative rock to the landscape beds. The third project was a new, permanent electronic sign installed at the Citizens Service Center and downtown staff will be adding decorative rock and boulders to the island landscape bed during the next reporting period.

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.

East District:

County Fairgrounds – The East District team completed repairs in the Grandstands building this month and turned our focus to preparations for a large bull riding event. The event was put on by PBR's Sports Performance Center. The turnout was great considering the COVID restrictions at the time. Staff had to create nineteen stalls to house the bulls while onsite and this took several modifications to panels owned by the fairgrounds. The group was very appreciative and is looking at more dates in the future to host additional bull rides.

Staff assisted with two other large events at the fairgrounds this month. We held a Camping at the Fairgrounds event and the Australian Shepherd group returned for another event. Staff support was provided for building and grounds prep to ensure clean and safe facilities.

Homestead Ranch Regional Park – The team worked hard this month to complete the Homestead Ranch landscape renovation project at the park. We have completed the beds near the building and the playground and have begun work on the large bed in the parking lot. Once additional material is delivered in early June, the team will be able to complete this project. This renovation has greatly improved the look of the area as well as cut down on certain maintenance tasks.

The team has been dealing with a few minor irrigation issues at the park. We have had to make two minor repairs to lateral lines and fixed one major leak on the main line in the irrigation shed. We will continue to monitor the system to locate any other issues.

We received a call from a citizen stating there was glass on the rooftop at the park. When staff investigated, we found that three of the four windows at the top of the building were broken out. Looked like someone was throwing rocks at the glass. Facilities Department was contacted, and they replaced the windows with a plexiglass material that should hold up better. A contractor has been contacted to repair the damaged stucco near the windows.

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

High Plains Little League has begun using the facility for seasonal practices and games.

Paint Mines Interpretive Park – Following the replacement of the locking mechanism at Paint Mines, staff noticed that it was difficult to pull the restroom door shut from the inside. To resolve the issue, staff installed a small handle to assist patrons with closing and locking the door.

Staff continues to take part in weekly construction progress meetings at the park.

North District:

General Information – Late season snow events kept our team busy with snow removal efforts at northern park facilities.

Fox Run Regional Park – EPC Wildland Fire continues to assist our district with fuel mitigation and general forestry improvements.

Other completed tasks include removing pine needles from turf areas and grading roads and parking lots, replacing split rail fence, bridge decking, restroom exhaust fans, old valve boxes, and a stop sign.

Staff and Facilities continue to problem-solve electrical damage in Pine Meadows from past flooding and have begun making repairs. Our team has also designated time to troubleshoot challenges with reprogramming auto-locking restroom doors.

The Denver well, which supplies water to the two lakes and irrigation system in Fox Run, continues to receive repairs and upgrades to include a larger well pump to help alleviate water demands in the park and replace antiquated infrastructure.

Staff along with support from Fox Run Friends group hosted several volunteer days to include a Holly Day hike with Commissioner Holly Williams, church volunteer groups, Boy Scouts, and individuals working in the dog park. Many of these groups focused on removing invasive weeds,

planting trees, cleaning up forest mitigation debris, repairing trail erosion, and picking up trash. Thanks to all involved!

Black Forest Regional Park – All irrigation startups and system checks have been completed. The team also completed repairs to the irrigation system from vehicle damage over the winter. During the process of aeration and fertilization, a decrease in the irrigation system and restroom water pressure was recognized. After further investigation and troubleshooting, it was determined the well pump needs to be replaced.

Staff also hosted many volunteer groups to include Cathedral Pines residents, local volunteers, and Trail Life Scouts. Many of these groups focused on removing invasive weeds, planting trees in the burn scar, removing slash piles and wood, repairing trail erosion, and picking up trash.

Pineries Open Space – Staff 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.

All roads and parking lots were graded, and staff began the installation of a secondary main park entrance sign that serves southbound traffic. Staff also removed all winter trail indicators for the summer season.

Santa Fe Regional Trail — Staff responded to multiple homeless camps and clean-up requests along the trail system to include areas along the USAF. Staff is working with Colorado Parks and Wildlife as well as USAF law enforcement to resolve the increase in illegal camping.

Our team repaired a large sinkhole in the trail north of the highway 105 trailhead.

Baptist trailhead restrooms are open after Danala Water completed all required testing for seasonal startup. Staff readjusted fixture sensors and completed sink plumbing repairs.

There has also been a consistent collection 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 continues to frequent the park and monitor concerns with dog off-leash complaints. The property has seen drastic improvements with the new banners and staff reminding patrons about leashes.

Palmer Lake – The trailhead restroom passed all final construction inspections. Staff repaired split-rail fence posts and graded the entry road / 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:

Fountain Creek Regional Park – Higher than average precipitation has benefited turf quality throughout the district but has also provided ideal conditions for unwanted weeds and increased the demand for trail maintenance and repairs. Staff worked diligently to repair storm damage while ensuring high customer service standards were being met. Between storm events the team continues to perform annual maintenance tasks including aeration, fertilization, irrigation troubleshooting / repairs, and herbicide application.

Several team members continued their participation in the Playground Maintenance Academy Workshop. The training opportunity is now complete and provided our team with valuable insight into the benefits and challenges of providing safe playground amenities.

Maintenance yard organization and cleaning continues to be a high priority. Staff continues to sort and deliver outdated and unused equipment to Fleet for auction. All unused scrap metal is being cleared from the yard and recycled.

Fountain Creek Nature Center – Efforts continue with landscape improvement projects in high profile areas along the main entrance. Staff continues to prune and remove dormant and decaying plant material and adding decorative wood mulch.

Bridge repairs were completed on a section of heavily used regional trail. Several boards were replaced to ensure safe crossing and to extend the useful life of the bridge. Staff also repaired a damaged drop box grate to improve drainage in the parking lot area.

Hwy 85 entrance renovation efforts are moving along as the new sign frames and signs were installed. Post and dowel fencing are onsite and will be installed soon. Staff also began to develop a landscape plan to incorporate boulders and decorative rock mulch into the xeriscape garden surrounding the entrance signs.

Maxwell Street Trailhead – Routine trash and debris removal efforts are ongoing.

Hanson Trailhead - Routine trash and debris removal efforts are ongoing.

Stratmoor Valley Park – Staff removed a second large debris pile that was illegally dumped. The waste was hauled offsite and the area was thoroughly cleaned.

All irrigated turf areas were aerated and fertilized.

Stratmoor Hills Park – Staff completed aeration, fertilization and are now focused on irrigation repairs.

Ceresa Park – Restrooms were painted to cover up several areas of graffiti.

All active use areas were aerated and fertilized. Irrigation troubleshooting and repairs continue to be a top priority.

Widefield Community Park – Irrigated turf areas were aerated and fertilized. Selective herbicide was applied to eliminate unwanted weeds.

Staff begin reaching out to forestry contractors to remove a large hazard tree near an active use area.

Grinnell Blvd – Progress is being made with fine tuning the irrigation system and staff was able to complete mowing and trimming operations.