

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

Park Advisory Board

Meeting Agenda

Wednesday, November 10, 2021 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
A. 5 th Annual Pikes Peak or Bust Pickleball Tournament	Dong Nguyen	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Koinonia Ranch Preliminary Plan & Final Plat	Greg Stachon	Endorsement
B. Saddlehorn Ranch Filing No. 2 Final Plat	Ross Williams	Endorsement
C. Sterling Ranch Filing No. 3 Final Plat	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
A.	Park Lands Agreement – The Glen at Widefield Filing No. 10	Jason Meyer	Endorsement
B.	Park Lands Agreement – The Hills at Lorson Ranch Filing No. 1	Jason Meyer	Endorsement
C.	2021 Facility Use Fee Schedule	Todd Marts	Endorsement
D.	2021 Rainbow Falls Historic Site Report	Theresa Odello	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the October 13, 2021
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Ed Hartl, Chair
Anne Schofield (via TEAMS)
Susan Jarvis-Weber, Secretary
Terry Martinez (via TEAMS)
Jim Cassidy
Lois Landgraf (via TEAMS)

Staff Present:

Todd Marts, Executive Director
Brian Bobeck, Park Operations Division Manager
Sabine Carter, Administrative Services Coordinator
Jason Meyer, Planning Supervisor
Greg Stachon, Landscape Architect
Ross Williams, Park Planner

Absent: Alan Rainville, Kiersten Steel

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: **Susan Jarvis-Weber made a motion to approve the meeting agenda. Lois Landgraf seconded the motion. The motion carried 5 - 0.**
3. Approval of Minutes: **Susan Jarvis-Weber made a motion to approve the September 8, 2021 meeting minutes. Jim Cassidy seconded the motion. The motion carried 5 - 0.**
4. Introductions and Presentations:
 - A. **5th Annual Pikes Peak or Bust Pickleball Tournament**
Chair Ed Hartl announced that the presentation has been postponed.
5. Citizen Comments:

Susan Davies, Trails and Open Space Coalition, spoke out in support of the ballot initiative 1A. She also encouraged the board to direct staff to advocate for the use of PPRTA funds to be used on building commuter trails.

(Anne Schofield joined the meeting via TEAMS at 1:48 p.m.)

6. Development Applications:
 - A. **Eagle Forest Filing No. 1 Final Plat**

Greg Stachon provided an overview of the Eagle Forest Filing No. 1 Final Plat and addressed questions from the board.

Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Eagle Forest Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$4,140 (2) designate and provide to El Paso County a 25-foot trail easement along the north side of Shoup Road that allows for public access, as well as construction and maintenance by El Paso County of the Black Forest Primary Regional Trail. Lois Landgraf seconded the motion. The motion passed 6 – 0.

B. Falcon Meadows at Bent Grass Filing No. 2 Final Plat

Greg Stachon presented the Falcon Meadows at Bent Grass Filing No. 2 Final Plat and addressed questions by the board.

Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Falcon Meadows at Bent Grass Filing No. 2 Final Plat: (1): Designate and provide to El Paso County a 25-foot trail easement collocated on the 15' access road along the drainage channel 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 \$49,680 and urban park fees in the amount of \$31,320 will be required at time of the recording of the final plat(s). Terry Martinez seconded the motion. The motion passed 6 – 0.

C. The Cottages at Mesa Ridge PUD

Ross Williams provided an overview of The Cottages at Mesa Ridge PUD and addressed questions by the board.

Lois Landgraf recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Cottages at Mesa Ridge PUD: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$56,120 and urban park fees in the total amount of \$35,380. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming final plat(s). Jim Cassidy seconded the motion. The motion passed 6 – 0.

D. Grandview Reserve Filing No. 1 PUD Preliminary Plan

Ross Williams presented the Grandview Reserve Filing No. 1 PUD Preliminary Plan and addressed questions by the board.

Lois Landgraf recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Filing No. 1 PUD Preliminary Plan: (1) provide detailed site plans for the proposed Amenity Center; (2) work with El Paso County Parks and Public Works staff to develop a final layout and design for the Eastonville

Primary Regional Trail along the southeastern side of Eastonville Road; (3) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for construction, maintenance, and public access of the Eastonville Primary Regional Trail; (4) the trail easement shall be shown on all forthcoming Preliminary Plans and Final Plat, and the aforementioned easement shall be dedicated to El Paso County on the forthcoming Final Plat; (5) fees in lieu of land dedication for regional park purposes in the amount of \$261,280 and urban park purposes in the amount of \$164,720 will be required at time of the recording of the forthcoming Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat(s). Susan Jarvis-Weber seconded the motion. The motion passed 6 – 0.

7. Information / Action Items:

A. **Park Lands Agreements – COLA, LLC. The Trails at Aspen Ridge Filings No. 3, 5, 6, and 7.**

Ross Williams provided an overview of the Park Lands Agreements – COLA, LLC. The Trails at Aspen Ridge Filings No. 3, 5, 6, and 7 and addressed questions by the board.

Jim Cassidy moved to endorse the approval of the Park Lands Agreements with COLA, LLC., for the Trails at Aspen Ridge Filings No. 3, 5, 6, and 7. Anne Schofield seconded the motion. The motion passed 6 – 0.

8. Monthly Reports:

Susan Jarvis Weber inquired about staffing at the Paint Mines Interpretive Park. Todd Marts stated that it has had a positive impact to have two part time staffers on site during peak season. He also stated that a donation pipe has been added to the site.

9. Board/Staff Comments:

Mr. Marts commented on a resolution that was passed by County Commissioners regarding the TABOR ballot language for the upcoming election. The resolution will highlight and address ‘shovel ready’ projects, deferred maintenance, overuse of parks and trails, and the disbursement of projects. Projects include the tennis courts at Bear Creek Regional Park, the Fountain Creek Regional trail, the Pineries, Ute Pass Regional Trail etc.

Triview Metropolitan District will hold a public open house at Fox Run Regional Park to present an overview of a proposed Northern Delivery System.

Brian Bobeck updated the board on the County Parks Masterplan survey which concluded at the end of September with 613 survey responses.

10. Adjournment: **The meeting adjourned at 2:51 p.m.**

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 5th Annual Pikes Peak or Bust Pickleball Tournament

Agenda Date: November 10, 2021

Agenda Item Number: #4 - A

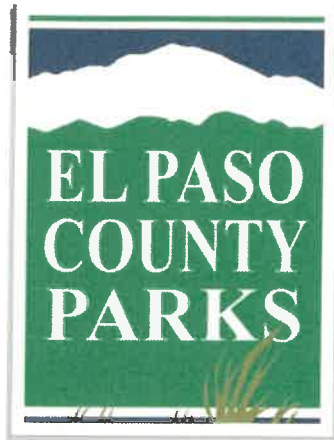
Presenter: Dong Nguyen, Pikes Peak Pickleball Association

Information: X **Endorsement:**

Background Information:

Pikes Peak Pickleball Association held the 5th annual Pikes Peak or Bust Pickleball Tournament at Bear Creek Regional Park. A brief presentation will be provided recapping the August 27 – 29 event.

Recommended Motion: Information



5th Annual Pikes Peak or Bust Pickleball Tournament
Held at the new Bear Creek Regional Park PB Venue
27-29 August 2021

Dong Nguyen, Director PPPA Special Projects

World-class PB Courts at BCRP



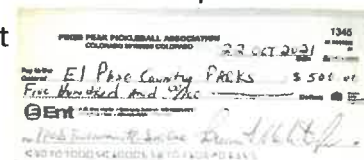
PPoB Tournament Objective: “Play lots of games and have fun”



- Men's, Women's & Mixed Doubles (Friday, Saturday & Sunday)
- Two Age Groups (19-54, 55+)
- Four competitive Skill Levels (3.0, 3.5, 4.0, 4.5) per age group, each day
- Gold, Silver & Bronze medals awarded for all 24 Brackets
- Round Robin player-friendly format to maximize number of individual games played (519 over the 3 days)

Pikes Peak or Bust Tournament Recap

- Tournament Sponsors: PPPA, EPC Parks, El Pomar & VisitCOS
- 189 Players from across Colorado + Arizona, California, Texas
 - 97 female/92 male; ages 20 to 74
- 37 PPPA Volunteers supported event planning & operations
 - Player registration & check-in, brackets, scheduling, scorekeeping, PA system, electronics, sponsor banner/recognition, player prize drawings, traffic control, hydration, medals, photography, announcing, overnight security, vendors, etc.
- Revenue \$11350 - Expenses \$6147 = Net Proceeds \$5203
 - \$500 to EPC Parks PB Court Maintenance Account
 - \$4703 to PPPA court development/improvement
- Positive feedback from all players
 - Outstanding quality courts in a wonderful and unique park setting
 - One individual said this was the 5th Pickleball tournament he had played in this year, and "the Pikes Peak or Bust was the best organized and run of all"





A Couple Areas for Improvement

- This was the very first tournament held at this new venue
- PA system disturbed 2 of the neighbors
 - PPPA had applied for and received approval for a noise hardship permit from the Colorado Springs Police Department for 7:00AM to 6:00PM each day
 - Usual 7:00AM start with singing of the National Anthem will move to 8:00AM in the future.
- Lack of venue sun shade for players and volunteers was a challenge
 - Record-breaking 93-degree high temperature on August 28th
 - Working with EPC Parks for future open-air “parachute canopy” shelter on upper West side of the venue for tournament ops
 - Possible new PPPA sponsorship with a local “wedding reception” business for donation of large open-air tent for player sun shelter on the grassy lower East side of venue during future tournaments

Thank You El Paso County !!

- Brian Bobeck & the Parks Staff worked tirelessly over the last number of months to complete the venue and coordinate and prepare for this successful inaugural PPoB tournament
- BCRP Pickleball is also becoming a significant community attraction for players of all ages and skill levels—this facility will help develop our next generation of Pickleball fanatics



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Koinonia Ranch Preliminary Plan & Final Plat

Agenda Date: November 10, 2021

Agenda Item Number: #6 - A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

This is a request by MVE, Inc. on behalf of Koinonia Ranch LLC for preliminary plan and final plat approval of Koinonia Ranch. The subject property totals 39.09 acres and will include 6 residential lots of no less than 5 acres, and one 1.8 acre open space tract. The site is located on the north side of Old Ranch Road ½ mile west of Black Forest Road. The property is zoned RR-5.

The project is located in the Black Forest South Candidate Open Space area. It is approximately 2 miles south west of the Black Forest Section 16 Trail. The El Paso County Parks Master Plan (2013) does not show any regional trail or bicycle route being impacted by this development. The closet is a proposed bicycle route ½ mile north of the proposed development. The City of Colorado Springs shows the proposed Norwood Trail immediately adjacent the south end of the subject property. However, this trail is shown running along the south side of Old Ranch Road, therefore this development would not impact the City planned trail.

Recommended Motion (Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Koinonia Ranch Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,760.

Recommended Motion (Filing No. 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Koinonia Ranch Filing No. 1. Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,760.

**Koinonia Ranch
Preliminary Plan & Final Plat**

- SubjectProperty
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Colorado Springs Trail, Proposed
- Candidate Open Space Land
- Parcels
- Incorporated Areas
- EPC_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet



Koinonia Ranch

Black Forest
South
Candidate Open
Space

City of
Colorado Springs

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

November 10, 2021

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

Name:	Koinonia Ranch	Application Type:	Preliminary Plan
PCD Reference #:	SP-214	Total Acreage:	39.09
		Total # of Dwelling Units:	6
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.38
Sally Bartels	David Gorman	Regional Park Area:	2
Koinonia Ranch LLC	MVE, Inc.	Urban Park Area:	2
3647 Tuscanna Grove	1903 Lelaray Street, Suite 200	Existing Zoning Code:	RR-5
Colorado Springs, CO 80920	Colorado Springs, CO 80909	Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 2		
0.0194 Acres x 6 Dwelling Units = 0.116		Neighborhood:	0.00375 Acres x 6 Dwelling Units =	0.00
Total Regional Park Acres: 0.116		Community:	0.00625 Acres x 6 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 2		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 6 Dwelling Units =	\$0
\$460 / Dwelling Unit x 6 Dwelling Units = \$2,760		Community:	\$176 / Dwelling Unit x 6 Dwelling Units =	\$0
Total Regional Park Fees: \$2,760		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	<p>Recommended Motion (Preliminary Plan):</p> <p>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 Koinonia Ranch Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,760.</p> <p>Recommended Motion (Filing No. 1 Final Plat):</p> <p>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 Koinonia Ranch Filing No. 1. Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$2,760.</p>
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Park Advisory Board Recommendation:



October 6, 2021

PCD File No.:

**LETTER OF INTENT
KOINONIA RANCH
PRELIMINARY PLAN**

Owner/Applicant:

Koinonia Ranch, LLC
3647 Tuscanna Grove
Colorado Springs, CO 80920
(719) 332-0628
3rdbelle@gmail.com

Consultant:

M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO
(719) 635-5736
David Gorman
daveg@mvecivil.com

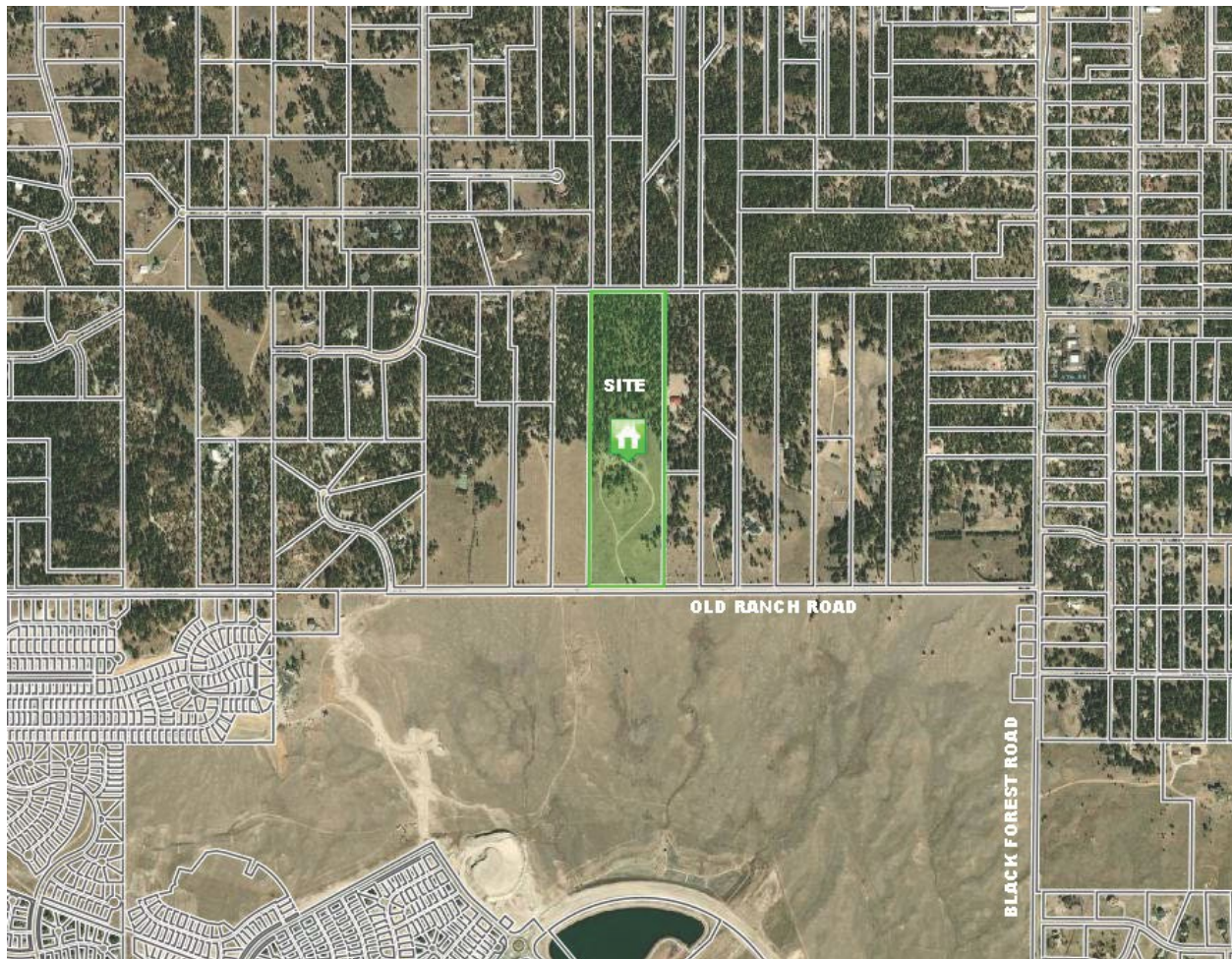
Site Location Size and Zoning:

The proposed subdivision to be known as “Koinonia Ranch” is located within the southwest one-quarter of Section 19, Township 12 South, Range 65 west of the 6th Principal Meridian in El Paso County, Colorado. The property has El Paso County Tax Schedule No. 52190-00-059. The current address of the site is 6170 Old Ranch Road. The site currently contains one residence, gravel drive, domestic well and septic system. The site is 39.079± acres in area and is zoned RR-5 (Residential Rural – 5 Acre).

The site is situated on the north side of Old Ranch Road, west of Black Forest Road and east of Milam Road in the Black Forest area of El Paso County. Old Ranch Road, a public gravel dead end road, is adjacent to the southern edge of the site with unplatted land located within the City of Colorado Springs lying to the south of Old Ranch Road. An unplatted vacant parcel (zoned RR-5) is adjacent to the west side of the site. Lot 2, Vista Del Rey Subdivision (zoned RR-5) with single-family residential development is located to the northwest. A 30 foot wide strip of undeveloped property is adjacent to the site along the north side. Two unplatted parcels (zoned RR-5), each with existing single-family residential development, lie north of the unplatted strip along with Lot 3 Geist Subdivision (zoned RR-5). To the east of the site there are two unplatted parcels (zoned RR-5) with existing single family residential development.

The site is located in an Area of Interest for potential annexation by the City of Colorado Springs according to a recently adopted IGA between the City and County. The City was contacted prior to this application preparation. The City of Colorado Springs was not interested in annexing the property and was not interested in further discussions concerning the nature of the proposed development. A copy of the correspondence is attached to this letter of intent.

***Engineers • Surveyors
1903 Lelaray Street, Suite 200 • Colorado Springs, CO 80909 • Phone 719-635-5736
Fax 719-635-5450 • e-mail mve@mvecivil.com***



Project Description:

Koinonia Ranch Preliminary Plan is intended to accommodate single family rural residential home sites in accordance with the existing RR-5 zoning in a manner that is compatible with the existing surrounding neighborhood. The subdivision layout is intended to preserve natural features to the greatest extent while providing desirable home sites on the 39.079± acre site. The owner and owner's family members intend to occupy the majority of the new lots created for the proposed subdivision. They also intend to maintain the site with natural features that initially attracted them to the property.

The plan identifies six (6) rural residential single-family lots and three (3) tracts. All single family lots are to be at least 5.1 acres in area. Proposed Lot 5 is to contain the existing single family residence and associated improvements. Tract A will be 1.882± acres and be used as private common open space for the development. Tract B will be 2.418± acres to contain a private roadway for access to all the lots. Tract C will be 0.227± acres which will be dedicated to El Paso County for Old Ranch Road public right-of-way. Tracts A and B will be owned and maintained by the Homeowners Association.

Access to the lots in the subdivision will be from a private rural local gravel cul-de-sac roadway extending from existing gravel Old Ranch Road. Water for each lot will be provided by individual wells in accordance with the recently issued decree and augmentation plan. Wastewater disposal will be provided by individual On-site Wastewater Treatment Systems (OWTS). Electric service will be provided by Mountain View Electric Association. Natural Gas is not anticipated to be extended to the site. Residents may choose to have on-site propane tanks and propane deliveries.

Requests:

The applicants request approval of the Koinonia Ranch Preliminary Plan in preparation for the platting the 39.079± acre property into six single-family rural residential lots and three tracts in the RR-5 zone. This request is submitted concurrently with the Final Plat application for Koinonia Ranch.

The applicants request approval of a waiver of El Paso County Land Development Code (LDC) Chapter 8.4.4.D (Dead End Standards) to allow more than 25 lots on a dead end road (Old Ranch Road).

The applicants request approval of a waiver of LDC Chapter 8.4.4.C (Public Roads Required) to allow access to the lots and open space tract by way of a private rural local gravel cul-de-sac roadway to be constructed to El Paso County Standards.

The applicants are also requesting approval of certain deviations from the El Paso County Engineering Criteria Manual (ECM) by the ECM Administrator to allow a cul-de-sac greater than 1,600 feet in length and to allow Old Ranch Road to remain a gravel roadway with traffic count greater than 200 ADT.

Justification:

This Preliminary Plan is consistent with the requirements of the existing RR-5 zoning with respect to the layout, land use (single-family residential), lot size, minimum building setbacks, water supply and wastewater disposal. The existing residence and auxiliary structures and facilities are to be contained within proposed Lot 5.

The proposed subdivision is compatible with the surrounding land uses and neighborhood listed above and coincides with the all adjacent County zoning. The surrounding properties are a mix of platted and unplatted parcels, all being 5 acres or larger. The proposed Preliminary Plan application is in conformance with the goals, objectives, and policies of the Master Plan and the applicable Topical Master Plan elements as discussed below.

This application meets the Preliminary Plan submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivisions in Chapter 8 of the El Paso County Land Development Code (2021) with the approval of requested waivers and deviations.

Preliminary Plans are reviewed and approved in consideration of the **Review Criteria** found in the El Paso County Land Development Code Section 7.2.1.D.2.(e). Each criteria is listed below followed by the appropriate justification.

Master Plan Conformance: *“The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan.”*

Your El Paso Master Plan (2021) is a comprehensive document communicating a vision for many factors that influence the quality of in El Paso County, including Land Use. The Master Plan provides a

strategy to achieve the vision by putting forth goals and policies that can be used as a framework for decision-making regarding development of the County.

The site is located in the key area of the county designated “Forested Area” approximately bound by Meridian Road on the east, Highway 83 on the west, Hodgen Road on the north, and Old Ranch Road on the south. The plan emphasizes small scale, low intensity development is critical to maintaining the identity of the key area. The site is designated a Large-Lot Residential Placetype in the Master Plan. The Primary Land Use of this placetype is Single Family Detached housing with Agriculture, Commercial Retail, Commercial Service and Parks and Open Space as Supporting Land Uses. The location of this site and existing infrastructure is suited to single family residential use. The existing roadway layout and traffic patterns in the immediate area are not suitable for Commercial Service and Commercial Retail uses.

The Koinonia Ranch Preliminary Plan is in conformance with the Master Plan. The following goals from the Master Plan are cited in support of the conformity.

In the Land Use category, Goal 1.1 is “*Ensure compatibility with established character and infrastructure capacity*”. This area of the County is conducive to rural residential development that allows residential use of property but preserves the natural character of the landscape. The proposed large lot subdivision is compatible with the existing neighborhood and surrounding development. The existing community character is preserved with this proposed Preliminary Plan. The proposed density is less than allowed by zoning since enough acreage exists to allow up to seven rural residential lots. The proposed density will not overburden the capacity of the land to support the water and wastewater needs of the development. The site will remain rural residential and is surrounded by existing rural residential developments on the north, east, and west sides while land located in the City of Colorado Springs and zone PUD is adjacent on the south. The development will therefore be a part of the transition from the potentially higher densities on the south. Goal 2.2 is “*Preserve the character of rural and environmentally sensitive areas*”. The proposed subdivision will keep the forested nature of the area intact. The five-acre lot density has reduced impact on environmental conditions. Density and land use are compatible with the surrounding area and the natural features of the site will remain preserved, even with the addition of five more residences on the site. The proposed private roadway is planned to avoid significant natural features and stand of trees in order to minimize impact on the existing terrain. The Preliminary Plan also includes a private open space tract for use by the subdivision residents. The project maintains the rural character of site and neighborhood.

The proposed Preliminary Plan is in compliance with the **Parks Master Plan (2013)**, which does not appear to call for trails or parks in the site. The site is located to the southeast of Black Forest Regional Park and southwest of Black Forest Section 16. Any required Park Fees will be paid at the time of plating.

The proposed subdivision is in compliance with the **2040 Major Transportation Corridors Plan (MTCP)**. An additional 15 feet of right-of-way is being dedicated for Old Ranch Road located on the south edge of the site. This dedication will allow for 45 feet of right-of-way from the existing road center line and allow for a total right-of-way width of 90 feet for the designated Rural Collector roadway.

The proposed subdivision is also in compliance with the **Master Plan for Mineral Extraction** as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

The proposed subdivision is in compliance with the **El Paso County Water Master Plan (2018)**. The District Court, Water Division 2 Colorado, has decreed certain water rights and approved a plan for

augmentation as necessary to allow use of the existing well and the drilling of up to six additional wells for the subdivision in Case No. 19CW3051 recorded under reception number 220147602 of the records of El Paso County. The owner seeks a finding of sufficiency from the Colorado Division of Water Resources and the eventual granting of the additional well permits based on the decreed water rights.

Koinonia Ranch is located at the southeast edge of Region 2 in the Water Master Plan. This region is comprised of the northwest corner of the county including the tri-lakes area. The site is not located in a designated Growth Area as determined in the Water Master Plan. The Water Master Plan contains estimates of the demands and available supply by region at the years 2018, 2040 and 2060 Build-Out. The 2018/2040/2060 demands in Region 2 are estimated to be 7,532 acre-feet per year, 11,713 acre-feet per year, and 13,254 acre-feet per year, respectively. The 2018/2040/2060 supplies in Region 2 are estimated to be 13,607 acre-feet per year, 20,516 acre-feet per year, and 20,756 acre-feet per year, respectively, indicating adequate supplies through the year 2060. However, a portion of the supply is derived from non-renewable Denver Basin groundwater. Considering only the Koinonia Ranch Filing No. 1 subdivision, demands are estimated to be 3.21 acre-feet of water per year for the current, 2040 and 2060 time frames, respectively. Water supply available by decree to the subdivision is 3.21 acre-feet per year for each of the current, 2040 and 2060 time frames. The decree allows up to 1.65 acre-feet of water per year for irrigation and livestock. In practice, landscape irrigation in the Black Forest is sparingly practiced due to the natural characteristics of the land and tendency for homes to take advantage of the natural vegetation.

A listing of some of the policies of the Water Master Plan that are supported by the proposed development follow: *Policy 4.1.3 – Support enhanced monitoring of sources of surface and tributary groundwater in the County.* The referenced decree requires use of metering for the wells to insure compliance with the terms of the permit; *Policy 6.2.1.2 – Encourage re-use of treated wastewater for irrigation and other acceptable uses when feasible.* Both the existing residence and the new single-family residences on the proposed 5 acre lots will utilize onsite wastewater treatment systems which will provide “Return Flows” the environment as a condition of the groundwater findings and order and the well permit.

Code Purposes: *“The subdivision is consistent with the purposes of this Code.”*

The proposed Preliminary Plan is submitted in conformance with the Land Development Code. All aspects of the plan adhere to the requirements of the code except where waivers are requested as provided within the code.

Subdivision Design Standards: *“The subdivision is in conformance with the subdivision design standards and any approved sketch plan.”*

The proposed Preliminary Plan is prepared in accordance with applicable subdivision design standards with respect to lot size, setbacks, access and provision of utilities.

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

Water service is to be provided by individual on site wells operated under a State approved Water Augmentation Plan. A Water Supply Report detailing supply and demand has been prepared and submitted for this project.

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

Waste water is intended to be treated via individual on site septic systems designed, constructed and operated under State and County Health Department rules and regulations and in accordance with the Water Decree.

Soil and Topographic Conditions: *“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 soils report has been prepared for the site and the owner will comply with the recommendations of the report. Areas were encountered where the geologic conditions will impose some constraints on development and land use. These include areas of potentially seasonal shallow groundwater, potential expansive soils and shallow bedrock which can be satisfactorily mitigated through avoidance or proper engineering design and construction practices. Based on the proposed plan, it appears that these areas will have minor impacts on the development. These conditions are discussed in further detail in the Soil, Geology, and Geologic Hazard Study produced by Entech Engineering, Inc.

Drainage Requirements: *“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.”*

The proposed Preliminary Plan is consistent with the submitted Final Drainage Report. The recommended drainage improvements will be installed as recommended. The the owner will comply with the requirements of the drainage report.

Public Improvements: *“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.”*

There are no public improvements associated with this Preliminary Plan. A waiver is being sought to allow the subdivision to be served with a private roadway. The Final Plat for the subdivision will dedicate additional right-of-way for public Old Ranch Road.

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

All three proposed lots will be accessed via existing Burgess Road. The existing residence and two new lots will utilize the existing driveway access onto Burgess Road. New driveways will be extended form the existing connection giving access from Burgess Road. Access easements are provided on the Final Plat and a private access and maintenance agreement will be established to facilitate the common access.

Compatibility: *“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.”*

Koinonia Ranch, by nature of the 5 acre rural residential subdivision type, preserves the natural physical features of the site to a great extent. The proposed roadway and lot layout is designed to preserve significant natural features and existing trees. The proposed gross density of 1 lot per 6.51 acres (0.15 Units per acre) is less than allowed within the RR-5 zone. One private open space tract is provided by the Preliminary Plan for the common use of Koinonia Ranch residents, further incorporating open space elements into the design. The proposed private roadway and connection to the existing transportation system at Old Ranch Road is efficient and does not add new public roads for county maintenance. A Natural Features Report has been prepared and submitted for the site. No wetlands or waters were found in the project area. The site does not contain suitable habitat for federally threatened and endangered species. The owners will follow the recommendations of the Natural Feature Report.

Services: *“Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision.”*

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. Koinonia Ranch is located within the Black Forest Fire Protection District which is providing fire protection for the site and has agreed to serve this subdivision. Water and sanitary sewer will be provided by individual private well and OWTS systems as discussed above. The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Centurylink Telephone, and Academy School District 20, which will serve the subdivision. Transportation is being facilitated by a new private cul-de-sac roadway and the existing adjacent roadway system.

Fire Protection: *“The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.”*

Koinonia Ranch is located within the Black Forest Fire Protection District which is providing fire protection for the site and the surrounding area. The District has agreed to serve this subdivision. A Fire Protection Report and Wildfire Hazard Mitigation Plan has been prepared and submitted for the proposed subdivision. The Owner will observe and follow the recommendations of the reports and Fire Protection District. Building permits for each structure shall be in accordance with the requirements of the Fire District as administered by the Pikes Peak Regional Building Department.

Other Requirements: *“The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.”*

Upon approval of the requested waiver of El Paso County LDC Chapter 8.4.4.D (Dead End Standards) to allow more than 25 lots on a dead end road (Old Ranch Road) and Chapter 8.4.4.C (Public Roads Required) to allow access to the lots and open space tract by way of a private rural local gravel cul-de-sac roadway to be constructed to El Paso County Standards, the subdivision will meet the requirements of the Land Development Code. The subdivision is in accordance with the Land Development Code with respect to zoning, lot size, building setbacks, provision of utilities and storm drainage. The waivers are more fully discussed below.

Requested Waivers:

The El Paso County Land Development Code Chapter 8.4.4.D provides “The maximum number of lots fronting and taking access from a dead-end road is 25”. A waiver is requested as part of this Preliminary Plan application to allow more than 25 lots to access Old Ranch Road, a dead end road connecting to Black Forest Road east of the site. A total of 23 lots now gain access by way of public gravel Old Ranch

Road, including the existing residence on the subject property. Koinonia Ranch proposes to add five (5) more for a total of 28 lots.

Old Ranch Road is currently disconnected from Milam Road on the west to the westerly dead end located approximately 2000 feet west of the site. The 2040 Major Transportation Corridors Plan does not indicate an intent for the connections of the existing Old Ranch Road dead ends. Furthermore, the lack of available rights-of-way does not allow for such a connection. It is unknown when or if such a connection will ever take place. Examining the physical and parcel layout of the area, there does not appear to be other feasible opportunities for the elimination of the existing Old Ranch Road dead end using county roads. The 500± acres located south of Old Ranch Road is part of the partially implemented “Wolf Ranch Master Plan” as approved July 15, 2011 by the City of Colorado Springs. The City master plan appears to include a future route to Briargate Parkway over a new minor residential collector that connects to Old Ranch Road in addition to the connection to Black Forest Road. The timing of the future city development is not known at this time. The proposed waiver will increase the number of lots by only three (3) above the maximum number (1%). The connection of Old Ranch Road and Black Forest Road is approximately 3,500 feet to the east. Once on Black Forrest Road, traffic may proceed either to the north or south.

A waiver of LDC Chapter 8.4.4.C that requires “Divisions of land, lots, and tracts shall be served by public roads”, is requested. The waiver would allow access to the subdivision from a proposed private cul-de-sac road connecting to existing Old Ranch Road. The LDC Chapter 8.4.4.E provides that “closed loops and dead-end roads not likely to be needed for the convenience and safety of the general public” may be considered for private roads with the approval of waiver. The owners prefer private ownership and maintenance of cul-de-sac serving the subdivision. The private road will allow timely snow plowing and maintenance for the road, which would normally be low priority for busy County maintenance crews. The private road is to be owned and maintained by the HOA established for Koinonia Ranch. The HOA will have covenants whereby the lot owners to provide for the maintenance. The new roadway will be constructed to County standards and the adjacent lots will comply with the access and frontage requirements of LDC Chapter 8.4.4.E.3 and 8.4.4.E.4.

Existing and Proposed Facilities:

Existing improvements within this parcel are related to the existing residential use of the site, located in the west central portion of the property. Existing facilities also include the adjacent public roadway of Old Ranch Road. A new private cul-de-sac roadway, owned and maintained by the HOA, will be constructed for access to Old Ranch Road. New drainage facilities will consist of a private culvert crossing of the new private road. Individual water and wastewater facilities will be provided by each new lot owner. New electric service will be installed by the owner at the time of road construction. There are no other facilities or subdivision improvements required for this site.

Total Number Of Residential Units And Densities:

The gross area of Koinonia Ranch is 39.079± acres and is proposed to contain 6 rural residential Single Family Units and one open space tract. The gross density is therefore 0.15 units per acre. The net area to be used by residential lots, excluding the flag stem of Lot 3, is 34.011± acres. Therefore, the net density of the subdivision is 0.18 acres per unit. The average net lot area is 5.67 acres. The open space tract (Tract A) takes up 1.882± acres. The private road right-of-way (Tract B) is 2.418± acres and 0.227± acres (Tract C) is being dedicated as public right-of-way for Old Ranch Road.

Traffic Impact and Traffic Impact Fees:

The one (1) existing and five (5) proposed single family residential units will access public Old Ranch Road by way of a proposed private cul-de-sac road extending into the subdivision. A Traffic Memo has been prepared that details the expected traffic generation for the subdivision. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. The owners have elected to not be included in any Public Improvements District. Traffic Impact Fees will be paid at time of building permit.

Z:\61148\Documents\Correspondance\61148-Koinonia-Letter Of Intent-Prelim Plan.odt

From: [Carleo, Katie](#)
To: [David Gorman](#)
Cc: "[Chuck C. Crum \(MVE\)](#)"; "[David Jones](#)"; [Ryan Howser](#); [Nina Ruiz](#)
Subject: RE: 6170 Old Ranch Road - subdivision planning
Date: Monday, June 28, 2021 8:45:15 AM

David –

Thank you for the email. Although this site is in the area of interest from the recently adopted IGA for development surrounding the City it does not meet the criteria if what you will be building is 5-acre lots. The City is not interested in annexation or will need to be part of any further discussions. Thank you

Katie



Katie Carleo, AICP

Planner Supervisor

Phone: (719) 385-5060

Email: kcarleo@springsgov.com

**Land Use Review
Division**

City of Colorado Springs
30 South Nevada
Avenue, Suite 701
Colorado Springs, CO
80903

Links: [Planning & Community Development Home](#) | [Look At Applications Online \(LDRS\) Pre-Application Meeting Request](#) | [Applications and Checklists](#)

Please consider the environment before printing this e-mail.

In an effort to keep our employees, family and citizens safe the City Administration Building will be limiting public access. Planning & Community Development will be open to the public by phone, email or by appointment only. Submittals can be left in the Planning & Community Development dropbox on the first floor lobby level of the City Administration Building. Please ensure they are packaged and clearly addressed to the Case Planner.

From: David Gorman <daveg@mvecivil.com>
Sent: Tuesday, June 22, 2021 4:19 PM
To: Carleo, Katie <Katie.Carleo@coloradosprings.gov>
Cc: 'Chuck C. Crum (MVE)' <chuckc@mvecivil.com>; 'David Jones' <chipita1@comcast.net>
Subject: 6170 Old Ranch Road - subdivision planning

CAUTION! - External Email. Malware is most commonly spread through unknown email attachments and links. DO NOT open attachments or click links from unknown senders or unexpected email!

Katie,

We are working on a project in El Paso County involving 39.09 acres on the north side of Old Ranch Road, just to the west of Black Forest Road, and east of Milam Road. The tax schedule number is 5219000059 and the address is 6170 Old Ranch Road. The county planner on the project, Ryan Howser, asked that we contact you about the project since the site is adjacent to the city boundary along Old Ranch Road.

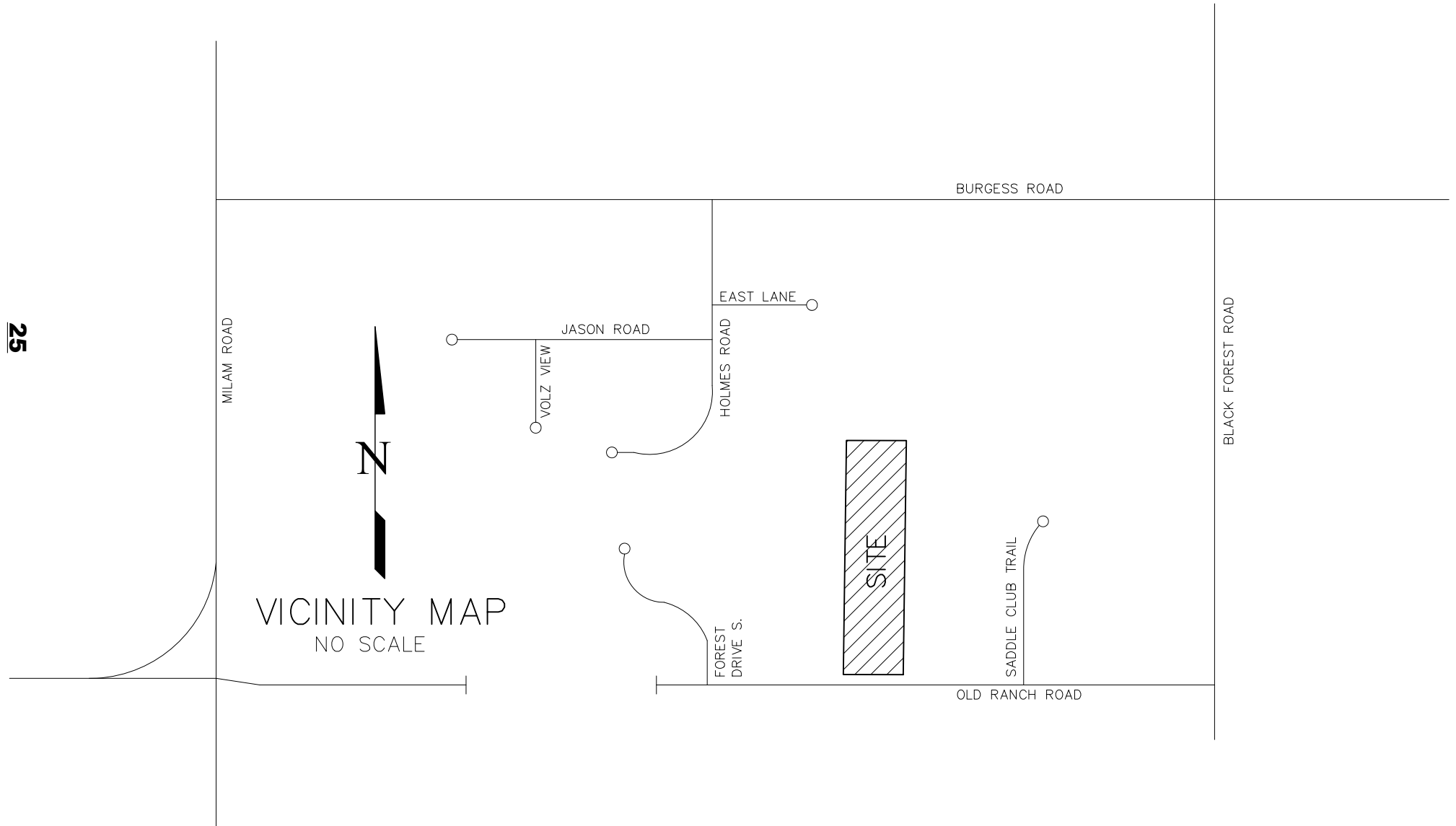
The owner is seeking to create seven 5-acre rural residential lots on the property. They are not interested in an urban type development or annexation to the City. Please let us know if the City would want to have discussions with the owner concerning the future development of the property or in being involved in the El Paso County Early Assistance (EA) meeting for the project. Please call if there are any questions. Thanks for your help with this.

