

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

Park Advisory Board

Meeting Agenda

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

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
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. Eagle Forest Filing No. 1 Final Plat	Greg Stachon	Endorsement
B. Falcon Meadows at Bent Grass Filing No. 2 Final Plat	Greg Stachon	Endorsement
C. The Cottages at Mesa Ridge PUD	Ross Williams	Endorsement

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
D. Grandview Reserve Filing No. 1 PUD Preliminary Plan	Ross Williams	Endorsement
7. Information / Action Items		
A. Park Lands Agreements – COLA, LLC. The Trails at Aspen Ridge Filings No. 3, 5, 6, and 7	Ross Williams	Endorsement
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the September 8, 2021
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Ed Hartl, Chair
Alan Rainville, Vice Chair
Susan Jarvis-Weber, Secretary
Terry Martinez (via TEAMS)
Jim Cassidy
Lois Landgraf

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
Dana Nordstrom, Community Outreach Coordinator
Dayna Buffington, Special Event Coordinator

Absent: Anne Schofield, 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: **Alan Rainville made a motion to approve the meeting agenda. Jim Cassidy seconded the motion. The motion carried 6 - 0.**
3. Approval of Minutes: **Jim Cassidy made a motion to approve the August 11, 2021 meeting minutes. Lois Landgraf seconded the motion. The motion carried 6 - 0.**
4. Introductions and Presentations:

A. 2021 Creek Week Proclamation

Alli Schuch, Watershed Outreach Coordinator, Fountain Creek Watershed Flood Control and Greenway District announced the Creek Week Kick-Off event which will take place on September 25 from 9 a.m. to Noon at the Fountain Creek Nature Center. Thousands of volunteers assist every year in clean up events from Palmer Lake to Pueblo. County Parks cleanup sites include Bear Creek Dog Park, Bear Creek Nature Center and Fox Run Regional Park.

5. Citizen Comments:

Susan Davies, Trails and Open Space Coalition thanks the board for their support of the 1A Tabor Cap Initiative which will be on the November ballot. She encouraged the board to support and share information about all Parks related ballots.

6. Development Applications:

A. **Crossroads at Meadowbrook Mixed Use Filing No. 1 Final Plat**

Ross Williams provided an overview and background of the Crossroads at Meadowbrook Mixed Use Filing No. 1 Final Plat and addressed questions by the board members.

Jim Cassidy recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Crossroads at Meadowbrook Mixed-Use Filing No. 1 Final Plat: 1) in order to conduct a competent and thorough agency review, staff strongly recommends that the applicant include site development and/or landscape plans in future Final Plat applications, 2) require fees in lieu of land dedication for regional park purposes in the amount of \$165,600 and urban park fees in the amount of \$104,400. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat. Alan Rainville seconded the motion. The motion passed 6 – 0.

B. **Sanctuary of Peace / Benet Hill Monastery Filing No. 1 Final Plat**

Ross Williams provided an overview of the Sanctuary of Peace / Benet Hill Monastery Filing No. 1 Final Plat 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 Sanctuary of Peace / Benet Hill Monastery Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$11,960 and urban park purposes in the amount of \$7,540, due at the time of recording of this Final Plat. Alan Rainville seconded the motion. The motion passed 6 – 0.

7. Information / Action Items:

A. **Happy Trails Fundraising Event Update**

Todd Marts provided the board with an overview of the 12th Annual Happy Trails BBQ fundraiser, which was held on Friday, August 20. This year's Happy Trails was part of the 50th Anniversary of El Paso County Parks with fundraising efforts directed towards the goal of a new Nature Center in northern El Paso County. Through the generous support of Sponsors, ticket-buyers, and donors, the event reached an impressive goal of \$20,000. Mr. Marts thanks to the North district maintenance team for setting up the entire event.

B. 2021 El Paso County Fair Report

Dayna Buffington presented an overview of the 2021 County Fair which was held from July 10 – 17 at the County Fairgrounds. The Fair was a very well attended event and exceeded the revenue goals on all levels and generated \$336,104 in final revenues.

C. Hanson Trailhead Project Summary

Jason Meyer provided a summary of the Hansen Trailhead Project. In 2015, severe flooding damaged the Hanson Trailhead located in the south district. FEMA funds were allocated to assist with the design and construction of trailhead repairs. Construction began in September 2020 and completed in August 2021. The total project cost for design and engineering was \$2.1 Million. Project partners include FEMA, El Paso County, the Fountain Creek Watershed and Greenway District, and the City of Fountain.

D. 2022 Budget Proposals

Todd Marts presented the 2022 Budget Proposals which goes before the Park Advisory Board in September of each year. Following this presentation, the proposal is forwarded to the County's Budget / Finance Department and will go to the Board of County Commissioner for overall consideration and / or approval. Mr. Marts answered questions by the board.

Alan Rainville moved to endorse the 2022 El Paso County Parks operation budgets. Lois Landgraf seconded the motion. The motion passed 6 – 0.

8. Monthly Reports:

Commissioner Stan VanderWerf provided public comments which included congratulating Lois Landgraf on her appointment to the Park Advisory Board, thanking staff on the completion of several projects and commenting on ballot measures. Commissioner VanderWerf also made statements towards the ongoing employee turnover that El Paso County is experiencing.

Susan Davies commented on suspicious activities that are happening at the Paint Mines which include vandalism and theft. Todd Marts stated that two part time attendees have been hired and are present at the park which has helped to establish positive behavior but unfortunately some of the illegal activities are happening after-hours when the park is closed.

9. Board/Staff Comments:

Brian Bobeck mentioned that the El Paso County Masterplan survey is now online and is encouraging the board to participate. He thanked all County employees that participated in the County's Volunteer Day and helped with projects at Bear Creek Regional Park. Mr. Bobeck also announced a weeklong closure of the Bear Creek Dog Park to complete

RECORD OF PROCEEDINGS

necessary forestry maintenance, trail restoration and continued drainage improvements. The closure is scheduled from October 4 – 10.

10. Adjournment: **The meeting adjourned at 3:09 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: October 13, 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 \$6922 = Net Proceeds \$4428
 - \$500 to EPC Parks PB Court Maintenance Account
 - \$3928 to PPPA for future court development & improvements
- 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: Eagle Forest Filing No. 1 Final Plat

Agenda Date: October 13, 2021

Agenda Item Number: #6 - A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

This is a request by Eagle Forest Development, LLC for final plat approval of Eagle Forest Subdivision Filing No. 1 Final Plat. The subject property totals 44.35 acres and includes 9 residential lots between 3 and 5 acres, and one 5.4-acre open space tract. The site is located on the north side of Shoup Road, ½ mile east of the intersection of Black Forest Road and Shoup Road. The property is zoned PUD.

The proposed open space dedication totals 5.4 acres (12%) which meets the minimum open space requirement for PUD zoning. The proposed open space tract is centrally located within the project area and includes Burgess Creek and its adjacent banks.

This project had been through three separate reviews as early as 2005. PUD approvals were initially obtained in 2007-2008 by a different applicant. Initial development of Eagle Forest PUD in 2007 was halted due to financial issues related to the recession. An Amended PUD Development Plan (for a relocated main road entrance off Shoup Road), Final Plat and Construction Drawings were approved in 2013 but further development was ceased due to the Black Forest Fire, which burned almost all the trees on the project site. Most recently, the Eagle Forest PUD and Preliminary Plan was approved by the BOCC on July 27, 2021.

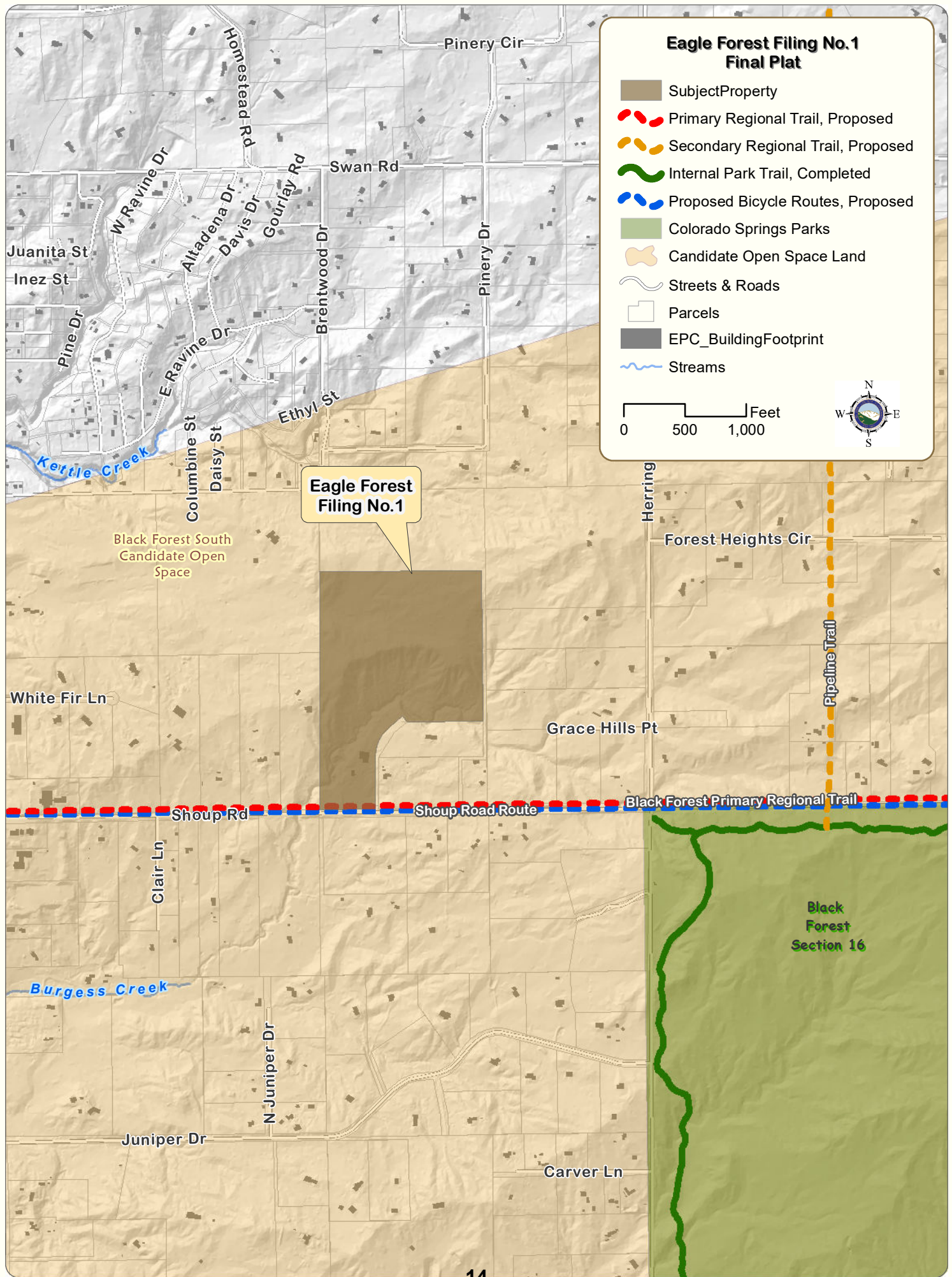
The project is located in the Black Forest South Candidate Open Space area. It is approximately ½ mile to the west of the Black Forest Section 16 Trail. The El Paso County Parks Master Plan (2013) shows two trails along Shoup Road. One of which would be impacted by the project. The proposed Shoup Road Bicycle Route is not impacted by the project because it is located in the public right of way. The proposed Black Forest Primary Regional Trail along Shoup Road is within the project area on the north side of Shoup Road. The letter of intent mentions that a 25-foot trail easement will be dedicated to El Paso County along Shoup Road however, the easement is not shown on the final plat drawings.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the applicant provide a 25-foot public trail easement along the north side of Shoup Road that allows for the construction and maintenance by El Paso County of the Black Forest Primary

Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat.

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 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.



Development
Application
Permit
Review



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

September 14, 2021

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

Name:	Eagle Forest Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-2131	Total Acreage:	44.35
		Total # of Dwelling Units:	9
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.51
Kevin Bristow	Peter Patten	Regional Park Area:	2
Eagle Forest Development Inc.	Patten Associates	Urban Park Area:	2
4920 Northpark Loop	4271 Horse Gulch Loop	Existing Zoning Code:	PUD
Colorado Springs, CO 80918	Colorado Springs, CO 80924	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS				Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2				Urban Park Area: 2		
0.0194 Acres x 9 Dwelling Units = 0.175				Neighborhood:	0.00375 Acres x 9 Dwelling Units =	0.00
Total Regional Park Acres: 0.175				Community:	0.00625 Acres x 9 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 9 Dwelling Units =	\$0
\$460 / Dwelling Unit x 9 Dwelling Units = \$4,140				Community:	\$176 / Dwelling Unit x 9 Dwelling Units =	\$0
Total Regional Park Fees: \$4,140				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 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.

Park Advisory Board Recommendation:

LETTER OF INTENT

EAGLE FOREST SUBDIVISION FINAL PLAT August 2021

**Owner and Developer:
Eagle Forest Development, LLC**

Consultant:



I. LOCATION

The 44.2 acre property is located in Black Forest on Shoup Road approximately ½ mile east of the commercial center of Black Forest at the intersection of Black Forest Road and Shoup Road, as shown in the aerial photo below. The Parcel Number is 5208000071.

II. REQUEST

The applicant, Eagle Forest Development, LLC is requesting Administrative Final Plat approval of the Eagle Forest Subdivision Filing 1. Note that the entire subdivision will be constructed at one time so subsequent filings may or may not occur. EFPUD is a 9 lot residential subdivision with a large open space tract.



III. PROJECT DESCRIPTION

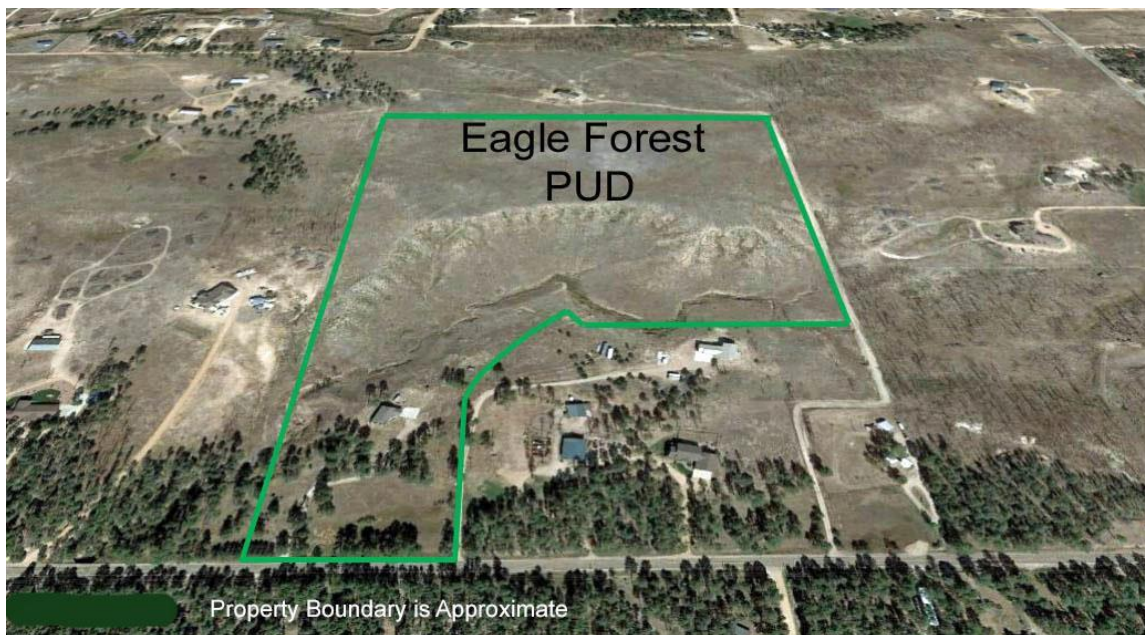
A. Project History

Eagle Forest PUD/SP (PUD and Preliminary Plan) was approved by the BOCC on July 27, 2021. Prior to this, EFPUD had been through three separate review/approval processes in EPC beginning in 2005. PUD approvals were initially obtained in 2007-2008 by a different applicant. Initial development of EFPUD in 2007 was halted due to financial issues related to the recession. An Amended PUD Development Plan (for a relocated main road entrance off Shoup Road), Final Plat and Construction Drawings were approved in 2013 but the subsequent attempt at development was ceased due the Black Forest Fire, which burned almost all the trees on what was a densely forested site.

B. Site Description

The site is divided by Burgess Creek, which is an intermittent creek running east/west in the center of the property. The creek is dry most of the year and generally only runs during storm events. There is no 100 year floodplain on the site. Because Burgess Creek is ephemeral, there are no associated jurisdictional wetlands. South of the creek is gently sloping terrain. North of the creek are steeper slopes (up to 25%) with a prominent ridge at the top of the slope. The site is relatively flat on the north portion, above the ridge.

The Black Forest Fire of 2013 burned the entire site except for the southernmost, lower portion of the site adjacent to Shoup Road. Trees that were burned were removed and the result is the ponderosa pine forest has been replaced with post-fire grasses and forbs, except for the most southerly area within Lot 1 that did not burn. There is a residence located on Lot 1 that was built in 2012 so only 8 new homes will be constructed on the site. Below are 1) a current aerial photo of the site; and 2) a photo of the site looking north from just south of Burgess Creek, north of Lot 1.





Wildlife and Vegetation

Tetra Tech performed Preble's Mouse Assessments on the site in 2005 and 2013. Their November 2013 Habitat Assessment report found:

"...there is no suitable habitat on the site or upstream of the site. The property does not contain suitable habitat for Preble's for the following reasons:

- Creek is dry most of the time;
- Vegetation lacks structural diversity;
- Vegetation does not offer significant cover;
- Most of the vegetation is upland in nature; and
- Narrow riparian area with steep slopes."

An additional environmental study and report entitled *Aquatic Resources Delineation Report* was prepared by Heritage Environmental Consultants in June 2021 and has been submitted to EPC. Only one small wetland was located within the survey area and is located within the channel of Burgess Creek covering 0.24 acres.

Heritage Environmental Consultants also conducted a field study in June 2021 to determine if habitat existed for any impacts to species listed as candidate, proposed, threatened, or endangered. The result was U.S. Fish and Wildlife Service stating that the "Service has no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered." This correspondence from USFWS has been submitted with the Final Plat submittal materials.

Soils and Geology

A Preliminary Geology and Surface Soils Evaluation was completed by John Himmelreich & Associates for the project in 2005. Also, in 2005, Front Range Geotechnical, Inc. produced a Performance Report/Sewage Disposal Evaluation. These reports were reviewed in June 2020 by Cornell Engineering. Cornell Engineering found that these reports remain valid and meet the requirements of the current LDC. Additionally, the 2005 reports were reviewed by EPC staff as components of the 2005 submittal and were accepted. The Colorado Geological Survey (CGS) has also reviewed the Preliminary Geology and Surface Soils Evaluation twice: once in 2005 and again in October 2020. The applicant agrees to abide by CGS's four suggestions found in their October 1, 2020 review comments and will incorporate them into the plat as directed by EPC staff. Plat notes

have been added regarding these reports.

Additionally, the applicant requests the application of LCS Section 8.4.9 (A)(2) for situations “Where a geology and soils report has been completed and reviewed at an earlier stage of the subdivision review process, a new report may not be required if in the determination of the PCD Director the existing report provides the level of site-specific detail necessary to review the subdivision application, and the recommendations of the report and CGS have been followed in the preparation of the preliminary plan .”

C. Site Plan

Lot Layout/Access/Open Space

EFPUD will have 9 lots sized between 3.1 and 5 acres accessed from Eagle Forest Drive (EFD), a proposed public road dedicated to EPC. Each lot has a building envelope. EFD intersects with Shoup Road on the southern boundary of EFPUD, crosses Burgess Creek and ascends the slope on the eastern portion of the property to access the upper plateau.

Consolidation of accesses onto Shoup Road is proposed. Two existing driveways to residences intersecting with Shoup Road will be eliminated: one for Lot 1 EFPUD and one to the west of proposed EFD. As requested by County Parks Department, an additional 20 feet of Right of Way will be dedicated to EPC along Shoup Road as well as a 25 foot wide trail easement.

EFPUD’s site plan clusters most lots in the least environmentally sensitive area. Lots 3 through 9 are located on the upper plateau on an open meadow (formerly a forested area burned in the 2013 Black Forest Fire). These lots are double loaded off Eagle Forest Drive. Lot 2 is located to the east of Eagle Forest Drive on a mild slope as the road climbs to the upper plateau. A No-Build Area south of the Building Envelope on Lot 2 is open space for Burgess Creek. Lot 1 is located west of the subdivision entry in the only treed area of the site.

The clustering design of the lot and building envelope layout allows for the preservation of extensive areas of open space and protects the natural features including Burgess Creek and adjacent banks.

Eagle Forest Drive meets EPC standards with the exception of the curve radius on the upper curve for which a deviation was approved in 2013. A request for deviation is being made with this application for the length of the cul-de-sac.

A detention pond will be located on Lot 5 in the northwest corner of the property and will drain to the west. An in-ground cistern and 30’ x 10’ road pull-off for Black Forest Fire/Rescue Protection District (BFFRPD) use will be located on the northwest side of EFD along with a cluster mailbox facility for residents. BFFRPD recently requested an additional turnout on the upper portion of the road. The applicant has agreed to the additional, second turnout which will be added to the project plans on the Final Plat (BFFRPD has agreed to this provision).

EFPUD will feature a 5.4 acre (12% of the PUD) Open Space Tract A that includes Burgess Creek and its adjacent banks. Burgess Creek will also go through the southern portion of Lot 2, outside the building envelope in a No-Build Area. No structures will be allowed to be constructed outside the Building Envelopes, representing an additional 17.4 of open space for a total of 22.8 acres open space (52% of the



total area of the PUD).

The open space tract will be preserved as private open space for the use of EFPUD residents, guests and invitees. Accessory uses will include a fire protection cistern, emergency vehicle pull-off and a cluster mailbox area. Ownership will be transferred by deed of trust to the Homeowners Association (HOA) at time of final plat recordation. Maintenance will be the responsibility of the HOA. Access will be limited to emergency and maintenance vehicles.

A graphic of the proposed Final Plat is shown below:



Utilities

Water will be supplied by individual on-lot wells. There are two existing wells on site. The development will create a demand of approximately 9.9 acre feet annually. The State Engineer's Office wrote a letter in November 2012 stating: "...based upon the conditions that "well permits are obtained pursuant to the decree granted in" the applicable water court cases "and the terms and conditions of the well permits and said decree are followed, the proposed water supply can be provided without causing injury to decreed water rights and is expected to be physically adequate." The well permits referred to have been obtained.

The original 2007 PUD approval from EPC found that the water supply was adequate. However, EPC staff requested a new Water Resources Report which was prepared in July 2021 by Julia Murphy, Professional Geologist/Hydrogeologist of Groundwater Investigations, LLC. The report has been submitted with the Final Plat and concludes: “Based on the proposed uses and preliminary quantification of available groundwater, there is sufficient quantity to meet the County required 300 year water supply criteria.” Regarding water quality, the report concluded: “The quality of the Dawson aquifer groundwater underlying the new proposed lot was evaluated by the EPCPH who has determined a finding for sufficiency in terms of water quality can be made based upon the water sample results from the 2012.”

Wastewater will be handled by individual on-lot septic systems. A Sewage Disposal Evaluation Report by Front Range Geotechnical, Inc. in January 2005 found as follows: “We believe all the lots within the proposed development are suitable for installation of some type of on-site wastewater disposal system utilizing soil absorption. The groundwater augmentation plan for the development requires that non-evaporative type wastewater disposal systems be used.” It is likely that most if not all lots will require an engineered OWTS system. The 2005 report has been reviewed by Cornell Engineering and found to still be valid.

Natural gas service will be supplied by Black Hills Energy while Mountain Valley Electric Association will provide electric service. Both utilities have written commitment letters.

Drainage

As noted above, Burgess Creek, an ephemeral, mostly dry creek bed, runs east/west through the site. A Final Drainage Report has been submitted. As described in the updated Eagle Forest Final Drainage Report, *“Developed drainage within the site will be conveyed through paved streets with roadside ditches and culverts, as well as grass-lined channels through open space areas following historic drainage patterns through the site. Developed runoff from Eagle Forest Subdivision will flow in a southwesterly direction, feeding into the existing main channel of Burgess Creek. Impacts of developed flows from the proposed subdivision will be mitigated through an onsite stormwater detention pond near the northwest corner of the parcel.”*

IV. DEVELOPMENT GUIDELINES

EFPUD Development Guidelines, Standards and Dimensional Standards can be found on the Cover Sheet of the *Preliminary/PUD Development Plan* that has been approved by the BOCC.

V. PROJECT JUSTIFICATION

Final Plat

The Preliminary Plan was approved by the BOCC on July 27, 2021. No revisions to the plan have been made since approval of the Preliminary Plan. The Final Plat is consistent with the Preliminary Plan and the approval criteria set forth in Section 7.2.1.D.3.e of the LDC as follows:

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

The site lies within The Timbered Area Sub-Area of the Black Forest Preservation Plan Update (1987). As described above in this LOI, EFPUD complies with the intent and description of The Timbered Area and the 1987 Black Forest Preservation Plan. EFPUD is consistent with the following goals and policies of The



Timbered Area found in the Black Forest Preservation Plan:

- *“Uses in this unit will be limited to low density residential or open space with the exception of the "community center" at the intersection of Shoup and Black Forest Roads and the commercial node at the intersection of Burgess and Black Forest Roads.”*
- *“Individual well and septic systems will be utilized.”*
- *“Large lot modified cluster (as described in the Overall Density Section of Chapter II),should be encouraged to preserve open space, especially where it can be used to protect the meadows and ponds.”*

EFPUD also complies with the intent and description of the following from the Goals, Policies and Proposed Actions Section of the Black Forest Preservation Plan:

- *“As defined previously in this section large lot cluster developments are those which may be served by individual well and septic systems. Minimum lot size is ordinarily 2+ acres as dictated by state and local regulations.”*
- Discussing characteristics of Large Lot Cluster Developments:
“A planned unit development, an overall density zoning overlay or an open space zone could be employed to provide more assurance of perpetual open space.”
- *“Goal Statements:*
 - *1.A - Preserve and enhance the sensitive natural environment and unique community character of the Black Forest Planning Area.*
 - *3.A Promote a residential environment which perpetuates the rural-residential character of the Black Forest Planning Area.”*
- *“Policies:*
 - *1.5 - Preserve open space as a means of retaining natural features and the separate identity of the Black Forest Planning Area.*
 - *3.3 Promote modified clustering in large lot rural residential subdivisions (those with individual well and septic systems) if it can be demonstrated that open space will be protected and maintained and that a precedent for higher density future development will not be set (refer to discussion in Land Use Scenario).”*

EFPUD is also consistent with the County Policy Plan and specifically the policies below.

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

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

Policy 6.1.13: Encourage the use of carefully planned and implemented clustering concepts in order to promote efficient land use, conservation of open space and reduction of infrastructure costs.

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

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

The Final Plat is the same as the Preliminary Plan – no revisions have been made.

3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials

The subdivision design standards and regulations have been met. Additionally, the Final Plat complies with all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.

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

A sufficient water supply exists for the development. Water will be supplied by individual on-lot wells. There are two existing wells on site. The development will create a demand of approximately 9.9 acre feet annually. The State Engineer's Office wrote a letter in November 2012 stating: "...based upon the conditions that "well permits are obtained pursuant to the decree granted in" the applicable water court cases "and the terms and conditions of the well permits and said decree are followed, the proposed water supply can be provided without causing injury to decreed water rights and is expected to be physically adequate." The well permits referred to have been obtained. Additionally, the original 2007 PUD approval from EPC found that the water supply was adequate.

The County Attorney's Office has made a determination of water sufficiency as follows:

10. Therefore, based upon the State Engineer's finding that the proposed water supply is adequate and will not cause material injury, the decreed water rights and plan for augmentation in Colorado Water Court Consolidated Case Nos. 04CW119 and 04CW336, on the analysis above, and on the conditions listed below, the County Attorney's Office recommends a finding of **sufficiency** as to quantity and dependability. The El Paso County Public Health Department will need to provide an opinion as to quality.

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

Wastewater will be handled by individual on-lot septic systems. A Sewage Disposal Evaluation Report by Front Range Geotechnical, Inc. in January 2005 found as follows: "We believe all the lots within the proposed development are suitable for installation of some type of on-site wastewater disposal system utilizing soil absorption. The groundwater augmentation plan for the development requires that non-evaporative type wastewater disposal systems be used." It is likely that most if not all lots will require an engineered OWTS system. The 2005 report has been reviewed by Cornell Engineering and found to still be valid.

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

A Preliminary Geology and Surface Soils Evaluation was completed by John Himmelreich & Associates for the project in 2005. Also, in 2005, Front Range Geotechnical, Inc. produced a Performance Report/Sewage



Disposal Evaluation. These reports were reviewed in June 2020 by Cornell Engineering. Cornell Engineering found that these reports remain valid and meet the requirements of the current LDC. Additionally, the 2005 reports were reviewed by EPC staff as components of the 2005 submittal and were accepted.

7. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;

Drainage is addressed in the Final Drainage Report prepared by JPS Engineering. “Developed drainage within the site will be conveyed through paved streets with roadside ditches and culverts, as well as grass-lined channels through open space areas following historic drainage patterns through the site. Developed runoff from Eagle Forest Subdivision will flow in a southwesterly direction, feeding into the existing main channel of Burgess Creek. Impacts of developed flows from the proposed subdivision will be mitigated through an onsite stormwater detention pond near the northwest corner of the parcel.”

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

All lots and Tract A will have legal and physical access from EFD, a public road owned and maintained by EPC. EFD meets EPC standards with the exception of the curve radius on the upper curve for which a deviation for the was approved in 2013. Also, the length of the cul-de-sac exceeds the ECM standard - a request for deviation for this is being made with this application.

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

EFPUD will not negatively impact service levels of County services or facilities. All necessary utility commitments have been obtained. The site lies within the Black Forest Fire/Rescue Protection District (BFFRPD). BFFRPD requested a 30’x10’ pull-off and a 30,000 gallon cistern which have been incorporated into the plan. BFFRPD has provided a Commitment to Serve Letter and a Fire Protection Report. The traffic report demonstrates that the additional traffic generated by EFPUD is well within the capacity of existing roads with acceptable LOS levels. Water and wastewater are to be provided as discussed above.

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

See #9 above

11. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

Off-site impacts have been evaluated. No off-site improvements are required.

12. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

Required fees related to public facilities and infrastructure will be paid at time of plat recording. An SIA will be executed for subdivision improvements.

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

The Final Plat and subdivision meet other applicable sections of Chapter 6 and 8.

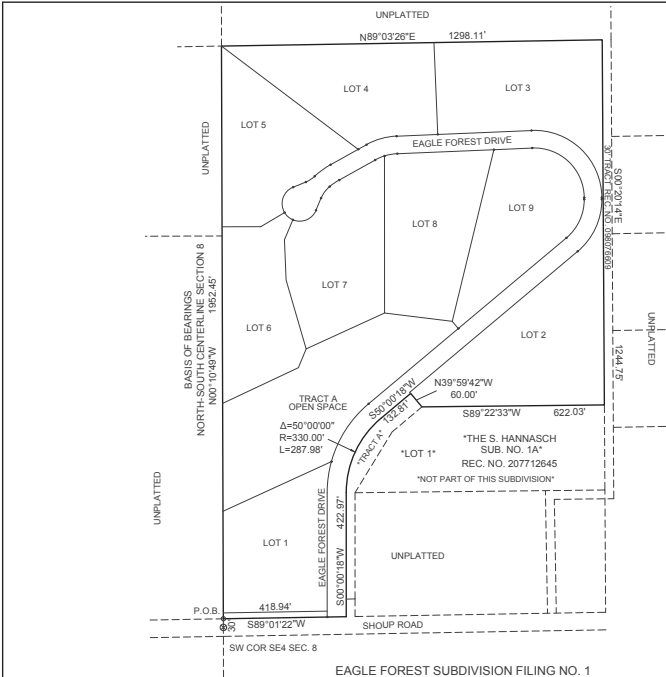
- 14. The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]**
No mineral estate owner was found.

VI. EAGLE FOREST PUD REPORTS

The reports and studies below have been submitted as part of this application.

- *Aquatic Resources Delineation Report for the Eagle Forest Subdivision Project*, Heritage Environmental Consultants, June 2021
- *Water Resources Report, Eagle Forest – PUD & Preliminary Plan* by Julia Murphy, Professional Geologist/Hydrogeologist of Groundwater Investigations, LLC. July 7, 2021
- *Preliminary Geology and Surface Soils Evaluation* by John Himmelreich & Associates and reviewed by Cornell Engineering – letter from Cornell Engineering submitted.
- *Preliminary Ground Water Investigation* by Wm. Curtis Wells & Co.
- *Performance Report/Sewage Disposal Evaluation* by Front Range Geotechnical, Inc. and reviewed by Cornell Engineering – letter from Cornell Engineering submitted.
- *Preble's Meadow Jumping Mouse Habitat Assessment* by Tetra Tech
- *Traffic Impact Study* by LSC Transportation Consultants Inc.
- *Preliminary and Final Drainage Report* by JPS Engineering
- *Wildfire Hazard and Mitigation Report*
- *Natural Features Report*





EAGLE FOREST SUBDIVISION FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:
THAT EAGLE FOREST DEVELOPMENT LLC IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

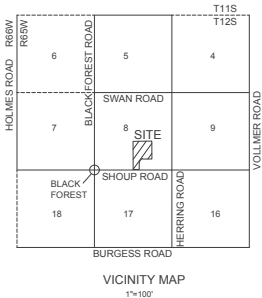
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 8, N07°10'49"W - 1982.45 FEET. THE DIRECTION IS BASED ON THE LAND SURVEY PLAT BY UNITED PLANNING AND ENGINEERING, DATED NOVEMBER 23, 2004, DEPOSIT NUMBER 20480192 AND THE LINE IS MONUMENTED BY A 2-1/2" DIAMETER ALUMINUM CAP LS #11624 ON THE SOUTH AND A REBAR AND CAP LS 25629 ON THE NORTH.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 8, THENCE N07°10'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SHOUP ROAD AND THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN, THENCE CONTINUE N07°10'49"W ON THE WEST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1952.45 FEET;
THENCE N89°03'26"E A DISTANCE OF 1298.11 FEET;
THENCE S02°20'14"E A DISTANCE OF 1244.75 FEET TO THE NORTHEAST CORNER OF LOT 1, THE S. HANNASCH SUBDIVISION NO. 1A, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 207712645 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;
THENCE S89°22'33"W ON THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 622.03 FEET TO THE MOST EASTERLY CORNER OF TRACT A OF SAID S. HANNASCH SUBDIVISION NO. 1A;
THE FOLLOWING FOUR (4) COURSES ARE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID TRACT:

- 1) THENCE N39°59'42"W A DISTANCE OF 60.00 FEET;
- 2) THENCE S 50°00'16"W A DISTANCE OF 132.81 FEET TO A POINT OF CURVE;
- 3) THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 50°00'07" AN ARC DISTANCE OF 287.98 FEET TO A POINT OF TANGENT;
- 4) THENCE S00°00'18"W A DISTANCE OF 362.97 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;
THENCE CONTINUE S00°00'18"W A DISTANCE OF 60.00 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF SHOUP ROAD;
THENCE S89°02'22"W ON SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 418.94 FEET TO THE POINT OF BEGINNING.

THE DESCRIBED TRACT CONTAINS 44.193 ACRES, MORE OR LESS.



EASEMENTS:
UNLESS SHOWN GREATER IN WIDTH, SIDE LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES, THE REAR AND SIDE LOT LINES ABUTTING SHOUP ROAD ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, AND THE FRONT LOT LINES ARE HEREBY PLATTED WITH A TWENTY FIVE (25) FOOT EASEMENT FOR DRAINAGE, SLOPE GRADING AND PUBLIC UTILITIES ONLY WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS.

- NOTES:
1. STRUCTURAL FOUNDATIONS ON THE LOT IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
 2. 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.
 3. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM. DUE TO AREAS THAT MAY NOT BE SUITABLE FOR SEPTIC SYSTEMS AS IDENTIFIED IN THE WASTE WATER STUDY INCLUDED IN THE SOIL AND GEOLOGY REPORT, AN ENGINEERED SEPTIC SYSTEM PRIOR MAY BE REQUIRED.
 4. THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT: SOIL AND GEOLOGY STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WILDFIRE MITIGATION PLAN AND WILDFIRE HAZARD REPORT AND EROSION CONTROL.
 5. ADDRESSES SHOWN ARE PROVIDED BY OTHERS AND SUBJECT TO CHANGE.
 6. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE, IN AND THROUGH THEIR PROPERTY, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
 7. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
 8. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THE PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
 9. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT AND REPLACEMENT PLAN NO. _____
 10. 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, THE HOMEOWNERS ASSOCIATION AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS 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.
 11. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE EAGLE FOREST HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
 12. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE SUBMITTED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 13. DUE TO WILDFIRE CONCERNS, THE APPLICANTS AND SUBSEQUENT HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE. HOMEOWNERS SHOULD ALSO REFER TO THE WILDFIRE MITIGATION PLAN AS AN ASSISTANCE GUIDE.
 14. THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
 15. INDIVIDUAL PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 16-454) AS AMENDED. FEES FOR EACH LOT WITHIN THIS SUBDIVISION SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE.
 17. THIS PROPERTY IS LOCATED WITHIN ZONE X "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 98041C03195D AND 98041C03203G, DATED DECEMBER 7, 2018.
 18. GEOLOGIC HAZARD NOTE: REFER TO THE PRELIMINARY GEOLOGY AND SURFACE SOILS EVALUATION BY JOHN HIMELEINCEX & ASSOCIATES, DATED JANUARY 25, 2005 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
 19. THIS PLAT IS DEDICATED AS OPEN SPACE WITH OWNERSHIP AND MAINTENANCE BEING RETAINED BY THE HOA.
 20. TWO FIRE DEPARTMENT TURN OUTS WILL BE PROVIDED PER THE REQUEST OF THE BLACK FOREST FIRE RESCUE PROTECTION DISTRICT TO MEET THE CURRENT CODE NFPA 1141 SEC. 6.2.1.3 AND THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AND WILL BE INCLUDED ON THE SUBDIVISION CONSTRUCTION DRAWINGS. THIS TURN OUTS WILL LIE WITHIN THE DEDICATED PUBLIC RIGHT OF WAY.

OWNERS CERTIFICATE

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

IN WITNESS WHEREOF:

THE AFOREMENTIONED EAGLE FOREST DEVELOPMENT LLC, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2021.

EAGLE FOREST DEVELOPMENT LLC
BY TY KLUKUS, MANAGER

NOTARIAL:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021 BY TY KLUKUS, MANAGER, EAGLE FOREST DEVELOPMENT LLC

MY COMMISSION EXPIRES: _____
NOTARIAL PUBLIC

BOARD OF COUNTY COMMISSIONERS APPROVAL:

THIS PLAT FOR EAGLE FOREST SUBDIVISION FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS ____ DAY OF _____, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

THIS PLAT FOR GRANDWOOD RANCH WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS ____ DAY OF _____, 2021, SUBJECT TO ANY NOTES OR CONDITIONS

DIRECTOR PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

RECORDING:

STATE OF COLORADO) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, 2021, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN

BY: _____
COUNTY CLERK AND RECORDER

FEE: _____

SURCHARGE: _____

FEES:

DRAINAGE FEES: _____

BRIDGE FEES: _____

SCHOOL FEES: _____

PARK FEES: _____

KEVIN M. O'LEARY
COLORADO REGISTERED PLS #29858
FOR AND ON BEHALF OF
LWA LAND SURVEYING, INC.

"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."

PREPARED BY
LWA LAND SURVEYING, INC.
953 E. FILLMORE STREET
COLORADO SPRINGS, COLORADO 80907
Phone (719) 636-8179
EAGLE FOREST.DWG
JUNE 29, 2021
PROJECT 11065
SHEET 1 OF 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO



UNITS OF MEASURE ARE U.S. SURVEY FEET

Tract A open space
5.4 acres

"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."

PREPARED BY
LWA LAND SURVEYING, INC.

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

EAGLE FOREST2.DWG
JUNE 29, 2021
PROJECT 11065
SHEET 2 OF 2

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Falcon Meadows at Bent Grass Filing No. 2 Final Plat

Agenda Date: October 13, 2021

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

NES, Inc., on behalf of Challenger Homes, Inc., is requesting approval of the Falcon Meadows at Bent Grass Filing No.2 Final Plat for 108 single-family residential lots on 21.38 acres. The Plat is a 21.38-acre portion of the Falcon Meadows at Bent Grass PUD and Preliminary Plan consisting of 67.012 total acres. The PUD and Preliminary Plan includes 267 single-family lots; approximately 25 acres of open space, trail corridors, and drainage; and roughly 10.5 acres of public right-of-way. Filing 2 is the second of four phases comprising the Falcon Meadows at Bent Grass PUD and Preliminary Plan.

The 2013 El Paso County Parks Master Plan shows the proposed Woodmen Hills Secondary Regional Trail running SE to NW through the middle of the proposed development. This trail should run along the east side of the development in order to connect to the Woodmen Hills Secondary Regional Trail easement to the south that was requested with Bent Grass Filing No.1. A 25-foot trail easement will need to be shown on the final plat through Tracts G that follows the west side of the creek and connects to the Woodmen Hills Secondary Regional Trail south of Bent Grass Meadows Drive. No other parks, trails, or open space are impacted by this development, and the project site is not located within any Candidate Open Space Area.

The Bent Grass Filing No. 2 Final Plat shows 4.1 acres dedicated for open space purposes out of 21.39 acres which is 19% of the overall site. This meets the 10% open space dedication requirement for PUD zoning. These tracts include open space, trail, and utility corridors.

Staff recommends fees in lieu of land for regional park purposes in the amount of \$49,680, and urban park fees in the amount of \$31,320. These fees will be due upon recording of a future final plat(s). A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of future final plat(s).

Recommended Motion (Falcon Meadows at Bent Grass Filing No. 2 Final Plat):

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

Falcon Meadows at Bent Grass Filing No.2 Final Plat

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

0 500 1,000 2,000 Feet



**Falcon Meadow
at Bentgrass
Filing No.2**

**Proposed trail
alignment**

Falcon Meadows at Bent Grass Filing No.2 Final Plat

- Secondary Regional Trail, Proposed
- Streets & Roads
- SubjectProperty
- Parcels
- EPC_BuildingFootprint
- Streams

0 125 250 500 Feet



Falcon Meadow
at Bentgrass
Filing No.2

Proposed trail
alignment

Development
Application
Permit
Review



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

October 13, 2021

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

Name:	Falcon Meadows at Bent Grass Filing No.2	Application Type:	Final Plat
PCD Reference #:	SF-2130	Total Acreage:	21.38
		Total # of Dwelling Units:	108
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	12.63
Challenger Homes	NES Inc.	Regional Park Area:	2
8605 Explorer Dr.	619 N. Cascade Ave. Suite 200	Urban Park Area:	3
Colorado Springs, CO 80920	Colorado Springs, CO 80903	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 108 Dwelling Units = 2.095		Neighborhood:	0.00375 Acres x 108 Dwelling Units =	0.41
Total Regional Park Acres: 2.095		Community:	0.00625 Acres x 108 Dwelling Units =	0.68
		Total Urban Park Acres:		1.08
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 108 Dwelling Units =	\$12,312
\$460 / Dwelling Unit x 108 Dwelling Units = \$49,680		Community:	\$176 / Dwelling Unit x 108 Dwelling Units =	\$19,008
Total Regional Park Fees: \$49,680		Total Urban Park Fees:		\$31,320

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Falcon Meadows at Bent Grass Filing No. 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).

Park Advisory Board Recommendation:

FALCON MEADOWS AT BENT GRASS FILING 2

LETTER OF INTENT

SEPTEMBER 2021

OWNER/APPLICANT:

Challenger Homes
8605 Explorer Dr.
Colorado Springs, CO 80920

CONSULTANT:

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

Tax ID: 5301000019

REQUEST

N.E.S. Inc. on behalf of Challenger Homes request approval of the Falcon Meadows at Bent Grass Filing 2 Plat for 108 single-family residential lots, and 5 tracts on 21.38 acres.

PROJECT DESCRIPTION & CONTEXT

The Falcon Meadows at Bent Grass Filing 2 Plat contains 108 lots south of Bent Grass Meadows Drive. The Plat is a 21.38-acre portion of the Falcon Meadows at Bent Grass PUD and Preliminary Plan consisting of 67.012 total acres. The PUD and Preliminary Plan includes 267 single-family lots; approximately 25 acres of open space, trail corridors, and drainage; and roughly 10.5 acres of public right-of-way. Filing 2 is the second of four phases comprising the Falcon Meadows at Bent Grass PUD and Preliminary Plan.

The properties surrounding Bent Grass Filing No. 2 include:

North: Falcon Meadows at Bent Grass (future filing with similar density)

East: Bent Grass Residential Filing No. 2 of similar density to the Falcon Meadows at Bent Grass PUD.

South: Vacant land zoned I-2.

West: The Meadows 5-acre residential subdivision.



Supporting Documents

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

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

TRAFFIC: Two full movement accesses are proposed off Bent Grass Meadows Drive, which connect internally to form a loop through the first phase of development. This provides the two points of access required by Chapter 8.4.4.D of the Land Development Code. Upon final buildout, Falcon Meadows at Bent Grass can be expected to generate about 2,520 vehicle trips on the average weekday, with about half entering and exiting in a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 49 vehicles would enter, and 148 vehicles would exit the

site. During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15 p.m., about 167 vehicles would enter, and 98 vehicles would exit the site.

AIR QUALITY: The proposed residential use will not negatively impact air quality. The Filing 2 development is located within a developing area with two convenient access points to Bent Grass Meadows Drive and Woodmen Road providing shorter travel time to employment and commercial facilities.

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

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

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

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

The builder has agreed to restrict construction to non-basement foundation types in areas where groundwater is anticipated to be shallower than 14 feet below ground surface (lots 1-9, 23-59, 68-108) as presented on the Engineering and Geology Map, Figure 10), unless performance of a groundwater monitoring program at some future date indicates that the lots are suitable for basement construction. Mitigation measures and a map of the hazard area can be found in the report Soils & Geology Study by Rocky Mountain Group dated December 10, 2020 in file (PUDSP20-005) available at the El Paso County Planning and Community Development Department.

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

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

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

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

DISTRICTS SERVING THE PROPERTY

The following districts will serve the property:

- Woodmen Hills Metro District will provide water and wastewater services. A will serve letter is provided with this application.
- Mountain View Electric Association will provide electric service. A will serve letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A will serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection and emergency services. A will serve letter is provided with this application.
- School District 49 will serve the property.
- Pikes Peak Library District.
- Bent Grass Metropolitan District ownership and maintenance of tracts and open space.
- El Paso County Public Improvement District No. 2 (10 Mil PID)

COUNTY POLICY PLAN

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

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

The proposed development provides an additional housing choice in an urbanizing area. The product is similar in scale and density to the surrounding residential, existing and proposed. Access is provided by Bent Grass Meadows Drive which will connect to Woodmen Road and Meridian Road.

SMALL AREA MASTER PLAN (FALCON/PEYTON)

Goal 3.1.4.: Provide a variety of different densities of development options.

The proposed development recognizes the rural characteristics of the area and preserves that identity by provided larger lots on the periphery of the development adjacent to RR-5 lots. Smaller lots are then proposed towards the center of the development to provide varied density options, while respecting adjacent zonings on the periphery.

WATER MASTER PLAN

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

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

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

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

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

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

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

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.”

Full build out of the Woodmen Hills Metro District (District) is anticipated within the 2040 timeframe. The Water Resources Report indicates that the District has sufficient supply to meet the expected need at full build out by 2040 and 2060. 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 projected demand is 6,403-acre feet. As stated in the Water Resources Report, this development is projected to need 91.78-acre feet of water per year. The District has committed this amount of water to the Falcon Meadows at Bent Grass project. Current supply is 1,459.5-acre feet on a 300-year basis.

The District currently incorporates a 20% reserve into their future planning. Based on the needs, current supply, and reserve the District has sufficient water to meet the needs but a possible very small shortage of 23.5 annual acre-feet might be expected due to the 20% reserve. However, additional long-range

planning, regionalization, and acquisitions are discussed in the Water and Wastewater Report under future supplies.

Woodmen Hills Metropolitan Districts (District) has provided a water and wastewater commitment letter to serve the development. The Districts has roughly 14 wells and four different types of water supply from renewable and non-renewable sources:

- local wells mainly in the Arapahoe and Laramie Fox-Hills formations, (non-renewable source)
- off-site wells four operating in the Denver Basin in the Guthrie Ranch and adjacent area (non-renewable source)
- offsite alluvial wells also in the Guthrie Ranch Area which pump renewable water from Upper Black Squirrel Basin (renewable source)
- a perpetual right to 350 acre-feet of water per year from Cherokee Water utilizing the Upper Black Squirrel Basin (renewable source).

The District developed a water policy intended to facilitate goals of continual addition of water sources prioritizing renewable sources. In addition, the District will be acquiring and or improving sources of supply and increasing water reliability and efficiency over time. New sources/expansions are expected to come from five areas: developer inclusion, acquisition, regionalization, facility expansion (including extensions of existing jointly owned transmission systems), and indirect, lawn irrigation return flows (LIRF) credits and direct reuse. The District has Municipal Interconnects on both the raw water and potable water systems. Current connecting systems include Meridian Service Metropolitan District; Cherokee Metropolitan District; and Falcon Highlands Metropolitan District. The District has two major off-site transmission lines which are jointly owned with Meridian Service Metropolitan District. The District is responsible for the operation of both the Tamlin and Guthrie systems. The District owns and operates three water treatment plants and three water storage facilities. The District treats and filters 100% of their water supply. A fourth tank is under construction and will bolster fire flows, service pressures, system reliability, and potable water storage.

The District's current use is based on an average of 53% renewable water sources and is continually acquiring and working towards establishing additional renewable sources. Discussions of long-term planning are included in the Water Wastewater Report. Current Water Quality is presented in the Water and Wastewater Report in the Appendix E being the WHMD 2020 Consumer Confidence Report.

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

1. THE SUBDIVISION IS IN CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN; EL PASO COUNTY, COLORADO LAND DEVELOPMENT CODE RULES GOVERNING DIVISIONS OF LAND – CHAPTER 7-PAGE 9 EFFECTIVE 09/2019

Filing 2 is consistent with the Falcon Meadows PUD Preliminary Plan that has been submitted to the County for review, and is scheduled for BoCC approval on July 27, 2021. The PUD Preliminary Plan

analyzed the County Policy Plan, the Falcon/Peyton Small Area Plan, and the County Water Master Plan. The development is consistent with the intent of these plans as it is intended to provide additional housing at various densities in an urbanizing area.

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

Filing 2 is consistent with the PUD Preliminary Plan that has been submitted to the County for review.

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

Filing 2 is consistent with the subdivision design standards and regulations as discussed with the PUD Preliminary Plan. All necessary studies, plans, reports and supporting materials have been submitted. The subdivision design standards set out in Chapter 8 of the Land Development Code are met.

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

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

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

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

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

The geologic hazards anticipated to affect this site are faults/seismicity and radioactivity/radon gas. The most significant geologic constraints to development recognized at this site are expansive/compressible soils and shallow groundwater. The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are

anticipated to preclude the proposed development. (Soils & Geology Study, December 2020 prepared by RMG)

Due to seasonally high groundwater, the builder has agreed to restrict construction to non-basement foundation types in areas where groundwater is anticipated to be shallower than 14 feet below ground surface (lots 1-9, 23-59, 68-108 will be restricted to non-basement foundation types), unless performance of a groundwater monitoring program at some future date indicates that the lots are suitable for basement construction. Mitigation measures and a map of the hazard area can be found in the report Soils & Geology Study by Rocky Mountain Group dated December 10, 2020 in file (PUDSP20-005) available at the El Paso County Planning and Community Development Department.

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

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

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

The site has two accesses proposed off of Bent Grass Meadows Drive and public roads within the development.

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

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

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

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

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

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

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

All public improvements are to be constructed or financially guaranteed through the SIA. No Parks Land Agreement is anticipated at this time.

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

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

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

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



FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPLAT OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 EAST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

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Project No.	CL4000078-10
Drawn By	_____
Checked By	_____
Date	08/27/21

FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPLAT OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY; AND
BETTER LAND LLC, AS THEIR INTERESTS MAY APPEAR BEING THE OWNER OF THE FOLLOWING
DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION

A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2, AND A PORTION OF THE
WEST HALF OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL
MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, TOGETHER MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE OLD BEARINGS OF THE COLORADO STATE PLANE
COORDINATE SYSTEM CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE
SOUTHWEST QUARTER OF SAID SECTION 1 BEARS N00°13'46"W, MONUMENTED BY THE
SOUTHWEST CORNER OF SAID SECTION 1, BEING A 2-1/2" INCH ALUMINUM CAP IN RANGE BOX
STAMPED "PLS 17044", AND BY THE WEST QUARTER CORNER OF SAID SECTION 1, BEING A 2"
ALUMINUM CAP STAMPED "PLS 20851", WITH ALL BEARINGS HEREIN RELATIVE THERETO;

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 1;

THENCE WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, N00°14'14"W, A
DISTANCE OF 851.49 FEET;

THENCE DEPARTING SAID WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1,
N89°45'46"E, A DISTANCE OF 35.00 FEET;

THENCE N67°06'21"E, A DISTANCE OF 57.64 FEET;

THENCE S35°19'45"E, A DISTANCE OF 230.66 FEET TO THE BEGINNING OF A NON-TANGENT
CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 122°02'46", HAVING A
RADIUS OF 235.00 FEET, AN ARC LENGTH OF 48.70 FEET, AND WHOSE CHORD BEARS
N60°74'21"E, A CHORD DISTANCE OF 48.60 FEET;

THENCE N67°06'21"E, A DISTANCE OF 68.83 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A
RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND WHOSE CHORD BEARS
N22°02'21"E, A CHORD DISTANCE OF 18.97 FEET;

THENCE N22°23'39"W, A DISTANCE OF 23.89 FEET;

THENCE N67°06'21"E, A DISTANCE OF 50.00 FEET;

THENCE S22°23'39"E, A DISTANCE OF 23.89 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A
RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND WHOSE CHORD BEARS
S67°53'39"E, A CHORD DISTANCE OF 18.97 FEET;

THENCE N67°06'21"E, A DISTANCE OF 249.32 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A
RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND WHOSE CHORD BEARS
N22°02'21"E, A CHORD DISTANCE OF 18.97 FEET;

THENCE N22°23'39"W, A DISTANCE OF 23.89 FEET;

THENCE N67°06'21"E, A DISTANCE OF 50.00 FEET;

THENCE S22°23'39"E, A DISTANCE OF 23.89 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A
RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND WHOSE CHORD BEARS
S67°53'39"E, A CHORD DISTANCE OF 18.97 FEET;

THENCE N67°06'21"E, A DISTANCE OF 106.15 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°12'23", HAVING A
RADIUS OF 35.00 FEET, AN ARC LENGTH OF 29.44 FEET, AND WHOSE CHORD BEARS
N43°04'40"E, A CHORD DISTANCE OF 28.58 FEET TO A POINT OF REVERSE CURVE TO THE
RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 278°22'47", HAVING A
RADIUS OF 55.00 FEET, AN ARC LENGTH OF 265.31 FEET, AND WHOSE CHORD BEARS
S22°25'39"E, A CHORD DISTANCE OF 73.33 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°12'23", HAVING A
RADIUS OF 35.00 FEET, AN ARC LENGTH OF 29.44 FEET, AND WHOSE CHORD BEARS
N88°17'57"W, A CHORD DISTANCE OF 28.58 FEET;

THENCE S67°06'21"W, A DISTANCE OF 8.15 FEET;

THENCE S22°23'39"E, A DISTANCE OF 137.16 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 182°72'24", HAVING A
RADIUS OF 16.00 FEET, AN ARC LENGTH OF 53.15 FEET, AND WHOSE CHORD BEARS
S32°07'21"E, A CHORD DISTANCE OF 52.92 FEET;

THENCE S41°21'03"E, A DISTANCE OF 35.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 40°05'46", HAVING A
RADIUS OF 65.00 FEET, AN ARC LENGTH OF 55.75 FEET, AND WHOSE CHORD BEARS
S65°52'52"E, A CHORD DISTANCE OF 54.06 FEET;

(CONTINUES)

LEGAL DESCRIPTION (CONTINUED)

THENCE N89°30'12"E, A DISTANCE OF 224.04 FEET;

THENCE N2°41'26"E, A DISTANCE OF 8.92 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°12'23", HAVING A
RADIUS OF 35.00 FEET, AN ARC LENGTH OF 29.44 FEET, AND WHOSE CHORD BEARS
N07°14'51"W, A CHORD DISTANCE OF 28.58 FEET TO A POINT OF REVERSE CURVE TO THE
RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 278°22'47", HAVING A
RADIUS OF 55.00 FEET, AN ARC LENGTH OF 265.31 FEET, AND WHOSE CHORD BEARS
S87°18'34"E, A CHORD DISTANCE OF 73.33 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 48°12'23", HAVING A
RADIUS OF 35.00 FEET, AN ARC LENGTH OF 29.44 FEET, AND WHOSE CHORD BEARS
S08°17'09"W, A CHORD DISTANCE OF 28.58 FEET;

THENCE S02°41'25"W, A DISTANCE OF 48.65 FEET TO THE BEGINNING OF A CURVE TO THE
LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 03°11'51", HAVING A
RADIUS OF 475.00 FEET, AN ARC LENGTH OF 28.42 FEET, AND WHOSE CHORD BEARS
S01°05'49"W, A CHORD DISTANCE OF 28.42 FEET;

THENCE S00°29'48"E, A DISTANCE OF 15.55 FEET;

THENCE N00°00'00"E, A DISTANCE OF 104.05 FEET TO THE BEGINNING OF A NON-TANGENT
CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°03'17", HAVING A
RADIUS OF 227.00 FEET, AN ARC LENGTH OF 35.87 FEET, AND WHOSE CHORD BEARS
N10°01'06"E, A CHORD DISTANCE OF 35.84 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 203°37'37", HAVING A
RADIUS OF 133.00 FEET, AN ARC LENGTH OF 47.72 FEET, AND WHOSE CHORD BEARS
N12°15'59"E, A CHORD DISTANCE OF 47.47 FEET;

THENCE N01°58'13"E, A DISTANCE OF 158.63 FEET;

THENCE N02°46'30"W, A DISTANCE OF 23.36 FEET TO A POINT ON THE EAST LINE OF SAID
TRACT G;

THENCE CONTINUING WITH SAID EAST LINE OF TRACT G, S12°15'03"E, A DISTANCE OF 78.86
FEET;

THENCE CONTINUING WITH SAID EAST LINE OF TRACT G, S16°48'19"E, A DISTANCE OF 98.31
FEET;

THENCE CONTINUING WITH SAID EAST LINE OF TRACT G, S04°47'47"W, A DISTANCE OF 94.40
FEET;

THENCE CONTINUING WITH SAID EAST LINE OF TRACT G, S27°22'40"W, A DISTANCE OF 143.51
FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE;

THENCE WITH SAID NORTH RIGHT OF WAY LINE, S89°30'12"W, A DISTANCE OF 191.33 FEET TO
THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID NORTH RIGHT OF WAY LINE AND SAID CURVE TO THE LEFT
THROUGH A CENTRAL ANGLE OF 65°05'45", HAVING A RADIUS OF 65.00 FEET, AN ARC
LENGTH OF 69.40 FEET, AND WHOSE CHORD BEARS S56°23'18"W, A CHORD DISTANCE OF
65.61 FEET;

THENCE S23°44'38"W, A DISTANCE OF 247.83 FEET;

THENCE S89°46'14"W, A DISTANCE OF 483.96 FEET TO A POINT ON THE WEST LINE OF THE
SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE WITH SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, N00°13'46"W, A
DISTANCE OF 205.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.39 ACRES (833.64 SQUARE FEET), MORE OR LESS.

DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC
RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT
AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE.
THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "FALCON MEADOWS AT BENT
GRASS FILING NO. 2", IN THE COUNTY OF EL PASO COUNTY, COLORADO.

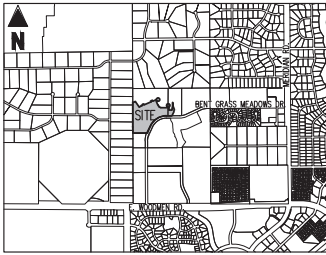
SUMMARY

108 LOTS
5 TRACTS
RIGHT OF WAY

11.30 ACRES 52.8%
4.97 ACRES 23.2%
5.12 ACRES 24.0%

VICINITY MAP

1" = 2000'



OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST
AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE Laid OUT
SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER
THE NAME AND SUBDIVISION OF FALCON MEADOWS AT BENT GRASS 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.

CHALLENGER COMMUNITIES, L.L.C.,
A COLORADO LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: _____
DATE: _____

NOTARY

STATE OF COLORADO }
COUNTY OF _____ } ss.

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

CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

BETTER LAND LLC.

BY: _____
NAME: _____
TITLE: _____
DATE: _____

NOTARY

STATE OF COLORADO }
COUNTY OF _____ } ss.

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

BETTER LAND LLC.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THE PLAT OF FALCON MEADOWS AT BENT GRASS FILING NO. 2 WAS APPROVED FOR FILING BY
THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR ON THE _____

SUBJECT TO _____ DAY OF _____, 20____
SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EL PASO COUNTY, COLORADO _____ DATE _____

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

ACCEPTANCE CERTIFICATE FOR TRACTS

BENT GRASS METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, D AND E FOR THE PURPOSES SPECIFIED IN THE TRACT
TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE BENT GRASS
METROPOLITAN DISTRICT.

BY: RANDIE CASE II, PRESIDENT, BENT GRASS METROPOLITAN DISTRICT

BY: _____ EL PASO COUNTY

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

EASEMENTS

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT
PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALL FRONT, AND REAR LOT LINES ARE HEREBY
PLATTED WITH A 7.5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE
INDICATED. A 10 FOOT PUBLIC IMPROVEMENTS EASEMENT IS HEREBY DEDICATED ALONG ALL
FRONT LOT LINES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS
HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

THE TRAIL EASEMENT SHOWN HEREON WILL BE MAINTAINED BY THE BENT GRASS METROPOLITAN
DISTRICT.

SURVEYOR'S CERTIFICATE

I, BRIAN J. DENNIS, 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____

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

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.