Dave

David R. Gorman, P.E.
M.V.E., Inc.
1903 Lelaray Street, Suite 200
Colorado Springs, CO 80909
(719) 635-5736
www.mvecivil.com

KOINONIA RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



PRELIMINARY PLAN

KOINONIA RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO.

LEGAL DESCRIPTION

A TRACT IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) SOUTH, RANGE SIXTY-FIVE (65) WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) SOUTH, RANGE SIXTY-FIVE (65) WEST OF THE 6TH P.M., THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 350 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION A DISTANCE OF 30 FEET FOR THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 660 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION TO A POINT WHICH IS 30 FEET SOUTH OF THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE EAST AND PARALLEL WITH SAID EAST-WEST CENTERLINE, A DISTANCE OF 660 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

CONTAINING 39.079 ACRES, MORE OR LESS.

STANDARD DSD PLAT NOTES

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LINES WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUADE) UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUADE). THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENTAL ASSESSMENT.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
7. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE BLACK FOREST FIRE PROTECTION DISTRICT.

DEVELOPMENT NOTES

1. TRACT A - PRIVATE OPEN SPACE IS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
2. THE DEVELOPER INTENDS TO PAY SCHOOL FEES IN LIEU OF LAND DEDICATION AND TO PAY REGIONAL PARK FEES IN LIEU OF LAND DEDICATION.
3. ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
4. WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
5. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
6. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION SERVICE DISTRICT, BLACK FOREST FIRE PROTECTION DISTRICT, THE ACADEMY SCHOOL DISTRICT 20, AND THE BLACK HILLS ENERGY CORPORATION SERVICE DISTRICT.
7. THERE SHALL BE NO DRIVEWAY ACCESS ONTO OLD RANCH ROAD.
8. BUILDING SETBACKS FOR FRONT, SIDE AND REAR YARDS - 25' WITH A MINIMUM LOT WIDTH OF 200' WIDTH AT SETBACK LINE.
9. STANDARD DRAINAGE AND UTILITY EASEMENTS: LOT FRONT - 15'; LOT SIDE - 10'; LOT REAR - 10' AND SUBDIVISION PERIMETER 20'.
10. ALL ROADWAYS AND DRAINAGE FACILITIES LOCATED WITHIN TRACT B SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED THE PROPERTY OWNERS ASSOCIATION.
11. PROPOSED METHOD OF GUARANTEEING FUNDS SHALL BE APPROVED BY AND ACCEPTABLE TO THE EL PASO COUNTY ATTORNEYS OFFICE.
12. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 12-382) AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.
13. OLD RANCH ROAD IS A 60 FOOT ROW (50 FOOT EITHER SIDE OF THE CENTERLINE) COLLECTOR. THE ORIGINAL 60 FOOT ROW WAS ESTABLISHED BY BOCC RESOLUTION DATED JUNE 20, 1917 AS RECORDED IN BOOK 571, PAGE 55. KOINONIA RANCH WILL RESERVE AN ADDITIONAL 15 FEET OF ROW FOR A TOTAL 1/2 ROW OF 45 FEET.

ADMINISTRATIVE MODIFICATIONS

UNLESS OTHERWISE INDICATED ON THIS PLAN, THE BUILDING SETBACK LINES FOR EACH LOT ARE ACCORDING TO THE EL PASO COUNTY STANDARD REQUIREMENTS FOR THE RR-5 ZONE. ADMINISTRATIVE RELIEF UP TO 20% MAY BE GRANTED FOR DIMENSIONAL STANDARDS FOR ANY LOT AS ALLOWED IN THE LAND DEVELOPMENT CODE.

WILDLAND FIRE INFORMATION

AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE BLACK FOREST FIRE PROTECTION DISTRICT. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. DUE TO WILDLIFE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDLIFE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE CSFS AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE CSFS.

OWNER

KOINONIA RANCH LLC
6170 OLD RANCH ROAD
COLORADO SPRINGS, CO 80920

APPLICANT

M.V.E., INC.
DAVID R. GORMAN, P.E.
1903 LELARAY STREET
COLORADO SPRINGS, CO 80909
PH. (719) 435-5796
FAX (719) 435-5450

TAX SCHEDULE NO.

52190-00-059

CURRENT ADDRESS

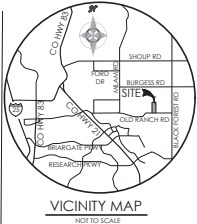
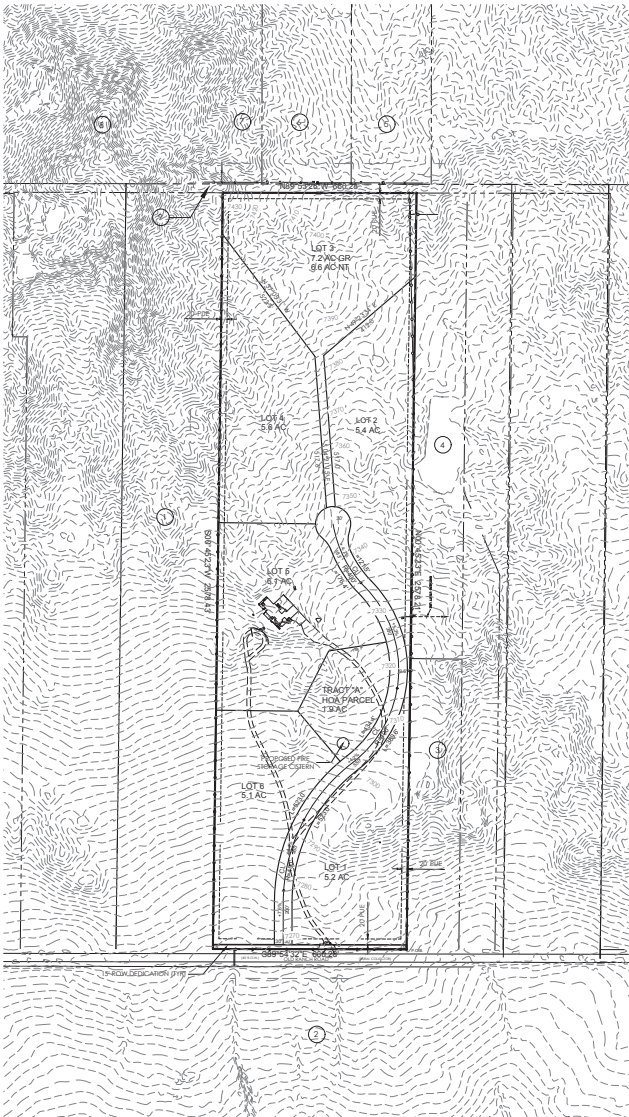
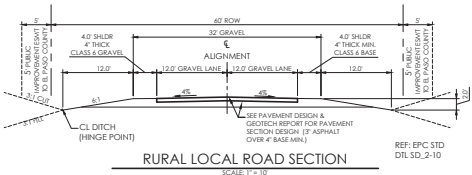
6170 OLD RANCH ROAD

DEVELOPMENT DATA -

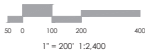
EXISTING ZONING - RR5
SINGLE FAMILY RESIDENTIAL - 6 LOTS - 34.8 AC (88.9%)
PRIVATE OPEN SPACE - TRACT A - 1.9 AC (4.9%)
PRIVATE ROAD - TRACT B - 2.4 AC (6.1%)
ROW TO BE DEDICATED - 0.3 AC (0.8%)
TOTAL PROJECT - 39.1 AC (100%)
MINIMUM LOT SIZE - 5.1 AC (BET OF FLAG STRIPS)
AVERAGE LOT SIZE - 5.8 AC
GROSS DENSITY - 1 LOT PER 4.8 AC
MAXIMUM BUILDING HEIGHT - 30 FEET
ALL LOTS CONTAIN A MINIMUM OF 1.27 AC NET BUILD-ABLE AREA

ADJOINING LAND OWNERS

1. JUNE W. STEAHLIN
878 OXFORD LANE
COLORADO SPRINGS, CO 80905
6040 OLD RANCH ROAD
UN-PLATTED 52190 00 060
2. DAVID R. JENKINS
111 S TEJON ST.
COLORADO SPRINGS, CO 80903
UN-PLATTED 52000 00 551
3. JOHN VOHLAND
6230 OLD RANCH ROAD
COLORADO SPRINGS, CO 80908
UN-PLATTED 52190 00 067
4. JOHN VOHLAND
6210 OLD RANCH ROAD
COLORADO SPRINGS, CO 80908
UN-PLATTED 52190 00 066
5. FRANK J. BODENSKY
6215 BURGESS ROAD
COLORADO SPRINGS, CO 80908
LOT 3, GEST SUBDIVISION 52190 03 003
6. AMANDA L. & PHILIP E. TALLMAN
6205 BURGESS ROAD
COLORADO SPRINGS, CO 80908
UN-PLATTED 52190 00 062
7. STEPHEN C. TAFT
6065 BURGESS ROAD
COLORADO SPRINGS, CO 80908
UN-PLATTED 52190 00 059
8. KATHRYN A. DUBRI
11095 S. HOLMES ROAD
COLORADO SPRINGS, CO 80908
LOT 2, VISTA DEL REY SUBDIVISION
52190 00 059
9. KEITH B. PARRIS
6265 BURGESS ROAD
COLORADO SPRINGS, CO 80908
UN-PLATTED 52190 00 103



BENCHMARK



REVISIONS

DESIGNED BY CCC
DRAWN BY CCC
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

KOINONIA RANCH

PRELIMINARY PLAN
COVER SHEET

P1.1 MVE PROJECT 61148
MVE DRAWING PRELIM-PLAN

SEPTEMBER 24, 2021
SHEET 1 OF 1

KOINONIA RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

That KOINONIA RANCH, LLC, a Colorado Limited Liability Company, being the owner of the following described tract of land to wit:

A TRACT IN THE SOUTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) SOUTH, RANGE SIXTY-FIVE (65) WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) SOUTH, RANGE SIXTY-FIVE (65) WEST OF THE 6TH P.M., THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION A DISTANCE OF 3300 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SECTION A DISTANCE OF 30 FEET FOR THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREIN; THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 660 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION TO A POINT WHICH IS 30 FEET SOUTH OF THE EAST-WEST CENTERLINE OF SAID SECTION; THENCE EAST AND PARALLEL WITH SAID EAST-WEST CENTERLINE, A DISTANCE OF 660 FEET; THENCE SOUTH AND PARALLEL TO THE EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

Containing 39.079 acres, more or less.

OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said land into lots, tracts, public right-of-way addition and easements as shown hereon under the name and subdivision of KOINONIA RANCH. All public improvements, and public right-of-way addition so platted, are hereby dedicated to public use and said owner does hereby covenant and agree that any 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.

KOINONIA RANCH, LLC, a Colorado Limited Liability Company

By: Sarah B. Bartels, Manager

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO }

Acknowledged before me this _____ day of _____, 20____, by Sarah B. Bartels as Manager of KOINONIA RANCH, LLC, a Colorado Limited Liability Company.

My commission expires _____

Witness my hand and seal

Notary Public

NOTES:

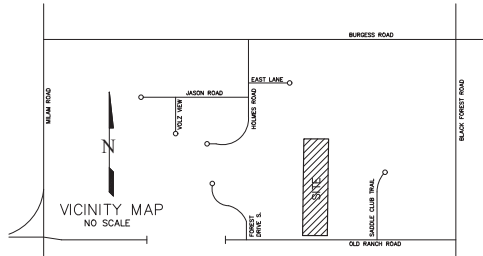
- o - Indicates survey monument recovered as a #4 rebar with Surveyor's Cap, PLS #20681.
 - - Indicates recovered survey monument as noted.
- This survey does not constitute a title search by LDC, Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of record, LDC, Inc. relied upon an ALTA Commitment, prepared by LAND TITLE GUARANTEE COMPANY, Commitment Order No. SR55100230 dated September 22, 2021 at 5:00 p.m.
- Individual lot purchasers are responsible for constructing driveways. No driveway shall be established unless an access permit has been granted by El Paso County.
- Each individual property owner is responsible for the construction and operation of a non-evaporative wastewater disposal system approved by the El Paso County Health Department. The Health Department may require a specially designed, or "engineered," system prior to permit approval. Engineered systems may cost more to design, install and maintain than systems which are not engineered.
- Bounds of Bearings: All bearings are based on that portion of the South line of Section 19, with a found Surveyor's Cap PLS #21270 at its Westerly end and a found Surveyor's Cap PLS #4642 at its Easterly end, and an "assumed" bearing of S89°54'32"E, a distance of 2764.65 feet.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- The private roads as shown on this plat will not be maintained by El Paso County until and unless the streets are constructed in conformance with El Paso County standards in effect at the date of the request for dedication and maintenance.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0527 G, effective date December 7, 2018 indicated the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
- (158) - Indicates property address. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- Fire protection to be provided by Black Forest Fire Rescue Protection District.
- Unless otherwise indicated, side, front and rear lot lines are hereby platted on each side with a ten foot Public Utility and Drainage Easement, as shown hereon. All exterior subdivision boundaries shall have a twenty foot Public Utility and Drainage Easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- The following reports and/or documentation have been submitted in association with the Final Plat for this subdivision and are on file at the County Development Services Department: Transportation Memorandum; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Wildlife Hazard Report; Fire Protection Report and Natural Features Report.
- 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.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and/or the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species, if applicable.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

NOTES (CONT.):

16. 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.
17. 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 C.R.S. 18-4-508.
18. The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with El Paso County Road Impact Fee Program Resolution (Resolution No. 19-477), or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and n plat notes to ensure that a title search would find the fee obligation before sale of the property.
19. All property within this subdivision is subject to the Declarations of Protective and Restrictive Covenants Koinonia Ranch as recorded at reception no. _____ the records of El Paso County, Colorado.
20. All property within this subdivision is subject to Reciprocal Access Agreements as included in the Declarations of Protective and Restrictive Covenants Koinonia Ranch.
21. Individual wells are the responsibility of each property owner. permits for individual wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits. water in the Denver Basin aquifers is allocated based on a 100-year aquifer life; however, for El Paso county planning purposes, water in the Denver Basin aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners of the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely on non-renewable aquifers. alternate renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
22. Soil and Geologic Conditions: Areas within this subdivision have been found to be impacted by potential geologic constraints as detailed in the Soil, Geologic, and Geologic Hazard Study for Koinonia Ranch prepared by Entech Engineering, Inc. and dated September 21, 2021. The report is available in the El Paso County Planning and Community Development Department records (www.epcddevelopmentview.com) under File Number _____. The report includes mapping of the potential hazard areas within the subdivision. A description of affected lots, potential constraints and mitigation measures are listed below. No areas of the site exceed 30% in grade. individual soils investigations and foundation designs for all new building sites and septic systems are required once building locations have been determined. Shallow groundwater or bedrock be encountered within 6 feet of the surface, designed onsite wastewater systems are required. Wastewater absorption fields must be located at least 100 feet from any well, 50 feet from drainages, floodplains or ponded areas and 25 feet from dry gulches.
- Expansive Soils: Lots 1 - 6
Mitigation measures include: special foundation design, overexcavation, replacement and compaction of soils beneath foundations.
Potentially Seasonal Shallow Groundwater: Lot 3
Mitigation measures include: special foundation design, extension of foundations a minimum of 30 inches below grade, installation of foundation perimeter drains and provision of swales to intercept and carry surface flows away from structures. no elements of wastewater treatment systems should be placed in areas of potentially seasonal shallow groundwater.
23. Lot and Density Data:
- Gross Acreage: 39.079 Acres
- Total number of lots in the subdivision: 6
- Gross Density: 0.15 Lots Per Acre
- Acreage dedicated to public streets: 0.227 Acres
- Acreage dedicated to private streets: 2.418 Acres
- Acreage of tracts in the subdivision: 1.882 Acres
- Net Density: 0.18 lots per acre
24. Tract A (1.882 Ac.) shall be for private open space and fire cistern purposes and shall be owned and maintained by the Koinonia Ranch Home Owners Association.
25. Tract B (2.418 Ac.) shall be for private roadway and utilities and shall be owned and maintained by the Koinonia Ranch Home Owners Association.
26. Tract C (0.227 ac.) is hereby dedicated to El Paso County for street right-of-way purposes shall be owned and maintained by El Paso County.
27. Lineal units shown hereon are US Survey Feet.
28. Property is subject to terms therefore granted in decree in the District Court, Water Division 2, State of Colorado recorded September 22, 2021, at Reception No. 220147602.

FEES:

Park Fee: _____ Drainage Fee: _____
School Fee: _____ Bridge Fee: _____



SURVEYOR'S CERTIFICATION:

I David Hostetler, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

David W. Hostetler
Colorado Professional Land Surveyor No. 20681

PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for KOINONIA RANCH was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public streets and easements are accepted, but the public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners _____ Date _____

PCD DIRECTOR:

This plat for "Koinonia Ranch" was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the _____ day of _____, 20____, subject to any notes specified hereon.

Planning and Community Development Director _____ Date _____

RECORDING:

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 under

Reception No. _____ of the records of El Paso County, Colorado.

Chuck Broerman, Recorder

SURCHARGE: _____ BY: _____
FEE: _____ Deputy

Owner of Record
at time of plating:
Koinonia Ranch, LLC
3647 Tusanna Grove
Colorado Springs CO 80920
(719) 332-0628

DSD FILE NO.: _____

According to Colorado law, any action based upon any defect in this survey must be commenced 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.

CALL BEFORE YOU DIG ...



DIAL 811

48 HOURS BEFORE ANY UTILITY LOCATIONS ARE TO BE EXCAVATED, CALL 811 OR VISIT WWW.CALLBEFOREYODIG.CO

REVISIONS		No.	Description	By	Date
1	CLINICAL/ANT COMMENTS	1			09/20/21
2					
3					
4					
5					
6					
7					
8					
9					
10					

H Scale:	NA	V Scale:	NA
Designed By:	NA	Drawn By:	NA
Checked By:	NA	Date:	11/02/20

Land Development Consultants, Inc.

PLANNING • SURVEYING

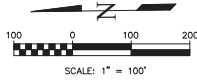
WWW.BHGCORP.COM TEL: (719) 588-1234 FAX: (719) 588-8844
3088 HAZEL AND ROAD • COLORADO SPRINGS, CO 80909

KOINONIA RANCH
FINAL PLAT

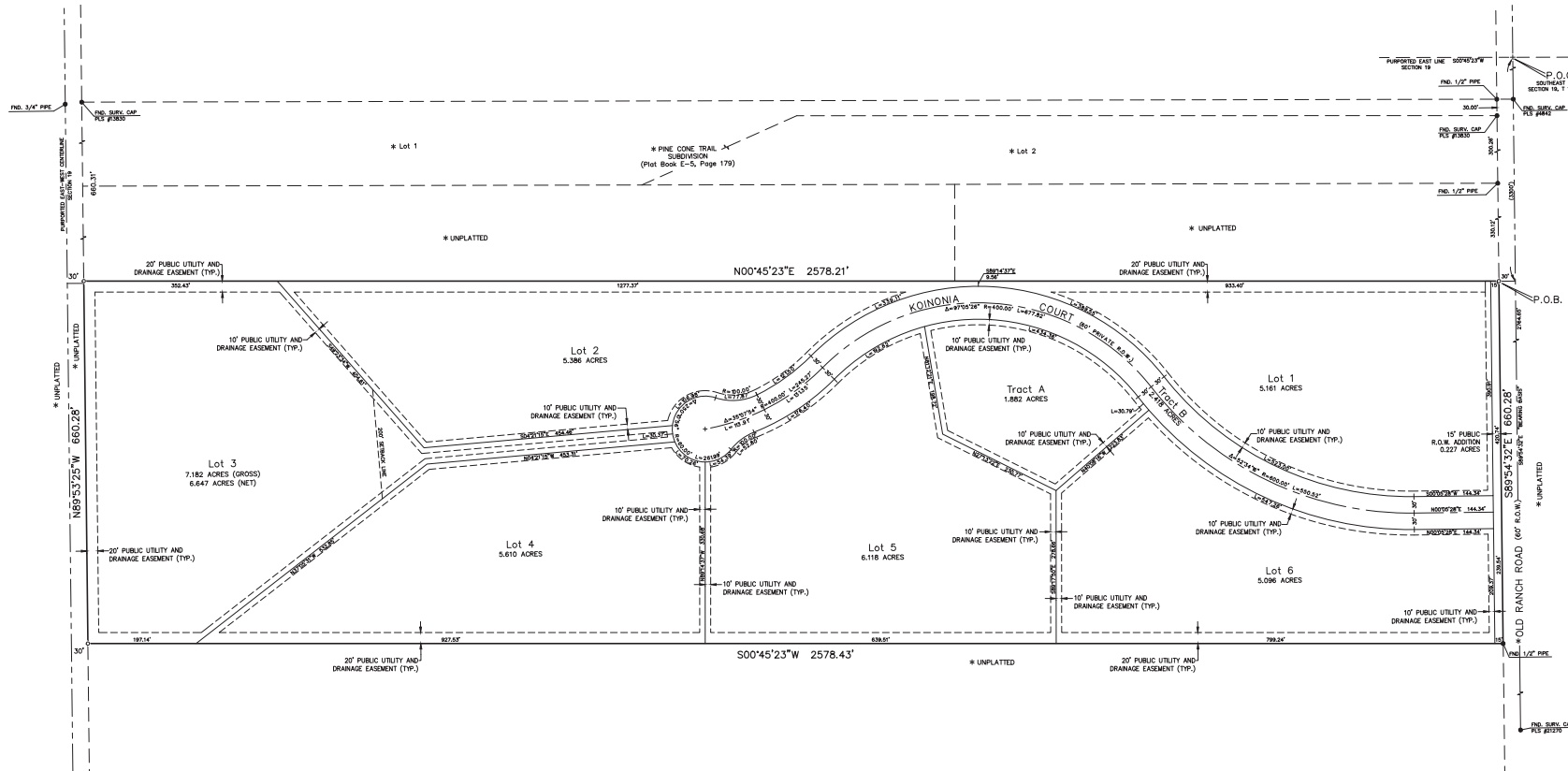
Project No.: **20031**

Sheet: **1 of 2**

KOINONIA RANCH
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



PRELIMINARY COPY
SUBJECT TO FINAL
COUNTY APPROVAL



- LEGEND:
- Indicates survey monument set with #4 rebar and red plastic cap, PLS No. 205881 flush w/ground, except where noted otherwise
 - Indicates survey monument found as noted
 - Property Line
 - * - Indicates not a part of this subdivision

According to Colorado law, this map is a preliminary map and is not a final map. It is subject to change without notice. The map is not to be used for any purpose other than the purpose for which it was prepared. The map is not to be used for any purpose other than the purpose for which it was prepared. The map is not to be used for any purpose other than the purpose for which it was prepared.

CALL BEFORE YOU DIG ...
811
DIAL 811
4848 ARDEN DRIVE, SUITE 100, COLORADO SPRINGS, CO 80909
TEL: 719.575.1111 FAX: 719.575.1112
WWW.811.CO

No.	Description	By	Date
1	PRELIMINARY	PLS	01/11/2021
2	REVISIONS	PLS	01/11/2021
3	REVISIONS	PLS	01/11/2021
4	REVISIONS	PLS	01/11/2021
5	REVISIONS	PLS	01/11/2021
6	REVISIONS	PLS	01/11/2021
7	REVISIONS	PLS	01/11/2021
8	REVISIONS	PLS	01/11/2021
9	REVISIONS	PLS	01/11/2021
10	REVISIONS	PLS	01/11/2021

H Scale: 1" = 100'
V Scale: N/A
Designed By: N/A
Drawn By: N/A
Checked By: N/A
Date: 11/05/20

Land Development Consultants, Inc.
PLANNING • SURVEYING
www.landdev.com TEL: (719) 575-1111 FAX: (719) 575-1112
3889 MAZELAND ROAD • COLORADO SPRINGS, CO 80909

KOINONIA RANCH
FINAL PLAT

Project No.: 20031
Sheet: 2 of 2

DSD FILE NO.: _____

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Saddlehorn Ranch Filing No. 2 Final Plat

Agenda Date: November 10, 2021

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by William Guman and Associates, Ltd., on behalf of ROI Property Group, LLC, of Saddlehorn Ranch Filing No. 2 Final Plat, consisting of 42 single-family rural residential lots on 176 acres, with a minimum lot size of 2.5 acres. The property, zoned RR-2.5, is located south of Judge Orr Road and east of Curtis Road near the Town of Falcon and is located within the Falcon/Peyton Small Area Master Plan.

The El Paso County Parks Master Plan (2013) shows the proposed Judge Orr Secondary Regional Trail running north-south on the western side of Curtis Road, immediately west and adjacent the subject property, the location of which is not impacted by this project. Furthermore, the Judge Orr Road and Curtis Road Bicycles Routes run immediately adjacent to the north and west boundaries of the project area, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space encompassing most of the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included approximately 45 acres of no-build areas within Filing No. 2, encompassing the existing jurisdictional and non-jurisdictional wetland areas, as shown in the Saddlehorn Ranch Preliminary Plan.

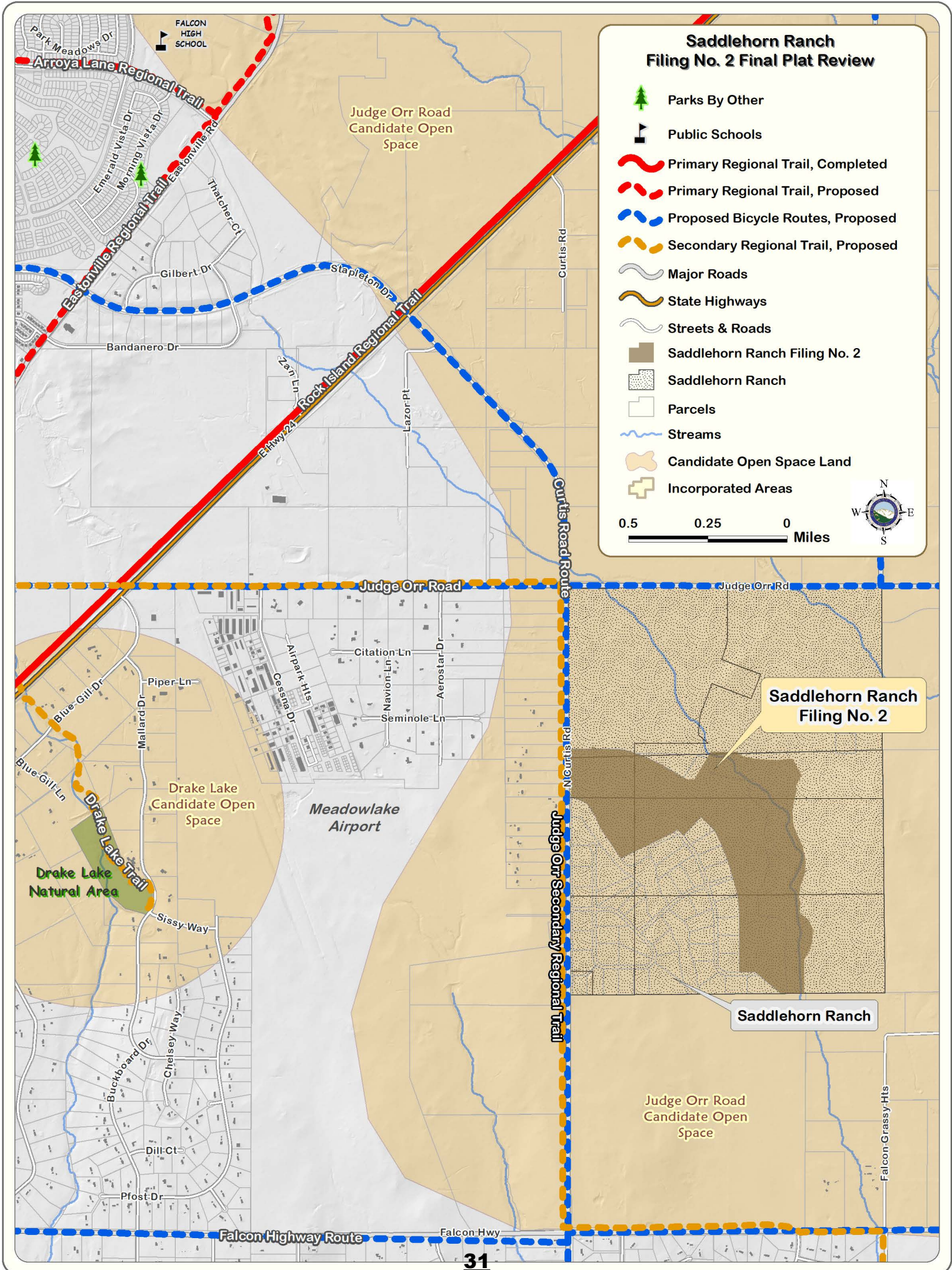
Saddlehorn Ranch Filing No. 2 includes 45 acres of open space, comprising approximately 25% of the Filing, which is proposed to preserve the floodplain and wetlands of the unnamed creeks that traverse the property from north to south, as well as providing recreational opportunities for the residents of the proposed subdivision. A network of equestrian trails through the open spaces is proposed, connecting with the

internal rural local roads to provide multiple access points. The open space and trails will be owned and maintained by the Saddlehorn Ranch Metropolitan District.

As no park land or trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes, due at time of the recording of this Final Plat.

Recommended Motion (Filing No. 2 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Saddlehorn Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$19,320.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

November 10, 2021

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

Name:	Saddlehorn Ranch Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-033	Total Acreage:	176.08
		Total # of Dwelling Units:	42
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.60
ROI Property Group, LLC	William Guman & Associates, Ltd.	Regional Park Area:	4
Rob Fuller	Bill Guman	Urban Park Area:	3,5
2495 Rigdon Street	731 North Weber Street, Suite 10	Existing Zoning Code:	RR-2.5
Napa, CA 94558	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): NO	
Regional Park Area: 4		Urban Park Area: 3,5	
0.0194 Acres x 42 Dwelling Units = 0.815		Neighborhood:	0.00375 Acres x 42 Dwelling Units = 0.00
Total Regional Park Acres: 0.815		Community:	0.00625 Acres x 42 Dwelling Units = 0.00
		Total Urban Park Acres: 0.00	
FEE REQUIREMENTS			
Regional Park Area: 4		Urban Park Area: 3,5	
\$460 / Dwelling Unit x 42 Dwelling Units = \$19,320		Neighborhood:	\$114 / Dwelling Unit x 42 Dwelling Units = \$0
Total Regional Park Fees: \$19,320		Community:	\$176 / Dwelling Unit x 42 Dwelling Units = \$0
		Total Urban Park Fees: \$0	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Saddlehorn Ranch Filing No. 2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$19,320.

Park Advisory Board Recommendation:



William Guman
& Associates, Ltd.

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

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

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

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

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



EL PASO COUNTY

LETTER OF INTENT FOR: SADDLEHORN RANCH 824 ACRE CURTIS ROAD SUBDIVISION

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

☐ OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner/Applicant:

ROI Property Group, LLC
Rob Fuller
2495 Rigdon Street
Napa, CA 94558
707-365-6891

Planner:

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

El Paso County Planner:

Nina Ruiz, Project Manager/Planner II
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6313

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The Saddlehorn Ranch (aka *824 Acre Curtis Road Subdivision*) property for this Final Plan application is located in El Paso County in Peyton, CO, approximately 12 miles east of downtown Colorado Springs, situated east of Curtis Road and the Town of Falcon, Colorado,

and south of Judge Orr Road. The site is bordered by Judge Orr Road on the north and Curtis Road on the west. It is approximately 2-1/2 miles east of CO Highway 24.

The Applicant proposes to develop the site as a planned community of new single-family detached manufactured residential dwelling units that recognizes and respects the character of the rural surrounding community. The total acreage of the proposed development is approximately 816 acres, of which approximately 608+/- acres will be developed with up to 218 single family residences on lots each not less than 2.5 acre size. Of these totals, 42 single family residences on 2.5 acre lots will be developed on 132 acres in Filing No. 2. The overall net density for Filing No. 2 is .319 DU/Ac.

Approximately 134 acres (16.4%) of the 816 acre site is bisected in three distinct areas by jurisdictional and non-jurisdictional wetlands, which are identified on the Final Plan as separate tracts. These areas will be preserved as open space with limited recreational use having a primary emphasis on walking and equestrian trails. None of the proposed 42 residential lots located in Filing No. 2 encroaches into any floodplain. At build-out, all 134 acres of open space will be located within no-build tracts.

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

DEVELOPMENT REQUEST

The Owner and Applicant request approval of a Final Plan for the development of 42 rural residential single family residential lots on approximately 132 acres.

TOTAL NUMBER OF ACRES IN THE FINAL PLAN AREA: 131.80 acres single family residential.

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the EPCLDC including the ***Falcon/ Peyton Small Area Master Plan***. The proposed Final Plan is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

EXISTING AND PROPOSED IMPROVEMENTS

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

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

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

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

<<Provided Entech's recommendations are adhered to, and lot-specific investigations and analyses are conducted for use in design of individual foundations, floor systems, subsurface drainage, and pavements, CGS has no objection to approval of the 218-lot residential subdivision as proposed. >>

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

LAND DEVELOPMENT CODE, COMPREHENSIVE PLAN AND COUNTY MASTER PLAN CONSISTENCY

ADHERENCE WITH THE EL PASO COUNTY POLICY PLAN

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

The El Paso County Policy Plan (the "Master Plan") addresses issues directly related to the Final Plan and development of the *Saddlehorn Ranch* development. The policies specifically related to the Final Plan request include:

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

The Final Plan proposed for 42 new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Judge Orr Road and Curtis Road corridors. New lots will be similar in size to existing lots and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

Jurisdictional and non-jurisdictional wetlands (identified as 'floodplain and designated as separate tracts on the Final Plan) will remain as no-build areas.

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

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

Existing jurisdictional and non-jurisdictional wetlands will be used as buffers between residential lots. No residential lots encroach anywhere into any floodplain

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

The Final Plan with RR-2.5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5, RR-5, and PUD.

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

The Applicant proposes to avoid overlot grading across the 132+/- acre site within Filing No. 2, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

Goal 6.2

Protect and Enhance Existing and Developing Neighborhoods

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

Policy 6.2.2

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

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

The proposed .319 DU/Ac for Filing No. 2 establishes lower density development that is compatible with the character and use of the non-urban density communities of Falcon/Peyton. Jurisdictional and non-jurisdictional wetlands within the floodplain areas of the site will be preserved as open space no-build areas, which will also lend themselves well toward sustaining the rural nature and character and maintaining the integrity of the surrounding community.

The Owner/Applicant furthermore propose to introduce a new public trail system within Saddlehorn Ranch to include equestrian use to further promote a rural character that is compatible with existing adjacent neighborhoods.

All trails and open spaces will be maintained by the *Saddlehorn Ranch Metropolitan District*, which will be formed and organized prior to recording of the Final Plat.

The Applicant proposes that varying housing types will be developed within the project, including the introduction of manufactured housing products to promote attainability by a wider segment of new home buyers.

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

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

The surrounding area of the Filing No. 2 Final Plan has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection.

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

The Filing No. 2 Final Plan design, which includes 2.5 acre home sites and expanses of open space within the floodplains, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. Overall density of Filing No. 2 is proposed at .319 DU/Ac, and is compatible with adjacent and surrounding neighborhoods within a 2 mile radius.

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

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

The Final Plan will not accommodate nor will the Applicant seek livestock grazing on lots of 5 acres and less.

ADHERENCE TO THE FALCON / PEYTON SMALL AREA PLAN

The property is within the boundaries of the Falcon Peyton Small Area Plan (2008) [Section 4.4.7 Stapleton-Curtis Corridor]

With specific regard to the Stapleton-Curtis Road Corridor, Saddlehorn Ranch adheres to the following criteria of the Plan:

3 Goals and Principles

3.1 Land Use

*3.1.1 Provide a **balance of land uses** that respects existing and historical patterns while providing opportunities for future residents and businesses.*

*3.1.3 Preserve the **core rural character** of the area.*

*3.1.4 Provide a **variety of different densities** of development options.*

The Final Plan will provide for single-family detached homes on 2.5 acre lots, which is compatible with the RR-2.5 and RR-5 zone districts and current uses within the adjacent areas of the Plan. This lower density of the development, combined with non-jurisdictional and jurisdictional wetlands and floodplain area that are to be preserved in perpetuity as no-build open space parcels also help to preserve the core rural character of the area. A system of equestrian trails proposed throughout the open space parcels also will help to maintain the rural character of the Plan area.

3.3 Residential Areas and Densities

*3.3.1 Encourage **diversity and variety in housing** types, sizes, locations, and prices to meet the needs of existing and new residents.*

*3.3.2 Promote **predictable growth** in the housing market that is consistent with the Small Area Master Plan.*

*3.3.4 Meet the **housing needs** of as many existing and new residents of differing ages, incomes, and desired living accommodations.*

The Final Plan encourages diverse housing types and prices to meet the needs of existing and new residents. The applicant envisions manufactured housing products as an alternate to stick-built tract housing, which will facilitate the development of new homes on 2.5 acre lots that are attainably priced (in comparison to tract subdivisions within the Plan area). This will help to meet the needs of existing and new residents of differing ages and incomes by providing an alternative housing product to that offered elsewhere within the Plan area.

The Final Plan anticipates a quantity of 42 homes that can be built on 2.5 acre lots within the 132+/- acre development of Filing No. 2, which promotes predictable growth that is consistent with the Plan.

3.4 Facilities and Services (Fire Protection, School Districts, Wastewater Facilities, etc.)

*3.4.1 Encourage development in urban areas where **adequate public facilities** or services exist or can be provided in an efficient manner.*

*3.4.2 Provide for the efficient provision of **public safety** in the area.*

*3.4.3 Encourage the **availability** of facilities and services within the planning area, close to the residents.*

Letters of Commitment to Serve all the area within the Final Plan Filing No. 2 area have been provided for public safety, gas, and electric. No new facilities for fire protection or schools are proposed or required for this application.

The Applicant has established a Metropolitan District for the creation of a water district that will develop two existing wells (located in the southwest vicinity of the 177+/- acre site of Filing No. 1) to facilitate the construction of a central water supply and serve all new homes within the Final Plan area.

3.5 Transportation

El Paso County Road Impact Fee Program

This project will be subject to participation in the El Paso County Road Impact Fee Program.

This project will request annexation into the 10 mil PID. The up-front fees will be per the current 2019 fee schedule for Single Family Detached housing.

Upfront Road Impact fees are due at plat recordation.

*3.5.1 Recommend land use patterns that make **efficient use** of existing transportation infrastructure and limit the cost of future extensions and upgrades.*

*3.5.2 **Mitigate congestion** by providing flexibility for areas of higher population densities while protecting lower density areas from the negative effects of traffic.*

*3.5.5 Enhance the future role of **Meadow Lake Airport** through the recommendation of compatible land uses.*

3.6 Water Supply

*3.6.1 Plan for **water resources** in a thoughtful way that recognizes the non-renewable nature of water resources in the area, accommodates existing and historical uses, and allows for sustainable, planned growth.*

The Applicant has established a Metropolitan District for the creation of a water district that will develop two existing wells (located in the southwest vicinity of the 177+/- acre site of Filing No. 1) to facilitate the construction of a central water supply that will service all new homes within the Final Plan area. This will allow for sustainable, planned growth within the Filing No. 2 area, not reliant on development of numerous new wells as a primary source of water for new residences.

3.7 Parks, Trails, and Open Space

*3.7.1 Provide **recreational amenities** for area residents.*

The Final Plan Filing No. 2 area is adjacent to non-jurisdictional wetlands and floodplains that will remain as no-build open space area. The Owner/Applicant proposes that equestrian trails will be developed for area residents within some of these open spaces. Parks, Trails, and open space tracts will be maintained by the *Saddlehorn Ranch Metropolitan District*, which will be formed and organized prior to recording of the Final Plat.

3.8 Natural Systems

*3.8.1 Preserve **important natural features** that are critical to the function of natural systems such as watersheds and wildlife corridors.*

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

WATER DEPENDABILITY

The following information was provided by request of El Paso County:

Water Sufficiency:

- A Technical, Managerial, and Financial Capacity assessment was completed and submitted to Colorado Department of Public Health & Environment (CDPHE) in August, 2020 and accepted for this project.
- The Basis of Design Report (BDR) for the system was submitted to and accepted by CDPHE in late 2020.
- Per the Water Resources and Wastewater Report submitted in 2019, Saddlehorn Ranch has the following Supply and Demands:

Water Supply and Demand Summary

LOTS	Total Supply (AF/Year)	Total Demand (AF/Year)
218	198.16	146.06

Water Quality

- Two wells, an Arapahoe and a Laramie-Fox Hills, have been drilled, screened, cased, and tested for this subdivision. Both well completion reports were done in 2008.
- Saddlehorn Ranch Metropolitan District (SRMD) has sampled both wells for three quarters in 2019.
- None of the primary constituents that were tested were above their respective Maximum Contaminant Level (MCL). Only Total Dissolved Solids, a secondary standard, was above its MCL.
- Chlorination and filtration to remove Iron and Manganese are planned for this system. This will likely be accomplished via a pressure-sand filtration. Although filtration is not mandatory, it will be done for water taste and aesthetics.