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY
MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMPLETS A CLASS TWO (2)
MISDEMEANOR, PURSUANT TO STATE STATUTE 18-6-508 OF THE COLORADO REVISED
STATUTES.

CLERK AND RECORDER

STATE OF COLORADO }
COUNTY OF EL PASO } ss.

I HEREBY CERTIFY THAT INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT

_____/_____/_____, THIS ____ DAY OF _____, 2020 A.D.

AND IS DULY RECORDED AT RECEPTION NUMBER _____ OF THE

RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROEDMAN, RECORDER

BY: _____

DEPUTY

FEES

BENT GRASS METROPOLITAN DISTRICT FEE: _____

WOODMEN ROAD DISTRICT FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

URBAN PARK FEE: _____

REGIONAL PARK FEE: _____

DRAINAGE BASIN FEE: _____

FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPLAT OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES

- 1) THE PURPOSE OF THE PLAT IS TO CREATE 71 NEW LOTS, 5 TRACTS, PUBLIC RIGHT OF WAYS AND EASEMENTS.
- 2) FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021.
- 3) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 4) ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 5) MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.
- 6) PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: 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 ALTERNATE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REVOKED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED 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.
- 7) TRACTS SHALL BE UTILIZED AS SPECIFIED IN THE TRACT TABLE, AS SHOWN. OWNERSHIP AND MAINTENANCE OF ALL TRACTS SHALL BE VESTED IN THE ENTITIES SPECIFIED IN THE TRACT TABLE.
- 8) WILDFIRE NOTE: AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE FALCON FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE REQUIRING RESIDENTIAL FIRE SPRINKLER REQUIREMENTS FOR COVERED STRUCTURES OVER 6000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
- 9) ADJACENT INDUSTRIAL AREAS: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE IMPLICATIONS THEREOF.
- 10) FLOODPLAIN: NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP. COMMUNITY MAP NUMBER 0804100550, EFFECTIVE DATE DECEMBER 07, 2016. NO STRUCTURES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREAS.
- 11) THIS PLAT HAS BEEN CHECKED BY PFRSD, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER _____.
- 12) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- 13) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 14) THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.
- 15) WOODMEN ROAD DISTRICT NOTE: ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- 16) ENVIRONMENTAL: 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 PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- 17) SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- 18) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PLUS PRELIMINARY PLAN, RECORDED AT RECEPTION NUMBER _____.
- 19) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

- 20) THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206051091.
- 21) 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. 19-47), OR ANY AMENDMENTS THEREIN, 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.
- 22) NOTE REGARDING STORMWATER DRAINAGE: 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.
- 23) THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. THE BENT GRASS METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. BENT GRASS METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE CHANNEL IN TRACT E UNTIL THE NECESSARY CHANNEL STABILIZATION IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.

TRACT TABLE				
TRACT/USE	AREA	OWNERSHIP AND MAINTENANCE		
A OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE	1.30 ACRES	BENT GRASS METROPOLITAN DISTRICT		
B OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAIL	2.35 ACRES	BENT GRASS METROPOLITAN DISTRICT		
C OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAIL	0.18 ACRES	BENT GRASS METROPOLITAN DISTRICT		
D WELL SITE, WATER IMPROVEMENTS	0.27 ACRES	BENT GRASS METROPOLITAN DISTRICT		
E OPEN SPACE, PUBLIC ACCESS, PUBLIC UTILITIES, DRAINAGE, TRAIL	0.87 ACRES	BENT GRASS METROPOLITAN DISTRICT		

open space tracts

Tract A 1.30 AC.
Tract B 2.35 AC.
Tract C .18 AC.
Tract D .27 AC.
= total 4.1 AC.

UTILITY CONTACTS

APPLICANT/DEVELOPER
CHALLENGER HOMES, INC.
13570 WORTHGATE ESTATES DR
COLORADO SPRINGS, CO 80921
CONTACT: JIM EYERS
EMAIL: JIMM@CHALLENGERHOMES.COM
TEL: (719) 598-5190

ENGINEER/CONSULTANT
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
CONTACT: GRANT DENNIS, P.E.
EMAIL: GRANTD@GALLOWAYUS.COM
TEL: (719) 400-7220

EL PASO COUNTY
EL PASO COUNTY, PLANNING &
COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
TEL: (719) 520-6330

SURVEYOR
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
CONTACT: LYLE BRISSEGGER
EMAIL: LYLEB@GALLOWAYUS.COM
TEL: (719) 400-7220

UTILITY REVIEW - WATER/WASTEWATER
WOODMEN HILLS METRO DISTRICT
8046 EASTONVILLE ROAD
FALCON, CO 80831
CONTACT: JERRY JACOBSON
EMAIL: JERRY@WHD.ORG
TEL: (719) 495-2500

UTILITY REVIEW - GAS
COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPY #400
COLORADO SPRINGS, CO 80903
CONTACT: RYNE SOLBERG
EMAIL: RSOLBERG@CSU.ORG
TEL: (719) 668-6087

ELECTRIC
MOUNTAIN VIEW ELECTRIC
11140 E WOODMEN RD
FALCON, CO 80831
TEL: (719) 495-2283

FIRE DISTRICT
FALCON FIRE PROTECTION DISTRICT
7030 OLD MERIDIAN ROAD
PEYTON, CO 80831
EMAIL: FALCONFIRE@FALCONFIREPO.ORG
TEL: (719) 495-4050

GEOLOGIC HAZARD NOTE

THE FOLLOWING PROJECT SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS AND GEOLOGY STUDY, FALCON MEADOWS AT BENT GRASS, EL PASO COUNTY, COLORADO, BY ROCKY MOUNTAIN GROUP (RMG) DATED JUNE 22, 2020, AND REVISED DECEMBER 10, 2020, IN FILE FALCON MEADOWS AT BENT GRASS FILING NO. 2, REF-21-XXX AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

- FAULTS/SEGMENTS: (LOTS 1-108)
- RADIOACTIVITY/RADON GASE: (LOTS 1-108)
- EXPANSIVE/COMPRESSIBLE SOILS: (LOTS 1-108)
- SHALLOW GROUND WATER: (LOTS 1-9, 23-59, 76-108)

THE GEOLOGIC CONDITIONS ENCOUNTERED AT THIS SITE ARE RELATIVELY COMMON TO THE IMMEDIATE AREA AND MITIGATION CAN BE ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES. NONE OF THESE CONDITIONS ARE ANTICIPATED TO PRECLUDE THE PROPOSED DEVELOPMENT.

THE BUILDER HAS AGREED TO RESTRICT CONSTRUCTION TO NON-BASEMENT FOUNDATION TYPES IN AREA WHERE GROUNDWATER IS ANTICIPATED TO BE SHALLOWER THAN 14 FEET BELOW GROUND SURFACE (LOTS 1-9, 23-59, 76-108), UNLESS PERFORMANCE OF A GROUNDWATER MONITORING PROGRAM AT SOME FUTURE DATE INDICATES THAT THE LOTS ARE SUITABLE FOR BASEMENT CONSTRUCTION.



FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPLAT OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

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FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPLAT OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

NORTH SIXTEENTH CORNER
SEC. 2 | SEC. 1
T13S R65W
FOUND 1-1/2" ALUMINUM CAP
STAMPED "PLS 11624"

- LEGEND
- FOUND ALIQUOT MONUMENT AS DESCRIBED
 - FOUND PROPERTY MONUMENT AS DESCRIBED
 - SET #8 REBAR 18" LONG WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "PLS 38089", UNLESS OTHERWISE NOTED
 - P.L.E. PUBLIC IMPROVEMENT EASEMENT
 - M.K.E. MAILBOX KIOSK EASEMENT

LINE TABLE		
#	BEARING	LENGTH
1	N89°46'08" E	45.00
2	N89°45'46" E	45.00
3	N89°45'46" E	45.00
4	N73°50'10" E	26.67
5	N45°16'05" E	27.86
6	N45°16'05" E	27.86
7	N15°38'40" E	27.86
8	N15°38'40" E	34.63
9	N15°38'40" E	34.63
10	N2°13'06" E	16.66
11	N2°13'06" E	5.50
12	N87°34'34" S	5.50
13	N02°41'12" S	5.50
14	N01°13'12" S	5.50
15	N00°00'00" E	88.99
16	N00°25'32" E	190.83
17	N00°25'32" E	190.83
18	N00°00'00" E	88.99
19	N00°00'00" E	88.99
20	S69°39'12" E	100.87
21	N26°43'08" E	31.90
22	N26°43'08" E	31.90
23	S45°15'57" E	56.57
24	N89°46'08" E	5.50
25	N00°15'52" E	16.66
26	N00°15'52" E	16.66
27	N89°46'08" E	5.50
28	N45°16'05" E	43.22
29	N45°16'05" E	43.22
30	N45°16'05" E	43.22
31	N45°16'05" E	43.23
32	N67°53'39" E	43.22
33	N72°06'21" E	43.22
34	N72°06'21" E	43.22
35	N85°26'26" E	41.19
36	N85°26'26" E	41.19
37	N26°43'08" E	48.67
38	S72°29'32" E	46.06
39	S72°29'32" E	46.06
40	N44°02'12" E	43.22
41	N44°02'12" E	43.22
42	S45°30'43" E	43.27
43	S47°02'16" E	31.90
44	S47°02'16" E	31.90
45	N2°29'21" E	43.22

A REPLAT OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
 ● FOUND PROPERTY MONUMENT AS DESCRIBED
 ○ SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE
 PLASTIC CAP STAMPED "PLS 38069", UNLESS
 OTHERWISE NOTED
 P.I.E. PUBLIC IMPROVEMENT EASEMENT
 M.K.E. MAILBOX KIOSK EASEMENT

REC. 219074560
(UNPLATTED)

TYPICAL LOT
EASEMENT DETAIL

1" = 40'

7.5' UTILITY

TRACT G
BENT GRASS RESIDENTIAL
FILING NO. 2

TRACT H
BENT GRASS RESIDENTIAL
FILING NO. 2

Tract B 2.35 AC

#	LINE	TABLE
#	BEARING	
1	8089.64.00	45.00
2	8089.64.00	45.00
3	8089.64.00	45.00
4	8178.10.10	26.67
5	826.02.01	27.86
6	826.02.01	27.86
7	826.02.01	27.86
8	8175.56.01	27.86
9	816.58.50	34.63
10	822.53.01	5.50
11	822.53.01	5.50
12	822.53.01	5.50
13	801.41.50	5.50
14	801.41.50	5.50
15	801.41.50	5.50
16	800.10.01	168.93
17	800.10.01	168.93
18	800.10.01	168.93
19	800.10.01	168.93
20	800.10.01	168.93
21	800.10.01	168.93
22	800.10.01	168.93
23	800.10.01	168.93
24	800.10.01	168.93
25	800.10.01	168.93
26	800.10.01	168.93
27	800.10.01	168.93
28	800.10.01	168.93
29	800.10.01	168.93
30	800.10.01	168.93
31	800.10.01	168.93
32	800.10.01	168.93
33	800.10.01	168.93
34	800.10.01	168.93
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36	800.10.01	168.93
37	800.10.01	168.93
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84	800.10.01	168.93
85	800.10.01	168.93
86	800.10.01	168.93
87	800.10.01	168.93
88	800.10.01	168.93
89	800.10.01	168.93
90	800.10.01	168.93
91	800.10.01	168.93
92	800.10.01	168.93
93	800.10.01	168.93
94	800.10.01	168.93
95	800.10.01	168.93
96	800.10.01	168.93
97	800.10.01	168.93
98	800.10.01	168.93
99	800.10.01	168.93
100	800.10.01	168.93

#	DELTA	LENGTH	RADIUS	CHORD	CHORD
2	2137.94	145.58	17.00	N4657.529	24.50
3	1376.47	142.58	17.00	N4657.529	111.88
4	2137.94	145.58	17.00	N4657.529	24.50
5	0.000000	0.41	77.00	N4657.529	0.00
6	0.000000	16.86	17.00	N4646.060	-1.87
7	0.000000	16.86	17.00	N4646.060	-1.87
8	0.000000	16.86	17.00	N4646.060	-1.87
9	0.000000	16.86	17.00	N4646.060	-1.87
10	0.000000	16.86	17.00	N4646.060	-1.87
11	0.000000	16.86	17.00	N4646.060	-1.87
12	0.000000	16.86	17.00	N4646.060	-1.87
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16	0.000000	16.86	17.00	N4646.060	-1.87
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18	0.000000	16.86	17.00	N4646.060	-1.87
19	0.000000	16.86	17.00	N4646.060	-1.87
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21	0.000000	16.86	17.00	N4646.060	-1.87
22	0.000000	16.86	17.00	N4646.060	-1.87
23	0.000000	16.86	17.00	N4646.060	-1.87
24	0.000000	16.86	17.00	N4646.060	-1.87
25	0.000000	16.86	17.00	N4646.060	-1.87
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36	0.000000	16.86	17.00	N4646.060	-1.87
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39	0.000000	16.86	17.00	N4646.060	-1.87
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42	0.000000	16.86	17.00	N4646.060	-1.87
43	0.000000	16.86	17.00	N4646.060	-1.87
44	0.000000	16.86	17.00	N4646.060	-1.87
45	0.000000	16.86	17.00	N4646.060	-1.87
46	0.000000	16.86	17.00	N4646.060	-1.87
47	0.000000	16.86	17.00	N4646.060	-1.87
48	0.000000	16.86	17.00	N4646.060	-1.87
49	0.000000	16.86	17.00	N4646.060	-1.87
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58	0.000000	16.86	17.00	N4646.060	-1.87
59	0.000000	16.86	17.00	N4646.060	-1.87
60	0.000000	16.86	17.00	N4646.060	-1.87
61	0.000000	16.8			

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220 • Gallup.com



FALCON MEADOWS AT BENT GRASS FILING NO. 2

A REPLAT OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

[illegible]

Project No:	CLH000019.10
Drawn By:	EMV
Checked By:	BUD
Date:	08/27/21

4

SHEET 4 OF 5

FALCON MEADOWS AT BENT GRASS FILING NO. 2

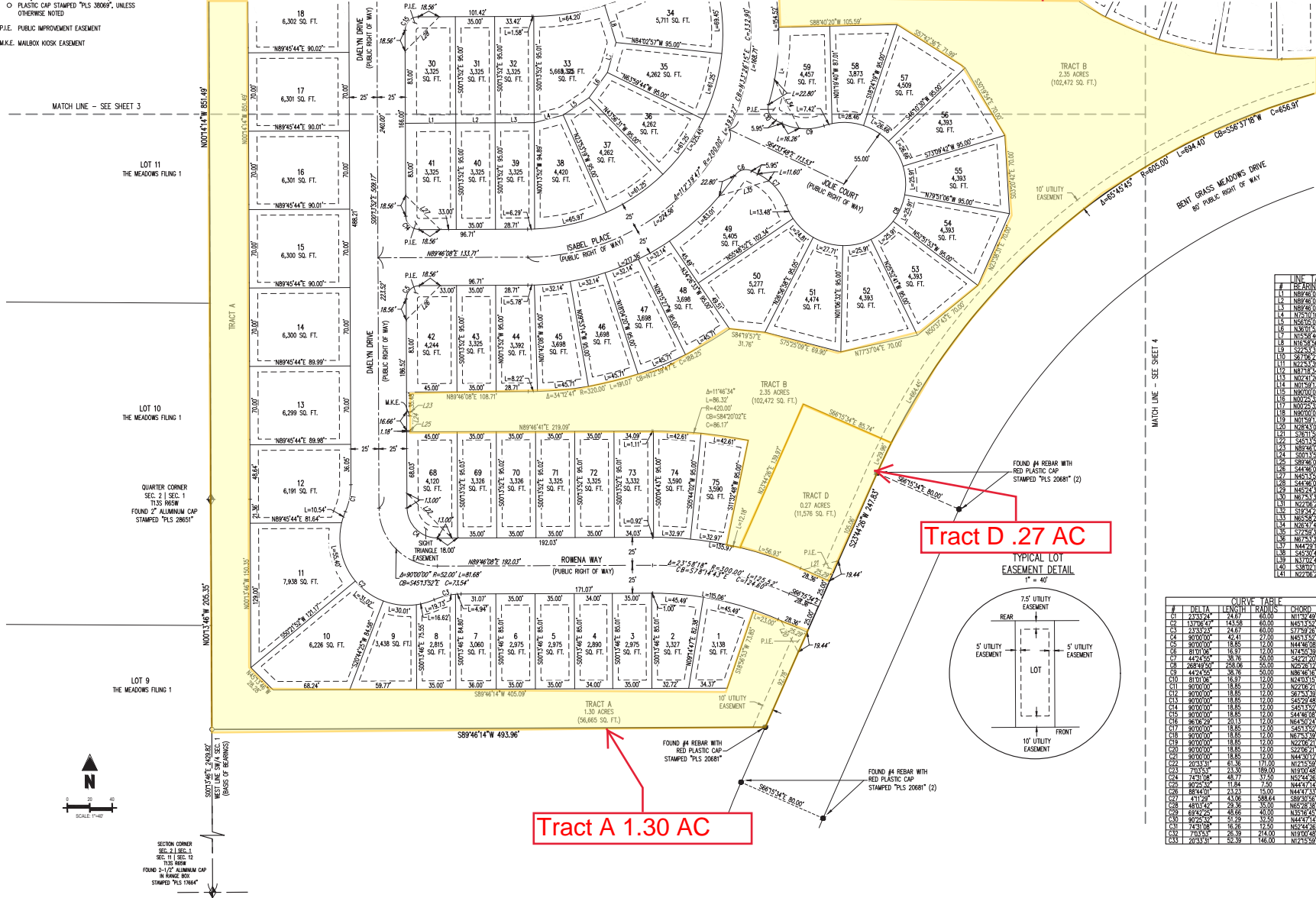
A REPLAT OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

Tract B 2.35 AC

Tract D .27 AC

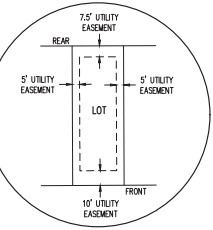
Tract A 1.30 AC

- LEGEND
- FOUND ALIQUOT MONUMENT AS DESCRIBED
 - FOUND PROPERTY MONUMENT AS DESCRIBED
 - SET #5 REBAR 18" LONG WITH 1-1/4" ORANGE
 - P.L.E. PUBLIC IMPROVEMENT EASEMENT
 - M.K.E. MAILBOX KIOSK EASEMENT



LINE TABLE			
#	DELTA	LENGTH	CHORD
1	12.2242	45.00	12.2242
2	12.2242	45.00	12.2242
3	12.2242	45.00	12.2242
4	12.2242	45.00	12.2242
5	12.2242	45.00	12.2242
6	12.2242	45.00	12.2242
7	12.2242	45.00	12.2242
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35	12.2242	45.00	12.2242
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66	12.2242	45.00	12.2242
67	12.2242	45.00	12.2242
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72	12.2242	45.00	12.2242
73	12.2242	45.00	12.2242
74	12.2242	45.00	12.2242
75	12.2242	45.00	12.2242
76	12.2242	45.00	12.2242
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78	12.2242	45.00	12.2242
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80	12.2242	45.00	12.2242
81	12.2242	45.00	12.2242
82	12.2242	45.00	12.2242
83	12.2242	45.00	12.2242
84	12.2242	45.00	12.2242

CURVE TABLE			
#	DELTA	LENGTH	CHORD
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2	12.2242	45.00	12.2242
3	12.2242	45.00	12.2242
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6	12.2242	45.00	12.2242
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64	12.2242	45.00	12.2242
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74	12.2242	45.00	12.2242
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81	12.2242	45.00	12.2242
82	12.2242	45.00	12.2242
83	12.2242	45.00	12.2242
84	12.2242	45.00	12.2242



FALCON MEADOWS AT BENT GRASS FILING NO. 2
A REPLAT OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND
A PORTION OF THE WEST HALF OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF EL PASO, STATE OF COLORADO

#	Date	Issue / Description	Int.
1			
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FALCON MEADOWS AT BENT GRASS

FILING 2

EL PASO COUNTY, COLORADO

LANDSCAPE PLAN

LANDSCAPE NOTES

1. 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.
2. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST" OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

NITROGEN	0 LBS/1000SF
PHOSPHORUS (P2O5)	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF
SULFUR (S04-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

-OR-

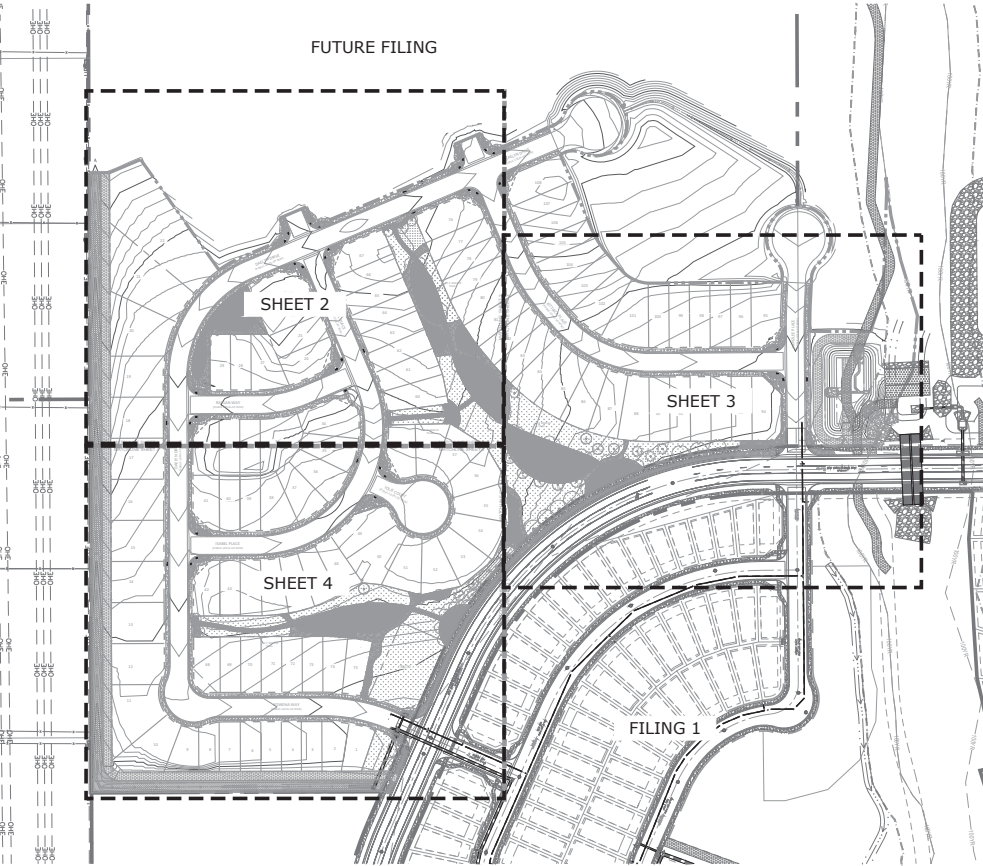
RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
*To be applied as backfill in planting pits

3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
4. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
5. 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.
6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOO 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.
7. SOO TO BE TALL FESCUE BLDG.
8. NO SOO SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
9. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
10. FOR GRASSES REFER TO CIVIL ENGINEERING DRAWINGS.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FREE HYDRANTS.
12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GONELLA HAIR SHINGLED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOO, OR SEED AREAS.
13. ROCK: 1 1/2" NORTHERN RIVER ROCK AT 1 1/2" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
14. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOO, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOO AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A HOWED STRIP, WITHOUT STEEL EDGING.
15. SEE: SOLID STEEL EDGING TO BE: "OURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, DARK GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
16. PERFORATED STEEL EDGING TO BE: ACME (14 GA. x 4" WIDE) GALVANIZED STEEL EDGING, WITH ROLLED EDGE AND GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY. SEE PLAN FOR TRAIL LOCATIONS.
17. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
18. 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.
19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
20. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
21. FENCING SHALL BE PROVIDED ALONG BENT GRASS MEADOWS BLVD. WHERE DOUBLE FRONTAGE LOTS OCCUR, AND SHALL BE MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
22. LANDSCAPE REQUIREMENTS PERTAINING TO DOUBLE FRONTAGE NON-ARTERIAL COLLECTOR STREETS INCLUDE:
 - A. DEPTH OF ROADWAY LANDSCAPING AREA: 10 FEET
 - B. REQUIRED TREES: 1 PER 30 FEET
23. LANDSCAPE ENTRY FEATURES, OPEN SPACE TRACTS, PARKS AND TRAILS SERVING RESIDENTIAL AREAS SHALL BE OWNED (WHEN APPROPRIATE) AND MAINTAINED BY THE BENT GRASS METRO DISTRICT. ALL DOUBLE FRONTAGE LOTS SHALL RECEIVE A COMBINATION OF FENCING AND LANDSCAPE BETWEEN THE PROPERTY LINE AND THE CURB. ALL DOUBLE FRONTAGE STREETS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER.
26. BUFFERING AND SCREENING SHALL INCLUDE BOTH FENCING, AND LANDSCAPING WHERE APPROPRIATE, ALONG THE PERIMETER OF THE PROJECT AND ALONG THE RIGHT-OF-WAY LINES OF BENT GRASS MEADOWS DRIVE AND BETWEEN CHANGES IN LAND USE. FENCING SHALL BE 6" CEDAR PRIVACY FENCE AND SHALL BE MAINTAINED BY THE BENT GRASS METROPOLITAN DISTRICT.
27. NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.

Landscape Setbacks

See El Paso County General Development Standards - Landscape Standards 6.2.2

Street Name or Zone Boundary	Street Classification	Width (in Ft.)	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.	Setback Plant Abbr. Denoted on Plan
BENT GRASS MEADOWS DR (north)	COLLECTOR	10' / 10'	1,290	1 / 30'	53 / 53	N



KEY MAP



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FALCON MEADOWS AT BENT GRASS FILING 2

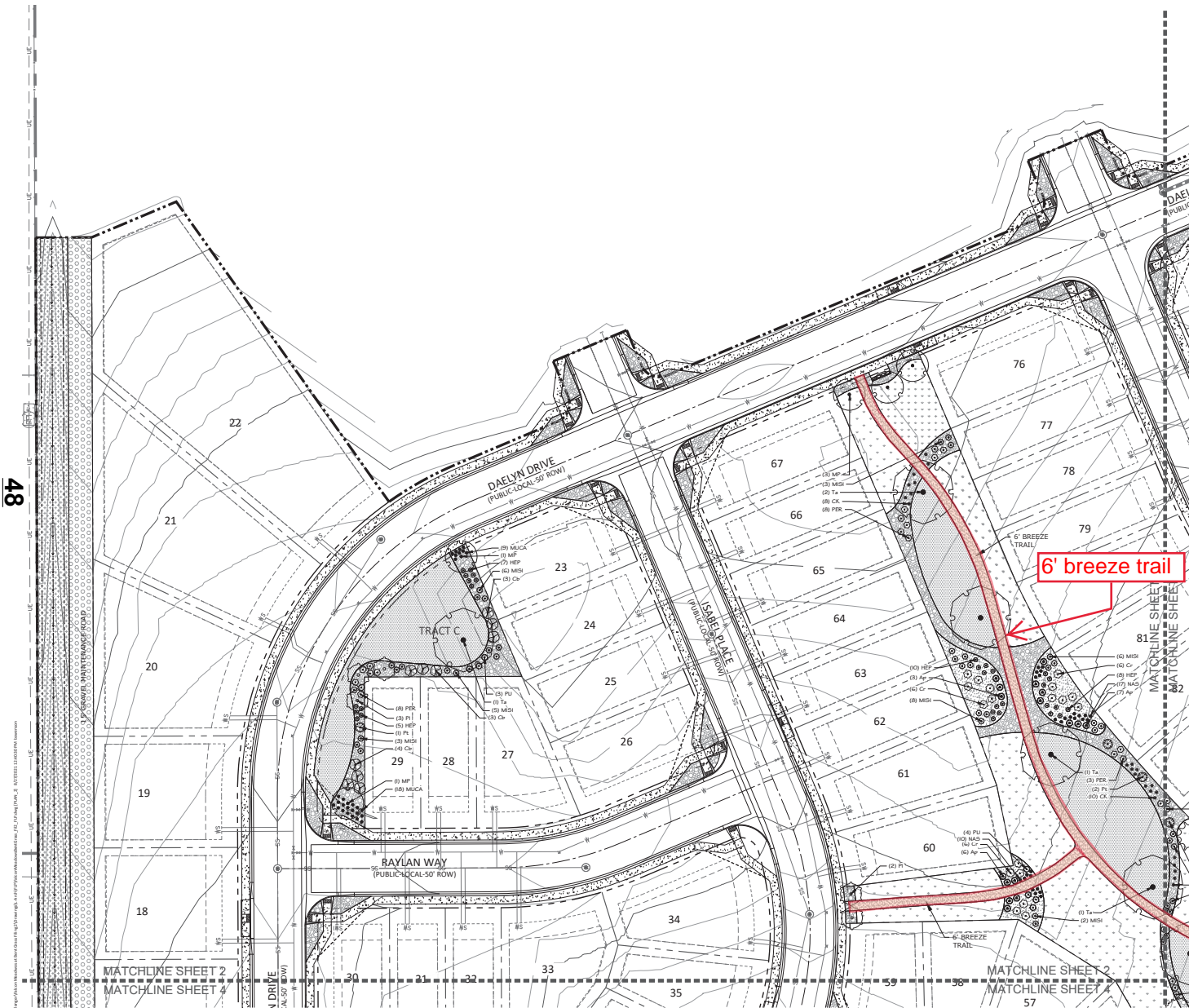
LANDSCAPE PLAN

DATE: 8/27/2021
PROJECT MGR: A. HOLLOWAY
PREPARED BY: B. SIMONSEN

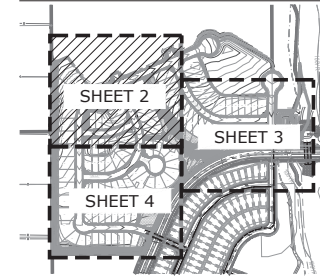
COVER

1

1 OF 5



KEY MAP



HATCH LEGEND

	ROCK MULCH 1-1/2" NORTHERN RIVER ROCK	12,136 sf
	BLUEGRASS SOD	30,225 sf
	WOODMULCH WASHINGTON CEDAR MULCH	586 sf
	COBBLE 2-4" HORIZON COBBLESTONE	22,195 sf
	EPC CONSERVATION DISTRICT ALL PURPOSE MIX GENERAL SEED MIX: Seed Rate: 9.7 lbs PLS/acre 20% Andropogon gerardii 10% Bouteloua gracilis 10% Nassella viridula 20% Paspopyrum smithii 10% Bouteloua curtipendula 10% Panicum virgatum 10% Calamagrostis longifolia 10% Sorghastrum nutans	30,814 sf
	EPC ALL PURPOSE LOW GROW MIX Seed at 42 lbs/Acre General Seed Mix: 25% Bouteloua dactyloides 20% Bouteloua gracilis 29% Bouteloua curtipendula 5% Nassella viridula 20% Paspopyrum smithii 1% Sporobolus cryptandrus	74,506 sf



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FALCON MEADOWS AT BENT GRASS FILING 2

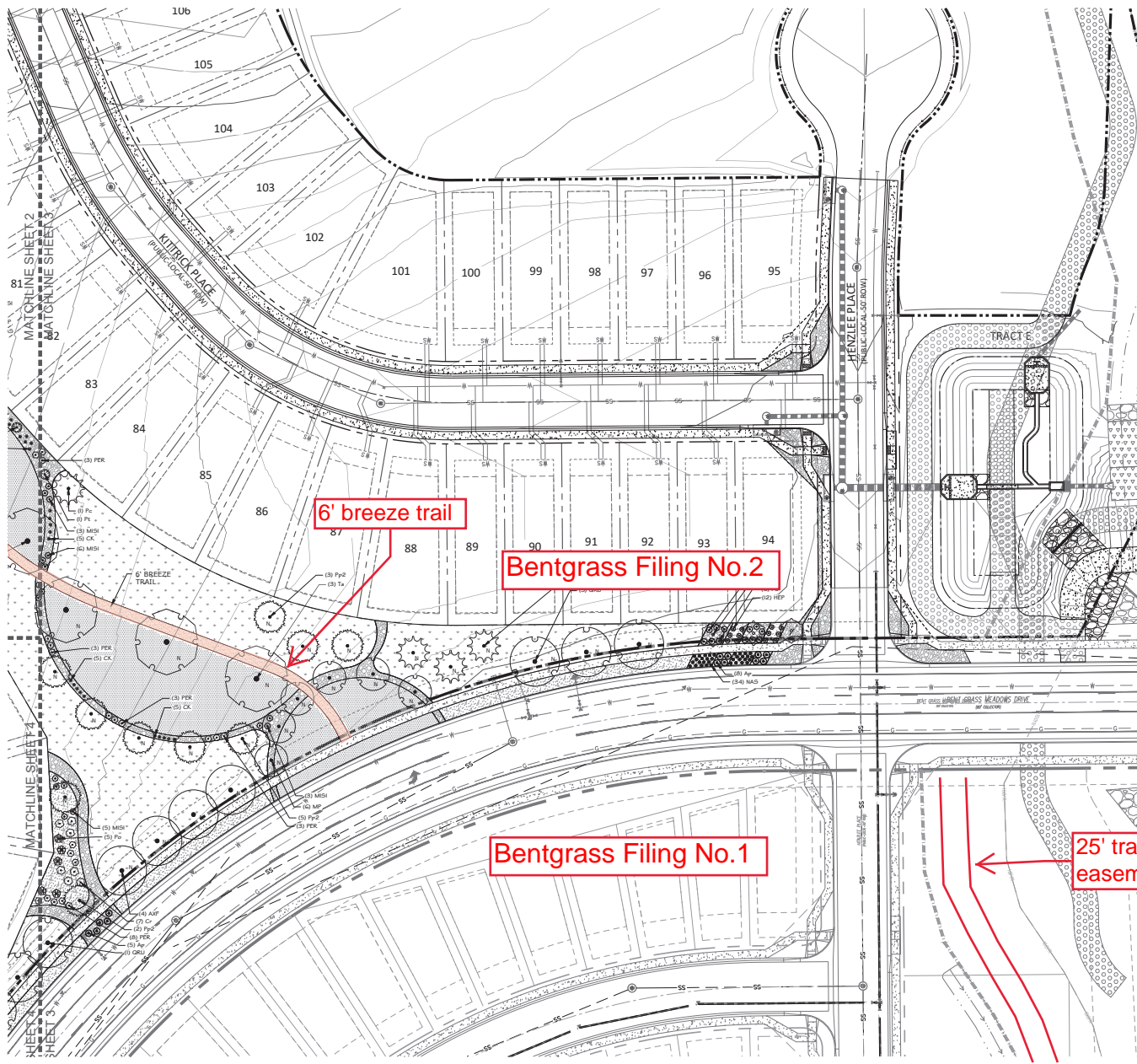
LANDSCAPE PLAN

DATE: 8/27/2021
PROJECT MGR: A. HALLGREN
PREPARED BY: B. SIMONSEN

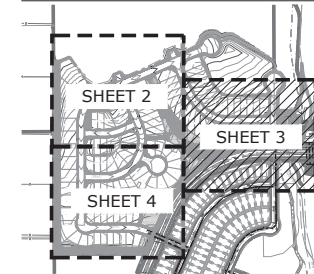
LANDSCAPE PLAN

2







2 OF 5



KEY MAP



HATCH LEGEND

	ROCK MULCH 1-1/2" NORTHERN RIVER ROCK	12,136 sf
	BLUEGRASS SOD	30,225 sf
	WOODMULCH WASHINGTON CEDAR MULCH	586 sf
	COBBLE 2-4" HORIZON COBBLESTONE	22,195 sf
	EPC CONSERVATION DISTRICT ALL PURPOSE MIX GENERAL SEED MIX: Seed Rate: 5-7 lbs PLS/sf 20% Andropogon gerardii 10% Bouteloua gracilis 10% Nassella viridula 20% Paspopyrum smithii 10% Bouteloua curtipendula 10% Panicum virgatum 10% Calamovilfa nuttallii - Sorghastrum nutans	30,814 sf
	EPC ALL PURPOSE LOW GROW MIX Seed Rate: 4-6 lbs/sf	74,506 sf

EPC ALL PURPOSE LOW GROW MIX 74,506 sf
Seed at 42 lbs/Acre
General Seed Mix:
25% *Buchloe dactyloides*
20% *Bouteloua gracilis*
29% *Bouteloua curtipendula*
5% *Nassella viridula*
20% *Paspopyrum smithii*
1% *Sporobolus cryptandrus*



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FALCON MEADOWS
AT BENT GRASS
FILING 2

LANDSCAPE PLAN

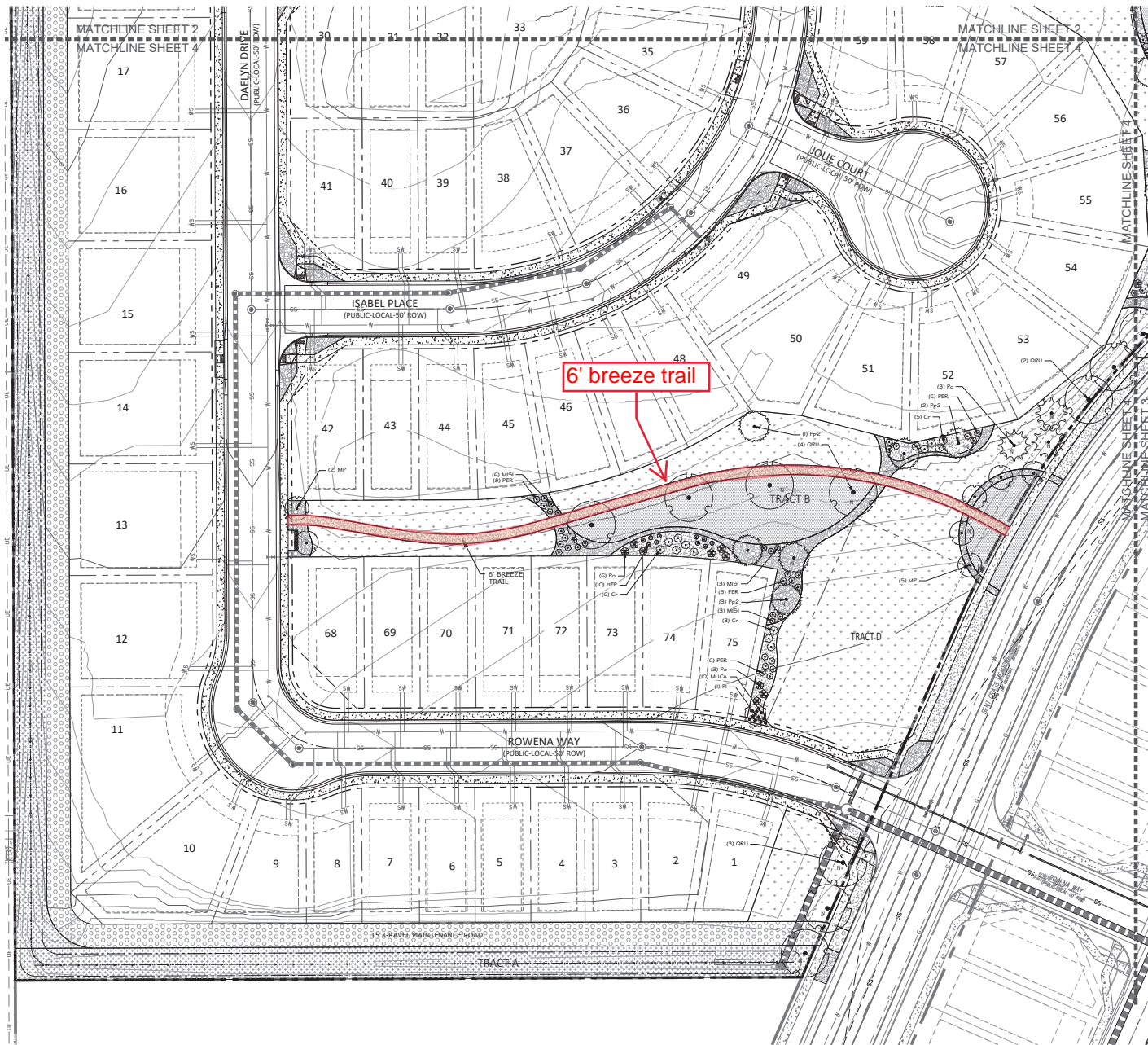
PROJECT INFO

DATE:	8/27/2021
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. SWENSON

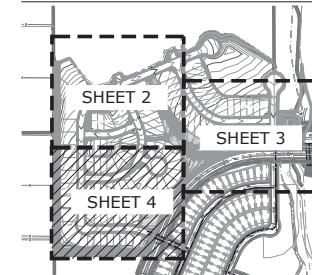
LANDSCAPE PLAN

3

3 OF 5



KEY MAP



HATCH LEGEND

	ROCK MULCH 1-1/2" NORTHERN RIVER ROCK	12,136 sf
	BLUEGRASS SOD	30,225 sf
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FALCON MEADOWS AT BENT GRASS FILING 2

LANDSCAPE PLAN

DATE: 8/27/2021
PROJECT MGR: A. HALLGREN
PREPARED BY: B. SIMONSEN

DATE: 8/27/2021
BY: A. HALLGREN
DESCRIPTION:

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BY: A. HALLGREN
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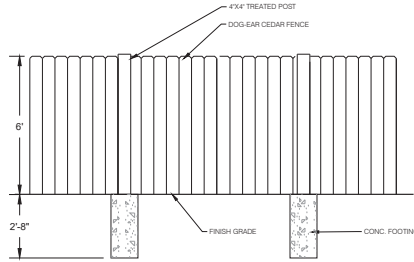
PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	AXF	4	Acer x freemantii 'Jeffred' TM / Autumn Blaze Maple	40'	30'	2" Cal.	B&B	
	QRU	13	Quercus rubra / Red Oak	30-40'	35'	1.5" Cal.	B&B	
	Ta	8	Tilia americana / American Linden	50'	40'	2" Cal.	B&B	
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Pc	7	Picea pungens / Colorado Spruce	30'-60'	20'	6" HT	B&B	
	Pt	4	Pinus mugo 'Tannenbaum' / Tannenbaum Mugo Pine	15'	6'	6" HT	B&B	
	Pp2	16	Pinus ponderosa / Ponderosa Pine	15-20'	20'	6" HT	B&B	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	MP	18	Malus x 'Prairifire' / Prairifire Crabapple	15-20'	15'	1.5" Cal.	B&B	
	PI	9	Pyrus calleryana 'Chanticleer' / Chanticleer Callery Pear	25'	15'	1.5" Cal.	B&B	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	Ap	29	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	1.5'	4'	#5 CONT	CONT	Xeric
	Cr	39	Chrysothamnus nauseosus / Rubber Rabbitbrush	6'	6'	#5 CONT	CONT	Xeric
	Cb	10	Cornus sericea 'Baileyi' / Bailey's Red Twig Dogwood	8'	8'	#5 CONT	CONT	
	HEP	52	Hesperaloe parviflora 'Desert Flamenco' TM / Desert Flamenco Red Yucca	3'	3'	#5 CONT	CONT	Xeric
	PER	64	Perovskia abrotanoides / Russian Sage	5'	5'	#5 CONT	CONT	Xeric
	Po	14	Physocarpus opulifolius 'SMNPOLR' TM / Ginger Wine Ninebark	5'	5'	#5 CONT	CONT	
	PU	13	Pinus mugo pumilio / Mugo Pine	4-5'				
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	CK	33	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2-3'	5 GAL.			
	MISI	68	Miscanthus sinensis 'Gracillimus' / Maiden Grass	5 gal.				
	MUCA	37	Muhlenbergia capillaris 'Lenca' / Regal Mist Pink Muhly	2-3'	2'-3'	#5 CONT	CONT	Xeric
	NAS	61	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	1-2'	1.5'-2'	#5 CONT	CONT	Xeric

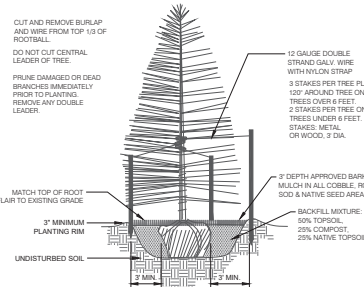
HATCH LEGEND

	ROCK MULCH 1-1/2" NORTHERN RIVER ROCK	12,136 sf
	BLUEGRASS SOD	30,225 sf
	WOOD MULCH WASHINGTON CEDAR MULCH	586 sf
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	EPC CONSERVATION DISTRICT ALL PURPOSE MIX GENERAL SEED MIX: Seed Rate: 9.7 lbs PLS/acre 20% Andropogon gerardi 10% Bouteloua gracilis 10% Nassella viridula 20% Pascopyrum smithii 10% Bouteloua curtipendula 10% Panicum virgatum 10% Calamagrostis longifolia 10% Sorghastrum nutans	30,814 sf
	EPC ALL PURPOSE LOW GROW MIX Seed at 42 lbs/Acre General Seed Mix: 25% Buchloe dactyloides 20% Bouteloua gracilis 25% Bouteloua curtipendula 5% Nassella viridula 20% Pascopyrum smithii 1% Sporobolus cryptandrus	74,506 sf

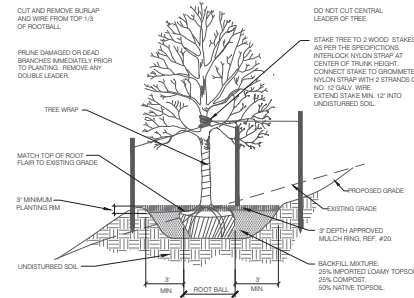
- SEED MAINTENANCE: MOW LOW GROW MIX ABOUT 1/2 THE AMOUNT AS SOODED TURFGRASS OR AS NEEDED. MOW NATIVE/POOTHILLS SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON.
- MOW LOW GROW SEED MIX TO 4" HEIGHT AND LET NATIVE SEED MIX GROW TO 8"-14" HEIGHT. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.
- DISTURBED AREAS TO BE RESEED WITH NATIVE LOW GROW MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS



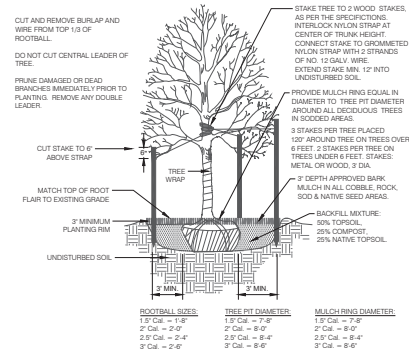
1 CEDAR FENCE DETAIL
N.T.S.



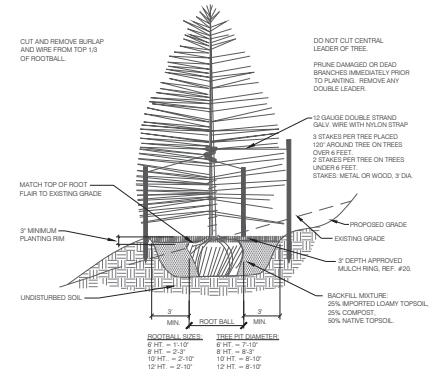
3 CONIFEROUS TREE PLANTING DETAIL
N.T.S.



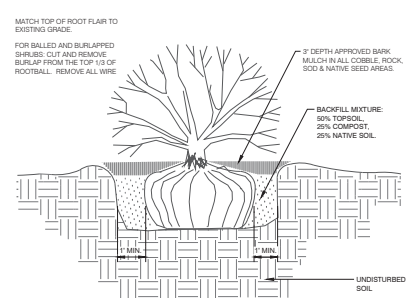
5 DECIDUOUS TREE PLACEMENT ON SLOPE
NOT TO SCALE



2 DECIDUOUS TREE PLANTING DETAIL
N.T.S.



4 CONIFER TREE PLACEMENT ON SLOPE
NOT TO SCALE



6 SHRUB PLANTING DETAIL
N.T.S.



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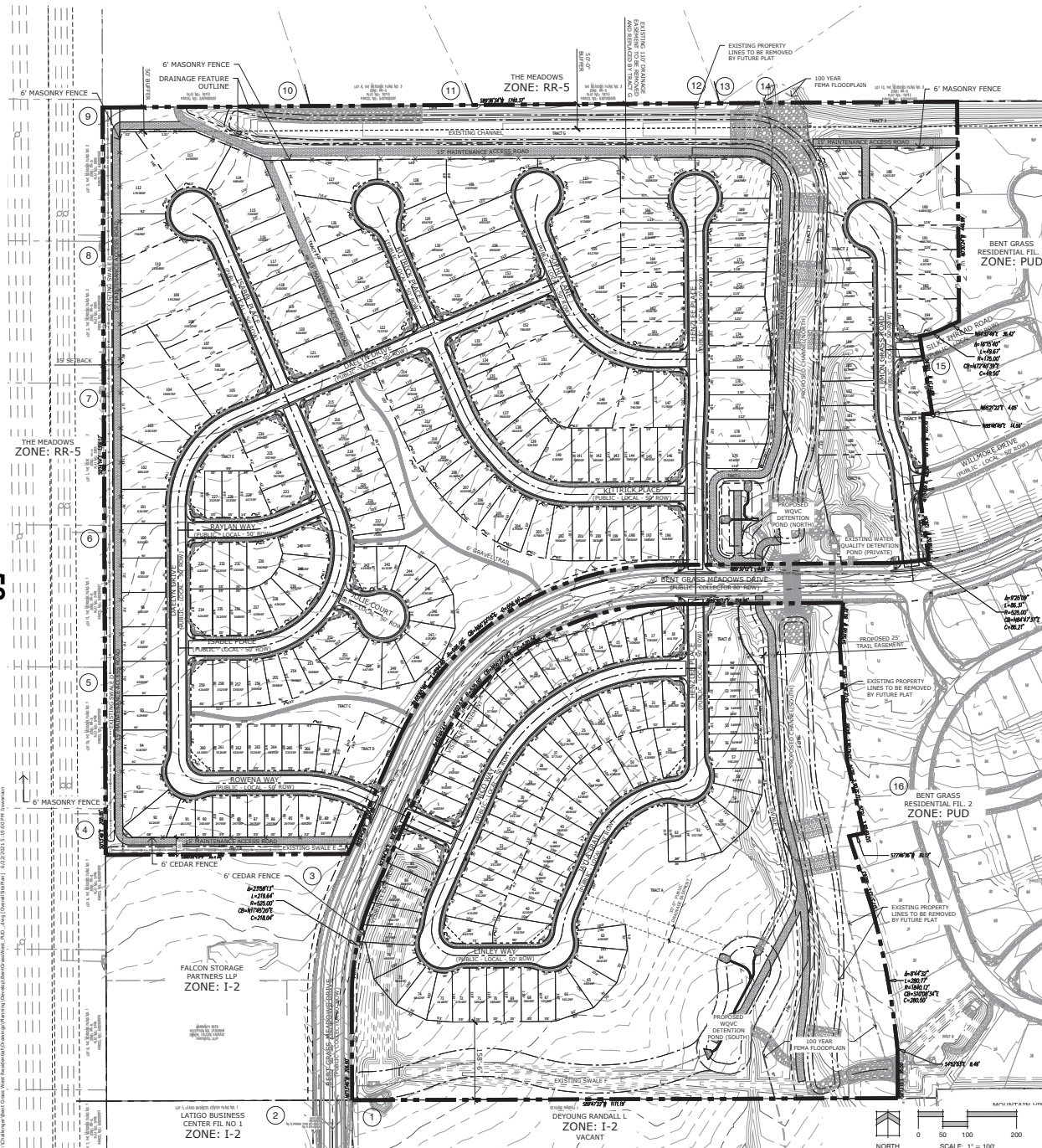
FALCON MEADOWS AT BENT GRASS FILING 2 LANDSCAPE PLAN

DATE: 8/27/2021
PROJECT MGR: A. MARLOW
PREPARED BY: B. SIMONSON

DETAILS & SCHEDULES

5

5 OF 5



ADJACENT OWNERS

#	TSN	Name	Number	Street	Suite	City	State	Zip
1	5301000016	RANDALL DEYOUNG	10925	E. HWY 24		PEYTON	CO	80831
2	5301000005	FALCON STORAGE PARTNERS	4615	NORTH PARK DR		COLORADO SPRINGS	CO	80918-3857
3	5301000018	FALCON STORAGE PARTNERS	4615	NORTH PARK DR		COLORADO SPRINGS	CO	80918-3857
4	5302001009	STERLING TRUST	7880	FALCON MEADOW BLVD		PEYTON	CO	80831-7023
5	5302001008	HARPER, JEREMY, & NICOLE JUHL	4975	FALCON MEADOW BLVD		PEYTON	CO	80831-7044
6	5302001007	CASEY & STEPHANIE JACKSON	8025	FALCON MEADOW BLVD		PEYTON	CO	80831-7017
7	5302001006	WILLIAM & SHERRI WATSON	8115	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
8	5302001005	THOMAS & SALLY MILLER	8155	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
9	5302001004	GAIL NORDSTROM	8225	FALCON MEADOW BLVD		PEYTON	CO	80831-7008
10	5301005033	MICHAEL & JANET FRIEND	8225	TOWNIER AVE		PEYTON	CO	80831-6958
11	5301005034	RANDALL & LINDA HULSEY	8285	TOWNIER AVE		PEYTON	CO	80831-6958
12	5301005035	GLINDA SOUTHAARD	4950	BUCKAROO DR		COLORADO SPRINGS	CO	80918-5256
13	5301005042	JOSEPH & CAMI DEBISE	8530	VELVET ANTILER WAY		PEYTON	CO	80831-6972
14	5301005043	WILLIAM & MARIAN PARRISH	8530	VELVET ANTILER WAY		PEYTON	CO	80131-6972
15	5301000021	CHALLENGER COMMUNITIES LLC	8605	EXPLORER DR		250 COLORADO SPRINGS	CO	80520-1013
16	5301000037	CHALLENGER COMMUNITIES LLC	8605	EXPLORER DR		250 COLORADO SPRINGS	CO	80520-1013

Land Planning
Landscape
Architecture
Urban Design

NES

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FALCON MEADOWS AT BENT GRASS

PUD PRELIMINARY PLAN

DATE: 8/4/2020
PROJECT MGR: E. GANAWAY
PREPARED BY: B. SWENSON

DATE	BY	DESCRIPTION
12/21/2020	JBS	PER COUNTY COMMENTS
01/04/2021	JBS	PER COUNTY COMMENTS
03/12/2021	JBS	PER COUNTY COMMENTS
04/20/2021	JBS	PER COUNTY COMMENTS
06/22/2021	JBS	PER COUNTY COMMENTS

OVERALL SITE PLAN/ ADJACENT PROPERTY OWNERS

2
2 OF 12

PUDSP-20-005

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Cottages at Mesa Ridge PUD

Agenda Date: October 13, 2021

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by HR Green Development, LLC, on behalf of Goodwin Knight for The Cottages at Mesa Ridge PUD, consisting of 122 manufactured residential dwelling units on one 10.22-acre lot. The site is located approximately one mile south of Fontaine Boulevard on Mesa Ridge Parkway.

The 2013 Parks Master Plan shows no project impacts to El Paso County proposed or existing parks, trails, or open space. Widefield Community Park and Fountain Creek Regional Park are located approximately 1.75 miles northwest and southwest of the site, respectively. Cross Creek Regional Park, owned and managed by Fountain Mutual Metropolitan District, is located 0.50 mile south of the project site. The proposed South Powers Boulevard and South Marksheffel Road Bicycle Routes are located immediately east and adjacent the site, while the proposed Fontaine Boulevard Bicycle Route is located approximately one mile north. Dedicated public right-of-ways already exist along the proposed bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The Cottages at Mesa Ridge PUD is designed as a lower-income community consisting of premanufactured single-family and multi-family (duplexes) homes set on permanent foundations that allow for home ownership or rental opportunities. The site, at 10.22 acres in size, contains 5.33 acres of open space, or 52% of the total project acreage, designated for open space, trails, clubhouse, pocket park with playground, dog park and dog wash station, landscaped property buffers, or stormwater detention purposes. As shown in applicant's Landscape Plans, the trail system, when combined with a proposed fire access road, allows residents to access the dog park, open spaces, and pocket park with minimized use of the planned sidewalk system.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. A Park Lands Agreement would be considered due to the inclusion of the aforementioned recreational amenities.

Recommended Motion: (PUD)

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 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).

The Cottages at Mesa Ridge PUD Review



Parks By Other



Public Schools

Primary Regional Trail, Completed

Primary Regional Trail, Proposed

Proposed Bicycle Routes, Proposed

Secondary Regional Trail, Completed

Secondary Regional Trail, Proposed

Colorado Springs Trail, Proposed



The Cottages at Mesa Ridge

Major Roads

State Highways

US Highways

Streets & Roads



Parcels

0.5 0.25 0 Miles



City of
Colorado Springs

City of
Colorado
Springs

City of
Fountain

The Cottages at
Mesa Ridge

Cross Creek
Regional Park
(FMMD)

Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

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

October 13, 2021

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

Name:	The Cottages at Mesa Ridge PUD	Application Type:	PUD
PCD Reference #:	PUD-21-002	Total Acreage:	10.22
		Total # of Dwelling Units:	122
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	29.84
Goodwin Knight	HR Green Development, LLC	Regional Park Area:	4
Dave Morrison	Phil Stuepfert	Urban Park Area:	4
8605 Explorer Drive, Suite 250	7222 Commerce Center Drive, Suite 220	Existing Zoning Code:	RS-6000
Colorado Springs, CO 80920	Colorado Springs, CO 80919	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS

Regional Park Area: 4

0.0194 Acres x 122 Dwelling Units = 2.367
Total Regional Park Acres: 2.367

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

Urban Park Area: 4

Neighborhood: 0.00375 Acres x 122 Dwelling Units = 0.46
Community: 0.00625 Acres x 122 Dwelling Units = 0.76
Total Urban Park Acres: 1.22

FEE REQUIREMENTS

Regional Park Area: 4

\$460 / Dwelling Unit x 122 Dwelling Units = \$56,120
Total Regional Park Fees: \$56,120

Urban Park Area: 4

Neighborhood: \$114 / Dwelling Unit x 122 Dwelling Units = \$13,908
Community: \$176 / Dwelling Unit x 122 Dwelling Units = \$21,472
Total Urban Park Fees: \$35,380

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

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

Park Advisory Board Recommendation:

COTTAGES at MESA RIDGE

Preliminary Plan/PUD

Letter of Intent

September 9, 2021

Prepared by:

Phil Stuepfert
HR Green Development, LLC



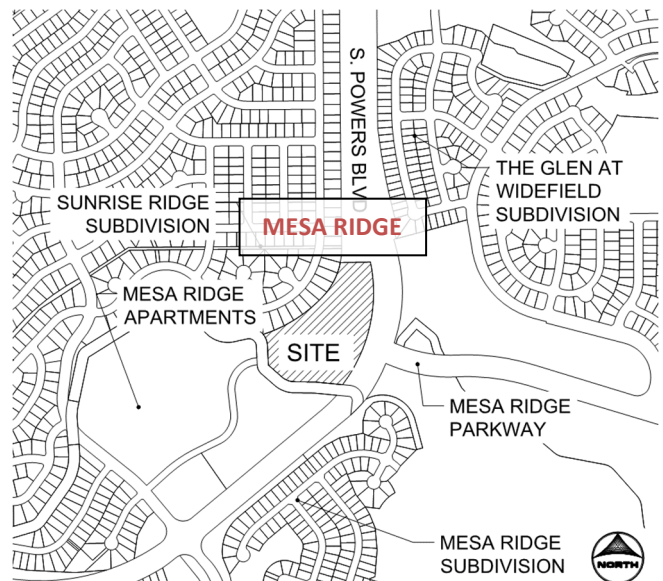
Introduction

HR Green Development, LLC, on behalf of Goodwin Knight, requests approval of the submitted PUD/Preliminary Plan for the Cottages at Mesa Ridge project, generally located west of the Powers Boulevard and Mesa Ridge Parkway intersection. The property consists of 10.21 acres and the proposed use is a residential development (units for rent). The project contains 122 duplex-style buildings made up of modular manufactured homes that are constructed in a factory ensuring quality construction. The unique product is not placed on an individual lot and sold, rather the community is setup as one (1) lot in a horizontal apartment style setup. The end user (resident) will rent the unit and the maintenance of the unit, the clubhouse and all other open space amenities will be commonly maintained by the owner/developer. The proposed plan also includes an amenity center, playground, deck/patio with firepit, a dog park and open space/landscape areas connected by walks and a trail.

Site Location and Access

The specific site location is west of Powers Blvd, north of Lot 1 of the Mesa Ridge Subdivision Filing No. 9 and the existing irrigation ditch, northeast of the Mesa Ridge Apartment complex, and east of the Sunrise Ridge Subdivision (existing single family detached homes in El Paso County). Access to the site will be from an extension of Landover Lane (City of Fountain public road) with an emergency access on top of the irrigation ditch (irrigation channel to be piped underground) on the south and east side of the project. The Fire District agreed this is the best possible solution to a land locked property such as this site.

Per the legal survey the specific property description is a "PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOUTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO."