System Certification

- Upon completion of construction of the water system, the design engineer will certify that it has been built in general conformance with the appropriate plans specifications (CDPHE, AWWA, IBC, etc.)

- Prior to completion of the system, and during the BDR phase, a designated Operator in Responsible Charge (ORC) will be selected and identified.

END

SADDLEHORN RANCH FILING NO. 2

A PARCEL OF LAND LOCATED IN SECTION 3 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10,

TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT GORILLA CAPITAL CO SADDLEHORN RANCH, LLC, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

A PARCEL OF LAND LOCATED IN SECTION 3 AND THE NORTH HALF OF THE NORTH HALF OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF SAID SECTION 3, N00°32'28"W A DISTANCE OF 1,987.87 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID WEST LINE, N00°32'28"W A DISTANCE OF 799.26 FEET;

THENCE DEPARTING SAID WEST LINE, THE FOLLOWING FORTY--THREE (43) COURSES:

1.

S89°59'23"E A DISTANCE OF 442.27 FEET;
2.

N00°00'37"E A DISTANCE OF 35.00 FEET;
3.

S89°59'23"E A DISTANCE OF 60.00 FEET;
4.

S00°00'37"W A DISTANCE OF 35.00 FEET;
5.

S89°59'23"E A DISTANCE OF 303.52 FEET, TO A POINT OF CURVE;
6.

ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 18°44'59" AND AN ARC LENGTH OF 255.25 FEET, TO A POINT OF TANGENT;
7.

S71°14'24"E A DISTANCE OF 260.86 FEET, TO A POINT OF CURVE;
8.

ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,780.00 FEET, A CENTRAL ANGLE OF 13°06'52" AND AN ARC LENGTH OF 636.31 FEET, TO A POINT OF TANGENT;
9.

S58°07'32"E A DISTANCE OF 223.80 FEET;
10.

N29°44'39"E A DISTANCE OF 35.38 FEET;
11.

S60°15'21"E A DISTANCE OF 60.00 FEET;
12.

N29°44'39"E A DISTANCE OF 495.87 FEET, TO A POINT OF CURVE;
13.

ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,780.00 FEET, A CENTRAL ANGLE OF 00°51'00" AND AN ARC LENGTH OF 56.07 FEET, TO A POINT OF NON--TANGENT;
14.

S89°25'13"E A DISTANCE OF 432.63 FEET;
15.

S59°26'28"E A DISTANCE OF 121.12 FEET;
16.

S75°58'13"E A DISTANCE OF 220.14 FEET;
17.

S85°18'55"E A DISTANCE OF 313.66 FEET;
18.

N83°04'57"E A DISTANCE OF 318.88 FEET;
19.

S25°56'36"E A DISTANCE OF 301.68 FEET;
20.

S26°16'17"W A DISTANCE OF 214.44 FEET;
21.

S05°54'31"E A DISTANCE OF 82.94 FEET;
22.

S13°43'48"W A DISTANCE OF 203.03 FEET;
23.

S06°03'03"W A DISTANCE OF 170.95 FEET;
24.

S05°01'03"E A DISTANCE OF 170.65 FEET;
25.

S16°56'32"E A DISTANCE OF 186.60 FEET;
26.

S27°24'02"E A DISTANCE OF 192.44 FEET;
27.

S13°17'43"E A DISTANCE OF 212.72 FEET;
28.

S00°16'06"E A DISTANCE OF 51.63 FEET;
29.

S02°30'39"E A DISTANCE OF 152.35 FEET;
30.

S11°38'45"W A DISTANCE OF 81.99 FEET;
31.

S19°38'54"W A DISTANCE OF 229.89 FEET;
32.

S06°50'26"W A DISTANCE OF 194.89 FEET;
33.

S19°29'10"E A DISTANCE OF 71.64 FEET;
34.

S06°37'39"W A DISTANCE OF 125.80 FEET;
35.

S05°35'15"E A DISTANCE OF 49.97 FEET;
36.

S48°39'06"E A DISTANCE OF 168.97 FEET;
37.

S29°11'10"E A DISTANCE OF 194.69 FEET;
38.

S05°12'41"W A DISTANCE OF 154.91 FEET;
39.

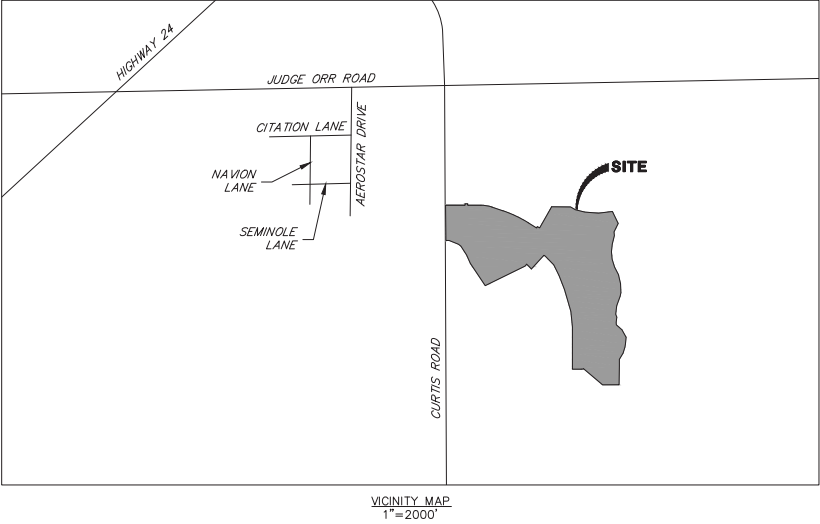
S10°23'16"W A DISTANCE OF 70.73 FEET;
40.

S16°51'56"W A DISTANCE OF 142.94 FEET;
41.

S30°54'25"W A DISTANCE OF 164.26 FEET;
42.

S00°00'00"E A DISTANCE OF 158.78 FEET;
43.

S00°53'29"W A DISTANCE OF 417.37 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;



THENCE ON SAID SOUTH LINE, S89°34'02"W A DISTANCE OF 376.10 FEET;

THENCE DEPARTING SAID SOUTH LINE, ON THE EASTERLY AND NORTHERLY LINES OF SADDLEHORN RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, THE FOLLOWING TWENTY--ONE (21) COURSES:

1.

N49°37'00"W A DISTANCE OF 565.01 FEET, TO A POINT OF NON--TANGENT CURVE;
2.

ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N19°28'44"W, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 19°02'46" AND AN ARC LENGTH OF 56.51 FEET, TO A POINT OF TANGENT;
3.

S89°34'03"W A DISTANCE OF 197.98 FEET;
4.

N00°00'00"E A DISTANCE OF 964.76 FEET;
5.

N05°58'59"W A DISTANCE OF 349.19 FEET;
6.

N16°11'46"W A DISTANCE OF 257.34 FEET;
7.

N16°11'46"W A DISTANCE OF 261.98 FEET;
8.

N21°16'04"W A DISTANCE OF 343.92 FEET;
9.

N26°10'49"W A DISTANCE OF 266.32 FEET;
10.

N44°25'17"W A DISTANCE OF 280.03 FEET;
11.

N56°30'41"W A DISTANCE OF 35.01 FEET;
12.

S42°31'10"W A DISTANCE OF 422.77 FEET, TO A POINT OF NON--TANGENT CURVE;
13.

ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S47°44'09"W, HAVING A RADIUS OF 1680.00 FEET, A CENTRAL ANGLE OF 05°10'02" AND AN ARC LENGTH OF 151.51 FEET, TO A POINT OF NON--TANGENT;
14.

S42°34'07"W A DISTANCE OF 60.00 FEET;
15.

S63°48'26"W A DISTANCE OF 1,002.65 FEET;
16.

N33°50'17"W A DISTANCE OF 610.26 FEET;
17.

N24°10'40"W A DISTANCE OF 207.55 FEET;
18.

N32°24'01"W A DISTANCE OF 240.57 FEET;
19.

N53°08'37"W A DISTANCE OF 71.78 FEET;
20.

N68°03'22"W A DISTANCE OF 227.58 FEET;
21.

S89°27'32"W A DISTANCE OF 72.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,669,842 SQUARE FEET OR 176.0754 ACRES.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 42 LOTS, STREETS, 2 TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT--CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "SADDLEHORN RANCH FILING NO. 2" IN EL PASO COUNTY, COLORADO.

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

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 SADDLEHORN RANCH 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.

GORILLA CAPITAL CO SADDLEHORN RANCH, LLC

BY: _____

STATE OF COLORADO)
COUNTY OF _____)SS.

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

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B AND C ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT.

SADDLEHORN RANCH METROPOLITAN DISTRICT

BY: _____

STATE OF COLORADO)
COUNTY OF _____)SS.

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

_____ AS _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

SURVEYORS CERTIFICATE

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

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

DEREK LEE VAGIAS, _____ DATE _____
COLORADO REGISTERED PLS #38578
FOR AND ON BEHALF OF JR ENGINEERING, LLC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

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

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

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

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR _____

FEES:

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

JOB NO. 25142.04
JUNE 3, 2021
SHEET 1 OF 5



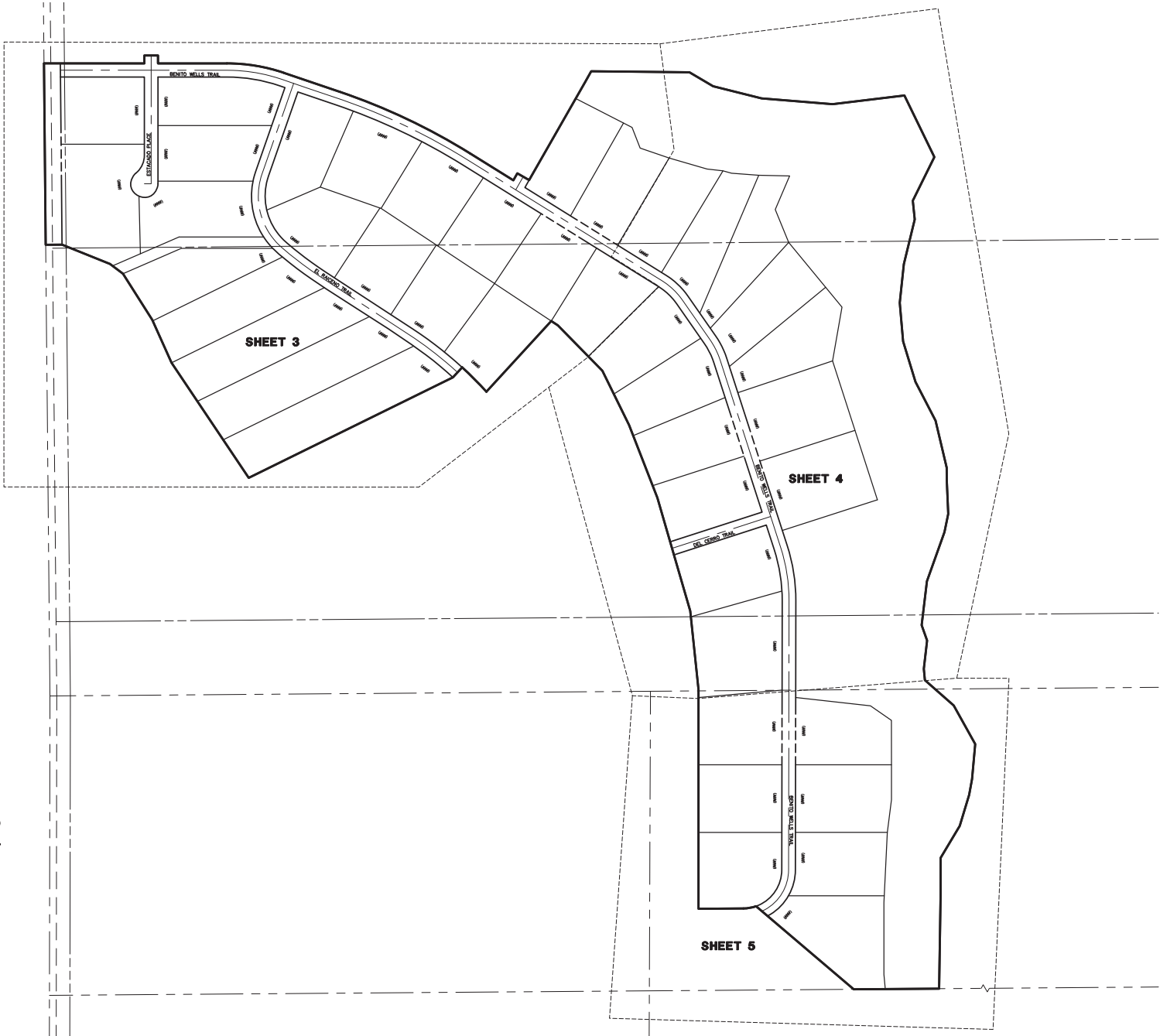
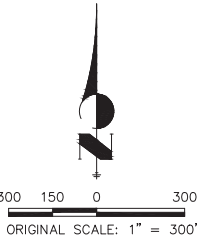
Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

SADDLEHORN RANCH FILING NO. 2

A PARCEL OF LAND LOCATED IN SECTION 3 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES:

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
- BASIS OF BEARING:THE WEST LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 6 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING N00°32'28"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO.
- THIS SITE IS WITHIN A SPECIAL FLOOD HAZARD AREA "ZONE AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR EL PASO COUNTY, COLORADO, MAP NUMBERS 08041C0558G AND 08041C0566G BOTH WITH REVISED DATES OF DECEMBER 7, 2018.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. 83142ECS, AMENDMENT NO. 1, PREPARED BY STEWART TITLE GUARANTY COMPANY COMPANY, DATED APRIL 19, 2021, 7:30 A.M.
- BY APPROVAL OF THIS PLAT EL PASO COUNTY VACATES THE POTENTIAL ROW ALONG THE SOUTH LINE OF SECTION 3 AND THE NORTH LINE OF SECTION 10 AS MAY HAVE BEEN ACQUIRED BY BOCC RESOLUTION RECORDED AT BOOK A, PAGE 78 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- TRACTS A AND B ARE FOR OPEN SPACE AND DRAINAGE PURPOSES. TRACTS A AND B SHALL BE OWNED AND MAINTAINED BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
- WATER SERVICE SHALL BE SUPPLIED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
- IMPERVIOUS LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY'S M54 STORM WATER DISCHARGE PERMIT.
- UNLESS SHOWN OTHERWISE, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT, WILDFIRE HAZARDS REPORT; NATURAL FEATURES REPORT.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENT, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLES MEADOW JUMPING MOUSE).
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 19-006 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENT REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING DRAINAGE CULVERTS FROM TRUCHAS TRAIL, OSCURO TRAIL, DEL CERRO TRAIL, EL RAICENO TRAIL, AND BENITO WELLS TRAIL PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
- THERE SHALL BE NO DIRECT LOT ACCESS TO CURTIS ROAD.
- THE FOLLOWING LOTS (33, 34, 35, 36, 37, 41 & TRACT A) HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD ARE CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING DATED APRIL 24, 2020 IN THE SADDLEHORN RANCH PRELIMINARY PLAN FILE # SP-19-006 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. IF ANY STRUCTURES ARE PROPOSED IN ANY HAZARD AREA, A SUBSURFACE SOILS INVESTIGATION AND AN ENGINEERED SITE PLAN WILL BE REQUIRED FOR COUNTY REVIEW.
- THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUNDS, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5, TITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A "RIGHT-TO-FARM" STATE PURSUANT TO C.R.S. 35-3.5-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT RANCHING, FARMING, OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLIGENT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.



GENERAL NOTES CONTINUED:

- THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, SADDLEHORN RANCH METROPOLITAN DISTRICT, CREATED OF THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, DRAINAGE AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.
- THE TEMPORARY TURNAROUND EASEMENT AS SHOWN ON THIS PLAT AND REFERENCED IN THE EASEMENT AGREEMENT AS RECORDED AT RECEPTION NOS. _____ AND _____ OF THE RECORDS OF EL PASO COUNTY WILL BE VACATED UPON THE COMPLETION OF ROADWAY CONSTRUCTION OF EL RAICENO TRAIL AND CARRANZA TRAIL WITH A FUTURE FINAL PLAT.
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANT 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.

OWNERSHIP & MAINTENANCE TABLE

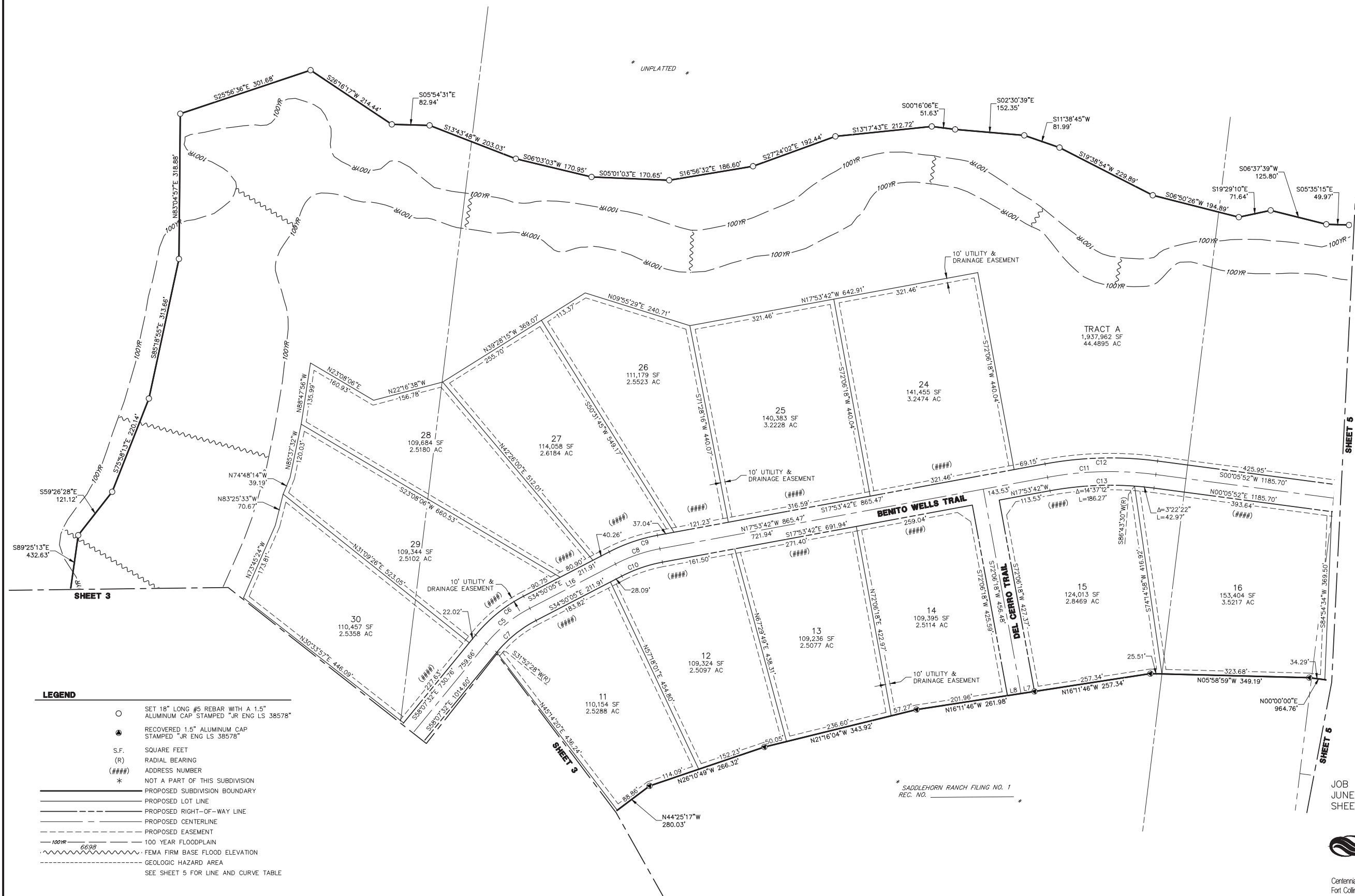
TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTENANCE
A	1,937,962	44.4895	OPEN SPACE, DRAINAGE	SADDLEHORN REANCH METROPOLITAN DISTRICT	SADDLEHORN REANCH METROPOLITAN DISTRICT
B	34,307	0.7876	OPEN SPACE, DRAINAGE	SADDLEHORN REANCH METROPOLITAN DISTRICT	SADDLEHORN REANCH METROPOLITAN DISTRICT
TOTAL TRACT AREA	1,972,269	45.2771			
TOTAL LOT AREA	5120401	117.5482			
TOTAL ROW AREA	577,172	13.2500			
TOTAL SITE AREA	7,669,842	176.0754			

**A PARCEL OF LAND LOCATED IN SECTION 3 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO**



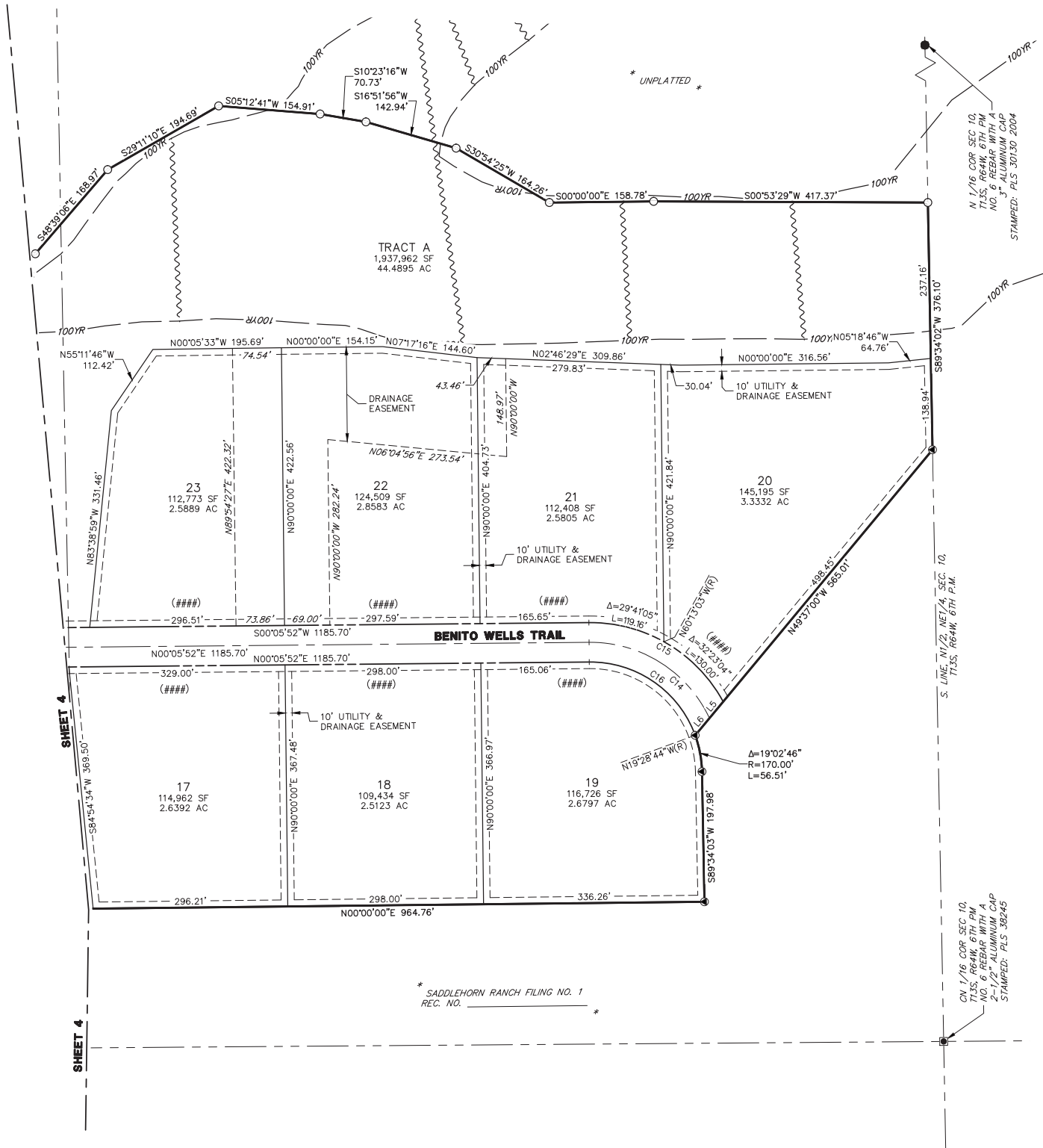
SADDLEHORN RANCH FILING NO. 2

A PARCEL OF LAND LOCATED IN SECTION 3 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



SADDLEHORN RANCH FILING NO. 2

A PARCEL OF LAND LOCATED IN SECTION 3 AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

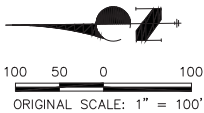


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S71°14'24"E	25.69'
L2	S60°15'21"E	30.00'
L3	S60°15'21"E	30.00'
L4	N29°44'39"E	37.61'
L5	N49°37'00"W	32.70'
L6	N49°37'00"W	33.85'
L7	N16°11'46"W	30.01'
L8	N16°11'46"W	30.01'
L9	S42°34'07"W	30.00'
L10	S42°34'07"W	30.00'
L11	N00°32'28"W	30.00'
L12	N00°32'28"W	30.00'
L13	S89°59'23"E	30.00'
L14	S89°59'23"E	30.00'
L15	N29°44'39"E	66.52'
L16	N34°50'05"W	211.91'
L17	S00°00'37"W	65.00'
L18	S89°59'23"E	30.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	51°13'24"	100.55'	89.89'
C2	11°07'56"	330.00'	64.12'
C3	4°57'43"	330.00'	28.58'
C4	0°59'17"	1680.00'	28.97'
C5	23°17'28"	305.00'	123.98'
C6	23°17'28"	335.00'	136.18'
C7	23°17'28"	275.00'	111.79'
C8	16°56'23"	350.00'	103.48'
C9	16°56'23"	380.00'	112.35'
C10	16°56'23"	320.00'	94.61'
C11	17°59'34"	760.00'	238.67'
C12	17°59'34"	790.00'	248.09'
C13	17°59'34"	730.00'	229.25'
C14	65°32'54"	200.00'	228.81'
C15	62°04'09"	230.00'	249.16'
C16	70°25'24"	170.00'	208.95'
C17	68°24'48"	300.00'	358.21'
C18	68°24'48"	270.00'	322.39'
C19	68°24'48"	330.00'	394.03'
C20	7°40'54"	1650.00'	221.21'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	7°40'54"	1620.00'	217.19'
C22	7°40'54"	1680.00'	225.23'
C23	9°25'17"	1650.00'	271.31'
C24	9°25'17"	1680.00'	276.25'
C25	9°25'17"	1620.00'	266.38'

LEGEND	
○	SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38578"
●	RECOVERED 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38578"
S.F.	SQUARE FEET
(R)	RADIAL BEARING
(####)	ADDRESS NUMBER
*	NOT A PART OF THIS SUBDIVISION
---	PROPOSED SUBDIVISION BOUNDARY
---	PROPOSED LOT LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	PROPOSED CENTERLINE
---	PROPOSED EASEMENT
---	100 YEAR FLOODPLAIN
---	FEMA FIRM BASE FLOOD ELEVATION
---	GEOLOGIC HAZARD AREA
---	SEE SHEET 5 FOR LINE AND CURVE TABLE



JOB NO. 25142.04
JUNE 3, 2021
SHEET 5 OF 5



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

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch Filing No. 3 Final Plat

Agenda Date: November 10, 2021

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S., Inc. on behalf of SR Land, LLC, for approval of the Sterling Ranch Filing No. 3 Final Plat, which includes 63 single-family residential lots on 20.91 acres. The property is zoned RS-5000 and is located east of Vollmer Road and west of Sand Creek, near the intersection of the proposed Marksheffel Road extension and Sterling Ranch Road.

The 2013 El Paso County Parks Master Plan shows two branches of the Sand Creek Regional Trail impacted by this project. The proposed Sand Creek Primary Regional Trail alignment bisects the eastern portion of the property, running north/south along Sand Creek, while a western branch of the Sand Creek Trail, located along a proposed extension of Marksheffel Road, will connect the primary alignment of the Sand Creek Trail to proposed City of Colorado Springs trails and neighborhoods located to the west of the project site.

The current application shows 7.52 acres of open space, dedicated to landscaping, stormwater retention, utilities, and a local trail network that provides for resident access to the surrounding neighborhood and the aforementioned Sand Creek Regional Trail, which is shown on the Landscaping Plans included with this application. Since Sterling Ranch Phase II Preliminary Plan was first reviewed in March 2019, the applicant has submitted plans that show detached meandering concrete sidewalks along Marksheffel Road through Filings No. 1 and No. 2, as well as landscaping tracts. These sidewalks will serve to provide a viable and safe connection for trail users accessing the Sand Creek Trails from neighborhoods located near the intersection of Vollmer Road and Marksheffel Road, so no trail easements are required along that section of road for the aforementioned western branch of the Sand Creek Trail.

The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Phase I Preliminary Plan, endorsed by the Park Advisory Board in April 2015, added requirements for the dedication to El Paso County of a 25-foot wide regional trail corridor along Sand Creek for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail. This trail easement, Instrument #218054786, was dedicated to El Paso County in May 2018. This dedication, however, does not extend beyond the Phase I Preliminary Plan boundaries, so an additional trail easement dedication is required within Sterling Ranch Filing No. 3.

Staff recommends that the developers designate and provide to El Paso County a 25-foot trail easement along the west side of Sand Creek through the Filing No. 3 that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail.

Furthermore, staff recommends fees in lieu of land dedication for regional and urban park purposes upon recording of Sterling Ranch Filing No. 2 Final Plat.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Sterling Ranch Filing No. 3 Final Plat: (1) show on this Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Sand Creek that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail; (2) require fees in lieu of land dedication for regional park purposes in the total amount of \$28,980 and urban park purposes in the total amount of \$18,270. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

Sterling Ranch Filing No. 3 Final Plat Review



Public Schools



Primary Regional Trail, Completed



Primary Regional Trail, Proposed



Proposed Bicycle Routes, Proposed



Colorado Springs Trail, Proposed



Major Roads



State Highways



Streets & Roads



Streams



Lakes / Reservoirs



Parcels

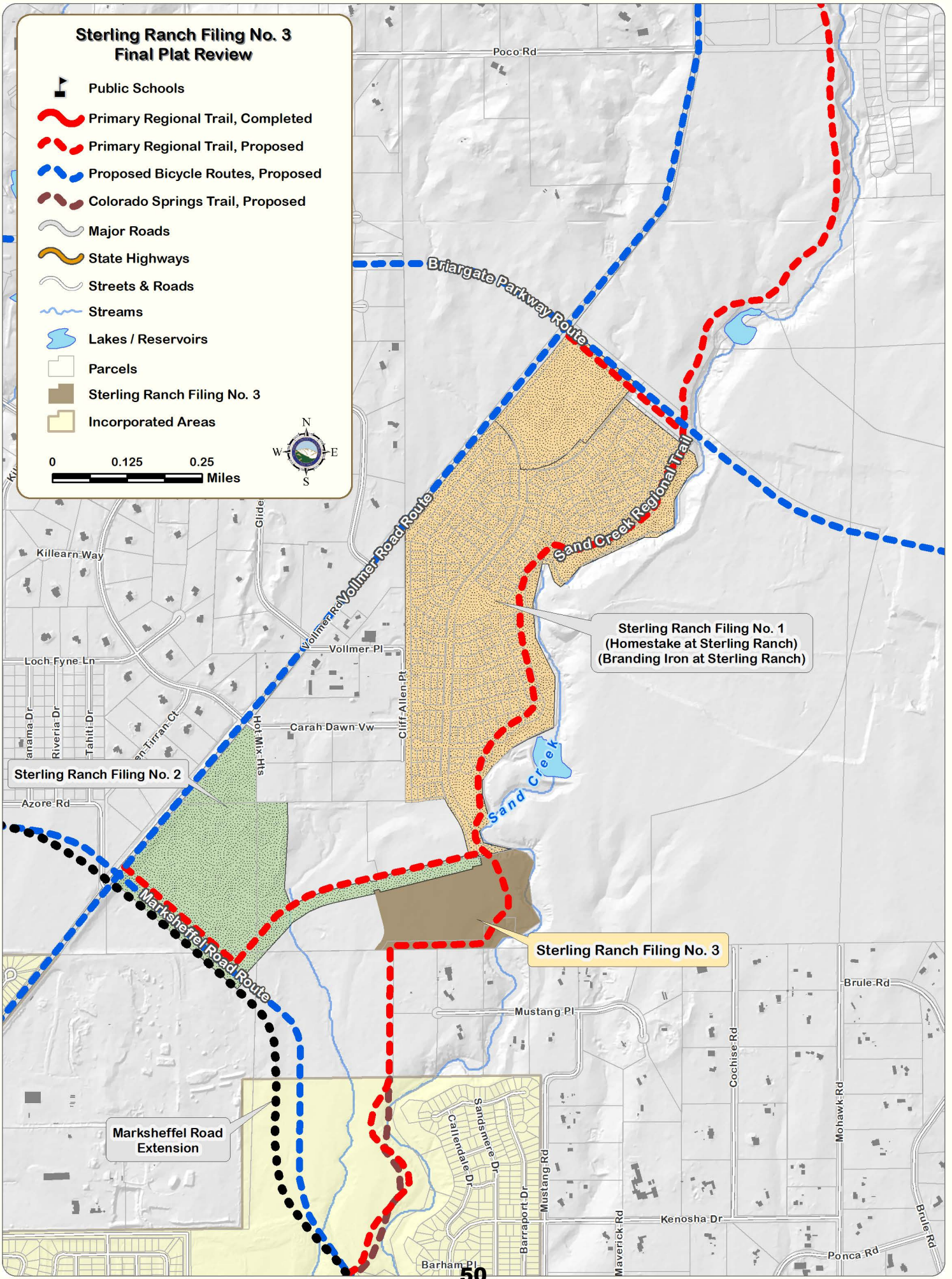


Sterling Ranch Filing No. 3



Incorporated Areas

0 0.125 0.25
Miles



Sterling Ranch Filing No. 1
(Homestake at Sterling Ranch)
(Branding Iron at Sterling Ranch)

Sterling Ranch Filing No. 2

Sterling Ranch Filing No. 3

Marksheffel Road
Extension

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

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

November 10, 2021

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

Name:	Sterling Ranch Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-032	Total Acreage:	20.91
		Total # of Dwelling Units:	63
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.53
SR Land	N.E.S., Inc.	Regional Park Area:	2
Jim Morley	Andrea Barlow	Urban Park Area:	2
20 Boulder Crescent St., Suite 102	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	RS-5000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 2

0.0194 Acres x 63 Dwelling Units = 1.222
Total Regional Park Acres: 1.222

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

Urban Park Area: 2

Neighborhood:	0.00375 Acres x 63 Dwelling Units =	0.24
Community:	0.00625 Acres x 63 Dwelling Units =	0.39
	Total Urban Park Acres:	0.63

FEE REQUIREMENTS

Regional Park Area: 2

\$460 / Dwelling Unit x 63 Dwelling Units = \$28,980
Total Regional Park Fees: \$28,980

Urban Park Area: 2

Neighborhood:	\$114 / Dwelling Unit x 63 Dwelling Units =	\$7,182
Community:	\$176 / Dwelling Unit x 63 Dwelling Units =	\$11,088
	Total Urban Park Fees:	\$18,270

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 Sterling Ranch Filing No. 3 Final Plat: (1) show on this Final Plat and dedicate to El Paso County a 25-foot trail easement along the west side of Sand Creek that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail; (2) require fees in lieu of land dedication for regional park purposes in the total amount of \$28,980 and urban park purposes in the total amount of \$18,270. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

Park Advisory Board Recommendation:

STERLING RANCH FILING 3 FINAL PLAT

LETTER OF INTENT

AUGUST 2021

OWNER/APPLICANT:

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

CONSULTANT:

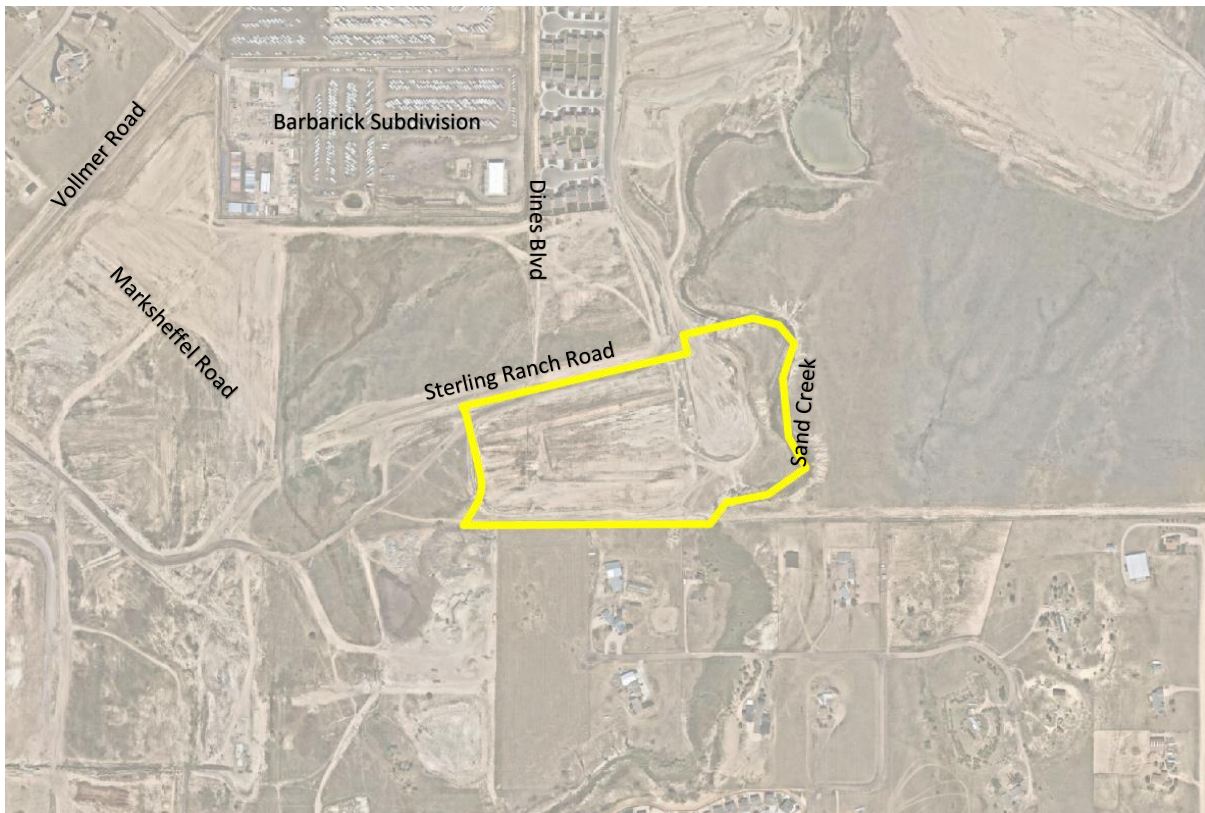
N.E.S. Inc.
619 N. Cascade Ave. Suite 200
Colorado Springs, CO. 80903

REQUEST

SR Land, LLC. requests approval of a Final Plat for Sterling Ranch Filing No. 3 on 20.9116 acres, including 63 Single Family Lots, 3 tracts and rights of way. A finding of water sufficiency was issued with the Phase 2 Preliminary Plan, of which the Sterling Ranch Filing No. 3 Final Plat is part, thus it is requested that this Final Plat be approved administratively.

LOCATION

Sterling Ranch Filing No. 3 is located generally in the southwest portion of Sterling Ranch, west of Sand Creek, south of Sterling Ranch Road and east of Marksheffel Road.



PROJECT CONTEXT/DESCRIPTION

Context: The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. A rezone of 243.14 acres from RR-5 and I-3 to RS-5000 was approved March 24, 2015. A Preliminary Plan for Phase 1 on 182.26 acres of the RS-5000 zoned parcel was approved May 26, 2015. Sterling Ranch Phase 2 Preliminary Plan is currently under review and covers the remaining part of the 243 acres zoned RS-5000. The Phase 2 Preliminary Plan contains 212 single-family lots and tracts for landscaping, drainage, and utilities to be completed in multiple filings.

This request is for Sterling Ranch Filing No. 3 Final Plat on 20.9116 acres of the Phase 2 Preliminary Plan area. The Final Plat includes 63 Single Family Lots, 3 tracts and rights of way.