Existing Zoning and Adjacent Zoning

The property is currently zoned RS-6000. In the immediate area of the site there are a variety or mix of uses and zoning, therefore this proposed PUD zoning and community will fit well within this region of the County. Surrounding zoning is as follows:

West	RS-6000-CAD-O - El Paso County
South	PUD (Apartments) - City of Fountain
East	Powers Boulevard right of way and future commercial (east side of Powers)
North	Powers Boulevard right of way

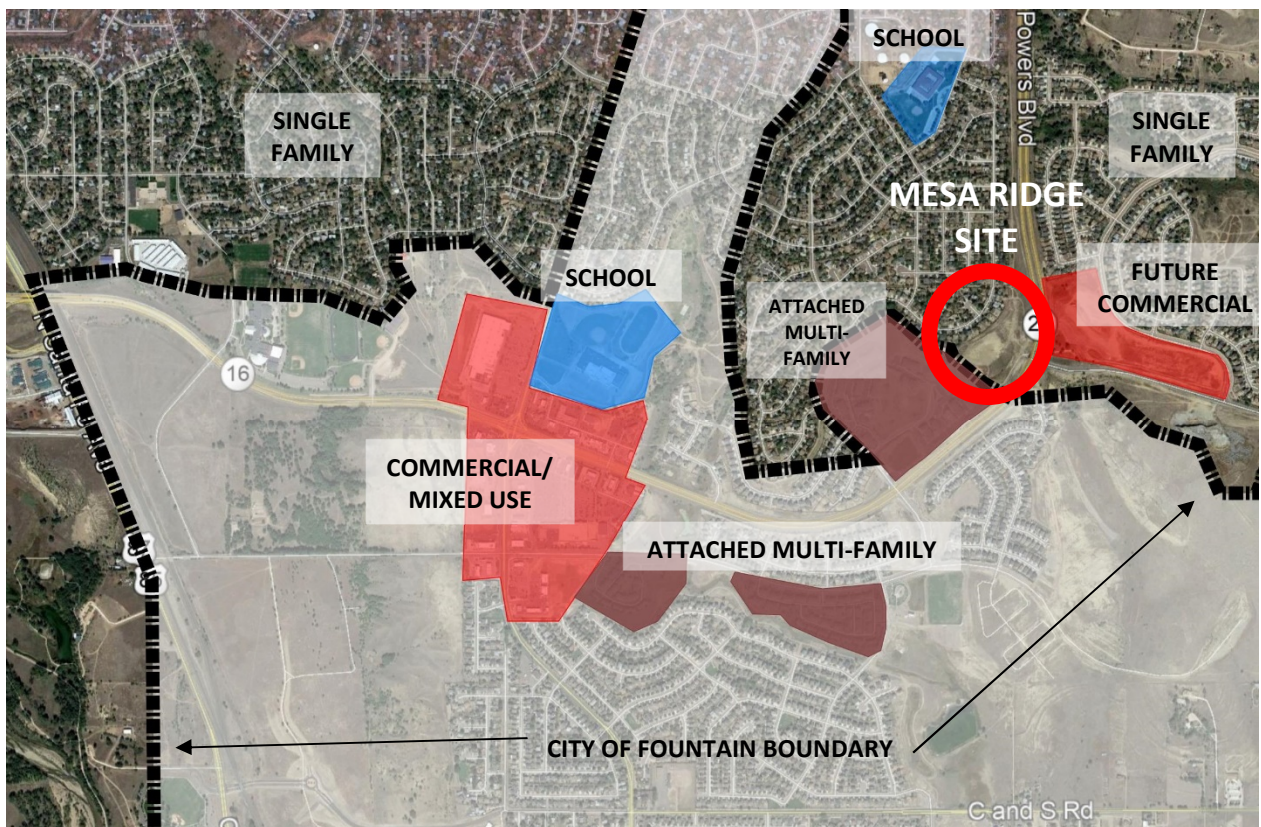
Existing Features and Easements

The property is currently vacant and the topography drains from northwest to southeast. Existing features include an existing drainage ditch along the western edge of S. Powers Boulevard and an existing irrigation canal that runs along the site's southern boundary and partly off of the property. Existing water, gas, and CATV lines traverse the site. Existing easements include the following:

- 30' Utility easement – Reception No. 98002695
- 20' Water and Sewer easement – Reception No. 211107044
- 30' Pipeline Easement – Book 2127, Page 170
- Permanent Drainage Easement (width varies) – Rec No. 201044128

Surrounding Regional Land Uses

This property is surrounded by various types of land uses both in the City of Fountain, El Paso County and Colorado Springs. Attached/multi-family (apartments) are immediately southwest of the site and further to the south/southwest are other multi-family projects. There is also a mixed use/commercial complex west of the site and throughout the region various types of single family detached homes exist. The proposed use of residential (for rent) fits well within the mix of uses in the area and is an appropriate land use transition from the single family detached (west side) to the multi-family, commercial and Powers Boulevard corridor.



Proposed Land Use and PUD Zoning

The Cottages at Mesa Ridge project is proposed as PUD zoning for 122 units on 10.21 acres with a density of 11.94 units per acre. The proposed land use is for residential (for rent), an amenity center (clubhouse), and open space as described further below in more detail.

Residential Land Use:

The proposed land use is residential consisting of 122 duplex-style buildings that are modular manufactured homes constructed in a factory. Total unit count is 122 units at 11.94 units per acre. This residential land use proposed will be a good transitional use from single family detached on the west to the future commercial on the east and the existing multi-family (apartments) south/southwest of the property.

Amenity Center and Open Space:

The site plan for the Cottages at Mesa Ridge incorporates significant open space and landscape. A clubhouse, landscaped open space, buffers, playground, dog park and trails have been provided for future residents. The clubhouse is located near the main entrance to the community and will serve the residents with a common area, dog wash, office, restrooms, package delivery, outside deck with fire pit and a playground. As demonstrated in the exhibit and table below, over half of the project, 52% of the total site area, will be in open space, landscape areas and amenities (shown in green).



	LAND USE SUMMARY	AREA (SQ.FT.)	AREA (ACRES)	% OF TOTAL
1	BUILDING (DWELLING UNITS AND GARAGES)	81,741	1.88	18%
2	PAVED SURFACE (SIDEWALKS, DRIVEWAYS, PARKING, TRASH PAD)	115,148	2.64	26%
3	PAVED IRRIGATION DITCH	5,577	0.13	1%
4	WALKING PATH (CRUSHED GRANITE)	2,964	0.07	1%
5	FIRE ACCESS ROAD	7,622	0.17	2%
	OPEN SPACE:			
6	OPEN SPACE OUTSIDE EASEMENTS	142,528	3.27	32%
7	OPEN SPACE WITHIN EASEMENTS	46,353	1.06	10%
8	OPEN SPACE PERIMETER BUFFER OUTSIDE EASEMENTS	28,338	0.65	6%
9	OPEN SPACE PERIMETER BUFFER WITHIN EASEMENTS	14,823	0.34	3%
	SUBTOTAL ALL OPEN SPACE (6-9)		5.33	52%
	SUBTOTAL ALL IMPERVIOUS SURFACE(1+2+3)		4.65	45%
	TOTAL SITE AREA	445,104	10.22	

PUD proposed zoning:

The applicant is pursuing PUD zoning due to the unique residential product and site constraints. Once approved the PUD will serve as the zoning for the project. El Paso County Code describes the purpose of a PUD zone is to have:

“a versatile zoning mechanism to encourage innovative and creative design and to facilitate a mix of uses including residential, business, commercial, and industrial, recreation, open space, and other selected secondary uses”.

This application proposes an innovative residential product (for rent) that requires a versatile zoning mechanism in order to implement the project.

Cottages at Mesa Ridge aligns with the following objectives of the County’s PUD zoning in order to achieve a well-planned community that fits within the purpose of this zoning category.

Note: El Paso County objectives are shown in italic with the applicant comment in bold.

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

The proposed development pattern and proposed residential use is meeting the need for more affordable and attainable housing in El Paso County. There is a great need for all types of housing in this region of the County and specifically with a “for rent” product that the general population can afford. This proposed product meets a growing demand for single family attached (duplex units) that is for rent.

- To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*

This unique project provides diversity of product in this new development by providing a housing option for individuals who do not want to buy a house (or other type of purchased residence) and choose to rent a unit. This community also is commonly maintained so the individuals do not have to maintain the landscape surrounding their unit or within the entire community. Multiple floorplans and types of unit configurations are provided for the end-user. By use of the PUD zoning, that mechanism allows an improved design, character and quality of development that is efficient with use of land. The Cottages at Mesa Ridge property will be managed and

maintained by an onsite management company ensuring long term success of a quality development.

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

This project is very innovative residential development and provides a variety of housing type that is not commonly available in El Paso County. There is a growing need for more affordable units (for sale and for rent) throughout the County. The neighborhood design of this community has been well planned and offers an amenity center, open space and other features (playground, dog park, etc.) for future residents.

- *To encourage more efficient use of land services reflecting changes in the technologies and economies of land development;*

The proposed Cottages at Mesa Ridge is a for rent residential development consisting of duplex style buildings made up of modular manufactured homes. The manufacturing process utilizes an efficient assembly line system in a climate-controlled environment. The process operates with time-tested equipment and state-of-the-art innovation to efficiently construct building components, or "modules". Homes (a single module) are built using the same traditional on-site home construction materials but are constructed more efficiently and thus completed in a much faster time. At the end of the assembly line process, the single modules are transported to the building site where they are set on permanent foundations by crane. Depending on the size of the residential development, on-site installation may be completed in a matter of days. With the ever-increasing cost of land and infrastructure the Cottages at Mesa Ridge project will utilize the manufactured home technology. This allows for an economy of land development that achieves similar results of a traditional multi-family development without the higher cost of construction. This keeps the rent level at an affordable rate for future County residents.

- *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*

The aerial exhibit shown previously demonstrates some of the proximity to employment and activity centers. This property could be considered an infill site that is located in close proximity to employment and activity centers such as shopping, recreational, community centers, parks and churches. Some of those facilities in the surrounding region are:

- Sunrise Elementary School and Janitell Jr High School
- Colorado Springs Airport
- Amazon Distribution Facility
- The Markets at Mesa Ridge shopping center (Mesa Ridge Parkway and Fountain Mesa Road
- Cross Creek Park
- Bluestem Prairie Open Space
- Widefield Community Park

- John Ceresa Memorial Park
- Fountain Creek Regional Park
- Cheyenne Mountain State Park

Therefore, with many of these services and regional amenities in the surrounding region the residents of the Cottages at Mesa Ridge community will be well served with these facilities nearby. This proposed housing type will fit well in this area of the County and is very appropriate when considering the location and surrounding uses.

- *To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;*

The property is an infill site that is currently vacant yet is located within a significant developed area as described above. The site has been designed to provide efficient public infrastructure layouts internally and with connections to surrounding infrastructure that is existing. There are water mains that already exist on the property which can readily service the development. There is also an existing sanitary sewer main located in Landover Lane that is within 200' of the property. For streets, the project will only require the construction of an additional 200' of public roadway (Landover Lane) which will be owned and maintained by the City of Fountain.

- *To promote layout, design and construction of development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area, including scenic vistas, natural features and environmental resources;*

Minimal natural features exist on the property.

- *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*

Useable open space, buffers, landscape areas, an amenity center, playground, dog park and trails have been provided for this community and future residents. Also, there are significant parks and open spaces in the immediate region.

- *To encourage integrated planning systems to achieve the objectives of and to otherwise implement the stated purpose and intent of this Code and the Master Plan;*

As provided in this document this proposed project achieves many of the objectives, purpose and intent of the Code and newly approved El Paso County Master Plan.

- *To create an integrated and fixed set of land use controls which allow multiple and mixed uses in one coordinated development; and*

The Cottages at Mesa Ridge community provides a for rent residential land use, amenity center, and open space.

- *To establish a basis for vested property rights for multi-year projects.*

Cottages at Mesa Ridge will be constructed in one phase however it may take more than a year to finalize and therefore vesting rights are requested.

PUD Modifications

The Cottages at Mesa Ridge is a unique project that requires some modifications from the County Code. The following modifications are listed in the following table with justification for the requests.

LDC/ECM SECTION	CATEGORY	STANDARD	PUD MODIFICATION	JUSTIFICATION	APPROVAL CRITERIA
ECM 2.3.8	ROADWAY TERMINATIONS	CUL-DE-SACS	PERMIT USE OF TWO ROADWAYS (ROAD B & C) TERMINATING WITHOUT A CUL-DE-SAC	THE SECURITY FIRE DEPARTMENT (2009 ADOPTED IFC CODE) 503.2.5 <i>Dead ends: Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. THE PROPOSED ROADWAY DEAD END DO NOT EXCEED 150'</i>	<ul style="list-style-type: none"> •LIVEABLE ENVIRONMENT •MORE EFFICIENT PEDESTRIAN SYSTEM •ADDITIONAL OPEN SPACE •OPEN SPACE/AMENITY DESIGN
ECM 2.3.2 (TABLE 2-7)	DESIGN STANDARDS FOR FUNCTIONAL CLASSIFICATION	200' MIN. CENTERLINE CURVE RADIUS	100' RADIUS	IS ALLOWED FOR LOCAL (LOW VOLUME)	<ul style="list-style-type: none"> •LIVEABLE ENVIRONMENT •MORE EFFICIENT PEDESTRIAN SYSTEM •ADDITIONAL OPEN SPACE •OPEN SPACE/AMENITY DESIGN
		30' PAVED WIDTH (EXCLUDING GUTTER PAN)	24' PAVED WIDTH	IS ALLOWED FOR LOCAL (LOW VOLUME)	<ul style="list-style-type: none"> •LIVEABLE ENVIRONMENT •MORE EFFICIENT PEDESTRIAN SYSTEM •ADDITIONAL OPEN SPACE •OPEN SPACE/AMENITY DESIGN
		50' R.O.W (W/ 5' P.I.E.)	(30' MIN-52'MAX) ACCESS & UTILITY EASEMENTS INSTEAD OF R.O.W.	PRIVATE ROADS WITHIN EASEMENTS IS BETTER SUITED FOR AN ISOLATED FOR RENT DEVELOPMENT WITH A SINGLE OWNER AND NO THRU TRAFIC, AND SUITABLE PROVISIONS HAVE BEEN MADE FOR PEDESTRIAN WALKWAYS & UTILITIES	<ul style="list-style-type: none"> •LIVEABLE ENVIRONMENT •MORE EFFICIENT PEDESTRIAN SYSTEM •ADDITIONAL OPEN SPACE •OPEN SPACE/AMENITY DESIGN
		5' ATTACHED SIDEWALK	5.5' SIDEWALK SEPARATED FROM DRIVE LANES BY PERPENDICULAR PARKING, ATTACHED TO BACK OF PARKING CURB	CONFIGURATION IS CONSISTANT WITH THE TYPICAL LAYOUT FOR AN APPARTMENT COMPLEX	<ul style="list-style-type: none"> •LIVEABLE ENVIRONMENT •MORE EFFICIENT PEDESTRIAN SYSTEM •ADDITIONAL OPEN SPACE •OPEN SPACE/AMENITY DESIGN
8.4.4.C	TRANSPORTATION SYSTEM CONSIDERATIONS AND STANDARDS	PUBLIC ROADS REQUIRED	PERMIT THE USE OF PRIVATE ROADS	THIS DEVELOPMENT MEETS THE PRIVATE ROAD ALLOWANCE CRITERIA (8.4.4.E.1): <i>Private roads shall normally be confined to closed loops and dead-end roads not likely to be needed for the convenience and safety of the general public.</i>	<ul style="list-style-type: none"> •LIVEABLE ENVIRONMENT •MORE EFFICIENT PEDESTRIAN SYSTEM •ADDITIONAL OPEN SPACE •OPEN SPACE/AMENITY DESIGN
8.4.4.D	TRANSPORTATION SYSTEM CONSIDERATIONS AND STANDARDS	DEAD END STANDARDS	PERMIT THE SITE TO HAVE ONLY ONE ACCESS POINT	THE ONLY WAY TO PROVIDE A SECOND ACCESS IS TO CONNECT TO POWERS BLVE. CDOT WILL NOT ALLOW ANY NEW ACCESS POINTS. THE SECURITY FIRE DEPARTMENT HAS ENDORSED THE PROPOSED SITE (WITH THE ADDED FIRE ACCESS ROAD AS SHOWN)	<ul style="list-style-type: none"> •LIVEABLE ENVIRONMENT •MORE EFFICIENT PEDESTRIAN SYSTEM •ADDITIONAL OPEN SPACE •OPEN SPACE/AMENITY DESIGN

Modification of Private Road Standards:

Due to the unique nature of the residential product and site, a private road access and utility easement is proposed. The private road is not platted in a separate tract, rather it is simply a combined access and utility easement. The proposed private street network provides access to units for residents and guests, not for general public use, convenience, or access to adjacent properties or land uses. However, this access easement grants police and fire the appropriate emergency access for health, safety and welfare of future residents.

Per County Code (Section 8.4.4.E.3 Private Roads), it generally requires private roads to be constructed to an ECM standard cross section except as otherwise determined in the modification request. The request includes proposed private road sections where no standard private cross section exists in the ECM (Engineering Criteria Manual). The proposed cross sections have been included for review by the ECM and LDC administrators for their consideration and recommendation to the PC and BOCC.

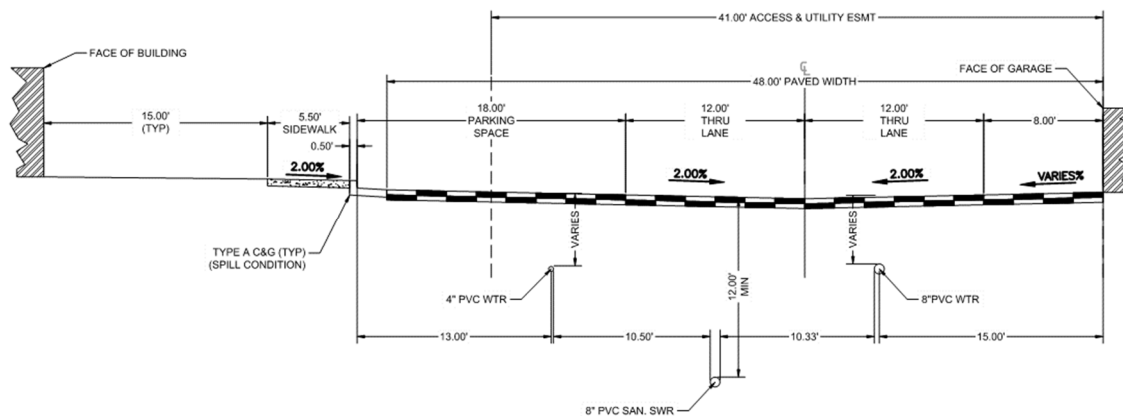
Private road waivers may only include design standards for the following:

1. Right-of-way width where suitable alternative provisions are made for pedestrian walkways and utilities;
2. Design speed where it is unlikely the road will be needed for use by the general public;
3. Standard section thickness minimums and pavement type where suitable and perpetual maintenance provisions are made;
4. Maximum and minimum block lengths; (not needed)
5. Maximum grade. (not needed)

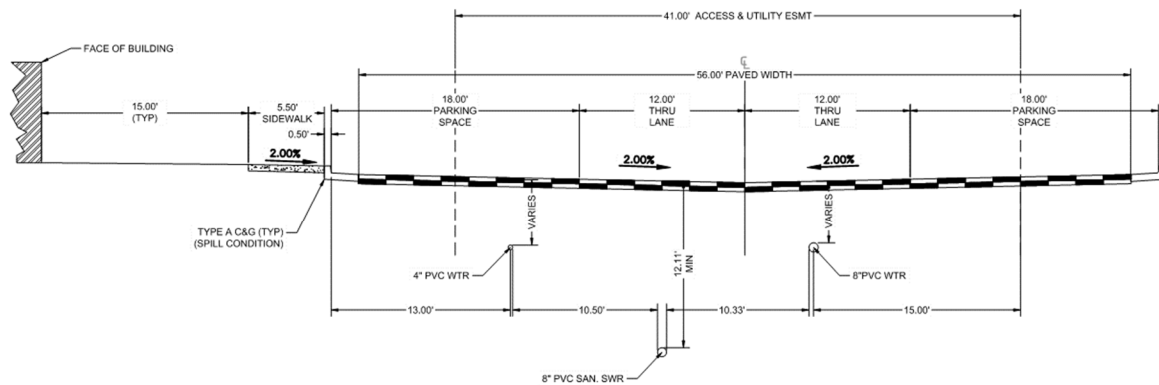
The private roads will be constructed within the access and utility easements and will be owned and maintained by the single Property Owner. The cross sections accommodate the required utility, stormwater, and pedestrian facilities. The widths of the easement vary depending on the location of the utilities and will ultimately be defined by the widths required by the utility providers. Parking does extend outside the easements. A deviation for a reduced pavement width for the modified cross sections will be submitted as needed to supplement the PUD roadway design modifications request. The deviation shall also include accommodations for a 100' centerline curve radius on a local roadway.

Please note that the extension of Landover Lane is a Public Road within the jurisdiction of the City of Fountain. It will be built to match the existing cross section Landover Lane and it is our assumption that no County modifications need to be noted since this will be a City owned and maintained road.

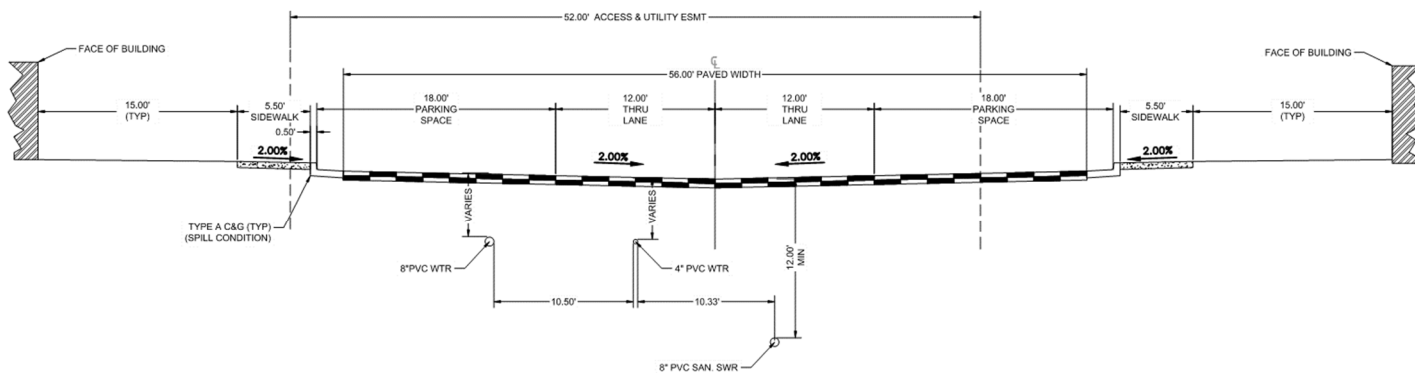
Typical Roadway Sections



ROAD A- W/ GARAGE (PRIVATE LOCAL) TYPICAL SECTION - 1



ROAD A (PRIVATE LOCAL) TYPICAL SECTION - 2



ROAD C (PRIVATE LOCAL) TYPICAL SECTION - 3

Modification of Utility Easement Standards

Sections 8.4.5.G.4.b.i and 8.4.6.C.2.d.i “Easement Location and Dimensions” requires utility easements be placed along lot and tract lines, specifically five-feet (5') side and seven-feet (7') rear lot lines. Residences are units for rent and therefore will not be platted on a lot thus the referenced sections do not directly apply to this development. The plan provides front easements along the access roads that will be utilized by all utility service providers. This development is setup for one (1) lot with perimeter setbacks and minimum building separations. The actual residential unit will be constructed on reinforced slab (slab on grade) foundations with no basements or sub-floor/sub-grade storage or crawl spaces. Utility services will be connected to each unit from the front.

Modification Approval Criteria

Road Access and Utility Easement

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

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;

The modified street section on an access and utility easement allows this product to be site designed with appropriate pavement width, easement location, parking and pedestrian facilities. This allows efficiency of the site plan layout which results in more land area in open spaces and other amenities. This project has 52% of open space due to the efficiency of the private access easement for the road and utilities. Pedestrian paths in connection with sidewalks along the access easement allow the residents to easily connect to the community open spaces and amenities. This site plan encourages non-motorized links to the external pedestrian networks that can connect users to the greater region.

Proposed Residential Housing Product

The proposed housing product (duplex style buildings) reflect the shifting market trend to for rent housing throughout El Paso County. The demand is for more efficiently designed homes with reduced square footage that individuals can rent when purchasing a home is not an option. The higher density of the Cottages at Mesa Ridge proposes smaller units in exchange for significant open space and on-site amenities.

PUD Modification Summary

To accomplish desired density, the PUD permits perimeter setbacks and minimum building separations. **With this efficient site plan layout, while 10% open space is required, this project proposes 52% of open space, far exceeding the County requirement.** The additional open space is provided as a trade-off for PUD modifications proposed with this submittal. By reducing unit size and obtaining site plan efficiency the applicant can offer more affordable and attainable rentable units.

In exchange for the requested PUD modifications, the applicant proposes to provide amenities including:

- **amenity center**
- **playground**
- **deck/patio**
- **firepit**
- **dog park**
- **open space/landscape areas connected by walks and a trail**

Traffic and Access

For detailed information, please see the Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc. Primary access to Cottages at Mesa Ridge will be via Landover Lane with an emergency access south and southeast of the property on top of the irrigation ditch easement. See the Traffic Study provided by LSC for more detailed information.

Utilities

Water

Water will be provided to the site from Widefield Water and Sanitation District. A public 8" water main will connect to the existing stub in Landover Lane and traverse the site northerly to a second connection located along S. Powers Blvd and provide fire protection. A second 8" water main will connect to an existing stub located in the southeast corner of the site and provide additional fire protection. A private 4" water main, that will tee off the public 8" water main, will provide domestic water service to each unit.

Wastewater

Wastewater service is provided by Fountain Sanitation District. A public 8" sanitary sewer will connect to the existing stub in Landover Lane to service the site.

Storm Sewer

A private storm sewer system comprised of Type R inlets, Type C inlets and RCP storm sewer will capture and convey the site's storm water to an existing detention pond, located within Mesa Ridge Subdivision Filing 9. The existing detention pond will provide full spectrum water quality and detention.

Gas

The type of homes proposed for this development are built to not require gas service. They will require only and electric service which will be provided by Black Hills Energy.

Summary of utility providers:

- Widefield Water and Sanitation District
- Fountain Sanitation District
- Black Hills Energy
- Security Fire Protection District

Drainage

The site's stormwater will be captured by a private storm sewer system including Type R inlets, Type C inlets and RCP storm sewer. Captured stormwater will be conveyed to existing Detention Pond D, located within Mesa Ridge Subdivision Filing 9, for full spectrum water quality and detention. It is anticipated the pond will require modifications to accommodate the site's stormwater. Ultimate release from the pond will be at less than historic levels.

Potential Impacts

The following narrative addresses potential impacts to the site or surrounding area or lack of impact.

Water Pollution

As designed the intent is to avoid water pollution as the stormwater facilities should adequately address urban runoff into drainageways and ultimately water resources. These facilities will be designed to comply with local, state and federal guidelines. The development will utilize a Full Spectrum Detention basin which will provide the required water quality treatment.

Air Quality

Air quality should not be impacted negatively. Many amenities in the area include schools, parks and shopping centers, therefore many of the resident's needs can be met with short drive distances. Walkways and a trail are provided to provide opportunities for pedestrian or bike travel.

Noise Pollution

The residential uses located adjacent to Powers Boulevard and therefore a Noise Study was completed. See LSC's submitted report for more details. In summary a sound wall is not required based on the results of the study.

Water

Given that the Widefield Water District already has a watermain extending through the property and that this project is within their planned service area, there will be a minimal impact to the water system

Vegetation

Please refer to the Natural Features and Wetland Report by Smith Environment and Engineering for detailed information. The majority of the site is vegetated by native prairie grass. There are no federally threatened or endangered plant species on the property.

Wetland Habitat and Waters of the U.S.

No wetlands exist on the property.

Wildfire

The wildfire risk and expected wildfire intensity in the Study Area are moderate. The surface fuels consist of grasses and few shrubs. The Study Area has access for emergency vehicles and the adjacent roadways provide significant fuel breaks. Please refer to the Natural Features Report by Smith Environment and Engineering for detailed information.

Wildlife

Please refer to the Wildlife Report by SMITH Environment and Engineering for detailed information. Below are the conclusions and recommendations from this report:

1. Twelve species listed by the USFWS and/or the State of Colorado as threatened or endangered have the potential to occur in El Paso County. SMITH believes that none of these species are likely to occur in the Study Area, and development of the Study Area will not jeopardize the continued existence of these species.
2. The Study Area provides habitat for ground- and tree-nesting birds. If disturbance activities will begin during the nesting season, surveys should be conducted no more than one week in advance.
3. SMITH observed only one Swainson's Hawk soaring above the Study Area, and no eagles were observed. Additionally, no large nests suitable for raptors or eagles were identified. However, there is suitable raptor nesting habitat within 0.5 miles of the Study Area. If construction will occur during the nesting season, surveys should be conducted prior to the initiation of disturbance activities.
4. The Study Area is located in the Overall Range of five mammal species mapped by CPW, and the Winter Range for mule deer. However, the Study Area provides poor habitat for these species and will not result in negative impacts to these individuals or to overall populations.
5. There are no prairie dogs within the Study Area nor are there adjacent populations that could migrate into the Study Area.

Floodplains:

Based on FEMA Firm map 08041C0956G dated December 8, 2018, the site is Zone X, which are areas determined to be outside the 0.2% annual chance flood.

Soil Hazards and Geologic Information:

The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property. The site was found to be suitable for development with appropriate mitigation and avoidance.

Pre-existing watercourses or bodies of water:

There are no pre-existing watercourses or bodies of water located on the site. An existing drainage ditch parallels the site's eastern boundary along S. Powers Blvd.

Identification and location of sites of historical or archeological interest sites or of natural or scenic importance:

There are no known sites of historical or archeological interest on the Mesa Ridge site. There are no known sites of natural or scenic importance on the property.

Social Impacts

The proposed Preliminary Plan/PUD for Mesa Ridge provides the opportunity for a unique and much needed housing for this area and region in the County. This will provide housing for varying demands and lifestyle options, which will ensure that the proposed housing is attainable by a variety of purchasers, including first-time buyers, families, and empty-nesters. The amenity center, open space, landscape and trail will create an active community that will be beneficial to the health and wellbeing of future residents. The proposed Amenity Center will be the central focal point of the neighborhood and will provide a venue for recreational activities, social events, and entertainment. This will help to provide a strong and connected community, which will have a positive social impact on this part of the County.

Cottages at Mesa Ridge Preliminary Plan/PUD - Project Justification

This Cottages at Mesa Ridge Preliminary Plan/PUD application includes the following requests:

- Combination of the preliminary plan map with the PUD for concurrent BOCC approval to develop 122 duplex-style buildings made up of modular manufactured homes along with the associated tracts or easements for public improvements and utilities, private road, and pedestrian facilities (sidewalks/trail), drainage, landscaping and open space uses;
- Approval of the PUD Modifications as described and outlined in this document.
- Findings of sufficient water quality, quantity, and dependability with the PUD approval are requested with the preliminary plan approval;
- Authorization to submit a final plat(s) for administrative approval subject to findings that the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development as described in this document
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.

County Code PUD Plan Review Criteria Chapter 4.2.6.D is provide below for the Cottages at Mesa Ridge project. This proposed project meets these criteria as follows.

Note: Narrative italic and quotes below is directly from the County’s Code and narrative in bold is the applicant’s comments addressing each item.

PUD Plan Review Criteria Chapter 4.2.6.D

1. *THE PROPOSED PUD DISTRICT ZONING ADVANCES THE STATED PURPOSES SET FORTH IN THIS SECTION;*

The proposed residential meets the intent of the PUD zoning and advances the stated purposes set forth in this section as described below.

2. *THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;*

The development is consistent with the intent of the Master Plan as described below in this narrative. The underlined portions are elements of the Master Plan that this project meets or exceeds. Narrative in italic is directly from the Master Plan document and bold text is the applicant comments.

Land Use & Development

Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

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

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

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

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

This project is compatible with the established character of this more urbanized part of the County. As described previously, this duplex type product is a good transition from the single family west of the property and commercial and multi-family apartments in the immediate area. This project supports the concept of “Encouraging a range of development types to support a variety of land uses”. This project is a unique type development that is different from most for rent communities in the County.

2021 Master Plan Element: Housing & Communities

Core Principle: Preserve and develop neighborhoods with a mix of housing types.

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

Goal 2.2 - Preserve the character of rural and environmentally sensitive areas.

Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.

Goal 2.4 - Support aging-in-place housing options to meet residents’ needs through all stages of life.

Objective HC3-1: Emphasize redevelopment of smaller enclaves to denser urban residential uses such as multifamily and single-family attached dwelling units where compatible and appropriate in the context of the existing neighborhood, which may also require parcel consolidation if existing businesses leave.

This project meets several of the goals and statements provided in the Master Plan as it relates to Housing & Communities. First, this project and product meets a need for attainable housing that also provides convenient access to goods, services, and employment in the area. Additionally, this unique housing product offers an option for younger and older residents through all stages of life. And specifically with Objective HC3-1 (Implementation chapter of the Master Plan) this project satisfies and meets the objective by developing a smaller enclave type parcel with more dense urban residential use, in this case single family detached residential. The proposed residential use (duplex style buildings) are compatible and appropriate with the context of the existing neighborhood and surrounding uses as described earlier in this narrative.

“Single-family attached and multifamily units should be located directly adjacent to commercial focal points to accommodate density in the County.”

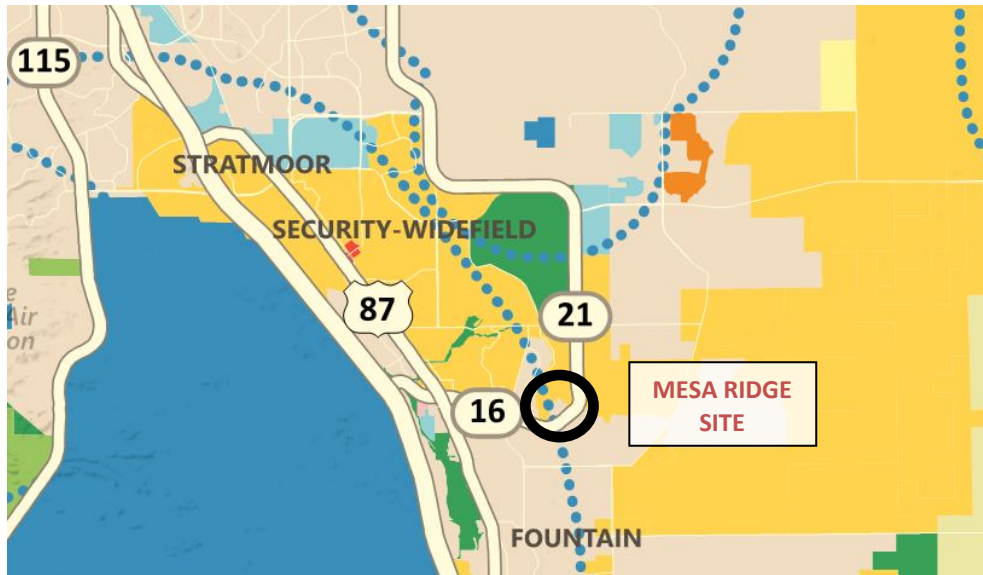
Priority: Permit projects that include a mix of housing types and increase market-driven affordability, including promoting missing middle housing options (duplexes, triplexes, multiplexes, courtyard apartments, and townhouses) on infill parcels within single-family neighborhoods to increase density and maintain neighborhood character.

This project meets the intent of the Master Plan with these elements as these single family

attached units (duplex style buildings) are located in a mixed use region of the County, adjacent to planned commercial to the east and existing commercial/mixed use west and southwest of the site. Specifically to one of the priorities with the Housing & Communities section of the Master Plan this product proposes duplex type units on a suburban infill site to increase density in an area that already has infrastructure and utilities.

2021 El Paso County Master Plan - Suburban Residential Placetype

Per the new County Master Plan, Cottages at Mesa Ridge specifically falls within the Suburban Residential Placetype (orange color on the exhibit below).



The Master Plan describes Suburban Residential as:

"Predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area....This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern."

The Master Plan further states there are Primary and Supporting Uses in the Suburban Residential placetype as follows:

Supporting

- Single-family Attached and Multifamily Residential
- Parks/Open Space
- Commercial Retail and Commercial Service
- Institutional

This proposed Cottages at Mesa Ridge project can be categorized as Single Family Attached (duplex style buildings) and Multi-family therefore fitting within this placetype and meeting the supporting uses within this category. Since Cottages at Mesa Ridge is a small property it cannot fulfill the primary uses however the proposed product falls within the supporting use. Therefore, the project meets the general intent of the Suburban Residential placetype.

2021 El Paso County Master Plan - Housing Mix

Regarding housing mixes the County Master Plan states:

“Housing variety provides multiple options to support residents regardless of income, house-hold size, and age. Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all.”

This statement aligns well with the Cottages at Mesa Ridge as this project provides a residential use (for rent) that is unique for this area with rents that are affordable. This project also provides a mix or variety of residential units that are not prevalent in the County.

2021 El Paso County Master Plan - Affordability

Regarding Affordability, the Master plan states:

“Like many growing communities across the United States, housing affordability is an issue in El Paso County. With significant estimated growth over the next three decades, the County will undoubtedly have to continue addressing this issue. Since this Master Plan addresses unincorporated areas, the recommendations regarding affordability do as well.”

The County Master plan further describes the need for attainable and more affordable homes which typically translates to smaller homes instead of large estate lots. The Master Plan also points out the need for rent based housing and other trends that support a type of development like the Cottages at Mesa Ridge as follows:

El Paso County has been experiencing a gradual shift towards renter households over the last two decades with this trend expected to continue throughout the life of this Plan. Single-family homes will continue to be in demand among owner-occupied households, however, it is anticipated that condominiums and townhomes will be in greater demand, especially in more urban areas such as Colorado Springs, Fountain, and unincorporated areas near these cities. Multifamily dwellings will likely constitute a greater percentage of the total housing stock moving forward, with the share of housing units growing by five percent between 2019 and 2050 (approximately 23,000 new units) to 41 percent of all housing units. Single-family housing, both attached and detached, would still be significant options for renters, particularly in rural areas where multifamily dwellings are less viable. The County has been experiencing a gradual shift towards renter occupied households over the last two decades with this trend expected to continue.

2050: For rent units are projected to make up 41% of the housing units

2020: For rent units make up 37% of the housing units

2010: For rent units make up 33% of the housing units

For renters, the shortages are most apparent for lower-income households with annual incomes less than \$25,000 a year. Currently, there is a need for an additional 16,360 units to serve households in this income group. This indicates a lack of attainable, market-rate housing units for these households to rent in their price range. Thus, many County residents who rent their home may be experiencing a housing cost burden (spending 30 percent or more of annual income on housing). Both owner- and renter-occupied households are experiencing an affordability disparity to some extent in El Paso County.

Given these statements by the County Master Plan, Cottages at Mesa Ridge aligns well with

these goals by proposing smaller homes, for rent, that are in a more affordable price range as opposed to large estates lots that promote urban sprawl and un-affordable to many El Paso County residents.

3. *THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;*

Per El Paso County Code the purpose is to preserve and improve the public health, safety, and general welfare of the residents and businesses of El Paso County. This well-planned community will provide an additional and unique housing option in a location that is appropriate for higher density residential development. The proposed PUD standards and Preliminary Plan will not be detrimental to the health, safety or welfare. The documents will be reviewed and approved by County staff so a thorough review of the proposed PUD standards will be completed.

4. *THE SUBJECT PROPERTY IS SUITABLE FOR THE INTENDED USES AND THE USE IS COMPATIBLE WITH BOTH THE EXISTING AND ALLOWED LAND USES ON THE NEIGHBORING PROPERTIES, WILL BE IN HARMONY AND RESPONSIVE WITH THE CHARACTER OF THE SURROUNDING AREA AND NATURAL ENVIRONMENT; AND WILL NOT HAVE A NEGATIVE IMPACT UPON THE EXISTING AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA;*

The Cottages at Mesa Ridge product (residential for rent) is compatible with both the existing and surrounding land uses. South of this project is multi-family (apartments for rent) so this proposed residential land use (duplex style buildings for rent) is a good transition use to the single family detached homes west of the subject site. East of this site, across Powers is a large parcel zoned for commercial, this type of residential product is a good transition between the single family detached and future commercial.

5. *THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;*

Cottages at Mesa Ridge provides consideration for potentially detrimental use to use relationships. As mentioned, to the south/southwest are multi-family (apartments) units and to the east there is planned commercial and Powers Boulevard. West of this site is single family detached and while this product (duplex units) is a good transition of land use, a 20' building setback and landscape buffer is provided. In addition, to help with the transition of use between single family detached and single family attached (duplex) these units will sit at a lower elevation then the existing homes.

6. *THE ALLOWED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING AND BUFFERING ARE APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY;*

The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development that is proposed for Cottages at Mesa Ridge. The proposed residential has been designed to be compatible with the residential in the region as described previously. Lastly, the amenity center,

open space, landscape, sidewalk and trail are designed to meet the needs of the residents.

7. *AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;*
There are no significant natural physical features on the site.

8. **OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPORTUNITIES;**
Open spaces, landscape areas, social spaces, dog park, sidewalks and trails have been well integrated into the plan to serve as amenities for residents and provide walking and biking opportunities.

9. *THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G., FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES, AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;*
The proposed Cottages at Mesa Ridge will require improvements to roads, utilities and other public facilities such as water and sanitation as shown on the engineering plans.

10. **THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY EFFICIENT SITE DESIGN;**
The proposed open space, landscape areas, walkways and trail provide interconnected open space internally and to the east and south sides of the sites within the existing easement areas.

11. *THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;*
The site does not contain any mineral rights.

12. *ANY PROPOSED EXCEPTION OR DEVIATION FROM THE REQUIREMENTS OF THE ZONING RESOLUTION OR THE SUBDIVISION REGULATIONS IS WARRANTED BY VIRTUE OF THE DESIGN AND AMENITIES INCORPORATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT GUIDE; AND*
Specific PUD standards are provided for this project and product that are warranted due to the unique product.

13. *THE OWNER HAS AUTHORIZED THE APPLICATION.*
Authorization has been provided.

Water Master Plan Conformance:

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

- Goal 1.1 – Ensure an adequate water supply in terms of quantity, dependability and quality for existing and future development.
- Goal 6.0 – Require adequate water availability for proposed development.
- *Policy 6.0.7 – Encourage the submission of a water supply plan documenting an adequate supply of water to serve a proposed development at the earliest stage of the development process as allowed under state law. The water supply plan should be prepared by the applicant in collaboration with the respective water provider.*

Based on the Commitment Letter from the water service provider (WWSD) and the water resources report included in the submittal there is an adequate water supply to service the proposed development.

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

The development proposes higher residential densities of 12 DU/AC compared to 4-6 DU/AC densities achieved with more conventional urban density PUD's. The proposed use of residential (for rent) fits well within the mix of uses in the area and is an appropriate land use transition from the single family detached (west side) to the multi-family, commercial and Powers Boulevard corridor. Water conservations measures will be implements since the landscaping will all be maintained by a single owner which can consistently control a single irrigation system and limit it to the minimums required.

- *Policy 6.0.10 – Encourage land use proposals to expressly declare water source(s), quality, quantity, and sustainability in terms of years and number of single-family equivalents.*
Water service is planned from WWSD. Adequate water resources in terms of quality, quantity, and sustainability are available to adequately serve the proposed development as documented in the District's service commitment letter and water resource report submitted in support of this application. Water resources are available to meet County 300 yr. rules to serve the planned 122 dwelling units.
- *Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.*

This development is located in an area which can be considered infill based on the fully developed condition of the adjacent properties. As such it can make easy use of the utility infrastructure already in place. The property can be serviced by both the Widefield Water & Sanitation District and the Fountain Sanitation District (for sewer).

PUD Preliminary Plan Review Criteria Chapter 4.2.6.E

Note: Narrative italic below is directly from the County's Code and narrative in bold is the applicant's comments addressing each item.

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;
The development is consistent with the intent of the Master Plan as described previously in this narrative.
2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;
This project is consistent with the purposes of the County Code. The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. Cottages at Mesa Ridge aligns with many aspects of the current code and where it deviates this submittal provides PUD standards that are not detrimental to the public health, safety and welfare of the citizens.
3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;
Cottages at Mesa Ridge aligns with many aspects of the current code and where it deviates this submittal provides PUD standards that are not detrimental to the public health, safety and welfare of the citizens.
4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;
Based on communications with the Widefield Water District this project is within the District's boundaries and they have sufficient water supply to provide service to this subdivision.
5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6) (B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE.
Due to the inability of the Widefield Water & Sewer District to provide cost effective sewer service to this property, they have agreed to allow this property to pursue annexation into the Fountain Sanitation District (FSD). THE FSD has provided a will serve letter indicating that they currently have sufficient conveyance and treatment capacity to accommodate the proposed development.
6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(C)];
The geologic conditions encountered at this site are relatively common in the area and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development.
7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28-133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;
Drainage improvements are addressed in the Drainage Report and specific submittal documents for Cottages at Mesa Ridge. Detention and water quality are provided off site and will meet the DCM criteria.

8. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;
The proposed location and design of the public improvements provide adequate services and mitigate any effects.
9. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;
The access to the site is provided via Landover Lane (City of Fountain public right of way) providing legal access to the site.
10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY
- 1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;
There are minimal natural physical features on the site.
 - 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;
Cottages at Mesa Ridge has incorporated site planning techniques that foster the implantation of the County's code and plans.
 - 3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;
A buffer is provided on the west property line adjacent to the single family detached to provide a transition between uses. Additionally, buffer plantings are provided along the Powers Boulevard corridor.
 - 4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND
No wetlands exist on the property.
 - 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;
Cottages at Mesa Ridge will not significantly impact the levels of service of County services and facilities. Per the Traffic Report prepared by LSC Transportation Consultants the study demonstrates that the proposed access point will function within acceptable traffic engineering parameters with minimal improvement to the existing roadways. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there are appropriate designs and plans in place to provide levels of service for future residents.
11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;
Necessary police, fire, recreation, utilities, open space and transportation systems are available and will be available to serve the Cottages at Mesa Ridge project.

12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND
The Cottages at Mesa Ridge project provides evidence demonstrating fire protection complies with Chapter 6 of this Code.
13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.
The proposed subdivision meets the applicable sections of the Code, except where applicable PUD standards are provided.

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, MONUMENTED AT THE WEST END WITH A 3.25" ALUMINUM CAP IN CONCRETE STAMPED "PLS 4842" AND MONUMENTED AT THE EAST END WITH A #6 REBAR AND 3.25" ALUMINUM CAP STAMPED "PLS 38141" AND ASSUMED TO BEAR S 89°57'13" E A FIELD MEASURED DISTANCE OF 2,652.37 FEET.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE N 89°41'59" E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 117.30 FEET TO A POINT ON THE WEST LINE OF POWERS BOULEVARD AS RECORDED UNDER BOOK 6788 AT PAGE 531 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE; THENCE ALONG THE WEST LINE OF SAID POWERS BOULEVARD, 933.14 FEET ALONG THE ARC OF A 1,096.98 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°44'17" AND A CHORD THAT BEARS S 12°56'23" W, 905.26 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED UNDER BOOK 5506 AT PAGE 1290 OF SAID RECORDS; THENCE OF THE FOLLOWING EIGHT (8) COURSES ALONG SAID NORTHERLY LINES AND EASTERLY LINES OF SAID PARCEL OF LAND DESCRIBED UNDER BOOK 5506 AT PAGE 1290:

- 1) N 84°16'00" W, A DISTANCE OF 198.99 FEET;
- 2) 46.11 FEET ALONG THE ARC OF A 540.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°53'33" AND A CHORD THAT BEARS N 86°42'46" W, 46.10 FEET;
- 3) N 89°09'33" W, A DISTANCE OF 124.09 FEET;
- 4) 100.02 FEET ALONG THE ARC OF A 140.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 40°56'07" AND A CHORD THAT BEARS N 68°41'30" W, 97.91 FEET;
- 5) N 48°13'27" W, A DISTANCE OF 126.77 FEET;
- 6) 6.49 FEET ALONG THE ARC OF AN 8.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 46°29'23" AND A CHORD THAT BEARS N 24°58'45" W, 6.31 FEET;
- 7) N 01°44'04" W, A DISTANCE OF 137.18 FEET;
- 8) 87.71 FEET ALONG THE ARC OF A 135.00 FOOT RADIUS TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°13'35" AND A CHORD THAT BEARS N 20°21'02" W, 86.18 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 3, SUNRISE RIDGE SUBDIVISION FILING NO. 8 AS RECORDED UNDER RECEPTION NO. 1722613 OF SAID RECORDS;
- THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY LINE OF SAID SUNRISE RIDGE SUBDIVISION FILING NO. 8: 1) 511.39 FEET ALONG THE ARC OF A 1,034.60 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°19'14" AND A CHORD THAT BEARS N 58°13'41" E, 506.20 FEET TO A POINT OF COMPOUND CURVATURE;
- 2) 283.12 FEET ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°26'36" AND A CHORD THAT BEARS N 27°50'47" E, 279.35 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER;
- THENCE N 89°57'13" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 115.21 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 445,104 SQUARE FEET (10.218 ACRES) OF LAND, MORE OR LESS.

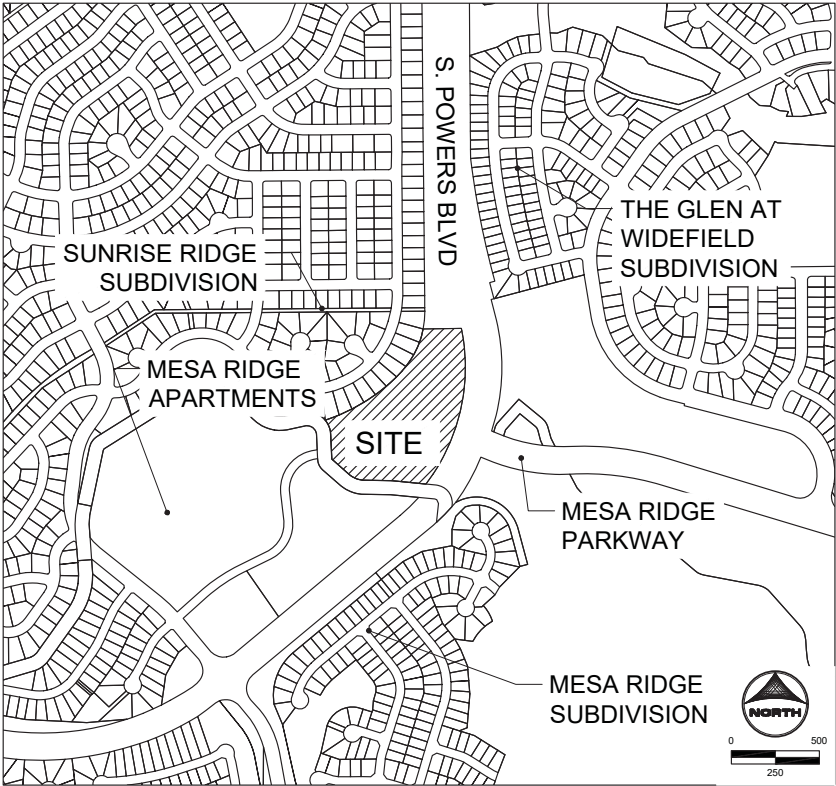
TO BE PLATTED AS "THE COTTAGES AT MESA RIDGE"

GENERAL NOTES:

1. THE PURPOSE AND INTENT OF THE PUD ZONING DISTRICT IS TO CREATE A COHESIVE WELL PLANNED COMMUNITY THAT WILL ALLOW FOR A MAXIMUM OF 122 FOR RENT MODULAR MANUFACTURED DUPLEX STYLE DWELLING UNITS, AN AMENITY CENTER AND OPEN SPACE.
2. AUTHORITY THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
3. APPLICABILITY THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THE DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.
4. ADOPTION THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCED THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONS THAT THIS DEVELOPMENT PLAN FOR THE COTTAGES AT MESA RIDGE IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN, AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.
5. THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE COTTAGES AT MESA RIDGE, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.
6. TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN PRESERVATION OF THE INTEGRITY OF THIS DEVELOPMENT PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.
7. WHERE THERE IS MORE THAN ONE PROVISIONS WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISIONS WHICH IS MORE RESTRICTIVE OR IMPOSES THE HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.
8. THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS, OR INDUSTRIAL INTENSITY SHOWN ON THE DEVELOPMENT PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.
9. AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN ORDER TO ASSURE THE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.
10. THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED BY THE PUD.

THE COTTAGES AT MESA RIDGE
PUD/ PRELIMINARY PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, THE SOUTHEAST QUARTER OF SECTION 20, THE SOTHWEST QUARTER OF SECTION 21, & THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=500'

SHEET INDEX:

- 1 - COVER
- 2 - LEGEND & TYPICAL SECTIONS
- 3 - SITE PLAN
- 4 - PRELIMINARY UTILITY PLAN
- 6 - PRELIMINARY GRADING PLAN

SITE DATA & PUD STANDARDS :

OWNER: CSJ NO 1 LLC
111 S. TEJON STREET, SUITE 222
COLORADO SPRINGS, CO 80903

DEVELOPER: GOODWIN KNIGHT
8605 EXPLORER DRIVE, SUITE 250
COLORADO SPRINGS, CO 80920
ATTN: DAVE MORRISON

APPLICANT: HR GREEN DEVELOPMENT, LLC
7222 COMMERCE CENTER DR, STE. 220
COLORADO SPRINGS, CO 80919
ATTN: PHIL STUEFFERT, KEN HUHN

SURVEYOR: BARRON LAND, LLC
2790 N ACADEMY BLVD #311
COLORADO SPRINGS, CO 80917
ATTN: SPENCER BARRON

EXISTING ZONING: RS-6000 CAD-0
PROPOSED ZONING: PUD
EXISTING USE: VACANT
PROPOSED USE: SINGLE FAMILY RESIDENTIAL (122 UNITS)
BUILDING HEIGHT: 35' MAXIMUM
TOTAL DEVELOPMENT AREA: 10.21 ACRES
PROPOSED DENSITY: 11.94 DU/ACRE(GROSS & NET, NO R.O.W)
OPEN SPACE REQUIRED: 10%
OPEN SPACE PROVIDED: 52% 5.33 ACRES (EXCLUDES FIRE ACCESS RD. & IRR. DITCH
LOT COVERAGE: 30% MAX
PERIMETER SETBACKS: NORTH: 20' (ADJACENT TO RS-6000)
SOUTH: 10'
EAST: 25' (POWERS BLVD)
WEST: 10"

BUILDING SEPARATION:
FRONT TO FRONT: 50' MIN
REAR TO REAR: 15' MIN
REAR TO SIDE: 15' MIN
SIDE TO SIDE: 10' MIN (0' FOR COMMON WALL DUPLEX UNITS)
FRONT TO SIDEWALK: 10' MIN (15' TYPICAL)
SEE SHEET 2 FOR PROPOSED ROADWAY PUD MODIFICATIONS TABLE

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON A LINE FROM THE NORTH QUARTER CORNER OF SECTION 29 AND THE NORTH QUARTER CORNER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 29 WITH A 3.25" ALUMINUM CAP IN CONCRETE STAMPED "PLS 4842" AND MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 28 WITH A #6 REBAR W/ 3.25" ALUMINUM CAP STAMPED "PLS 14611", AND IS ASSUMED TO BEAR N 89°49'38" E, A FIELD MEASURED DISTANCE OF DISTANCE OF 5281.32 FEET.

BENCHMARK:

ELEVATIONS ARE BASED UPON THE FOUNTAIN SANITATION DISTRICT POINT N-1, BEING A 2" BRASS CAP IN CONCRETE AT THE NORTHEAST CORNER OF MESA RIDGE PARKWAY AND FOUNTAIN MESA ROAD. (ELEVATION=5750.57 NGVD 29).

FLOODPLAIN STATEMENT:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 08041C0956G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THIS PARCEL OF LAND TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PUBLIC IMPROVEMENT NOTES:

THE FOLLOWING PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED IN CONJUNCTION WITH THIS DEVELOPMENT:

- EXISTING EASTBOUND LEFT-TURN LANE ON MESA RIDGE PARKWAY TO BE LENGTHENED BY 125'
- EXISTING SOUTHBOUND TO WESTBOUND RIGHT-TURN ACCELERATION LANE ON MESA RIDGE PARKWAY TO BE LENGTHENED BY 140'
- WESTBOUND RIGHT-TURN DECELERATION LANE ON MESA RIDGE PARKWAY TO BE LENGTHENED BY 120'

PROPERTY OWNER ACKNOWLEDGEMENT:

CSJ NO 1, LLC BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF THE COTTAGES AT MESA RIDGE. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS OR ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT CITY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE CITY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF THE APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__.

(PROPERTY OWNER)

NOTARY CERTIFICATE
(STATE OF _____)
(COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES:_____

ADDRESS OF NOTARY: _____

NOTARY PUBLIC

OWNER STATEMENT:

I, THE OWNER ACCEPTS THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

OWNER _____

BY: _____

TITLE: _____

ADDRESS: _____

EL PASO COUNTY STATEMENT

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

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

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

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

NOT FOR
CONSTRUCTION

DRAWN BY: _NQJ_ JOB DATE: _9/10/2021_
APPROVED: _KMH_ JOB NUMBER: _200541_
CAD DATE: _9/10/2021_
CAD FILE: _J:120201200541\CAD\Draws\C\Development Plan\Cover

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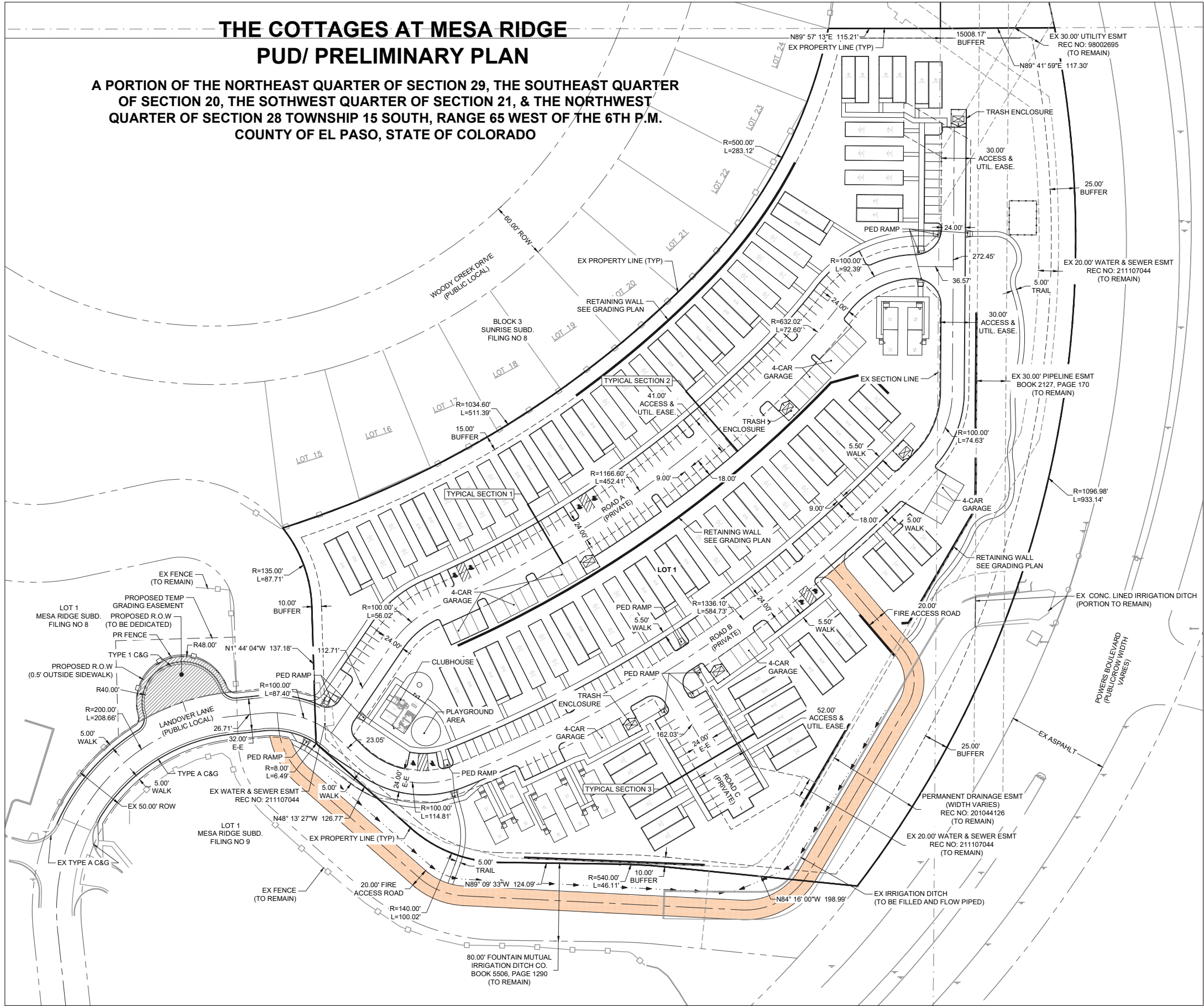
THE COTTAGES AT MESA RIDGE
GOODWIN KNIGHT
EL PASO COUNTY, COLORADO



PUD/ PRELIMINARY PLAN
COVER

SHEET
CV

1



SITE PLAN NOTES:

1. SEE SHEET 4 FOR EXISTING AND PROPOSED UTILITIES.
2. SEE SHEET 6 FOR EXISTING AND PROPOSED CONTOURS.

NATURAL FEATURES, HAZARD & CONSTRAINTS PLAN NOTES:

1. NO GEOLOGICAL HAZARDS IDENTIFIED
2. NO FLOODPLAIN
3. THE TOPOGRAPHY IN THE STUDY AREA HAS BEEN ALTERED OVER TIME BY LAND USE, MOST NOTABLY BY CONSTRUCTION OF THE DITCH, ROADWAY, AND HOUSING DEVELOPMENTS. IN RECENT YEARS, STAGING AND STOCKPILING ASSOCIATED WITH CONSTRUCTION ACTIVITIES HAVE RESULTED IN SIGNIFICANT CHANGES.
4. THE ONLY HYDROLOGIC FEATURE MAPPED IN THE STUDY AREA IS THE FOUNTAIN DITCH, WHICH IS A CONCRETE-LINED IRRIGATION STRUCTURE UNLIKELY TO HAVE JURISDICTIONAL STATUS UNDER THE CLEAN WATER ACT. DRAINAGE FEATURES FORMED BY SURFACE FLOWS AND A SMALL AREA SUPPORTING SOME HYDROPHYTIC PLANT SPECIES WERE OBSERVED, BUT NONE MET THE CRITERIA TO BE MAPPED AS WETLANDS OR WATER BODIES.
5. SOILS WITHIN THE STUDY AREA ARE MAPPED AS NELSON-TASSEL FINE SANDY LOAMS, 3 TO 18 PERCENT SLOPES AND STONEHAM SANDY LOAM, 3 TO 8 PERCENT SLOPES (NRCS 2021B). LAND USE IN THE STUDY AREA HAS LIKELY ALTERED MANY OF THE CHARACTERISTICS OF THE TOPSOIL.
6. THE VEGETATION WITHIN THE STUDY AREA REPRESENTS AN ALTERED STATE FROM THE REFERENCE CONDITION FOR THE LOCAL AREA, WHILE SOME NATIVE GRASSES AND FORBS OCCUR, MUCH OF THE STUDY AREA IS DOMINATED BY NATURALIZED GRASSES AND WEEDY FORBS.
7. THE WILDFIRE RISK AND EXPECTED WILDFIRE INTENSITY IN THE STUDY AREA ARE MODERATE. THE SURFACE FUELS CONSIST OF GRASSES AND FEW SHRUBS. THE STUDY AREA HAS ACCESS FOR EMERGENCY VEHICLES AND THE ADJACENT ROADWAYS PROVIDE SIGNIFICANT FUEL BREAKS.