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

The February 2021 Water Resources Report for the Phase 2 Preliminary Plan identified an existing 300-year water supply available to the Sterling Ranch Metropolitan District of 371.47-acre-feet/year. 255.96-acre-feet/year is committed to Phase 1, leaving 115.51 acre feet for future development. Phase 2 proposes 212 single-family lots which will generate a water demand of 75.719-acre-feet/year and there is sufficient water available to serve this number of lots with the remaining 115.51 acre feet per year. The Sterling Ranch Metropolitan District No. 1 has issued a commitment letter to provide Phase 2 with the required 75.71-acre-feet/year. Both the State Engineer's Office and the County Attorney's Office have issued findings of water sufficiency and dependability for the Phase 2 Preliminary Plan, of which the Sterling Ranch Filing No. 3 Final Plat is part.

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

Buffers, Trails and Open Space: The Plat includes approximately 7.5 acres of interconnected trails, open space, and buffers, including open space along Sand Creek providing a regional trail connection. This system of trails and open space is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. The 3 tracts containing trails and open space will be maintained by the Sterling Ranch Metropolitan District. The part of Tract B adjacent to the south boundary includes an approximately 75-foot landscape buffer area to the 5-acre County lots to the south. This exceeds the 50-foot buffer required in the Sketch Plan. There will also be a 100-foot building setback along the southern boundary as required by the Sketch Plan.

Traffic: A Traffic Impact Study (*Sterling Ranch Filing No. 2 and Sterling Ranch Phase 2 Traffic Impact Study, May 2021*) has been prepared in support of Filing No. 2 and Phase 2. Filing No. 3 is part of Phase 2. The TIS identifies all required off-site road improvements. Road improvements for Filing No. 3 interior roadways will be constructed to the most current El Paso County Engineering Criteria Manual.

Drainage: The drainage improvements associated with Phase 2 and Filing No. 3 are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

Geologic Hazards: The Geohazard Evaluation Report for Sterling Ranch Phase 2 prepared by Entech Engineering Inc., dated May 2021, found the site to be suitable for development with proper mitigation techniques. Some areas of Phase 2 were found to be impacted by shallow groundwater and certain lots were prohibited from having basements as mitigation. None of these lots are within Filing 3 and all identified constraints in the Filing 3 area can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Geohazard Evaluation Report.

Floodplain: The eastern portion of Filing No. 3 is adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018. The remainder of the Filing area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

Wetlands: The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sketch Plan and preserved as a natural feature. The corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail. The August 2021 Permitting Memo issued by Bristlecone Ecology for the Phase 2 Preliminary Plan clarifies that the Filing No. 3 area does not affect wetlands in Sand Creek or in the minor tributary to the west.

Wildlife: Wildlife that has been viewed on the site and surrounding areas include prairie dogs, coyotes, pronghorn antelope, western meadowlarks, sparrow and several species of hawks including red tail. Prairie voles, mice and prairie dogs are the typical rodent population in the area. As development occurs within Sterling Ranch, care will be taken to minimize human and wildlife conflicts within reasonable limits.

Wildfire: The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a low wildfire hazard potential and no specific fire mitigation plans or other actions are necessary.

Districts Serving the Property:

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

PROJECT JUSTIFICATION

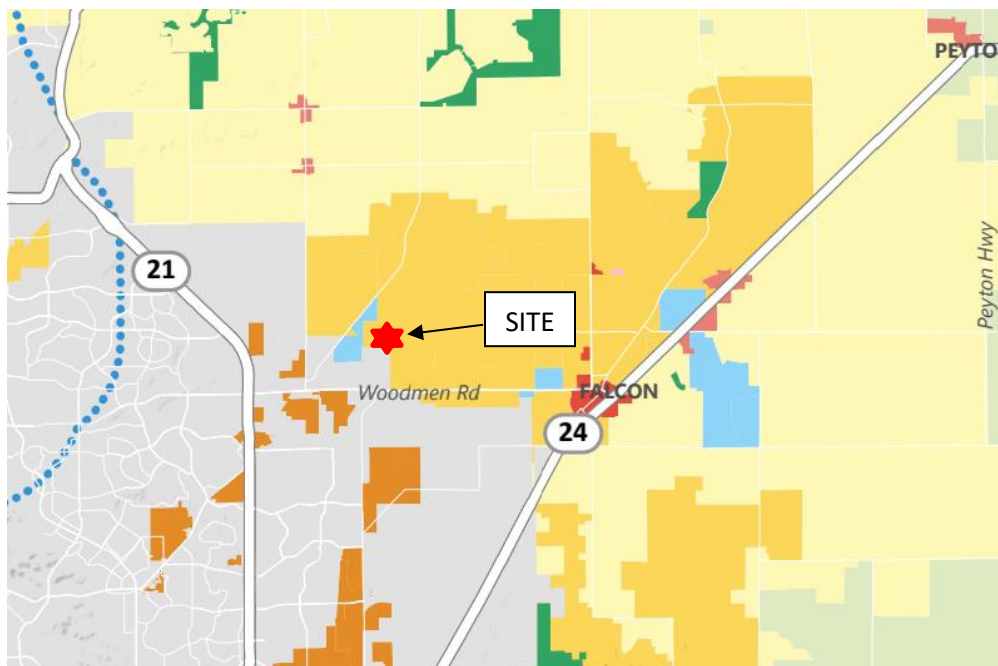
a. Consistency with Approved Sketch Plan

A detailed analysis of the relationship of the Sterling Ranch Sketch Plan and the goals and objectives of these plans were previously provided with the Sketch Plan, Zoning and Preliminary Plan submittals with findings of consistency having been made by the respective Planning Commission and Board of County Commissioners. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space. Sterling Ranch Filing No. 3 is consistent with the approved Sketch Plan, Zoning and Preliminary Plan. This plan incorporates the 50-foot buffer and a 100-foot minimum building setback along the southern boundary as specified on the Sterling Ranch Sketch Plan.

b. County Master Plan Compliance

Sterling Ranch Filing No. 3 is identified in the County Master Plan Place-Based approach as a Suburban Residential Placetype and as an area for New Development on the Areas of Change Map. Suburban Residential Placetypes is characterized by predominantly residential areas with single-family detached housing as the primary land use, generally with a density up to five units per acre. With 63 units on 20.9 acres, the density of Filing No. 3 is three units per acre, which is consistent with the Suburban Residential Placetype.

As such Filing No. 3 complies with the Master Plan Placetypes and Areas of Change Maps. It is also consistent with the Core Principles and Goals for Housing and Communities Priority Development Areas to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.



c. Consistency with Water Master Plan

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

“Region 3 contains four growth areas west of Falcon projected to be completed by 2040. Other areas of 2040 growth are projected for the north-central part of the region west of Highway 24 extending from Falcon to 4-Way Ranch. North of Falcon along Highway 24, growth is projected by 2060 on both sides of the highway. Just west of Falcon, another small development is projected by 2060 on the north and south sides of Woodmen Road. On the east side of Highway 24, three separate areas of growth are projected for development by 2060, with the largest of the three spanning from south of Judge Orr Road to east of Peyton Highway into Region 4c. This development will likely consist of 35-acre lots that will require individual wells to use Denver Basin groundwater. The other two growth areas will be located on the north and south sides of Falcon Highway directly east of Falcon. See Figure 5.5 for Region 3 growth map projections.”

Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the project demand is 6,403-acre feet. The 2060 water supply is projected to be 8,284-acre feet per year and the projected demand is 8,307-acre feet. The Sterling Ranch System is expected to serve 3,710 single-family equivalent (SFE) homes in the year 2040 requiring 1,310 annual acre-feet. In the year 2060 the system is expected to serve 7,310 single-family equivalent homes requiring 2,580-acre feet per year.

The February 2021 Water Resources Report for the Phase 2 Preliminary Plan identified an existing 300-year water supply available to the Sterling Ranch Metropolitan District of 371.47-acre-feet/year. 255.96-acre-feet/year is committed to Phase 1, leaving 115.51 acre feet for future development. Phase 2 proposes 212 single-family lots which will generate a water demand of 75.719-acre-feet/year and there is sufficient water available to serve this number of lots with the remaining 115.51 acre feet per year. The Sterling Ranch Metropolitan District No. 1 has issued a commitment letter to provide Phase 2 with the required 75.71-acre-feet/year. Both the State Engineer’s Office and the County Attorney’s Office have issued findings of water sufficiency and dependability for the Phase 2 Preliminary Plan, of which the Sterling Ranch Filing No. 3 Final Plat is part.

The policies relevant to the Sterling Ranch Filing No. 3 Final Plat are as follows:

- *Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.*
An finding of water sufficiency and dependability was issued for the Phase 2 Preliminary Plan.
- *Goal 3.1 – Promote cooperation among water providers to achieve increased efficiencies on infrastructure.*
The Sterling Ranch system has opportunity to connect with both the Cherokee Metro District and Woodmen Hills Metro District storage and delivery facilities.

- *Goal 3.2 – Promote cooperation among water providers to achieve increased efficiencies on treatment.*
Sterling Ranch wastewater is discharged into the Meridian System which in turn has potential to convert some reusable flows to available physical supplies.
- *Goal 3.7 – Encourage the interconnection of infrastructure owned by water providers and projects that will have access to more than one water source, both to foster conjunctive use and to better accommodate water supply emergencies.*
The Sterling Ranch system has opportunity to connect with both the Cherokee Metro District and Woodmen Hills Metro District storage and delivery facilities.
- *Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).*
In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC. And the Bar X Water. In addition to adding off-site sources, additional priority is to acquire and invest in additional renewable water supplies. Future supply has been contracted for and implementation is under way. A substantial amount of Not Non-tributary water is available on the Sterling Ranch site and is the purpose of a pending augmentation plan.
- *Goal 5.4 – Promote the long-term use of renewable water.*
As noted above, Sterling Ranch wastewater is discharged into the Meridian System, which in turn has potential to convert some reusable flows to available physical supplies.
- *Goal 6.0 – Require adequate water availability for proposed development.*
Both the State Engineer's Office and the County Attorney's Office have issued findings of water sufficiency and dependability for the Phase 2 Preliminary Plan, of which the Sterling Ranch Filing No. 3 Final Plat is part.
- *Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.*
The suburban level development proposed by Sterling Ranch Filing No. 3 is served by centralized utilities provided by Sterling Ranch metropolitan District No. 1.

d. Consistency with Plat Approval Criteria

The Sterling Ranch Filing No. 3 Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations. All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions. Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision. A finding of water sufficiency and dependability was issued for the Phase 2 Preliminary Plan, of which the Sterling Ranch Filing No. 3 Final Plat is part.

The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code. All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated. The extraction of any known commercial mining deposit will not be impeded by this subdivision.

STERLING RANCH FILING NO. 3
A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. _____ &
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SW1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.69 FEET.

COMMENCING AT SAID SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34; THENCE N76°27'59"W, A DISTANCE OF 3,285.79 FEET TO THE NORTHEASTERLY CORNER OF STERLING RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE SOUTHERLY LINE OF THAT 20' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783, N76°19'20"E A DISTANCE OF 306.51 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, SIX (6) COURSES:

1. S76°13'42"E A DISTANCE OF 113.48 FEET;
2. S40°32'14"E A DISTANCE OF 104.08 FEET;
3. S17°59'13"W A DISTANCE OF 156.80 FEET;
4. S05°59'16"E A DISTANCE OF 253.00 FEET;
5. S30°01'27"E A DISTANCE OF 151.07 FEET;
6. S54°45'26"W A DISTANCE OF 199.63 FEET, TO A POINT ON THE SOUTHERLY LINE, AND ITS EXTENSION, OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21705379;

THENCE ON SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. S78°47'17"W A DISTANCE OF 182.32 FEET;
2. S35°56'43"W A DISTANCE OF 113.87 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE ON SAID SOUTH LINE, S89°04'30"W A DISTANCE OF 1,073.19 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID SOUTH LINE, THE FOLLOWING THREE (3) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S61°10'09"E, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17°06'47" AND AN ARC LENGTH OF 67.20 FEET, TO A POINT OF REVERSE CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 59°37'18" AND AN ARC LENGTH OF 182.10 FEET, TO A POINT OF TANGENT;
3. N13°40'40"W A DISTANCE OF 303.66 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 20' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783;

THENCE ON SAID NORTHERLY EASEMENT LINE, N76°19'20"E A DISTANCE OF 982.10 FEET;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 80.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 910,909 SQUARE FEET OR 20.9116 ACRES.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A AND B ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D.

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

OWNERS CERTIFICATE/ DEDICATION STATEMENT:

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS, LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALES AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS STERLING RANCH FILING NO. 3, EL PASO COUNTY, COLORADO.

ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

THE AFOREMENTIONED, SR LAND, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

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

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT C IS FOR FUTURE RESIDENTIAL DEVELOPMENT PURPOSES AND IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY SR LAND, LLC.

BY: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D.

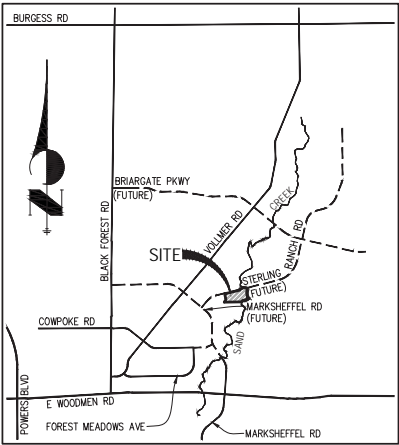
BY: _____

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE:

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

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

NOTICE:

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

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 202____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

CHAIR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "STERLING RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 202____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

CLERK AND RECORDER

STATE OF COLORADO)
) SS
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

JOB NO. 25188.02
JUNE 7, 2021
SHEET 1 OF 3

FEES:

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

SUMMARY:

63 LOTS	9.0622 ACRES	43.33%
3 TRACTS	7.5238 ACRES	35.98%
RIGHTS-OF-WAY	4.3256 ACRES	20.69%
TOTAL	20.9116 ACRES	100.00%

STERLING RANCH FILING NO. 3

A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. _____ &
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

PLAT NOTES:

1. BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

2. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

3. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.

5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.

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

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

8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN SP 20-03 OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.

9. 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.

10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.

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

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

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

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR 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.

PLAT NOTES:

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)

16. A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.

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

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

19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1.

20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

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

22. SPECIAL DISTRICT DISCLOSURE:
A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.

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

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

25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO DINES BOULEVARD, VOLLMER ROAD, MARKSHEFFEL ROAD, OR STERLING RANCH ROAD.

26. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE GEOLOGIC HAZARD REPORT BY ENTEC DATED MAY 4, 2021 IN SF-20-03 AVAILABLE AT THE EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:

FLOODPLAIN: TRACT C

27. NO REPLAT OR RESUBDIVISION OF TRACT C SHALL BE RECORDED UNTIL AND UNLESS THE IMPROVEMENTS DESCRIBED IN EXHIBIT A TO THE SUBDIVISION IMPROVEMENTS AGREEMENT FOR STERLING RANCH FILING NO. 3 HAVE BEEN COMPLETED BY THE SUBDIVIDER AND DISTRICT AND APPROVED BY THE COUNTY AND THE DISTRICT FOR PRELIMINARY ACCEPTANCE PURSUANT TO THE COUNTY'S ENGINEERING CRITERIA MANUAL.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S31°19'20"W	49.50'
L2	N58°40'39"W	36.77'
L3	N31°19'21"E	36.76'
L4	N58°40'39"W	36.77'
L5	N31°19'21"E	36.77'
L6	S52°18'05"E	41.65'
L7	N69°40'42"E	45.79'
L8	N28°31'11"E	25.00'
L9	S89°04'30"W	20.00'
L10	S76°19'20"W	24.34'
L11	S76°19'20"W	25.34'
L12	S76°19'20"W	3.38'
L13	S31°19'20"W	36.77'
L14	N89°04'30"E	51.26'
L15	N58°40'39"W	36.78'
L16	N31°19'21"E	35.41'
L17	N56°25'30"W	38.20'
L18	N31°19'21"E	36.78'
L19	N58°40'40"W	49.50'
L20	N31°19'20"E	49.50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	7°13'05"	175.00'	22.05'
C2	12°55'39"	200.00'	45.13'
C3	77°14'51"	52.00'	70.11'
C4	23°33'23"	60.00'	24.67'
C5	23°33'23"	60.00'	24.67'
C6	30°12'01"	60.00'	31.63'
C7	41°09'31"	60.00'	43.10'
C8	39°14'51"	60.00'	41.10'
C9	13°45'14"	60.00'	14.40'
C10	12°45'09"	200.00'	44.51'
C11	12°45'09"	175.00'	38.95'
C12	12°45'09"	225.00'	50.08'
C13	2°36'42"	225.00'	10.26'
C14	10°08'27"	225.00'	39.82'
C15	23°33'23"	60.00'	24.67'
C16	7°03'31"	60.00'	7.39'
C17	16°29'52"	60.00'	17.28'
C18	90°00'00"	52.00'	81.68'
C19	23°33'08"	60.00'	24.66'
C20	17°19'01"	60.00'	18.13'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	6°14'06"	60.00'	6.53'
C22	15°22'55"	200.00'	53.69'
C23	0°57'24"	175.00'	2.92'
C24	48°26'52"	55.00'	46.51'
C25	8°20'43"	55.00'	8.01'
C26	59°13'39"	55.00'	56.85'
C27	121°14'22"	55.00'	116.38'
C28	40°12'40"	55.00'	38.60'
C29	37°26'41"	55.00'	35.94'
C30	17°52'41"	55.00'	17.16'
C31	23°07'25"	55.00'	22.20'
C32	5°41'56"	225.00'	22.38'

AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
TRACT A	22,033	0.5058
TRACT B	277,403	6.3683
TRACT C	28,300	0.6497
1	7,842	0.1800
2	6,751	0.1550
3	12,130	0.2785
4	6,178	0.1418
5	9,835	0.2258
6	5,500	0.1263
7	5,499	0.1262
8	5,177	0.1189
9	5,411	0.1242
10	5,251	0.1205
11	5,250	0.1205
12	5,250	0.1205
13	5,250	0.1205
14	5,250	0.1205
15	5,250	0.1205
16	5,250	0.1205
17	5,250	0.1205
18	5,250	0.1205
19	5,109	0.1173
20	4,979	0.1143

AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
21	7,491	0.1720
22	7,462	0.1713
23	6,000	0.1377
24	8,638	0.1983
25	6,732	0.1545
26	5,597	0.1285
27	5,597	0.1285
28	5,597	0.1285
29	5,686	0.1305
30	6,197	0.1423
31	8,237	0.1891
32	5,000	0.1148
33	5,283	0.1213
34	5,849	0.1343
35	6,415	0.1473
36	6,972	0.1600
37	7,163	0.1644
38	9,613	0.2207
39	7,767	0.1783
40	5,500	0.1263
41	5,500	0.1263
42	5,500	0.1263
43	7,362	0.1690

AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
44	7,024	0.1613
45	5,750	0.1320
46	5,750	0.1320
47	5,750	0.1320
48	5,750	0.1320
49	5,750	0.1320
50	5,750	0.1320
51	5,750	0.1320
52	5,750	0.1320
53	5,750	0.1320
54	5,750	0.1320
55	5,750	0.1320
56	6,900	0.1584
57	6,900	0.1584
58	7,025	0.1613
59	6,262	0.1438
60	5,500	0.1263
61	6,354	0.1459
62	6,068	0.1393
63	6,650	0.1527

JOB NO. 25188.02
JUNE 7, 2021
SHEET 2 OF 3



**A REPLAT OF ALL OF TRACT A, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. _____ &
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO**

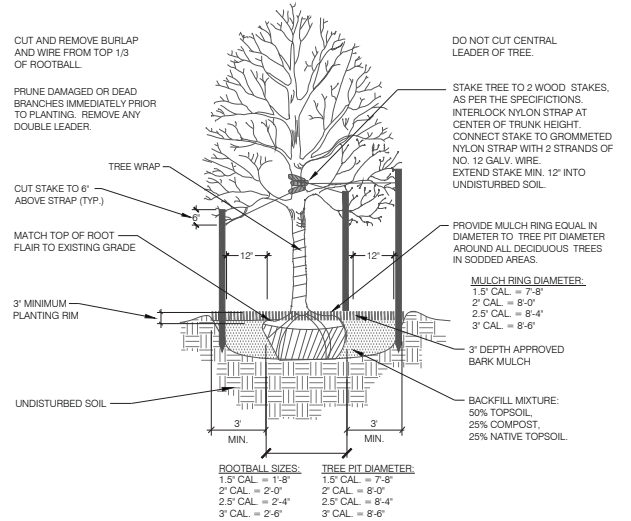


STERLING RANCH FILING 3
LANDSCAPE PLAN

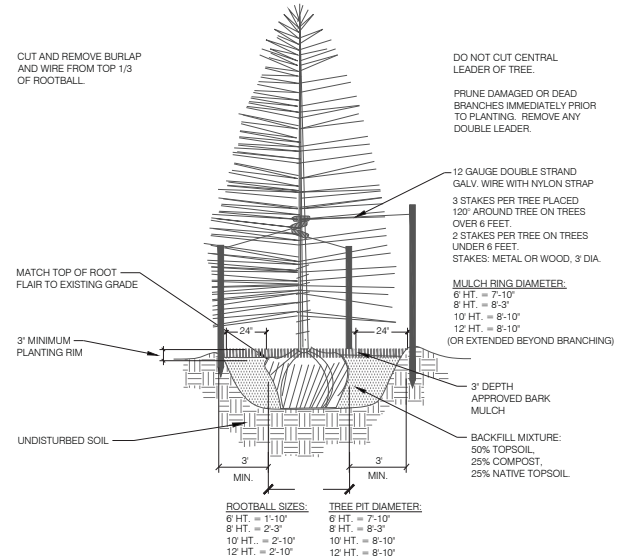
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LANDSCAPE NOTES

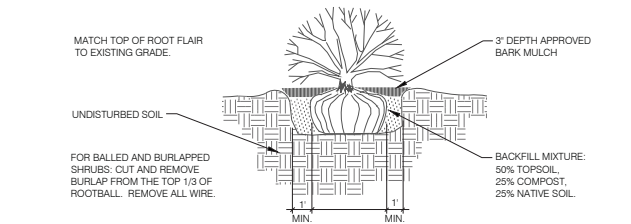
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL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



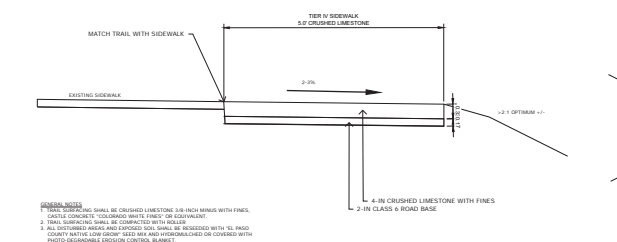
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



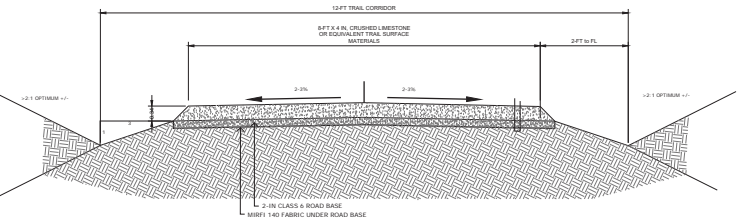
2 CONIFEROUS TREE PLANTING DETAIL
SCALE: NOT TO SCALE



5 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



EL PASO COUNTY TIER IV TRAIL DETAIL
SCALE: N.T.S.



EL PASO COUNTY TIER I TRAIL DETAIL
SCALE: N.T.S.

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Cco	4	Corylus columna / Turkish Filbert	45'	30'	3" Cal.	B&B	Xeric
	Gdl	3	Gymnocladus dioica / Kentucky Coffee Tree	60'	50'	3" Cal.	B&B	NonX
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Pcl	18	Pinus contorta latifolia / Lodgepole Pine	70'	15'	8" HT	B&B	NonX
	Ped	22	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B	Xeric
	Pfl	11	Pinus flexilis / Limber Pine	50'	30'	6" HT	B&B	Xeric
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Pam	15	Prunus americana / American Plum	20'	10'	2" Cal.	B&B	NonX
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	Cxc	45	Caryopteris x clandonensis / Bluebeard	3'	3'	5 GAL	CONT	NonX
	Jbu	16	Juniperus sabina `Buffalo` / Buffalo Savin Juniper	1'	8'	5 GAL	CONT	NonX
GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	Cto	150	Cerastium tomentosum / Snow In Summer	1'	1.5'	1 GAL	CONT	NonX

Land Planning
Landscape
Architecture
Urban Design



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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STERLING
RANCH
FILING NO. 3

El Paso County,
Colorado

DATE: 08.12.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE
NOTES & DETAILS

1
1 OF 2

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – The Glen at Widefield Filing No. 10

Agenda Date: November 10, 2021

Agenda Item Number: #7 - A

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

The Glen at Widefield East is a 292.29 acre subdivision located in the Widefield area near Mesa Ridge Parkway and Marksheffel Road. The developer, The Glen Development Company, is in the process of completing the requirements of a Final Plat subdivision application for The Glen at Widefield Filing No. 10. The Final Plat totals 10.47 acres and consist of 40 single family residential lots on 7.25 acres and 2.125 acres of open space (20%).

The Glen Development Company provided a Trail Plan outlining development of approximately 3.5 miles of trail, picnic pavilion, picnic table, benches, trash receptacles and signage to be installed within several large open space tracts within the Glen at Widefield East property, which includes Filings No. 7 through 12. For each filing, a corresponding Park Lands Agreement is proposed to help fund this urban park development. To date a Park Lands Agreement has been completed for Filings No. 7, 8, and 9.

Consistent with the overarching Trails Plan for The Glen at Widefield East, The Glen Development Company has indicated their intent to construct urban park amenities associated with the Glen at Widefield Filing No. 10 Final Plat in the adjacent Filing No. 9 boundary. Pursuant to the requirements of the El Paso County Land Development Code, the El Paso County Community Services Department estimates the Urban Park Fees to be \$11,520.

The County desires to grant the Glen Development Company \$11,520 in Urban Park credits, provided that urban park improvements are installed of an equal or greater value, which will provide urban recreation opportunities for residents living in Filing No. 10 and the public.

The Glen Development Company shall satisfy its urban park development requirements and obligations for The Glen at Widefield Filing No. 10 by installing 5,305 feet of trail, specifically identified as Trail B Northern Half, and Trail C in the Trails Plan, within open space Tract A, Tract B, and Tract C in The Glen at Widefield Filing No. 9, in lieu of paying \$11,520 in Urban Park Fees at the time of recording the final plat.

The Glen Development Company will provide plans, specifications, and a construction cost estimate for the park improvements to the County for review and approval prior to recording the final plat for The Glen at Widefield Filing No. 10. The park improvements must be completed

within two years of the execution of this agreement or the urban park fees will be immediately due to the County.

Recommended Motion:

Move to endorse the approval of the Park Lands Agreement with Glen Development Company for The Glen at Widefield Filing No. 10.

PARK LANDS AGREEMENT
Glen at Widefield Filing No. 10

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2021, by and between Glen Development Company ("Property Owner"), Glen Metropolitan District No. 3 ("District") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the owner of a parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 292 acres and commonly known and described as the Glen at Widefield East (the "Property").

B. The Board of County Commissioners approved a Preliminary Plan application on June 28, 2016 for the Property that includes six filings for development of 578 single-family lots.

C. Property Owner is in the process of completing a Final Plat application for a portion of the Property to be platted as The Glen at Widefield Filing No. 10 for development of 40 single-family lots, which was approved by the Planning Commission and the Board of County Commissioners in 2019.

D. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Development Services Department estimates the 2019 Urban Park Fees for The Glen at Widefield Filing No. 10 to be \$11,520.

E. Property Owner and the District provided a Trail Plan outlining the development of approximately 3.5 miles of trail, a picnic pavilion and picnic table, benches, trash receptacles and signage to be installed within The Glen at Widefield East Property, which will provide urban recreation opportunities for residents living within The Glen at Widefield East and the public.

F. The County desires to grant the Property Owner \$11,520 in Urban Park Credits, provided that the Property Owner and the District installs improvements of an equal or greater value to certain parcels within the Glen at Widefield East identified as Tracts A, B, C in the Glen at Widefield Filing NO. 9A, adjacent to Glen at Widefield Filing No. 10 Final Plat, which will provide urban recreation opportunities for residents living in The Glen at Widefield East and the public.

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. Trail B and Trail C Development and Obligations. Property Owner and the District shall satisfy its urban park development requirements and obligations for The Glen at Widefield Filing No. 10 by installing 5,305 linear feet of trail, specifically identified as Trail B Northern Half, and Trail C in the Trail Plan attached hereto and incorporated herein by

this reference within open space Tract A of the Glen at Widefield East Preliminary Plan in lieu of paying \$11,520 in Urban Park Fees at the time of recording the final plat. By execution and recordation of this Agreement, The Glen at Widefield East Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for The Glen at Widefield Filing No. 10, the Property Owner and the District shall install or cause to be installed the Improvements within the designated tract as described in this Agreement.
- b. The value of the Improvements installed shall be equal to or greater than \$11,520.
- c. The Property Owner and the District will provide plans, specifications, and a construction cost estimate for the Improvements to the County for review and approval prior to the recording of the final plat for The Glen at Widefield Filing No. 10.
- d. The 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 \$11,520 will be immediately paid to the County. If the above-mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within The Glen at Widefield East until the Improvements have been completed or fees have been paid.
- e. The Improvements shall remain open for public use in perpetuity, consistent with the zoning of the property identified in the approved The Glen at Widefield East Preliminary Plan and The Glen at Widefield Filing No. 10.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner, District and the County, the Improvement will be maintained in perpetuity either by the Property Owner or The Glen Metropolitan District No. 3 for the benefit of the public.

3. Installation. The Property Owner and the District, at no cost to the County, shall be responsible to install or cause to be installed all Improvements pursuant to this Agreement. Any and all 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**

By: _____
Stan VanderWerf, President

ATTEST:

Chuck Broerman
Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

Glen Development Company

By: _____


Title: Asst U. P.

Glen Metropolitan District No. 3

By: _____


Title: V.P.

October 26th 2021

To Whom It May Concern,

We are writing this letter to update our timeframe associated with our trail system that is to be built in conjunction with The Glen at Widefield East.

To date we have completed the improvements associated with filing No. 7 as well as Filing No. 8. The trail improvements associated with Filings No. 9 & No. 10 are under construction and we expect the trail portion to be complete by November 15th, 2021. There are some delays on the trash receptacles, due to shipping delays, but we anticipate having those installed in Q1 2022. Moving forward the timeframe estimates for the remaining filings as well as their associated infrastructure are listed below. All filings marked with an * represent 2021 Park Fee's and updated cost estimates.

Filing No.	Number of Lots	Timeframe	2016 Park Fees	Est. Costs	Amenities
No. 7	148	Complete	\$31,376	\$33,004	Southern half of Trail "B" & Trail "E"
No. 8	101	Complete	\$21,412	\$21,579	Picnic Area on Trail "E"
No. 9	106	In process	\$28,007	\$38,555	Northern half of Trail "B" & Phase 1 of Trail "C"
No. 10*	40	In process	\$11,520	\$29,365	Completion of Northern half of Trail "B" & Phase 1 of Trail "C"
No. 11*	103	Fall 2022	\$30,385	\$67,149	Trail "D" & Phase 2 of Trail "C"
No. 12*	79	Fall 2023	\$23,305	\$55,971	Phase 3 of Trail "C"
Total	578		\$146,005	\$245,623	

Despite many delays from our original planned timeline, we are still very excited about the overall trail system that is being completed throughout the area. I hope this gives a clear picture as to where we are in our construction process as well as our anticipated future timeframe.

If you have any questions or need any more information please do not hesitate to contact me.

Thank You,

A handwritten signature in black ink, appearing to read "J. Ryan Watson". The signature is stylized with a large, looped "J" and a long, sweeping underline.

J. Ryan Watson

Glen Development

Glen 9 & Glen 10
146 Lots

* Estimated that Glen 9 portion encompasses All of Trail B and 1000' of Trail C

Trail B					
North Half					
Estimated Length		2505			
Estimated Width		6'			
Costs		Quantity	Unit	Price	Total
Trail Installation		2505	LF	\$11	\$27,555
Trash Receptacles		0	EA	\$600	\$0
Contingency					\$0
Trail B Total					\$27,555

Trail C					
To Trail D Intersection					
Estimated Length		2800			
Estimated Width		6'			
Costs	Quantity	Unit	Price	Total	
Road Base	2800	LF	\$11	\$30,800	
Trash Receptacles	3	EA	\$600	\$1,800	
Signage	1	EA	\$2,500	\$2,500	
Contingency				\$5,265.00	
Trail B Total				\$40,365	

Glen 9 & 10 Total	\$67,920
------------------------------	-----------------

Glen 11
103 Lots

Trail D					
Estimated Length		3190			
Estimated Width		6'			
Costs		Quantity	Unit	Price	Total
Trail Installation		3190	LF	\$11	\$35,090
Trash Receptacles		1	EA	\$600	\$600
Signage		1	EA	\$2,500	\$2,500
Contingency					\$5,728.50
Trail D Total					\$43,919

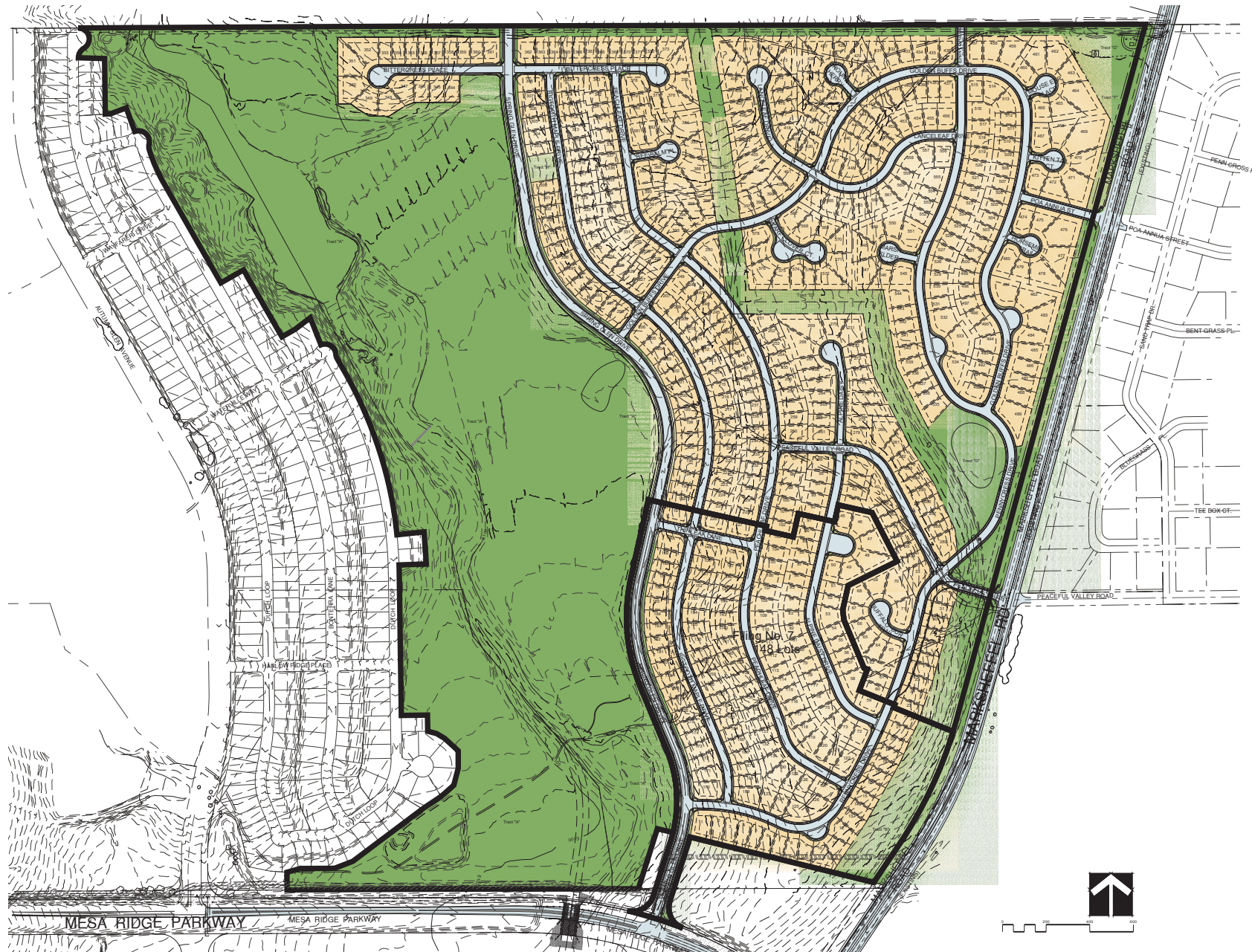
Trail C				
From Peac Estimated Length	1500			
Estimated Width	6'			
Costs	Quantity	Unit	Price	Total
Trail Installation	1500	LF	\$11	\$16,500
Trash Receptacles	2	EA	\$600	\$1,200
Signage	1	EA	\$2,500	\$2,500
Contingency				\$3,030.00
Trail C - partial - Total				\$23,230

Glen 11 TOTAL	\$67,149
---------------	----------

Glen 12
79 Lots

Trail C				
Between North Trail D Intersection and Peaceful Valley Rd				
Estimated Length	4370			
Estimated Width	6'			
Costs	Quantity	Unit	Price	Total
Trail Installation	4370	LF	\$11	\$48,070
Trash Receptacles	1	EA	\$600	\$600
Contigency				\$7,301
Trail C Partial Total				\$55,971

Glen 12 TOTAL	\$55,971
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The Glen at Widefield East Exhibit

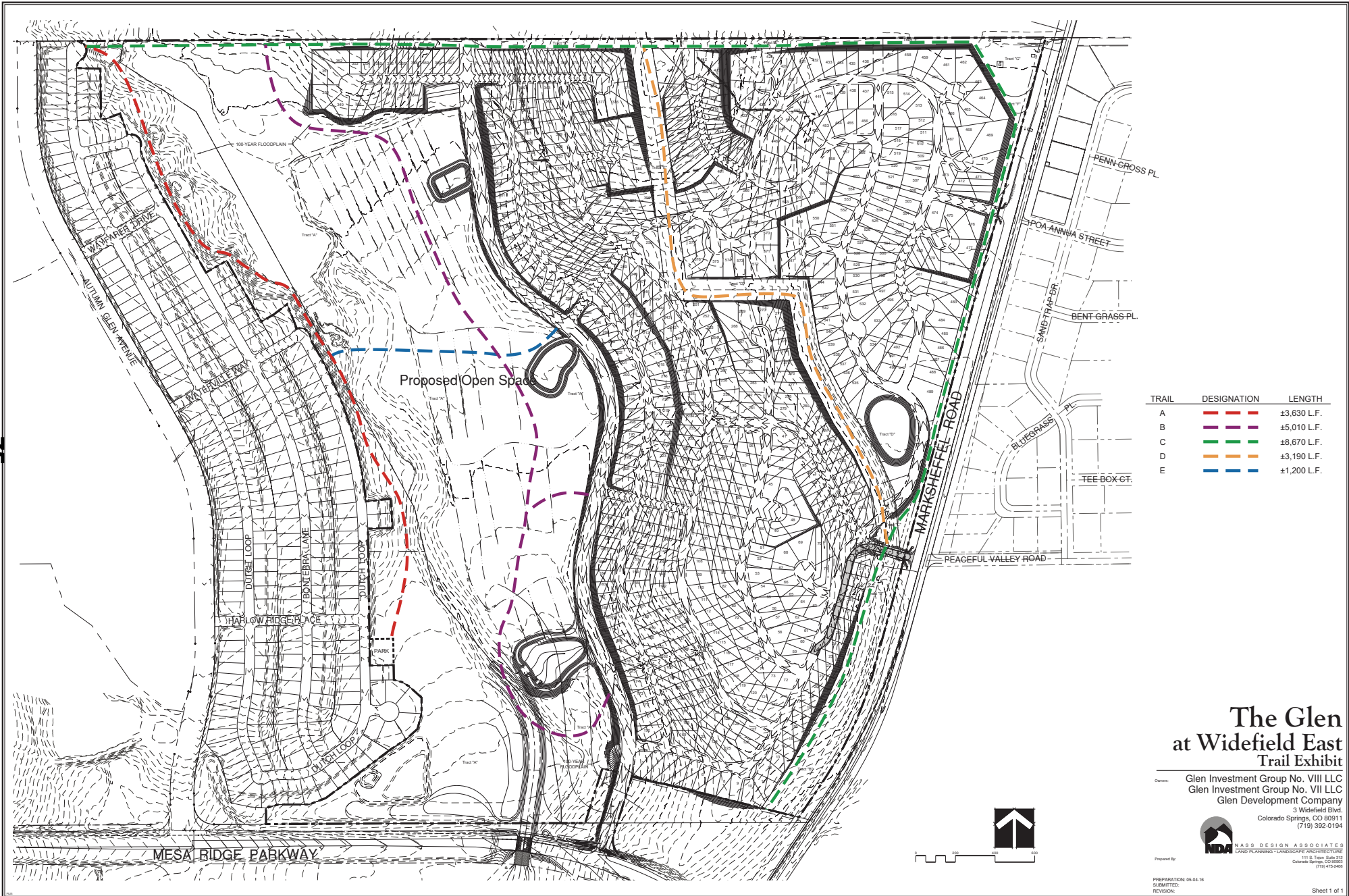
Owner: Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 392-0194



Prepared By: NASS DESIGN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
111 S. Tejon, Suite 312
Colorado Springs, Colorado 80903
(719) 475-2495

PREPARATION: 05-16-16
SUBMITTED:
REVISION:

Sheet 1 of 1



The Glen at Widefield East Trail Exhibit

Client: Glen Investment Group No. VIII LLC
Glen Investment Group No. VII LLC
Glen Development Company
3 Widefield Blvd.
Colorado Springs, CO 80911
(719) 392-0194



NASS DESIGN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
111 S. Tejon, Suite 212
Colorado Springs, Colorado 80903
(719) 475-2400

Prepared By:

PREPARATION: 05-04-16
SUBMITTED:
REVISION:

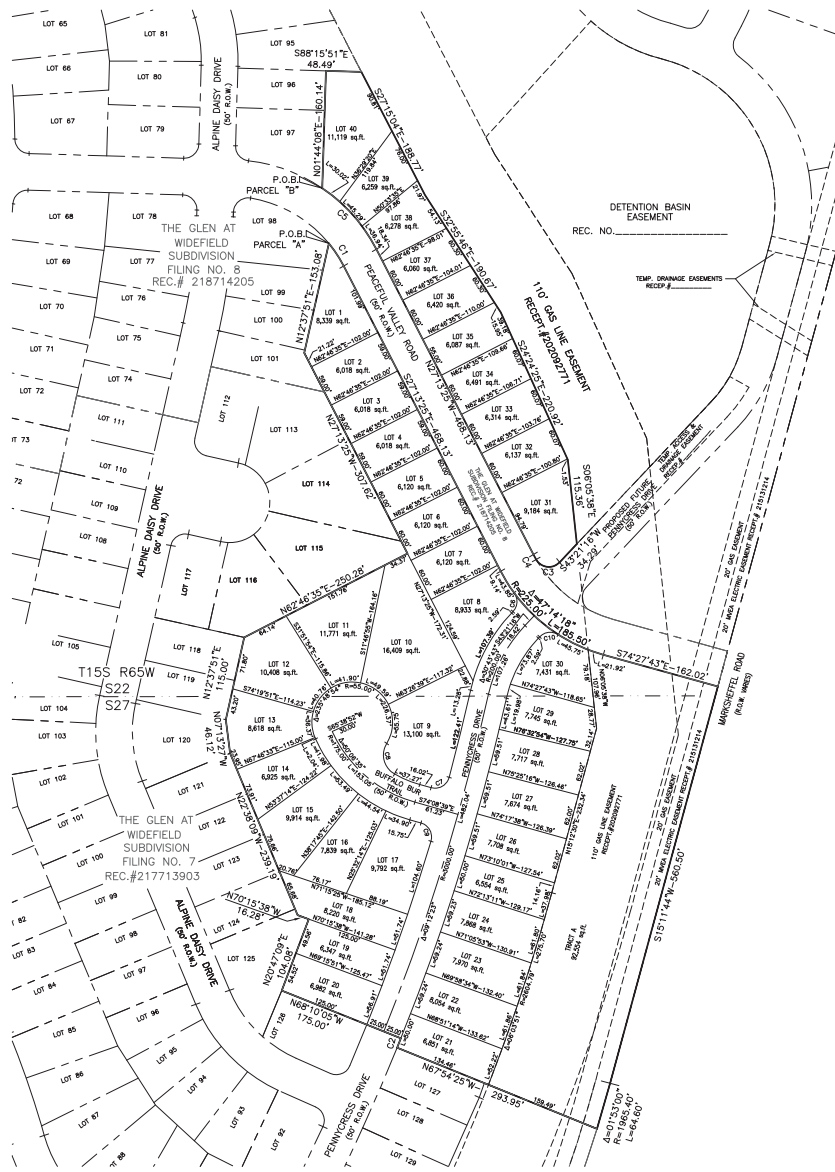
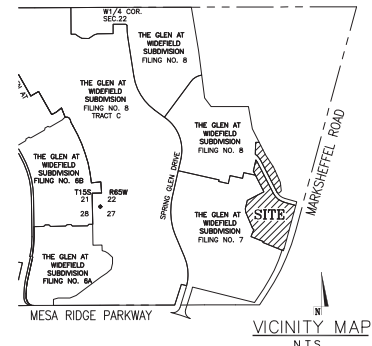
Sheet 1 of 1

A portion of the Southwest One-quarter (SW1/4) of Section 22 and the Northwest One-quarter (NW1/4) of Section 27 Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado



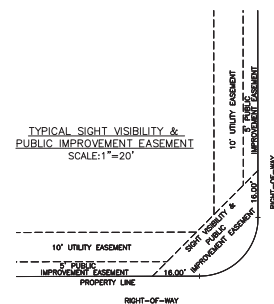
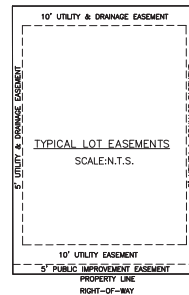
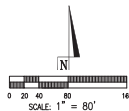
THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 10

A portion of the Southwest One-quarter (SW1/4) of Section 22 and the Northwest One-quarter (NW1/4) of Section 27
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado



GLEN 10-BOUNDARY CURVE TABLE			
CURVE	DELTA	RADIUS LENGTH	CHORD BEARING
C1	120°10'	179.00'	S81°17'00"W
C2	0°15'00"	300.00'	N81°12'45"W
C3	108°52'30"	20.00'	N82°12'25"W
C4	2°30'41"	175.00'	N82°12'45"W
C5	28°30'30"	125.00'	N41°30'30"W

LOT CURVE TABLE			
CURVE	DELTA	RADIUS LENGTH	CHORD BEARING
C6	28°24'30"	20.00'	N67°36'15"W
C7	30°24'31"	20.00'	N67°36'15"W
C8	30°24'31"	20.00'	N67°36'15"W
C9	30°24'31"	20.00'	N67°36'15"W
C10	30°24'31"	20.00'	N67°36'15"W



PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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.

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.10
DRAWN BY:MMW CHECKED BY:JMT DATE:02/16/21
JOB NO.:19001600 DWG:19001600-PP.DWG SHEET 2 OF 2

KNOW ALL MEN BY THESE PRESENTS:

That Glen Investment Group No. VIII, LLC, being the owner of the described tract of land, to wit:

LAND DESCRIPTION, THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A:

A tract of land located in a Portion of Sections 21 and 22, Township 15 South (T15S), Range 65 West (R65W) of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of the Glen at Widefield Subdivision No. 8 as recorded under Reception No. 218714205 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Thence N53°29'23"W, a distance of 166.96 feet, Thence along the arc of a curve to the right, having a central angle of 44°45'21", a radius of 690.00 feet, an arc length of 538.99 feet; Thence N08°44'02"W, a distance of 522.83 feet; Thence along the arc of a curve to the right having a central angle of 08°48'48", a radius of 990.00 feet, an arc length of 152.28 feet; Thence along the arc of a reverse curve to the left, having a central angle of 90°23'24", a radius of 20.00 feet, an arc length of 31.55 feet; Thence S89°41'22"W, a distance of 164.24 feet; Thence S00°18'38"E, a distance of 125.00 feet; Thence S89°41'22"W, a distance of 210.00 feet; Thence S68°54'53"W, a distance of 42.79 feet; Thence S57°40'22"W, a distance of 89.89 feet; Thence N89°03'10"W, a distance of 89.89 feet; Thence N58°49'31"W, a distance of 59.34 feet; Thence N53°53'00"W, a distance of 42.88 feet; Thence S89°41'22"W, a distance of 57.81 feet; Thence N00°18'38"W, a distance of 354.40 feet to a point on the North line of the Southeast One-quarter (SE1/4) of said Section 21; Thence N89°41'22"E along the North line the Southeast One-quarter (SE1/4) of said Section 21, a distance of 381.45 feet; Thence N89°51'21"E, a distance of 1216.92 feet to a point on the Western line of a 110' GIG Gas Line Easement as recorded under Reception No. 202092771 in the records of the Clerk and Recorder's Office of said County; Thence S09°31'38"E along the Western line of said Gas Line Easement, a distance of 584.99 feet; Thence S07°21'14"E along the Western line of said Gas Line Easement, a distance of 328.34 feet to a point on the Northernly line of said Glen at Widefield Subdivision Filing No. 8; Thence along the arc of a non-tangential curve to the left and the Northernly line of said Glen at Widefield Subdivision Filing No. 8, having a central angle of 44°36'25", a radius of 225.00 feet, an arc length of 175.17 feet, whose chord bears S58°48'50"W; Thence continuing along the Northernly line of said Glen at Widefield Subdivision Filing No. 8, S36°30'37"W, a distance of 588.31 feet to the Point of Beginning.

Said tract contains 30.505 acres (1,328,801 S.F.) more or less.

TOGETHER WITH TRACT C LAND DESCRIPTION:

A Portion of Sections 21, 22, 27 and 28, Township 15 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of the Glen at Widefield Subdivision Filing No. 8A as recorded under Reception No. 213713312 in the records of the Clerk and Recorder's Office of said County; Thence along the Eastern boundaries of the Glen at Widefield Subdivision Filing No. 8A (Recept. No. 213713312), 68 (Recept. No. 214713541) and 6C (Recept. No. 215715589); the following thirty-nine (39) courses:
1.) N00°17'25"W, a distance of 81.12 feet; 2.) Thence N7°18'43"E, a distance of 64.03 feet; 3.) Thence N89°42'34"E, a distance of 156.77 feet; 4.) Thence N89°00'39"E, a distance of 49.31 feet; 5.) Thence N53°05'24"E, a distance of 408.47 feet; 6.) Thence N58°23'20"E, a distance of 94.08 feet; 7.) Thence N48°21'57"E, a distance of 78.00 feet; 8.) Thence N14°40'13"E, a distance of 78.00 feet; 9.) Thence N00°00'00"E, a distance of 80.83 feet; 10.) Thence N47°32'46"W, a distance of 83.98 feet; 11.) Thence N59°07'16"W, a distance of 43.67 feet; 12.) Thence N75°10'14"W, a distance of 41.66 feet; 13.) Thence N00°50'00"W, a distance of 74.00 feet; 14.) Thence S89°10'00"W, a distance of 120.00 feet; 15.) Thence N00°50'00"W, a distance of 165.56 feet; 16.) Thence along the arc of a curve to the left, having a central angle of 01°05'47", a radius of 1930.00 feet, an arc length of 36.53 feet; 17.) Thence N88°04'13"E, a distance of 125.00 feet; 18.) Thence N03°59'13"W, a distance of 147.54 feet; 19.) Thence S83°57'21"W, a distance of 125.00 feet; 20.) Thence along the arc of a non-tangential curve to the left, having a central angle of 23°44'05", a radius of 1930.00 feet, an arc length of 799.50 feet, whose chord bears N17°54'42"W; 21.) Thence N28°46'44"W, a distance of 59.51 feet; 22.) Thence along the arc of a curve to the right, having a central angle of 25°50'31", a radius of 50.00 feet, an arc length of 22.55 feet; 23.) Thence along the arc of a reverse curve to the left, having a central angle of 107°37'45", a radius of 50.00 feet, an arc length of 93.92 feet; 24.) Thence N28°46'44"W, a distance of 133.62 feet; 25.) Thence S22°29'14"W, a distance of 87.00 feet; 26.) Thence S60°13'10"W, a distance of 70.00 feet; 27.) Thence N29°46'50"W, a distance of 354.00 feet; 28.) Thence S60°13'10"W, a distance of 120.00 feet; 29.) Thence N29°46'50"W, a distance of 527.00 feet; 30.) Thence along the arc of a curve to the right, having a central angle of 123°5'05", a radius of 760.00 feet, an arc length of 166.93 feet; 31.) Thence along the arc of a compound curve to the right, having a central angle of 307°3'06", a radius of 50.00 feet, an arc length of 26.37 feet; 32.) Thence along the arc of a reverse curve to the left, having a central angle of 122°55'41", a radius of 50.00 feet, an arc length of 107.27 feet; 33.) Thence N19°54'14"W, a distance of 115.00 feet; 34.) Thence S89°15'09"W, a distance of 75.76 feet; 35.) Thence S86°15'29"W, a distance of 26.38 feet; 36.) Thence N00°40'30"W, a distance of 254.64 feet; 37.) Thence N88°13'59"W, a distance of 120.08 feet; 38.) Thence along a non-tangential curve to the right, having a central angle of 60°00'00", a radius of 50.00 feet, an arc length of 52.36 feet, whose chord bears N29°42'12"E; 39.) Thence along the arc of a reverse curve to the left, having a central angle of 150°05'00", a radius of 50.00 feet, an arc length of 130.91 feet to a point on the North line of the Southeast One-quarter (SE1/4) of said Section 21;

Thence N89°41'22"E along the North line of the Southeast One-quarter (SE1/4) of said Section 21, a distance of 1188.63 feet; Thence S00°18'38"E, a distance of 354.40 feet; Thence S89°41'22"E, a distance of 57.81 feet; Thence S53°53'00"E, a distance of 42.88 feet; Thence S58°49'31"E, a distance of 59.34 feet; Thence S89°03'10"E, a distance of 89.89 feet; Thence N7°40'22"E, a distance of 89.89 feet; Thence N85°54'53"E, a distance of 42.79 feet; Thence N89°41'22"E, a distance of 210.00 feet; Thence N00°18'38"W, a distance of 354.40 feet; Thence N58°49'31"W, a distance of 59.34 feet; Thence along the arc of a curve to the right, having a central angle of 90°23'24", a radius of 20.00 feet, an arc length of 31.55 feet; Thence along the arc of a reverse curve to the left, having a central angle of 08°48'48", a radius of 990.00 feet, an arc length of 152.28 feet; Thence along the arc of a curve to the left, having a central angle of 52°23'25", a radius of 690.00 feet, an arc length of 538.99 feet; Thence S53°29'23"E, a distance of 191.96 feet; Thence along the arc of a curve to the right, having a central angle of 60°07'14", a radius of 525.00 feet, an arc length of 605.86 feet; Thence S12°23'14"W, a distance of 528.16 feet; Thence along the arc of a curve to the left, having a central angle of 35°16'00", a radius of 840.00 feet, an arc length of 517.04 feet; Thence S22°38'09"E, a distance of 308.02 feet; Thence along the arc of a curve to the left, having a central angle of 36°23'00", a radius of 610.00 feet, an arc length of 387.35 feet to the Northeast corner of the Jimmy Camp LRT Station as recorded under Reception No. 205032403 in the records of the Clerk and Recorder's Office of said County; Thence N76°15'09"W along the North line of said Jimmy Camp LRT Station, a distance of 73.86 feet; Thence S17°29'04"W along the West line of said Jimmy Camp LRT Station, a distance of 288.96 feet to the Southwest corner of said Jimmy Camp LRT Station; Thence S89°52'30"W, a distance of 992.47 feet; Thence S58°42'34"W, a distance of 618.48 feet to the Point of Beginning.

Said tract contains 114.702 acres (4,996,457 S.F.) more or less.
Combined tracts contain 145.207 acres (6,325,338 S.F.) more or less.

OWNERS CERTIFICATE:

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, streets, and easements as shown hereon and subdivision of THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A. 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.

Glen Investment Group No. VIII, LLC

J. Mark Watson President Glen Investment Group No. VIII, LLC

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO) SS

The foregoing instrument was acknowledged before me this 17th day of December, 2020 A.D., by J. Mark Watson, President of Glen Investment Group No. VIII, LLC

Witness my Hand and Seal: *[Signature]* Notary Public

My Commission Expires: July 23, 2022

Address: 3 Widefield Blvd. Colo. Springs CO

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A
PLAT NOTE AMENDMENT

A portion of the Southeast One-quarter (SE1/4), Section 21 and the Southwest One-quarter (SW1/4) of Section 22 Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.

County of El Paso, State of Colorado

DEDICATION:

The above party in interest has caused said tract to be platted into Lots, Blocks, Streets, Easements and Tracts as shown on the plat, which is drawn to a fixed scale as indicated thereon, and accurately sets forth the boundaries and dimensions of said Lots, Blocks, Streets, Easements, and Tracts which shall be known as "THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A" El Paso County, Colorado. All streets as platted are hereby dedicated to public use and said owner does hereby personally covenant and agree that all platted streets will be graded, paved and that proper drainage for same will be provided at his own expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado, and upon acceptance by resolution, all streets so dedicated will become matters of maintenance by El Paso County, Colorado.

BASIS OF BEARINGS STATEMENT:

The bearings of this plat are based upon a portion of the Easterly boundary of the Glen at Widefield Subdivision Filing No. 5B as recorded under Reception No. 206712326 in the records of the Clerk and Recorder's Office, County of El Paso, State of Colorado; Said line being also a portion of the Easterly Right-of-Way line of Autumn Glen Avenue as described in said subdivision, being monumented at the Point of Tangency of said boundary by a found cap and rebar marked "PLSC 25968" and at the Point of Curvature of said boundary by a found rebar and cap marked "PLSC 25968". Said line bears N29°46'44"W, a distance of 1154.12 feet.

EASEMENTS:

Unless shown greater in width, both sides of all side lot lines will be platted with five (5') foot easements for drainage purposes and public utilities only, and both sides of all rear lot lines will be platted with a ten (10') foot easement for drainage purposes and public utilities only, and all lot lines adjoining a street which has a fifty (50') foot right-of-way width will be platted with a fifteen (15') foot easement, being a five (5') foot easement adjacent to that fifty (50') foot right-of-way for public improvements and a ten (10') foot easement adjacent to the five (5') foot easement for utility purposes, with sole responsibility for maintenance being vested with the adjoining property owners.

NOTES:

1. These tracts of land are subject to the following per the Commitment for Title Insurance, prepared by Unified Title Company, Order No. 54829UTC, effective date December 9, 2017 at 7:30 A.M.

9. Any interest which may have been acquired by the public reason of the Resolution of the Board of County Commissioners dated and recorded October 3, 1987 in Road Book A at Page 78, which provided that all section lines, township lines, and range lines on the public domain east of the range line dividing range lines 65 west and 66 west declared to be public highways of the width of 60 feet, being 30 feet on each side of said section lines, township lines, or range lines.

10. Any rights of the Spring Lake Reservoir as shown on Map recorded under Reception No. 499772, File No. 836.

11. Any rights, interest or easements in favor of the riparian owners, the State of Colorado, the United States of America, or the general public, which exist, have existed, or are claimed to exist in and over the waters and present and past bed and banks of the streams, ditches and/or ponds within the herein described property.

12. Any question, dispute or adverse claims as to any loss or gain of land as a result of any change in the river bed location by other than natural causes, or alteration through accretion, reliction, erosion or avulsion of the center thread, bank, channel or flow of waters in Jimmy Camp Creek lying within subject land, and any question as to the location of such center thread, bed bank or channel as a legal description monument or marker for purposes of describing or locating subject lands.

NOTE: There are no documents in the land records of the Office of the Clerk and Recorder of El Paso, accurately locating past or present location(s) of the center thread, bank, bed or channel of the above Jimmy Camp Creek or indicating any alterations of the same as from time to time may have occurred.

13. Terms, agreements, provisions, conditions and obligations as contained in Agreement between W. T. Gore and The League Land Company recorded December 9, 1922 in Book 608 at Page 542 at Reception No. 331050.

14. Right of Way recorded December 1, 1927 in Book 798 at Page 202, subject to the Special Warranty Deed recorded July 19, 1928 in Book 814 at Page 324, subject to the Agreement and Partial Release recorded November 15, 1982 in Book 3634 at Page 80, as modified by and subject to the Colorado Interstate Gas Company Right of Way and Easement Agreement to Pipeline Corridor recorded June 7, 2002 as Reception No. 202092771, and as modified by the Partial Release of Right of Way Agreement recorded February 21, 2008 as Reception No. 208020313.

15. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to the Mountain View Electric Association, Inc., recorded September 30, 1968 in Book 2256 at Page 64.

16. Inclusion within the Security Fire Protection District as evidenced by instruments recorded October 23, 1986 in Book 5258 at Page 1049; recorded March 27, 2001 at Reception No. 201036563, and recorded December 9, 2005 as Reception No. 205196147.

17. Terms, agreements, provisions, conditions and obligations as contained in Annexation Agreement recorded September 23, 1988 in Book 5557 at Page 405.

18. Agreement between Widefield Water and Sanitation District and JHW Investment Company recorded May 6, 1997 at Reception No. 97051183.

19. Right of Way and easement to Colorado Interstate Gas Company as contained in instrument recorded June 7, 2002 at Reception No. 202092771, and subject to the terms and conditions contained therein.

20. The effects of Order and Decree Organizing the Glen Metropolitan District No. 2 and Issuance of Certificates of Election recorded June 24, 2004 at Reception No. 204105070.

21. The effects of Order and Decree Organizing the Glen Metropolitan District No. 3 and issuance of Certificates of Election recorded June 24, 2004 at Reception No. 204105072.

22. Resolution No. 04-482 recorded February 4, 2005 as Reception No. 205017888.

23. Terms, agreements, provisions, conditions and obligations as contained in Detention Agreement recorded November 23, 2005 at Reception No. 205187505 and re-recorded May 26, 2006 at Reception No. 206077406.

24. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded March 2, 2006 at Reception No. 206031532.

25. Terms, agreements, provisions, conditions, obligations and easements as contained in Resolution, recorded July 18, 2007 at Reception No. 207095753.

26. Inclusion within the Fountain Sanitation District as disclosed by instrument recorded August 23, 2007 at Reception No. 207110450.

27. Terms, agreements, provisions, conditions, obligations and easements as contained in Water Easement Agreement, recorded June 12, 2008 at Reception No. 208067692.

28. Terms, agreements, provisions, conditions, obligations and easements as contained in Water Easement Agreement, recorded June 12, 2008 at Reception No. 208067699.

29. Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, recorded March 28, 2013 at Reception No. 213040286; recorded November 20, 2014 at Reception No. 214107071; recorded March 4, 2015 at Reception No. 215020223 and subject to Declaration of Covenants, Conditions, Restrictions and Easements recorded March 28, 2013 at Reception No. 213040288.

30. Terms, agreements, provisions, conditions, obligations and easements as contained in Slope Access Easement, recorded March 28, 2013 at Reception No. 213040267.

31. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 27, 2014 at Reception No. 214077995.

32. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 27, 2014 at Reception No. 214077996.

33. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 27, 2014 at Reception No. 214077997.

34. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 27, 2014 at Reception No. 214077998.

35. Terms, agreements, provisions, conditions, obligations and easements as contained in Park Easement Agreement, recorded December 30, 2014 at Reception No. 214119757.

36. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 27, 2015 at Reception No. 215093708.

37. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded August 27, 2015 at Reception No. 215093709.

38. Terms, agreements, provisions, conditions, obligations and easements as contained in Park & Trail Easement Agreement, recorded October 1, 2015 at Reception No. 215107195.

39. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-141 recorded May 3, 2016 at Reception No. 216047340.

40. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 16-227 recorded June 29, 2016 at Reception No. 216070954.

41. Covenants, conditions, restrictions and easements, if any, which do not contain a forfeiture or reverter clause, (deleting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as contained in instrument recorded August 1, 2016 at Reception No. 216085646 and any and all amendments and/or supplements thereto.

42. Terms, agreements, provisions, conditions, obligations and easements as contained in Grant of Right of Way to Mountain View Electric Association, Inc., recorded January 19, 2017 at Reception No. 217007137.

NOTES CONTINUED:

43. Terms, agreements, provisions, conditions, obligations and easements as contained in Private Detention Basin/Stormwater Quality Best Management Practice Maintenance Agreement and Easement, recorded January 30, 2017 at Reception No. 217011405.

44. Terms, agreements, provisions, conditions, obligations and easements as contained in Exclusive Access and Utility Easement Agreement, recorded January 6, 2017 at Reception No. 217001810 and re-recorded January 19, 2017 at Reception No. 217007192.

45. Terms, agreements, provisions, conditions, obligations and easements as contained in Filing No. 6 Detention Basin Easement Agreement, recorded September 20, 2017 at Reception No. 217113818.

46. Any and all unrecorded leases or tenancies and any and all parties claiming by, through, or under such leases or tenancies.

2. Water and sewer service is provided by Widefield Water and Sanitation District subject to the District's rules, regulations, and specifications.

3. The El Paso County Planning and Community Development must be contacted prior to the establishment of any driveway.

4. All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.

5. The following reports have been submitted and are on file at the County Planning and Community Development: Soils and Geological, Water and Wastewater Resources, Drainage Report, Natural Features Inventory Report, Erosion Control Report, Wetland Impact Report.

6. No man-made or non-man-made obstructions shall be allowed to penetrate the 40:1 approach surface of the Colorado Springs Municipal Airport.

7. All exterior lighting plans shall be approved by the Director of Aviation to prevent a hazard to aircraft.

8. No electromagnetic, light, or any other physical emissions which might interfere with aircraft, aviation, communications or navigational aids shall be allowed.

9. The Airport Advisory Commission suggests that residences constructed in this area should include FAA approved sound mitigation construction techniques to obtain at least a 25db reduction in interior noise.

NOTICE: This property may be adversely impacted by noise caused by aircraft operating into and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentially and the ramifications thereof.

10. 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.

11. 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 after the required public and common development improvements have been constructed and completed and preliminary accepted in accordance with the Subdivision Improvements Agreement between the applicant/owner and El Paso County as recorded under Reception Number 220029881 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 Agreement, by the Planning and Community Development Director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso Board of County Commissioners of all improvements required to be constructed and completed in accordance with said Subdivision Improvements Agreement. The partial release of lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of lots authorized by the Subdivision Improvements Agreement.

12. All corner lots will be platted with a Sight Visibility and Public Improvements Easement as shown in the "Typical Public Improvement Easement" detail. No obstructions greater than thirty (30') inches in height above flow line elevation of the adjacent roadway are allowed within this area. The sole responsibility for maintenance and ownership being vested with individual property owners.

13. The addresses (0000) exhibited on this plat are for informational purposes only. They are not the legal descriptions and are subject to change.

14. Direct lot access to Spring Glen Drive is prohibited.

15. The Glen at Widefield Filing No. 9A is subject to the provisions of the Park Lands Agreement as recorded at Reception No. 220055840 in the records of El Paso County, Colorado, recorded on the 23rd day of April, 2020.

16. This property may be adversely impacted by possible radio towers installation on an adjacent parcel. The buyer should familiarize himself/herself with this potentiality and ramifications thereof.

17. This property is subject to the Protective Covenants, recorded at Reception No. 216085646, in the records of the El Paso County Clerk and Recorder.

18. This survey does not constitute a title search by Pinnacle Land Surveying Company to determine ownership of easements of record. For all information regarding easement, rights-of-way and title of record, Pinnacle Land Surveying Company relied upon a Commitment for Title Insurance, prepared by Unified Title Company, Order No. 54829UTC, effective date December 9, 2017 at 7:30 A.M.

19. Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Department of Wildlife, Colorado Department of Transportation, U.S. Army the Corps of Engineers, the U.S. Fish & Wildlife Service and/or Colorado Department of Wildlife regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

20. Mailboxes shall be installed in accordance with all El Paso County Department of Transportation and United States Postal Service regulations.

21. The Subdivider(s) agree on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plot notes to ensure that a title search would find the fee obligation before sale of the property.

22. The property in the Glen at Widefield Subdivision Filing No. 9A is located in Flood Zone X, determined to be outside the 500-year floodplain and a portion of Tract C is located in Flood Zone AE with base flood elevations determined, Zone X areas within the 500-year flood, areas of 100-year flood with average depth of less than 1 foot or drainage areas less than 1 square mile and areas protected by levees from the 100-year flood and in Flood Zone X determined to be outside the 500-year flood per FEMA Flood Insurance Rate Maps 68041C856 F and 68041C857 F, Effective dates March 17, 1997.

23. Pursuant to Resolution No.20-203, approved by the Board of Directors, El Paso County Public Improvement District 2 and recorded in the records of the El Paso County Clerk and Recorder at Reception Number 220025639, the parcels within the platted boundaries of Glen at Widefield Subdivision Filing No. 9A are included within the boundaries of the El Paso County Public Improvement District #2 and as such is subject to applicable road impact fees and mill levy.

24. Detention Basin Easement as shown, is for location purposes only and is not part of this subdivision. The Detention Basin Easement is owned and maintained by the Glen at Widefield Subdivision Filing No.9A Homeowners Association as recorded under Reception No. 220029880 in the records of the El Paso County Clerk and Recorder.

25. This plat has opted to be included in the 10-mil PID #2 for the road impact fee program. The fee is based on the established rate at the time of building permit application.

26. Tracts "A", "B", and "D" are to be used for open space, public and private utilities, drainage, trails, and signage. The tracts will be owned and maintained by the Glen Metropolitan District.

27. Tract C is to be used for Open Space, Trails, Signage, picnic area furnishings and structures, drainage facilities, utilities, and general urban recreation uses and will be owned and maintained by The Glen Metropolitan District.

28. All distances shown hereon are in US Feet.

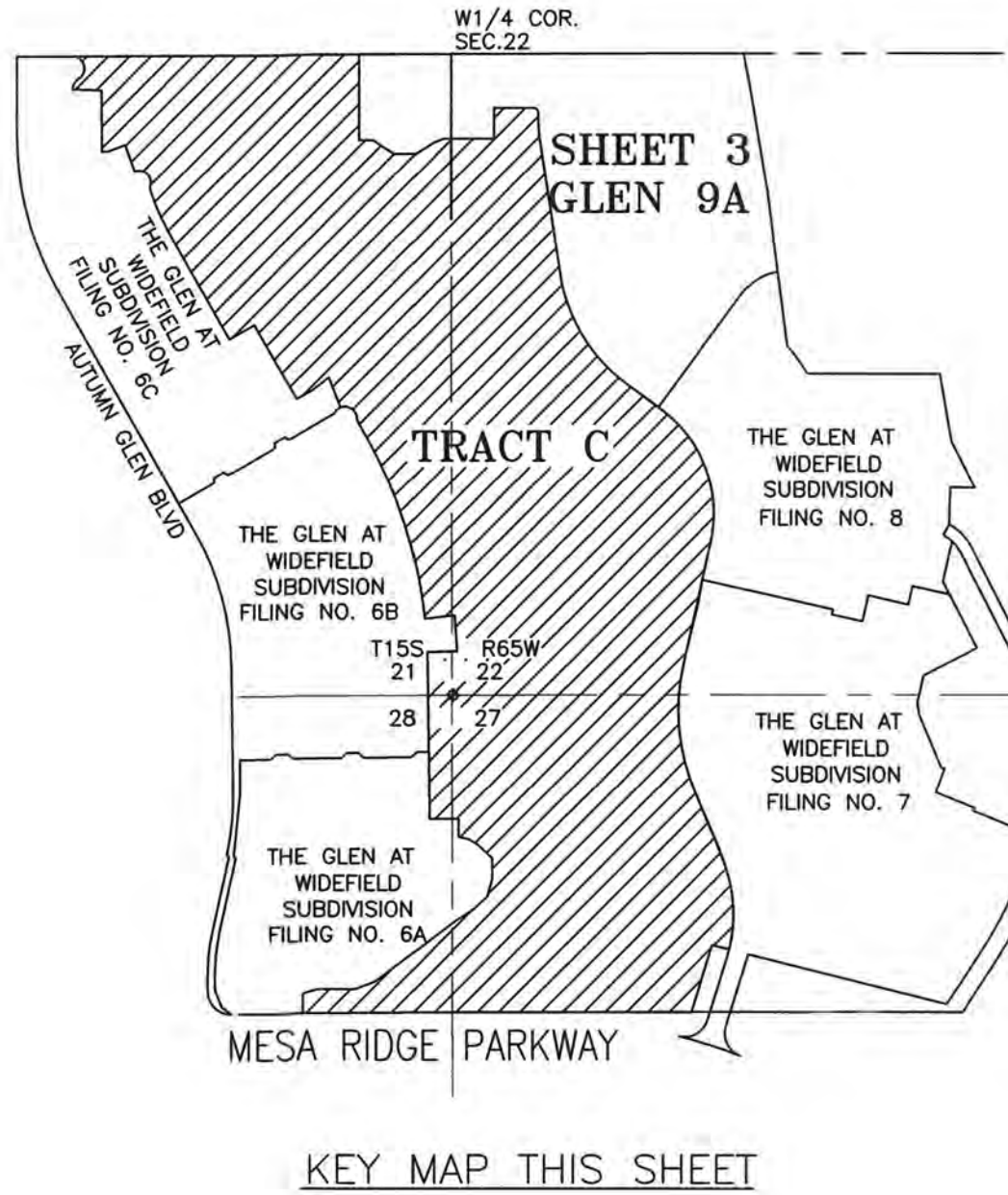
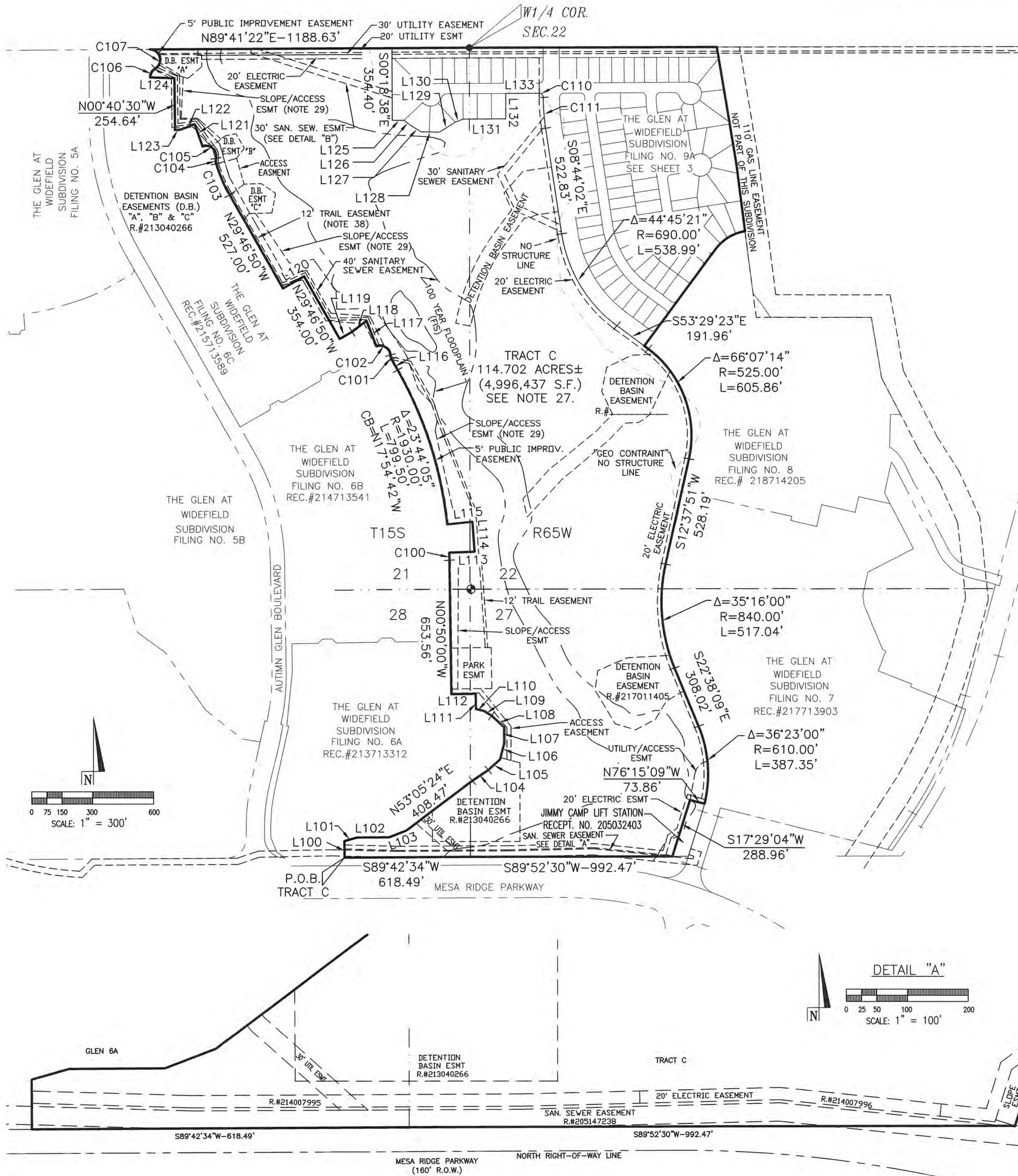
29. There are 106 lots and 4 tracts within this subdivision.

GLEN 9A ACREAGE TABLE		
TRACTS	ACREAGE	OWNERSHIP & MAINTENANCE
TRACT A	0.894 AC	THE GLEN METROPOLITAN DISTRICT
TRACT B	0.853 AC	THE GLEN METROPOLITAN DISTRICT
TRACT C	114.702 AC	THE GLEN METROPOLITAN DISTRICT
TRACT D	0.344 AC	THE GLEN METROPOLITAN DISTRICT
TOTAL ACREAGE	116.793 AC	
RIGHT-OF-WAY (R.O.W.)		

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A
PLAT NOTE AMENDMENT

14663

A portion of the Southeast One-quarter (SE1/4), Section 21 and the Southwest One-quarter (SW1/4) of Section 22
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado



TRACT C- LINE TABLE		
LINE	LENGTH	BEARING
L100	81.12'	N00°17'26"W
L101	64.03'	N74°18'43"E
L102	156.77'	N89°42'34"E
L103	89.31'	N69°00'39"E
L104	94.06'	N56°23'20"E
L105	78.00'	N48°21'57"E
L106	79.69'	N14°40'13"E
L107	80.83'	N00°00'00"E
L108	83.98'	N47°32'46"W
L109	43.67'	N59°07'16"W
L110	41.66'	N73°10'14"W
L111	74.00'	N00°50'00"W
L112	120.00'	S89°10'00"W
L113	125.00'	N88°04'13"E
L114	147.54'	N03°59'13"W
L115	125.00'	S83°57'21"W
L116	59.51'	N29°46'44"W
L117	133.62'	N21°33'57"W
L118	87.00'	S52°29'14"W
L119	70.00'	S60°13'10"W
L120	120.00'	S60°13'10"W
L121	115.00'	N19°54'14"W
L122	75.76'	S89°15'59"W
L123	25.36'	S86°15'28"W
L124	120.08'	N88°13'59"W
L125	57.81'	S89°41'22"E
L126	42.88'	S53°53'00"E
L127	59.34'	S58°49'31"E
L128	89.89'	S89°03'10"E
L129	89.89'	N57°40'22"E
L130	42.79'	N68°54'53"E
L131	210.00'	N89°41'22"E
L132	125.00'	N00°18'38"W
L133	164.24'	N89°41'22"E

TRACT C- CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C100	01°05'47"	1930.00'	36.93'	N01°22'54"W
C101	25°50'31"	50.00'	22.55'	N16°51'29"W
C102	107°37'45"	50.00'	93.92'	N57°45'06"W
C103	12°35'05"	760.00'	166.93'	N23°29'12"W
C104	30°13'06"	50.00'	26.37'	N02°05'06"W
C105	122°55'41"	50.00'	107.27'	N48°21'57"E
C106	60°00'00"	50.00'	52.36'	N29°42'12"E
C107	150°00'50"	50.00'	130.91'	N15°18'13"W
C110	90°23'24"	20.00'	31.55'	S45°06'56"E
C111	08°48'48"	990.00'	152.28'	S04°19'38"E

LEGEND	
—	BOUNDARY LINE
---	LOT LINE
- - - -	EASEMENT LINE
---	CENTERLINE
- - - -	ADJACENT LOT LINE
---	SECTION LINE

Geologic Hazard Note:
Some areas of the proposed development will be impacted by geologic hazards, including the presence of both expansive and hydrocompactive soils. Mitigation measures and a map of the hazard area can be found in the report prepared by STE, Inc. prepared on April 16, 2007, with an additional study prepared on December 8th, 2015, and located within the files of El Paso County in File No. SP-15-004. Additional studies and mitigation recommendations can be found in a study prepared by Hepworth-Pawlak Geotechnical, Inc. on November 4, 2015 also found in File No. SP-15-004.
Foundation Perimeter Drains:
Per the study by STE, Inc. on April 16, 2007, "At a minimum, a subsurface perimeter drain will be required around each foundation system. If seepage or evidence of groundwater is present in the excavation a more comprehensive drain system would be warranted (ie curtain drains, capillary breaks, etc.)"

Areas of High Groundwater:
Due to high groundwater in some areas please refer to the recommendations and mitigation methods found in the studies by STE, Inc. and Hepworth-Pawlak for proper mitigation and construction types for foundations.