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COLORADO SPRINGS CO 80919
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THE COTTAGES AT MESA RIDGE
GOODWIN KNIGHT
EL PASO COUNTY, COLORADO



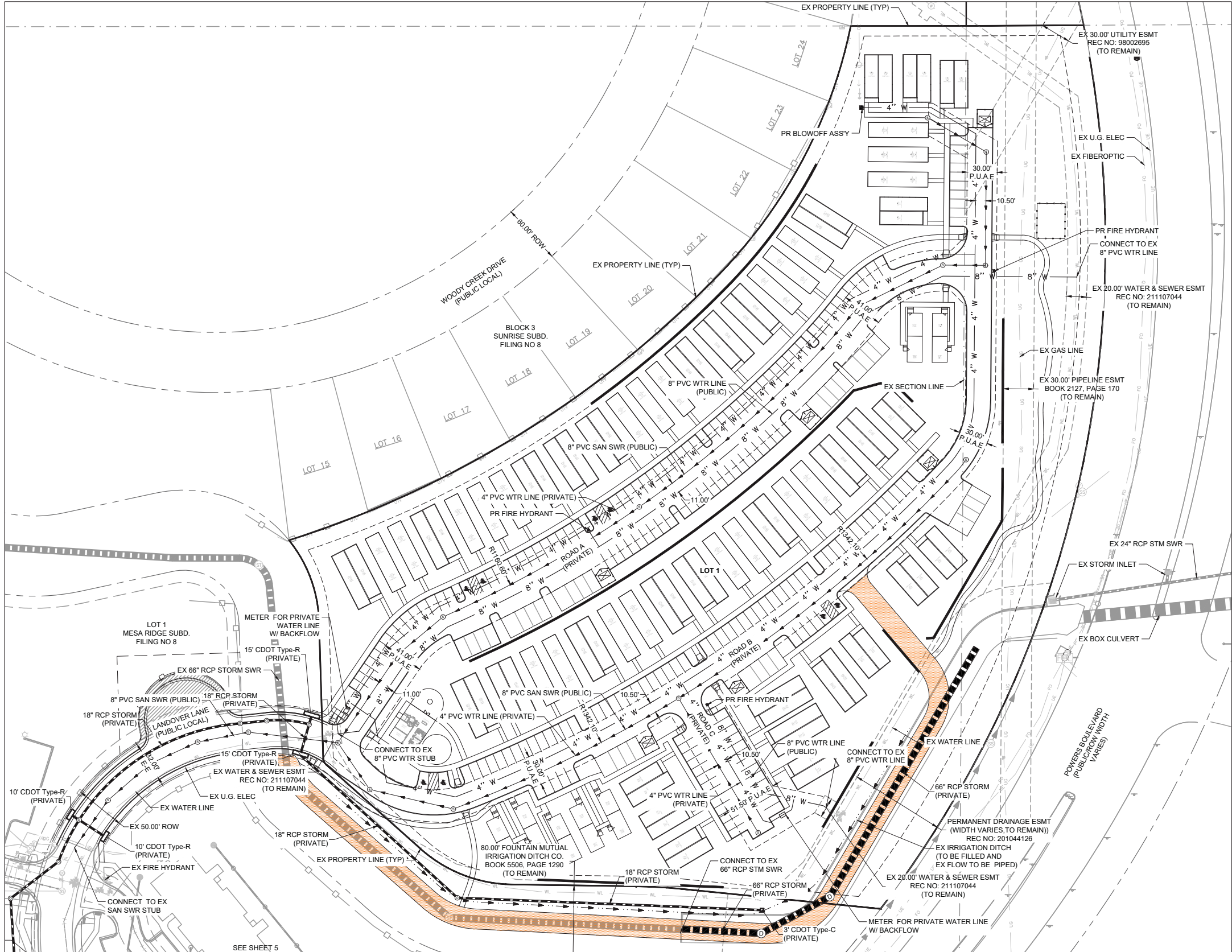
PUD DEVELOPMENT PLAN
SITE PLAN

SHEET
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3

THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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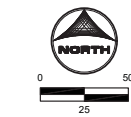
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GOODWIN KNIGHT
EL PASO COUNTY, COLORADO



PUD DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

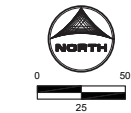
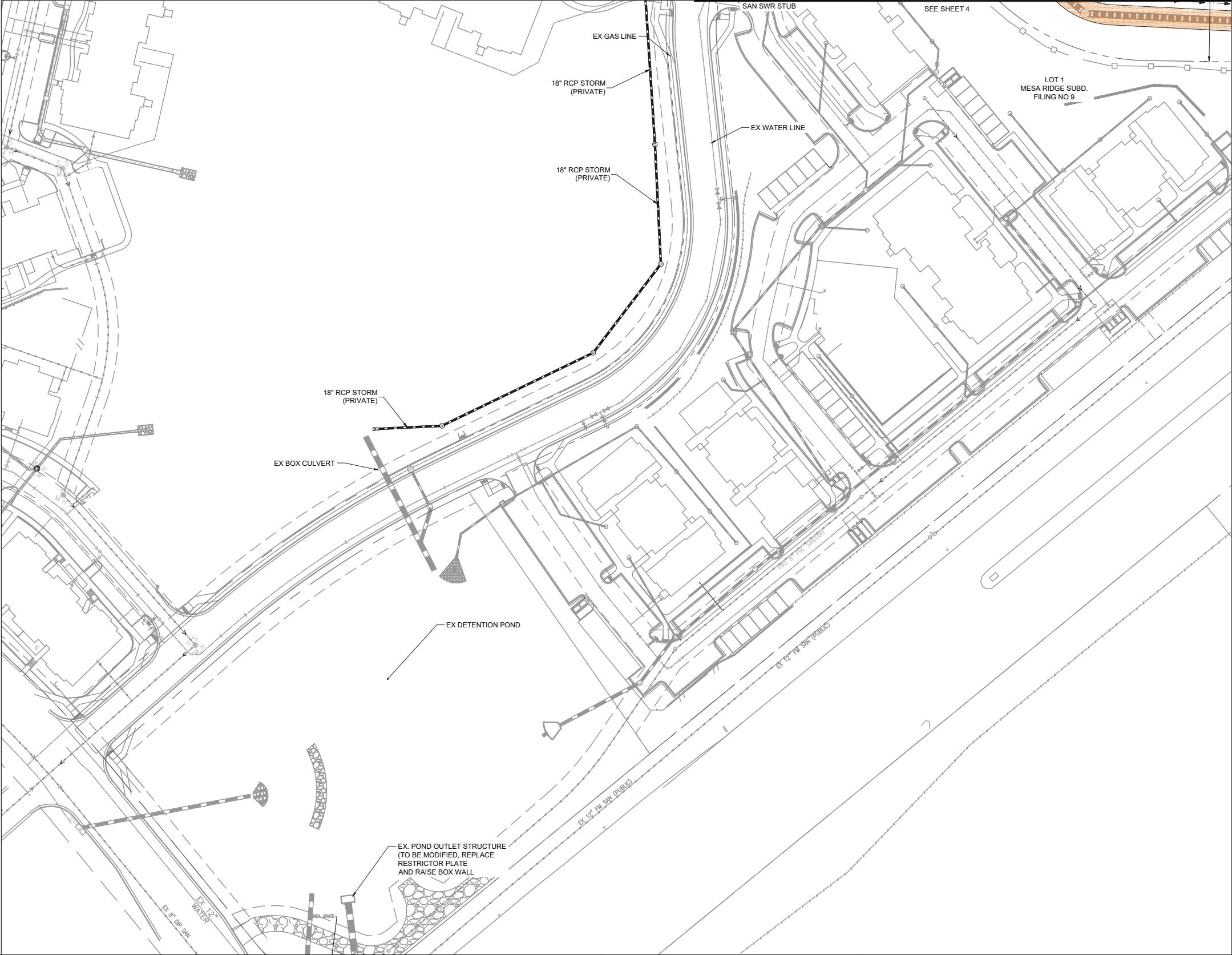


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THE COTTAGES AT MESA RIDGE
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THE COTTAGES AT MESA RIDGE
GOODWIN KNIGHT
EL PASO COUNTY, COLORADO



PUD DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN

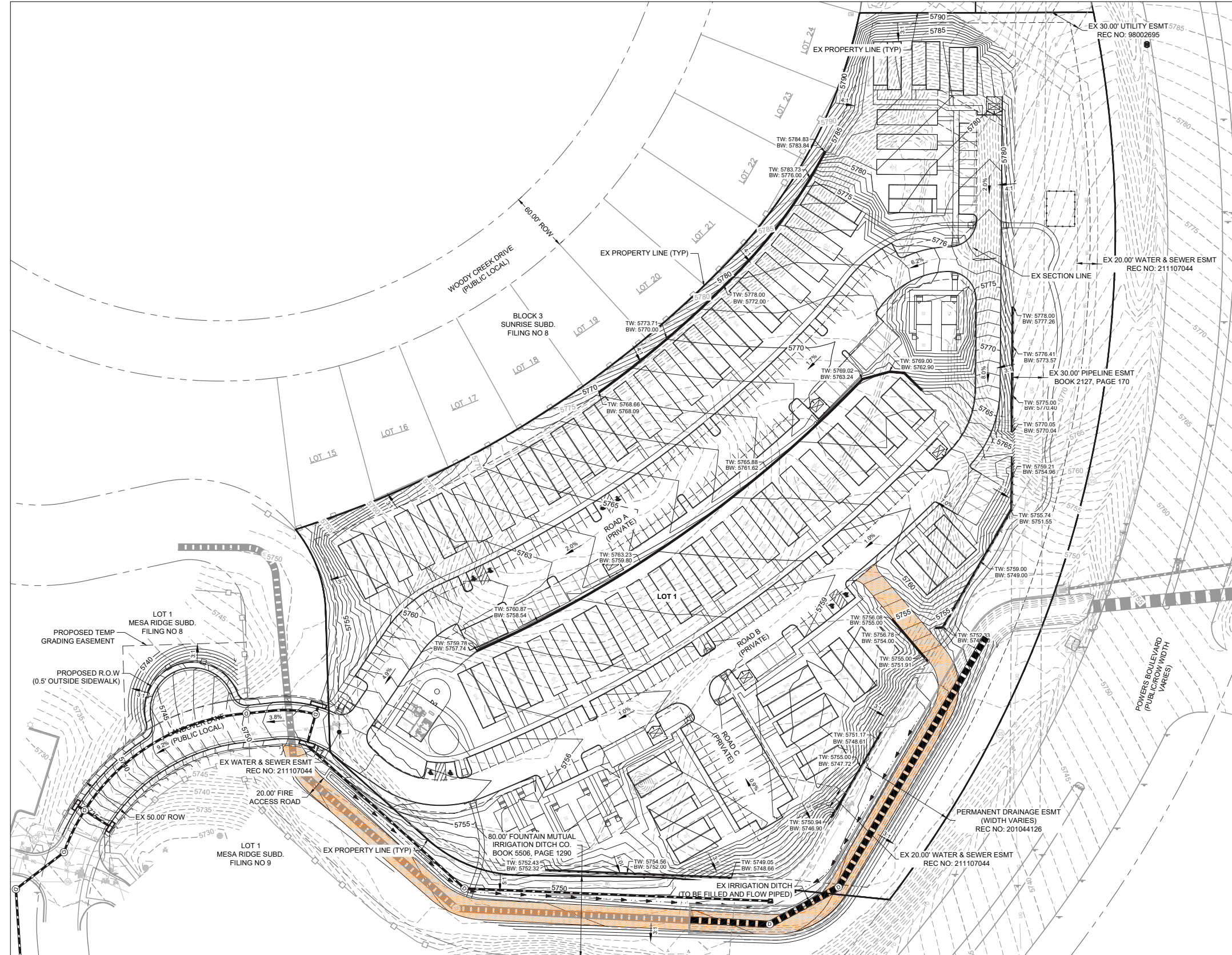
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HR GREEN Xrefs: xref1-latch.dwg1, sfp, xv-util, xc-dgn, xc-row, xc-dgn, xv-row

THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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GOODWIN KNIGHT
EL PASO COUNTY, COLORADO



PUD/ PRELIMINARY PLAN
PRELIMINARY GRADING PLAN

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6

GENERAL LANDSCAPE PLAN NOTES:

- *A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- 1.LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER.
 - 2.CURRENT OWNER WILL BE RESPONSIBLE FOR ALL INITIAL LANDSCAPE IMPROVEMENTS. AFTER INITIAL INSTALLATION, IT WILL BE THE RESPONSIBILITY OF THE OWNER TO MAINTAIN ALL LANDSCAPE AREAS.
 - 3.LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
 - 4.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.
 - 5.ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
 - 6.QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
 - 7.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.
 - 8.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.
 - 9.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.
 - 10.ALL INTERNAL LANDSCAPE AND OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY OWNER AFTER INITIAL INSTALLATION.
 - 11.STREET TREES, STREETScape IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE MAINTAINED BY THE CURRENT PROPERTY OWNER.
 - 12.ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE COUNTY'S STANDARD DRAWINGS AND SPECIFICATIONS. COUNTY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PRIVATE IMPROVEMENTS.

IRRIGATION:

1. AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - A. ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE.
 - B. ALL NATIVE LOW GROW SEEDING SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT. A PERMANENT IRRIGATION SYSTEM SHALL BE REQUIRED FOR DETENTION SEEDING.







SHRUB/TREE PLANTING NOTES:

- 1.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.
- 2.ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- 3.ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
- 4.PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- 5.AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'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.
- 6.PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- 7.PLANTS BED RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- 8.POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- 9.USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
10. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- 11.THE CONTRACTOR SHALL PROVIDE 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.

SODDING & SEEDING:

- 1.CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- 2.ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- 3.AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- 4.FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- 5.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" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- 6.ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE 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.
- 7.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 SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR 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.
- 9.ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION, AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
 - 9.1 SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISL FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. 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.
 - 9.2 SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - 9.2.1. FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
 - 9.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- 10.MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- 11.NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- 12.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 WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- 13.SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOD-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A 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.
14. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES 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.

PLANT LIST

CANOPY TREES		KEY	HEIGHT	WIDTH	SIZE	COND
	ACER GLABRUM ROCKY MOUNTAIN MAPLE	AG	20'	15'	2"	B&B
	CELTIS OCCIDENTALIS HACKBERRY	CO	45'	45'	2.5"	B&B
	TILIA AMERICANA REDMOND AMERICAN LINDEN	TA	50'	40'	2.5"	B&B
	ULMUS X 'FRONTIER' FRONTIER ELM	UF	40'	30'	2"	B&B
EVERGREEN TREES		KEY	HEIGHT	WIDTH	SIZE	COND
	JUNIPERUS SCOPULORUM 'MOONGLOW' MOONGLOW UPRIGHT JUNIPER	JS	15'	8'	#7 GAL	CONT
	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS LIMBER PINE	PF	25'	15'	6"	B&B
	PINUS NIGRA AUSTRIAN PINE	PN	50'	25'	8"	B&B
	PICEA PUNGENS 'BAKERI' BAKERI BLUE SPRUCE	PP	30'	12'	6"	B&B
ORNAMETAL TREES		KEY	HEIGHT	WIDTH	SIZE	COND
	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	MP	20'	20'	2"	B&B
	PRUNUS MAACKII 'CANADA RED' CANADA RED CHOKECHERRY	PM	25'	20'	2"	B&B
	ROBINIA PSEUDOACACIA 'PURPLE ROBE' PURPLE ROBE LOCUST	RP	40'	30'	2.5"	B&B
SHRUBS*		KEY	HEIGHT	WIDTH	SIZE	COND
	BERBERIS THUNBERGII 'CONCORDE' CONCORDE JAPANESE BARBERRY	BT	2'	3'	5 GAL	CONT
	BUXUS 'GREEN VELVET' GREEN VELVET BOXWOOD	BG	4'	4'	5 GAL	CONT
	CORNUS SERICEA 'ISANTI' ISANTI REDOSIER DOGWOOD	CS	5'	6'	5 GAL	CONT
	EUONYMUS ALATA 'COMPACT' DWARF BURNING BUSH	EA	5'	5'	5 GAL	CONT
	EUONYMUS KIAUTSCHOVICUS MANHATTAN EUONYMUS	EK	4'	4'	5 GAL	CONT
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	JH	1'	8'	5 GAL	CONT
	MONONIA REPENS CREEPING OREGON GRAPE HOLLY	MR	1.5'	3'	5 GAL	CONT
	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	RS	4'	4'	5 GAL	CONT
	PRUNUS X CISTENA PURPLELEAF SAND CHERRY	PC	6'	6'	5 GAL	CONT
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	RA	4'	3'	5 GAL	CONT
	SPIRAEA JAPONICA 'FROEBELI' FROEBEL SPIRAEA	SJ	4'	4'	5 GAL	CONT
	SYRINGA PATULA 'MISS KIM' MISS KIM LILAC	SM	5'	5'	5 GAL	CONT
GRASSES*		KEY	HEIGHT	WIDTH	SIZE	COND
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	CA	5'	2'	1 GAL	CONT
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' SAPPHIRE BLUE OAT GRASS	HS	2'	1.5'	1 GAL	CONT
	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	PV	4'	1.5'	1 GAL	CONT
PERENNIALS*		KEY	HEIGHT	WIDTH	SIZE	COND
	ASTER ALPINUS ALPINE ASTER	AA	1'	1.5'	1 GAL	CONT
	ASTILBE CHINENSIS 'WHITE' FALSE SPIREA	AC	2'	2'	1 GAL	CONT
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	HD	1'	1'	1 GAL	CONT
	HEUCHERA X BRIZOIDES 'FIREFLY' CORAL BELL FIREFLY	HB	1.5'	1.5'	1 GAL	CONT
	HOSTA 'ROYAL STANDARD' ROYAL STANDARD HOSTA	HR	2'	3'	1 GAL	CONT
	LEUCANTHEMUM X SUPERBUM 'BECKY' SHASTA DAISY	LS	2.5'	2'	1 GAL	CONT
	LUPINUS ARGENTEUS LUPINE	LA	2'	2'	1 GAL	CONT
	PENSTEMON BARBATUS BEARDLIP PENSTEMON	PB	3'	1.5'	1 GAL	CONT
	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SALVIA	SS	1.5'	1.5'	1 GAL	CONT
	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	SA	2'	1.5'	1 GAL	CONT
ORDINANCE LANDSCAPE REQUIREMENTS						
INTERNAL LANDSCAPING						
TOTAL SITE AREA (SF)		MINIMUM LANDSCAPE AREA		LANDSCAPE AREA REQ./PROV.		NO. OF TREES REQ./PROV.
444,748 SF (10.21 AC)		15%		66,712 SF / 1.53 AC/ TBD		133 / TBD
LANDSCAPE BUFFERS/SETBACKS						
ZONE	BOUNDARY	CLASSIFICATION		WIDTH REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED
SINGLE FAMILY/	MULTI FAMILY	ARTERIAL		25 / 25	1,050	1 / 20
		ARTERIAL		25 / 25	1,050	1 / 20
SINGLE FAMILY/	MULTI FAMILY	ARTERIAL		25 / 25	1,050	1 / 20
		ARTERIAL		25 / 25	1,050	1 / 20

*NOT SHOWN ON THIS PRELIMINARY PLAN. ALL PLANTING DETAILS WILL BE PROVIDED ON FINAL LANDSCAPE PLAN


SEEDING SPECIFICATIONS

PAWNEE BUTTES SEED INC.

NATIVE SEEDING

PBSI LOW GROW NATIVE SEED MIX	
25%	ARIZONA FESCUE
25%	SANDBERG BLUEGRASS
25%	ROCKY MOUNTAIN FESCUE
25%	BIG BLUEGRASS (SHERMAN)

SEEDING RATE: 5LBS/1,000 SQ. FT.

DRAWN BY: <u>_JK</u>	JOB DATE: <u>8/21/2021</u>	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: <u>_JFR</u>	JOB NUMBER: <u>200541</u>	0  1"
CAD DATE: <u>9/10/2021</u>		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: <u>J:2020\200541\CAD\Dwgs\CDevelopment Plan\Landscape_Plan</u>		

NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.300.4140 TOLL FREE: 800.728.7805
FAX: 844.273.1057 | HRGreen.com

THE COTTAGES AT MESA RIDGE
GOODWIN KNIGHT
EL PASO COUNTY, COLORADO



PUD/ PRELIMINARY PLAN
LANDSCAPE COVER SHEET

NOT FOR
CONSTRUCTION

SHEET
L.01

1



Know what's below.
Call before you dig.



SYMBOL	DESCRIPTION
	CANOPY TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
SYMBOL	DESCRIPTION
	2-4" RIVER ROCK
	SOD TURF
	NATIVE SEED
	1.5" GRANITE MULCH W/ LANDSCAPE PLANTS



0 50
1" = 50' - 00"

NOT FOR
CONSTRUCTION

DRAWN BY: JTK	JOB DATE: 8/21/2021	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: JER	JOB NUMBER: 200541	0 1"
CAD DATE: 9/10/2021		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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THE COTTAGES AT MESA RIDGE
GOODWIN KNIGHT
EL PASO COUNTY, COLORADO



PUD/ PRELIMINARY PLAN
PRELIMINARY LANDSCAPE PLAN

SHEET
L.02
2

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Grandview Reserve Filing No. 1 PUD Preliminary Plan

Agenda Date: October 13, 2021

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by HR Green Development, LLC, on behalf of 4 Site Investments, LLC, for approval of the Grandview Reserve Filing No. 1 PUD Preliminary Plan. The 189.48-acre property consists of 568 single-family residential lots, and is currently zoned RR-2.5, although this application requests a zoning reclassification to PUD. The site is located between Eastonville Road and East Highway 24, northeast of the intersection of Londonderry Drive. The property is located within the bounds of the Falcon/Peyton Small Area Plan.

The 2013 El Paso County Parks Master Plan shows the project impacting a proposed primary regional trail connection, as well as being located immediately east of Falcon Regional Park. The proposed Eastonville Primary Regional Trail is located along the western boundary of the property, preliminarily located along either side of Eastonville Road to accommodate trail users from the existing Meridian Ranch development located on the northwestern side of the road, as well as proposed residential and commercial developments along the southeastern side of Eastonville Road. The Eastonville Regional Trail provides critical connectivity to the aforementioned Meridian Ranch development, as well as Falcon Regional Park and Falcon High School, both of which are located immediately west of the project site on Eastonville Road.

The Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space encompassing the entire 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 33.2 acres of open space areas that include both jurisdictional and non-jurisdictional wetland areas, as shown in the PUD Preliminary Plan and Landscape Plans.

The Grandview Reserve PUD Preliminary Plan currently shows approximately 57 acres of open space, dedicated primarily to the protection of existing drainage ways, stormwater detention facilities, and utilities, but also includes the locations for a proposed neighborhood pocket park, an interconnected internal trail network, a 5.4-acre Amenity Center, and various landscape buffers. Combined, these open spaces constitute approximately 27% of the total project area of 189.48 acres. The applicant's Letter of Intent includes extensive descriptions of the development's trail and park system, including connections to the El Paso County regional park and trail system, and additionally states the following:

“A system of parks, open space, trails, and an Amenity Center is planned throughout the Filing 1 neighborhood that ultimately will connect to the overall open space and network for the entire Grandview Reserve community. Two open space corridors (Drainage A and B) and the gas line easement serve as the open space backbone that will include some trail corridors that connect to pocket parks. Once all completed, this will allow residents to circulate internally and provide a potential connection to Falcon Regional Park and eventually to the existing Rock Island Trail along the eastern boundary of the project. Over 27% of the site (Filing 1) is proposed in open space. The 5.4-acre Amenity Center is centrally located to serve this Filing and future filings to the east.”

EPC staff is encouraged by the applicant’s willingness to provide extensive recreational amenities for its residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. Staff recommends that the developers, through the forthcoming Filing No. 1 Final Plat, designate and provide to El Paso County a 25-foot trail easement along Eastonville Road for the purposes of construction, maintenance, and public access of the Eastonville Primary Regional Trail.

Staff recommends additionally that the applicant work closely with the El Paso County Public Works Department to determine the status of the forthcoming Eastonville Road expansion, which will have a direct impact on the final location of the aforementioned trail easement and overall design of the Eastonville Regional Trail. Should the expansion of Eastonville Road, through the requirements of the El Paso County Engineering Criteria Manual, dictate detached concrete sidewalks, El Paso County Parks recommends the construction of a hybrid concrete/gravel trail to accommodate a variety of trail users, including equestrians, mountain bikers, and trail runners accessing Falcon Regional Park and large-acreage agricultural properties both north and south of Grandview Reserve.

Moreover, staff recommends that the applicant submit detailed site plans for the proposed Amenity Center, as the currently proposed neighborhood pocket park does not include multi-generational recreational amenities such as a playground, multi-use turf field, or seating and picnic areas. The submitted Landscape Plans only show landscaping and a connecting pathway within the proposed pocket park.

Lastly, staff recommends regional and urban park fees in lieu of land dedication on the forthcoming Final Plat. Due to the extensive nature of proposed urban recreational amenities within Filing No. 1, a park lands agreement may be an acceptable alternative to urban park fees provided the agreement, including all site plans, is approved by the County and executed prior to recording the forthcoming Final Plat.

Recommended Motion (Filing No. 1 PUD Preliminary Plan):

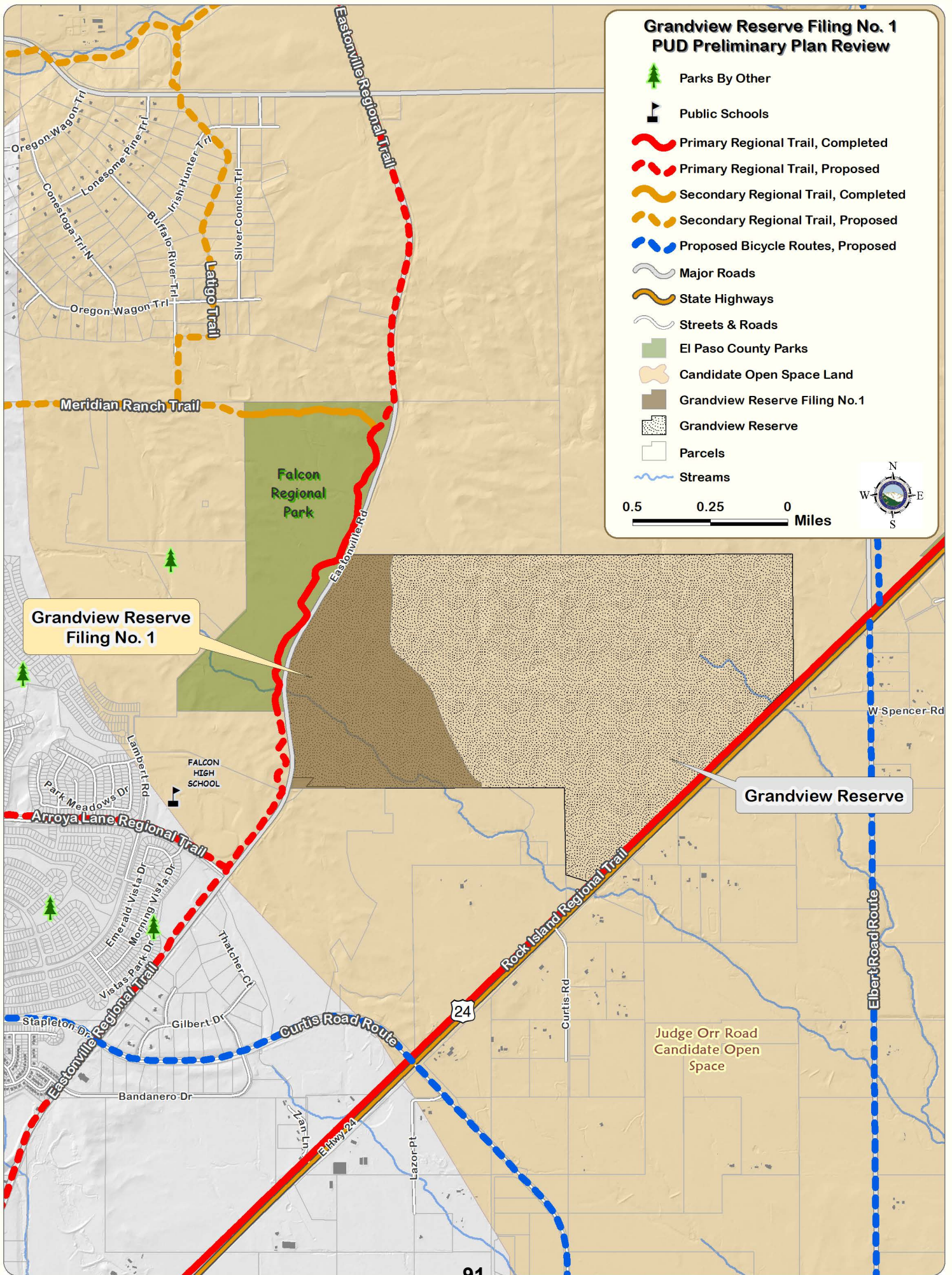
The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Filing No. 1 PUD Preliminary Plan: (1) provide detailed site plans for the proposed Amenity Center; (2) work with 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).

Grandview Reserve Filing No. 1 PUD Preliminary Plan Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Candidate Open Space Land
-  Grandview Reserve Filing No.1
-  Grandview Reserve
-  Parcels
-  Streams

0.5 0.25 0 Miles



Grandview Reserve
Filing No. 1

Grandview Reserve

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

October 13, 2021

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

Name:	Grandview Reserve Filing No. 1 PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-21-010	Total Acreage:	189.48
		Total # of Dwelling Units:	568
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.49
4 Site Investments	HR Green Development, LLC	Regional Park Area:	2
Paul Howard	Phil Stuepfert	Urban Park Area:	5
1271 Kelly Johnson, Suite 100	5619 DTC Parkway, Suite 1150	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80920	Greenwood Village, CO 80111	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 5	
0.0194 Acres x 568 Dwelling Units = 11.019		Neighborhood:	0.00375 Acres x 568 Dwelling Units = 2.13
Total Regional Park Acres: 11.019		Community:	0.00625 Acres x 568 Dwelling Units = 3.55
		Total Urban Park Acres: 5.68	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 5	
\$460 / Dwelling Unit x 568 Dwelling Units = \$261,280		Neighborhood:	\$114 / Dwelling Unit x 568 Dwelling Units = \$64,752
Total Regional Park Fees: \$261,280		Community:	\$176 / Dwelling Unit x 568 Dwelling Units = \$99,968
		Total Urban Park Fees: \$164,720	

ADDITIONAL RECOMMENDATIONS

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

GRANDVIEW RESERVE Filing 1

**Preliminary
Plan/PUD**

Letter of Intent

August 13, 2021

Prepared by:
Phil Stuepfert
HR Green Development, LLC



Introduction

HR Green Development, LLC, on behalf of 4 Site Investments, LLC, requests approval of this Preliminary Plan/PUD for the first filing of Grandview Reserve, generally located near Falcon between Eastonville Road and Highway 24. The total overall Grandview Reserve property consists of 768.2 acres with this PUD/Preliminary Plan submittal of Filing 1 at 189.479 acres. The Preliminary Plan/PUD proposes residential uses including an amenity center, open space connected by a trail/walkway network and an institutional parcel (potential church or similar use). Once approved this PUD will serve as the official zoning for the Filing 1 area.

This submittal requests approval of the following applications:

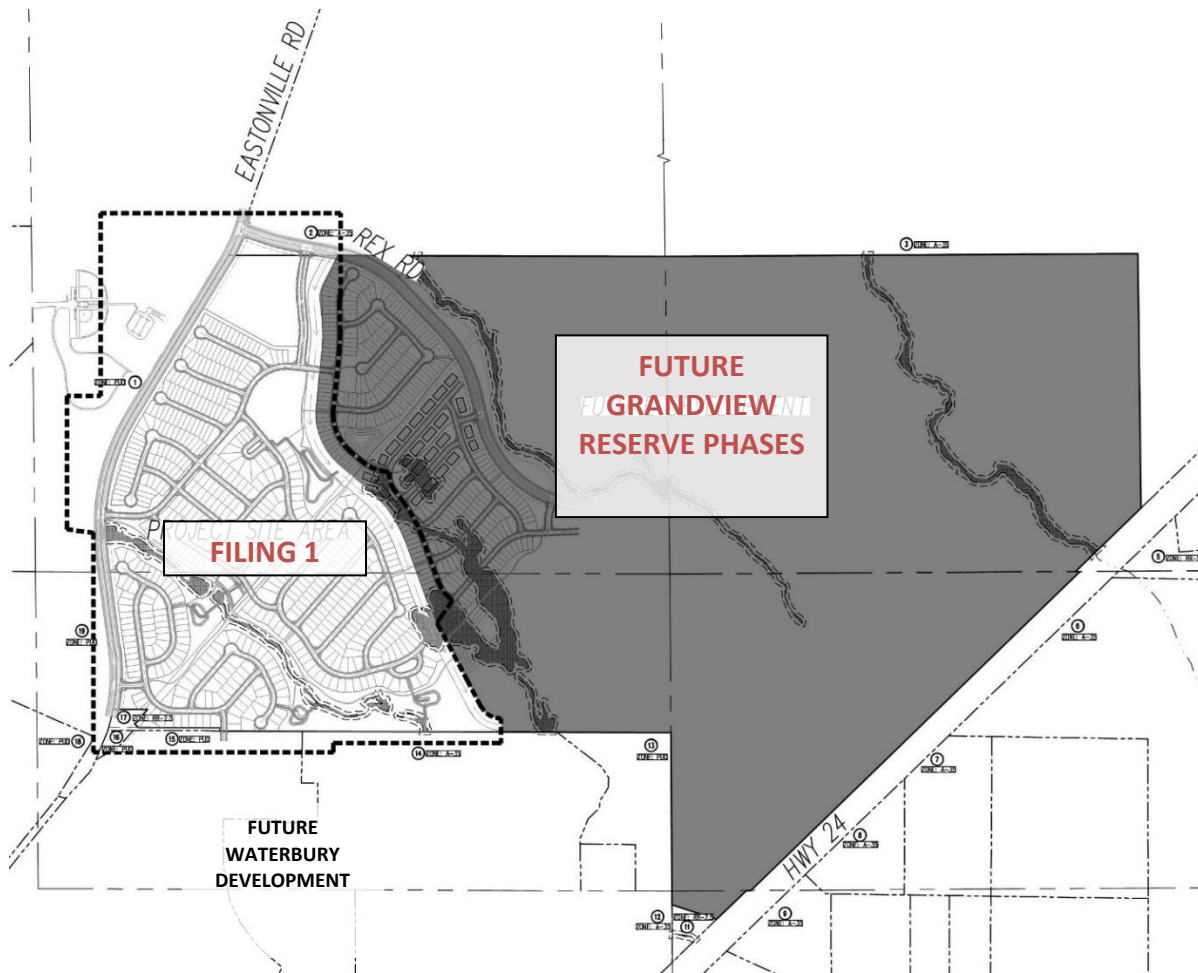
1. A site-specific PUD/Preliminary Plan for the 568 single family lots, 11.23 acres gross of institutional use, at a gross density of 3.0 dwelling units per acre.
2. Water sufficiency with the PUD Development Preliminary Plan.
3. Subsequent Final Plats to be approved administratively.

Overall Site Location and Filing 1 Area

The overall Grandview Reserve is located in the Falcon/Peyton area of El Paso County and is bounded along the north by 4 Way Ranch, along the south by Waterbury, on the east by Highway 24, and along the west by Eastonville Road. The property is generally located within the south ½ of Section 21, south ½ of Section 22, the north ½ of Section 27, and the north ½ of Section 28, Township 12 South, Range 64 West, in El Paso County, Colorado. The center of Grandview Reserve is situated at approximately Latitude 38.98541389 north, -104.55472222 east. Filing 1 is primarily on the west side of the community.



Filing 1 is located on the western portion of the overall property, adjacent to Eastonville Road and just north of the proposed Waterbury development as shown below in the exhibit.



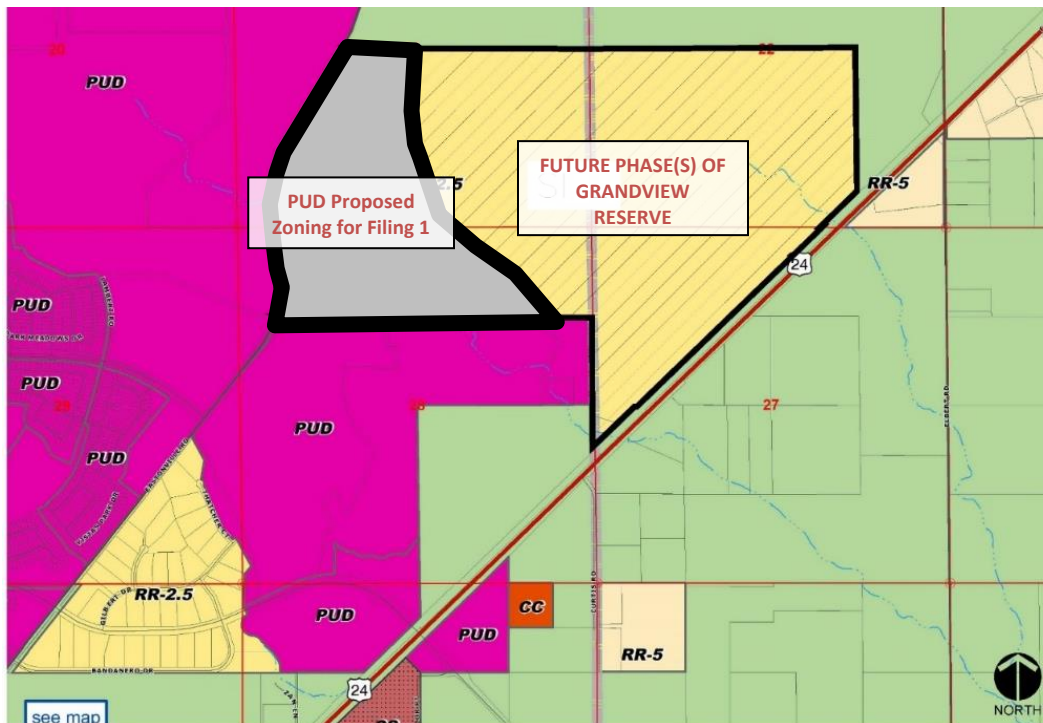
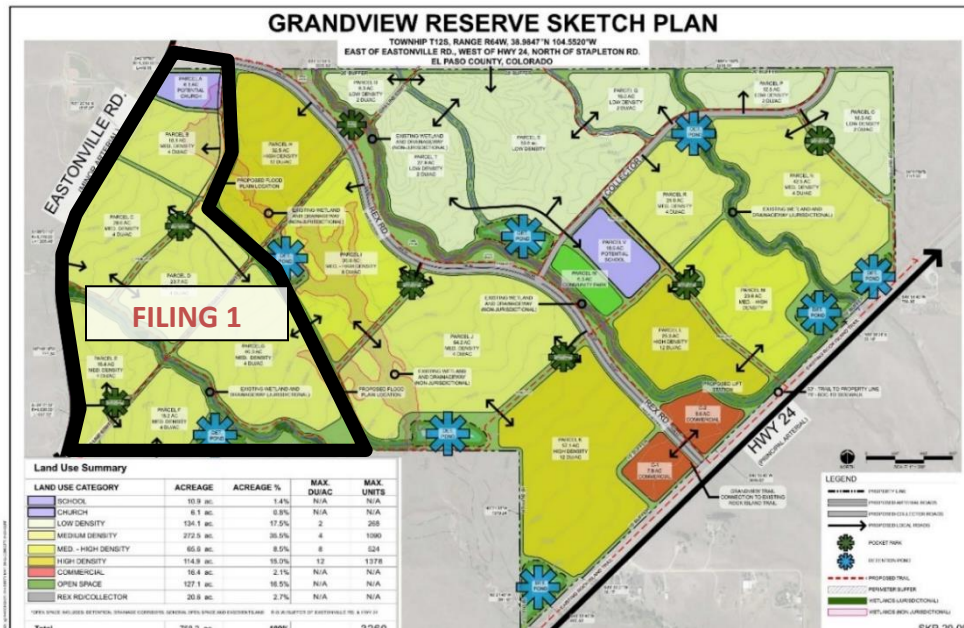
Access to Filing 1 is available from Eastonville Road on the west (3 locations) including the Rex Road extension to the east and two access points further south of Rex Road. A southern connection in the south area of Filing 1 will be made to the Waterbury project.

Existing Features

The property is currently vacant and mainly native prairie grassland. Two drainage-ways traverse the site in a northwest to southeast direction named Drainage A and B. Drainage A remains intact with an existing wetland with no crossings of the channel to minimize disturbance to the existing natural features. Drainage B is fairly undefined and has been re-aligned as shown on the plans to control stormwater runoff. The wetlands analysis identifies potential wetland areas on the property, some of which are isolated and are likely non-jurisdictional by the Army Corps of Engineers. The determination of those wetlands is currently in process. An existing gas easement is located in the center of Filing 1 traversing from the southwestern corner of the property in a northeastern direction. This easement will also serve as a trail corridor for the community.

Sketch Plan Approval and Existing Zoning

The overall property has previously obtained Sketch Plan approval. With this Preliminary Plan/PUD Filing 1 application the existing zoning of RR-2.5 will be changed to PUD zoning. This proposed Preliminary Plan/PUD aligns with the approved Sketch Plan as the land use type, location and densities are aligned with the approved plan. The approved Sketch Plan for the Filing 1 area is shown as medium density residential (max. density of 4 du/ac) which this application meets. The Institutional parcel has slightly increased in size and an amenity center has been included in the central area. This application aligns with the approved Sketch Plan for the subject site.



Proposed Land Use and PUD Zoning

Filing 1 of Grandview Reserve is proposed for PUD zoning. Per El Paso County Code the purpose of a PUD zone is to have a “versatile zoning mechanism to encourage innovative and creative design and to facilitate a mix of uses including residential, business, commercial, and industrial, recreation, open space, and other selected secondary uses”. This Filing 1 requests PUD zoning to allow for a versatile zoning mechanism encouraging a creative master plan that aligns with the following objectives of the County’s Code.

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

The proposed development pattern and proposed residential and institutional use is meeting a need in this region of El Paso County for more affordable housing choices.

- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*

This project improves the quality of new development by providing various lot sizes, setbacks and other site development requirements per the PUD submittal

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

This is a well-designed master plan for the entirety of the Grandview Reserve project with a variety of land uses. Filing 1 meets the intent of the approved Sketch Plan that demonstrates the mix of uses and significant open space that is efficient and connected throughout the community and within in Filing 1.

- *To encourage more efficient use of land services reflecting changes in the technologies and economies of land development;*

The proposed Filing 1 area is efficiently designed and meets as growing need for these types of residential uses.

- *To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;*

Multiple housing types will be provided in Filing 1 and future phases of Grandview Reserve. In the future commercial uses (shopping, etc.) will be constructed on the east side of Grandview Reserve providing close proximity to these services in the future.

- *To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;*

Filing 1 has been designed to provide efficient public infrastructure layouts internal to the overall Grandview site and Filing 1 specifically.

- *To promote layout, design and construction of development that is sensitive to the natural land form and environmental conditions of the immediate and surrounding area, including scenic vistas, natural features and environmental resources;*

Not many natural features exist on the property, however wetlands occur within Drainage A and have been preserved as a large open space corridor.

- *To ensure that provision is made for beneficial open space, to provide for active, usable open spaces, and to preserve open areas;*

Significant open space and amenities are provided within Filing 1 and ultimately for the entire project. Trails and open space are interconnected through this first filing which provide connections to the Amenity Center, Falcon Regional Park and future parks and open space for Grandview Reserve.

- *To encourage integrated planning systems to achieve the objectives of and to otherwise implement the stated purpose and intent of this Code and the Master Plan;*

As provided in this document this proposed project achieves many of the objectives, purpose and intent of the Code and newly approved El Paso County Master Plan.

- *To create an integrated and fixed set of land use controls which allow multiple and mixed uses in one coordinated development; and*

Filing 1 provides Institutional and Residential land uses, as well as an Amenity Center, parks and open space. Future phases of Grandview Reserve will provide additional mix of uses such as a school, attached residential, low and medium density residential and commercial adjacent to Highway 24.

- *To establish a basis for vested property rights for multi-year projects.*

The overall Grandview Reserve project is a master planned community that will take many years to develop. This project provides a well-planned area of the County with vested property rights that will allow the project to be planned carefully and well implemented ensuring a long term successful community.

This project meets many of the objectives outlined above and therefore requests PUD zoning including residential densities (up to 4 du/ac) and institutional (i.e. potential church or school or similar use). Filing 1 will also contain an amenity center, open space, trails, and pocket parks. The proposed land use breakdown is as shown on the cover sheet of the submittal plans and aligns with the approved Sketch Plan for this property.

The following land uses are proposed for Filing 1.

Residential Land Use:

Filing one is primary residential land use with lot sizes of 50' wide and 60' wide lots. The maximum number of residential units allowed per the approved Sketch Plan is 4 units/acre and this application is under that density limit at approximately 3 du/ac gross.

Institutional:

One parcel (northwest corner of Filing 1) is planned for institutional uses. While planned for a potential church other potential uses are provided on the submittal plans.

Amenity Center, Parks and Open Space:

A system of parks, open space, trails and an amenity center is planned throughout the Filing 1 neighborhood that ultimately will connect to the overall open space and network for the entire Grandview Reserve community. Two open space corridors (Drainage A and B) and the gas line easement serve as the open space backbone that will include some trail corridors that connect to pocket parks.

Once all completed this will allow residents to circulate internally and provide a potential connection to Falcon Regional Park (northwest of this subject site) and eventually to the existing Rock Island trail along the eastern boundary of the project. Over 27% of the site (Filing 1) is proposed in open space. The 5.4 acre Amenity Center is centrally located to serve this Filing and future filings to the east.

Traffic and Access

For detailed information, please see the Master Traffic Impact Analysis prepared by LSC Transportation Consultants, Inc. Primary access to Filing 1 will be via Eastonville Road on the west side of the subject site. The PUD/Preliminary Plan identifies the proposed alignment for the new Rex Road from Eastonville to the primary entrance to Filing 1. Two other access points are provided on Eastonville Road and additional access is provided to the south connecting to the future Waterbury development. See the Traffic Study provided by LSC for more detailed information.

Utilities

The Wastewater infrastructure collection system will be installed by Grandview Reserve Metro District (GRMD). GRMD will tie into an existing wastewater system that connects to the Cherokee Metropolitan District (CMD) Wastewater Treatment Plant where it is treated and used to recharge the alluvial aquifer. Filing 1 and future Filings will ultimately connect to two lift stations that will be tributary to the CMD treatment facility.

The Water infrastructure will be installed by Grandview Reserve Metro District (GRMD). The system will consist of a series of approximately four aquifer wells that will collect and deliver raw water to the on-site Water Treatment Plant operated by GRMD. The water will be treated and stored within a water tank that will delivery potable water to the distribution system, installed by GRMD. The system will be designed to deliver potable domestic water and fire flows. The water system will initially be exclusive to the development, but per the El Paso County Water Plan guidance, future connections will be explored to create local redundancy in the event of a shutdown or catastrophic event to a neighboring system

The Storm Sewer network will be located within each subbasin, providing collection to each drainage facility where water quality and flood attenuation treatment will occur prior to discharge to the drainage channels

Summary of utility providers:

- Black Hills Energy will provide natural gas service
- MVEA Inc. will supply electric service
- GRMD will be the water supplier
- CMD is willing to serve this development for wastewater collection

Drainage

As part of the Master Development Drainage Plan, two main existing drainageways will be modeled and stabilized to support the development. A supplementary preliminary drainage report is provided for Filing 1, which includes full spectrum detention needs for the property. The Drainage A corridor is fairly well defined and intended to incur minor modification in order to preserve its natural state. Fragmented Drainage B is proposed to be realigned as a naturalized stream in order to be incorporated in the open space areas and trail system to enhance the community features and enhance the amenities of the development.

Grandview Reserve Metropolitan Districts

Grandview Reserve Metropolitan District will be formed to provide bonding to fund construction of the roads, utility infrastructure, waterways/wetlands, parks and trails for Filing 1. For the ongoing maintenance of those facilities that are not dedicated to the County, a Sub-District will be formed to provide on-going services for those facilities/areas. Grandview Reserve Metropolitan Districts will provide water and Cherokee Metropolitan District to provide sewer. Refer to the water resource and wastewater report for the will serve letters from the Districts.

Potential Impacts

The following narrative addresses potential impacts to the site or surrounding area or lack of impact.

Water Pollution

Grandview Reserve Filing 1 proposes primarily residential uses, institutional, an amenity center, open space and trail uses, which will include water capture and detention facilities, water quality treatment (that meets the ECM). As designed the intent is to avoid water pollution as the stormwater facilities should adequately address urban runoff into drainageways and ultimately water resources. These facilities will be designed to comply with local, state and federal guidelines.

Air Quality

Air quality should not be impacted negatively. The proposed extension of Rex Road will provide a more convenient and shorter travel time to employment for future residents of Grandview Reserve, as well as for residents of existing surrounding neighborhoods once Rex Road ultimately connects to Highway 24. Filing 1 constructs the first leg of this important east-west transportation route for the County. This should reduce congestion on existing roads and will lessen air pollution for the area. Additionally, this community has plentiful parks, trails, and open space that should help reduce air pollution by providing opportunities for pedestrian or bike travel versus vehicular travel to these features.

Noise Pollution

The residential uses located adjacent to Eastonville Road have been planned to minimize the number of lots backing on to this major road and with the easement there is significant separation of the residential homes from the actual road. A fence may be located along this edge to further assist with sound mitigation.

Water

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

Vegetation

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. The majority of the site is vegetated by native prairie grass, with potential wetland plants in the drainages and adjacent riparian areas. There are no federally threatened or endangered plant species on the property however the project area has not been surveyed for Ute-ladies-tresses orchid (ULTO) and as grazing ceases an action plan to address and survey for ULTO will be required. No action plan for ULTO is required under the law per direction of the USFWS (refer to the environmental study). Weeds observed on-site were nominal and included three List B noxious weed species and one List C noxious weed species.

Given that the project will preserve the on-site drainages and adjacent open space buffer area, there is good potential to improve native vegetation by:

1. Creating a habitat restoration and management plan for the drainages and Open Space areas that will be taken over and implemented by the Metropolitan District following construction;
2. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species;
3. Including requirements in the Codes, Covenants and Restrictions (CCRs) to preserve native vegetation and minimize non-native landscaping and irrigation;
4. Implementing a stormwater management plan and preparing a natural channel stabilization plan for all drainages; and
5. Implementing an integrated noxious weed management plan that that:
 - a. Begins at construction mobilization and continues through construction;
 - b. Introduces biological control agents for weed control (as feasible);
 - c. Prohibits importation of fill dirt and landscaping material unless they are certified as weed free;
 - d. Is managed and implemented by the Metro District and/or Homeowners Association following construction; and
 - e. Is managed within the individual lots by each homeowner and is enforced through covenants.

Wetland Habitat and Waters of the U.S.

Please refer to the Natural Features and Wetland Report by Ecosystems Services, LLC for detailed information. The wetland determination is currently in process with the Army Corp of Engineers. Drainage A contains the potential wetlands entirely in the open space corridor. Drainage B area is somewhat undefined and therefore has been re-aligned to better control runoff through this community. The drainages and open space riparian buffer areas will be planted with multi-story palette of native upland and riparian species to supplement the regrowth and regeneration of previous woody vegetation, provide shading to regulate pH and water quality, and assist in stabilizing the streambanks.

Wildfire

The Site is comprised entirely of herbaceous prairie and wetland vegetation designated as “Low Hazard – Non Forested” and has no forested (high hazard) areas. Therefore, it is not subject to the wildland areas requirements and does not require the preparation of a Wildland Fire and Hazard Mitigation Plan.

Wildlife

Species that occur in wetland and riparian habitat are expected to benefit from the habitat restoration and management plan for the drainages and Open Space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages to ameliorate development impacts on aquatic wildlife species. Many shortgrass prairie specialist species avoid areas with buildings, overhead power lines, and trees; thus, the project is expected to have the most significant negative impact on these species; however, effects may be ameliorated by improving native vegetation in the disturbed shortgrass prairie areas (refer to Vegetation section above). Additional measures to reduce impacts to wildlife include:

1. Limiting the use of herbicides, pesticides, and fertilizers;
2. Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
3. Designing road crossing over the drainages to enable wildlife underpass and allow use of the drainages as movement corridors to reduce collisions with vehicles.

4. Managing pets to avoid conflicts with wildlife.

Floodplains:

The property contains portions of floodplain as shown in the FEMA Flood Insurance Rate Maps 08041C0556G and 08041C0552G effective December 7, 2018.

Soil Hazards and Geologic Information:

The Soils and Geology Report prepared by Entech identifies geologic conditions that occur on the property. The site was found to be suitable for development with appropriate mitigation and avoidance.

Pre-existing watercourses or bodies of water:

The existing drainage corridors are fairly well defined for Drainage A and are respected in the PUD Preliminary Plan. Drainage B will be realigned and defined as a channel as currently that is not the case in the existing condition. Within this corridor, the plan incorporates the drainage and detention into a trail and open space corridor. The Wetlands Analysis undertaken by Ecosystem Services, LLC identifies these two as non-jurisdictional wetlands. Consequently, any project impacts on the non-jurisdictional wetlands are not likely to require a permit under Section 404 of the Clean Water Act.

Identification and location of sites of historical or archeological interest sites or of natural or scenic importance:

There are no known sites of historical or archeological interest within the Filing 1 area. There are no known sites of natural or scenic importance on the property.

Social Impacts

The proposed Preliminary Plan/PUD for filing 1 provides the opportunity for a range of housing product at a variety of price points. This will provide housing for varying demands and lifestyle options, which will ensure that the proposed housing is both attractive to and attainable by a variety of purchasers, including first-time buyers, families, and empty-nesters. The proposed open space, parks, and trail system will create an active community that will be beneficial to the health and wellbeing of County residents, both within and outside Grandview Reserve. The proposed Amenity Center will be the central focal point of the neighborhood and will provide a venue for recreational activities, social events, and community entertainment. This will help to provide a strong and connected community, which will have a positive social impact on this part of the County.

Jurisdictional Impact - Districts serving Filing 1 of Grandview Reserve

- Grandview Reserve Metropolitan Districts (proposed).
- Mountain View Electric Association Inc. (MVEA) will provide electric service to the property. A Will Serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection. A Will Serve letter is provided with this application.
- Peyton Fire Protection District will provide the emergency services to the property. A Will Serve letter is provided with this application.
- Peyton School District will serve the property and a potential elementary school site is provided on the Sketch Plan.
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District
- Pikes Peak Library District

- Cherokee Wastewater District (sewer service)
- Grandview Reserve Metro Districts (water service)
- Black Hills Energy (Natural Gas Service)

Filing 1 – PUD Review Criteria and Project Justification

The review criteria for approving the PUD Plan per El Paso County Code is listed below. The proposed Preliminary Plan/PUD for Filing 1 of the Grandview Reserve project meets these criteria as follows.

Note: Narrative italic and quotes below is directly from the County's Code and narrative in bold is the applicant's comments addressing each item.

PUD Plan Review Criteria Chapter 4.2.6.D

1. *THE PROPOSED PUD DISTRICT ZONING ADVANCES THE STATED PURPOSES SET FORTH IN THIS SECTION;*

The proposed residential meets the intent of the PUD zone (and the approved Sketch Plan) by providing residential land use and lots (50' and 60' wide) which provides a transition from areas west of this property (Eastonville Road corridor) to potential future smaller lots (duplex, 40' wide lots and townhomes) that are planned for future phases east of this Filing. This filing also includes an institutional use (also shown on the approved sketch plan) and an amenity center. The proposed PUD zoning advances the stated purposes set forth in this section and the newly approved County Master Plan

2. *THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;*

The development is consistent with the intent of the new County Master Plan as described below. The underlined portions are elements of the Master Plan that this project meets or exceeds. Narrative in italic is directly from the Master Plan and the applicant comments are in bold.

Vision – The Master Plan states *“Connectivity will be critical to future prosperity in El Paso County. Strengthening east-west connections and creating alternative north-south routes will improve travel within the County”*

The Grandview Project will help create a key transportation connection from Eastonville Road to Highway 24

Housing – **This project will provide additional housing at various densities in an urbanizing area.**

Land Use & Development

Core Principle: Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

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

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

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

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

This project is compatible with the established character of this growing part of the County. For example, Meridian Ranch is immediately west and this proposed Filing 1 (and future

phases) are similar in use, style and density.

2021 Master Plan Element: Housing & Communities

Core Principle: Preserve and develop neighborhoods with a mix of housing types.

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

Goal 2.2 - Preserve the character of rural and environmentally sensitive areas.

Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.

Goal 2.4 - Support aging-in-place housing options to meet residents' needs through all stages of life.

This project proposes a mix of housing types in Filing 1 and ultimately for the overall project with multiple residential products, school, parks, amenity centers, and commercial land uses which will meet the needs of future residents. Due to the mix of housing products this project will provide attainable housing for future residents.

2021 Master Plan Element: Transportation & Mobility

Core Principle: Connect all areas of the County with a safe and efficient multimodal transportation system.

Goal 4.1 - Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.

Goal 4.2 - Promote walkability and bikability where multimodal transportation systems are feasible.

Goal 4.3 - Foster transit-supportive development and coordinate to expand public transportation options.

Goal 4.4 - Develop a sustainable funding mechanism for transportation infrastructure and maintenance.

This project provides the first leg of Rex Road from Eastonville going to the east. Ultimately Rex Road will be connected to Highway 24 providing a key east-west transportation route that is needed in this region. Internally to Filing 1 and for the entire Grandview Reserve project this community provides a well-planned transportation network. The open space and trails promotes walkability.

2021 Master Plan Element: Community Facilities & Infrastructure

Core Principle: Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.

Goal 5.1 - Coordinate with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of life.

Goal 5.2 - Improve the effectiveness of public safety through coordination, funding, and planning.

Goal 5.3 - Ensure adequate provision of utilities to manage growth and development.

Goal 5.4 - Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.

This project is providing best management practices to protect water quality and minimize impacts of flooding. Filing 1 is also providing an Amenity Center that will provide a critical community facility for these residents.

2021 Master Plan Element: Recreation & Tourism

Core Principle: Maintain and expand the County's recreation and tourism options.

Goal 7.1 - Support high-quality, sustainable outdoor recreation as a key amenity for residents and visitors.

Goal 7.2 - Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas.

Goal 7.3 - Plan for and provide a variety of parks, trails, and open space within the region.

Grandview Reserve, and Filing 1 specifically, provides quality outdoor recreation with the amenity center, parks, open space and trails. Ultimately the entire Grandview Reserve will provide significant open space and parks for future residents that is well connected to the Filing 1 area and the entire community.

Environment & Natural Resources

Core Principle: Prioritize and protect the County's natural environment.

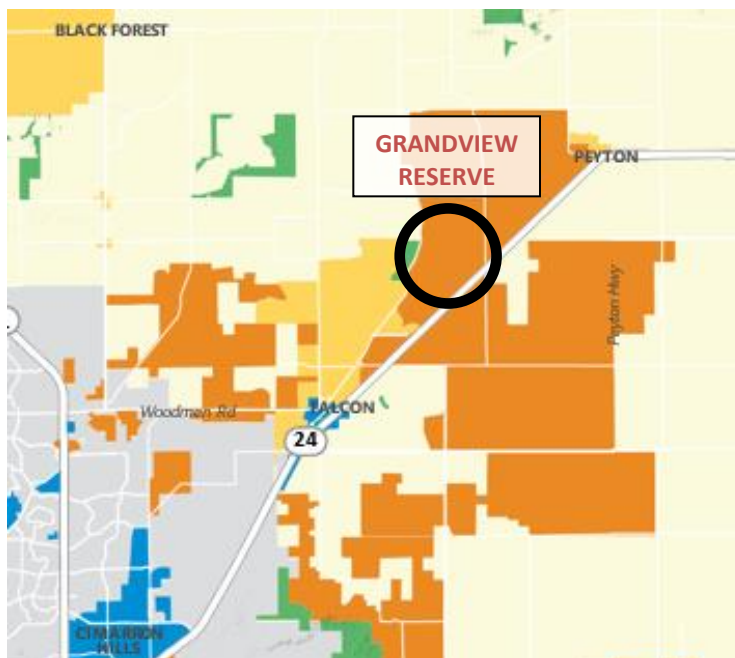
Goal 9.1 - Consider the environmental impacts related to natural resource conservation, air quality, water quality, wildlife habitat, and waste management during any planning process.

Goal 9.2 - Promote sustainable best practices with regard to development and infrastructure

This property has minimal natural resources with the exception of a potential wetland that is preserved within Drainage A.

2021 El Paso County Master Plan - "Area of Change"

Per the Master Plan this subject site falls within the "Area of Change" for new development (dark orange color on exhibit below) which is planned for suburban and urban growth.



The Master Plan further states:

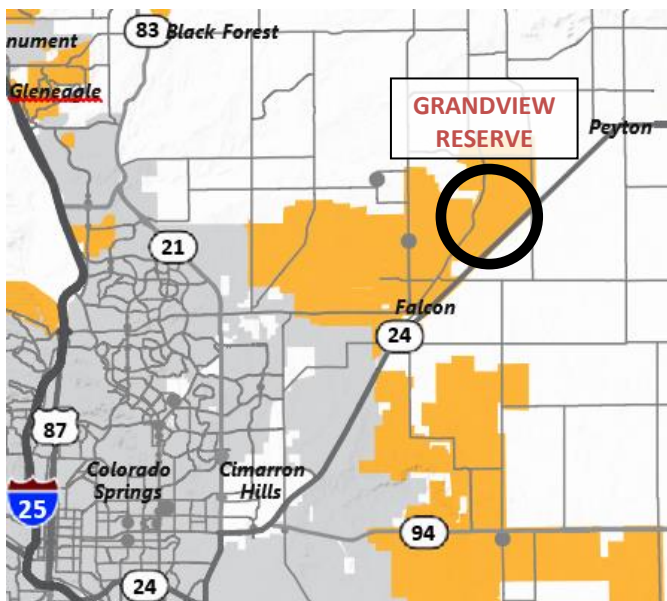
"These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped

portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.”

This Filing 1 area is adjacent to the last phases of the Meridian Ranch project and therefore this project is a natural extension of development trends from west to east. Since this proposed Filing 1 falls within the Area of Change for new developments it is consistent with the 2021 Master Plan.

2021 El Paso County Master Plan - Suburban Residential Placetype

Per the 2021 Master Plan this subject site and Filing 1 specifically falls within the Suburban Residential Placetype (orange color on the exhibit below).



The Master Plan describes Suburban Residential as:

“Predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area....This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.”