Some areas of the proposed development will be impacted by geologic hazards, including the presence of both expansive and hydrocompactive soils. Mitigation measures and a map of the hazard area can be found in the report prepared by RMG prepared on June 19, 2020. Additional studies and mitigation recommendations can be found in a study prepared by J&K Geological Services on August 3, 2020.

Previous reports conducted by STE, Inc. and Hepworth-Pawlak had showed areas of high groundwater in the area of lots 87-90, however recent investigations by RMG Inc. in June 19, 2020 and by J&K Geologic Services in August 3, 2020 show that groundwater levels are at an acceptable level to allow development of these lots with foundations and basements as long as the builder adheres to recommended mitigation procedures within the related studies.

Streets and Roads Construction Mitigation Techniques
Section 8.4.9. B. III. of the El Paso County Land Use Code, states that roads, drainage improvements, and trails should be constructed away from geologic hazards or protected from geologic hazards, in accordance with the provisions of the ECM. Some streets or portions of streets as depicted on this map are shown in a "No Structure Area" or an "Unstable Area". Proper mitigation techniques will be provided during overlot grading and construction and in accordance with the recommendations of the Soils Engineer as per the Subsurface Soils Investigation Study by STE, Inc. prepared on April 16, 2007 with an additional study prepared on December 8th, 2015, and located within the files of El Paso County in File No. SP-15-004, and the Geotechnical Study prepared by Hepworth Pawlak Geotechnical, Inc. in November 4, 2015 also found in File No. SP-15-004.

Crown of Existing Slope (No Structure Line)
The "No structure" line as shown on this plat and discussed within the STE, Inc. study of April 16, 2007 delineates the area west of this line as being not recommended for the development of building structures. Roadway construction that is located west of this line will be implemented per the recommendations within said study. All structures on lots near the no-build line must be set back a minimum of ten feet from the no-build line, unless further evaluation during the overlot grading process indicates that a different setback is appropriate. During construction of homes on these lots the engineer of record needs to do further analysis once the foundation holes are opened in order to recommend what mitigation if any is needed or what specific foundation types may be needed.

Expansive Soils Note:
Potentially expansive soils exist or will be placed on all lots in this development, and will require mitigation prior to construction. The risks associated with swell related heave at individual lots should be evaluated during site specific soil investigations.

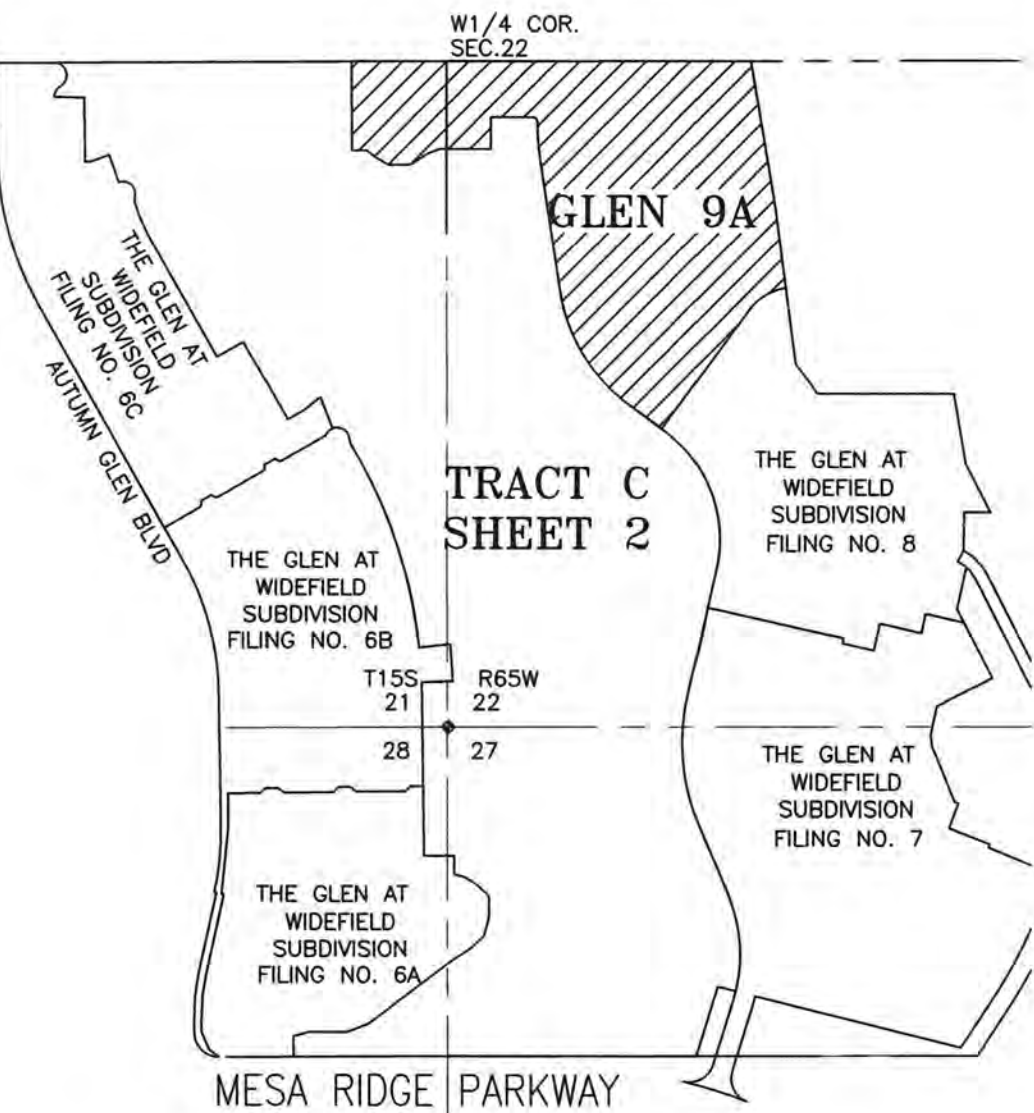
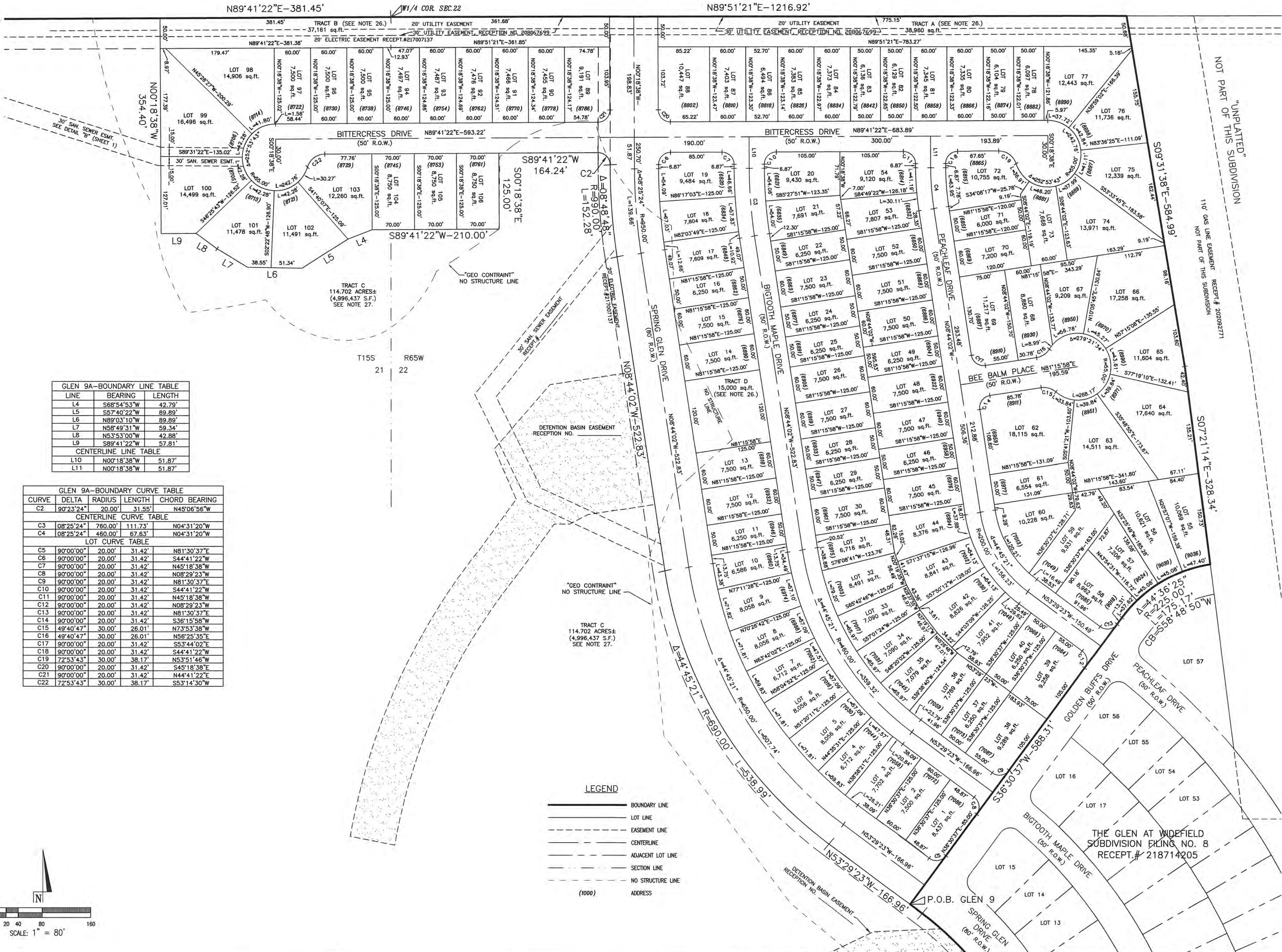
PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

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.

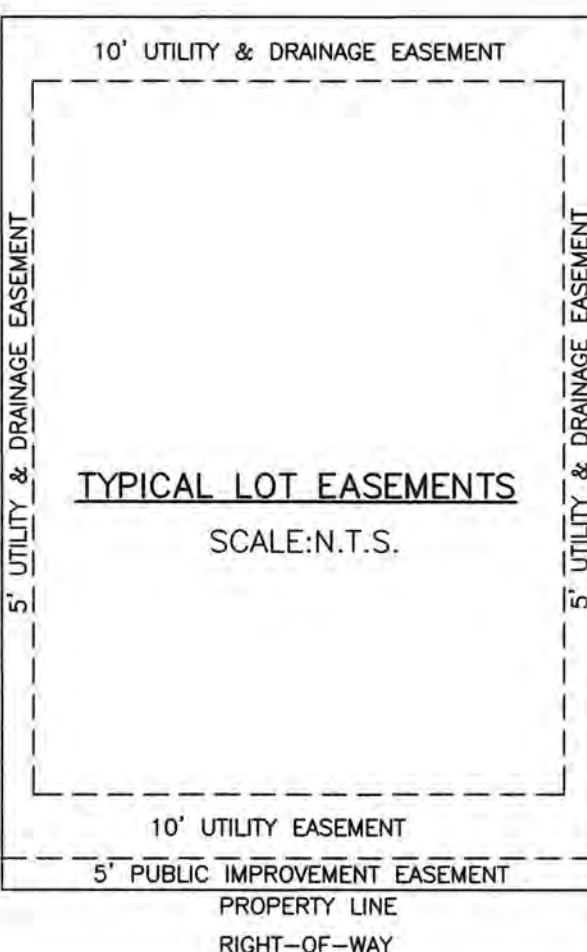
THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.9A PLAT NOTE AMENDMENT
DRAWN BY:MMW
JOB NO.:17003700
CHECKED BY:JWT
DWG:17003700FP.DWG
DATE:12/09/20
SHEET 2 OF 3

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 9A PLAT NOTE AMENDMENT

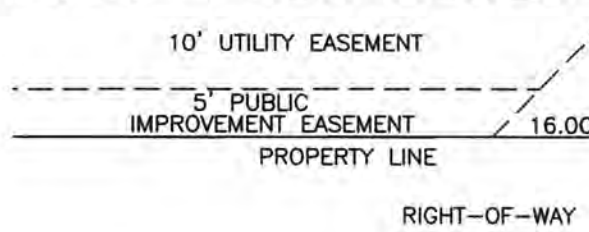
A portion of the Southeast One-quarter (SE1/4), Section 21 and the Southwest One-quarter (SW1/4) of Section 22
Township 15 South (T15S), Range 65 West (R65W) of the 6TH P.M.
County of El Paso, State of Colorado



KEY MAP THIS SHEET



TYPICAL SIGHT VISIBILITY & PUBLIC IMPROVEMENT EASEMENT
SCALE: 1"=20'



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- ADJACENT LOT LINE
- SECTION LINE
- NO STRUCTURE LINE
- ADDRESS

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.

PINNACLE LAND SURVEYING COMPANY, INC.
121 COUNTY ROAD 5, DIVIDE, CO 687-7360

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO.9A PLAT NOTE AMENDMENT
DRAWN BY: MWW
JOB NO.: 17003700
CHECKED BY: JWT
DWG: 17003700FP.DWG
DATE: 12/09/20
SHEET 3 OF 3

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement – The Hills at Lorson Ranch Filing No. 1

Agenda Date: November 10, 2021

Agenda Item Number: # 7 - B

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Lorson Ranch is a 1,412-acre mixed-use development located east of Fountain, near Marksheffel Road and Fontaine Boulevard. The developer, Lorson LLC, is in the process of completing the requirements of a Final Plat subdivision application for The Hills at Lorson Ranch Filing No. 1. The Final Plat totals 123.17 acres and consists of 514 single family residential lots on 54.10 acres and 38.17 acres of open space (31%).

Lorson, LLC, has indicated their intention to construct urban park amenities at two locations within The Hills at Lorson Ranch Filing No. 1, and has requested the waiver of all urban park fees for the filing.

Please find attached the proposed Park Lands Agreements for The Hills at Lorson Ranch Filing No. 1 that includes providing \$149,060 in urban park fee credits for the installation of urban park amenities within Tract E, Tract H, Tract L. Urban park amenities include installation of a climbing rock, disc golf course, hammock garden, turf areas, site furnishings, and sidewalks.

County Parks is proposing to grant Lorson, LLC, credit for the urban park fees provided the Property Owner installs urban park amenities of an equal or greater value to serve the residents within The Hills at Lorson Ranch Filing No. 1. The Developer estimates the overall cost of the park to be approximately \$170,258. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulations, resolutions, and standards. The park will be maintained by the Developer or the Lorson Ranch Metropolitan District.

Recommended Motion:

Move to endorse the approval of the Park Lands Agreement for The Hills at Lorson Ranch Filing No. 1 subject to final revisions by the County Attorney's Office and Board of County Commissioners.

PARK LANDS AGREEMENT
HILLS AT LORSON RANCH FILING NO. 1

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this ____ day of _____, 2021, by and between LORSON, LLC. ("Property Owner"), LORSON RANCH METROPOLITAN DISTRICT ("District") 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 1,412 acres and commonly known and described as Lorson Ranch (the "Property"), which Property was approved for development by the Board of County Commissioners of El Paso County in 2000.

B. Property Owner is in the process of completing the Final Plat application for a portion of the Property to be platted as The Hills at Lorson Ranch Filing No. 1 for development of 514 single-family residential lots, whose application is anticipated to go before 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 Hills at Lorson Ranch Filing No. 1 to be \$149,060.

D. The County desires to grant the Property Owner \$149,060 in Urban Park Fee Credits, provided the Property Owner or District install urban park improvements of an equal or greater value to certain parcels identified as Tract E, Tract H, and Tract L of The Hills at Lorson Ranch Filing No. 1, owned by the District, which will provide urban recreation opportunities for residents living in Filing No. 1.

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, District and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner will satisfy its urban park development requirements and obligations for The Hills at Lorson Ranch Filing No. 1 through the installation of urban park amenities on Tract E, Tract H, and Tract L of The Hills at Lorson Ranch Filing No. 1. 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 Hills at Lorson Ranch Filing No. 1, the Property Owner, through cooperation with the District, has installed or will cause to be installed certain urban park improvements within the designated tracts as outlined in Exhibit A, attached hereto and incorporated herein.

- b. The value of the contribution of Property Owner towards the improvements installed is equal to or greater than \$149,060. The contribution toward improvements provided under this Agreement is in addition to any other Urban Park Fee Credits granted for the same improvements.
- c. The Property Owner, in coordination with District, will provide a site plan and a design and construction cost estimate for the urban park improvements, consistent with Exhibit A, to the County for review and approval prior to the recording of the Final Plat for The Hills at Lorson Ranch Filing 1.
- d. El Paso County Parks staff will conduct an inspection of the site(s) to finalize the conditions of this Parks Lands Agreement. The 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 \$149,060 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied with the two-year period, El Paso County Parks will not consider future applications within Property Owner until such the improvements have been completed or fees have been paid.
- e. The park and trails will be governed by the Rules and Regulations of the District with the understanding that the park and trails will remain open for public use in perpetuity and the trails will allow pedestrian, bicycle, and equestrian use. The use will be consistent with the zoning of the property identified in the approved Lorson Ranch East PUD Development 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 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.

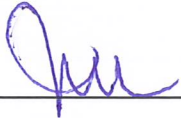
4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

Lorson, LLC.

By: _____
Chair

By:  _____

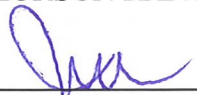
ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:


County Attorney's Office

LORSON RANCH METROPOLITAN DISTRICT



President

ATTEST:



Secretary



The Hills at Lorson Ranch

PARK LANDS AGREEMENT FOR URBAN PARK AMENITIES

***SUBMITTED TO
EL PASO COUNTY***

URBAN PARK LAND AGREEMENT REQUEST **EL PASO COUNTY**

History of Lorson Ranch

Lorson Ranch represents the pride and quality of homeownership. This 1,400-acre community is located in southeast Colorado Springs at Marksheffel Road and Fontaine Boulevard.

Lorson Ranch is located at the epicenter of military operations: located 6 miles southwest of Schriever Air Force Base, 4 miles south of Peterson Air Force Base, 6 miles east of the Colorado Springs Airport and 5 miles east of Fort Carson Military Base.

In addition to the approximate 3,500 homes constructed, Lorson Ranch offers 169 acres of open space to include parks and trails. Total build out of Lorson Ranch will be approximately 4,500+ homes. Most of the residents are young with children. Within the past few years, Lorson Ranch has constructed two miles of regional and local walking trails, nearly two and one-half miles of bicycle trails and has added several miles of sidewalks that are utilized for walking and jogging. Two playgrounds were constructed in 2012 and 2014 in the northern part of the subdivision. A neighborhood park was constructed in the southern part of the subdivision in 2016. Another park was built last year on the North East side of the neighborhood. This project will provide an additional park within Lorson Ranch.

Project Need

The Lorson Ranch Master Plan identified multiple sites for potential future outdoor recreation facilities or amenities. Murray Fountain, LLC (Property Owner) intends to construct a park in the Hills at Lorson Ranch.

Project Goals

The long- term goal of Murray Fountain, LLC is to provide a wide range of recreation facilities. The Lorson Ranch master plan indicates several proposed park spaces.

Proposed playground is age appropriate for all ages and is ADA accessible. It will feature park benches and age specific playground equipment.

Population to be Served

There are approximately 1,200 homes within a 1/2-mile radius of the site. This park will welcome visitors from throughout Lorson Ranch and El Paso County.

Maintenance Responsibility Commitment

The Lorson Ranch Metropolitan District will be responsible for the maintenance of the park and funding is supplied by a mill levy collected from the residents of the subdivision. Maintenance will be accomplished through a contract by a private landscape maintenance company.

Lorson Ranch Park Timeline

Start Date: April 1, 2022

April 7, 2022 Grading and Pour Curbing for the Playground

April 11, 2022 Install Playground Equipment

April 14, 2022 Install Park Benches and Trash Cans

Install Trails and Final Touches

Completion Date: April 17, 2022

These deadlines are all weather permitting

Attachments

1. **Figure 1- Cost Estimate**
2. **Figure 2- Proposed Site Plan, Equipment, Map**

Figure 1- Cost Estimate

COST ESTIMATE

EARTH~~X~~

TO: ESTIMATING DEPARTMENT

DATE: Revised 6/23/2021

RE: North Park - Pocket Park

The following is EarthX price for the landscape and irrigation portion of the above referenced project. All prices are per the landscape and irrigation plans dated with addendums (), and the provided specifications per the plans. Please read the clarification below for exclusion or changes. All of the following prices include material, labor and taxes required to complete the project. The following is a line item cost of each of the items in the landscaping scope. These quantities are based on our measurements of the furnished plans.

DESCRIPTION	QTY	UNIT	COST
PLANT MATERIAL	1	LS	\$ 18,000.00
Sand for hammock Garden	700	SFT	\$ 1,500.00
Wood Mulch	3,000	SF	\$ 4,800.00
1.5" Blue Grey Rock	1,500	SF	\$ 3,400.00
Soil Amend ment	13,233	SF	\$ 1,975.00
KENTUCKY BLUE SOD	2,110	SF	\$ 2,150.00
Native Seed / Hydro Mulch	9,720	SF	\$ 2,660.00
Concrete Curb Edge	200	LFT	\$ 7,200.00
Concrete Sidewalk	3,674	SF	\$ 25,000.00
Hammock Garden	1	LS	\$ 9,500.00
Park Bench	2	EA	\$ 2,000.00
Picnic Table	1	EA	\$ 1,400.00
Trash Can	1	EA	\$ 1,000.00
IRRIGATION	1	LS	\$ 4,500.00
MOBILIZATION	1	LS	\$ 4,000.00
TOTAL			\$ 89,085.00

ADD ALTERNATE

Pet Waste Stations	2	EA	\$ 1,400.00
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CLARIFICATIONS

1. Rough grading for the landscape areas should be graded to +/- 1/10th of a foot. EarthX will not be responsible for rock picking, grubbing, importing, placement or exporting of top soil.
2. There is no allowance for additional soil amendments due to soil testing
3. Base Bid does not include erosion control for site
4. The irrigation water tap and permits will be by others. A stub out with a stop and waste valve down stream of the meter must be provided for the irrigation system.
5. The electrical supply for the irrigation controller must be supplied by other, and with-in five feet of the components.
6. Other item which are not included in this bid are: permit fees, drought permits, Davis Bacon Wages, traffic control, surveying, graffiti removal, site furnishings, tree protection, repair or establishment of existing landscape damaged by others during construction and boring under existing hardscapes.
7. Maintenance of this project will be the owner's responsibility 30 days after substantial completion
8. Warranty on Evergreen trees planted between October 15th and February 1st will be voided
9. Water for Hydro Mulch to be supplied to TnT on site VIA fire hydrant, fee's and meter by others.
10. Bid is good for thirty days from the the bid date listed on this quote.

EarthX
3409 N. Prospect Street
Colorado Saplings, Colorado 80907
Phone: 719-659-6129

EARTH~~X~~

TO: ESTIMATING DEPARTMENT

DATE: Revised 6/23/2021

RE: South Park - Pocket Park

The following is EarthX price for the landscape and irrigation portion of the above referenced project. All prices are per the landscape and irrigation plans dated with addendums (), and the provided specifications per the plans. Please read the clarification below for exclusion or changes. All of the following prices include material, labor and taxes required to complete the project. The following is a line item cost of each of the items in the landscaping scope. These quantities are based on our measurements of the furnished plans.

DESCRIPTION	QTY	UNIT	COST
PLANT MATERIAL	1	LS	\$ 4,000.00
ROCK MULCH	2,040	SF	\$ 3,250.00
SOIL AMENDMENT SOD/MULCH	9,714	SF	\$ 1,420.00
Native Seed with Hydro Mulch	4,520	SF	\$ 1,035.00
The Rockies Climbing Structure	1	EA	\$ 39,000.00
Frisbee Golf - 9 Hole	1	LS	\$ 13,050.00
Picnic Table	1	EA	\$ 1,400.00
Trash Receptacle	2	EA	\$ 1,000.00
Concrete Sidewalk	875	SF	\$ 5,950.00
Concrete Curb Edge	35	LFT	\$ 1,368.00
IRRIGATION	1	LS	\$ 4,200.00
MOBILIZATION	1	LS	\$ 5,500.00
TOTAL			\$ 81,173.00

ADD ALTERNATE

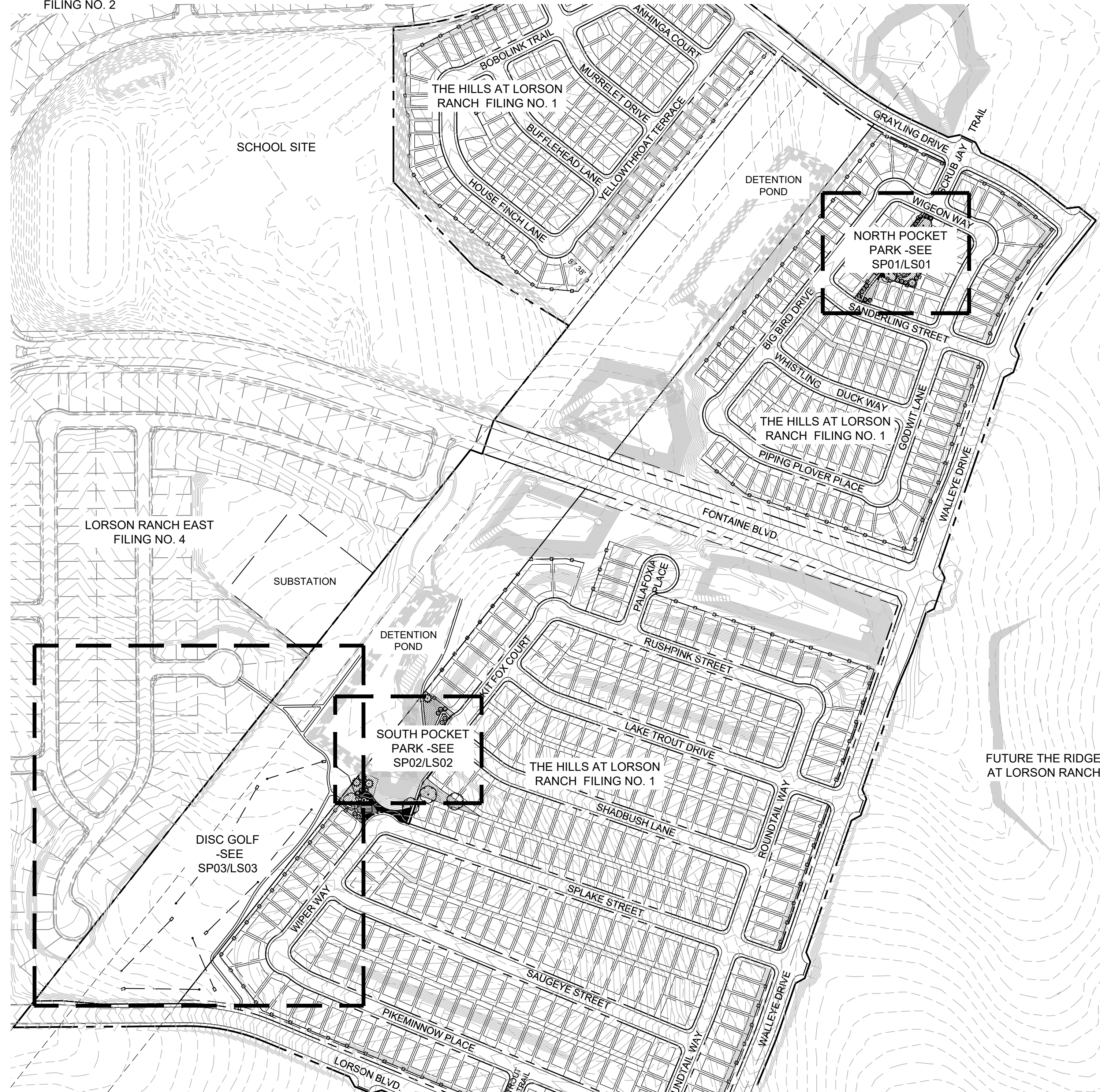
Pet Waste Stations	2	EA	\$ 1,400.00
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CLARIFICATIONS

1. Rough grading for the landscape areas should be graded to +/- 1/10th of a foot. EarthX will not be responsible for rock picking, grubbing, importing, placement or exporting of top soil.
2. There is no allowance for additional soil amendments due to soil testing
3. Base Bid does not include erosion control for site
4. The irrigation water tap and permits will be by others. A stub out with a stop and waste valve down stream of the meter must be provided for the irrigation system.
5. The electrical supply for the irrigation controller must be supplied by other, and with-in five feet of the components.
6. Other item which are not included in this bid are: permit fees, drought permits, Davis Bacon Wages, traffic control, surveying, graffiti removal, site furnishings, tree protection, repair or establishment of existing landscape damaged by others during construction and boring under existing hardscapes.
7. Maintenance of this project will be the owner's responsibility 30 days after substantial completion
8. Warranty on Evergreen trees planted between October 15th and February 1st will be voided
9. Water for Hydro Mulch to be supplied to TnT on site VIA fire hydrant, fee's and meter by others.
10. Bid is good for thirty days from the the bid date listed on this quote.

EarthX
3409 N. Prospect Street
Colorado Springs, Colorado 80907
Phone: 719-659-6129

LORSON RANCH EAST
FILING NO. 2



A map showing the location of the proposed site. The site is indicated by a hatched rectangle labeled "SITE". Major roads shown include Powers Blvd, Wardsville Rd, Brantley Rd, Fontaine Blvd, and Lorson Blvd. A road labeled "St Johnson's Highway" runs vertically through the center. The map also shows the intersection of S. Meridian Rd at the top right.

CR01	COVER
SP01	SITE PLAN-NORTH
SP02	SITE PLAN-SOUTH
SP03	SITE PLAN-SOUTH
LS01	LANDSCAPE PLAN-NORTH
LS02	LANDSCAPE PLAN-SOUTH
LS03	LANDSCAPE NOTES
LS04	LANDSCAPE DETAILS
LS05	SITE DETAILS

REFERENCE DRAWINGS	#### #####	#### #####	#### #####	#### #####
X-1129-PR-SITE PLAN	#### #####	#### #####	#### #####	#### #####
X-1129-LA-PP	#### #####	#### #####	#### #####	#### #####
X-1129-EX-SITE SURROUNDING	#### #####	#### #####	#### #####	#### #####
X-MDG22x34	#### #####	#### #####	#### #####	#### #####
X-1129-COM SITE	#### #####	#### #####	#### #####	#### #####
100.060existing contours	#### #####	#### #####	#### #####	#### #####
X-1129-LA-2	No.	DATE	DESCRIPTION	BY
100.081 prop contours				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\20.1129.001 Lorson Ranch- The Hills\100 Dwg\104 Plan Sets\Construction Plans\Landscape\Pocket Parks\SP01.dwg				
CTB FILE: ---				
PLOT DATE: 6/30/2021 10:09 AM				
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

SHEET KEY

SEAL

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

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1129.001

PREPARED BY:

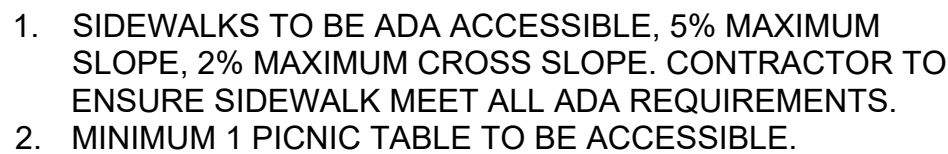
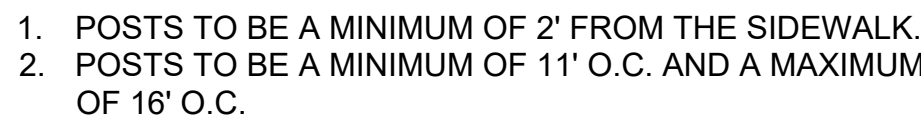
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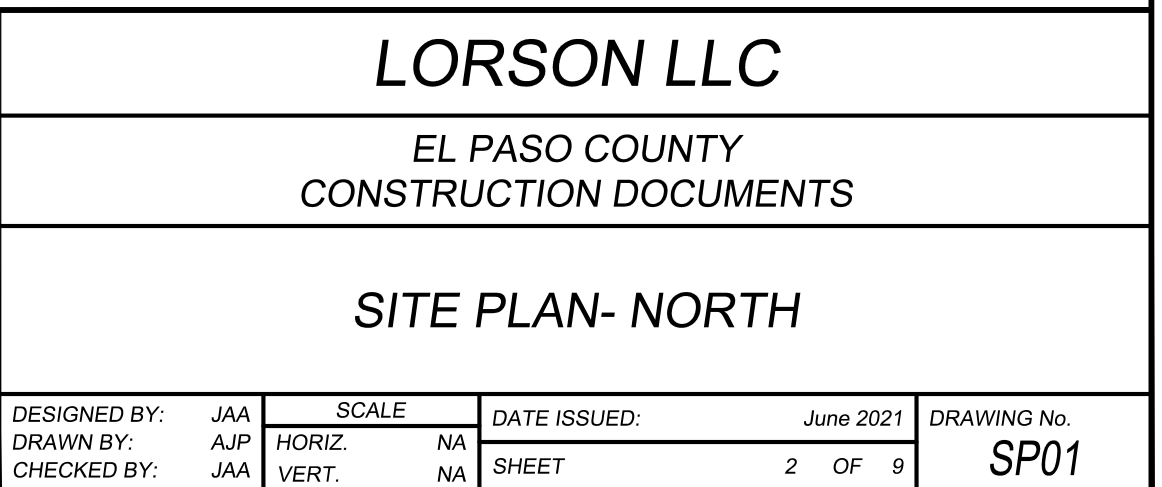
EL PASO COUNTY
CONSTRUCTION DOCUMENTS

COVER

DESIGNED BY: JAA	SCALE		DATE ISSUED: June 2021	DRAWING No.
DRAWN BY: AJJ	HORIZ	NA	SHEET	CS01
CHECKED BY: JAA	VERT.	NA	1 OF 9	



SHEET KEY





Know what's **below**.
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DETAIL REPORT

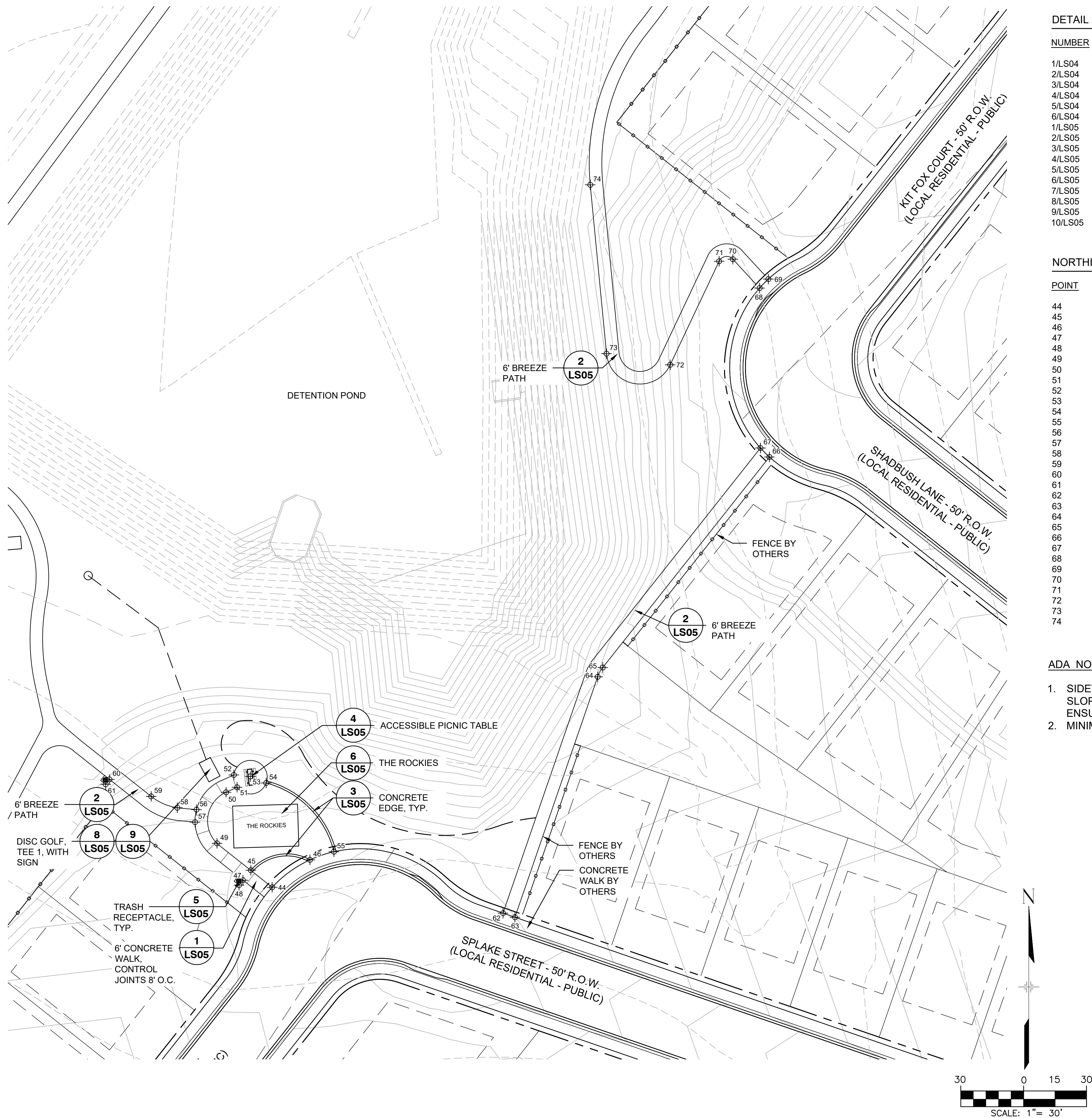
<u>NUMBER</u>	<u>TITLE</u>
1/L/S04	DECIDUOUS TREE
2/L/S04	EVERGREEN TREE
3/L/S04	SHRUBS
4/L/S04	GRASSES AND PERENNIALS
5/L/S04	SOIL PREP FOR ALL AREAS
6/L/S04	STEEL EDGING
1/L/S05	4" CONCRETE
2/L/S05	BREEZE PATH
3/L/S05	12" CONCRETE EDGE
4/L/S05	PICNIC TABLE
5/L/S05	TRASH RECEPTACLE
6/L/S05	THE ROCKIES
7/L/S05	HAMMOCK POST
8/L/S05	DISC GOLF TEE
9/L/S05	DISC GOLF TEE SIGN
10/L/S05	DISC GOLF TARGET

NORTHING/EASTING POINT SCHEDULE

POINT	NORTHING	EASTING
44	N 22283.939	E 28290.222
45	N 22292.063	E 28280.037
46	N 22297.006	E 28308.246
47	N 22287.313	E 28276.273
48	N 22284.985	E 28274.415
49	N 22304.915	E 28263.876
50	N 22329.272	E 28268.212
51	N 22331.650	E 28273.465
52	N 22337.535	E 28271.917
53	N 22336.807	E 28279.811
54	N 22333.712	E 28287.354
55	N 22300.891	E 28319.693
56	N 22320.987	E 28254.098
57	N 22315.026	E 28253.404
58	N 22321.901	E 28244.920
59	N 22327.325	E 28232.458
60	N 22335.423	E 28212.568
61	N 22333.072	E 28210.705
62	N 22271.602	E 28400.416
63	N 22269.649	E 28406.090
64	N 22384.365	E 28445.581
65	N 22388.795	E 28408.005
66	N 22489.237	E 28522.452
67	N 22493.517	E 28523.288
68	N 22569.814	E 28522.867
69	N 22574.118	E 28527.059
70	N 22583.625	E 28510.095
71	N 22582.618	E 28503.542
72	N 22533.214	E 28480.199
73	N 22538.514	E 28449.806
74	N 22619.100	E 28442.034

ADA NOTES

1. SIDEWALKS TO BE ADA ACCESSIBLE, 5% MAXIMUM SLOPE, 2% MAXIMUM CROSS SLOPE. CONTRACTOR TO ENSURE SIDEWALK MEET ALL ADA REQUIREMENTS.
2. MINIMUM 1 PICNIC TABLE TO BE ACCESSIBLE.



REFERENCE DRAWINGS X-1129-PR-SITE PLAN X-11229-LA-PP X-1129-EX-SITE_SURROUNDING X-MD229-34 X-1129-CON-SITE 100.060existing contours X-11229-LA-2 100.061 prop contours	####	####	####	####
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REVISIONS				
COMPUTER FILE MANAGEMENT				
FILE NAME: S:\20_1129.001 Lorson Ranch- The Hills\100 Dwg\104 Plan Sets\Construction Plans\Landscape\Pocket Parks\SP01.dwg CTB FILE: ---- PLOT DATE: 6/30/2021 10:09 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.				