The proposed Filing 1 of Grandview Reserve meets the description and intent of the Suburban Residential placetype. The Master Plan states there are Primary and Supporting Uses in this placetype as follows:

Primary

- *Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre*

Supporting

- *Single-family Attached and Multifamily Residential*
- *Parks/Open Space*
- *Commercial Retail and Commercial Service*

- *Institutional*

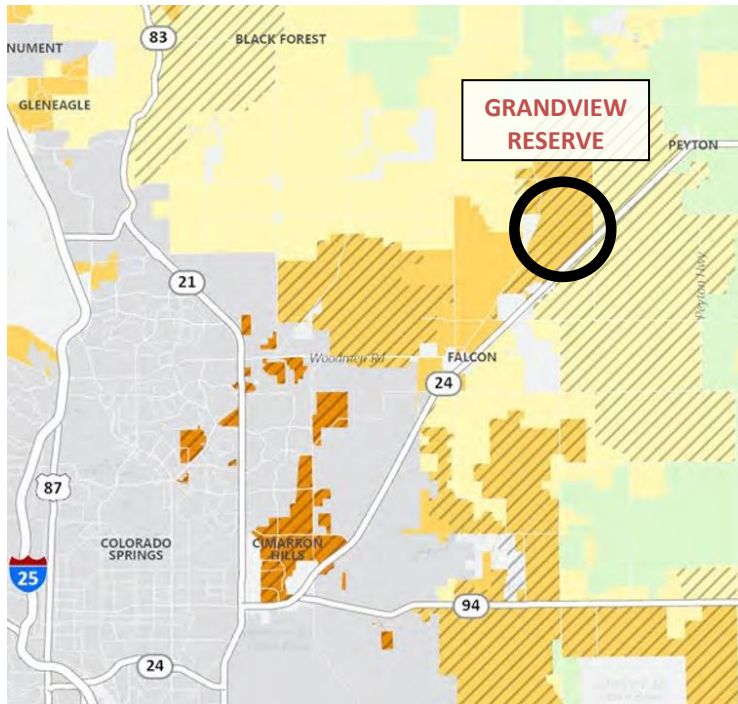
This proposed Filing 1 is Single Family Detached Residential that is less than 4 units per acre therefore fitting well within this placetype. Filing 1 of Grandview Reserve also aligns with the Primary and Supporting uses as Parks/Open Space and Institutional uses falls within the elements of the Suburban Residential description.

2021 El Paso County Master Plan - Priority Development Areas

The Master Plan states:

"This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth".

Filing 1 of Grandview Reserve falls within the "Suburban Residential" and "Urban Residential" areas including the "Priority Development Areas". Therefore, this proposal meets the intent of the 2021 Master Plan.



2021 El Paso County Master Plan - Highway 24 Area

The Master Plan describes the "Highway 24" area as already growing and that the area along the Highway 24 corridor "should not be set aside for Large-Lot Residential alone". The

Master Plan further states:

"Falcon, and the surrounding area, is already growing, with the majority of homes being developed in the last two decades. The amount of vacant land along Highway 24 should not be set aside for Large-Lot Residential alone. Just as with the proposed Large-Lot Residential in this part of the County, proximity to Highway 24 and availability of central services is another benefit to expanding suburban development. The corridor provides important access south to Colorado Springs".

- *To sustain Falcon's growth momentum, the County should continue to prioritize Suburban Residential in this area. Doing so would match the community's existing character and utilize available land to accommodate a*

sizable portion of the County's expected population growth without negatively impacting adjacent areas.

Therefore, Grandview Reserve and specifically Filing 1 meets the general intent of this Master plan core idea as it proposes Suburban Residential uses and densities consistent with the plan.

2021 El Paso County Master Plan - Housing Mix

Regarding housing mixes the County Master Plan states:

"Housing variety provides multiple options to support residents regardless of income, house-hold size, and age. Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all."

This statement aligns well with the Grandview Reserve project as with a project of this size, a large variety of housing types are proposed. Filing 1 (the first phase of Grandview Reserve) proposes 50' and 60' wide lots and future phases include duplex (paired units), townhomes and various other residential and non-residential uses.

2021 El Paso County Master Plan - Affordability

The Master plan states:

Like many growing communities across the United States, housing affordability is an issue in El Paso County. With significant estimated growth over the next three decades, the County will undoubtedly have to continue addressing this issue. Since this Master Plan addresses unincorporated areas, the recommendations regarding affordability do as well.

The County Master plan further describes the need for attainable and more affordable homes which typically translates to smaller lots and homes instead of large estate lots. Grandview Reserve and specifically Filing 1 aligns with this goal of proposing smaller lots that are in a more affordable range rather than large estates lots that promote urban sprawl and high prices of homes un-affordable to most residents.

3. *THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;*

Per El Paso County Code the purpose is to preserve and improve the public health, safety, and general welfare of the residents and businesses of El Paso County. This well-planned community will provide an additional housing options of various sizes (50' wide and 60' wide lots for Filing 1) in a location that is appropriate for more urban or higher density residential development. It will also provide an amenity center for residents and institutional use is planned in the northwest area of Filing 1 which is tentatively planned for a church. The proposed PUD standards and Preliminary Plan will not be detrimental to the health, safety or welfare. The documents will be reviewed and approved by County staff so a thorough review of the proposed PUD standards will completed.

4. *THE SUBJECT PROPERTY IS SUITABLE FOR THE INTENDED USES AND THE USE IS COMPATIBLE WITH BOTH THE EXISTING AND ALLOWED LAND USES ON THE NEIGHBORING PROPERTIES, WILL BE IN HARMONY AND RESPONSIVE WITH THE CHARACTER OF THE SURROUNDING AREA AND NATURAL ENVIRONMENT; AND WILL NOT HAVE A NEGATIVE IMPACT UPON THE EXISTING AND FUTURE DEVELOPMENT OF THE SURROUNDING AREA;*

The overall property (and specifically filing 1 area) is suitable for the intended uses as it is for residential and institutional per the approved Sketch Plan. Also, the use is compatible with both the existing and allowed land uses on the neighboring properties which are PUD to the west, PUD to the South (Waterbury) and the Grandview Reserve property to the east is planned to be PUD zoning with logical land use transitions. West of Filing 1 and Eastonville is currently vacant but planned for residential uses and a school southwest of this area. North of Filing 1 is currently vacant. This community, once built, will be in harmony and responsive with the character of the surrounding area. With the natural environment, Drainage A contains wetlands (non-jurisdictional) that are being protected in a permanent open space corridor. Drainage B area is relatively undefined and therefore this proposed development will create a naturalized drainage corridor that is more defined to control runoff. Trails and native vegetation will be placed along the corridor creating an amenity for future residents.

5. *THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;*

Filing 1 of Grandview Reserve provides adequate consideration for potentially detrimental use to use relationships. For example, the institutional use provides a buffer on the south side of the parcel and on the east there is the main entry and a drainage corridor which all serve as a buffer to the proposed residential uses. Off-site to Filing 1 to the west and south is PUD zoning and east is future phases of Grandview Reserve which will provide appropriate land use transitions as show on the approved Sketch Plan.

6. *THE ALLOWED USES, BULK REQUIREMENTS AND REQUIRED LANDSCAPING AND BUFFERING ARE APPROPRIATE TO AND COMPATIBLE WITH THE TYPE OF DEVELOPMENT, THE SURROUNDING NEIGHBORHOOD OR AREA AND THE COMMUNITY;*

The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development that is proposed for Filing 1. The proposed residential has been designed to be compatible with the residential in the region. As described previously the proposed PUD zoning aligns well with the surrounding PUD zoning. Lastly, trail connections, sidewalks, pocket parks and amenity center are designed to meet the needs of the residents.

7. *AREAS WITH UNIQUE OR SIGNIFICANT HISTORICAL, CULTURAL, RECREATIONAL, AESTHETIC OR NATURAL FEATURES ARE PRESERVED AND INCORPORATED INTO THE DESIGN OF THE PROJECT;*

Drainage A contains wetlands which have been preserved within an open space corridor. Drainage B is channelizing a currently undefined drainage corridor that will be landscaped with native vegetation. There are no other significant natural physical features in the Filing 1 area.

8. **OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPORTUNITIES;**

Significant open spaces and trails are integrated into the plan to serve as amenities to residents and provide a reasonable walking and biking opportunities. Trails connect the

open space, pocket parks and amenity center throughout Filing 1 and in the future to the entire community.

9. *THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G., FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES, AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;*

The proposed Grandview Reserve Filing 1 development will require improvements to roads, utilities and other public facilities such as water and sanitation. This development proposes to construct some of those improvements such as:

- Rex Road extension
- Internal collector and local streets
- Amenity center
- Parks
- Open space
- Trails

Therefore, the required public services and facilities will be provided to support the development when needed and as development occurs. The proposed location and design of the public improvements provide adequate services and minimize negative impacts. Water and sanitary sewer service are to be provided by Cherokee Metropolitan District. Mountain View Electric Association Inc. and will provide electric and Black Hills Energy will provide natural gas services to the Filing 1 respectively. The required Will Serve letters, including fire protection, are included with this submittal.

- 10. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE, CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY EFFICIENT SITE DESIGN; The proposed trails provide connections to this development and the surrounding future residential uses. Filing 1 and the future phases of Grandview Reserve provide interconnected open space and a harmonious design. The trail system will provide a good connection internally and externally to the County regional park immediately to the west.**

11. *THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;*

The site does not contain any mineral rights.

12. *ANY PROPOSED EXCEPTION OR DEVIATION FROM THE REQUIREMENTS OF THE ZONING RESOLUTION OR THE SUBDIVISION REGULATIONS IS WARRANTED BY VIRTUE OF THE DESIGN AND AMENITIES INCORPORATED IN THE DEVELOPMENT PLAN AND DEVELOPMENT GUIDE; AND*

There is a deviation request for Rex Road that is being submitted separately from this submittal.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

Authorization has been provided.

PUD Preliminary Plan Review Criteria Chapter 4.2.6.E

1. THE PROPOSED SUBDIVISION IS IN GENERAL CONFORMANCE WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE MASTER PLAN;
The development is consistent with the intent of the Master Plan as described previously in this narrative.
2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;
This project is consistent with the purposes of the County Code. The stated purpose of the Code is to preserve and improve the public health, safety, and general welfare of the citizens and businesses of El Paso County. This proposed Filing 1 aligns with many aspects of the current code and proposed PUD standards as part of this submittal are not detrimental to the public health, safety and welfare of the citizens.
3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;
Proposed Filing 1 is in conformance with the approved Sketch Plan as described previously. Land uses and proposed densities meet the intent of the approved Sketch Plan. The subdivision design standards are met except where modified by this PUD submittal.
4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;
Cherokee Metro District has a sufficient water supply to support this development.
5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6) (B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE.
Cherokee Metro District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the submittal documents.
6. ALL AREAS OF THE PROPOSED SUBDIVISION, WHICH MAY INVOLVE SOIL OR TOPOGRAPHICAL CONDITIONS PRESENTING HAZARDS OR REQUIRING SPECIAL PRECAUTIONS, HAVE BEEN IDENTIFIED AND THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(C)];
The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development.
7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28-133(3)(C)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;
Drainage improvements are addressed in the Master Drainage Report and specific submittal documents for Filing 1. Detention and water quality are provided on site and will meet the DCM criteria.
8. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS

OF THE DEVELOPMENT;

The proposed location and design of the public improvements provide adequate services and mitigate any effects.

9. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;
Both portions of the site have legal access via Eastonville Road (two access points plus Rex Road). Filing 1 provides a connection to Rex Road via the main entrance drive east of the institutional parcel.
10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY
 - 1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;
There are minimal natural physical features on the site with the exception of the wetlands in Drainage A which has been set aside within a wide and expansive open space corridor.
 - 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;
Filing 1 has incorporated site planning techniques that foster the implantation of the County's code and plans.
 - 3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;
Buffer is provide where required or as needed to provide a transition between uses. For example a buffer is provided on the south side of the Institutional parcel to serve as a buffer to the residential to the south.
 - 4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND
The wetlands in Drainage A have been set aside within a wide and expansive open space corridor.
 - 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;
Grandview Reserve Filing 1 will not negatively impact the levels of service of county services and facilities. Per the Traffic Report prepared by LSC Transportation Consultants the study demonstrates that the proposed access points will function within acceptable traffic engineering parameters. The reports relating to water supply, wastewater treatment, and drainage demonstrate that there are appropriate designs and plans in place to provide levels of service for future residents.
11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEMS, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;
Significant open space, pocket parks and trails are provided and will be available to serve the proposed project for future residents. Water and sanitary sewer service are to be provided

by Cherokee Metropolitan District. Mountain View Electric Association Inc. will provide electric and Black Hills Energy will provide natural gas services respectively. The required Will Serve letters are included with the submittal.

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

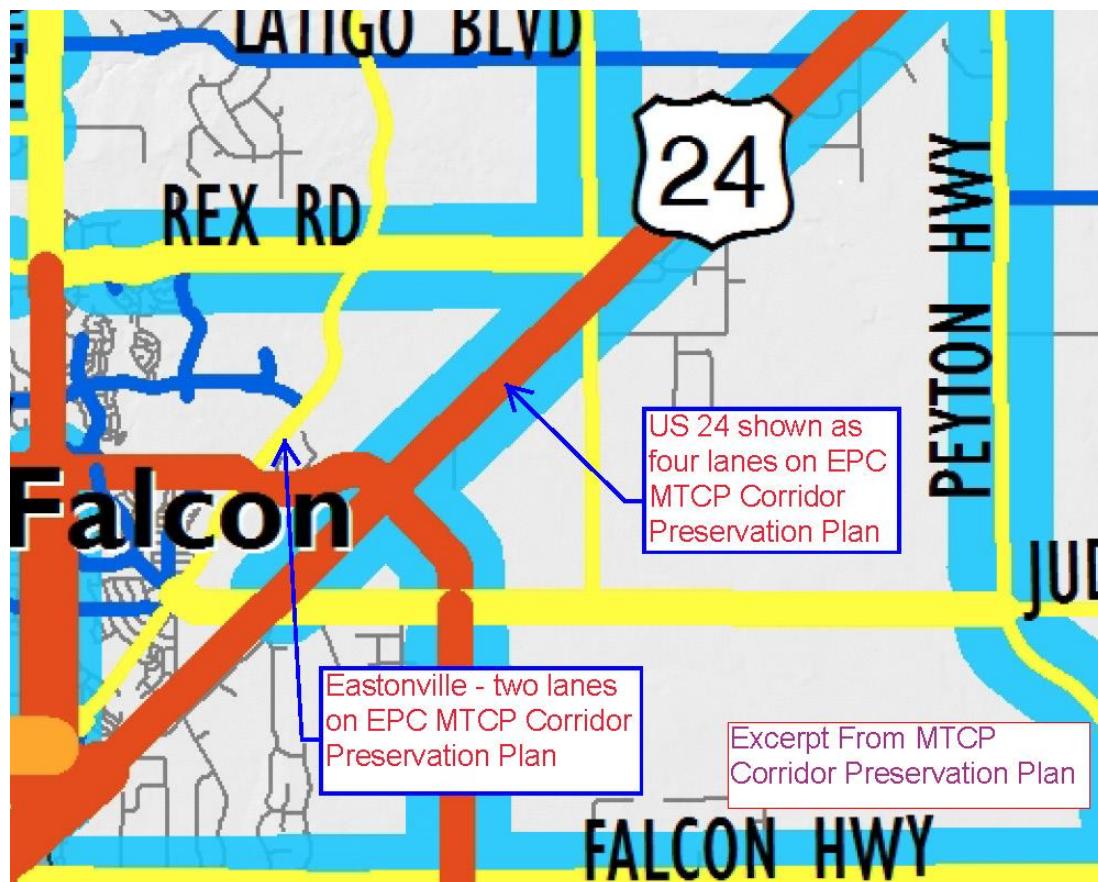
The site lies within the Falcon Fire Protection District. A will serve letter from the FPD and a Fire Protection Report are included with the submittal.

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

The proposed subdivision meets the applicable sections of the Code.

2040 Major Transportation Corridor Plan (MTCP)

Grandview Reserve and specifically Filing 1 meet the intent of the 2040 Major Transportation Corridor Plan. Two full-movement access points are proposed to Eastonville Road in addition to the Rex Road extension east of Eastonville Road. The PUD/Preliminary Plan also shows a future street connection to planned Phase 3 of the Waterbury development. The 2040 Major Transportation Corridors Plan (MTCP) identifies Rex Road as an extension to the east. Grandview Reserve accommodates this connection through the property to Highway 24. For Filing 1 the first leg of extension is provided from Eastonville Road to the Filing 1 main entrance. For more detailed information, see the Master Traffic Impact Analysis prepared by LSC.



El Paso County Water Master Plan

El Paso County's Water Master Plan goals and implementation strategies were referenced with the initial planning to incorporate efficiency and conservation, especially since the area that Grandview Reserve is proposed is within the **Denver Basin aquifers system, Region 3 of the EPC Master Plan**. The proposed Filing 1 plan increases density and maximizes open space surrounding the natural tributary areas, thus decreasing irrigation consumption and discouraging individual wells. The landform grading is focused on limiting excavation within shallow ground water levels to deter ground water surfacing and associated groundwater re-introductions. Swales will be utilized within the individual planning areas to promote groundwater recharge.

Large capacity wells, mostly in the Arapahoe and Laramie-Fox Hills formations, will provide water for the Grandview Reserve subdivision.

- The total annual water demand for 3,338.8 SFE's is calculated to be 1,178.67 AF.
- 4 Site Investments, the property owner, owns 1,400 AF of Arapahoe non-tributary water.
- The adjoining 4 Way Ranch owns 2,023 AF of Laramie-Fox Hills non-tributary water, and 1,011 AF of Arapahoe non-tributary water.
- Any additional water, should it be needed, will be derived from the 4 Way Ranch water.
- Water from the Arapahoe and Laramie-Fox Hills formations is Non-Tributary, Non-Renewable water.
- A breakdown of demand vs. supply is below:

Table 1 below summarizes the overall water supply available for GRMD.

Table 1: Water Supply Summary

Entity	Water Available (AF)
4 Site Water	1,400
4 Way Ranch Water	3,034
Total Supply	4,434

Grandview Demand: 1,178.67 AF

300-Year Quantity: 3,536.01 AF (<4,434; therefore, adequate supply for the entire project is available)

Potential future interconnections may be made with neighboring districts to foster conjunctive use and better accommodate water supply emergencies. All districts in this area rely on the same water, and all are required to meet CDPHE potable water regulations. Possible water connections to other districts could be in the form of full interconnectivity (water flowing both directions, all the time) or in the form of an emergency connection (normally closed, only opened to flow one way during an emergency).

As with neighboring districts, Grandview will likely implement tiered water rates to help reduce water usage. In addition, multiple stages of water restrictions can be implemented during drought years and when infrastructure repairs are required (i.e., well pumps need to be replaced in the middle of the summer).

The potential of wastewater reuse lies with the regional wastewater treatment provider in the area – Cherokee Metropolitan District (CMD). Currently, CMD’s wastewater treatment plant treats the wastewater effluent and recharges the alluvial aquifer with the treated discharge. Alluvial wells within the basin ultimately pump the treated effluent (after many months of passing through the alluvial) and pumps the groundwater upstream for reuse.

In addition to the regional water resource perspective, local efforts by the end-users will be analyzed pertaining to the following elements to help promote sustainable use of the aquifer shares that are currently allocated for Grandview:

- Plumbing systems requiring low flow fixtures meeting or exceeding standards
- Local water re-use systems
- Low impact irrigation/low flow irrigation or xeriscape
- Smart watering and usage meters
- Home-owner water conservation landscape incentives
- Climate and elevation restricted plantings
- Community-wide rain gardens and bio-retention

El Paso County Parks Master Plan

The County Parks Master Plan has several goals that Grandview Reserve and Filing 1 compliments well. The narrative below describes how this project is relevant to the goals and policies. While many of the parks within Grandview Reserve are private, the concept aligns well with the overall intent of the Plan. *Note: Narrative that is italic is directly from the County’s Code and Policy documents and narrative in bold is the applicant’s note addressing that item.*

OVERALL SYSTEM MISSION/ROLE

Goal 2: Provide a coordinated and connected system of parks, trails, and open space that is equitably distributed based on population and serves the needs of county residents.

The overall Grandview Reserve proposes a coordinated and connected system of parks, trails, and open space that is equitably distributed within the community. This will serve the residents of this region aligning with the County’s goals. Filing 1 provides the early stages of this connected network by providing open space corridors, trails and an amenity center that are all linked by trails.

Goal 3: Balance passive/active use of county parks and open space and determine what is most appropriate for individual sites based on community need and master planning processes.

Grandview Reserve provides passive/active parks and open space and determined what is most appropriate for individual sites based on community need and master planning processes.

Goal 4: Provide an overall vision for the recreation and resource preservation network, and identify gaps so that the County, local jurisdictions, and others can work together to fill them.

Grandview Reserve and specifically Filing 1 will provide a recreation network internally to the community and trail connections to the nearby Falcon Regional Park. This trail system will also help fill potential “gaps” in the regional system.

REGIONAL TRAILS

Goal 1: Work collaboratively with others to create a continuous, connected system of regional trails.

Provide an overall vision for system of regional trails within the County and connected to adjacent counties and participate in the Regional Non-motorized Trails and Bike Plan Update to identify standards

and address needs as part of a multi-modal transportation network. Ensure that regional trail corridors are secured.

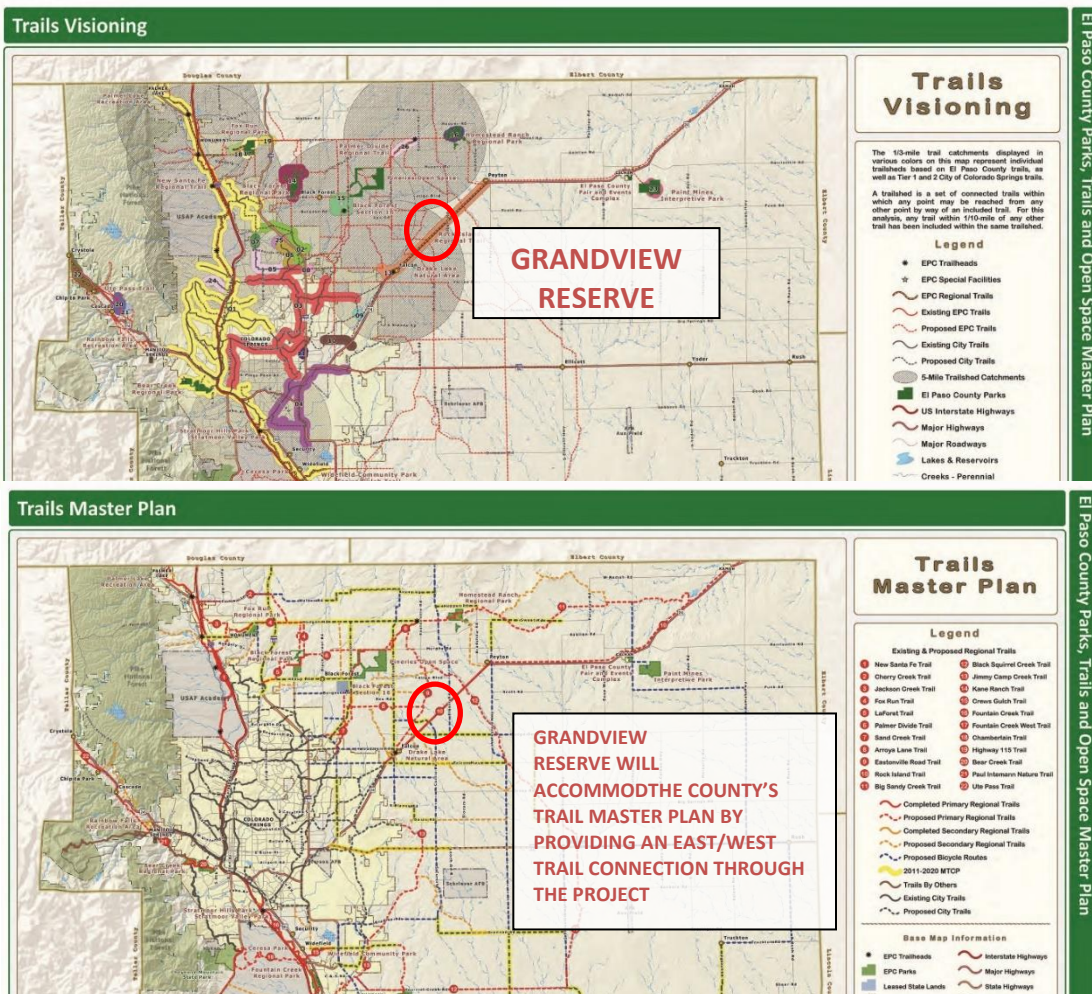
Grandview Reserve and specifically Filing 1 is providing a significant trail system throughout the community with future key connections to the Rock Island Trail on the east and the Falcon Regional Park on the west.

OPEN SPACE

Goal 1: Protect and enhance El Paso County's legacy of unique natural features and areas and cultural resources, working in collaboration with others to conserve high priority open space areas in the county.

Grandview Reserve and specifically Filing 1 will help facilitate this goal of enhancing natural features and areas by respecting the significant drainage-ways (Drainage A and B) by preserving them as trail/open space corridors that will fit well within the overall County's open space system. As seen below per the "Trails Visioning" exhibit and the "Trails Master Plan", Grandview Reserve will accommodate future trail connections as planned.

Figure 7: Extracts from the El Paso County Parks Master Plan



PURPOSE AND INTENT:

TO CREATE A COHESIVE AND WELL PLANNED COMMUNITY TO ALLOW A MAXIMUM 568 DWELLING UNITS ON 188.457 - THAT GENERALLY CONFORMS TO THE SKETCH PLAN APPROVED BY THE EL PASO BOARD OF COUNTY COMMISSIONERS, ON SEPTEMBER 22, 2020. THE DEVELOPMENT WILL BE IN HARMONY WITH THE CHARACTER OF THE SURROUNDING AREA AND IS SUITABLE FOR THE INTENDED USE, THAT INCLUDES RESIDENTIAL, INSTITUTIONAL, AN AMENITY CENTER AND PARKS AND OPEN SPACE.

AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

APPLICABILITY

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

ADOPTION

THE ADOPTION OF THIS PUD / PRELIMINARY PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS PLAN FOR GRANDVIEW RESERVE FILING 1 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN, IS AUTHORIZED UNDER PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF GRANDVIEW RESERVE FILING 1, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

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

CONFLICT

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

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS SHOWN ON THE PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IN THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO DEVELOPMENT SERVICES DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

OVERALL PROJECT STANDARDS

THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED BY THE PUD.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: GRANDVIEW RESERVE FILING NO. 1

A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N09°52'28"W, A DISTANCE OF 550.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, THENCE N89°50'58"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,445.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE N89°50'58"W, ON SAID NORTHERLY LINE, A DISTANCE OF 2,934.81 FEET TO A POINT OF BEGINNING; THENCE S11°05'24"W, A DISTANCE OF 24.40 FEET; THENCE S78°54'36"E, A DISTANCE OF 185.19 FEET; THENCE S20°50'16"W, A DISTANCE OF 203.39 FEET TO A POINT OF CURVE, THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 32°15'55", A RADIUS OF 298.00 FEET, A DISTANCE OF 140.78 FEET TO A POINT OF TANGENT; THENCE S07°20'38"E, A DISTANCE OF 185.39 FEET TO A POINT OF CURVE, THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT; THENCE S05°51'25"W, A DISTANCE OF 481.83 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING DELTA OF 55°09'30", A RADIUS OF 580.00 FEET, A DISTANCE OF 520.48 FEET TO A POINT OF TANGENT; THENCE S49°18'05"E, A DISTANCE OF 342.14 FEET TO A POINT OF CURVE, THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 81°56'07", A RADIUS OF 190.00 FEET, A DISTANCE OF 205.38 FEET TO A POINT OF TANGENT; THENCE S89°44'32"E, A DISTANCE OF 288.03 FEET; THENCE S00°12'52"W, A DISTANCE OF 111.41 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28; THENCE N89°47'08"W, ON SAID SOUTH LINE, A DISTANCE OF A DISTANCE OF 2,630.21 FEET; THENCE N00°12'52"E, A DISTANCE OF 25.00 FEET; THENCE N89°47'08"W, A DISTANCE OF 678.35 FEET; THENCE N44°47'01"W, A DISTANCE OF 42.37 FEET; THENCE N41°52'30"E, A DISTANCE OF 61.11 FEET; THENCE M11°03'25"E, A DISTANCE OF 135.03 FEET; THENCE S89°58'12"W, A DISTANCE OF 288.62 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE); THENCE ON SAID EASTERLY RIGHT-OF-WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED UNDER DEPOSIT NO. 201900996, THE FOLLOWING SEVEN (7) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N79°27'48"W, HAVING A DELTA OF 18°12'30", A RADIUS OF 1,630.00 FEET; A DISTANCE OF 518.00 FEET TO A POINT OF TANGENT;
- N07°40'18"W, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 59°01'10", A RADIUS OF 1,770.00 FEET, A DISTANCE OF 1,295.40 FEET TO A POINT OF TANGENT;
- N01°20'52"E, A DISTANCE OF 1,517.37 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 2°07'03", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 49.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;
- THENCE CONTINUING ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 09°53'50", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 229.74 FEET TO A POINT OF TANGENT;
- N19°19'59"E, A DISTANCE OF 81.04 FEET;

THENCE S74°09'13"E, A DISTANCE OF 47.53 FEET; THENCE S27°01'36"E, A DISTANCE OF 35.92 FEET; THENCE S71°02'24"E, A DISTANCE OF 160.69 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 07°52'12", A RADIUS OF 1,150.00 FEET, A DISTANCE OF 167.36 FEET TO A POINT OF TANGENT; THENCE S78°54'36"E, A DISTANCE OF 237.75 FEET; THENCE S11°05'24"W, A DISTANCE OF 105.60 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,263,692 SQ. FEET OR 189.479 ACRES MORE OR LESS.

GEOLOGICAL CONDITIONS:

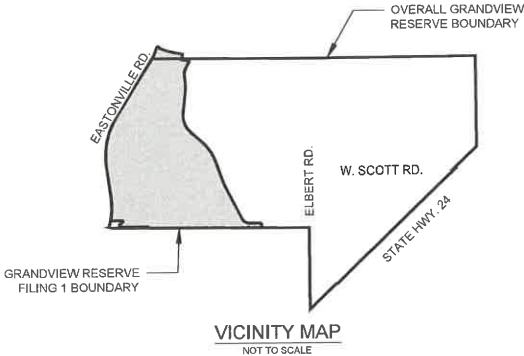
A PRELIMINARY SOIL, GEOLOGY, GEOLOGICAL HAZARD AND WASTEWATER STUDY INVESTIGATION WAS PREPARED BY ENTECH ENGINEERING, INC. DATED JANUARY 15, 2019. THE REPORT IDENTIFIED NO GEOLOGIC HAZARDS THAT WOULD PRECLUDE DEVELOPMENT OF THE SITE FOR CONSTRUCTION OF RESIDENTIAL STRUCTURES; HOWEVER, THE REPORT IDENTIFIED EXISTING GEOLOGIC AND ENGINEERING GEOLOGICAL CONDITIONS THAT WILL IMPOSE CONSTRAINTS ON SOME DEVELOPMENT AND CONSTRUCTION. THE MOST NOTABLE CONSTRAINTS THAT MAY EFFECT THE DEVELOPMENT INCLUDE ARTIFICIAL FILL, LOOSE OR EXPANSIVE SOILS, SLOPE STABILITY, AND SHALLOW GROUND WATER. IT IS NOTED THAT DEVELOPMENT OF THE SITE CAN BE ACHIEVED WITH MITIGATION OF POTENTIAL HAZARDS AS ILLUSTRATED IN THE REPORT WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THE AREA OR THROUGH THE AVOIDANCE OF THESE AREAS. INVESTIGATION OF EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION.

FLOODPLAIN NOTES:

- THIS PROPERTY IS LOCATED WITHIN A DESIGNED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS '88041C05860' AND '88041C05620' EFFECTIVE DATE 7, 2018.
- THE EXISTING FLOODPLAIN BOUNDARIES WILL BE REVISED VIA A LOMR MODELING THE PROPOSED IMPROVEMENTS TO ESTABLISH FLOOD ELEVATIONS AND THEN PROCESSED THROUGH TO FEMA TO ESTABLISH ZONE AE FLOODPLAIN LIMITS.
- THOSE LOTS EITHER PARTIALLY OR ENTIRELY LOCATED WITHIN THE CURRENT FLOODPLAIN SHALL NOT BE PLATTED UNTIL THE FLOODPLAIN BOUNDARY REVISION PROCESS IS COMPLETED EFFECTIVELY REMOVING THE FLOODPLAIN LIMITS FROM THESE LOTS.
- THE SUBMITTAL AND REVIEW OF THE FLOODPLAIN REVISIONS WILL OCCUR INDEPENDENTLY OF THIS PRELIMINARY PLAN AND SHALL BE APPROVED PRIOR TO THE PLATTING OF ANY LOTS CURRENTLY LOCATED WITHIN FLOODPLAIN BOUNDARIES.
- NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

GRANDVIEW RESERVE FILING 1
PUD / PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



DEVELOPMENT STANDARDS AND GUIDELINES:

- THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSK, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE FILING 1, AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- MINIMUM LOT AREA:
 - DWELLING, SINGLE FAMILY : FIVE THOUSAND FIVE HUNDRED SQUARE FEET (5,000SF), (REFER TO TYPICAL LOT LAYOUTS)
 - MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM.
- MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40')
- SETBACK REQUIREMENTS:
 - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE FIFTEEN FEET (15') TO FACE OF HOUSE
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD FIFTEEN FEET (20')
 - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (20')
 - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

ACCESSORY USE STANDARDS:

- ACCESSORY STRUCTURE USE SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOS, PATIOS, HOT TUBS AND POOLS. THERE SHALL BE NO GUEST HOUSES ALLOWED.
- ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACKYARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
- MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')
- SETBACK REQUIREMENTS:
 - SIDE YARD: FIVE FEET (5')
 - REAR YARD: FIVE FEET (5')

INSTITUTIONAL DEVELOPMENT STANDARDS:

ALLOWED USES: RELIGIOUS INSTITUTION, (PLACE OF WORSHIP/CHURCH), PRIVATE / CHARTER SCHOOL, EDUCATIONAL (PRIVATE OR PUBLIC, PHILANTHROPIC, COMMUNITY BUILDING, BALL FIELDS, SPORTS COURTS, PASTORAL RESIDENCE.

- MINIMUM LOT AREA:FIVE ACRES (5.0 ACRES).
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 20%
- MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (50').
- BUILDING SETBACK REQUIREMENTS:
 - FRONT YARD: FIFTY FEET (50')
 - SIDE YARD: FIFTY FEET (50')
 - REAR YARD FIFTY FEET (50')

SITE DATA

EXISTING LAND USE: AGRICULTURAL
EXISTING ZONING: RR-2.5
PROPOSED ZONING: PUD

SITE ACREAGE: 189.467 AC -100%
PROPOSED NUMBER OF UNITS: 568
MAXIMUM GROSS DENSITY: 4.24 DU/AC (PER SKETCH PLAN)
PROPOSED GROSS DENSITY: 3.0 DU/AC (PER FILING 1)
PROPOSED NET DENSITY: 5.89 DU/AC (PER FILING 1)

TOTAL AREAS (SEE LAND USE TABLE)

RESIDENTIAL: 85.189 AC - 45%
AMENITY: 5.455 AC - 3%
PARK/OPEN SPACE: 51.673 AC - 27%
GAS EASEMENT 3.367 AC
TRACT/OPEN SPACE 8.031 AC
POCKET PARK 0.391 AC
DRAINAGE CHANNEL A 22.169 AC
DRAINAGE CHANNEL B 11.027 AC
DETENTION 6.688 AC
INSTITUTIONS: 11.229 AC - 6%
R.O.W. 35.940 AC - 19%

GRANDVIEW RESERVE F1 - LAND USE TABLE				
LAND USE	AREA (ACRES)	UNITS	NET DENSITY (DU/ACRE)	% OF LAND
SINGLE FAMILY RESIDENTIAL	85.188	568	3.00	45%
AMENITY	5.445	N/A	N/A	3%
INSTITUTIONAL	11.229	N/A	N/A	6%
GAS EASEMENT	3.367	N/A	N/A	2%
DRAINAGE CHANNEL A	22.169	N/A	N/A	12%
DRAINAGE CHANNEL B	11.027	N/A	N/A	6%
DETENTION	6.688	N/A	N/A	4%
ROAD R.O.W.	35.940	N/A	N/A	19%
TRACTS/OPEN SPACE	8.031	N/A	N/A	4%
POCKET PARK	0.391	N/A	N/A	0%
TOTAL LAND AREA	189.475			100%

OWNER:
4 SITE INVESTMENTS, LLC
1272 KELLY JOHNSON BLVD., SUITE 100
COLORADO SPRINGS, CO 80920

DEVELOPER:
D.R. HORTON
9555 S. KINGSTON COURT
ENGLEWOOD, CO 80112
PH. 303.503.4903

PLANNER/LANDSCAPE ARCHITECT:
HRGREEN DEVELOPMENT, LLC
5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
ATTN: PHIL STUEPFERT

CIVIL ENGINEER:
HRGREEN DEVELOPMENT, LLC
5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111
ATTN: KEN HUHNN

CIVIL ENGINEER:
GALLOWAY
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
PH. 719.900.7220

SHEET INDEX

C0.01 – COVER SHEET
C0.02 – C0.03 – TYPICALS
C1.00 – OVERALL SITE PLAN
C1.01 – TRACT PLAN
C2.00 – OVERALL LOT LAYOUT PLAN
C2.01–C2.05 – LOT LAYOUT PLAN
C2.06–C2.11 – LOT TABLE
C3.00 – OVERALL SITE LAYOUT PLAN
C3.01–C3.05 SITE LAYOUT PLAN
C4.00 – OVERALL GRADING PLAN
C4.01–C4.05 PRELIMINARY GRADING PLAN
C5.00 – OVERALL UTILITY PLAN
C5.01–C5.05 PRELIMINARY UTILITY PLAN
L1.00 – LANDSCAPE OVERVIEW PLAN
L1.10–L1.30 DETAILED LANDSCAPE PLAN

Galloway

1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
GallowayUS.com

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HRGreen

HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR. SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

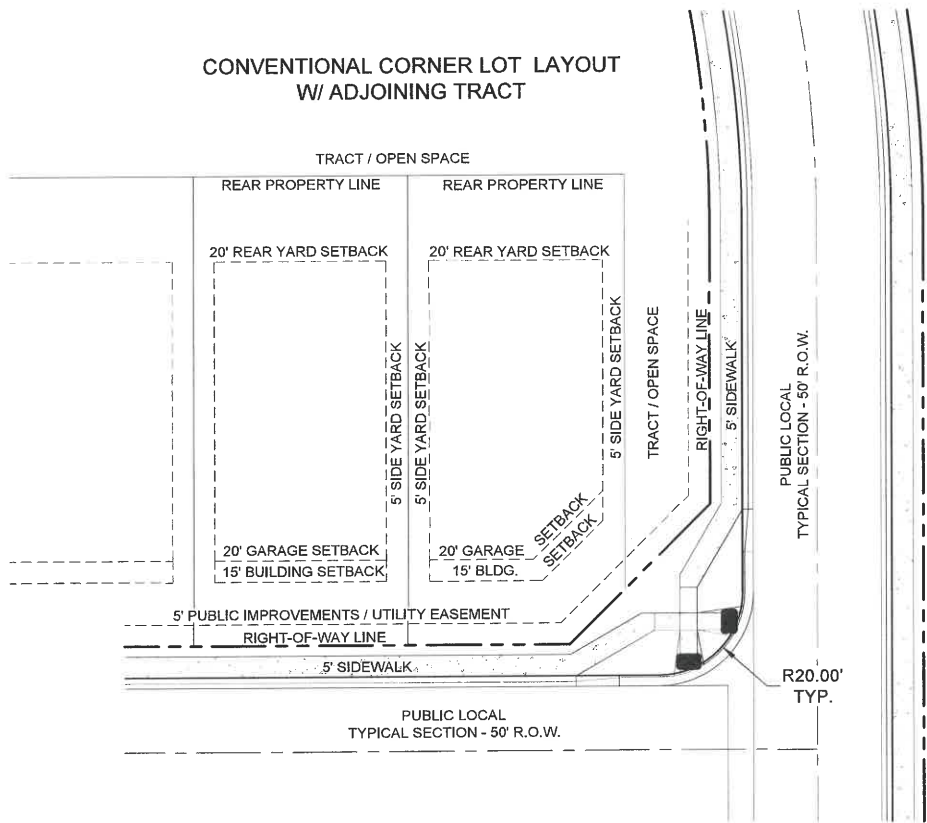
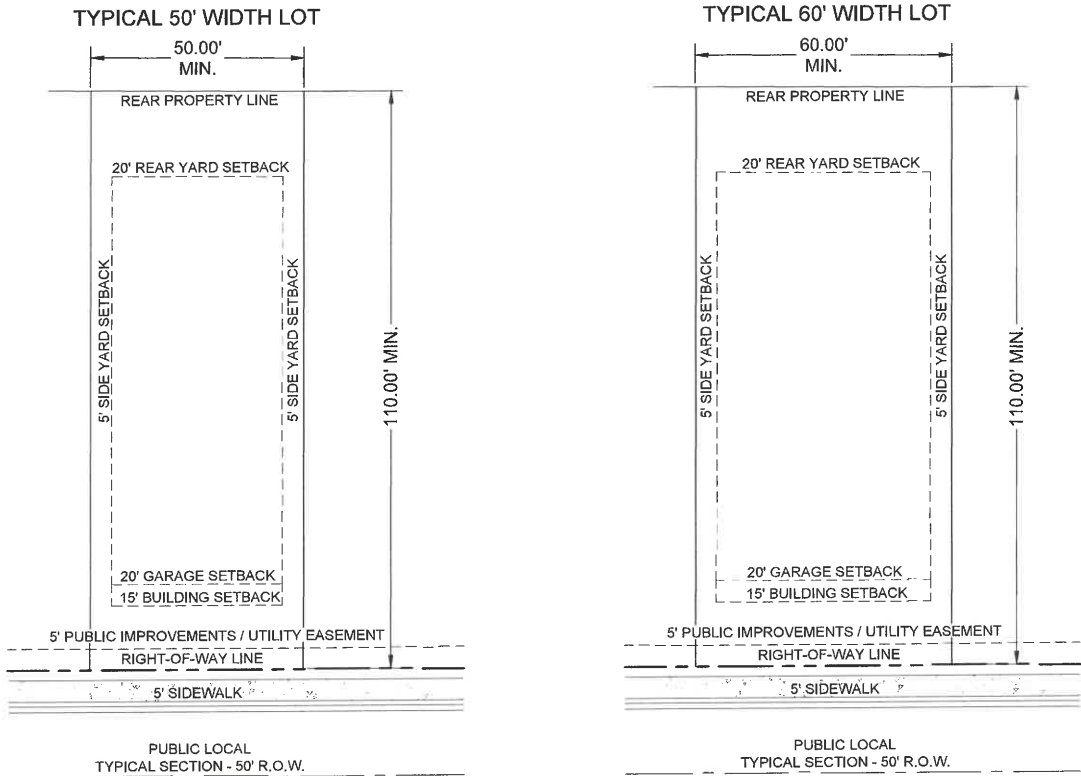
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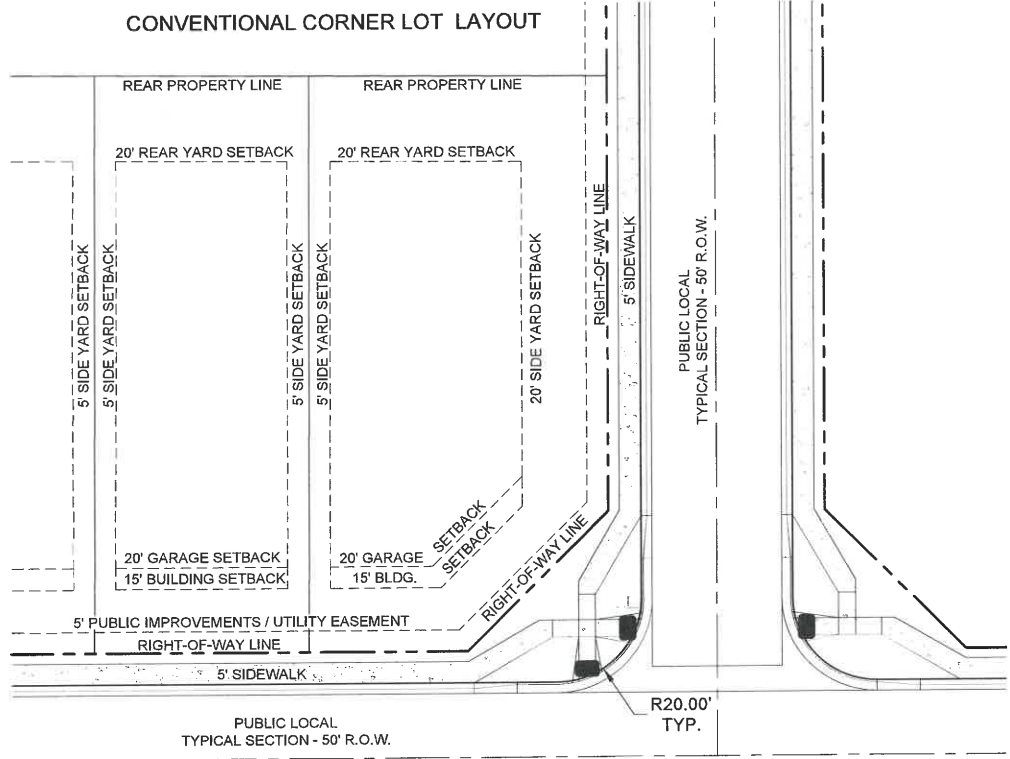
COVER SHEET

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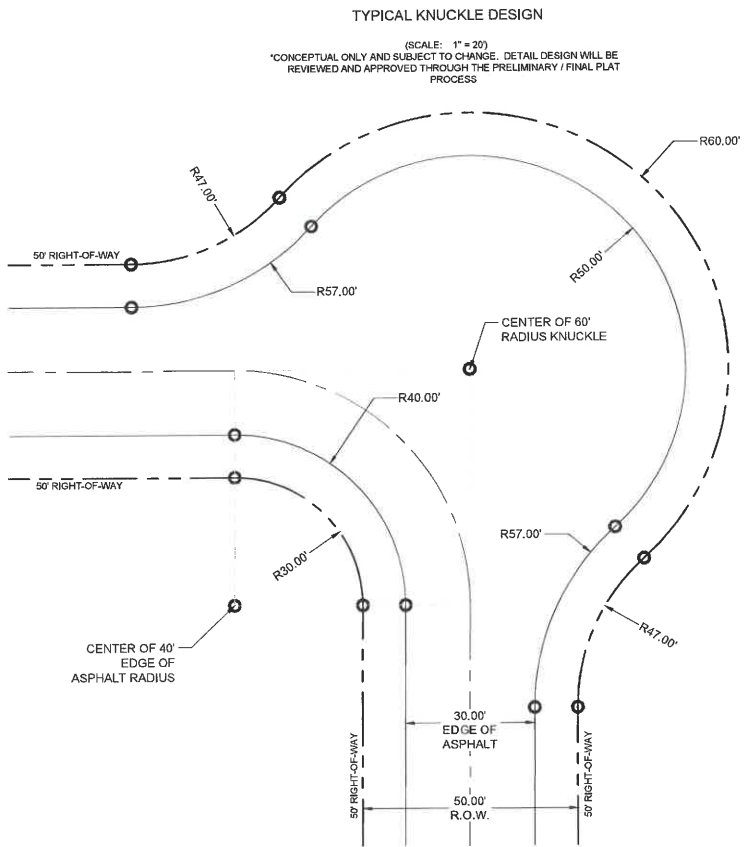
Sheet 1 of 40



- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
- THE SIDE SETBACK WILL BE 5' IF A MINIMUM OPEN SPACE TRACT IS PROVIDED OF 15' OR MORE, MEASURED FROM THE RIGHT OF WAY TO LOT LINE
- ON INTERIOR LOTS, SIDE YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- ON CORNER LOTS, FRONT AND SIDE YARD SETBACKS ARE MEASURED FROM THE RIGHT-OF-WAY. REAR YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- LOT WIDTH AND DEPTH FOR TYPICAL LOT VARIES, REFER TO PLAN FOR LOT SIZES.



- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
- SIDE YARDS ADJACENT TO A STREET R.O.W. SHALL BE 20' WHEN NO OPEN SPACE TRACT IS PRESENT.
- ON INTERIOR LOTS, SIDE YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- ON CORNER LOTS, FRONT AND SIDE YARD SETBACKS ARE MEASURED FROM THE RIGHT-OF-WAY. REAR YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- LOT WIDTH AND DEPTH FOR TYPICAL LOT VARIES, REFER TO PLAN FOR LOT SIZES.



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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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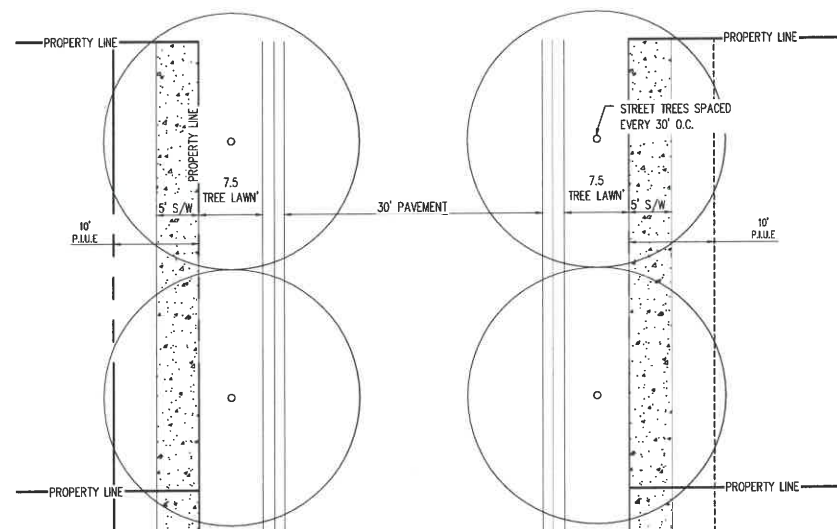
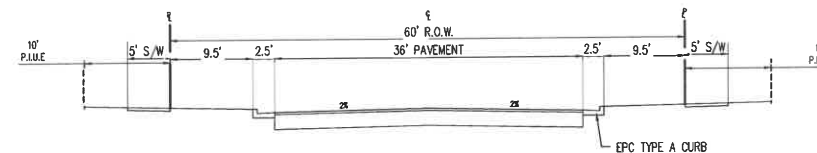
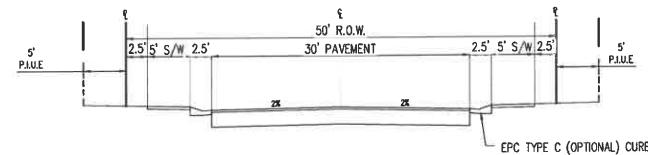
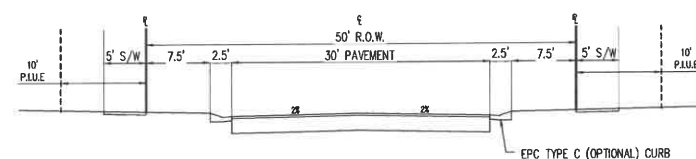
TYPICAL LOT SECTIONS

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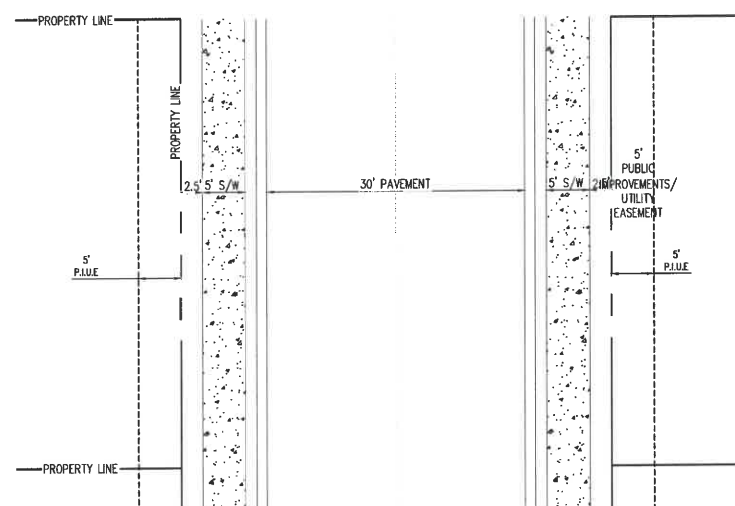
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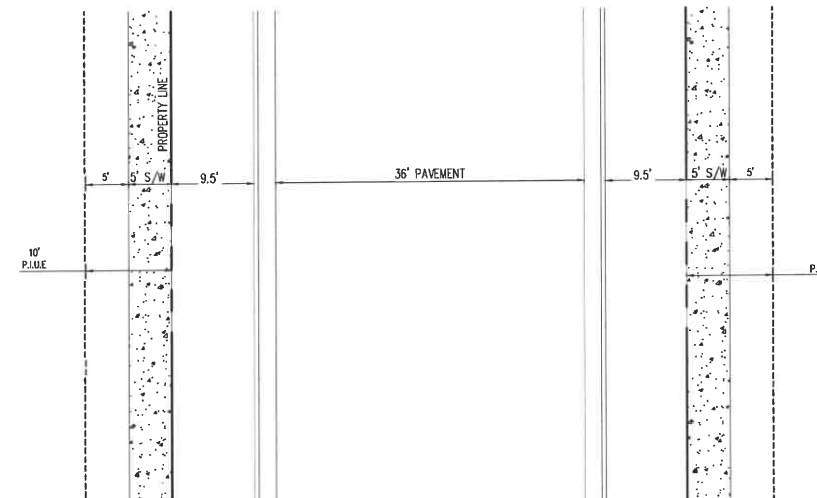
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7222 COMMERCE CENTER DR. SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057



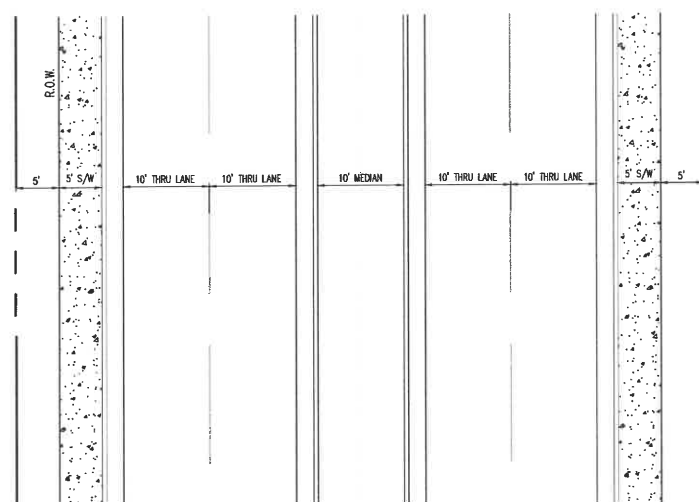
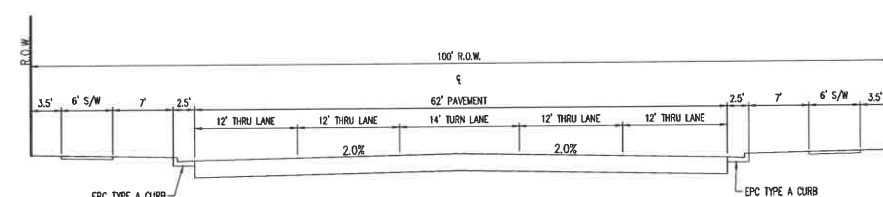
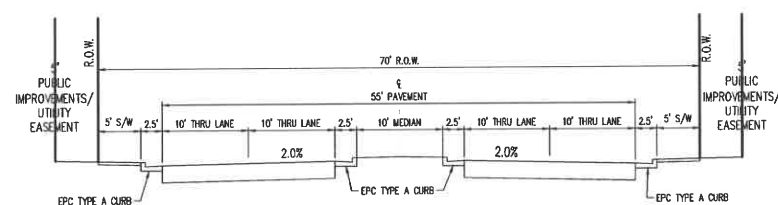
NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION
DETACHED SIDEWALK (URBAN LOCAL)
N.T.S.
(ROADS USING THIS SECTION: A,B,C,D,E)
P.I.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT



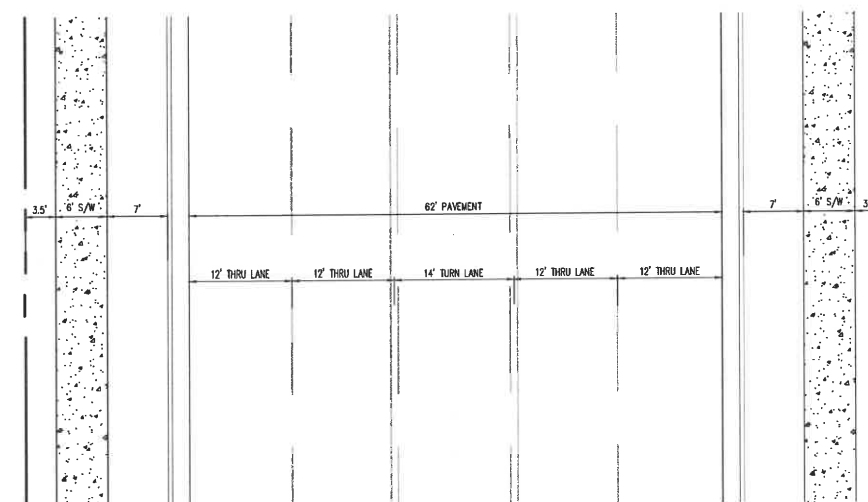
NEIGHBORHOOD STREET: 50' R.O.W. STREET SECTION
ATTACHED SIDEWALK (URBAN LOCAL)
N.T.S.
(ROADS USING THIS SECTION:
F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U)
P.I.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT



COLLECTOR: 60' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION:
RD F BTWN EASTONVILLE RD- RD L)
P.I.U.E = PUBLIC IMPROVEMENTS/UTILITY EASEMENT



COLLECTOR: 70' R.O.W. STREET SECTION
(URBAN COLLECTOR)
N.T.S.
(ROADS USING THIS SECTION: RD V)



COLLECTOR: 100' R.O.W. STREET SECTION
(MINOR ARTERIAL)
N.T.S.
(ROADS USING THIS SECTION: REX RD)

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TYPICAL ROAD SECTION

TYPICAL ROAD SECTION

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COLORADO SPRINGS CO 80919
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GRANDVIEW RESERVE FILING 1

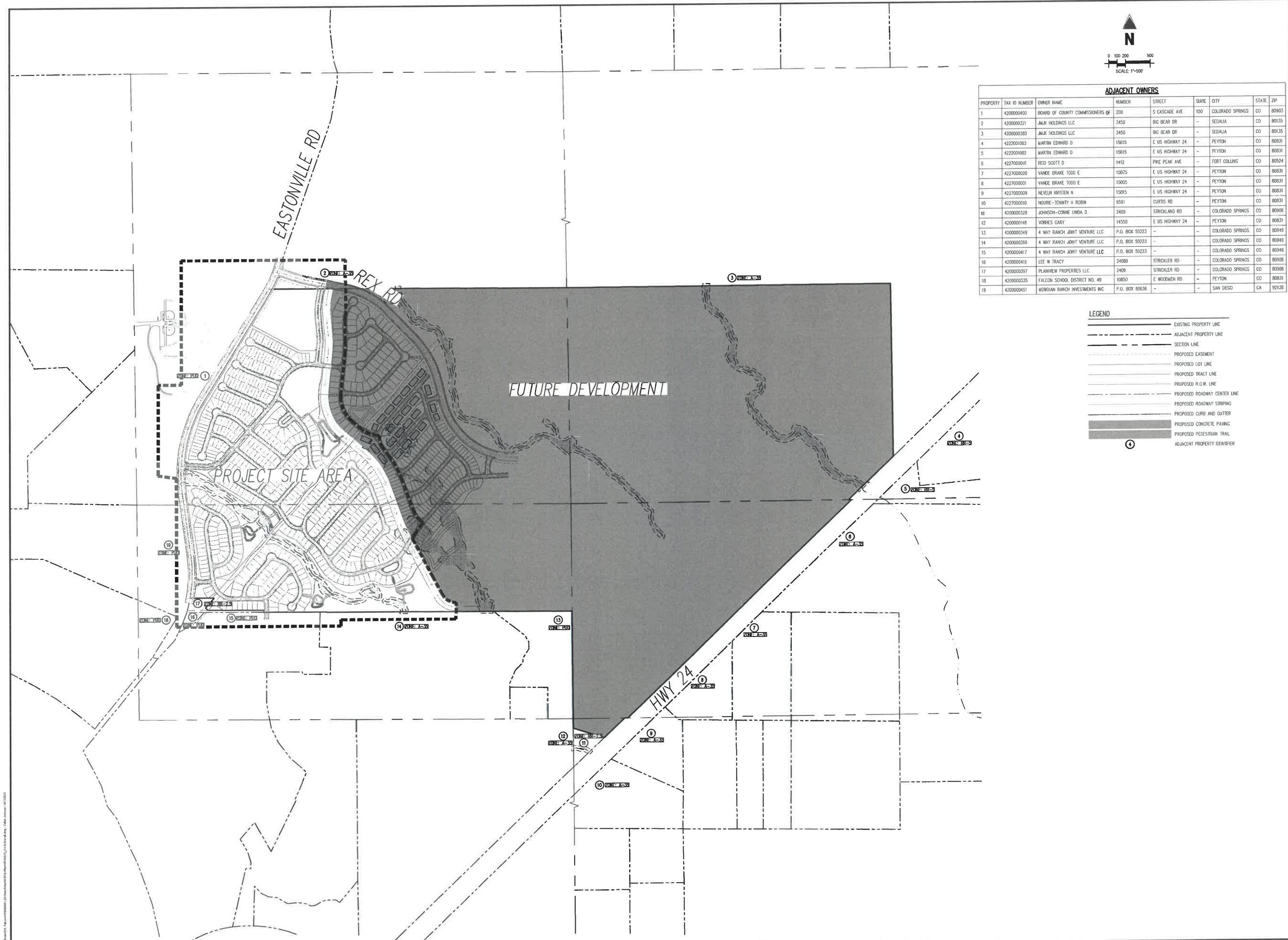
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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Project No:	HRG000001
Drawn By:	JDP
Checked By:	GRD
Date:	8/13/2021

OVERALL SITE PLAN -
ADJACENT PROPERTY
OWNERS

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Sheet 4 of 40

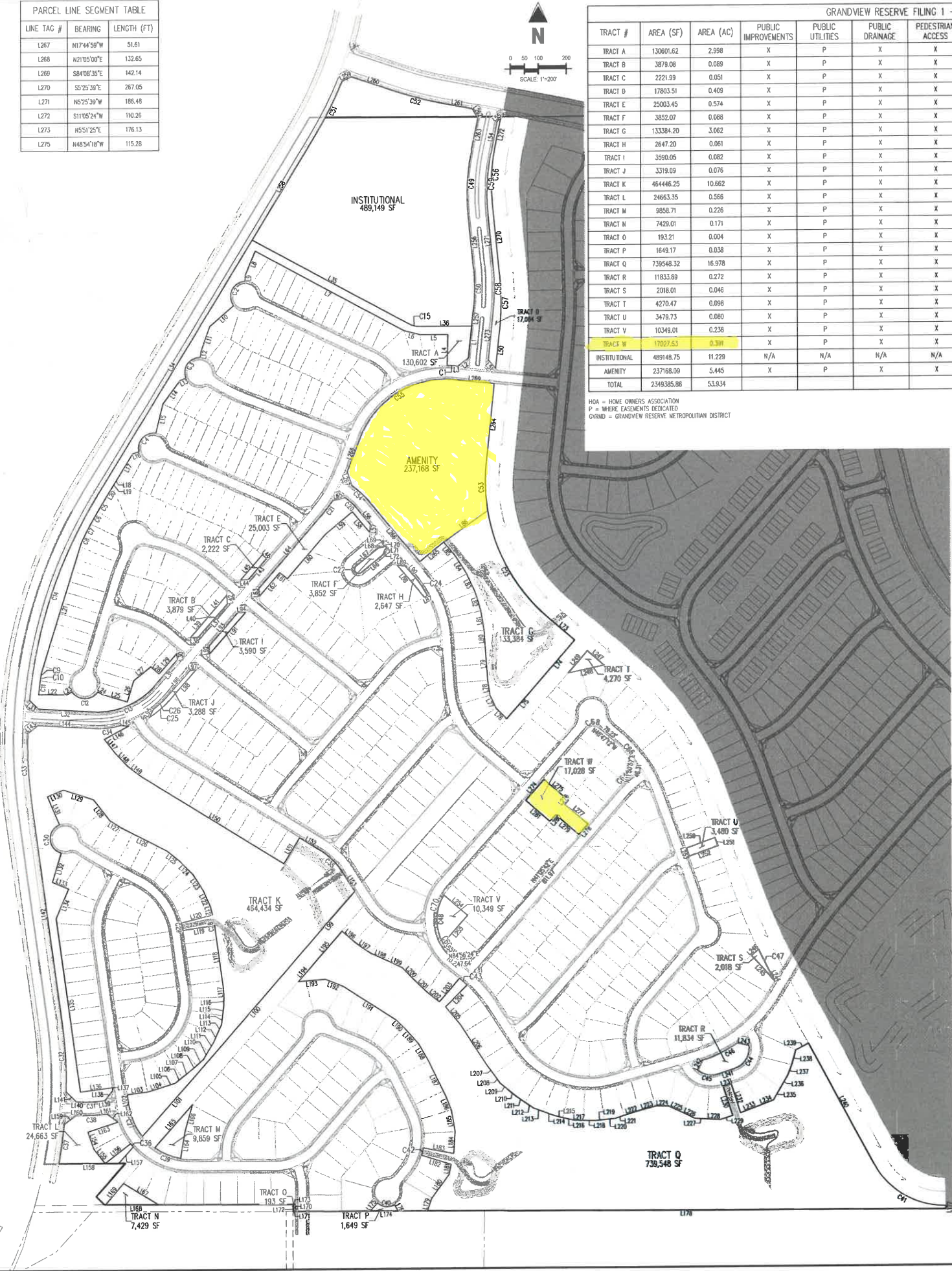


PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L1	S51°25'W	116.61
L2	S25°25'45"W	48.11
L3	N84°08'35"W	6.89
L4	N1°09'53"E	112.42
L5	N80°00'00"W	98.46
L6	N75°41'47"W	57.32
L7	N61°32'52"W	612.32
L8	S22°29'21"W	92.83
L9	S2°55'08"W	22.14
L10	S48°42'06"W	114.79
L11	S19°13'33"W	93.51
L12	S72°56'W	22.40
L13	S64°37'26"W	22.74
L14	S3°16'25"W	103.06
L15	S13°25'41"W	108.67
L16	S73°09'29"W	23.90
L17	S31°20'52"W	104.08
L18	S31°20'52"W	21.43
L19	S31°20'52"W	11.14
L20	S31°20'52"W	60.70
L21	S16°59'11"W	494.06
L22	S89°27'25"E	102.19
L23	N58°18'44"E	20.00
L24	S58°12'24"E	20.00
L25	S73°00'49"E	92.03
L26	N16°59'11"E	80.00
L27	N50°42'30"E	79.27
L28	S48°57'10"E	40.00
L29	N41°02'50"E	98.06
L30	S35°7'10"E	22.36
L31	S41°02'50"W	126.42
L32	N86°43'20"W	197.35
L33	N45°11'08"W	44.65
L34	N31°20'52"E	1079.45
L35	S61°32'52"E	650.28
L36	N80°00'00"E	193.10
L37	S41°02'50"W	159.50
L38	S86°02'50"W	29.88
L39	N41°02'50"E	100.48
L40	N46°57'10"W	0.47
L41	N41°02'50"E	101.89
L42	S35°7'10"E	30.65
L43	S41°02'50"W	101.10
L44	S86°02'50"W	28.28
L45	N41°02'50"E	121.10
L46	S48°57'10"E	20.00
L47	S51°25'W	135.11
L48	N41°14'55"W	40.95
L49	N11°05'24"E	120.00
L50	N53°35'31"E	14.80
L51	S39°33'41"E	66.73
L52	S5°26'19"W	28.28
L53	N39°33'41"W	97.42
L54	S50°26'19"W	127.65
L55	S41°02'50"W	211.98
L56	N48°57'10"W	34.69
L57	S41°02'50"W	113.21
L58	N76°13'43"E	45.73
L59	S50°26'19"W	102.74
L60	N50°26'19"E	102.74
L61	N80°30'45"E	19.16
L62	N50°26'19"E	7.24
L63	S39°33'41"E	10.80
L64	S50°26'19"W	7.24
L65	S20°21'55"W	19.16
L66	S49°18'05"E	121.67
L67	S40°41'55"W	207.01
L68	S40°56'09"W	168.47
L69	N43°26'02"W	53.77
L70	N25°30'00"W	52.11
L71	N7°58'53"W	54.50
L72	N3°46'10"W	120.00
L73	N3°54'05"W	61.96
L74	N8°54'53"W	71.33
L75	N16°33'36"W	71.33
L76	N23°57'28"W	71.33
L77	N3°21'48"31"W	75.55
L78	N38°43'58"W	66.60
L79	N5°42'50"E	192.65
L80	S62°28'08"W	12.03
L81	N38°33'41"W	151.27
L82	S84°33'41"E	28.28
L83	S39°33'41"E	95.62
L84	S41°02'50"W	199.56
L85	N3°57'10"W	28.28

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L93	N41°02'50"E	159.50
L94	N86°02'50"E	28.28
L95	S41°02'50"W	30.89
L96	N41°02'50"E	126.42
L97	N86°02'50"E	21.21
L98	S41°02'50"W	141.42
L99	S41°13'39"W	307.48
L100	S40°50'25"W	512.14
L101	S41°13'40"W	351.95
L102	N7°40'18"W	41.35
L103	N82°19'42"E	75.43
L104	N72°38'09"E	68.06
L105	N72°38'09"E	34.33
L106	N50°33'33"E	34.91
L107	N50°33'33"E	35.00
L108	N49°27'04"E	33.00
L109	N49°27'04"E	30.43
L110	N30°15'08"E	38.52
L111	N30°15'08"E	34.85
L112	N24°04'28"E	33.25
L113	N24°04'28"E	35.69
L114	N6°47'02"E	33.09
L115	N6°47'02"E	34.72
L116	N1°40'21"E	33.35
L117	N4°33'56"W	36.85
L118	N7°40'18"W	218.81
L119	S81°32'34"W	115.00
L120	N75°48'39"E	115.00
L121	N13°28'42"W	30.25
L122	N23°44'20"W	65.10
L123	N32°37'57"W	68.58
L124	N43°49'38"W	62.72
L125	N51°05'45"W	64.94
L126	N62°35'20"W	184.39
L127	N57°18'47"W	48.26
L128	N37°01'44"W	95.97
L129	N71°32'44"W	113.83
L130	S66°59'51"W	61.71
L131	S23°00'09"E	110.00
L132	S16°33'53"W	110.20
L133	S07°05'38"E	82.69
L134	S22°54'22"W	115.78
L135	S7°40'18"E	636.03
L136	N82°19'42"E	115.00
L137	S7°40'18"E	121.10
L138	S37°19'42"W	46.39
L139	S82°19'42"W	5.31
L140	N86°42'39"W	5.08
L141	N45°52'16"W	51.83
L142	N7°40'18"W	777.34
L143	N51°46'22"E	44.62
L144	S86°43'20"E	197.36
L145	S84°57'33"E	26.68
L146	S61°31'28"W	100.07
L147	S38°02'09"E	64.84
L148	S42°48'58"E	64.17
L149	S52°27'22"E	65.65
L150	S58°09'34"E	800.00
L151	N31°50'26"E	82.07
L152	S58°09'34"E	82.07
L153	S31°47'53"E	75.56
L154	S18°43'37"E	65.66
L155	S37°32'06"E	64.59
L156	N52°27'54"E	115.00
L157	S41°13'40"W	78.08
L158	S89°58'12"W	213.85
L159	N52°27'16"E	51.89
L160	S86°42'38"E	5.08
L161	N82°19'42"E	6.13
L162	S53°56'58"E	48.74
L163	S71°25'44"W	113.28
L164	S9°43'04"W	103.15
L165	N41°13'40"E	208.24
L166	S15°42'43"W	97.69
L167	S58°12'05"E	148.42
L168	N88°47'08"W	191.14
L169	N39°59'28"E	101.14
L170	S01°29'52"W	25.00
L171	N88°47'08"W	7.73
L172	N01°29'52"W	25.00
L173	S88°47'08"E	7.73
L174	N88°47'07"W	100.24
L175	N41°00'12"E	37.46
L176	S28°26'05"E	25.55
L177	S07°25'52"W	11.64
L178	N88°47'08"W	1861.17
L179	N17°55'09"E	45.77

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L180	N35°45'21"E	108.02
L181	N10°00'08"E	37.96
L182	N72°21'06"W	110.00
L183	S79°13'52"E	110.00
L184	N3°52'37"E	80.40
L185	N9°54'27"W	80.40
L186	N21°03'20"W	49.72
L187	N25°18'42"W	142.93
L188	N29°41'37"W	74.63
L189	N40°55'26"W	77.00
L190	N45°01'16"W	35.50
L191	N57°00'05"W	226.61
L192	N67°41'53"W	69.48
L193	S85°38'40"W	98.48
L194	N40°50'23"E	71.91
L195	N41°13'39"E	169.43
L196	S48°46'21"E	59.70
L197	S5°40'33"E	72.11
L198	S65°51'17"E	65.58
L199	S63°59'47"E	60.47
L200	S42°47'47"E	61.86
L201	S45°52'08"E	61.12
L202	S51°12'58"E	57.33
L203	N39°46'45"E	109.94
L204	S44°11'15"W	110.00
L205	S39°10'26"E	84.39
L206	S32°32'07"E	176.75
L207	S35°14'05"E	40.97
L208	S35°14'05"E	38.44
L209	S50°48'17"E	36.82
L210	S50°48'17"E	36.21
L211	S54°27'32"E	38.40
L212	S55°47'05"E	37.47
L213	S69°15'46"E	37.61
L214	S69°15'46"E	42.08
L215	S76°22'46"E	32.65
L216	S76°22'46"E	40.64
L217	S89°03'23"E	34.39
L218	S89°03'23"E	39.50
L219	N64°38'54"E	35.19
L220	N64°38'54"E	40.18
L221	N70°39'34"E	34.95
L222	N73°40'28"E	58.21
L223	N74°26'07"E	60.00
L224	S89°42'56"E	47.31
L225	S64°13'44"E	54.38
L226	S64°13'44"E	50.99
L227	S89°35'57"E	44.83
L228	S89°35'57"E	45.33
L229	N72°16'52"E	48.24
L230	N17°54'39"W	110.00
L231	N72°05'21"E	30.00
L232	S17°54'39"E	110.00
L233	N66°38'29"E	76.84
L234	N66°38'29"E	49.70
L235	N29°48'31"E	49.97
L236	N29°48'31"E	52.64
L237	N21°23'57"E	41.61
L238	N15°12'22"E	55.03
L239	N62°11'36"E	51.14
L240	S27°48'24"E	496.83
L241	S72°05'21"W	63.94
L242	N62°02'55"E	38.89
L243	S78°42'02"E	41.11
L244	S27°48'24"E	27.50
L245	N41°36'00"W	125.45
L246	N48°23'58"E	33.43
L247	S49°18'05"E	80.22
L248	S77°41'32"W	133.31
L249	N40°41'55"E	106.48
L250	N70°11'54"E	110.00
L251	S19°48'06"E	31.63
L252	S70°11'54"W	110.00
L253	N19°48'06"W	31.63
L254	S48°54'18"E	112.64
L255	S41°05'42"W	134.26
L256	S5°25'49"E	186.48
L257	S55°12'52"W	59.52
L258	N31°20'52"E	437.92
L259	N64°48'29"E	36.02
L260	S71°02'24"E	160.69
L261	S78°54'36"E	116.30
L262	S31°01'13"E	37.92
L263	S11°05'24"W	119.82
L264	S5°51'25"W	291.84
L265	S50°26'19"W	110.00
L266	N39°33'41"W	283.34

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L267	N17°44'59"W	51.61
L268	N21°05'00"E	132.65
L269	S84°08'35"E	142.14
L270	S5°25'39"E	267.05
L271	N5°25'39"W	186.48
L272	S11°05'24"W	110.26
L273	N55°12'57"E	176.13
L275	N48°54'18"W	115.28



GRANDVIEW RESERVE FILING 1 – TRACT TABLE											
TRACT #	AREA (SF)	AREA (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PUBLIC DRAINAGE	PEDESTRIAN ACCESS	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
TRACT A	130601.62	2.998	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT B	3879.08	0.089	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT C	2221.99	0.051	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT D	17803.51	0.409	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT E	25003.45	0.574	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT F	3852.07	0.088	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT G	133384.20	3.062	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT H	2647.20	0.061	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT I	3590.06	0.082	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT J	3319.09	0.076	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT K	46446.25	10.662	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT L	24663.35	0.566	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT M	9858.71	0.226	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT N	7429.01	0.171	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT O	193.21	0.004	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT P	1649.17	0.038	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT Q	739548.32	16.978	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT R	11833.89	0.272	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT S	2018.01	0.046	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT T	4270.47	0.098	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT U	3478.73	0.080	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT V	10349.01	0.238	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TRACT W	17027.53	0.391	X	P	X	X	X	X	X	HOA OR GRVMD	HOA OR GRVMD
INSTITUTIONAL	489148.75	11.229	N/A	N/A	N/A	N/A	N/A	N/A	N/A	HOA OR GRVMD	HOA OR GRVMD
AMENITY	237168.09	5.445	X	P	X	X	X		X	HOA OR GRVMD	HOA OR GRVMD
TOTAL	2349385.86	53.934									

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FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

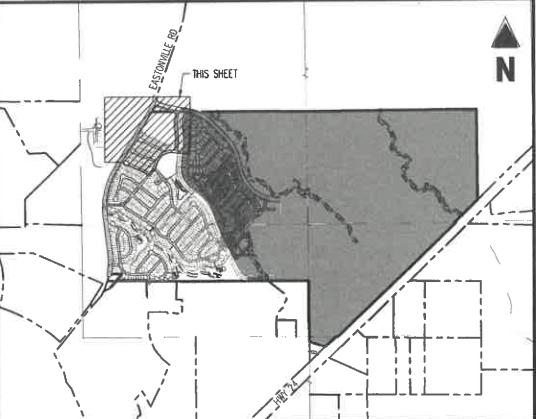
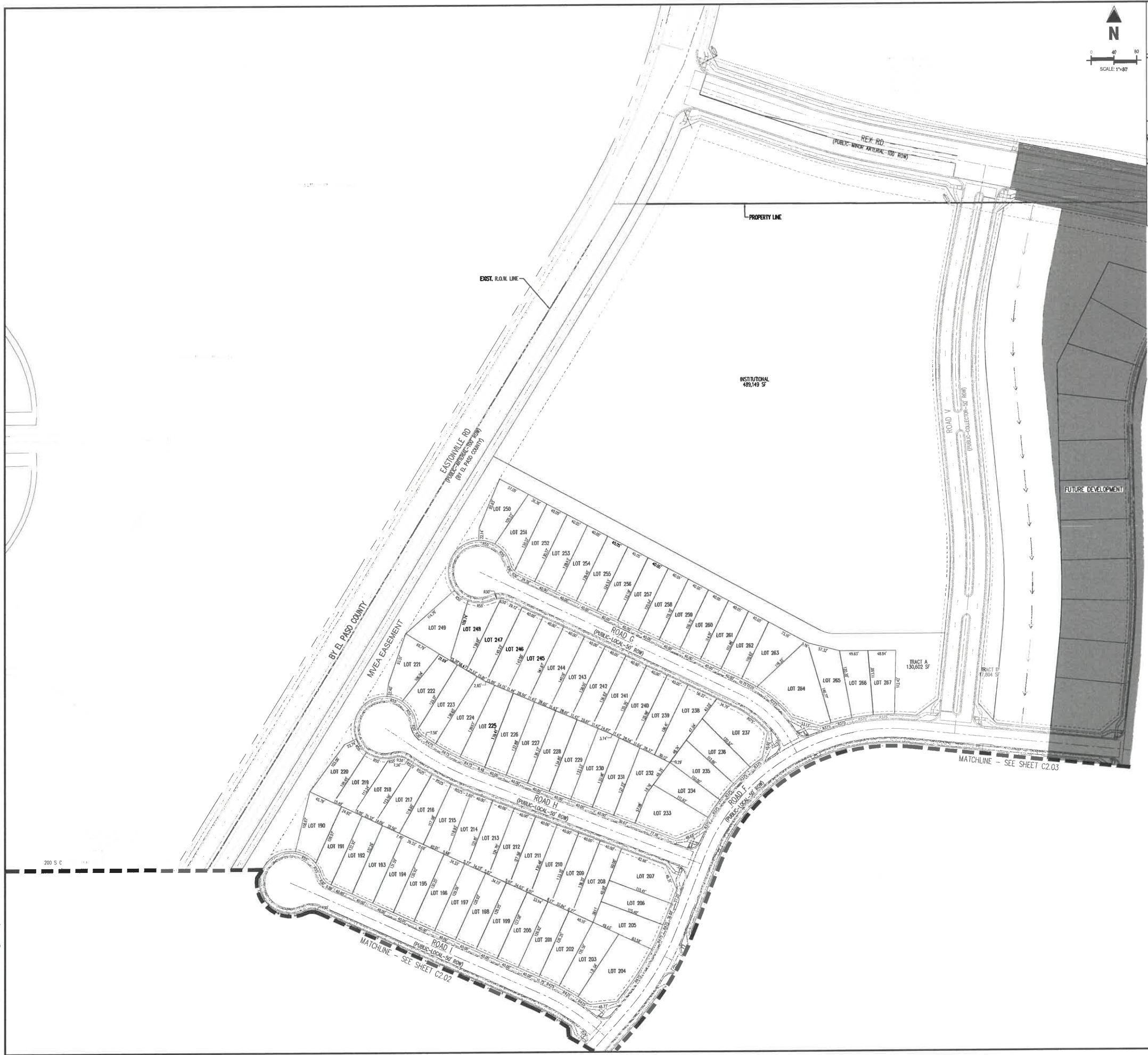
EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

[illegible]

Project No:	HRG000001
Drawn By:	JDP
Checked By:	GRD
Date:	8/13/2021

OVERALL LOT LAYOUT
PLAN

C2.00
Sheet 6 of 40



- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
 - SECTION LINE
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING FENCE LINE
 - PROPOSED EASEMENT
 - PROPOSED LOT LINE
 - PROPOSED R.O.W. LINE
 - PROPOSED ROADWAY CENTER LINE
 - PROPOSED ROADWAY STRIPING
 - PROPOSED CURB AND GUTTER
 - PROPOSED CONCRETE PAVING
 - PROPOSED PEDESTRIAN TRAIL
 - PROPOSED ROADWAY AND STOP SIGN
 - PROPOSED PEDESTRIAN RAMP
 - EXISTING WETLANDS
 - EXISTING LIMITS OF WETLAND
 - EXISTING WETLAND SETBACK
 - PROPOSED CENTERLINE OF CHANNEL
 - PROPOSED CHANNEL EASEMENT
 - PROPOSED RIP RAP
 - PROPOSED MAINTENANCE ACCESS ROAD
 - FUTURE GRANDVIEW RESERVE DEVELOPMENT
 - EASTONVILLE RD AND REX RD (DEVELOPMENT BY OTHERS)

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**PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1**

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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1			
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Project No: HRG000001
Drawn By: JDP
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Date: 8/12/2021

LOT LAYOUT PLAN

C2.01
Sheet 7 of 40

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UPD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

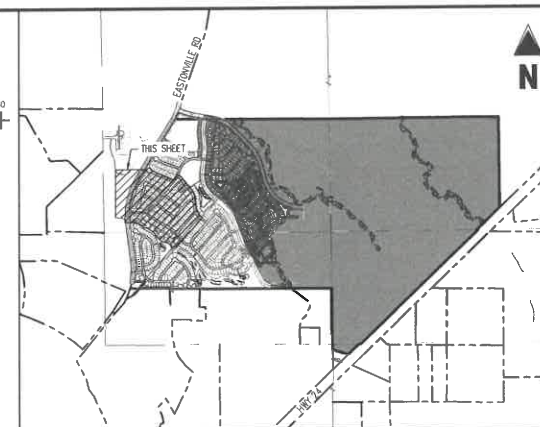
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Project No:	HRG000001
Drawn By:	JDP
Checked By:	GRD
Date:	8/12/2021

LOT LAYOUT PLAN

C2.02

Sheet 8 of 40



KEY MAP SCALE: (1"=2,000')

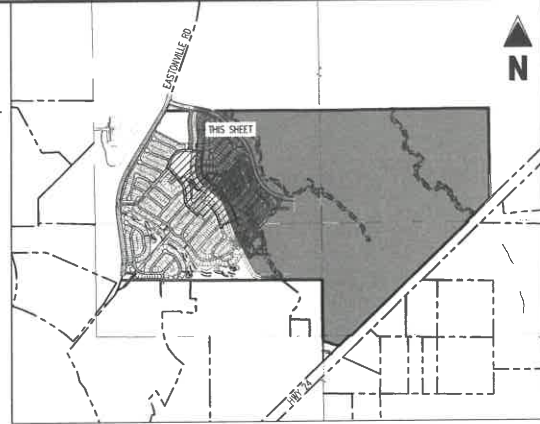
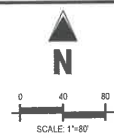
- ### LEGEND
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| | EXISTING PROPERTY LINE |
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| | EXISTING OVERHEAD ELECTRIC LINE |
| | EXISTING FENCE LINE |
| | PROPOSED EASEMENT |
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| | PROPOSED R.O.W. LINE |
| | PROPOSED ROADWAY CENTER LINE |
| | PROPOSED ROADWAY STRIPING |
| | PROPOSED CURB AND GUTTER |
| | PROPOSED CONCRETE PAVING |
| | PROPOSED PEDESTRIAN TRAIL |
| | PROPOSED ROADWAY AND STOP SIGN |
| | PROPOSED PEDESTRIAN RAMP |
| | EXISTING WETLANDS |
| | EXISTING LIMITS OF WETLAND |
| | EXISTING WETLAND SETBACK |
| | PROPOSED CENTERLINE OF CHANNEL |
| | PROPOSED CHANNEL EASEMENT |
| | PROPOSED RIP RAP |
| | PROPOSED MAINTENANCE ACCESS ROAD |
| | FUTURE GRANDVIEW RESERVE DEVELOPMENT |
| | EASTONVILLE RD AND REX ROAD (DEVELOPMENT BY OTHERS) |

CAUTION - NOTICE TO CONTRACTOR

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



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LEGEND

---	EXISTING PROPERTY LINE
---	ADJACENT PROPERTY LINE
---	EXISTING BUFFER
---	SECTION LINE
OH OH	EXISTING OVERHEAD ELECTRIC LINE
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---	PROPOSED EASEMENT
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811
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FAX: 844.273.1057

**PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1**

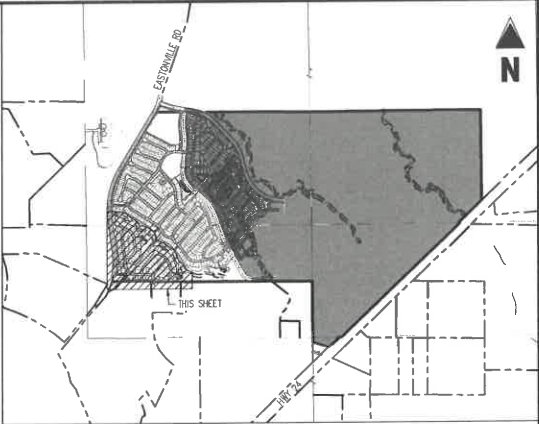
**EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831**

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Project No: HRG000001
Drawn By: JDP
Checked By: GRD
Date: 8/12/2021

LOT LAYOUT PLAN

C2.03
Sheet 9 of 40



- LEGEND**
- EXISTING PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - EXISTING BUFFER
 - SECTION LINE
 - EXISTING OVERHEAD ELECTRIC LINE
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CAUTION - NOTICE TO CONTRACTOR

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

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Project No: HRG000001
Drawn By: JDP
Checked By: GRD
Date: 8/12/2021

LOT LAYOUT PLAN

C2.04

Sheet 10 of 40

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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

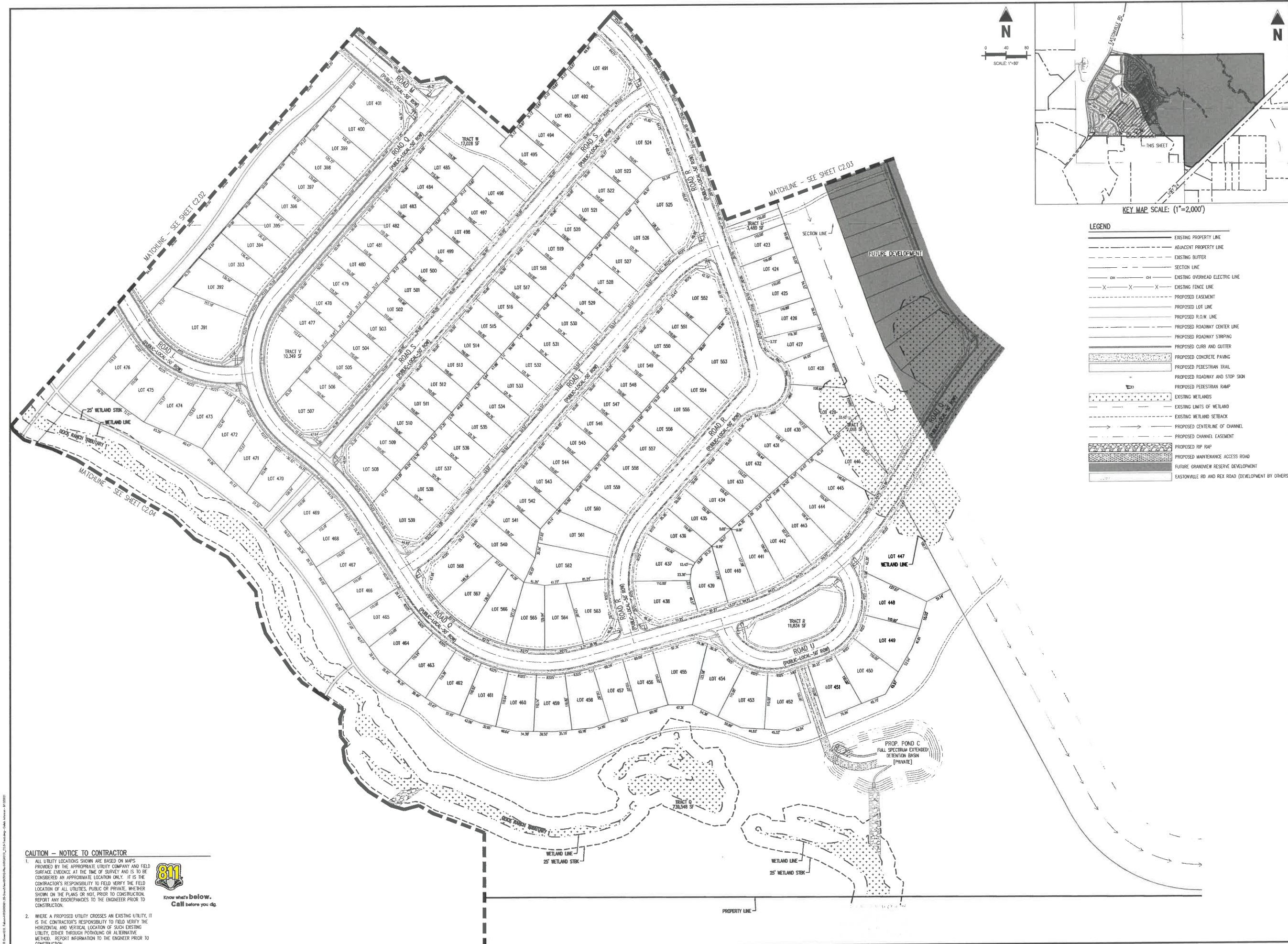
EASTONVILLE RD
 DEL PASO COUNTY, PEYTON, CO 80831[illegible]

Project No:	HRG00000
Drawn By:	JDR
Checked By:	GRD
Date:	8/12/202

LOT LAYOUT PLAN

C2.05

Steel 11 of 40



CAUTION - NOTICE TO CONTRACTOR

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



Know what's below.
Call before you dig.

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

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HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR. SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

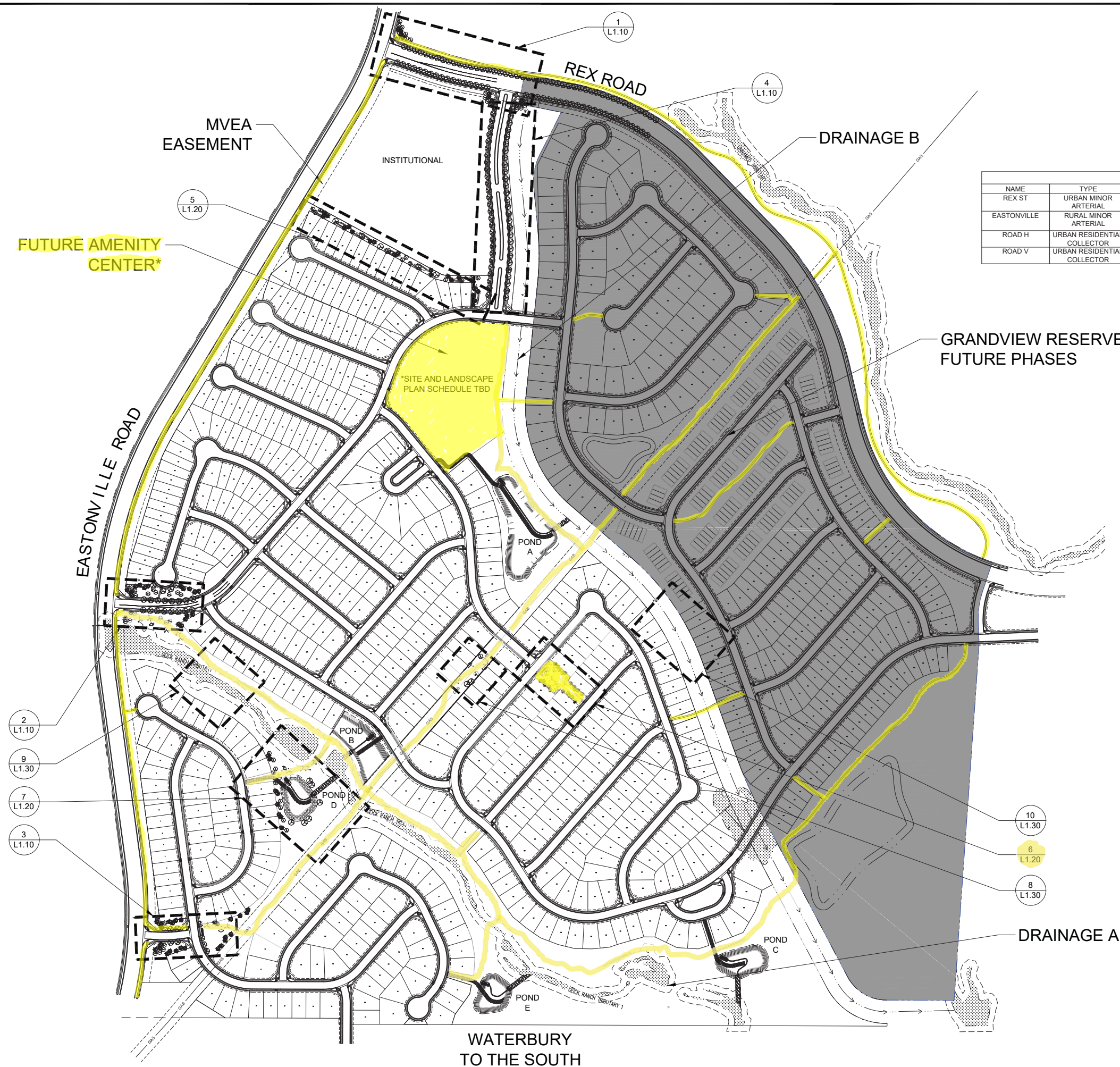
EASTONVILLE RD
 DEL PASO COUNTY, PEYTON, CO 80831[illegible]

Project No:	HRG 1.20
Drawn By:	JK
Checked By:	JFR/ PS
Date:	2021.08.13

LANDSCAPE OVERVIEW
PLAN

L1.00

Sheet 36 of 40



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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

[illegible]

Project No: HRG 1.20

Drawn By: JK

Checked By: JFR/PS

Date: 2021.08.13

DETAILED LANDSCAPE PLAN

L1.10

Sheet 37 of 40



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PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

[illegible]

Project No: HRG 1.20

Drawn By: JK

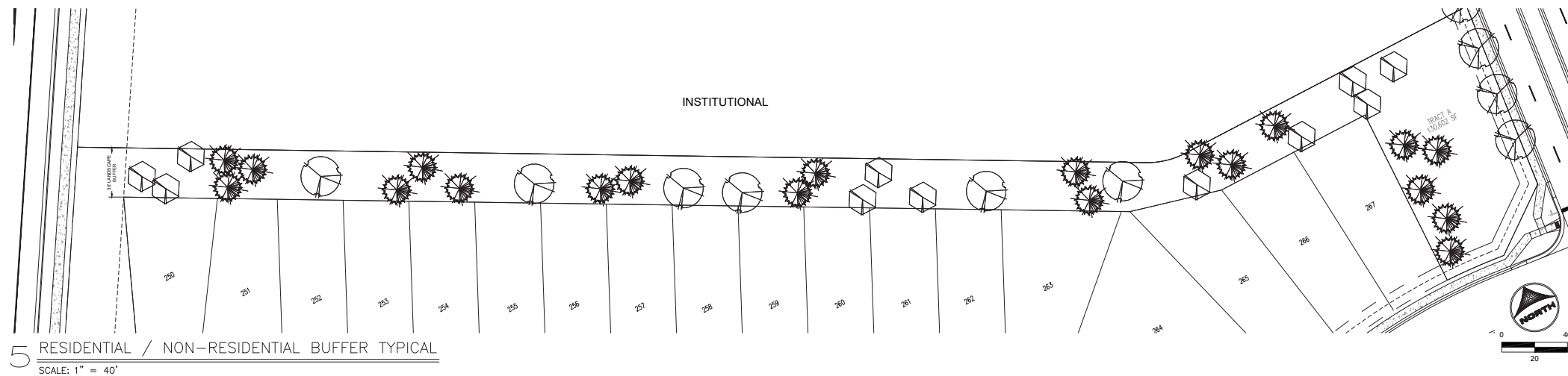
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Date: 2021.08.13

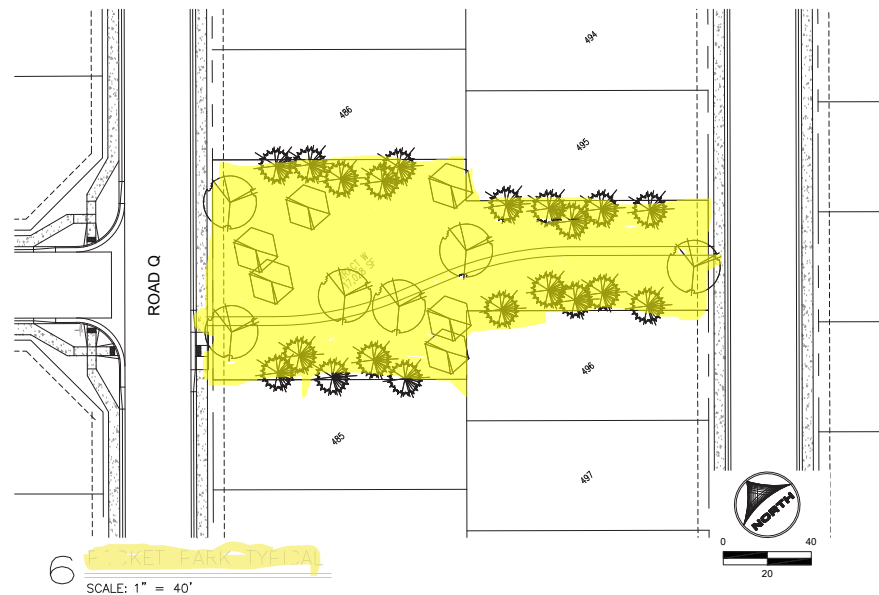
DETAILED LANDSCAPE PLAN

L1.20

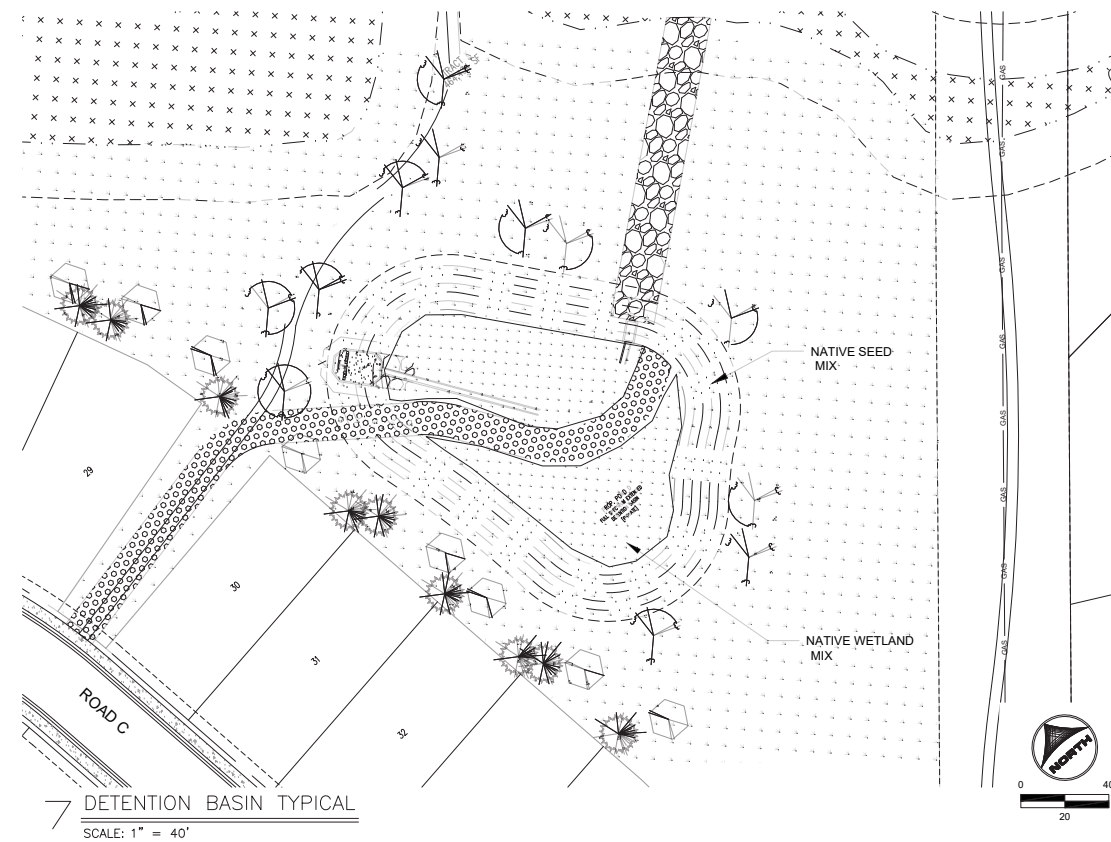
Sheet 38 of 40



5 RESIDENTIAL / NON-RESIDENTIAL BUFFER TYPICAL
SCALE: 1" = 40'



6 FROCKET PARK TYPICAL
SCALE: 1" = 40'



7 DETENTION BASIN TYPICAL
SCALE: 1" = 40'

CONCEPTUAL DESIGN NOTE

1. LANDSCAPING AS SHOWN IS CONCEPTUAL ONLY AND SUBJECT TO CHANGE.
2. DETAILED DESIGN WILL BE REVIEWED AND REVIEWED THROUGH THE PRELIMINARY/FINAL PLAT PROCESS.

LEGEND



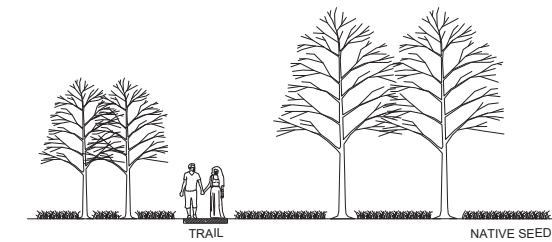
CANOPY
TREE



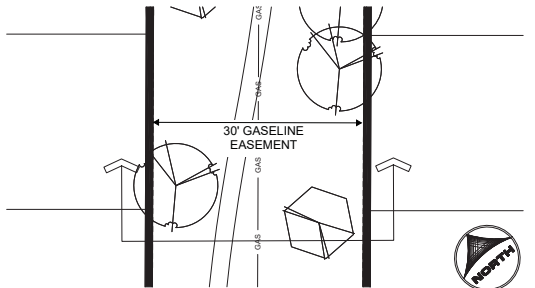
ORNAMENTAL
TREE



EVERGREEN
TREE



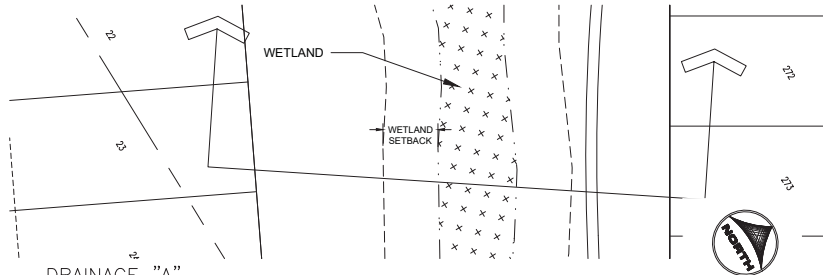
8 TRAIL SECTION SECTION
SCALE: 1" = 10'



8 TRAIL SECTION TYPICAL
SCALE: 1" = 40'

RESIDENTIAL PROPERTY BOUNDARY

NATIVE SEED



9 DRAINAGE "A" CHANNEL CORRIDOR TYPICAL
SCALE: 1" = 40'

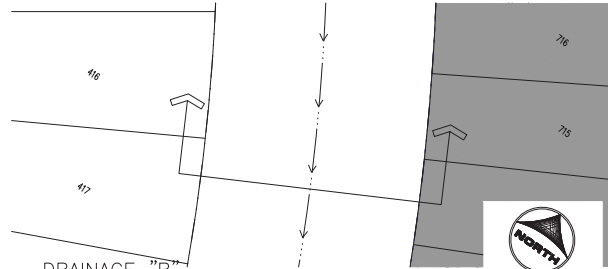
RESIDENTIAL PROPERTY BOUNDARY

RESIDENTIAL PROPERTY BOUNDARY

100' CHANNEL CORRIDOR

NATIVE SEED

10 DRAINAGE "B" CHANNEL CORRIDOR SECTION
SCALE: 1" = 10'



10 DRAINAGE "B" CHANNEL CORRIDOR TYPICAL
SCALE: 1" = 40'

RESIDENTIAL PROPERTY BOUNDARY

TRAIL

NATIVE SEED

9 DRAINAGE "A" CHANNEL CORRIDOR SECTION
SCALE: 1" = 10'

PLANT LIST

DECIDUOUS TREES		KEY	HEIGHT	WIDTH	SIZE	COND
	ACER GLABRUM ROCKY MOUNTAIN MAPLE	AG	20'	15'	2"	B&B
	CELTIS OCCIDENTALIS HACKBERRY	CO	45'	45'	2.5"	B&B
	TILIA AMERICANA REDMOND AMERICAN LINDEN	TA	50'	40'	2.5"	B&B
	ULMUS X 'FRONTIER' FRONTIER ELM	UF	40'	30'	2"	B&B
EVERGREEN TREES		KEY	HEIGHT	WIDTH	SIZE	COND
	JUNIPERUS SCOPULORUM 'MOONGLOW' MOONGLOW UPRIGHT JUNIPER	JS	15'	8'	#7 GAL	CONT
	PINUS FLEXILIS 'VANDERWOLFS PYRAMID' VANDERWOLFS LIMBER PINE	PF	25'	15'	6"	B&B
	PINUS NIGRA AUSTRIAN PINE	PN	50'	25'	8"	B&B
	PICEA PUNGENS 'BAKERI' BAKERI BLUE SPRUCE	PP	30'	12'	6"	B&B
ORNAMETAL TREES		KEY	HEIGHT	WIDTH	SIZE	COND
	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	MP	20'	20'	2"	B&B
	PRUNUS MAACKII 'CANADA RED' CANADA RED CHOKECHERRY	PM	25'	20'	2"	B&B
	ROBINIA PSEUDOACACIA 'PURPLE ROBE' PURPLE ROBE LOCUST	RP	40'	30'	2.5"	B&B
SHRUBS		KEY	HEIGHT	WIDTH	SIZE	COND
	BERBERIS THUNBERGII 'CONCORDE' CONCORDE JAPANESE BARBERRY	BT	2'	3'	5 GAL	CONT
	BUXUS 'GREEN VELVET' GREEN VELVET BOXWOOD	BG	4'	4'	5 GAL	CONT
	CORNUS SERICEA 'ISANTI' ISANTI REDOSIER DOGWOOD	CS	5'	6'	5 GAL	CONT
	EUONYMUS ALATA 'COMPACT' DWARF BURNING BUSH	EA	5'	5'	5 GAL	CONT
	EUONYMUS KIAUTSCHOVICUS MANHATTAN EUONYMUS	EK	4'	4'	5 GAL	CONT
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	JH	1'	8'	5 GAL	CONT
	MOHONIA REPENS CREEPING OREGON GRAPE HOLLY	MR	1.5'	3'	5 GAL	CONT
	PEROVSKIA ATRIPLICIFOLIAQ RUSSIAN SAGE	RS	4'	4'	5 GAL	CONT
	PRUNUS X CISTENA PURPLELEAF SAND CHERRY	PC	6'	6'	5 GAL	CONT
	RIBES ALPINUM 'GREEN MOUND' GREEN MOUND ALPINE CURRANT	RA	4'	3'	5 GAL	CONT
	SPIRAEA JAPONICA 'FROEBELII' FROEBEL SPIRIRA	SJ	4'	4'	5 GAL	CONT
	SYRINGA PATULA 'MISS KIM' MISS KIM LILAC	SM	5'	5'	5 GAL	CONT
GRASSES		KEY	HEIGHT	WIDTH	SIZE	COND
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	CA	5'	2'	1 GAL	CONT
	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' SAPPHIRE BLUE OAT GRASS	HS	2'	1.5'	1 GAL	CONT
	PANICUM VIRGATUM 'SHENANDOAH' SHENANDOAH SWITCH GRASS	PV	4'	1.5'	1 GAL	CONT
PERENNIALS		KEY	HEIGHT	WIDTH	SIZE	COND
	ASTER ALPINUS ALPINE ASTER	AA	1'	1.5'	1 GAL	CONT
	ASTILBE CHINENSIS 'WHITE' FALSE SPIREA	AC	2'	2'	1 GAL	CONT
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	HD	1'	1'	1 GAL	CONT
	HEUCHERA X BRIZOIDES 'FIREFLY' CORAL BELL FIREFLY	HB	1.5'	1.5'	1 GAL	CONT
	HOSTA 'ROYAL STANDARD' ROYAL STANDARD HOSTA	HR	2'	3'	1 GAL	CONT
	LEUCANTHEMUM X SUPERBUM 'BECKY' SHASTA DAISY	LS	2.5'	2'	1 GAL	CONT
	LUPINUS ARGENTEUS LUPINE	LA	2'	2'	1 GAL	CONT
	PENSTEMON BARBATUS BEARDLIP PENSTEMON	PB	3'	1.5'	1 GAL	CONT
	SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SALVIA	SS	1.5'	1.5'	1 GAL	CONT
	SEDUM X 'AUTUMN JOY' AUTUMN JOY SEDUM	SA	2'	1.5'	1 GAL	CONT

SEEDING SPECIFICATIONS

PAWNEE BUTTES SEED INC.

NATIVE SEEDING

PBSI LOW GROW NATIVE SEED MIX	
25%	ARIZONA FESCUE
25%	SANDBERG BLUEGRASS
25%	ROCKY MOUNTAIN FESCUE
25%	BIG BLUEGRASS (SHERMAN)

SEEDING RATE: 5LBS/1,000 SQ. FT.

DETENTION SEEDING

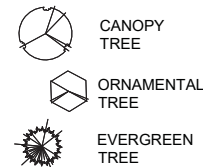
PBSI DETENTION/WETLAND SEED MIX	
45%	REED CANARY GRASS
25%	IMPROVED MEDOW BROME
25%	GARRISON CREEPING FOXTAIL (COATED)
5%	CLIMAX, TIMOTHY

SEEDING RATE: 10LBS/ACRE

CONCEPTUAL DESIGN NOTE

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LEGEND



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COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

PUD PRELIMINARY PLAN
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD
EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Init.
01	2021.08.13	FIRST SUBMITTAL	
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Project No:	HRG 1.20
Drawn By:	JK
Checked By:	JFR/PS
Date:	2021.08.13

DETAILED LANDSCAPE PLAN

GRANDVIEW RESERVE SKETCH PLAN

TOWNSHIP T12S, RANGE R64W, 38.9847°N 104.5520°W
EAST OF EASTONVILLE RD., WEST OF HWY 24, NORTH OF STAPLETON RD.
EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 21, A PORTION OF THE SOUTH HALF OF SECTION 22, A PORTION OF THE NORTH HALF OF SECTION 28, AND A PORTION OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PS INC PLS 30087 1996", AND BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PS INC PLS 30087 1996", BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°52'26"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2645.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°41'03"E ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 3938.19 FEET; THENCE S00°41'58"E ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, A DISTANCE OF 2,117.66 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THAT WARRANTY DEED RECORDED IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

- S45°55'49"W, A DISTANCE OF 758.36 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22;
- N89°38'06"E ON SAID SOUTH LINE, A DISTANCE OF 36.18 FEET;
- S45°55'49"W, A DISTANCE OF 3818.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

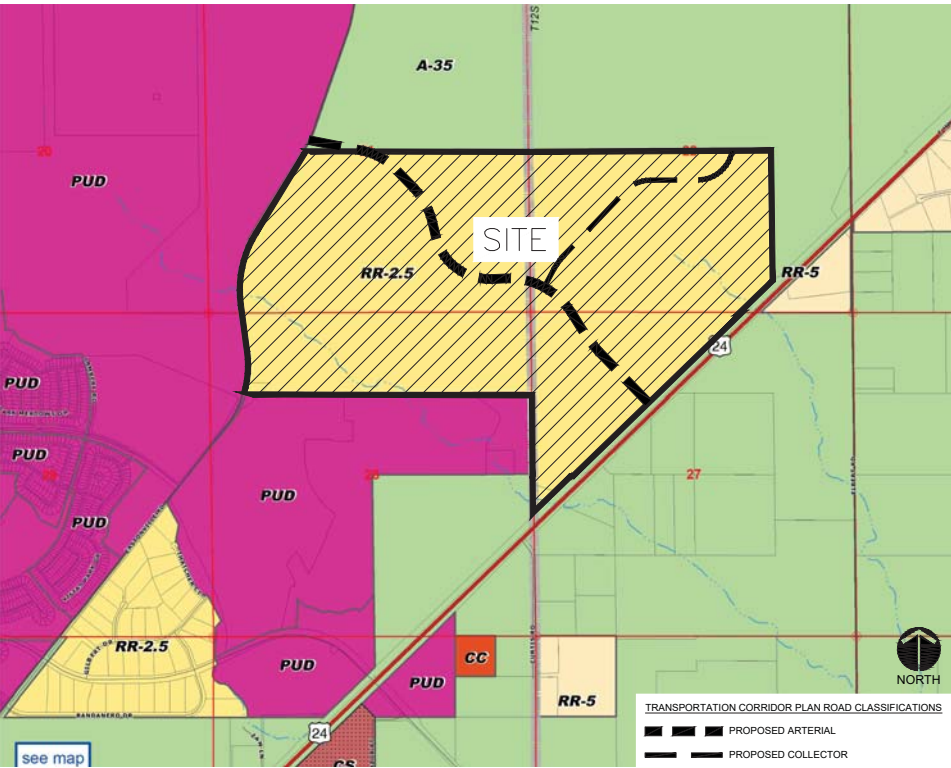
NOTES

GENERAL NOTES

- A TOTAL OF 3260 DWELLING UNITS ARE ALLOWED WITHIN THE GRANDVIEW RESERVE PROJECT.
- CLUSTERING OF UNITS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED, BUT NOT REQUIRED, SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN ALTERNATIVES.
- A DENSITY TRANSFER MAY BE PERMITTED ON GRANDVIEW RESERVE FOR ALL RESIDENTIAL DISTRICTS. THIS TRANSFER WOULD BE PROPOSED AT THE TIME OF REZONING AND/OR PRELIMINARY PLAN (WHERE APPROPRIATE) AND WOULD NEED TO BE REVIEWED BY STAFF TO ENSURE THAT THE OVERALL DEVELOPMENT CONCEPT IS ADHERED TO, A DENSITY TRANSFER NOT TO EXCEED TWENTY PERCENT (20%) OF THE MAXIMUM UNITS FOR EACH PARCEL IS PERMITTED. THE TRANSFERRED DENSITY SHALL MEET ALL MINIMUM REQUIREMENTS OF THE RECEIVING AREA SUCH AS LOT SIZE, SETBACKS, ETC. IN NO CASE SHALL THE OVERALL DENSITY CAP EXCEED THE TOTAL UNITS APPROVED FOR THE PROJECT.
- SPECIFIC DEVELOPMENT STANDARDS SUCH AS SETBACKS, LOT COVERAGE, BUILDING HEIGHTS AND LAND USES SHALL BE ADDRESSED WITH A SUBSEQUENT ZONING OF THE PROPERTY AT A LATER DATE. THESE STANDARDS WILL EITHER FOLLOW SPECIFIC PROPOSED PUD DEVELOPMENT PLANS OR PER COUNTY ZONING STANDARDS IF FOLLOWING "STRAIGHT ZONING" OF THE COUNT.
- COMMERCIAL USES SHALL BE ALLOWED TO DEVELOP INDEPENDENT OF THE PHASING PLAN AS MARKET FACTORS ALLOW.
- ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE DISTRICT.
- ALL DETENTION PONDS AND CROSS LOT DRAINAGE DITCHES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS PROVIDING ACCESS FOR MAINTENANCE TO THE GRANDVIEW RESERVE METROPOLITAN DISTRICT NO.1.
- THERE SHALL BE NO DIRECT LOT ACCESS TO STATE HIGHWAY 24, EASTONVILLE ROAD OR REX ROAD.
- NOISE STUDY WILL BE SUBMITTED WITH SUBSEQUENT SUBMITTAL WHERE APPROPRIATE TO MITIGATE IMPACTS FROM EASTONVILLE, RE ROAD AND HWY 24 TO THE PROJECT AREA.
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- POTENTIAL SCHOOL SITE IS PROVIDED AS SHOWN ON THE PLAN AS INSTITUTIONAL.
- SCHOOL SITE (10.7 AC) IS SHOWN WITH THE INTENT OF GETTING FULL CREDIT IN LIEU OF FEES. IF THE SCHOOL SITE IS NOT ACCEPTED FEES IN LIEU OF LAND WILL BE PROVIDED.
- ALL ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. BLACK HILLS ENERGY AND NATURAL GAS EASEMENTS WILL BE PROVIDED AS REQUIRED.
- SITE LIGHTING, IF REQUIRED, WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF EL PASO COUNTY LAND DEVELOPMENT CODE.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AN 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 CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO ANY LISTED SPECIES.
- THE FOLLOWING DISTRICTS WILL SERVE THE PROPERTY
GRANDVIEW RESERVE METROPOLITAN DISTRICT NOS. 1-5 INCLUDING WATER SERVICE.
WASTEWATER SERVICES - WOODMEN HILLS METROPOLITAN DISTRICT
SCHOOLS-PEYTON SCHOOL DISTRICT
FIRE EMERGENCY - PEYTON FIRE PROTECTION DISTRICT
EMERGENCY SERVICES - FALCON FIRE PROTECTION DISTRICT
EL PASO COUNTY CONSERVATION DISTRICT
PIKES PEAK LIBRARY DISTRICT
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.
- PERIMETER BUFFERS ALONG EXISTING ADJACENT ZONING OF A-35 SHALL BE 20 FEET WHERE NOTED ON PLAN AND ALL OTHER BUFFERS TO ADJACENT ZONING SHALL BE 15 FEET WHERE NOTED ON PLAN.

ZONING MAP

SCALE = N.T.S



FLOODPLAIN NOTES:

- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP. NUMBERS '08041C0556G' AND '08041C0552G' WITH AN EFFECTIVE DATE DECEMBER 7, 2018.2 THE EXISTING FLOODPLAIN BOUNDARIES MAY BE REVISED AND/OR THE BASE FLOOD ELEVATION (BFE) MAY BE MODIFIED. COORDINATION WITH FEMA WILL BE COMPLETED TO ESTABLISH REVISED FLOOD PLAIN LIMITS AND BFE. IF THE SUBMITTAL AND REVIEW OF A FLOODPLAIN REVISION OCCURS INDEPENDENTLY OF THIS SKETCH PLAN AND SHALL BE APPROVED PRIOR TO THE PLATTING OF ANY LOTS CURRENTLY LOCATED WITHIN FLOODPLAIN BOUNDARIES
- NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

PUBLIC STREETS

- REX ROAD AS ILLUSTRATED ON THE DRAWINGS WILL BE A PUBLIC STREET TO DESIGNED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION. ALIGNMENT IS SUBJECT TO CDOT APPROVAL; IF CDOT DENIES REX ROAD ALIGNMENT AS SHOWN INTERSECTING HWY 24, AN AMENDMENT MAY BE REQUIRED PURSUANT TO THE PCD DIRECTORS DETERMINATION.
- STREETS WILL MEET THE STANDARDS OF EL PASO COUNTY ENGINEERING CRITERIA MANUAL. A DEVIATION REQUEST AND/OR PUD MODIFICATION MUST BE APPROVED FOR ANY DESIGN THAT DOES NOT CONFORM WITH THESE STANDARDS.
- SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL STREETS AND INTERIOR TO DEVELOPMENT PARCELS, LINKING SCHOOLS, PARKS AND TRAIL SYSTEMS.
- PUBLIC STREETS WITHIN THIS DEVELOPMENT SHALL PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY AND SHALL BE PAVED.
- UNTIL APPROVED BY THE COUNTY ENGINEER ALL ACCESS POINTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND NON-BINDING UPON THE COUNTY APPROVAL OF THIS SKETCH PLAN AMENDMENT SHALL NOT BE INTERPRETED TO INCLUDE APPROVAL OF ANY ACCESS TO ANY PUBLIC ROADS. THE COUNTY ENGINEER SHALL APPROVE ALL ACCESSES IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OF THE ENGINEERING CRITERIA MANUAL AT THE TIME OF PUD DEVELOPMENT PLAN AND/OR SUBDIVISION SUBMITTAL AND REVIEW.

PRIVATE STREETS

- A WAIVER OF THE EPC LAND DEVELOPMENT CODE WILL BE REQUESTED TO PERMIT PRIVATE ROADWAYS WITHIN THIS DEVELOPMENT AT THE TIME OF SUBSEQUENT APPLICATIONS.
- ANY FUTURE PRIVATE STREETS, IF PROPOSED, WILL BE PRIVATELY OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT NO. 1 OR HOA (HOMEOWNERS ASSOCIATION).

PHASING PLAN:

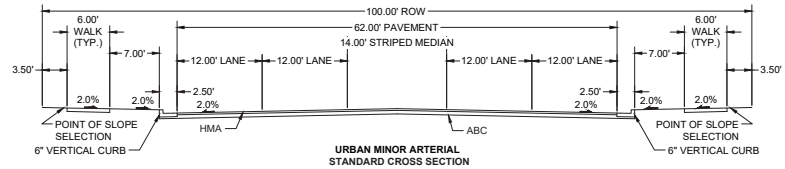
- THE GRANDVIEW RESERVE PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES AND PLATTED IN MULTIPLE FILINGS, WHICH HAVE YET TO BE DETERMINED. THE SEQUENCE OF CONSTRUCTION AND DEVELOPMENT IS NOT DEPENDENT UPON UTILITIES OR INFRASTRUCTURE.