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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC
PROJECT No. 20.1129.001

LORSON LLC

EL PASO COUNTY
CONSTRUCTION DOCUMENTS

SITE PLAN- SOUTH

DESIGNED BY:	JAA	SCALE		DATE ISSUED:	June 2021	DRAWING No. SP02
DRAWN BY:	AJP	HORIZ.	NA			
CHECKED BY:	JAA	VERT.	NA	SHEET	3 OF 9	



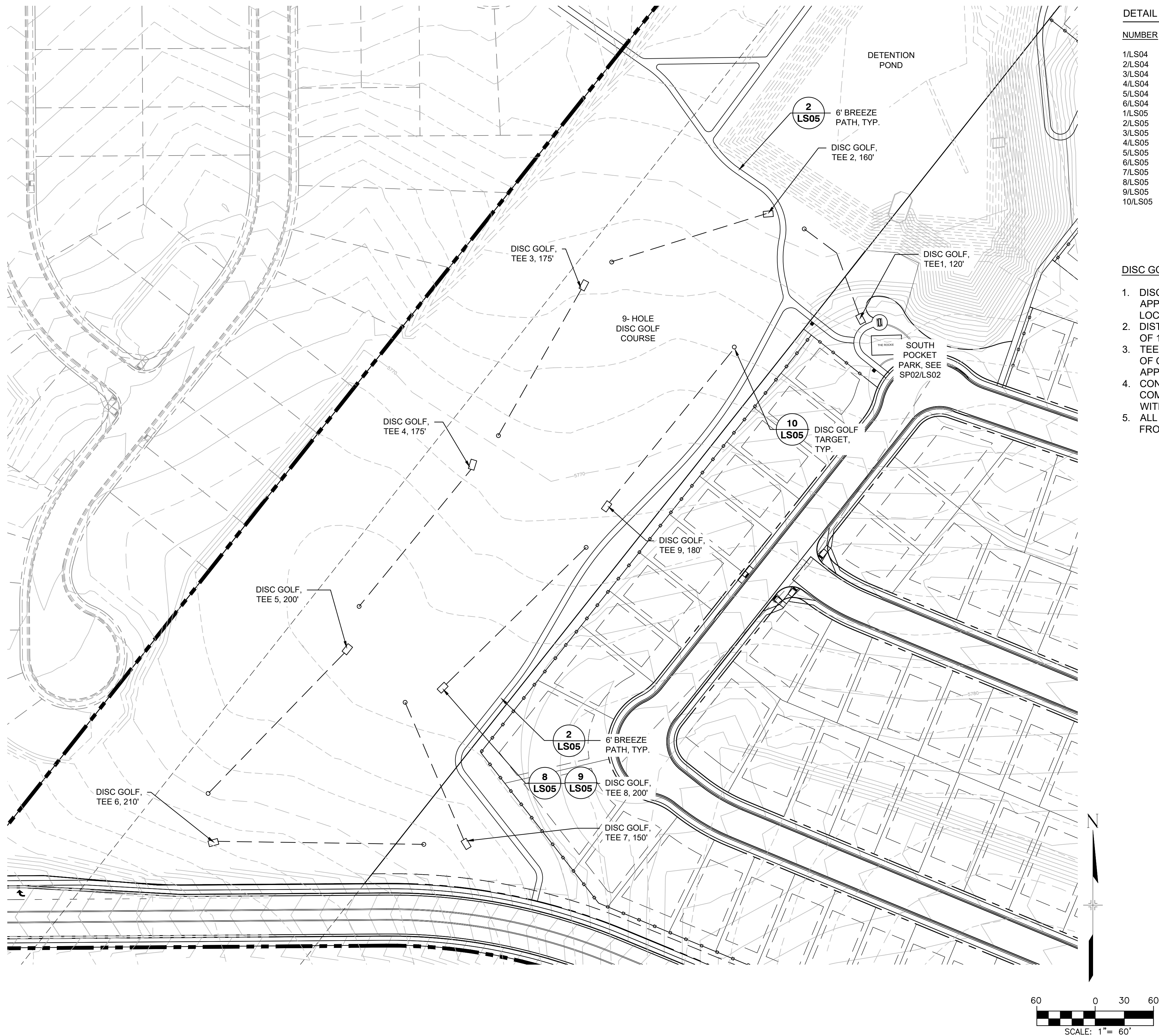
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DETAIL REPORT

<u>NUMBER</u>	<u>TITLE</u>
1/L/S04	DECIDUOUS TREE
2/L/S04	EVERGREEN TREE
3/L/S04	SHRUBS
4/L/S04	GRASSES AND PERENNIALS
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6/L/S05	THE ROCKIES
7/L/S05	HAMMOCK POST
8/L/S05	DISC GOLF TEE
9/L/S05	DISC GOLF TEE SIGN
10/L/S05	DISC GOLF TARGET

DISC GOLF NOTES

1. DISC GOLF TEE AND TARGET LOCATIONS ARE APPROXIMATE, CONTRACTOR TO FIELD VERIFY LOCATIONS PRIOR TO INSTALLATION
2. DISTANCE FROM TEE TO TARGET SHALL BE A MINIMUM OF 120' AND MAXIMUM OF 250'.
3. TEE SIGN TO BE PLACED NO MORE THEN 3' FROM EDGE OF CONCRETE AND SHOULD FACE THE DIRECTION OF APPROACH FROM THE PREVIOUS TARGET.
4. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY PRIOR TO LOCATING TEES AND TARGETS WITHIN THE EASEMENT.
5. ALL TEES AND TARGETS TO BE LOCATED AT LEAST 25' FROM LORSON BLVD. AND 50' FROM ALL LOTS.



REFERENCE DRAWINGS	####	####	####	####
X-1129-PR-SITE PLAN	####	####	####	####
X-11228-LA-APP	####	####	####	####
X-1129-EX-SITE_SURROUNDING	####	####	####	####
X-MRG22cdh	####	####	####	####
X-1129-COM-SITE	####	####	####	####
100.060 existing contours	No.	DATE	DESCRIPTION	BY
100.1129-LA-2			REVISIONS	
100.061 prop contours				
COMPUTER FILE MANAGEMENT				
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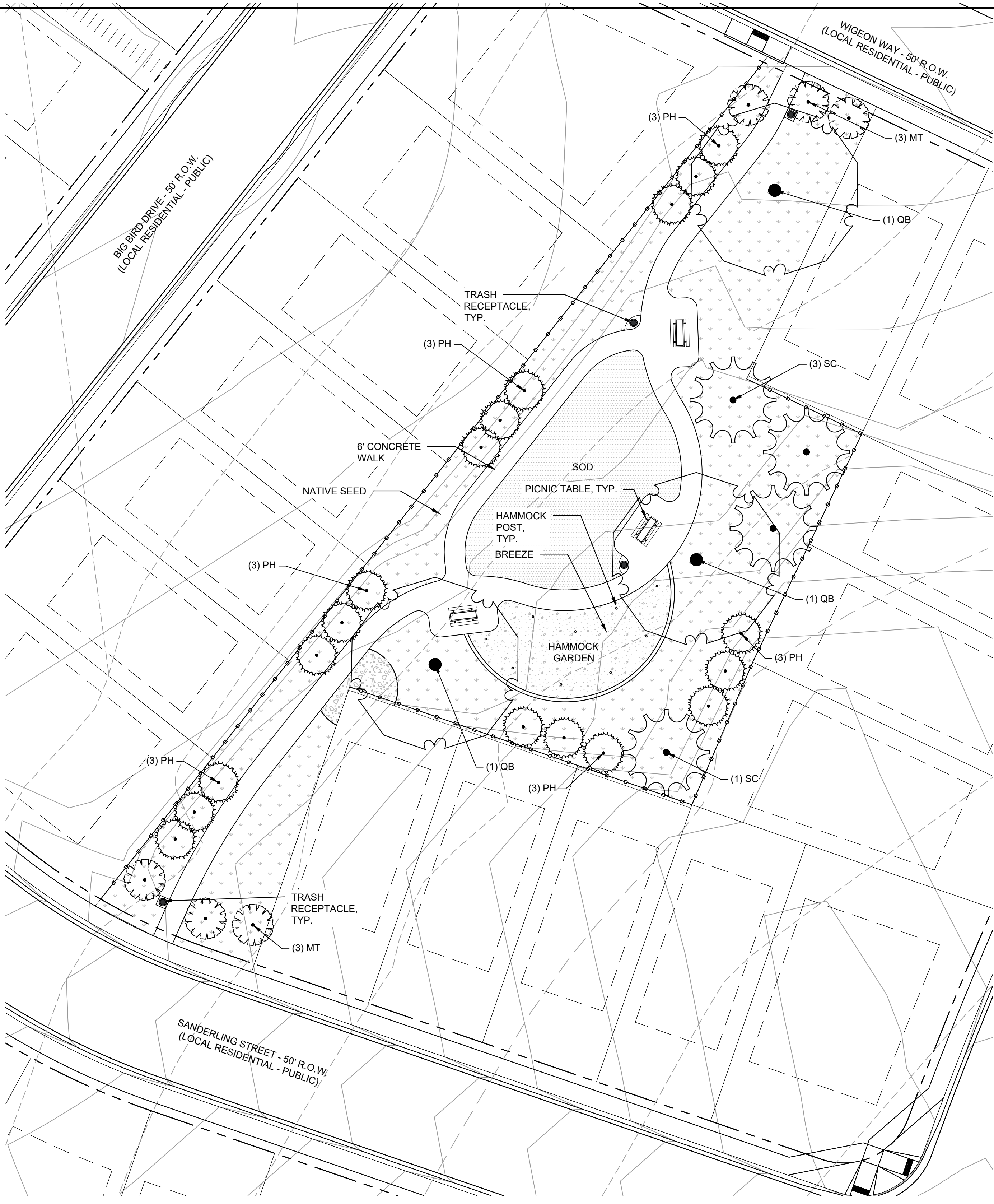
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MATRIX DESIGN GROUP, INC.
PROJECT No. 20.1129.001

<h1 style="text-align: center;">LORSON LLC</h1>									
<h2 style="text-align: center;">EL PASO COUNTY CONSTRUCTION DOCUMENTS</h2>									
<h3 style="text-align: center;">SITE PLAN- SOUTH</h3>									
DESIGNED BY:	JAA	SCALE		DATE ISSUED:		June 2021		DRAWING No.	
DRAWN BY:	AJP	HORIZ.	NA	SHEET		4	OF	9	SP03
CHECKED BY:	JAA	VERT.	NA						



GROUND MATERIAL

- SOD
-
- NATIVE SEED-LOW
LOW GROW MIX FROM PAWNEE BUTTE SEED INC. OR APPROVED EQUAL.
- BREEZE
GOLDEN SUNSET FROM C&C SAND OR APPROVED EQUAL.
- PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS FROM C&C SAND OR APPROVED EQUAL.

PLANT SCHEDULE NORTH PARK

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. H.	MAT. W.
	QB	3	QUERCUS MACROCARPA BURR OAK	2" CAL.	B&B	50'	50'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. H.	MAT. W.
	PH	18	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6' HT.	B&B	25'	12'
	SC	4	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	40'	25'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. H.	MAT. W.
	MT	6	MALUS X 'THUNDERCHILD' THUNDERCHILD CRABAPPLE	1.5" CAL.	B&B	20'	12'

1

REFERENCE
DRAWINGS

X-1129-PR-SITE PLAN
X-11229-LA-PP
X-1129-EX-SITE_SURROUNDING
X-MDC22-34
X-1129-CON-SITE
100.060existing contours
X-11229-LA-2
100.061 prop contours

No.	DATE	DESCRIPTION
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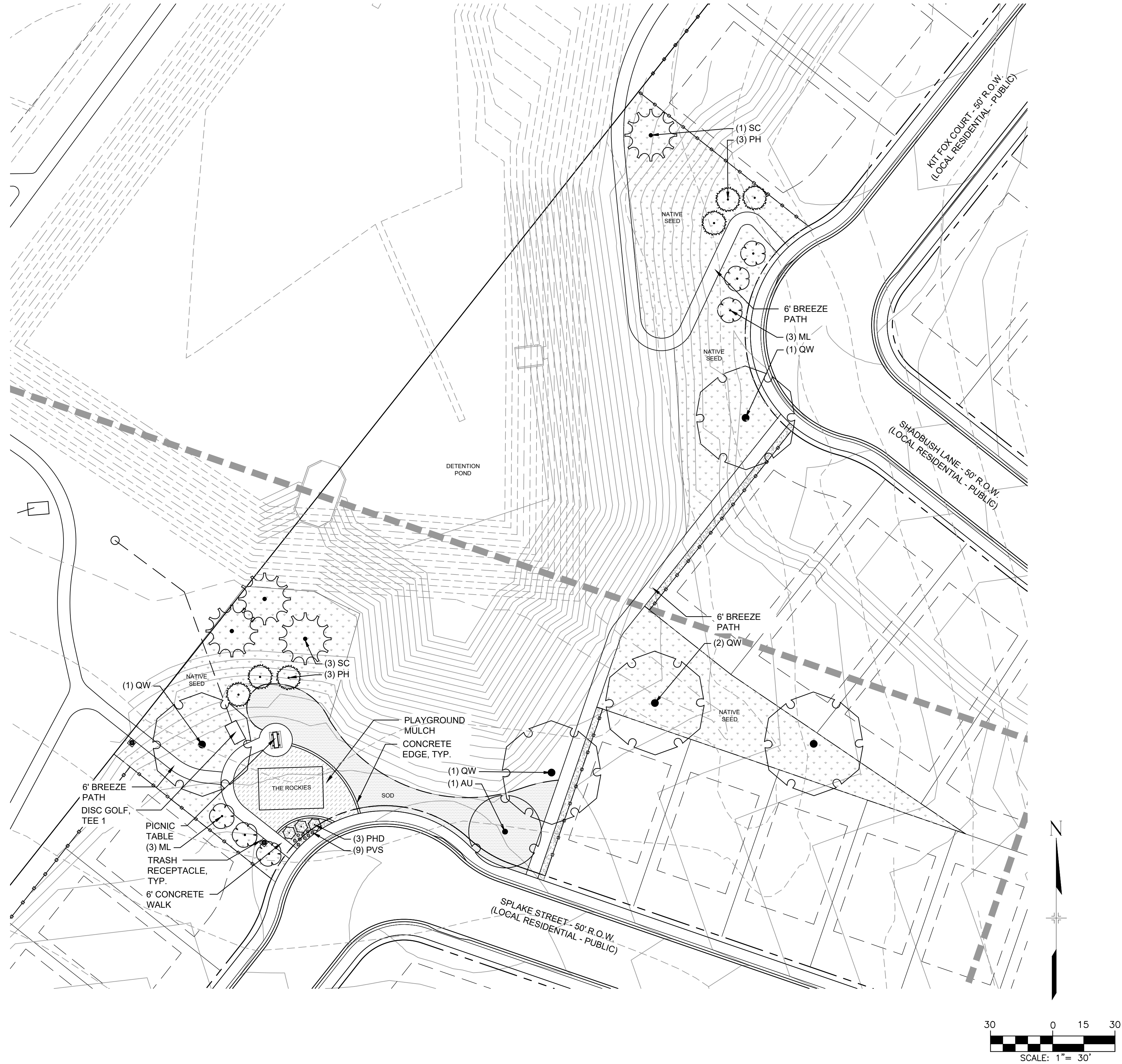
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DESIGNED BY:	JAA	SCALE		DATE ISSUED:	June 2021	DRAWING No.	
DRAWN BY:	AJP	HORIZ	NA				
CHECKED BY:	JAA	VERT.	NA	SHEET	5 OF 9		LS01

LORSON LLC

EL PASO COUNTY
CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN- NORTH



GROUND MATERIAL

- SOD
-
- NATIVE SEED-LOW
LOW GROW MIX FROM PAWNEE BUTTE SEED INC, OR APPROVED EQUAL.
- BREEZE
GOLDEN SUNSET FROM C&C SAND OR APPROVED EQUAL.
- PLAYGROUND MULCH
CERTIFIED PLAYGROUND CHIPS FROM C&C SAND OR APPROVED EQUAL.

PLANT SCHEDULE SOUTH PARK

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. H.	MAT. W.
	AU	1	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	40'	35'
	QW	5	QUERCUS BICOLOR SWAMP WHITE OAK	2" CAL.	B&B	50'	50'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. H.	MAT. W.
	PH	6	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6' HT.	B&B	25'	12'
	SC	4	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	40'	25'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	MAT. H.	MAT. W.
	ML	6	MALUS X 'LOUISA' LOUISA CRABAPPLE	1.5" CAL.	B&B	12'	12'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	PLAINTING SIZE	CONTAINER	MAT. H.	MAT. W.
	PHD	3	PHYSOCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK	#5 CONT.	CONT.	6'	6'
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	PLAINTING SIZE	CONTAINER	MAT. H.	MAT. W.
	PVS	9	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	#1 CONT.	CONT.	3'	1.5'

REFERENCE DRAWINGS

X-1129-PR-SITE PLAN
X-1129-LA-PP
X-1129-EX-SITE_SURROUNDING
X-1129-CON-SITE
100.060existing contours
X-1129-A-2
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EL PASO COUNTY CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN- SOUTH

DESIGNED BY:	JAA	SCALE	DATE ISSUED:	June 2021	DRAWING No.
DRAWN BY:	AJP	HORIZ	NA		
CHECKED BY:	JAA	VERT.	NA	SHEET 6 OF 9	LS02



GENERAL NOTES

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE INTERNAL TO THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR ASSIGNED.
- 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 IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
- 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.

SOIL AMENDMENT NOTES

- 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

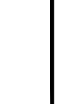
IRON: ADD 2 OZ. OF IRON (FE) PER 1,000 SF AS IRON CHELATE.

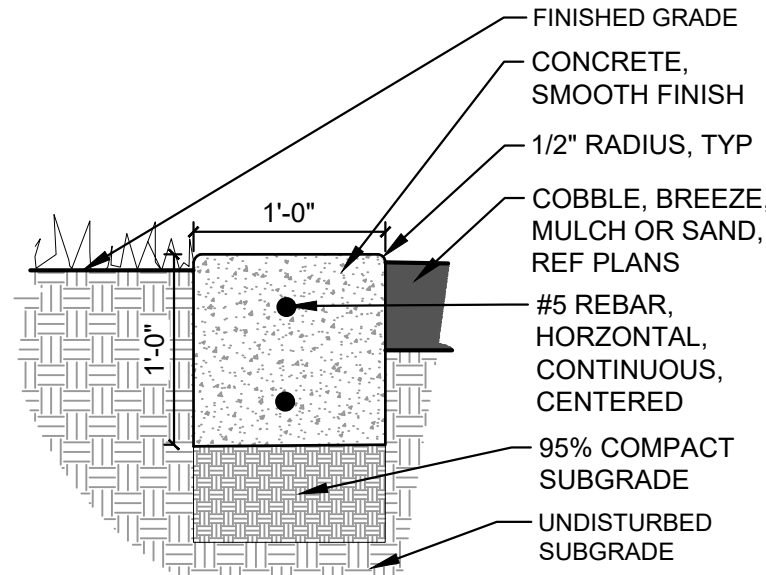
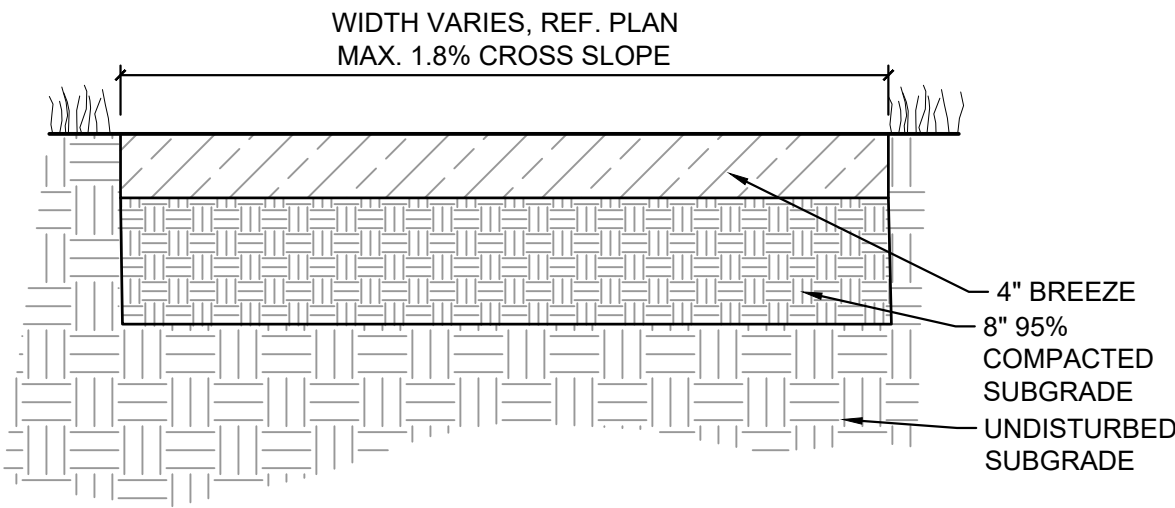
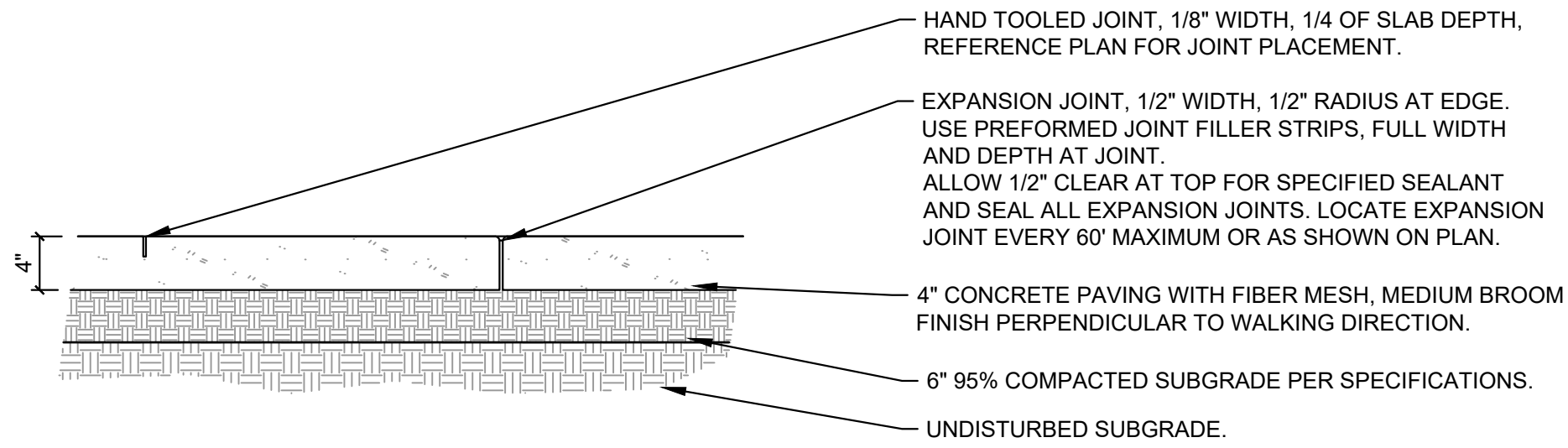
TREE AND SHRUB PLANTING NOTES

- 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 PLANT'S 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 AND SEEDING NOTES

- 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 IMPED 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.
 - 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/WEEK 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 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.

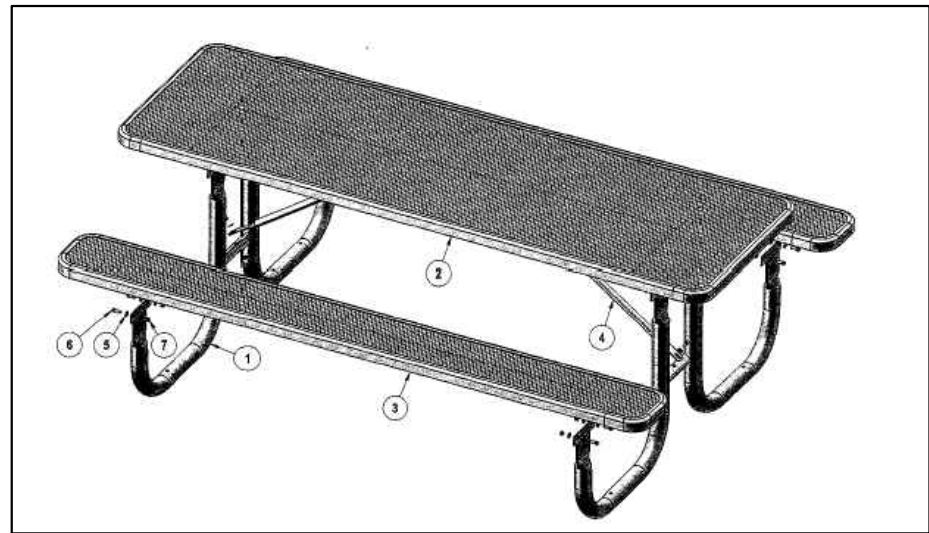
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	###	###	###	###	LANDSCAPE NOTES								
	###	###	###	###									
	###	###	###	###									
	No.	DATE	DESCRIPTION		BY								
	REVISIONS												
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	CTB FILE: ---												
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THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.													
								FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.1129.001		DESIGNED BY: JAA DRAWN BY: AJP CHECKED BY: JAA	SCALE HORIZ NA VERT. NA	DATE ISSUED: June 2021 SHEET 7 OF 9	DRAWING No. LS03



1 4" CONCRETE
NTS MS-STD-PV-04

2 BREEZE PATH
NTS MS-STD-PV-02

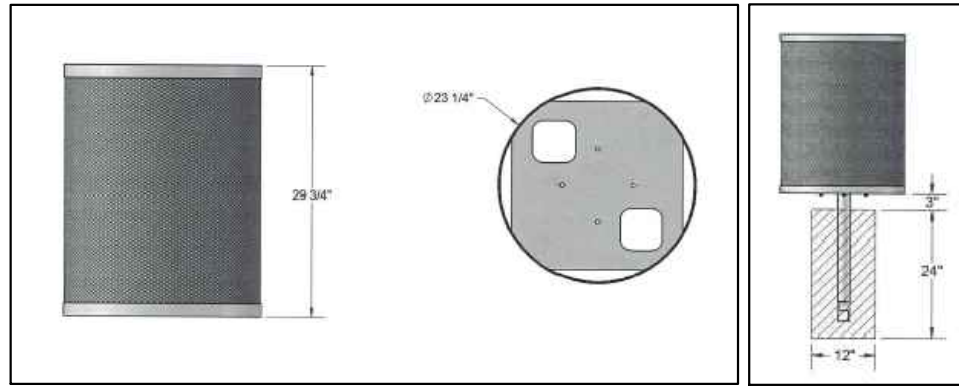
3 12" CONCRETE EDGE
NTS MS-STD-CB-02



MANUFACTURER: ULTRA-SITE
PRODUCT: 238-EV8
COLOR: BY OWNER
MOUNTING: SURACE MOUNT
WEBSITE: WWW.ULTRA-SITE.COM
PHONE: 800-458-5872

NOTES:
1. TABLE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS OR APPROVED EQUAL
2.

4 PICNIC TABLE
NTS MS-LR-03



MANUFACTURER: ULTRA-SITE
PRODUCT: EX-32
COLOR: BY OWNER
MOUNTING: IN-GROUND
WEBSITE: WWW.ULTRA-SITE.COM
PHONE: 800-458-5872

NOTES:
1. TRASH RECEPTACLE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS OR APPROVED EQUAL
2.

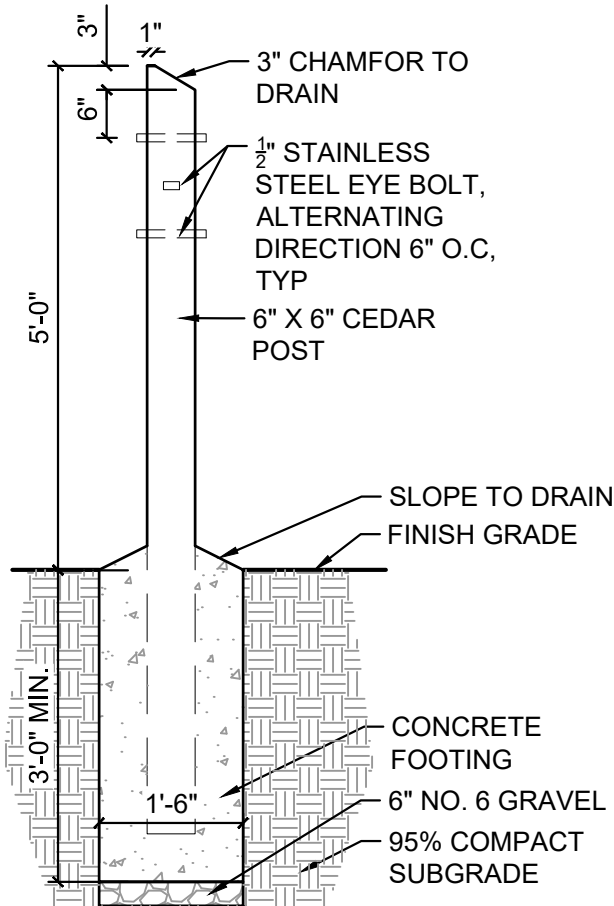
5 TRASH RECEPTACLE
NTS MS-LR-05



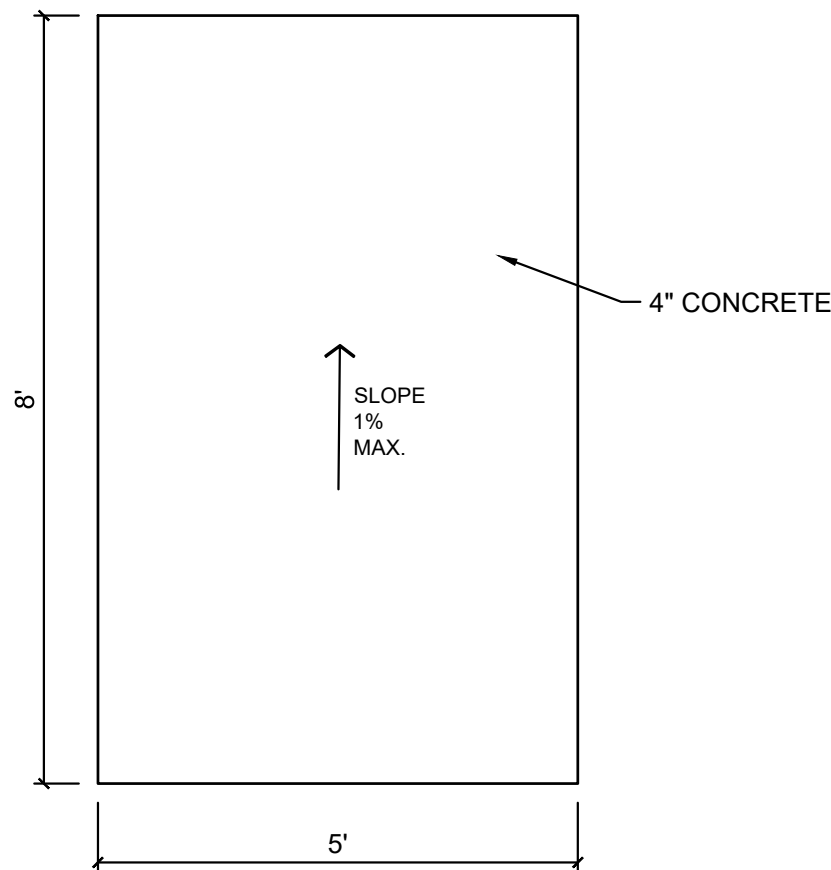
MANUFACTURER: AMERICAN PARKS COMPANY
PRODUCT: THE ROCKIES
COLOR: --
MOUNTING: --
WEBSITE: WWW.AMERICANPARKSCOMANY.COM
PHONE: 800-381-4491

NOTES:
1. PLAYGROUND EQUIPMENT TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS
2. OR APPROVED EQUAL

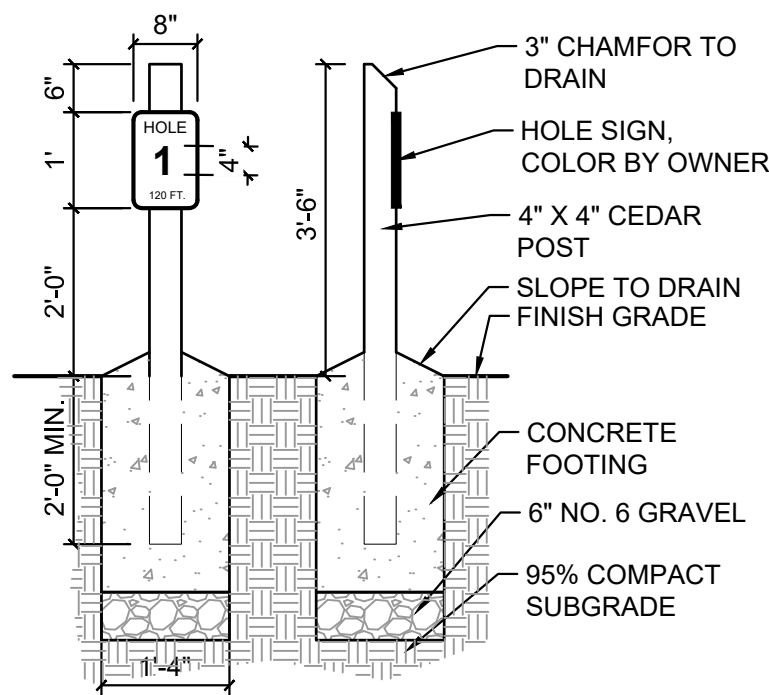
6 THE ROCKIES
NTS MS-LR-06



7 HAMMOCK POST
NTS MS-LR-08



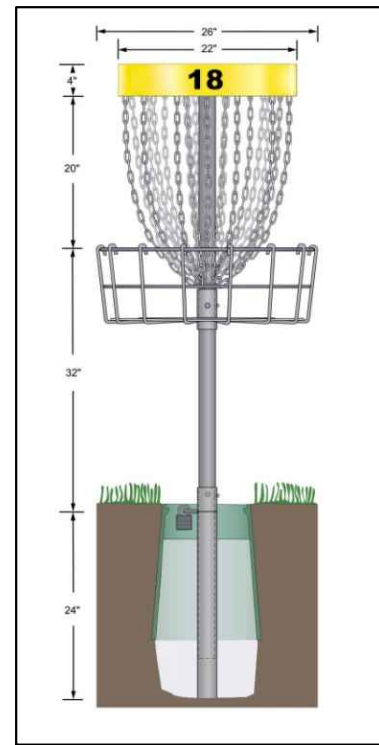
8 DISC GOLF TEE
NTS MS-LR-07



9 DISC GOLF TEE SIGN
NTS MS-LR-09

MANUFACTURER: INNOVA DISC GOLF
PRODUCT: DISCATHER PRO 28
COLOR: --
MOUNTING: IN-GROUND
WEBSITE: WWW.INNOVADISCS.COM
PHONE: 800-408-8449

NOTES:
1. DISC GOLF TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS
2. OR APPROVED EQUAL



10 DISC GOLF TARGET
NTS MS-LR-02

REFERENCE DRAWINGS		###	###	###	###	SHEET KEY						
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X-1129-CON-SITE	###	###	###	###								
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DESIGNED BY: JAA				SCALE								
DRAWN BY: AJP				HORIZ. NA								
CHECKED BY: JAA				VERT. NA								
DATE ISSUED: June 2021				SHEET 9 OF 9								
DRAWING No. LS05												

PREPARED BY:

Matrix

Excellence by Design

SEAL

PRELIMINARY

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

LORSON LLC

EL PASO COUNTY

CONSTRUCTION DOCUMENTS

SITE DETAILS

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. **PROJ2021001**

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2022 Facility Use Fee Schedule

Agenda Date: November 10, 2021

Agenda Item Number: # 7 - C

Presenter: Todd Marts, Director of Community Services

Information: **Endorsement:** X

Background Information:

The Park Advisory Board annually reviews and endorses the upcoming year's Park facility use fee schedule at the November meeting. The fees are assessed for individuals, groups, organizations and businesses who desire to utilize a park facility for their exclusive use.

Approximately 2,300 facility use reservations are processed annually involving 130,000 participants and generating approximately \$180,000 in facility use fees to support the operation of the park system.

Staff conducts evaluations with facility users and in 2021, the overall rating regarding whether our fees are acceptable was 4.2 on a scale of 1 = completely disagree to 5 = completely agree. This score appears to indicate that most of our facility users find our current fees to be reasonable.

When developing the fee proposal, staff compares fees charged by other park systems in our region, reviews citizen comments / scores regarding the current fee structure, adds needed new facility use fees, and considers the County's annual revenue goal for facility use which is \$180,000 for 2022.

Please find attached the proposed 2022 facility use fee schedule. Staff is proposing one minor adjustment, raising the deposit for special events under 100 from \$50 to \$100.

Proposed Motion:

Move to endorse the proposed 2022 Facility Use Fee Schedule.

El Paso County Parks 2021/ 2022 Special Event Fee Schedule

Group Size	Non - Profit Fee	*Commercial Fee	Damage Deposit	Dumpster	Portable Restrooms	On-Site Meeting	Parking Attendants
Up to 100	\$59 per event	\$89 p/event	\$100	N/A	TBD	TBD	N/A
101-200	\$89 per event	\$134 p/event	\$100	TBD	TBD	TBD	TBD
201-300	\$118 per event	\$177 p/event	\$150	4cy dumpster	TBD	Required	TBD
301-400 401-500	\$148per event \$207per event	\$222per event \$310per event	\$300	2-8cy dumpster	Required – Quantity will be determined at on-site meeting	Required	Required – Quantity will be determined at on-site meeting
501-600 601-700 701-800	\$266 p/event \$325 p/event \$384 p/event	\$399 p/event \$487 p/event \$576 p/event	\$550	2-8cy dumpster	Required – Quantity will be determined at on-site meeting	Required	Required – Quantity will be determined at on-site meeting
801-900 901-1000	\$443 p/event \$502 p/event	\$664 p/event \$753 p/event	\$800	3-8cy dumpster	Required – Quantity will be determined at on-site meeting	Required	Required – Quantity will be determined at on-site meeting
1001 and up	\$551 + \$59 for each addtl t100 people	\$826 + \$89 for each addtl 100 people	TBD	Required – Quantity will be determined at on-site meeting	Required – Quantity will be determined at on-site meeting	Required	Required – Quantity will be determined at on-site meeting
Sports League	\$118	\$177	\$300	N/A	TBD	Required	TBD

* A commercial event is conducted by promoters/businesses that are using the facility for commercial purposes. Examples include ticketed events; merchandise sales, class instruction, and other for-profit special events.

**El Paso County Parks
2021 Facility Use Fee Schedule**

Individual / Non-Profit		
Facility Use Category	2021 Fees	2022 Proposed Fees
Archery Range	\$6/hr per lane	\$6/hr per lane
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$24/hr (2 hour minimum)	\$24/hr (2 hour minimum)
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1	\$18/hr (2 hour minimum)	\$18/hr (2 hour minimum)
Baseball / Softball Fields	\$22/hr (2 hour minimum)	\$22/hr (2 hour minimum)
Gazebo at Fox Run Regional Park	\$117/hr (2 hr minimum)	\$117/hr (2 hr minimum)
Pavilion Reservation	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion	\$30/day - small pavilion \$100/day - medium pavilion \$206/day - BC 1 & FC 1 pavilion
Creekside Meeting Room	\$8/hr	\$8/hr
Fox Run Nordic Center Room	\$18 per hour (2 hr minimum)	\$18 per hour (2 hr minimum)
Tennis/ Pickleball Court	\$6/hr per court	\$6/hr per court
Vending Permit	\$40/day/vendor	\$40/day/vendor
Disc Golf Course	\$100 / event	\$100 / event
Trail Use Fee	\$100 / event	\$100 / event

Commercial		
Commercial events conducted by promoters / businesses that are using the facility for commercial purposes. Examples include ticketed events, merchandise sales, class instruction, and other for-profit special events.		
Facility Use Category	2021 Fees	2022 Proposed Fees
Archery Range	\$9 / hr per lane	\$9 / hr per lane
Multi-Use Field - Level 1 BCRP #2, #3 FCRP #1,#2, FRRP #1	\$35/hr (2 hour minimum)	\$35/hr (2 hour minimum)
Multi-Use Field - Level 2 FRRP - #2,#3, BFRP #1	\$27/hr (2 hour minimum)	\$27/hr (2 hour minimum)
Baseball / Softball Fields	\$33/hr (2 hour minimum)	\$33/hr (2 hour minimum)
Gazebo at Fox Run	\$177/hour (2 hour minimum)	\$177/hour (2 hour minimum)

Pavilion Reservation	\$45/day - small pavilion \$150/day - medium pavilion \$310/day - BC 1 & FC 1 pavilion	\$45/day - small pavilion \$150/day - medium pavilion \$310/day- BC 1 & FC 1 pavilion
Creekside Meeting Room	\$12 / hr	\$12 / hr
Fox Run Nordic Center Room	\$28/hr (2 hour minimum)	\$28/hr (2 hour minimum)
Tennis / Pickleball Court	\$9/hr per court	\$9/hr per court
Vending Permit	\$60/day/vendor	\$60/day/vendor
Disc Golf Course	\$150/event	\$150/event
Trail Use Fee	\$150/event	\$150/event

Special Event Fee Schedule

Special event fees are charged in addition to rental fees if one/ all of the following needs are required for the event: additional park staff support, special insurance requirements, and / or if specialized equipment (bounce house, dunk tank, ...) will be used.