GEOLOGIC HAZARDS DISCLOSURE STATEMENT:

- AREAS OF PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGICAL CONDITIONS, INCLUDING SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUND WATER, ARTIFICIAL FILL, LOOSE AND EXPANSIVE SOILS AND SLOPE STABILITY. THESE CONDITIONS CAN BE MITIGATED BY AVOIDANCE, RE-GRADING, PROPER ENGINEERING DESIGN, AND CONSTRUCTION TECHNIQUES. A MAP OF THE HAZARD AREAS AND PROPOSED MITIGATION MEASURES CAN BE FOUND IN THE GEOLOGICAL HAZARD STUDY AND WASTEWATER STUDY PREPARED BY ENTECH ENGINEERING INC., DATED JANUARY 15, 2019. FURTHER STUDIES OF THESE CONDITIONS SHALL BE PROVIDED WITH EITHER PRELIMINARY OR FINAL PLANS.

REX ROAD DETAIL

SCALE = N.T.S



VICINITY MAP

SCALE = N.T.S



SITE DATA

EXISTING LAND USE: AGRICULTURAL
EXISTING ZONING: RR-2.5

SITE ACREAGE: 768.2 AC
MAXIMUM NUMBER OF UNITS: 3,260
MAXIMUM GROSS DENSITY: 4.24 DU/AC

TOTAL AREAS (SEE LAND USE CHART ON SHEET 2)

RESIDENTIAL: 587.1 AC
LOW DENSITY 134.1 AC
MEDIUM DENSITY 272.5 AC
MED. - HIGH DENSITY 65.6 AC
HIGH DENSITY 114.9 AC
PARK/OPEN SPACE: 127.1 AC
OPEN SPACE 117.2 AC
PERIMETER BUFFER 9.9 AC
INSTITUTIONS: 17.0 AC
POTENTIAL SCHOOL 10.9 AC
POTENTIAL CHURCH 6.1 AC
R.O.W. 20.6 AC
PUBLIC - REX ROAD 15.1 AC
COLLECTOR 5.5 AC
NEIGHBORHOOD COMMERCIAL: 16.4 AC

OWNER/DEVELOPER:
4 SITE INVESTMENTS, LLC
1272 KELLY JOHNSON BLVD., SUITE 100
COLORADO SPRINGS, CO 80920

PLANNER/LANDSCAPE ARCHITECT:
HRGREEN DEVELOPMENT, LLC
5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111

CIVIL ENGINEER:
HRGREEN DEVELOPMENT, LLC
5619 DTC PARKWAY SUITE 1150
GREENWOOD VILLAGE, CO 80111

SHEET INDEX

SHEET 1 OF 4: COVER SHEET
SHEET 2 OF 4: SKETCH PLAN
SHEET 3 OF 4: ADJACENT PROPERTY OWNERS MAP
SHEET 4 OF 4: PHYSICAL FEATURES MAP

SKP-20-001

DRAWN BY: JAG JOB DATE: 8/26/2020
APPROVED: PLS JOB NUMBER: 191897
CAD DATE: 8/26/2020
CAD FILE: J:\2019\191897\CAD\Drawgs\L101-SKETCH PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



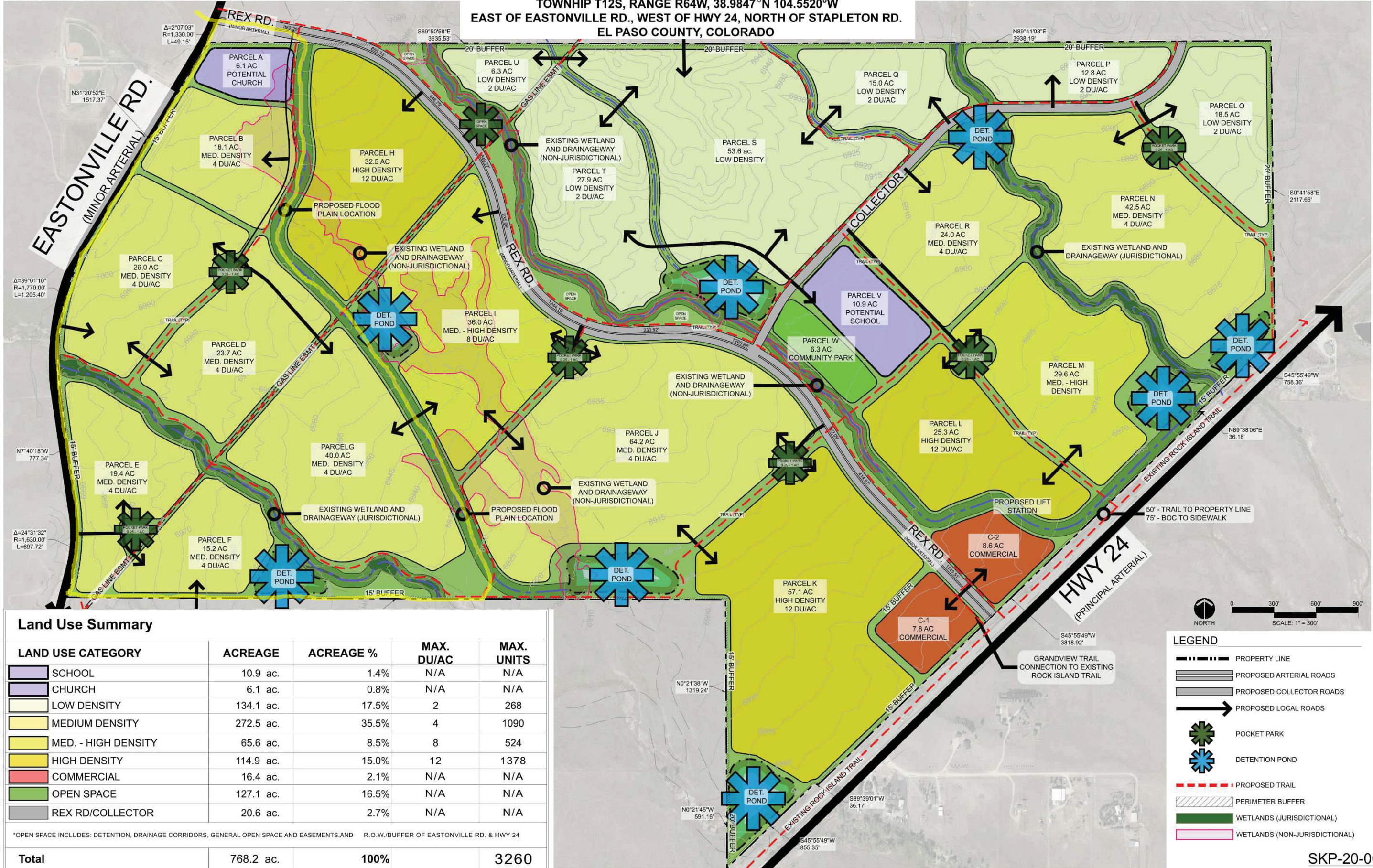
GRANDVIEW RESERVE
4 SITE INVESTMENT, LLC
FALCON, COLORADO

GRANDVIEW RESERVE SKETCH PLAN
COVER SHEET

SHEET
SP1.1
1

GRANDVIEW RESERVE SKETCH PLAN

TOWNSHIP T12S, RANGE R64W, 38.9847°N 104.5520°W
EAST OF EASTONVILLE RD., WEST OF HWY 24, NORTH OF STAPLETON RD.
EL PASO COUNTY, COLORADO



SKP-20-001

HR GREEN & ASSOCIATES, INC. 101-DIVISION 2000, 101-VICINITY MAP, 01-XL-CONCEPT, 01-DIVISION

DRAWN BY: JAG JOB DATE: 8/26/2020
APPROVED: PLS JOB NUMBER: 191897
CAD DATE: J:\2019\191897\CAD\DWG\SL\01-SKETCH PLAN
CAD FILE: J:\2019\191897\CAD\DWG\SL\01-SKETCH PLAN

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IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen.com
HRGreen

GRANDVIEW RESERVE
4 SITE INVESTMENT, LLC
FALCON, COLORADO

GRANDVIEW RESERVE SKETCH PLAN
SKETCH PLAN

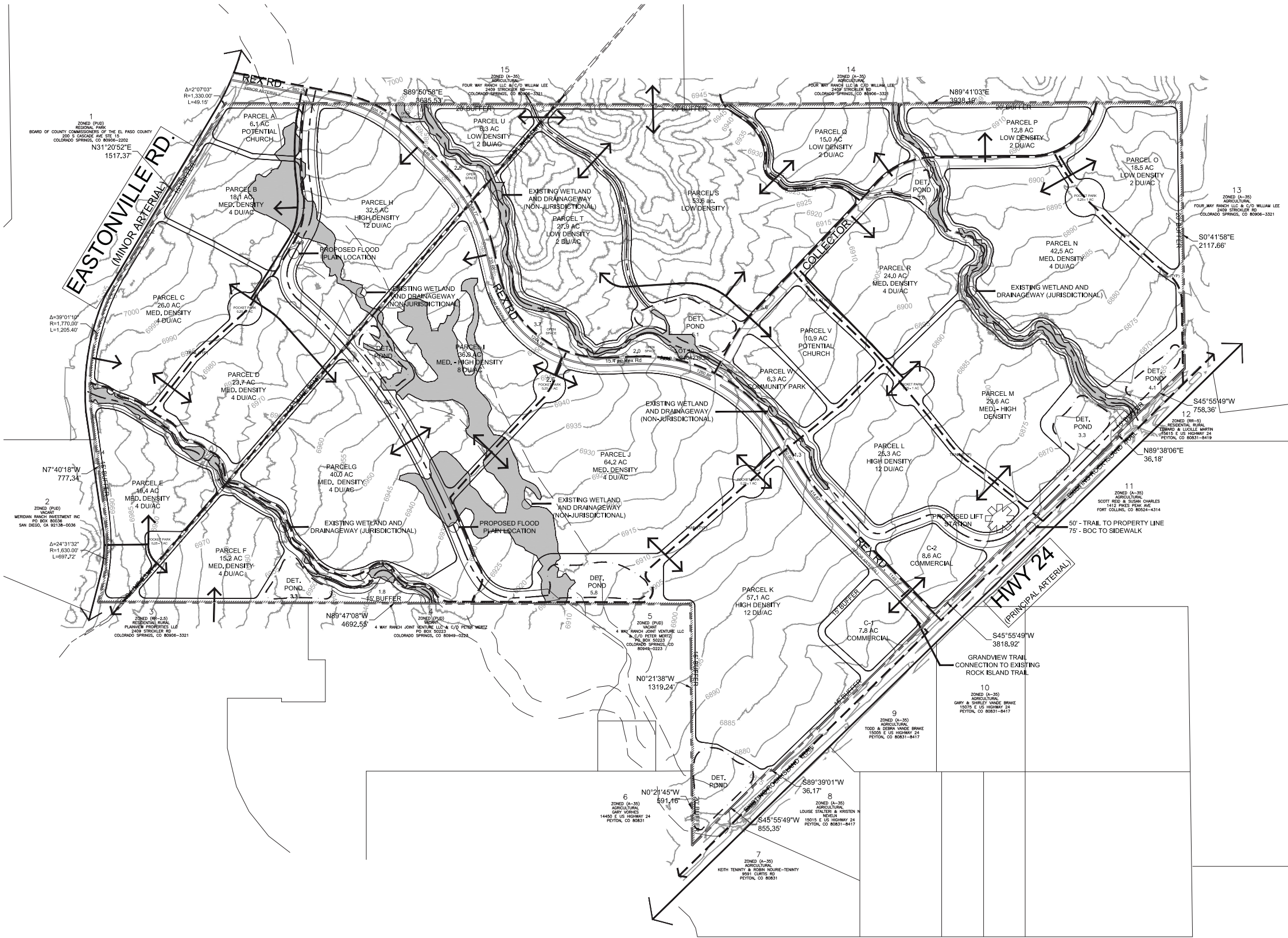
SHEET
SP1.2
2

GRANDVIEW RESERVE SKETCH PLAN

TOWNSHIP T12S, RANGE R64W, 38.9847°N 104.5520°W
EAST OF EASTONVILLE RD., WEST OF HWY 24, NORTH OF STAPLETON RD.
EL PASO COUNTY, COLORADO

ADJACENT PROPERTY OWNERS

1. ZONED (PUD)
REGIONAL PARK
BOARD OF COUNTY COMMISSIONERS OF THE EL PASO COUNTY
200 S CASCADE AVE STE 15
COLORADO SPRINGS, CO 80906-2202
2. ZONED (PUD)
VACANT
MERIDIAN RANCH INVESTMENT INC
PO BOX 80036
SAN DIEGO, CA 92138-0036
3. ZONED (RR-2.5)
RESIDENTIAL RURAL
PLAINVIEW PROPERTIES LLC
2409 STRICKLER RD
COLORADO SPRINGS, CO 80906-3321
4. ZONED (PUD)
VACANT
4 WAY RANCH JOINT VENTURE LLC & C/O PETER MERTZ
PO BOX 50223
COLORADO SPRINGS, CO 80949-0223
5. ZONED (PUD)
VACANT
4 WAY RANCH JOINT VENTURE LLC & C/O PETER MERTZ
PO BOX 50223
COLORADO SPRINGS, CO 80949-0223
6. ZONED (A-35)
AGRICULTURAL
GARY VORHES
14450 E US HIGHWAY 24
PEYTON, CO 80831
7. ZONED (A-35)
AGRICULTURAL
KEITH TENINTY & ROBIN NOURIE-TENINTY
9591 CURTIS RD
PEYTON, CO 80831
8. ZONED (A-35)
AGRICULTURAL
LOUISE STALTERI & KRISTEN N NEVELN
15015 E US HIGHWAY 24
PEYTON, CO 80831-8417
9. ZONED (A-35)
AGRICULTURAL
TODD & DEBRA VANDE BRAKE
15005 E US HIGHWAY 24
PEYTON, CO 80831-8417
10. ZONED (A-35)
AGRICULTURAL
GARY & SHIRLEY VANDE BRAKE
15075 E US HIGHWAY 24
PEYTON, CO 80831-8417
11. ZONED (A-35)
AGRICULTURAL
SCOTT REID & SUSAN CHARLES
1412 PIKES PEAK AVE
FORT COLLINS, CO 80524-4314
12. ZONED (RR-5)
RESIDENTIAL RURAL
EDWARD & LUCILLE MARTIN
15615 E US HIGHWAY 24
PEYTON, CO 80831-8419
13. ZONED (A-35)
AGRICULTURAL
FOUR WAY RANCH LLC & C/O WILLIAM LEE
2409 STRICKLER RD
COLORADO SPRINGS, CO 80906-3321
14. ZONED (A-35)
AGRICULTURAL
FOUR WAY RANCH LLC & C/O WILLIAM LEE
2409 STRICKLER RD
COLORADO SPRINGS, CO 80906-3321
15. ZONED (A-35)
AGRICULTURAL
FOUR WAY RANCH LLC & C/O WILLIAM LEE
2409 STRICKLER RD
COLORADO SPRINGS, CO 80906-3321



DRAWN BY: JAG JOB DATE: 7/10/2020
APPROVED: PLS JOB NUMBER: 191897
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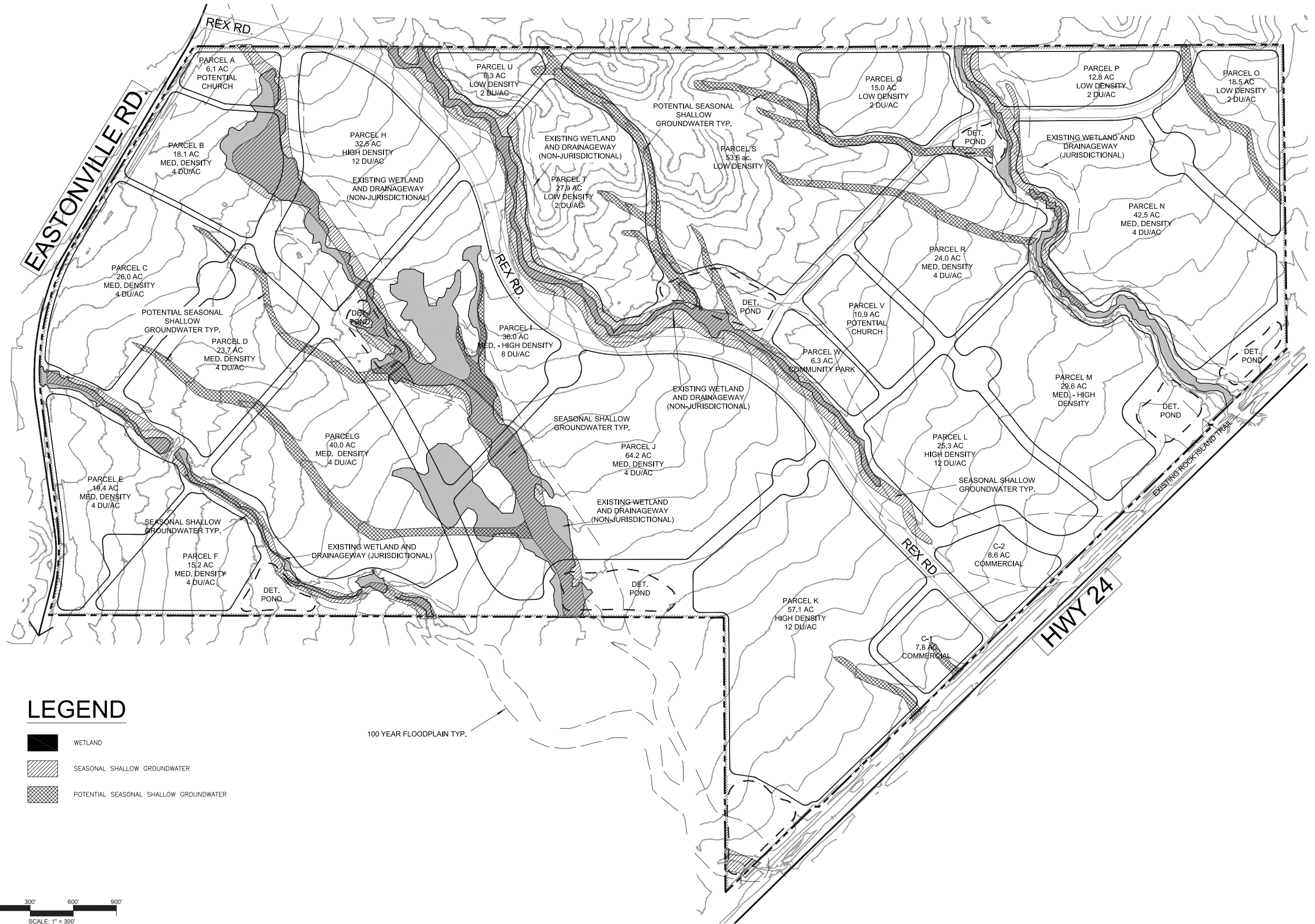
NO.	DATE	BY	REVISION DESCRIPTION



GRANDVIEW RESERVE
4 SITE INVESTMENT, LLC
FALCON, COLORADO

GRANDVIEW RESERVE SKETCH PLAN
ADJACENT PROPERTY OWNERS MAP

SKP-20-001
SHEET
SP1.3
3



LEGEND

- WETLAND
- SEASONAL SHALLOW GROUNDWATER
- POTENTIAL SEASONAL SHALLOW GROUNDWATER

100 YEAR FLOODPLAIN TYP.



SCALE: 1" = 300'

DRAWN BY: JAG	JOB DATE: 7/8/2020	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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NO.	DATE	BY	REVISION DESCRIPTION
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GRANDVIEW RESERVE
4 SITE INVESTMENT, LLC
FALCON, COLORADO

GRANDVIEW RESERVE SKETCH PLAN
PHYSICAL FEATURES MAP

SHEET
SP1.4

4

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreements – COLA, LLC.
The Trails at Aspen Ridge Filings No. 3, 5, 6, and 7

Agenda Date: October 13, 2021

Agenda Item Number: #7 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

The Trails at Aspen Ridge is a 195-acre mixed-use development located southeast of the City of Colorado Springs, near the intersection of Bradley Road and Powers Boulevard/Highway 21. The Developer, COLA LLC., is in the process of completing the requirements for the Final Plats of the Trails at Aspen Ridge Filings No. 3 (198 lots), 5 (54 lots), 6 (82 lots), and 7 (124 lots).

COLA, LLC., has indicated their intention to construct urban park amenities within the Trails at Aspen Ridge Filing No. 3, Tract F, within the overall Trails at Aspen Ridge development, and has requested the waiver of all urban park fees.

Please find attached the proposed Trails at Aspen Ridge Filings No. 3, 5, 6, and 7 Park Lands Agreements that include providing credit of the following estimated urban park fees:

- The Trails at Aspen Ridge Filing No. 3 - \$57,420
- The Trails at Aspen Ridge Filing No. 5 - \$15,660
- The Trails at Aspen Ridge Filing No. 6 - \$23,780
- The Trails at Aspen Ridge Filing No. 7 - \$35,960
- Total Urban Park Fee Credits: \$132,820

County Parks is proposing to grant COLA, LLC., credit for the urban park fees provided the Property Owner installs urban park and trail improvements of an equal or greater value to that certain parcel identified as Tracts F in the Trails at Aspen Ridge Filing No. 3, and which urban park improvements will provide urban recreation opportunities for the public and residents of the Trails at Aspen Ridge. The Property Owner estimates the overall cost of the park and trail projects to be approximately \$937,610. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulation, resolutions, and standards. The park will be maintained by the Developer.

Recommended Motion:

_____ move to endorse the approval of the Park Lands Agreements with COLA, LLC., for the Trails at Aspen Ridge Filings No. 3, 5, 6, and 7.

PARK LANDS AGREEMENT
TRAILS AT ASPEN RIDGE FILING NO. 3

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

RECITALS

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

B. Property Owner is the owner of and in the process of completing the improvements for a portion of the Trails at Aspen Ridge platted as Trails at Aspen Ridge Filing No. 3 (the "Property") for development of 198 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2022.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Trails at Aspen Ridge Filing No. 3 to be \$57,420.

D. The County desires to grant the Property Owner \$57,420 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to that certain parcel identified as Tract F in the Trails at Aspen Ridge Filing No. 3 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around the Trails at Aspen Ridge.

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

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within that parcel known as the Trails at Aspen Ridge Filing No. 3 Final Plat, Tract F, located near Legacy Hill Drive and Moose Meadow Street. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

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

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$57,420. The value of the contribution provided under this Agreement shall be in addition to the contributions provided under additional Park Lands Agreements for the Trails at Aspen Ridge Filings No. 5, 6, and 7.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for the Trails at Aspen Ridge Filing No. 3.
- d. The Park Improvements shall include but are not limited to the Trails at Aspen Ridge Filing No. 3 Community Park, including sod, trees, shrubs, irrigation, concrete sidewalks and walking/cycling loops, large playground, two picnic pavilions with tables, numerous benches, and multiple dog waste stations for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$57,420 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within the Trails at Aspen Ridge until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Springs East at Waterview / Trails at Aspen Ridge PUD Development Plan and Preliminary Plan.

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

COLA, LLC.

By: _____
Chair

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

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

PARK LANDS AGREEMENT
TRAILS AT ASPEN RIDGE FILING NO. 5

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

RECITALS

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

B. Property Owner is the owner of and in the process of completing the improvements for a portion of the Trails at Aspen Ridge platted as Trails at Aspen Ridge Filing No. 5 (the "Property") for development of 54 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2022.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Trails at Aspen Ridge Filing No. 5 to be \$15,660.

D. The County desires to grant the Property Owner \$15,660 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to that certain parcel identified as Tract F in the Trails at Aspen Ridge Filing No. 3 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around the Trails at Aspen Ridge.

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

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within that parcel known as the Trails at Aspen Ridge Filing No. 3 Final Plat, Tract F, located near Legacy Hill Drive and Moose Meadow Street. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

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

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$15,660. The value of the contribution provided under this Agreement shall be in addition to the contributions provided under additional Park Lands Agreements for the Trails at Aspen Ridge Filings No. 3, 6, and 7.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for the Trails at Aspen Ridge Filing No. 3.
- d. The Park Improvements shall include but are not limited to the Trails at Aspen Ridge Filing No. 3 Community Park, including sod, trees, shrubs, irrigation, concrete sidewalks and walking/cycling loops, large playground, two picnic pavilions with tables, numerous benches, and multiple dog waste stations for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$15,660 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within the Trails at Aspen Ridge until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Springs East at Waterview / Trails at Aspen Ridge PUD Development Plan and Preliminary Plan.

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

COLA, LLC.

By: _____
Chair

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

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

PARK LANDS AGREEMENT
TRAILS AT ASPEN RIDGE FILING NO. 6

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

RECITALS

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

B. Property Owner is the owner of and in the process of completing the improvements for a portion of the Trails at Aspen Ridge platted as Trails at Aspen Ridge Filing No. 6 (the "Property") for development of 82 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2022.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Trails at Aspen Ridge Filing No. 6 to be \$23,780.

D. The County desires to grant the Property Owner \$23,780 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to that certain parcel identified as Tract F in the Trails at Aspen Ridge Filing No. 3 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around the Trails at Aspen Ridge.

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

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within that parcel known as the Trails at Aspen Ridge Filing No. 3 Final Plat, Tract F, located near Legacy Hill Drive and Moose Meadow Street. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

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

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$23,780. The value of the contribution provided under this Agreement shall be in addition to the contributions provided under additional Park Lands Agreements for the Trails at Aspen Ridge Filings No. 3, 5, and 7.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for the Trails at Aspen Ridge Filing No. 3.
- d. The Park Improvements shall include but are not limited to the Trails at Aspen Ridge Filing No. 3 Community Park, including sod, trees, shrubs, irrigation, concrete sidewalks and walking/cycling loops, large playground, two picnic pavilions with tables, numerous benches, and multiple dog waste stations for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$23,780 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within the Trails at Aspen Ridge until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Springs East at Waterview / Trails at Aspen Ridge PUD Development Plan and Preliminary Plan.

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

COLA, LLC.

By: _____
Chair

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

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

PARK LANDS AGREEMENT
TRAILS AT ASPEN RIDGE FILING NO. 7

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

RECITALS

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

B. Property Owner is the owner of and in the process of completing the improvements for a portion of the Trails at Aspen Ridge platted as Trails at Aspen Ridge Filing No. 7 (the "Property") for development of 124 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2022.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Trails at Aspen Ridge Filing No. 7 to be \$35,960.

D. The County desires to grant the Property Owner \$35,960 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to that certain parcel identified as Tract F in the Trails at Aspen Ridge Filing No. 3 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around the Trails at Aspen Ridge.

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

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within that parcel known as the Trails at Aspen Ridge Filing No. 3 Final Plat, Tract F, located near Legacy Hill Drive and Moose Meadow Street. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

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

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$35,960. The value of the contribution provided under this Agreement shall be in addition to the contributions provided under additional Park Lands Agreements for the Trails at Aspen Ridge Filings No. 3, 5, and 6.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for the Trails at Aspen Ridge Filing No. 3.
- d. The Park Improvements shall include but are not limited to the Trails at Aspen Ridge Filing No. 3 Community Park, including sod, trees, shrubs, irrigation, concrete sidewalks and walking/cycling loops, large playground, two picnic pavilions with tables, numerous benches, and multiple dog waste stations for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$35,960 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within the Trails at Aspen Ridge until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Springs East at Waterview / Trails at Aspen Ridge PUD Development Plan and Preliminary Plan.

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

COLA, LLC.

By: _____
Chair

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

ATTEST:

Clerk & Recorder

APPROVED AS TO FORM:

County Attorney's Office

TRAILS AT ASPEN RIDGE
Filing 3 Park: Parks Land Agreement
September 15, 2021

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

The Trails at Aspen Ridge Filing 3 Final Plat is a continuation of the Trails at Aspen Ridge project proposing 198 single family lots. As part of the Filing 3 Final Plat application, this filing includes a 3.0 acre community park. The community park will be designed and constructed to serve all the residents of the Trails at Aspen Ranch development.

The owner, COLA LLC, would like to request consideration of a Parks Lands Agreement in conjunction with El Paso County for credit towards the Urban Park Fees in the amount of \$57,420.00 for the 198 proposed single family detached units within Filing 3 (\$290 x 198= \$57,420) as well as \$75,400.00 the 260 future single family detached units within Filings 5-7 (\$290 x 260= \$75,400). The total amount of urban park credits being requested is **\$132,820.00**. As illustrated on the drawings provided to Park's staff for the community park, this area is centrally located within the development and will serve the entire community. The park will include a large multi-age playground, shade structures, a bike track, picnic tables, benches, turf areas, sidewalk connections, and landscape plantings. The estimated cost of construction for this community park is approximately **\$937,610** which far exceeds the Urban Park Fees that would be required at time of building permit. The community park will be owned and maintained by the Waterview II Metropolitan District.

As part of the park lands agreement for this filing, COLA LLC is requesting that all future filings within the Trails at Aspen Ranch be able to utilize, as necessary, the larger community park construction for urban park land credits towards platting fees on the remaining lots. While it is anticipated that all future filings will be able to add additional amenities for the Trails at Aspen Ridge that qualify for urban park credits, there may be a situation where that is not possible due to phasing or size of the filing. The attached graphic depicts the park areas planned to date with 1/8 mile and 1/4 radius circles, illustrating that nearly all the Trails at Aspen Ridge is within 1/4 mile of a park amenity. The graphic also indicates areas of future open space or park areas. The lone exception is the area in the far southwest corner; however, internal trail and sidewalk connections will be provided for connectivity. As part of the approved PUDSP for the Trails at Aspen Ridge, internal trail and sidewalk connections will be provided throughout. The final location and design of these trail corridors will be completed with each detailed filing design.

Sincerely,

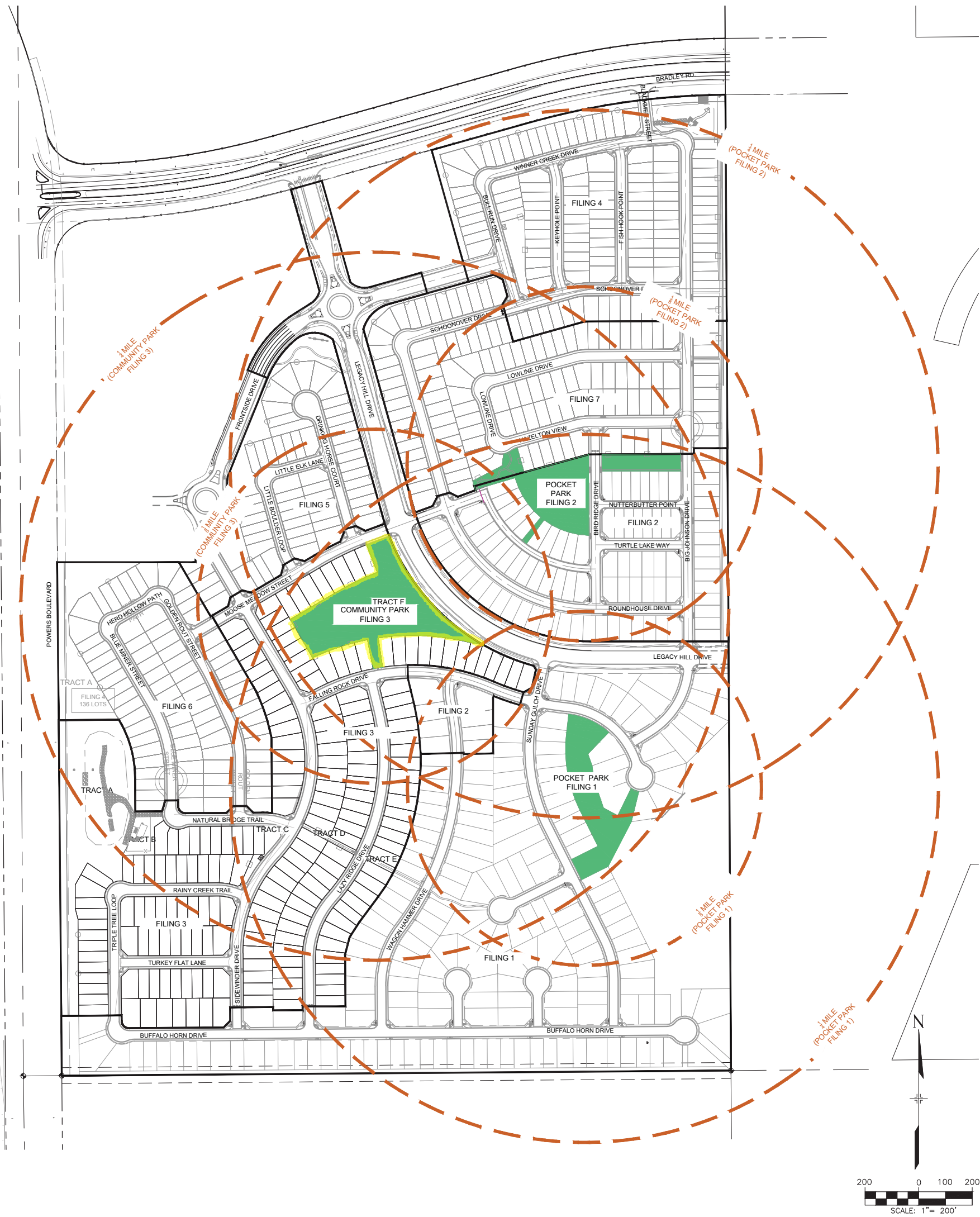
Tim Buschar
Director of Land Acquisition and Site Development

Trails at Aspen Ridge - Filing 3 Community Park

September 15, 2021

Opinion of Probable Construction Cost

Item	Description	Quantity	Unit	Unit price	Total Price
1	Shade Structure	2	EA \$	20,000.00	\$ 40,000
2	Play Equipment	1	LS \$	220,000.00	\$ 220,000
3	Concrete Plaza	1,000	SF \$	4.50	\$ 4,500
4	Colored Concrete	2,100	SF \$	7.00	\$ 14,700
5	6' Concrete Walk	1,200	LF \$	7.20	\$ 8,640
6	8' Concrete Walk	550	LF \$	9.60	\$ 5,280
7	Site Furniture - Bench (Madison)	3	EA \$	1,200.00	\$ 3,600
8	Site Furniture - Bench (Ralley)	3	EA \$	675.00	\$ 2,025
9	Site Furniture - Picnic Table - ADA	2	EA \$	1,295.00	\$ 2,590
10	Site Furniture - Picnic Table	2	EA \$	1,010.00	\$ 2,020
11	Site Furniture - Trash/Recycling Receptacle (Ralley)	6	EA \$	535.00	\$ 3,210
12	Site Furniture - Dog Waste Disposal Station	3	EA \$	250.00	\$ 750
13	Deciduous Trees, 2.5" cal.	32	EA \$	400.00	\$ 12,800
14	Evergreen Trees, 6' ht.	77	EA \$	400.00	\$ 30,800
15	Ornamental Trees, 1.5" cal.	27	EA \$	325.00	\$ 8,775
16	Shrubs, 5 gal.	273	EA \$	50.00	\$ 13,650
17	Ornamental Grass, 5 gal.	200	EA \$	40.00	\$ 8,000
18	Playground Surface	7,800	SF \$	19.00	\$ 148,200
19	Turfgrass Sod	43,800	SF \$	0.50	\$ 21,900
20	Native Seed Mix A	54,500	SF \$	0.60	\$ 32,700
21	Native Seed Mix B	2,000	SF \$	0.60	\$ 1,200
22	Fine Grade / Soil Prep	114,500	SF \$	0.50	\$ 57,250
23	Weed Barrier Fabric	6,400	SF \$	0.25	\$ 1,600
24	Cobble B, 1 1/2" desert sand river, 4" depth	6,400.00	SF \$	0.97	\$ 6,187
25	Pea Gravel	560.00	SF \$	0.72	\$ 401
26	Steel Edger	530	LF \$	3.00	\$ 1,590
27	Irrigation	106,700	SF \$	1.75	\$ 186,725
28	Siloam Boulders (approx 1 tons ea.)	58	EA \$	185.00	\$ 10,730
29	Siloam Seat Boulders (approx 2 tons ea.)	5	EA \$	510.00	\$ 2,550
Subtotal Landscaping					\$ 852,373
Construction Cost Contingency				10.0%	\$ 85,237
GRAND TOTAL					\$ 937,610



TRAILS AT ASPEN RIDGE

Matrix
Excellence by Design

2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Contact: Jason Alwine
Phone (719) 575-0100 | Fax (719) 575-0208
S:\20 886.028 Trails PUDSP Major Amend\100 Dwg\105 Exhibits
Park Land Location Exhibit

PARK LOCATION MAP

SEPTEMBER 2021

TRAILS AT ASPEN RIDGE FILING NO. 3
EL PASO COUNTY, COLORADO
COMMUNITY PARK CONSTRUCTION DOCUMENTS



Know what's below.
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VICINITY MAP

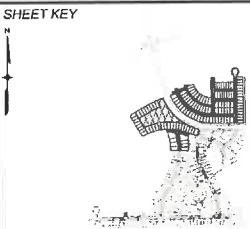


SITE MAP



SHEET INDEX	
CR01	COVER
SP01	SITE PLAN
SP02	PLAYGROUND PLAN
HZ01	HORIZONTAL CONTROL PLAN
DG01	OVERALL DETAILED GRADING PLAN
DG02	DETAILED GRADING PLAN
DG03	DETAILED GRADING PLAN
LS01	LANDSCAPE PLAN
LS02	LANDSCAPE NOTES
LS03	LANDSCAPE DETAILS
LS04-LS05	SITE DETAILS
LS06	PLAYGROUND DETAILS

REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
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PLOT DATE: August 12, 2021 8:15:26 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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

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



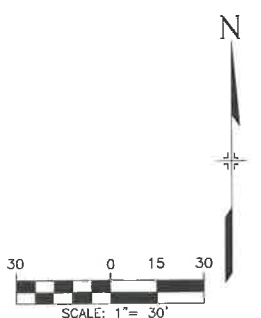
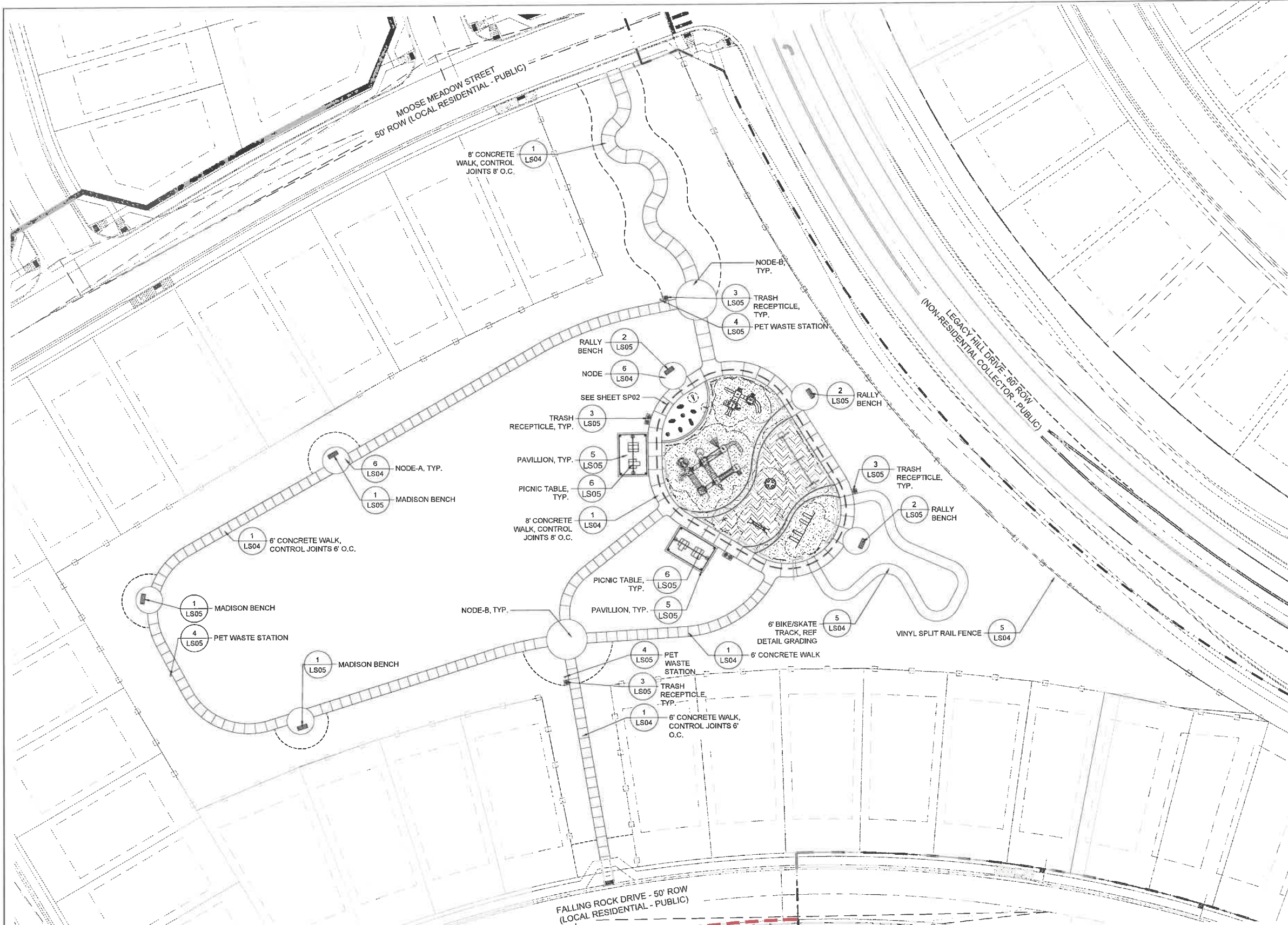
TRAILS AT ASPEN RIDGE					
FILING NO. 3 COMMUNITY PARK					
COVER					
DESIGNED BY: ---		SCALE: ---		DATE ISSUED: JULY 2021	
DRAWN BY: ---		HORIZ. N/A		SHEET 1 OF 13	
CHECKED BY: ---		VERT. N/A		DRAWING No. CR01	

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



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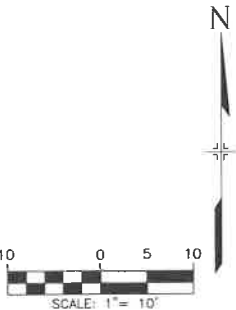
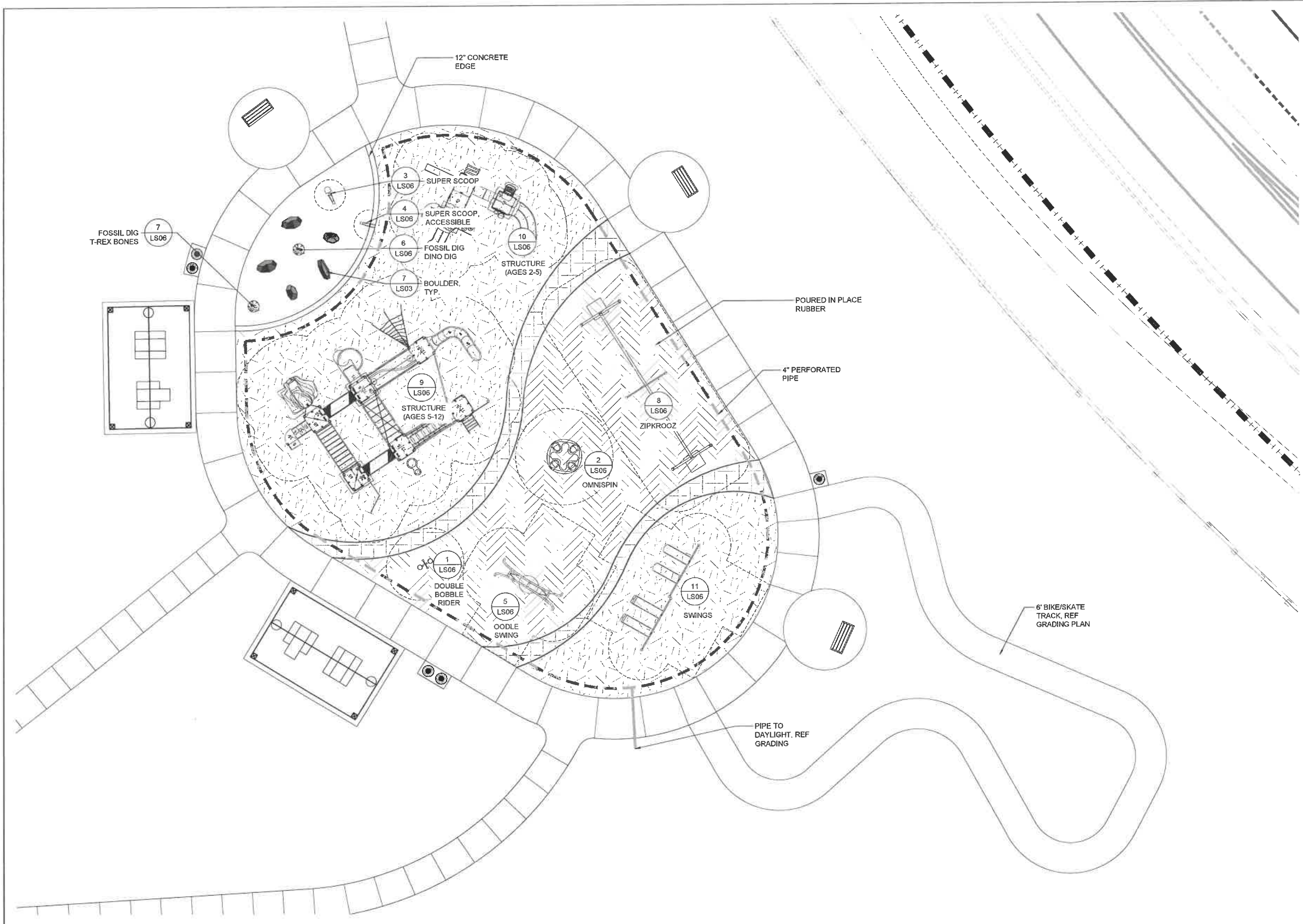
REFERENCE DRAWINGS				SHEET KEY		BENCHMARK COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD, ELEVATION - 5897.89' U.S. SURVEY FT		SEAL		TRAILS AT ASPEN RIDGE			
						BASIS OF BEARING BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)		PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE		FILING NO. 3 COMMUNITY PARK			
						FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028		DESIGNED BY: — DRAWN BY: — CHECKED BY: —		SITE PLAN			
COMPUTER FILE MANAGEMENT FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\SP01 - TAR - FLP - F3 Community Park.dwg CTB FILE: Matrix(black).ctb PLOT DATE: August 12, 2021 8:15:33 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.						PREPARED BY: Matrix Excellence by Design		SCALE HORIZ. N/A VERT. N/A		DATE ISSUED: JULY 2021 SHEET 2 OF 13 DRAWING No. SP01			





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LEGEND

- PLAYGROUND POUR IN PLACE RUBBER (A)
POLYSTAR, BRIGHT GREEN
- PLAYGROUND POUR IN PLACE RUBBER (B)
POLYSTAR, EGGSHELL
- PLAYGROUND POUR IN PLACE RUBBER (C)
POLYSTAR, MID BROWN



REFERENCE DRAWINGS						SHEET KEY		BENCHMARK COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F208 A BERNTSEN TOP SECURITY MONUMENT WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD, ELEVATION - 5897.89' U.S. SURVEY FT	SEAL	TRAILS AT ASPEN RIDGE						
										FILING NO. 3 COMMUNITY PARK						
										SITE PLAN						
										PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE						
										FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028						
No.	DATE	DESCRIPTION REVISIONS				BY		BASIS OF BEARING BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)	PREPARED BY:  Matrix Excellence by Design	SCALE		DATE ISSUED:	JULY 2021	DRAWING No.		
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PLOT DATE: August 12, 2021 8:15:43 AM											SC	HORIZ.	N/A	SHEET	3 OF 13	SP02
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GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

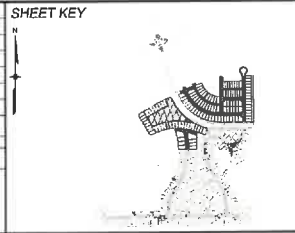
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.63	18.00	72°01'14"	N15°46'16"E	21.17
C2	12.57	10.00	72°01'14"	N15°46'16"E	11.76
C3	39.27	15.00	150°00'28"	S23°13'21"E	26.98
C4	18.33	7.00	150°00'28"	S23°13'21"E	13.52
C5	47.54	20.00	136°10'42"	N30°06'14"W	37.11
C6	28.52	12.00	136°10'42"	N30°06'14"W	22.27
C7	34.43	20.00	98°37'30"	S11°21'38"E	30.33
C8	20.66	12.00	98°37'30"	S11°21'38"E	18.20
C9	32.72	38.00	49°20'19"	N36°00'13"W	31.72
C10	25.83	30.00	49°20'19"	N36°00'13"W	25.04
C11	64.42	200.00	16°27'22"	S69°26'16"W	64.15
C12	62.49	194.00	16°27'22"	S69°26'16"W	62.22
C13	26.63	38.00	43°10'21"	S38°37'24"W	27.96
C14	31.50	44.00	41°10'26"	S39°41'52"W	30.84
C15	19.01	38.00	28°39'32"	S13°58'36"E	18.81
C16	20.36	44.00	25°30'37"	S15°01'03"E	20.18
C17	52.55	38.00	79°14'27"	S67°53'35"E	48.47
C18	60.85	44.00	79°14'27"	S67°53'35"E	56.12
C19	34.77	212.00	9°23'53"	S77°11'08"W	34.73
C20	33.63	206.00	9°21'08"	S77°09'45"W	33.58
C21	26.64	27.00	56°32'27"	S23°11'29"W	25.58
C22	32.57	33.00	56°32'27"	S23°11'29"W	31.26
C23	56.22	58.00	55°32'10"	N58°50'31"E	54.04
C24	65.47	64.00	58°36'58"	N57°18'07"E	62.66
C25	3.56	3.00	67°56'19"	S61°57'48"W	3.35
C26	5.16	3.00	98°30'47"	N18°10'57"W	4.55
C27	6.18	40.00	8°50'46"	S63°00'58"E	6.17
C28	8.40	40.00	12°02'02"	S52°34'34"E	8.39
C29	4.29	3.00	81°58'45"	N87°32'55"W	3.94
C30	4.29	3.00	81°58'45"	N10°28'21"E	3.94
C31	20.66	40.00	29°35'54"	S15°43'05"E	20.43
C32	32.21	32.00	57°40'27"	S29°45'21"E	30.87
C33	33.56	39.92	48°09'40"	S23°08'08"W	32.58
C34	29.80	31.93	53°28'21"	S25°47'19"W	28.73
C35	3.58	3.00	68°19'01"	N22°49'27"E	3.37
C36	4.58	3.00	87°26'05"	S55°03'05"E	4.15
C37	55.54	35.00	90°55'06"	N77°33'23"W	48.89
C38	48.43	43.00	64°31'41"	N66°30'17"W	45.91
C39	85.73	32.00	153°30'21"	N44°38'15"E	62.30
C40	33.63	40.00	48°09'54"	N06°00'59"W	32.64
C41	44.08	40.00	63°08'27"	N64°21'44"E	41.88
C42	25.11	14.00	102°45'32"	S81°02'58"E	21.88
C43	14.35	8.00	102°45'32"	S81°02'58"E	12.50
C44	18.05	10.00	103°24'11"	N80°43'38"W	15.70
C45	28.88	16.00	103°24'11"	N80°43'38"W	25.11
C46	17.22	8.00	123°21'38"	N89°17'38"E	14.09
C47	30.14	14.00	123°21'38"	N89°17'38"E	24.65
C48	13.16	8.00	94°14'09"	N19°30'16"W	11.72
C49	23.03	14.00	94°14'09"	N19°30'16"W	20.52
C50	14.95	16.00	53°31'26"	S39°51'37"E	14.41
C51	20.55	22.00	53°31'26"	S39°51'37"E	19.81
C52	18.85	12.00	90°00'00"	N58°05'54"W	16.97
C53	9.42	6.00	90°00'00"	N58°05'54"W	8.49

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N20°14'21"W	17.14
L2	N20°14'21"W	17.14
L3	N11°20'03"W	2.35
L4	N11°20'03"W	2.35
L5	N11°20'03"W	25.04
L6	N11°20'03"W	28.24
L7	N78°39'57"E	23.37
L8	N78°39'57"E	23.37
L9	N60°12'35"E	131.53
L10	N60°12'35"E	128.82
L11	N60°12'35"E	97.71
L12	N60°12'35"E	95.00
L13	N28°16'22"W	33.70
L14	N28°16'22"W	33.70
L15	S72°29'11"W	9.92
L16	S72°29'11"W	12.63

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	S72°29'11"W	114.54
L18	S72°29'11"W	111.83
L19	S09°39'42"E	122.02
L20	N09°39'42"W	121.99
L21	N51°27'43"E	57.64
L22	N51°27'43"E	57.64
L23	S86°35'36"W	58.67
L24	N86°35'36"E	58.63
L25	S68°35'35"E	48.91
L26	N58°35'35"W	48.91
L27	N00°55'06"W	18.02
L28	N00°55'06"W	18.02
L29	N55°58'58"E	11.98
L30	N55°58'58"E	9.64
L31	S32°05'56"E	56.23
L32	N32°05'56"W	45.37

LINE TABLE		
LINE #	BEARING	DISTANCE
L33	S29°40'12"E	11.35
L34	S29°40'12"E	10.90
L35	N47°34'16"E	14.25
L36	N47°34'16"E	14.25
L37	S29°01'33"E	18.68
L38	S29°01'33"E	18.68
L39	N27°36'49"E	10.16
L40	N27°36'49"E	10.16
L41	N66°37'20"W	27.84
L42	N66°37'20"W	27.84
L43	N13°05'54"W	11.43
L44	N13°05'54"W	11.43
L45	S76°54'06"W	9.09
L46	S76°54'06"W	8.64
L47	N05°04'44"W	1.81
L48	N05°04'44"W	1.81

REFERENCE DRAWINGS		SHEET KEY	
No.	DATE	DESCRIPTION	BY
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PLOT DATE: August 12, 2021 8:16:35 AM			
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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERTINSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

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

PREPARED BY:
Matrix
Excellence by Design

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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT NO. 19,886,014

TRAILS AT ASPEN RIDGE

FILING NO. 3 COMMUNITY PARK

HORIZONTAL CONTROL PLAN

DESIGNED BY: NMS
DRAWN BY: RAF
CHECKED BY: JAA

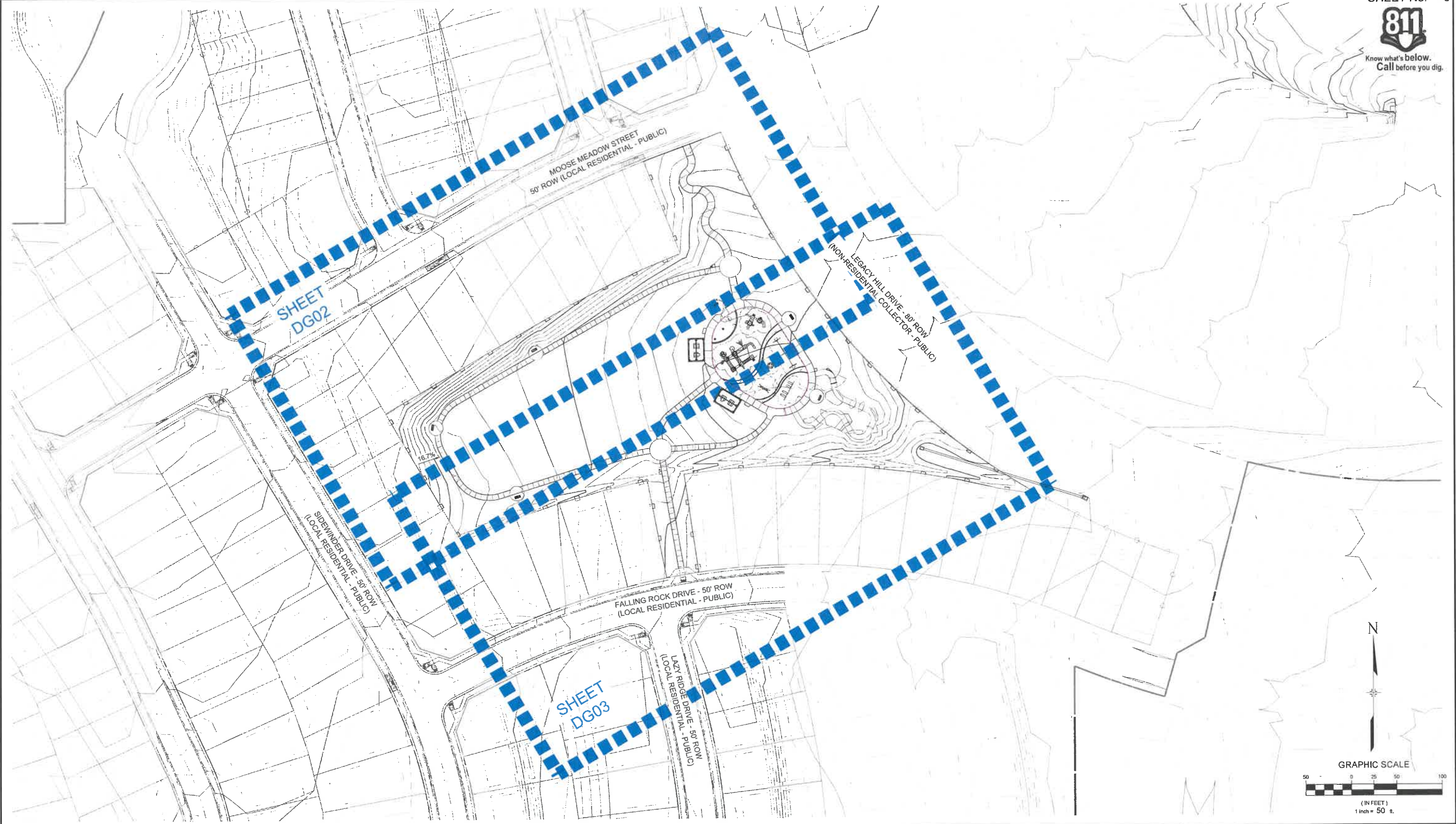
SCALE
HORIZ. 1" = 50'
VERT. N/A

DATE ISSUED: JULY 2021
SHEET 4 OF 13

DRAWING No. HZ01



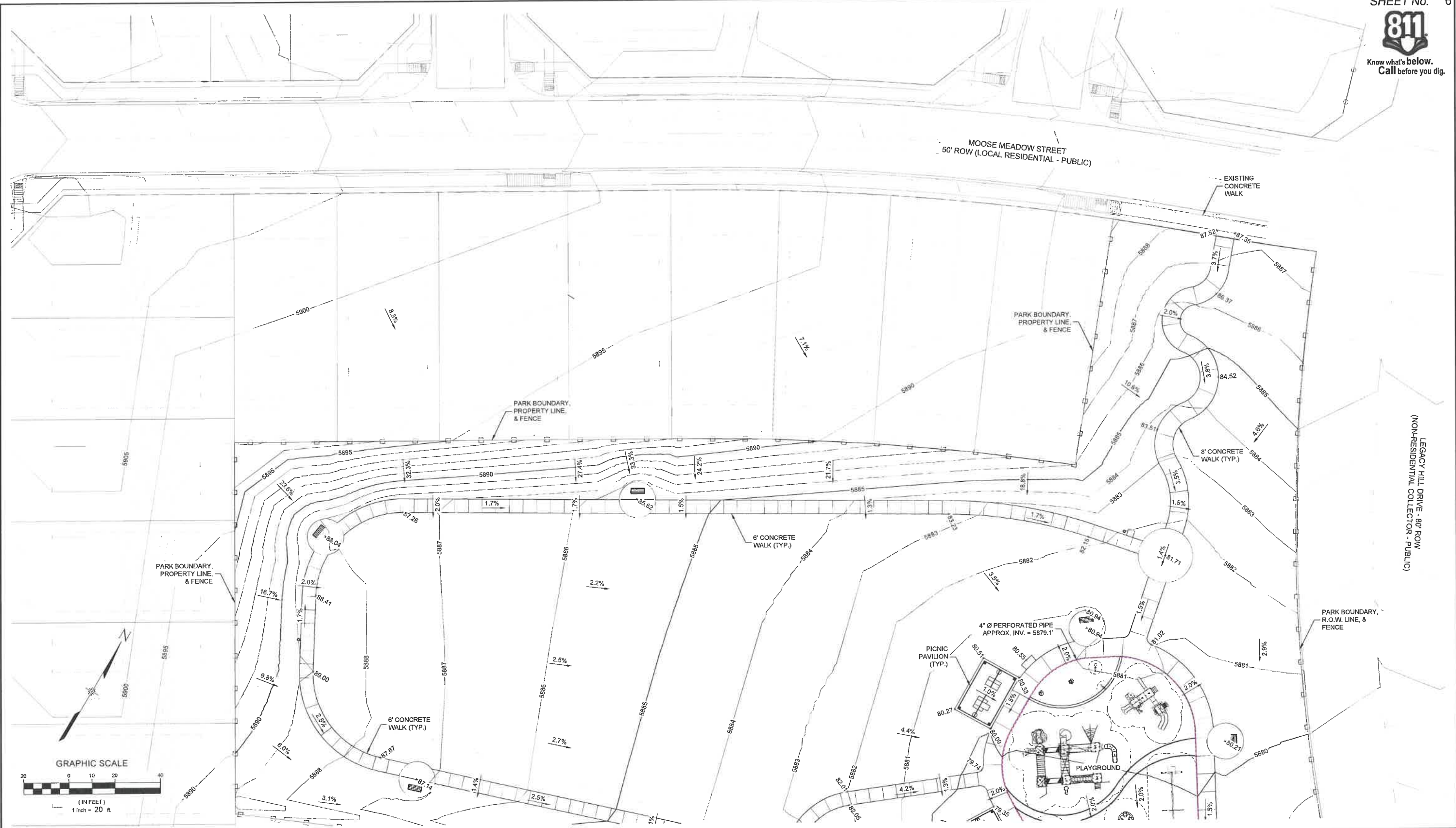
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REFERENCE DRAWINGS		SHEET KEY		BENCHMARK COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F205 A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD, ELEVATION - 5897.89' U.S. SURVEY FT		SEAL		TRAILS AT ASPEN RIDGE																																							
						PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE		FILING NO. 3 COMMUNITY PARK																																							
								OVERALL DETAILED GRADING																																							
COMPUTER FILE MANAGEMENT FILE NAME: S:\19.886.014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Detailed Grading Plan\Community Park\DG01-04.dwg CTB FILE: PLOT DATE: August 12, 2021 8:17:25 AM THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.		<table border="1"><thead><tr><th>No.</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr></thead><tbody><tr><td colspan="4">REVISIONS</td></tr><tr><td colspan="4"> </td></tr><tr><td colspan="4"> </td></tr><tr><td colspan="4"> </td></tr></tbody></table>		No.	DATE	DESCRIPTION	BY	REVISIONS																BASIS OF BEARING BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2" AULM. CAP PLS 10377)		PREPARED BY: Excellence by Design		<table border="1"><tr><td>DESIGNED BY:</td><td>NMS</td><td>SCALE:</td><td>DATE ISSUED:</td><td>JULY 2021</td><td>DRAWING No.</td></tr><tr><td>DRAWN BY:</td><td>RAF</td><td>HORIZ. 1" = 50'</td><td>SHEET</td><td>5 OF 13</td><td>DG01</td></tr><tr><td>CHECKED BY:</td><td>JAA</td><td>VERT. N/A</td><td></td><td></td><td></td></tr></table>		DESIGNED BY:	NMS	SCALE:	DATE ISSUED:	JULY 2021	DRAWING No.	DRAWN BY:	RAF	HORIZ. 1" = 50'	SHEET	5 OF 13	DG01	CHECKED BY:	JAA	VERT. N/A			
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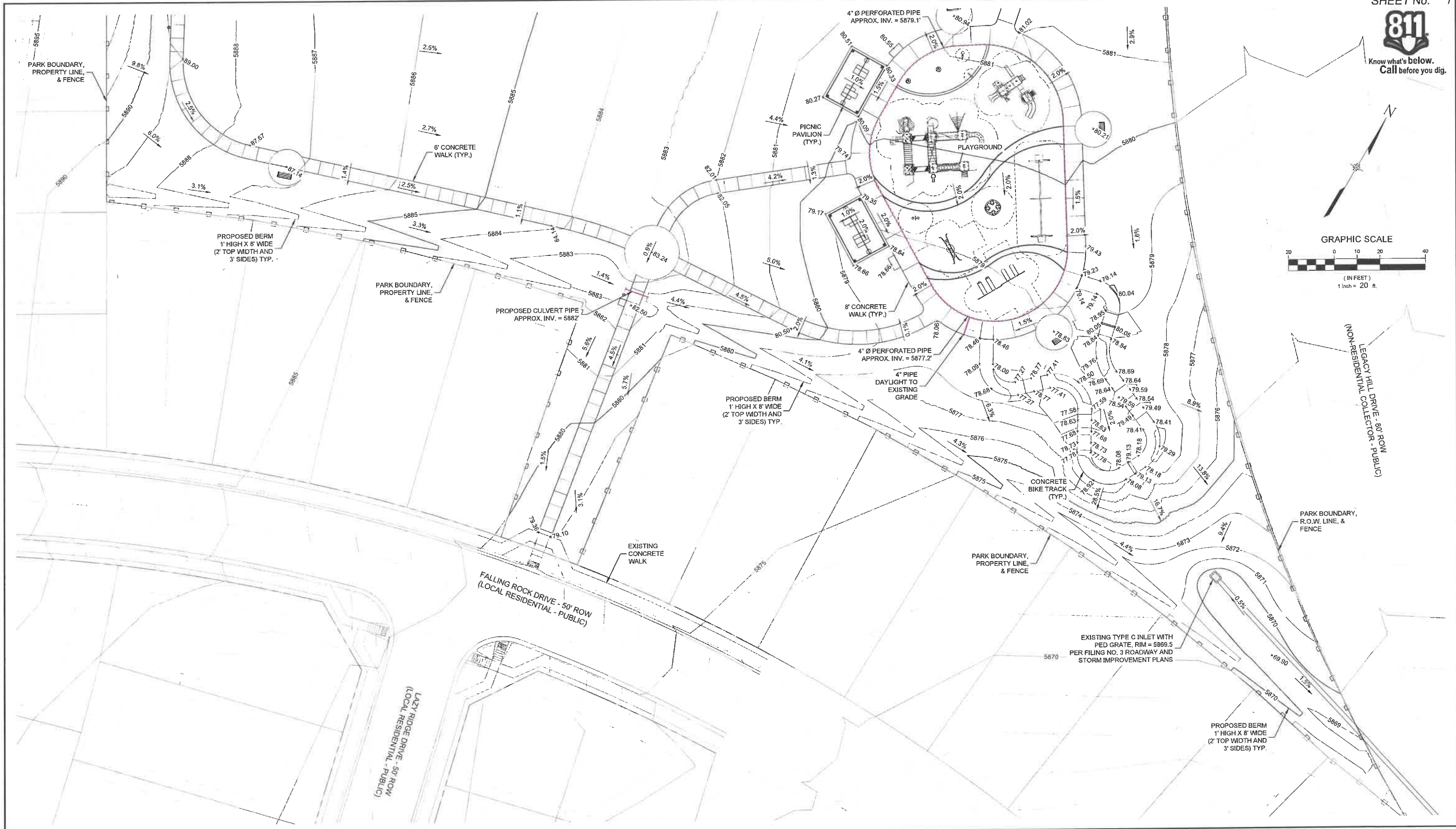
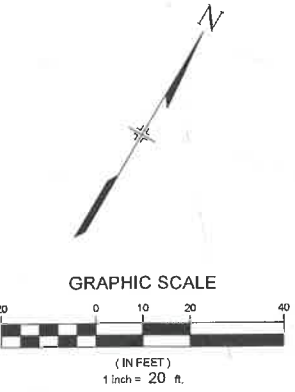
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Call before you dig.



REFERENCE DRAWINGS		SHEET KEY		BENCHMARK		SEAL		TRAILS AT ASPEN RIDGE	
				COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206		PRELIMINARY		FILING NO. 3 COMMUNITY PARK	
				A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD, ELEVATION - 5897.89' U.S. SURVEY FT		THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE		DETAILED GRADING	
				BASIS OF BEARING		FOR AND ON BEHALF OF		DESIGNED BY: NMS	
				BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2' AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/2' AULM. CAP PLS 10377)		MATRIX DESIGN GROUP, INC.		DRAWN BY: RAF	
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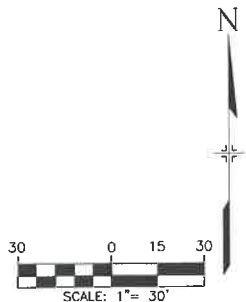
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1. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
2. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
3. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
4. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
5. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
6. PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
7. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
8. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
9. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
10. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
11. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
12. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

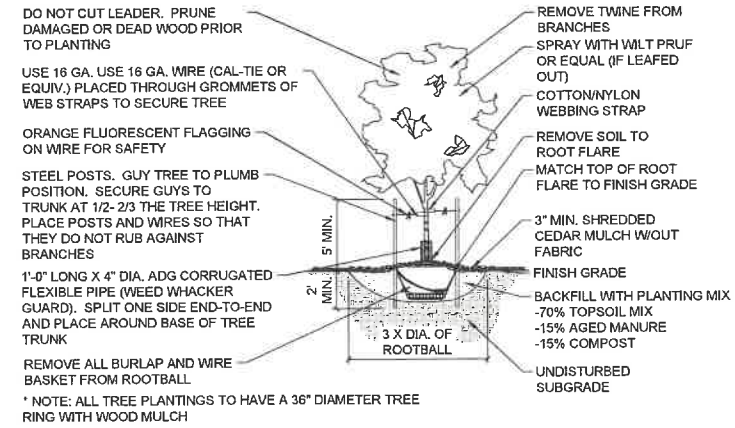
1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
3. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
4. ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
5. 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.
6. 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.
7. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
 - A. 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.
 - B. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - C. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
8. 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.
9. 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.
10. HYDRO-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.
11. 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 SEEDDED AREAS WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
12. IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
13. APPROVAL OF SEEDDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEED DURING THE SAME SEASON.
14. ALL BARE AREAS TO BE RESEED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD CITY REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

<u>DECIDUOUS TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>PLANT SIZE</u>	<u>CONTAINER</u>	<u>MAT. H.</u>	<u>MAT. W.</u>	<u>CITY KEY</u>
	AD	4	ACER PLATANOIDES 'DEBORAH DEBORAH MAPLE	2" CAL.	B&B	30'-40'	15'-25'	
	GK	4	GYMNOCLADUS DIOICA KENTUCKY COFFEE TREE	2.5" CAL.	B&B	40'-50'	50' - 60'	
	KP	18	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2.5" CAL.	B&B	20'-30'	20'-30'	
	QR	6	QUERCUS RUBRA RED OAK	2" CAL.	B&B	60'	40'	
<u>EVERGREEN TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>PLANT SIZE</u>	<u>CONTAINER</u>	<u>MAT. H.</u>	<u>MAT. W.</u>	<u>CITY KEY</u>
	PC	7	PICEA PUNGENS COLORADO SPRUCE	6' HT.	B&B	20'-30'	40'-60'	
	PP	26	PINUS EDULIS PINON PINE	6' HT.	B&B	10'-20'	20'-30'	
	PH	38	PINUS HELDREICHI BOSNIAN PINE	6' HT.	B&B	10'-12'	15' -25'	
	PS	6	PINUS SYLVESTRIS SCOTCH PINE	6' HT.	B&B	20'-30'	30'-50'	
<u>ORNAMENTAL TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>PLANT SIZE</u>	<u>CONTAINER</u>	<u>MAT. H.</u>	<u>MAT. W.</u>	<u>CITY KEY</u>
	AC	6	AMELANCHIER CANADENSIS 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY MUTU-T	2" CAL.	B&B	15'-25'	15'-25'	
	MR	6	MALUS X 'RED JEWEL' CRAB APPLE	2.5" CAL.	B&B	15'-20'	15'-20'	
	MS	13	MALUS X 'SPRING SNOW' SPRING SNOW CRAB APPLE	2" CAL.	B&B	15'-20'	15'-20'	
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>PLANT SIZE</u>	<u>CONTAINER</u>	<u>MAT. H.</u>	<u>MAT. W.</u>	<u>CITY KEY</u>
	BTC	68	BERBERIS THUNBERGII 'CRIMSON PYGMY' CRIMSON PYGMY BARBERRY	5 CONT.	CONT.	1'-2'	1'-2'	
	CCB	22	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' BLUE MIST SHRUB	5 CONT.	CONT.	2'-3'	3'-4'	
	CAT	20	COTONEASTER ADPRESSUS 'TOM THUMB' EARLY COTONEASTER	5 CONT.	CONT.	3'-4'	1'-2'	
	PEA	24	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	5 CONT.	CONT.	3'-5'	3'-5'	
	RAG	38	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 CONT.	CONT.	6'-8'	2'-3'	
	RMP	32	ROSA MEIDLAND SERIES 'PEACH DRIFT' MEIDLAND ROSE	5 CONT.	CONT.	4'-5'	1'-2'	
	SHP	26	SYRINGA X HYACINTHIFLORA 'POCAHONTAS' POCAHONTAS LILAC	5 CONT.	CONT.	6'-12'	6'-12'	
<u>EVERGREEN SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>PLANT SIZE</u>	<u>CONTAINER</u>	<u>MAT. H.</u>	<u>MAT. W.</u>	<u>CITY KEY</u>
	JSA	35	JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER	5 CONT.	CONT.	4'-6'	1'-2'	
	PMC	8	PINUS MUGO 'COMPACTA' DWARF MUGO PINE	5 CONT.	CONT.	5'-6'	4'-5'	
<u>ORNAMENTAL GRASSES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>PLANT SIZE</u>	<u>CONTAINER</u>	<u>MAT. H.</u>	<u>MAT. W.</u>	<u>CITY KEY</u>
	BGB	121	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 CONT.	CONT.	1'-2'	2'-3'	
	MSG	51	MISCANTHUS SINENSIS 'GRACILLIUMS' MAIDEN GRASS	1 CONT.	CONT.	4'-5'	4'-5'	
	PAH	28	PENNISETUM ALOPECUROIDES 'HAAMELN' HAAMELN FOUNTAIN GRASS	1 CONT.	CONT.	2'-3'	2'-3'	

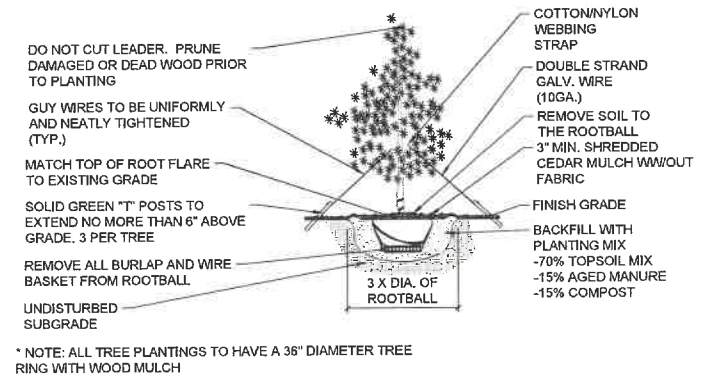
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	No.	DATE	DESCRIPTION		BY	 		<div style="border: 1px solid black; padding: 5px;"> PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE </div>	FILING NO. 3 COMMUNITY PARK																				
	REVISIONS								LANDSCAPE NOTES																				
COMPUTER FILE MANAGEMENT																													
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						<pre> PREPARED BY: _____ [Signature] </pre>			<p align="center">MATRIX</p> <p align="center"><i>Excellence by Design</i></p>			<p align="right">FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028</p>																	
						<table border="1"> <thead> <tr> <th colspan="2">SCALE</th> <th colspan="2">DATE ISSUED:</th> <th>JULY 2021</th> <th>DRAWING No.</th> </tr> </thead> <tbody> <tr> <td>HORIZ.</td> <td>N/A</td> <td>DATE</td> <td>ISSUED</td> <td></td> <td></td> </tr> <tr> <td>VERT.</td> <td>N/A</td> <td>SHEET</td> <td></td> <td>9 OF 13</td> <td>LS02</td> </tr> </tbody> </table>			SCALE		DATE ISSUED:		JULY 2021	DRAWING No.	HORIZ.	N/A	DATE	ISSUED			VERT.	N/A	SHEET		9 OF 13	LS02			
SCALE		DATE ISSUED:		JULY 2021	DRAWING No.																								
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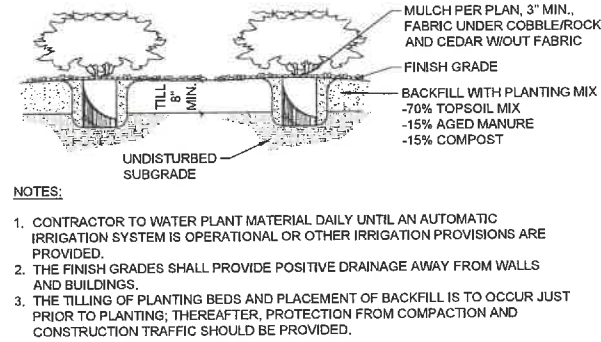
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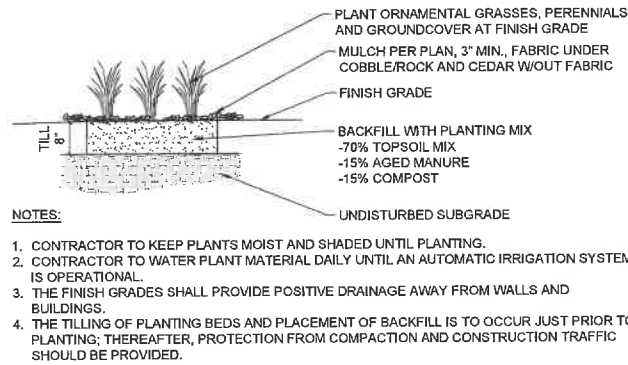
1 DECIDUOUS TREE
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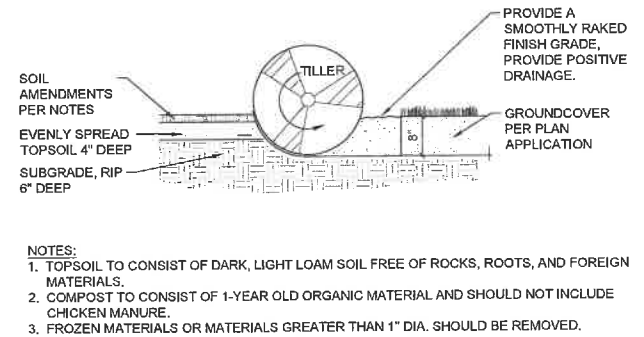
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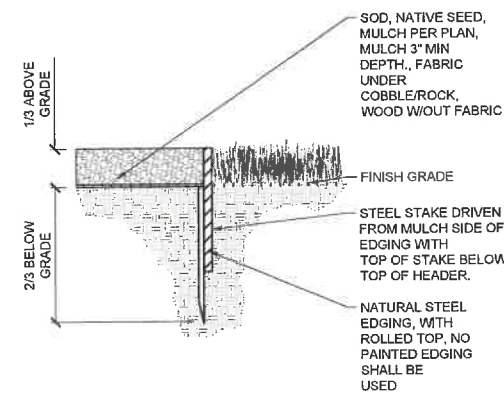
3 SHRUBS
NTS MS-STD-LS-03



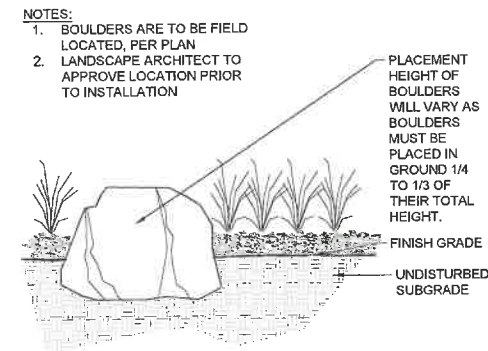
4 GRASSES AND PERENNIALS
NTS MS-STD-LS-04



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

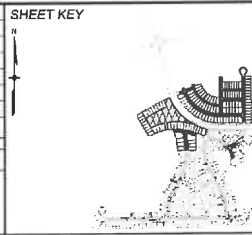


6 STEEL EDGING
NTS MS-STD-LS-12



7 BOULDER
NTS MS-STD-LS-08

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BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F205
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD, ELEVATION - 5897.89' U.S. SURVEY FT

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

PREPARED BY:
Matrix
Excellence by Design

SEAL					
PRELIMINARY THIS DRAWING HAS NOT BEEN APPROVED BY GOVERNING AGENCIES AND IS SUBJECT TO CHANGE					
FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20,886,028					
DESIGNED BY:	SC	SCALE	DATE ISSUED:	JULY 2021	DRAWING No.
DRAWN BY:	SC	HORIZ.	N/A		LS03
CHECKED BY:	JA	VERT.	N/A	SHEET 10 OF 13	

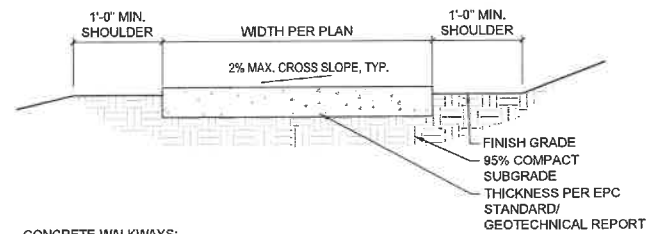
TRAILS AT ASPEN RIDGE

FILING NO. 3 COMMUNITY PARK

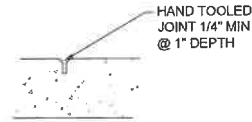
LANDSCAPE DETAILS



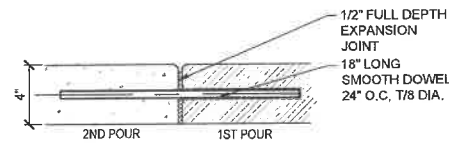
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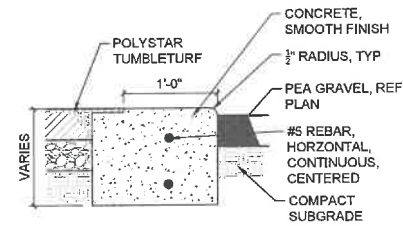
- CONCRETE WALKWAYS:
1. REFER TO GEOTECH FOR CONCRETE DEPTH AND SUBGRADE REQUIREMENTS.
 2. MEDIUM BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW.
 3. ALL FINISHED CONCRETE SURFACES TO HAVE 2% CROSS SLOPE, TYPICAL.



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



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

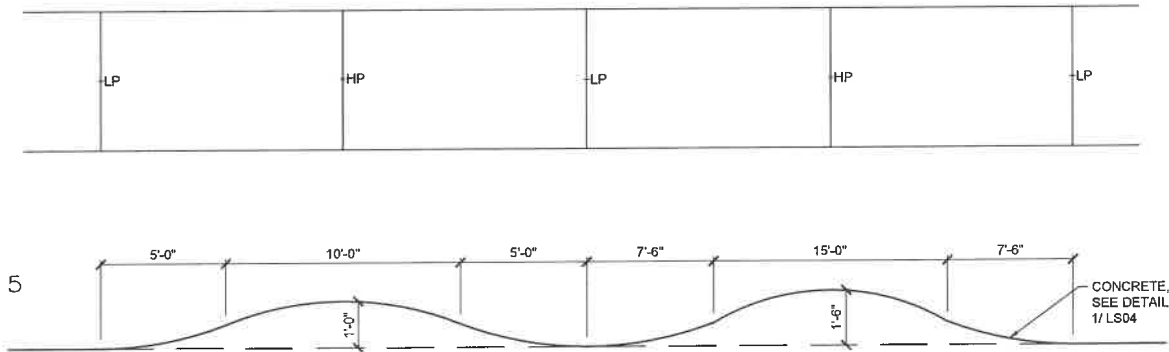


1 CONCRETE WALK
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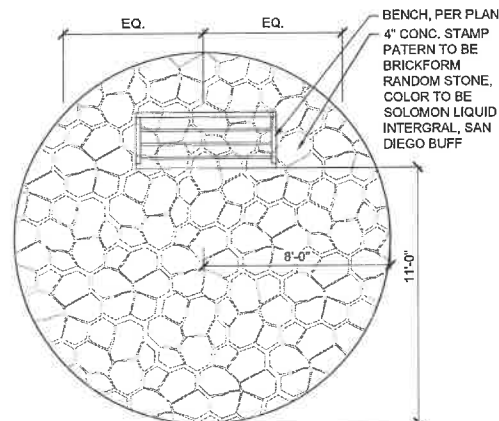
2 CONCRETE CONTROL JOINT
NTS MS-STD-PV-06

3 CONCRETE EXPANSION JOINT
NTS MS-STD-PV-07

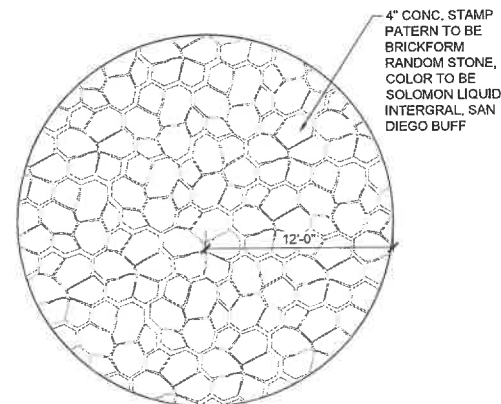
4 12" CONCRETE EDGE
NTS MS-TAR-40



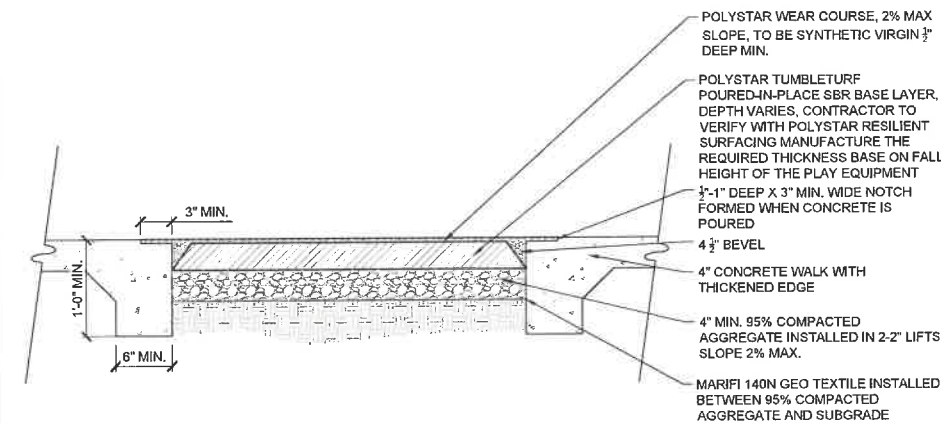
5 BIKE/SKATE TRACK
NTS MS-TAR-38



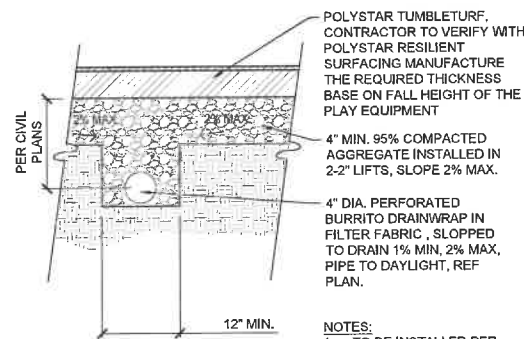
6 NODE-A
NTS MS-TAR-37



7 NODE-B
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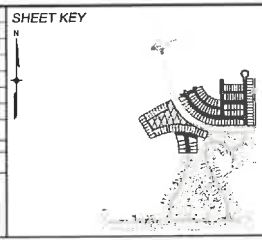


8 PLAYGROUND SURFACE
NTS MS-TAR-38



9 PLAYGROUND SURFACE DRAIN
NTS MS-TAR-39

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

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

PREPARED BY:
Matrix
Excellence by Design

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

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

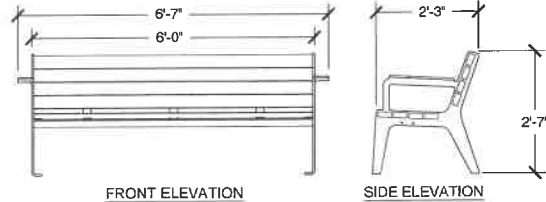
TRAILS AT ASPEN RIDGE			
FILING NO. 3 COMMUNITY PARK			
SITE DETAILS			
DESIGNED BY:	SC	SCALE	DATE ISSUED: JULY 2021
DRAWN BY:	SC	HORIZ. N/A	DRAWING No. LS04
CHECKED BY:	JA	VERT. N/A	SHEET 11 OF 13



Know what's below.
Call before you dig.

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

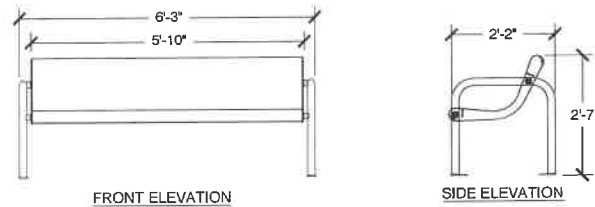
- NOTES:
1. TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
 2. OR APPROVED EQUAL



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

MANUFACTURER: ANOVA
COLLECTION: RALLY
PRODUCT: 6' CONTOUR BENCH W/ PERFORATED STEEL SEAT AND STEEL PORTABLE/SURFACE MOUNT LEGS
COLOR: BY OWNER
MOUNTING: SURFACE MOUNTED PER MANUFACTURE SPECIFICATIONS
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327

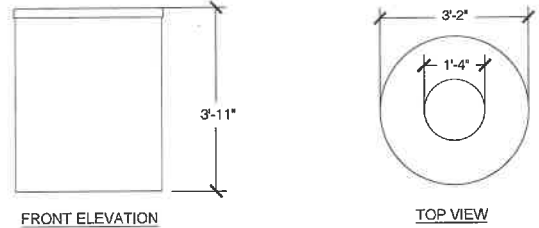
- NOTES:
1. TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
 2. OR APPROVED EQUAL



2 BENCH- RALLY W/BACK
NTS MS-TAR-07

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

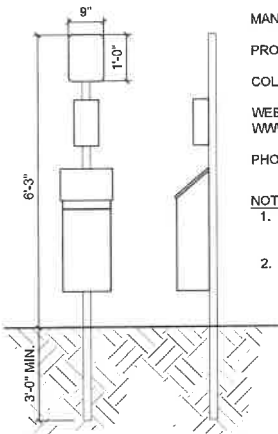
- NOTES:
1. TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
 2. OR APPROVED EQUAL



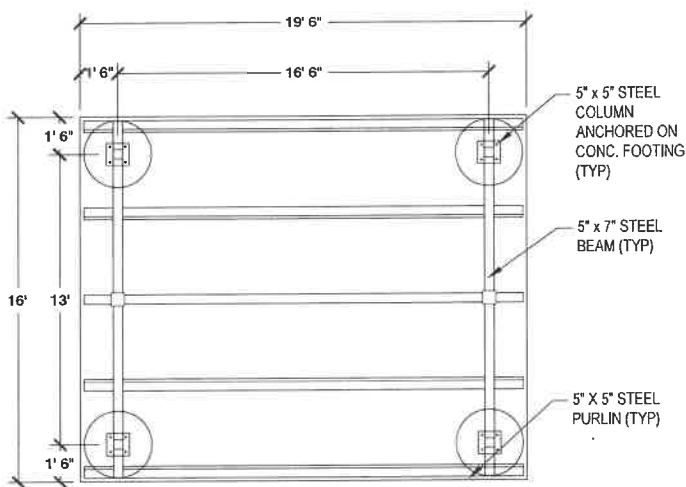
3 TRASH RECEPTACLE- RALLY
NTS MS-TAR-10

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

- NOTES:
1. TO BE INSTALLED PER MANUFACTURE SPECIFICATIONS
 2. OR APPROVED EQUAL

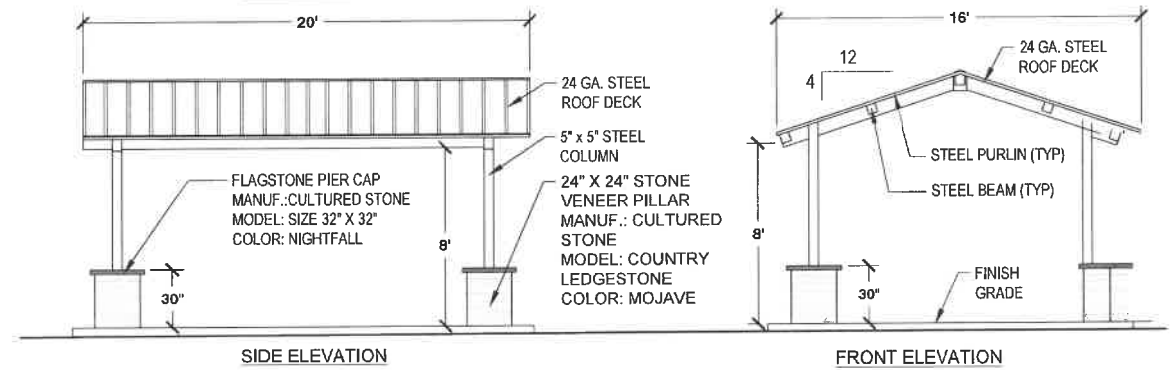


4 PET WASTE STATION
NTS MS-TAR-24



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

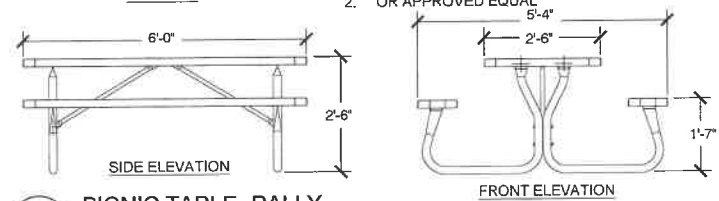
- NOTES:
1. TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
 2. OR APPROVED EQUAL



5 PAVILION
NTS MS-TAR-03

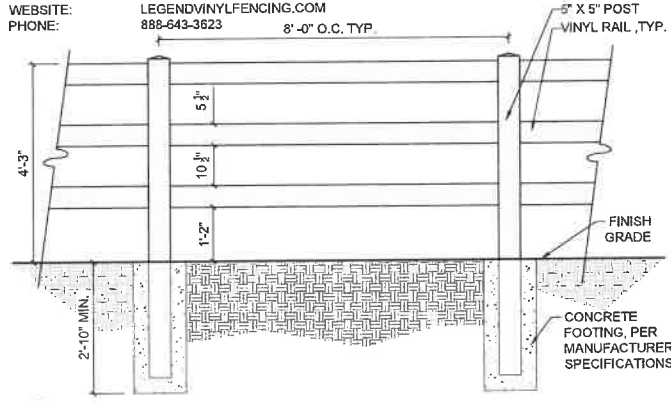
MANUFACTURER: ANOVA
COLLECTION: RALLY
PRODUCT: 6' RECTANGULAR, PERFORATED STEEL, PICNIC TABLE, BENCH SEATS, TRADITIONAL SEAT EDGE, 1 ADA PER PLAN
COLOR: BY OWNER
MOUNTING: SURFACE MOUNTED PER MANUFACTURE SPECIFICATION
WEBSITE: WWW.ANOVAFURNISHINGS.COM
PHONE: 800-231-1327

- NOTES:
1. TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS
 2. OR APPROVED EQUAL



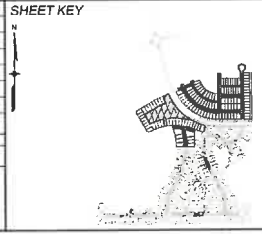
6 PICNIC TABLE- RALLY
NTS MS-TAR-11

MANUFACTURER: MASTER HALCO
PRODUCT: 3 RAIL RANCH
COLOR: TAN
WEBSITE: LEGENDVINYLFCNCING.COM
PHONE: 888-643-3623



7 VINYL SPLIT RAIL FENCE
NTS MS-TAR-17

REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20.886.028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\LS01- TAR - FLP - F3 Community Park.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: August 12, 2021 8:18:54 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



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

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SEAL			
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FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC. PROJECT No. 20.886.028			
DESIGNED BY:	SC	SCALE	DATE ISSUED:
DRAWN BY:	SC	HORIZ.	JULY 2021
CHECKED BY:	JA	VERT.	12 OF 13
SHEET			DRAWING No. LS05

TRAILS AT ASPEN RIDGE

FILING NO. 3 COMMUNITY PARK

SITE DETAILS



Know what's below.
Call before you dig.



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT: DOUBLE BOBBLE RIDER
MODEL #: 164075
COLOR: LEAF
WEBSITE: WWW.PLAYLSI.COM
PHONE: 888-438-6574

NOTES:
1. PLAYGROUND EQUIPEMENT TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS

1 DOUBLE BOBBLE RIDER
NTS MS-TAR-25



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT: OMNISPIN
COLOR: LEAF
WEBSITE: WWW.PLAYLSI.COM
PHONE: 888-438-6574

NOTES:
1. PLAYGROUND EQUIPEMENT TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS

2 OMNISPIN
NTS MS-TAR-26



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT: SUPER SCOOP
COLOR: ACORN
WEBSITE: WWW.PLAYLSI.COM
PHONE: 888-438-6574

NOTES:
1. PLAYGROUND EQUIPEMENT TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS

3 SUPER SCOOP
NTS MS-TAR-27



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT: SUPER SCOOP, ACCESSIBLE
COLOR: ACORN
WEBSITE: WWW.PLAYLSI.COM
PHONE: 888-438-6574

NOTES:
1. PLAYGROUND EQUIPEMENT TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS

4 SUPER SCOOP, ACCESSIBLE
NTS MS-TAR-28



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT: OODLE SWING
COLOR: LEAF, BROWN
WEBSITE: WWW.PLAYLSI.COM
PHONE: 888-438-6574

NOTES:
1. PLAYGROUND EQUIPEMENT TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS

5 OODLE SWING
NTS MS-TAR-29



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT: FOSSIL DIGS DINO EGGS
COLOR: TAN
WEBSITE: WWW.PLAYLSI.COM
PHONE: 888-438-6574

NOTES:
1. PLAYGROUND EQUIPEMENT TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS

6 FOSSIL DIG DINO DIG
NTS MS-TAR-30



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT: FOSSIL DIGS T-REX BONES
COLOR: TAN
WEBSITE: WWW.PLAYLSI.COM
PHONE: 888-438-6574

NOTES:
1. PLAYGROUND EQUIPEMENT TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS

7 FOSSIL DIG T-REX BONES
NTS MS-TAR-31



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT: ZIPKROOZ EN
COLOR: LEAF, BROWN
WEBSITE: WWW.PLAYLSI.COM
PHONE: 888-438-6574

NOTES:
1. PLAYGROUND EQUIPEMENT TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS

8 ZIPKROOZ
NTS MS-TAR-32



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT: PLAYBOOSTER 77351-1-4
COLOR: -
WEBSITE: WWW.PLAYLSI.COM
PHONE: 888-438-6574

NOTES:
1. PLAYGROUND EQUIPEMENT TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS

9 STRUCTURE (AGES 5-12)
NTS MS-TAR-34



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT: PLAYSHAPER 7731-1-4
COLOR: -
WEBSITE: WWW.PLAYLSI.COM
PHONE: 888-438-6574

NOTES:
1. PLAYGROUND EQUIPEMENT TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS

10 STRUCTURE (AGES 2-5)
NTS MS-TAR-35



MANUFACTURER: LANDSCAPE STRUCTURES
PRODUCT: 177332+ SINGLE POST SWING W/ 2 BELT AND 2 BUCKET SEATS
COLOR: LEAF, BROWN
WEBSITE: WWW.PLAYLSI.COM
PHONE: 888-438-6574

NOTES:
1. PLAYGROUND EQUIPEMENT TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS

11 SWINGS
NTS MS-TAR-33

REFERENCE DRAWINGS			
No.	DATE	DESCRIPTION	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: S:\20,886,028 (Trails F3)\100 Dwg\104 Plan Sets\Construction Plans\Landscape\LS01-TAR - F3 Community Park.dwg			
CTB FILE: Matrix(black).ctb			
PLOT DATE: August 12, 2021 8:18:58 AM			
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SHEET KEY



BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
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PREPARED BY:
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FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20,886,028

TRAILS AT ASPEN RIDGE

FILING NO. 3 COMMUNITY PARK

PLAYGROUND DETAILS

DESIGNED BY:	SC	SCALE	DATE ISSUED:	JULY 2021	DRAWING No.
DRAWN BY:	SC	HORIZ.	N/A		LS06
CHECKED BY:	JA	VERT.	N/A	SHEET 13 OF 13	

**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	Medium	
Upgrade Cubs Corner at Bear Creek Nature Center	Mary Jo Lewis	Low	
Upgrade Watershed Exhibit / Fountain Creek Nature Center	Nancy Bernard		Completed
Provide Wheelchairs at Nature Centers	Theresa Odello	Medium	
Expand Program Diversity	Nancy Bernard		Completed
Expand Birding Programs at Fountain Creek Nature Center	Jessica Miller	Medium	
Establish Traveling Leave No Trace Exhibit	Theresa Odello	Low	
Explore a Rainbow Falls Reservation System	Theresa Odello		Completed
Establish a Social Media Plan for Nature Centers	Jessica Miller		
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 / Survey 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	Medium	Design Phase
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	Design Phase
Fox Run Regional Trail	Jason Meyer	High	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								
September 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	\$ 199,762	\$ (19,762)		\$ 105,998	\$ 188,794	
County Fair / Fairgrounds		\$ 301,000	\$ 355,532	\$ (54,532)		\$ 81,211	\$ 342,372	
Total		\$ 481,000	\$ 555,294	\$ (74,294)		\$ 187,209	\$ 531,166	
<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	\$ 59,297	\$ (49,297)		\$ 50,196	\$ 41,129	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 29,123	\$ (4,123)		\$ 22,450	\$ 24,230	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 15,000	\$ 25,000		\$ 40,000	\$ 44,000	
Total		\$ 195,000	\$ 261,420	\$ (66,420)		\$ 177,146	\$ 232,109	
<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								
November								
December								
Total	2455	79936	4.1	1215	27681	2261	118346	

<u>Parks Facility Reservations</u>		2021	2021	2020	2020	2019	2019	
<u>September</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		28	1750	4	95	21	4140	
Pavilions		88	4151	75	2192	76	3684	
Trails		7	1400	11	2000	2	1100	
Vendor		4	16			4	12	
Tennis Courts								
Pickleball Courts		36	144					
Vita Course								
Meeting Room		4	50	4	43	10	108	
<u>Black Forest Regional Park</u>								
Athletic Fields		9	540	2	145	7	310	
Pavilions		18	711	15	442	21	980	
Vendor								
Tennis Courts		2	4	12	48	24	96	
<u>Falcon Regional Park</u>								
Baseball Fields		6	150			16	400	
<u>Fountain Creek Regional Park</u>								
Athletic Fields		8	390	5	250	4	280	
Pavilions		41	1721	19	410	32	1273	
Trails		1	100	3	200			
Disc Golf Course		1	72			3	450	
Vendor		1	4			1	4	
<u>Fox Run Regional Park</u>				20	500			
Athletic Fields		37	1240	35	1100	24	1070	
Gazebo		15	645	6	195			
Warming Hut		11	130	5	45			
Pavilions		51	1860	33	871	52	2510	
Vendor		2	8	3	110	2	220	
Trails		3	166					
<u>Homestead Ranch Regional Park</u>								
Pavilions		10	264	5	81	8	385	
Athletic Fields								
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail		1	400	7	820	4	975	
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail				5	400	6	1750	
Baptist Road Santa Fe Trail				2	100	2	500	
AFA Santa Fe Trail				2	100	2	500	
Vendor - Santa Fe Trailheads		3	12	3	12	12	42	
<u>Paint Mines Trail</u>		11	120	7	38	5	29	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>				1	11			
<u>Pineries Open Space</u>								
Total Park Facility Reservations		398	16048	284	10208	338	20818	

<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								
November								
December								
Total		143	12,810		96	6,808	175	22,214
<u>Fairgrounds Facility Reservations</u>		2021	2021	2020	2020	2019	2019	
<u>September</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	
FAB Board Meeting		1	34	1	21	1	46	
Fair Corp Meeting		1	5					
Livestock Sale Committee Meeting		1	20					
Calhan FFA Leadershp Conference		1	230					
Calhan CYERF Student Gathering		1	75	13	65	7	56	
<u>Grand Stands Building</u>								
Garza Farms		25	500					
Grant Harris		7	28					
Bow Wowz Dog Sports - Grand Stands Bldg		1	20					
<u>Track</u>								
Race		2	2635					
<u>Barns</u>								
Sheep Barn Calhan HS Float Building		5	100					
<u>Livestock Arena</u>								
Ride Tough Horsemanship Clinic		2	30	2	2000	1	2173	
Calhan FFA Ag Day		1	400					
4H Dog Agility contest		1	40					
<u>Grounds -</u>								
Granny in the Garden		1	30					
<u>Whittemore - Fairgrounds</u>								
Rummage Sale		2	60					
Golden Prairie 4-H Club Meeting		1	20					
<u>Arena</u>								
						3	30	
Month Total Fair Facility Reservations		54	4,247	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				
			Total	\$20,240				

<u>Volunteerism</u>		<u>2021</u>		<u>2020</u>				
<u>Total for Year</u>	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>			
January		106	372	193	824			
February		100	468	234	1,114			
March		159	713	110	552			
April		365	1,556	86	350			
May		425	1,579	96	500			
June		299	1,421	291	974			
July		680	5,444	240	669			
August		283	1,581	254	806			
September		411	1,808					
October								
November								
December								
Totals		2828	14,942	1504	5,789			
		<u>2021</u>						
<u>September</u>		<u>Volunteers</u>	<u>Total Hours</u>					
Park Advisory Board		9	35					
Fair Advisory Board		14	56					
Fairgrounds Corporation		5	20					
Friends of the Nature Centers		51	288					
Adopt-A-Park / Trail / Volunteer Projects		332	1,409					
Total		411	1,808					
<u>Programming</u>		<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>	<u>2019</u>	<u>2019</u>
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>	<u>Programs</u>	<u>Attendance</u>
January		25	218	4.93	45	755	40	461
February		27	230	4.96	47	550	36	2303
March		50	753	4.90	17	361	62	1060
April		58	1006	4.98	0	0	185	4928
May		84	1377	4.99	12	455	210	4415
June		68	1361	4.90	40	888	122	3937
July		71	3601	4.98	74	1962	120	4950
August		58	3598	4.90	92	1211	80	3347
September		84	2074	4.99	78	868	114	3325
October								
November								
December								
Totals	800 / 21,000	525	14218	4.95	405	7050	969	28726

<u>September</u>	<u>Facility</u>	<u>2021</u> <u>Programs</u>	<u>2021</u> <u>Attendance</u>	<u>2021</u> <u>Evaluation</u>				
Discover Bear Creek	BCNC	14	173	5.00				
Habitat	BCNC	6	78					
Incredible Insects	BCNC	7	94	4.90				
Colorado Wildlife Detectives	BCNC	3	29					
Nature Explorers: Migratory Story	BCNC	2	33	5.00				
Scout: Daisy Hiking Adventure	BCNC	1	10	5.00				
Catamount Institute YES Club	BCNC	1	17					
Little Wonders: Sensory Adventures	BCNC	2	37	5.00				
Broadmoor Garden Club Guided Tour	BCNC	1	12					
Our House	BCNC	1	11					
County Team Bonding	BCNC	1	9					
Mindfulness Photography Workshop	BCNC	1	6					
Pikes Peak Mycological Society- Harnessing the Power of	BCNC	1	45					
Environmental Ed Program Leader Training	BCNC	1	8					
Forest Bathing	BCNC	1	5					
Sketching Autumn's Bounty	BCNC	1	7					
Awesome Arthropods	FCNC	1	11	5.00				
Walk the Wetlands	FCNC	5	182	5.00				
Discover the Wetlands	FCNC	7	359	5.00				
2s & 3s Outdoors: Flopping Fish	FCNC	2	29	5.00				
Nature Adventures: Weeds & Seeds	FCNC	2	43	5.00				
Birthday Party	FCNC	1	25	5.00				
Outreach: Wild Birds Unlimited	FCNC	1	10					
Adult Bird Club	FCNC	1	18	5.00				
Fall Bird Count	FCNC	1	14					
Scout: Badge Event	FCNC	4	37	5.00				
Creek Week Kickoff Cleanup	FCNC	1	10					
Active Adults: Gourd Art Workshop	FCNC	1	2	5.00				
Girl Trek Team group meeting	FCNC	1	6					
The Nannies group meeting	FCNC	1	11					
Geology & History Talk	RF	1	14					
Cornhole Tournament	FCRP	1	40					
Concert in the Park: PPJASS	BCRP	1	425					
Concert in the Park: Fox Run	FRRP	1	225					
Paint Mines Tour	PMIP	3	15					
El Paso Pacers	SFT	1	2					
50K for 50Y Hike: Pineries	POS	1	6					
RF Geology Talk	RF	1	13					
RF Volunteer Day: Weed Removal	RF	1	3					
TOTALS		84	2074	4.99				

COMMUNITY SERVICES DEPARTMENT

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

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

September 2021

General Updates:

1. Facility rentals have generated \$199,762 which exceeded our \$180,000 annual goal by 11%.

Special Events:

1. Homefront Military Network kicked off their "Healthy Together Week" fundraiser with a three-day pickleball tournament, a 5K Fun Run and a yoga-at-the-park event at Bear Creek Regional Park. The event aimed at promoting physical and mental health in military members and veterans and raised a total of \$25,000.
2. The Pikes Peak APEX, a 4-day mountain bike challenge was held in September on the slopes of Pikes Peak. The event featured routes through dirt roads, jeep trails, and alpine singletrack that are typical of Pikes Peak. This rigorous mountain biking event included Bear Creek Regional Park on two of the four legs. The event comprised of amateur and professional riders and received wide media coverage.
3. The Landsharks Running Club re-started their Fall Cross Country youth running events again this year. The events were cancelled last year due to Covid concerns but the races are back this year with approximately 400 kids running two separate races at Bear Creek Regional Park on Sundays until the end of October.
4. The Society for Creative Anachronism hosted a large renaissance-type martial arts competition at Fountain Creek Regional Park.

5. The Lewis Palmer Middle School held a youth cross country event on the New Santa Fe Regional Trail. Approximately 400 kids took part in the run.
6. Fourteen photography permits were issued for commercial photography at the Paint Mines Interpretive Park and Fox Run Regional Park.
7. Fifteen weddings were held at Fox Run Regional Park this month.
8. Food truck activity is picking up at our parks. Ten vendor permits were issued to food trucks and produce vendors this month. Most food trucks supported local events; produce vendors and chili roasters sold their items at the Baptist Road trail head of the New Santa Fe Regional Trail.



Homefront Military Network pickleball tournament

COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH and GRANTS Monthly Report – September 2021

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

Veteran of the Year Award Ceremony: El Paso County's Veterans Service Office and the El Paso County Board of Commissioners announced Iraq War veteran Skylar Nelson as the Veteran of the Year at their annual ceremony held this year at Bear Creek Regional Park, September 9, in recognition of her work advocating for veterans. Since being discharged from the Army, Nelson has volunteered countless hours advocating for fellow veterans, volunteering with several veteran services organizations, and working with local leaders to provide services to homeless veterans. Nelson works as the community outreach coordinator for K9's for Veterans Abroad, helping raise thousands of dollars to provide free service dogs to veterans. She also works with Homes for All Veterans, The Green Beret Foundation and Mental Health Colorado, among other local nonprofits.

We had 90 in attendance and over 570 citizens joining us as we live streamed the ceremony.

Creek Week: Staff participated in Creek Week Crew Leader Training. County Parks is the only designated weeklong supply pick up location for our Crew Leader supplies. The Bear Creek maintenance shop also houses the Fountain Creek Watershed District's materials year-round. We have **four** community events in County Parks, Bear Creek Nature Center, Bear Creek Dog Park, Fountain Creek Nature Center and Fox Run Regional Park. I would like to thank County Parks staff for their support and dedication to this important event that involves thousands of volunteers completing litter cleanups so trash/debris in our parks and trails don't end up in our waterways.

Outreach News: Staff participated at the Trails and Open Space Coalition Membership Party advocating for our Master Plan survey and online forum. The Explore, Engage, and Celebrate tabs also provide some additional information about the process at www.epcountyparkplan.com.



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



HOLLY WILLIAMS
CARRIE GEITNER
LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division Monthly Report – September 2021 Submitted by Todd Marts, Executive Director

General

Rainbow Falls:

Rainbow Falls Historic Site was open to the public for 8 days in September, and had 2,310 visitors, averaging 289 per day. There were three events this month, starting with a Geology & History talk by our caretakers, then a Geology presentation by Dr. Mark Izold from Pikes Peak Community College, and finally a volunteer day where we took away ten bags of invasive weeds and make the area by the falls more accessible. The Fall hours are still in effect and Rainbow Falls will close for the winter season at the end of October.

Paint Mines:

This month at the Paint Mines, the Interpreters/Caretakers made 1760 visitor contacts over 12 days, averaging 147 per day. The Interpreters have been busy with 3 Paint Mines Tours this month, including one of the tours that were given to the docents at Cheyenne Mountain Zoo. We have also started collecting donations at the site through a cash drop pipe and through PayPal donations, which visitors can access through a QR code displayed around the site. This first month brought in about \$300 in donations, which will go into the Parks Trust to be used only at this site.

Projects, Fundraising & Grants:

1. Members of the Broadmoor Garden Club visited Bear Creek Nature Center's pollinator gardens and were given a guided tour by the Nature Center Supervisor. The Garden Club awarded a \$2,500 grant to the nature center in 2020 to be utilized in garden upgrades. This grant was matched by funds from El Paso County and Friends of El Paso County Nature Centers, resulting in a garden that is highly functional as a habitat area as well as aesthetically pleasing and educational. Broadmoor Garden Club members appreciated seeing the plant selection and the demonstration path through the gardens with plant ID placards and also enjoyed visiting Bear Creek Nature Center's honeybee observation hive, which benefits from the garden plants. They encouraged Bear creek Nature Center to apply for additional grants in the future to continue augmenting this outdoor space.



Programs & Special Events:

1. This year's Concerts in the Park were very successful, especially the concerts at Fox Run Regional Park which is a new venue for this year. By the numbers we offered a total of 16 concerts at 3 locations, with more than 4600 in attendance, and receiving \$428.40 in donations going towards the build of the Northern Nature Center. The concerts at Bear Creek Regional Park were sponsored by Pikes Peak Jazz and Swing Society, while the ones at Fox Run were sponsored by Line-X truck accessories, Classic Homes, and Sanctuary Pointe Homes. Next year we hope to add Fountain Creek Regional Park as an additional venue for the series.
2. The annual Cornhole Tournament turned out to be a success this year, with over 40 people coming out for the tournament at Fountain Creek Regional Park. This year there was a strong interest in parent/child teams, so we created a new bracket for this group which was the highest attended bracket! This event generated \$175 in revenue, but the most important aspect was getting families out to the park and enjoying a fun game of Cornhole.
3. After having three field trip seasons interrupted due to Covid (Spring 2020, Fall 2020 and Spring 2021), Bear Creek Nature Center is happy to see an influx in field trip bookings. In September, the nature center staff and volunteers led 30 field trip groups, serving 374 elementary-age participants. The nature center continues to add field trip programs to the fall schedule and looks forward to connecting more children to the natural world.
4. Bear Creek Nature Center continues to offer a wide variety of programming to the community in part because of the many partnerships the nature center fosters with other entities and individuals in the community. In September, Bear Creek Nature Center hosted Forest Bathing Walks led by Summer Lajoie of Listening Pines, Mindfulness Photography Workshop led by Summer Lajoie and Mike Pach of 3 Peaks Photography & Design, Harvesting the Power of Mushrooms led by Pikes Peak Mycological Society, and Sketching Autumn's Bounty Nature Sketching Workshop led by artist Christine Hubbell of Chubbell Art, Ltd. These partnerships enhance the nature center's reach in the community, enabling us to meet varied interests in the community.
5. Fountain Creek Nature Center's Children's Nature Series is more popular than ever, with classes filling quickly even after doubling the number of classes offered! Tiny budding naturalists ages 2 to 6 were introduced to Weeds and Seed and Flopping Fish as they listened to stories, completed scavenger hunts, played matching games, and created crafts with their parents. These lessons surely lay the foundation to a long-life appreciating nature.
6. Fountain Creek Nature Center hosted its annual Girl Scout Badge Day Event on September 18th, giving Daisies, Brownies, and Juniors the chance to complete badge requirement activities in a fun, social way outdoors with professionals! The girl scouts planned camping trips, tested camping gear, learned the Leave No Trace principles, took hikes, and played games. Learning these lessons while witnessing nature firsthand inspired the girls to seek recreational activities outside and to protect the environment while doing so.

7. Fountain Creek Nature Center welcomed back busloads of students for field trips that gave them a real life look at the science concepts they've been learning in the classroom. Students got face-to-face with deer along the trail, inspected the multitude of macroscopic creatures in the pond, thought about how they use and affect the watershed, and discovered the adaptations that help diverse organisms live in the many habitats along Fountain Creek. Many children experienced nature in totally new ways with the help of engaging, knowledgeable staff and volunteers.

COMMUNITY SERVICES DEPARTMENT

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

**PARK OPERATIONS DIVISION
MONTHLY REPORT
SEPTEMBER 2021**

Parks Planning

Capital Project Management / Planning:

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, with construction commencing in late September 2021.

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



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. Construction of the restroom is anticipated to be completed in November.

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.

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 late 2021 / early 2022. The online survey and forum to gather community input was launched in early September and closed on September 30th. We had a great response to the survey with 630 participants.

Flood Recovery:

Hanson Trailhead Repairs - A contract for engineering and design was awarded to Bohannon-Houston in April 2018. Conceptual designs (30%) were developed sent to FEMA and approved. Refinement of the design will continue in 2020. Permitting and regulatory approvals will continue in 2020. Presentations to the Fountain Creek Watershed and Greenway District were held in April, May, July, and September 2019 to discuss a potential partnership. The District responded favorably and has allocated \$750,000 to the project. Procurement was completed in August with a contract being awarded to Tezak at a not to exceed amount of \$1,991,829. Pre-construction activities began in November and construction started in December with completion by May 2021. Completed tasks include bridge removal, point bar removal, creek bank restoration, bend way weir construction, J hook construction, overflow channel construction, trail construction, and completion of new bridge piers and abutments. The placement of the salvaged bridge, new bridge, trail construction and site revegetation were completed in June. 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 four development permit application to be presented for endorsement at the September PAB meeting and provided internal administrative comments for an additional 11 applications during August.

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 – Warm temperatures lingered into September this year delaying the arrival of fall colors. 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 troubleshooting / repairs, landscape bed maintenance, fertilizer applications, and playground inspections.

The annual Veteran of the Year ceremony was held at the Veterans Memorial in Bear Creek East. Central staff provided event support by ensuring the grounds were in excellent condition, aiding with event parking, set up and tear down of the large rental tent.

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 should be completed within the next few months. 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.

The annual Creek Week supply handout was held at the Bear Creek Maintenance shop for multiple days during September. During this time, volunteers came by the maintenance shop to collect supplies needed for the annual Creek Week event. A big thank you to all the volunteers participating in this event!

Anthony Rose and Dale Arellano have been training for their Class A CDL license and will complete the program by the next reporting period.

Bear Creek Dog Park – The Park continues to experience a large volume of guests and staff commits significant daily effort with trash removal and facility cleaning.

Park operations staff completed a final walk through with Front Range Arborists to finalize details for the upcoming forestry maintenance project to take place during October. This project will require the park to close for multiple days due to public safety.

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.

Recreation and Cultural Services staff completed a trail corridor cleaning day where they gathered ten large bags of weeds from along trail corridors. Central staff assisted by moving the bagged debris back to the maintenance facility.

The Manitou Trail Cats restoration group completed four days of grueling work during this reporting period. Two tons of large rock were brought in by Central staff so volunteers could add steps and stabilize the trail edge leading down to the lower picnic area. Their efforts have increased the safety and sustainability of this trail. El Paso County Parks greatly appreciates all that Manitou Trail Cats does for our community!

Downtown Facilities – Downtown staff members remain busy with general maintenance tasks including mowing, trimming, and herbicide applications. Fall aeration and fertilization is complete and staff is prepping for irrigation blowouts and snow removal.

Staff completed the Costilla St. parking garage landscape improvement project where they removed existing rock mulch, added irrigation, plant material, large boulders, and grey breeze to four curbside landscape beds.

Downtown staff was also called upon to remove some previously placed rock mulch around the El Paso County Professional Building on Vermijo St. Rock mulch has been removed and fifteen tons of grey breeze will be installed in its place.

Jones Park – No new maintenance to report.

Ute Pass Regional Trail – Our team removed trash and debris from trail corridors and trailheads. Staff spent time box blading and removing a large debris pile deposited from a pipe culvert coming from Hwy 24. Our team is working with CDOT to address the culvert issue.

East District:

County Fairgrounds – The East District team welcomed two new staff members this month. Patrick Sisneros (PMIII) and Brenda Reichard (PMI) both started on 9/13/21. With the team being fully staffed we can now focus our efforts on addressing some of our backlogged maintenance tasks.

Repairs to a frost-free hydrant damaged during the County Fair was completed. The team also supported two auto races, an equestrian clinic, and a 4-H State Agility Contest.

Homestead Ranch Regional Park – The team has completed fall aeration and fertilization of the athletic field at Homestead. We continued bed maintenance efforts and fertilized the ornamental plants that were planted earlier this year. Our next focus will be the winterization of the irrigation system.

Falcon Regional Park – Phase II punch list is complete. The team held one final meeting prior to contract close out and has approved the completed punch list items.

Staff completed aeration and fertilization of the athletic fields at FRP. We will focus on winterizing the irrigation system next month.

Paint Mines Interpretive Park – Our team completed installation of a new information kiosk and provided routine trash removal and facility cleaning services.

Staff was notified about a section of damaged fencing along the overlook trail. Someone had bent over a couple of posts in order to access a closed trail along the upper loop of the formations. The team was able to repair and reinforce the fencing and will continue to monitor in case this becomes a reoccurring issue.

North District:

Fox Run Regional Park – North District staff spent numerous days building and installing new park rules and entrance signs in Fox Run Regional Park. In addition to the signs, staff prepped and assisted the FRRP Friends Group with repairing and resurfacing a section of trail near rollercoaster trailhead.

Fox Run also hosted a Creek Week trash removal event that aided staff with debris removal along heavily used trails.

This month staff also completed fall aerating, fertilizing, overseeding, broadleaf weed mitigation, deep cleaning restrooms / pavilions, and making repairs to irrigation.

Black Forest Regional Park – Our primary goals in BFRP have been fall aerating, fertilizing, overseeding, broadleaf weed mitigation, deep cleaning restrooms / pavilions, and making repairs to the irrigation system.

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

Santa Fe Regional Trail – Efforts are being made to repair sections of trail in preparation for winter months to include filling sinkholes, digging out water bars, and checking pipe culverts. Baptist Road trailhead restrooms and picnic tables have also seen a lot of graffiti and vandalism this month. We are working with the Sheriff's Office and the Monument Police Department to monitor the area after hours.

Staff installed three NES Partners in the Park signs along the trail corridor.

Black Forest Section 16 – Staff graded the parking lot and made repairs to the restroom toilet. Patrols of the perimeter trail are performed daily, and any individuals with their dogs off leash are informed of County policies.

Palmer Lake – Several sections of split-rail fence were repaired. Routine patrols were conducted to remove trash and check property conditions.

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

Hodgen Road Trail – Routine patrols were conducted to remove trash and check trail conditions. Staff box bladed the trail in preparation for winter months.

South District:

General Information – The priority for the South District team has been completing fall aerification, spraying, and fertilization of all irrigated areas throughout the district. All properties have been aerated, sprayed for weeds, and fertilized. The properties were also spot seeded to help improve any thin or weak areas. These processes should encourage improved plant health and prepare the parks for winterization. In addition, The South District parks and facilities continue to be inspected, cleaned, mowed, and trimmed routinely.

Fountain Creek Regional Park – The pavilions and fields have been booked near capacity through much of September. FCRP has hosted a six-week soccer camp on Saturdays, a soccer league on Sundays, a medieval themed competition, and a wide variety of local visitors. The feedback has been positive, and it has been rewarding to see the facility enjoyed by so many residents.

Kane Ranch Open Space— The parking lot and entry area has been trimmed, mowed, and cleaned up to prepare for the anticipated opening. The encroaching native has also been mowed back near the beginning of the trail.

Crew's Gulch Trail - This area has been carefully monitored for graffiti and litter that collects at the site. The walkway walls have been painted twice this month. We continue to inspect this area daily and remain proactive in taking care of maintenance needs in a timely manner.

Maxwell Street Trailhead – Our team recently trimmed, sprayed and cleaned up the parking lot at the trail entrance. There has been an ongoing disruption in the trail due to a failed culvert drainage crossing. The trail has been repaired several times and has remained open throughout the reporting period. The design and planning process for long term repairs are underway.