Non-Profit/ Individual		
Number of People	2021 Fees	2022 Proposed Fees
Up to 100	\$59 per event	\$59 per event
101 - 200	\$89 per event	\$89 per event
201 - 300	\$118 per event	\$118 per event
301 - 400	\$148 per event	\$148 per event
401 - 500	\$207 per event	\$207 per event
501 - 600	\$266 per event	\$266 per event
601 - 700	\$325 per event	\$325 per event
701 - 800	\$384 per event	\$384 per event
801 - 900	\$443 per event	\$443 per event
901 -1,000	\$502 per event	\$502 per event
1,001 - up	\$551 per event*	\$551 per event*
Sports Leagues	\$118	\$118

* Plus \$59 for each additional 100

Commercial		
Number of People	2021 Fees	2022 Proposed Fees
Up to 100	\$89 per event	\$89 per event
101-200	\$134 per event	\$134 per event
201 - 300	\$177 per event	\$177 per event
301 - 400	\$222 per event	\$222 per event
401 - 500	\$310 per event	\$310 per event
501 - 600	\$399 per event	\$399 per event
601 - 700	\$487 per event	\$487 per event
701 - 800	\$576 per event	\$576 per event
801 - 900	\$664 per event	\$664 per event
901 - 1,000	\$753 per event	\$753 per event
1,001-up	\$826 per event*	\$826 per event*
Sports Leagues	\$177	\$177

* Plus \$89 for each additional 100

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2021 Rainbow Falls Historic Site Annual Report

Agenda Date: November 10, 2021

Agenda Item Number: #7 - D

Presenter: Theresa Odello
Manager, Recreation and Cultural Services Division

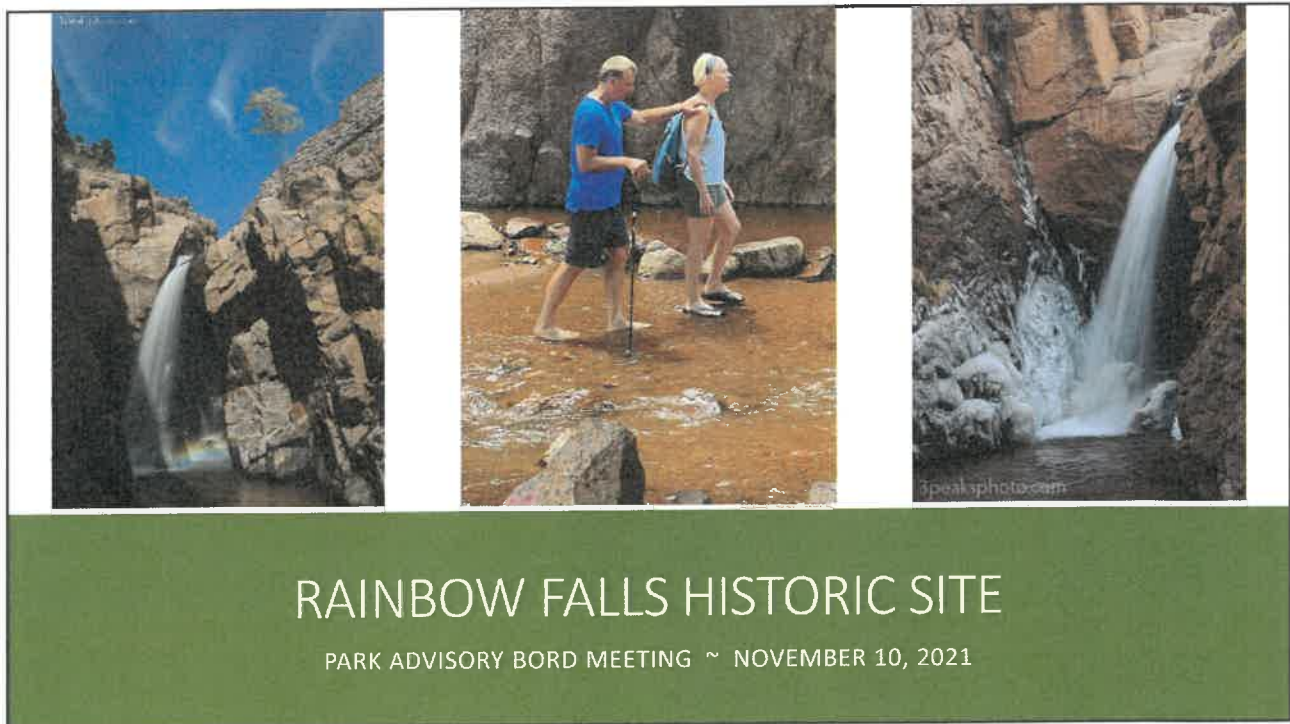
Information: X **Endorsement:**

Background Information:

El Paso County accepted ownership and management of the Rainbow Falls Historic Site in 2010 and has collaborated with many community partners to restore the site. Please find attached a power point presentation that provides a summary of the visitation and programs in 2021.

Recommended Action:

Information Only



RAINBOW FALLS HISTORIC SITE

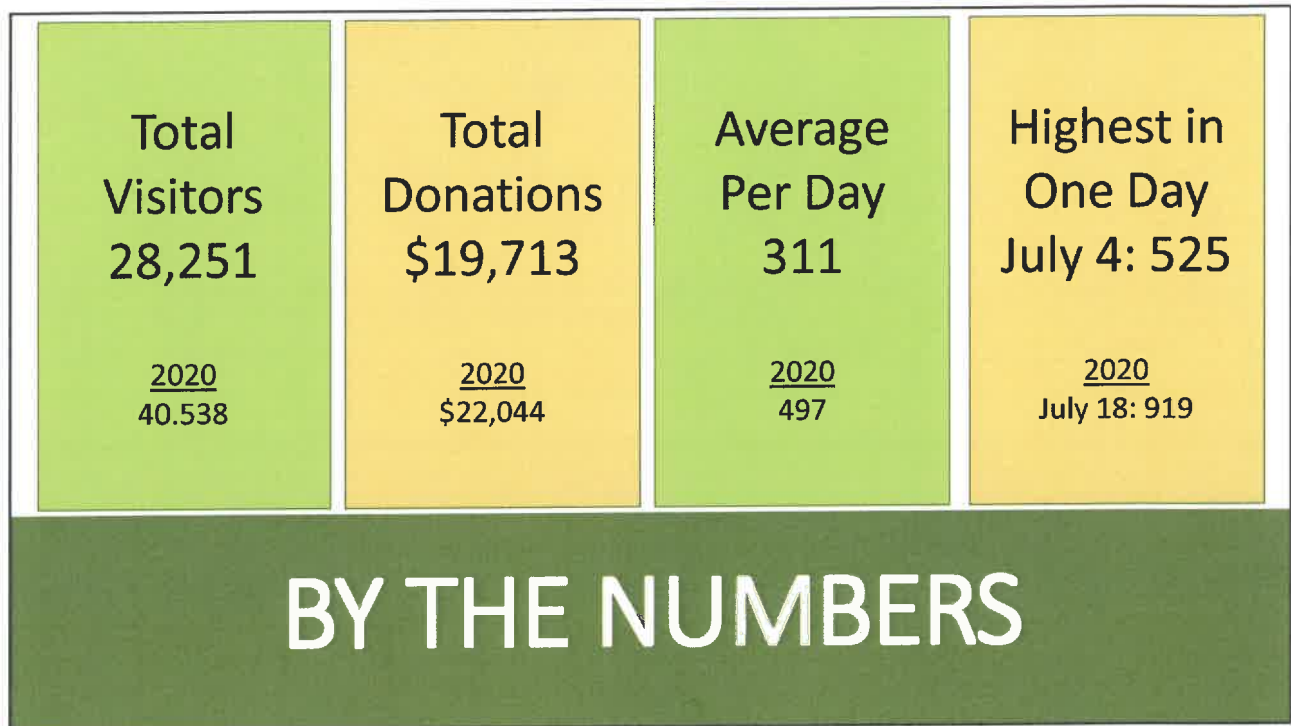
PARK ADVISORY BORD MEETING ~ NOVEMBER 10, 2021

1

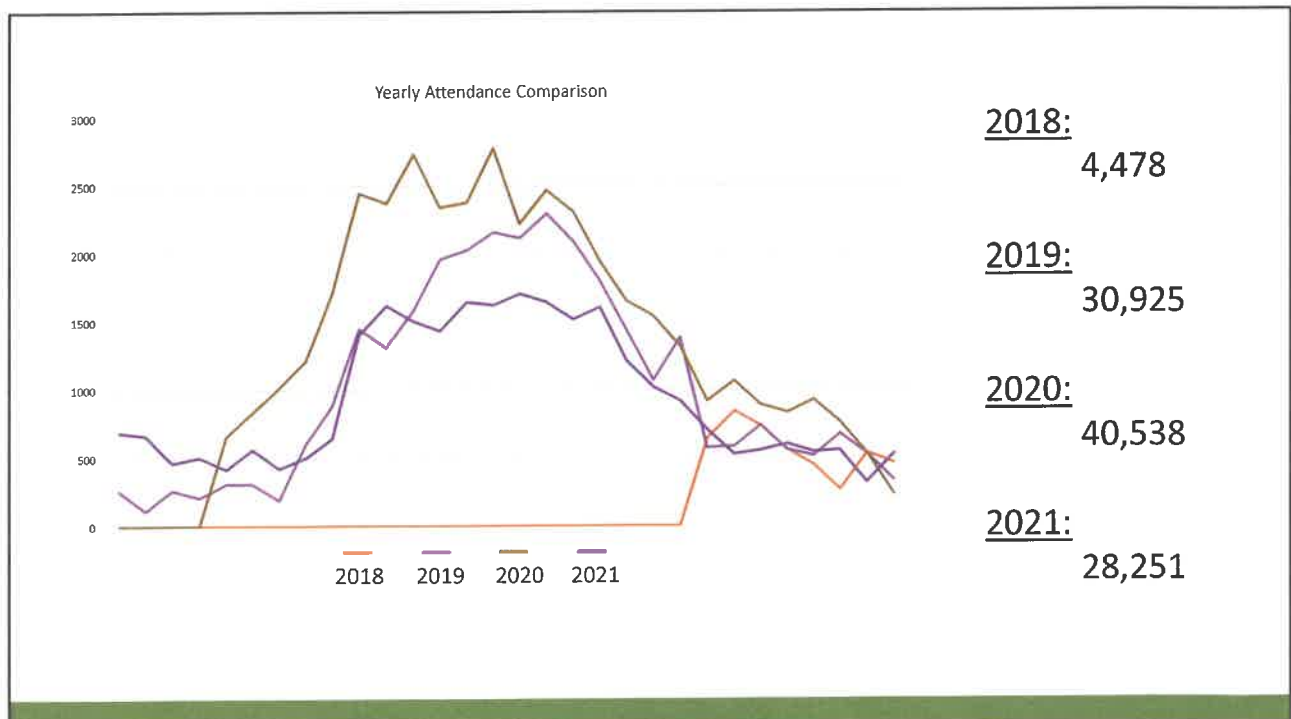
RAINBOW FALLS HISTORICAL REVIEW

Pre-2006	Owned by the Mansfield Development Corporation
2006	Manitou Environmental Citizen Action (MECA) initiates cleanups
2007	El Paso County and MECA agree to partner on restoration efforts
2010	The Mansfield Development Corporation transfers the ownership to County
2011	Rainbow Falls Master Plan is completed / restoration projects begin
2013	County secures Transportation Enhancement Program Grant for the Rainbow Falls Access Improvement Project
2013	Major Flooding / CDOT subsequently completes significant repairs, including bank stabilization and access road/main trail
2015	County completes construction plans and bid documents for Rainbow Falls Access Improvement Project
2016	CDOT launches Manitou Avenue Bridge repairs / County completes FEMA-funded primitive trail repairs
2017	County / Stakeholders agree to change the classification of Rainbow Falls from a recreation area to a historic site with controlled access and operational hours
2019	Graffiti removed from natural surfaces

2



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2021 PROGRAMS

- Winter Waterfall Viewing
- Manitou Kiwanis Group Visit
- 2 Geology Talks
- History Walk
- 3 History & Geology Talks
- 2 Clean Up Days
- 2 Photography Classes
- Group Visits: UCCS Summer Camp, Senior Living Group Visit, University of Nebraska Geology class, Colorado Springs Cycling Club, and more



**El Paso County Parks
2021 Action Plan**

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

Community Services Department								
Parks / Recreation & Cultural Services Divisions								
October 2021 Monthly Report								
<u>Facility Revenue Totals To Date</u>		2021				2020	2019	
		Budget	Current	Balance		Totals to Date	Totals to Date	
Parks Facility Reservation Revenue		\$ 180,000	\$ 210,187	\$ (30,187)		\$ 117,303	\$ 193,382	
County Fair / Fairgrounds		\$ 301,000	\$ 356,404	\$ (55,404)		\$ 87,146	\$ 348,833	
Total		\$ 481,000	\$ 566,591	\$ (85,591)		\$ 204,449	\$ 542,215	
<u>Fundraising Revenue</u>		2021				2020	2019	
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 92,500	\$ (17,500)		\$ 20,000	\$ 85,250	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 65,500	\$ (20,500)		\$ 44,500	\$ 37,500	
Trust for County Parks	Park Operations	\$ 10,000	\$ 61,227	\$ (51,227)		\$ 53,764	\$ 44,745	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 29,123	\$ (4,123)		\$ 22,450	\$ 26,110	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 15,000	\$ 25,000		\$ 40,000	\$ 44,000	
Total		\$ 195,000	\$ 263,350	\$ (68,350)		\$ 180,714	\$ 237,605	
<u>Grant / 3rd Party Funding</u>		Awarded						
<u>Parks Division Reservations</u>	2021	2021	2021	2020	2020	2019	2019	
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance	
January	3	22	N/A	4	41	9	110	
February	5	233	N/A	12	879	14	546	
March	4	31	N/A	6	44	15	192	
April	157	3892	4.4	0	0	186	9519	
May	423	11907	4.1	47	274	338	18036	
June	506	14571	4.1	294	2869	517	23048	
July	466	16225	4.1	309	6153	436	24558	
August	493	17007	4.1	259	7213	408	21519	
September	398	16048	4	284	10208	338	20818	
October	180	9846	4.7	176	4840	106	17273	
November								
December								
Total	2635	89782	4.2	1391	32521	2367	135619	

<u>Parks Facility Reservations</u>		2021	2021	2020	2020	2019	2019	
<u>October</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes								
Athletic Fields		27	1475	5	125	13	1425	
Pavilions		38	1833	45	1229	14	608	
Trails		3	1260	4	850	4	10560	
Vendor				3	12	2	6	
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room		1	10	3	26	13	130	
<u>Black Forest Regional Park</u>								
Athletic Fields		6	360			3	120	
Pavilions		4	148	2	50	6	245	
Vendor								
Tennis Courts		1	2	4	16	4	16	
<u>Falcon Regional Park</u>								
Baseball Fields		6	150			4	100	
<u>Fountain Creek Regional Park</u>								
Athletic Fields		5	375	1	75	2	120	
Pavilions		11	286	5	133	2	92	
Trails								
Disc Golf Course		2	180			2	200	
Vendor		1	4					
<u>Fox Run Regional Park</u>		1	5	22	550			
Athletic Fields		24	1010	35	875	9	270	
Gazebo		9	448	7	275			
Warming Hut		5	58	4	39			
Pavilions		26	1149	22	479	14	507	
Vendor				3	26	1	8	
Trails								
<u>Homestead Ranch Regional Park</u>								
Pavilions		3	130	1	34	1	40	
Athletic Fields								
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail		2	475	2	15	2	950	
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail		1	465			4	1250	
Baptist Road Santa Fe Trail						1	300	
AFA Santa Fe Trail						1	300	
Vendor - Santa Fe Trailheads		1	4	1	4	2	4	
<u>Paint Mines Trail</u>		3	19	7	27	2	22	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		180	9846	176	4840	106	17273	

<u>Fairgrounds Facility Reservations</u>		2021	2021	2021	2020	2020	2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		0	0		9	478	8	447
February		6	178		12	271	16	782
March		8	459		3	170	17	846
April		20	1208		0	0	23	3213
May		16	1496		0	0	15	3519
June		12	1921		20	410	29	2931
July		1	80		17	1,338	29	2,931
August		26	3221		19	2291	17	4001
September		54	4,247		16	1850	21	3544
October		35	3241		18	913	15	3348
November								
December								
Total		178	16,051		114	7,721	190	25,562
<u>Fairgrounds Facility Reservations</u>		2021	2021	2020	2020	2019	2019	
<u>October</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	20			1	5	
Calhan Posse		1	20	1	21	1	46	
Wedding		1	175					
4-H Meeting		1	20					
				13	65	7	56	
<u>Grand Stands Building</u>								
Garza Farms		9	180					
Grant Harris		4	16					
<u>Track</u>								
Race		1						
<u>Barns</u>								
<u>Livestock Arena</u>								
Australian Shepherd Dog Show		3	90	2	2000	1	2173	
Cattle Select Sale		1	150					
<u>Grounds -</u>								
Laser Light Show		4	2,000					
<u>Whittemore - Fairgrounds</u>								
Rummage Sale		3	250					
Golden Prairie 4-H Club Meeting		1	20					
Ag Expo		1	50					
Cavy Boot Camp		1	50					
<u>Arena</u>								
Little Britches Rodeo		3	200			3	30	
Month Total Fair Facility Reservations		35	3,241	16	2,086	13	2310	

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

Graffiti on trash can holder	8/3/2021	Hanson Trailhead	South District	\$20				
Illega trash dumping and cleanup	9/15/2021	Various sites	North District	\$100				
Graffiti in Baptist trailhead restroom	9/20/2021	Santa Fe Trail	North District	\$200				
Graffiti in Baptist trailhead restroom	9/22/2021	Santa Fe Trail	North District	\$200				
Hand dryer damaged	9/23/2021	Widefield Community Park	South District	\$520				
Graffiti on underpass wall	9/6, 9/21	Cruse Gulch	South District	\$150				
Broken Lexan at kiosk door, damaged sign	9/8/2021	Falcon dog park	East District	\$200				
Car drove through gate	10/8/2021	Rainbow Falls	Central District	\$4,500				
			Total	\$24,740				
Volunteerism		2021		2020				
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours			
January		106	372	193	824			
February		100	468	234	1,148			
March		159	713	110	552			
April		365	1,556	86	350			
May		425	1,579	96	500			
June		299	1,421	378	1,765			
July		680	5,444	291	974			
August		283	1,581	240	669			
September		411	1,808	254	806			
October		556	2,408	609	1371			
November								
December								
Totals		3384	17,350	2491	8,959			
		2021						
October		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		14	56					
Fairgrounds Corporation		5	20					
Friends of the Nature Centers		76	417					
Adopt-A-Park / Trail / Volunteer Projects		452	1,880					
Total		556	2,408					
Programming		2021	2021	2021	2020	2020	2019	2019
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		25	218	4.93	45	755	40	461
February		27	230	4.96	47	2327	36	2303
March		50	753	4.90	17	361	62	1060
April		58	1006	4.98	0	0	185	4928
May		84	1377	4.99	12	4439	210	4415
June		68	1361	4.90	40	888	122	3937
July		71	3601	4.98	74	1962	120	4950
August		58	3598	4.90	92	1221	80	3347
September		84	2074	4.99	78	868	114	3325
October		88	7709	4.98	95	1182	127	6033
November								
December								
Totals	800 / 21,000	613	21927	4.95	500	14003	1096	34759
		2021	2021	2021				

<u>October</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>				
Discover Bear Creek	BCNC	10	109	4.94				
Habitat	BCNC	10	122	4.99				
Colorado Wildlife Detectives	BCNC	2	29	5.00				
Foothills Field Experience	BCNC	4	48	5.00				
Little Wonders: Who Hoots	BCNC	2	35	5.00				
Nature Explorers: Crawling Creatures	BCNC	2	30	5.00				
Creek Week Cleanup	BCNC	1	26					
Fall Harvest Festival at Gold Hill Mesa	BCNC	1	1000					
Boo at Bear Creek	BCNC	1	105	4.96				
Kids' Morning Out: bear Creek Boo Bash	BCNC	1	11					
Birthday Party: All About Animals	BCNC	1	15	5.00				
Girl Scout Troop 41810	BCNC	1	18					
Walk the Wetlands	FCNC	1	90	5.00				
Map & Compass Skills	FCNC	1	13	4.80				
Discover the Wetlands	FCNC	2	126	5.00				
Birthday Party: Big Bugs	FCNC	1	5	5.00				
Kids' Morning Out: Invasive Intruders in the Park	FCNC	1	4	5.00				
Nature Adventures: Frolicky Foxes & Friends	FCNC	2	50	5.00				
Outreach: Cool Science Festival	FCNC	1	300					
Program Room Rental	FCNC	3	101					
2s & 3s Outdoors: Creatures of the Night	FCNC	2	36	5.00				
Homeschool Fridays: Discover Wetlands	FCNC	1	24	5.00				
Adult Bird Club: Classroom	FCNC	1	10	5.00				
Adult Bird Club: Field Trip	FCNC	1	9	5.00				
Group Visit: Birders	FCNC	1	9					
Pumpkin Carving Party	FCNC	1	250	5.00				
Jack-o-Lantern Trail	FCNC	1	1000	5.00				
Group Visit: Aiken Audubon Birding	FCNC	1	12					
Group Visit: Pikes Peak Community College Class	FCNC	1	19					
Group Visit: Cub Scout	FCNC	1	5					
Take a Kid Mountain Biking Day	FRRP	1	100	4.71				
Photography Opportunity	RF	1	14					
Geology & History Talk	RF	1	14					
Scarecrow Contest	FCNC	1	15					
Paint Mines Visitor Contacts	PMIP	15	2050					
Rainbow Falls Visitor Contacts	RFHS	10	1905					
TOTALS		88	7709	4.97				

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

October 2021

General Updates:

1. Facility rentals have generated \$210,187 which exceeded our \$180,000 annual goal by 16%.

Special Events:

1. October has been a busy month for cross country running events. Several schools and organizations took to County trails:
 - The Doherty High School held their annual "Spartan Invitational" Cross Country event on the east trail system of Bear Creek Regional Park. 20 teams XC teams attended this event to include 400 parents cheering on the young runners.
 - The YMCA of the Pikes Peak Region invited the community to the annual "Creepy Crawl 5K". Runners were encouraged to wear Halloween costumes and they did not disappoint. Over 400 runners took part in this fundraiser event.
 - The Pikes Peak Road Runners Club kicked off their "Fall Series" at Bear Creek Regional Park. The series features four runs each year. Approximately 400 runners participated in this event.

- The Monument Academy held their annual Central Colorado Athletic Middle School XC Meet at Fox Run Regional Park.
 - One of El Paso County largest youth running events, the Colorado State Cross Country Championships was held on the East trails of Bear Creek Regional Park. Start and finish, as well as all event festivities were held on the Penrose Event Center grounds. Over 600 kids took part in this annual event. The event is still scaled down from previous pre-Covid years, but it still brought hundreds of tourists to El Paso County.
2. The Widefield Community Park was host to the annual “Clash of the Titans” disc golf tournament. This two-day event draws nearly 200 participants each year.
 3. Frisbee and soccer tournaments continued through the month of October.
 4. Several commercial photography permits were issued in October for Fox Run and Black Forest Regional Parks as well as the Paint Mines Interpretive Park. The theme of the Regional Park photography permits was of children with Santa.

COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH
Monthly Report – October 2021

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

Creek Week Highlights:



[Fountain Creek Watershed Flood Control and Greenway District](#) hosted the 8th Annual Creek Week Cleanup. Like most events Creek Week was still in recovery this year, but even though our numbers were smaller this watershed cleanup had a big impact! 2,200 volunteers participated in 101 cleanups over the course of 9 days. Volunteers cleared 18 tons of litter and debris with over 3,100 bags of trash. The strangest items found this year: full refrigerator, BIG Wheel toy, Tea Kettle and 18 shopping carts!

The Pikes Peak Outdoor Recreation Alliance working with the Fountain Creek Watershed Flood Control and Greenway District Creek Week and the Cultural Office of the Pikes Peak Region organized the Pikes Peak Litter Letter Project. Concrete Couch constructed the letters. Volunteers collected the trash from public lands and waterways. This years' word appropriately designed was “**RESPECT.**”



Friends Groups: Staff coordinated with the Friends of Bear Creek Dog Park for our annual Ghouls and Stools clean up event which brought out 42 volunteers. Partnered with Heuberger Subaru, BioBags, Banfield Pet Hospital and City Parks for games and costume contest prizes.

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 – October 2021

Submitted by Theresa Odello, Recreation & Cultural Services Manager

General

Rainbow Falls Historic Site:

Rainbow Falls Historic Site was open to the public for 10 days in October, and had 1,905 visitors, averaging 238 per day. The Photography opportunity was a chance to take pictures of the falls without visitors present. As a special treat, the rainbow in the falls only appears twice a year, and the class was timed so participants were able to take pictures of the rainbow from which the falls was named after. Staff also lead a talk on Geology and History to a group from the American Association of University Women. Rainbow Falls is closed for the winter and will re-open in April 2022.

Paint Mines Interpretive Park:

This month at the Paint Mines, the Interpreters/Caretakers made 2050 visitor contacts over 15 days, averaging 137 per day. The Interpreters have done a great job engaging the public, and this month have given 92 mini presentations that each lasted over five minutes. Our Park Interpreter/Caretaker will be taking a Certified Interpretative Guide course this year, so he will be even more prepared to give talks to the visitors. While the staff has finished for the season, there will be two Interpreters/Caretakers returning in April 2022.

Awards

1. We are honored that Visit Colorado Springs awarded El Paso County Nature Centers the Superhero Team Award during their annual Tourism Awards Celebration held October 14, 2021 at The Antlers. The Visit Colorado Springs Superhero Team Award recognizes an organization or business that went above and beyond in 2020 and 2021 to address the needs of the community during a time of great distress and uncertainty. During this challenging time, staff and volunteers at the nature centers worked on building bridges to connect people to nature, often when no other activity was available due to the quarantine. This team rose to the occasion by providing numerous innovative programs to connect people to nature, both virtually and in person.



Programs & Special Events:

1. Bear Creek Nature Center co-hosted Fall Harvest Festival to benefit Bear Creek Nature Center. This was the third Fall Harvest Festival held in collaboration with the nature center's Partner in the Park Gold Hill Mesa. Gold Hill Mesa coordinated a variety of attractions at their community center grounds including live bluegrass music from the Red Mountain Boys, food and craft vendors, and children's activities including pony rides, petting zoo, face painting and a pumpkin patch. Five nature center staff and fourteen volunteers managed the day's activities. Upwards of one thousand people attended this community event on a beautiful October Saturday, and \$3,600 was raised for Friends of El Paso County Nature Centers.
2. The second annual Boo! At Bear Creek was held at Bear Creek Nature Center on the evening of October 22. Over one hundred pre-registered participants enjoyed a guided walk along the decorated moonlit trails of Bear Creek Nature Center. On their travels, they encountered costumed characters that educated them about some of nature's most misunderstood creatures including bats, rats, snakes, and spiders. This event is a family-friendly twist on a typical Halloween attraction. While mildly spooky, the primary goal is to educate and dispel myths and misunderstandings about creatures that play important roles in the ecosystem. Five nature center staff and twenty dedicated volunteers brought this event to life, filling roles of walk guides, station leaders, and trail spooks. Evaluation scores averaged 4.9 out of 5 and comments included, "The actors were well-composed. Everyone was so knowledgeable", "Wonderful family outing", and "Great volunteers! I enjoyed their enthusiasm!"
3. Bear Creek Nature Center capitalized on the extensive planning and preparation put into the Boo! At Bear Creek event by offering 'Kids' Morning Out: Bear Creek Boo Bash' the following morning. Children ages 6-12 were dropped off in costume at the nature center on a Saturday morning for four hours of educational Halloween fun. They visited stations along the trail where characters shed light on some of nature's most hair-raising creatures. The nature center partnered with Pikes Peak Community College's Zoology Department staff for a highlight of the day's activities in which children were treated to an up-close-and-personal meeting with a tarantula, salamanders, and an albino python.
4. Bear Creek Nature Center led a Creek Week cleanup event in partnership with Fountain Creek Watershed District. The crew focused on removing man-made dams and forts from the stream and stream banks that impede water flow. Twenty-six volunteers, including Commissioner Stan VanderWerf, got their feet wet as they worked together toward this goal. Bear Creek Nature Center welcomes the opportunity to participate in this annual clean-up week that brings citizens together with a focus on watershed health.
5. Fountain Creek Nature Center's Homeschool Fridays program offers homeschooled students and their families the chance to come together and experience the same amazing field trips traditional school students do. This month 16 at-home learners and their parents witnessed the biodiversity Fountain Creek and the five habitats near the nature center support, especially the macroinvertebrates during the pond water study. Children were excited to discuss adaptations, habitat differences, and the species of plants and animals in a group setting.

6. Fountain Creek Nature Center provided an educational booth at the Cool Science Festival, bringing the nature of the park to about 300 people at UCCS. Part-time Interpreter Andy brought along a bucket of water fresh from the Nature Center pond to show visitors the incredible macroinvertebrate life that begins the food web and who's health depends on how we treat our watershed. He also showed off and discussed with guests many pelts, skulls, and tracks of larger mammals that call the Pikes Peak region home. Finally, pictures from El Paso County Parks, maps, brochures, and stickers were provided to help guests plan trips to visit these local natural places!
7. Fountain Creek Nature Center's Pumpkin Carving Party and Jack-o-Lantern Trail fundraisers are always the highlight of the fall season! At the morning Pumpkin Carving Party volunteers from Colorado Springs Utilities and Elevate Teen Group scooped 200 pumpkins donated by Milberger Farms in Pueblo for guests to carve into jack-o-lanterns. Those 200 jack-o-lanterns lit up the nature trail as over 1000 people walked through in their Halloween costumes. Along the way guests could also learn about local mammals at the pelts, skulls, and tracks table, hear stories in Rabbit Gulch Theater, make a crawling spider craft, learn about creepy creatures with Pikes Peak Community College Wild Things, and explore the exhibits inside the nature center. As the night grew darker lights donated by Sunbelt Rentals lit the parking lots. Finally, the night's success was dependent on our Friends group docents helping to make each station possible and resulted in wonderful reviews!
8. National Take a Kid Mountain Biking Day has turned into a great community event, with over 100 participants and 20 volunteers. Registered participants were able to get a bike safety check, learn mountain bike safety skills, and go on a trail ride. Thanks to our sponsors, every participant received a prize, ranging from helmets, bike shirts, bike tools, socks, and more. Sponsors that provided the prizes include Criterium Bicycles, ProCycling, Colorado Springs Bike Shop, Old Town Bike Shop, SoCoVelo bike club, and Kids on Bikes/Pedal Station.

COMMUNITY SERVICES DEPARTMENT

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

**PARK OPERATIONS DIVISION
MONTHLY REPORT
OCTOBER 2021**

Parks Planning

Capital Project Management / Planning:

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

Fox Run Regional Park Oak Meadows Restroom – This project includes a renovation to the Oak Meadows restroom from a composting system to a flush system. The pit vault composting waste system will be removed, and existing leach field abandoned. A new on-site wastewater treatment system and leach field will be installed. Internal plumbing and fixtures will also be installed to convert the restroom to a flush system. This project is currently out to bid with bids due on November 10.

Fox Run Regional Park Pine Meadows Playground – This project includes the replacement of the playground structure at Pine Meadows with a new ADA compliant structure. In support of this project, new ADA compliant sidewalks and parking will also be installed. This project is currently out to bid with bids due on November 17.

Santa Fe Open Space - The master plan process has been completed with BoCC approval in March 2021. A contract for singletrack trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction started in October and is progressing nicely with completion anticipated in November.

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 review with CDOT was completed in August 2021 with final revisions underway.

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

Paint Mines Interpretive Park - The Paint Mines Interpretive Park Restoration Project was awarded to Smith Environmental & Engineering in September 2020. Substantial completion of the project has been issued. Additional erosion along certain trails is being completed by Veltrans LLC through November 2021.

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

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

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

Flood Recovery:

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

Other:

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

Fountain Creek Watershed, Flood Control and Greenway District - Community Services Department Staff continues to serve on the Technical Advisory Committee. The committee helps develop and implement watershed restoration and enhancement projects. The district has launched the greenway master plan and staff is participating as a stakeholder.

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

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

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – Due to warm fall days and nights, October has provided park users an extended viewing of the beautiful fall foliage around Bear Creek Regional Park. Warmer weather has extended peak use as the park remains busy with pavilion rentals, field and trail usage, and pickleball play. Central staff members spent time cleaning facilities, mowing, trimming turf areas, box blading parking lots and trails, completing routine illegal camp checks, irrigation winterization, landscape bed maintenance, playground inspections, and snow removal preparations.

A large water main along Bear Creek Rd gave out and the Park Operations team was called to assist CSU and Recreation and Cultural Services staff with flood and damage repairs at the Bear Creek Nature Center.

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

Our team continues to meet and assist Raine Construction regarding the installation of the new restrooms at Bear Creek West. This project is underway and has been assigned a December completion date. During the next reporting period park visitors will be excited to see visible signs of progress as the exterior of the building will begin to take shape as the large roofing timbers are installed.

Tall Timbers Tree Service began their large forestry project around Bear Creek Regional Park. They will be removing dead / hazard trees, unwanted regeneration, and completing standard pruning efforts and raising tree canopies throughout the park.

Central staff assisted the Charmaine Nymann Garden Association with their annual soil amendment implementation and tilling. Eighty yards of topsoil were spread out among various garden plots and tilled in on separate days. Park users anxiously await the arrival of the noxious weed eating goats and we are in communication with the Garden Association regarding their expected arrival date.

Congratulations to Anthony Rose and Dale Arellano for completing training and obtaining their Class A CDL!

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.

The Bear Creek Dog Park was closed the first week of October for maintenance and forestry projects. During this time park staff did a deep clean on the restroom facilities, removed debris / sediment from multiple drainage ditches, filled in a large hazardous washout, and resurfaced the trail system.

Front Range Arborists completed their five-day project at the Bear Creek Dog Park. This project consisted of felling multiple large hazard trees, removing deadwood and hazard limbs, raising canopies on hundreds of trees, and overall increasing the safety and beauty of the Dog Park.

The annual Ghouls and Stools cleanup event was held during this reporting period. This is a fun event, focusing on park cleanup, with prizes and give-a-ways provided from local sponsors. Thank you to all organizers, sponsors, and volunteers for their participation!

Rainbow Falls Historic Site – The Recreation and Cultural Services Division continues to report a high volume of park users with parking availability being a major challenge. Staff continues to monitor security cameras, remove trash, check portable restrooms, and monitor the site for new graffiti.

The Manitou Trail Cats restoration group completed one additional day of trail maintenance during this reporting period. Central staff delivered materials so volunteers could complete their work on the lower trail. The efforts of Manitou Trail Cats have significantly increased the safety and sustainability of this trail. El Paso County Parks greatly appreciates all that Manitou Trail Cats does for our community!

For the third time this season, staff were called to the site regarding an automobile crash at the main entrance gate. Reports have been filed and a fencing contractor has been secured to complete repairs. Work on the gate should be complete in a few weeks.

Downtown Facilities – Downtown staff members remain busy with general maintenance tasks including mowing, trimming, trash collection, semi-annual native mowing, and bed maintenance. Irrigation winterization is complete at all facilities.

Due to safety concerns, the Downtown team was called upon to remove some previously placed rock mulch around the El Paso County Professional Building on Vermijo St. The rock mulch has

been removed and fifteen tons of grey breeze will be installed in its place. Staffing shortages and existing maintenance obligations have delayed the completion of this project.

Jones Park – No new maintenance to report.

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

East District:

County Fairgrounds – This has been the final month for our larger rental events at the County Fairgrounds. Our team had a very exciting second week of the month. The team supported Little Britches National Rodeo, hosted a Select Sale for 4-H and an Agricultural Expo all during the same weekend. While the team was working to cover these events, we were notified that the County Fairgrounds was activated as an evacuation site for the Birdseye fire that was burning near Peyton. Staff did a good job adjusting to the situation and worked well with our renters and Humane Society of the Pikes Peak Region to ensure we could accept as many evacuated animals as possible.

In addition to the exciting weekend, the team supported our final auto race of the year, a wedding, and completed the final mowing of the fairgrounds. Staff also began winterizing buildings that lack a heating source.

Homestead Ranch Regional Park – The team completed mowing efforts at Homestead and winterized the irrigation system. The restrooms are closed, and the portable restroom was delivered for the winter season.

Falcon Regional Park – Staff completed the final mowing at the park and began winterizing the irrigation system.

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

General – All “stay off ice” signs were installed throughout the district.

North District:

Fox Run Regional Park – EPC Wildland Fire continues to assist our district with fuel mitigation and general forestry improvements. Improvements include tree thinning and reduction of low-level fuels (fire mitigation).

North District staff has primarily focused on deep cleaning restrooms / pavilions and making irrigation repairs before the winter months. Staff removed the lake fountain and winterized irrigation systems, restrooms, drinking fountains. Staff began removing sections of split rail fence in areas of the park that do not need fencing and reduce future replacement / repair cost.

Our team focused efforts at the dog park and made repairs to broken gate latches, straightened fence posts, reinforced entrance stairs and top-dressed entrances with new gravel. New metal trashcans and picnic table were installed and purchased with the generous donations of our Partner in the Park.

Black Forest Regional Park – Our primary goals in BFRP have been focused on deep cleaning restrooms and pavilions while also making irrigation repairs before water sources are not available over the winter months. Staff completed the winterization of all irrigation and drinking fountains. Replacement parts for a broken slide component were installed in the main playground area.

Pineries Open Space – Our team continues to monitor the trail system for potential hazard trees and installed trail indicator stakes for winter months. While patrolling trail corridors, efforts are made to remind guests of park rules. Trash removal from native park areas continues to be high priority.

Santa Fe Regional Trail - Staff completed the winterization of the trailhead irrigation system and restrooms. In addition, storm shelter roof upgrades were completed at Baptist Road trailhead and a volunteer clean up event was held to remove trash and debris throughout the project area.

Black Forest Section 16 – Daily patrols of the trail were conducted and any individuals with their dogs off leash are informed of County policies.

Palmer Lake – Staff completed winterization of irrigation systems, restrooms, and drinking fountains. Parking lots were graded and two declining ash trees were removed from the trailhead parking lot.

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

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

South District:

General Information – Warm weather has extended peak usage this fall. South District properties have had a nice contrast of fall colors this month. Turf areas have reacted well to aeration and fertilization efforts completed last month. High use areas on the fields have recuperated nicely and appear to be heading towards dormancy in good condition.

In preparation for the winter months, all thin ice signs have been distributed throughout all properties. In addition, snow plowing equipment has been delivered to Fleet to ensure we are ready for snow when the time comes.

All irrigation systems have been blown out and winterized for the season. South District parks and facilities continue to be inspected and cleaned daily. Staff completed final mowing and trimming efforts for the current growing season.

Fountain Creek Regional Park – FCRP continues to stay busy with park visitors and trail usage. The reservation season has come to an end for FCRP and the final Sunday soccer game was played on the north field for the season.

Staff installed three dog agility obstacles to the dog park to improve guest experiences with their canine companions. Obstacles included a tunnel, jump hoops, and a high jump. We also removed and winterized the aeration fountain from the lake.

Fountain Creek Nature Center – Staff replaced several sections of failing fence posts leading from the Nature Center to the Regional Trailhead. A large tree fort was removed from the “Magic Woods” area. The structure was removed to discourage illegal camping.

Willow Springs – Tall Timbers removed a large hazard cottonwood tree at Willow Springs. There was also a large cottonwood tree removed from the property line near the Widefield Water Treatment Facility that had fallen on a private fence. Staff contracted Law Fence to repair the private fence.

Cleanup and renovations have begun to repair restrooms that were damaged during an arson event earlier this year.

Widefield Community Park – Fall colors have been exceptional over the past few weeks at the park. Most of the park visitors are playing frisbee golf, enjoying the playgrounds, or walking the trails. Maintenance staff completed final mowing efforts and are focused on winterizing the irrigation system.

Kane Ranch Open Space – Planning is underway for the installation of an automated gate to regulate public access into Kane Ranch.

Maxwell Street Trailhead – The ongoing disruption of the trail near the Carson railroad bridge is now referred to as the Spring Run project. There is an approved design to repair the drainage issue. Funding has been identified and the bidding process should begin this year.