

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

CARRIE GEITNER LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, August 10, 2022 - 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>ltem</u>			<u>Presenter</u>	Recommended <u>Action</u>
1.	Call N	Meeting to Order	Chair	
2.	Approval of the Agenda		Chair	Approval
3.	Approval of Minutes (June Minutes due to July meeting cancellation)		Chair	Approval
4.	Introductions / Presentations			
	A.	El Paso County Parks Master Plan Update	Brian Bobeck / Teresa Jackson	Endorsement
	B.	Lease renewal for Black Forest Section 16	Todd Marts / Kathy Andrew	Endorsement
5.	Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)		Chair	
6.	Deve	lopment Applications		
	A.	The Glen at Widefield Filing No. 12 Final Plat	Jason Meyer	Endorsement
	B.	Romens Rezone	Jason Meyer	Endorsement

<u>ltem</u>			<u>Presenter</u>	Recommended Action			
	C.	Falcon Meadows at Bent Grass Filing No. 4 Final Plat	Jason Meyer	Endorsement			
	D.	Sterling Ranch Sketch Plan Amendment	Ross Williams	Endorsement			
	E.	Sterling Ranch East Phase I Preliminary Plan	Ross Williams	Endorsement			
	F.	FourSquare at Sterling Ranch East PUD Development Plan and Preliminary Plan	Ross Williams	Endorsement			
	G.	The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan	Ross Williams	Endorsement			
	H.	North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan	Ross Williams	Endorsement			
	I.	Waterside PUD Development Plan and Preliminary Plan	Ross Williams	Endorsement			
7.	Information / Action Items						
		N/A					
8.	Montl	nly Reports	Staff	Information			
9.	Board / Staff Comments						

10.

Adjournment

Minutes of the June 8, 2022 El Paso County Park Advisory Board Meeting Centennial Hall, 200 S. Cascade Colorado Springs, Colorado

Members Present: Staff Present:

Ed Hartl, Chair Todd Marts, Executive Director

Anne Schofield (via TEAMS)

Brian Bobeck, Park Operations Division Manager
Susan Jarvis-Weber, Secretary

Sabine Carter, Administrative Services Coordinator

Kiersten Steel Ross Williams, Park Planner

Terry Martinez (via TEAMS) Greg Stachon, Landscape Architect

Lois Landgraf (via TEAMS)

Jessica Miller, Fountain Creek Nature Center Supervisor

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

- 1. <u>Call to Order:</u> The meeting was called to order at 1:30 p.m. by Ed Hartl, Chair.
- 2. <u>Approval of Agenda:</u> Chair Ed Hartl requested that item 7A be tabled until additional Parks Advisory Board members are selected. **Lois Landgraf made a motion to approve the meeting agenda. Terry Martinez seconded the motion. The motion carried 5 0.**

(Susan Jarvis-Weber joined the meeting at 1:32 p.m.)

- 3. <u>Approval of Minutes:</u> Lois Landgraf made a motion to approve the April 13, 2022, meeting minutes. Kiersten Steel seconded the motion. The motion carried 6 0.
- 4. Introductions and Presentations:

A. Alan Rainville Proclamation

Alan Rainville served as a Commissioner District #4 representative on the El Paso County Park Advisory Board from May 2016 to May 2022. Chair Ed Hartl and the board expressed their gratitude for his many years of service to the community.

B. Pikes Peak Chapter - National Society of the Sons of the American Revolution

Scott Tanner, Chairman of the Veterans' Committee recognized El Paso County Parks maintenance staff for properly and consistently displaying the United States flag at the Veterans Memorial at Bear Creek Regional Park.

C. Lease renewal for Black Forest Section 16

Kathy Andrew, Environmental Division Manager requested endorsement of a newly negotiated lease with the State Board of Land Commissioners for the Black Forest Section 16 property. The current lease expires on December 8, 2022. The State Board of Land Commissioners is requesting a lease increase from \$452.25 per year to \$21,825 per year plus a 2.5% annual escalator. The length of the lease will also change from a previous 25-year lease to a 10-year term. Susan Jarvis-Weber expressed concerns about the lease term changes. Todd Marts explained that the State Land Board, as the property owner, makes the primary decisions on who to lease or sell the property to and what the terms will be. Judith von Ahlefelt strongly objected any endorsement on this item at this time since the lease is not up until December. Commissioner VanderWerf stated that the Park Advisory Board is advisory in nature and support of this motion could be the beginning of the public process. The County can then continue with the public process.

Susan Davies, Trails and Open Space Coalition state that the lease fee increase is startling but the County should not lose this property. The State Land Board's main goal is to make money for Colorado Schools and that the property could be sold to a developer.

Anne Schofield moved to endorse the ten-year lease for Black Forest Section 16 effective December 9, 2022, expiring December 8, 2032. Terry Martinez seconded the motion. Ed Hartl, Kiersten Steel, Susan Jarvis -Weber abstained. The motion failed.

5. Citizen Comments:

Judith von Ahlefelt commented on Judge Orr Candidate Open Space, Black Forest Trails Association, and her concerns regarding the Mountain Pine Beetle report in Pineries Open Space.

6. <u>Development Applications:</u>

A. Falcon Meadows at Bent Grass Filing No. 3 Final Plat

Greg Stachon presented the Falcon Meadows at Bent Grass Filing No. 3 Final Plat.

Lois Landgraf recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Falcon Meadows at Bent Grass Filing No. 3 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$22,540 and urban park fees in the amount of \$14,210 will be required at time of the recording of the final plat. Susan Jarvis-Weber seconded the motion. The motion carried 6-0.

B. Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan

Ross Williams presented the Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan and addressed questions.

Anne Schofield recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving

the Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$63,480 and urban park purposes in the amount of \$40,020 will be required at time of the recording of the forthcoming Final Plat(s). Terry Martinez seconded the motion. The motion carried 6-0.

C. Homestead North at Sterling Ranch Filing No. 1 Final Plat

Ross Williams provided an overview of the Homestead North at Sterling Ranch Filing No. 1 Final Plat and addressed questions by the board.

Anne Schofield recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Homestead North at Sterling Ranch Filing No. 1 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 1, within Tract F, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of this Final Plat; 2) fees in lieu of land dedication for regional park purposes in the amount of \$33,580 and urban park fees in the amount of \$21,170 will be required upon recording of this Final Plat. Terry Martinez seconded the motion. The motion carried 6 – 0.

D. Homestead North at Sterling Ranch Filing No. 2 Final Plat

Ross Williams presented the Homestead North at Sterling Ranch Filing No. 2 Final Plat. Susan Jarvis-Weber recommended that additional language be added to include the neighborhood park in the tract table within Tract H.

Anne Schofield recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Homestead North at Sterling Ranch Filing No. 2 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 2, within Tract H and in the General Plat Notes, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of this Final Plat; 2) include notes in the Tract Table and in the Plat that identifies the proposed neighborhood park located within Tract H; 3) fees in lieu of land dedication for regional park purposes in the amount of \$34,040 and urban park fees in the amount of \$21,460 will be required upon recording of this Final Plat. Lois Landgraf seconded the motion. The motion carried 6 – 0.

E. The Cottages at Mesa Ridge Final Plat

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

Lois Landgraf recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving

The Cottages at Mesa Ridge Final Plat: 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 this Final Plat. Susan Jarvis-Weber seconded the motion. The motion passed 6-0.

F. Flying Horse North Sketch Plan

Ross Williams introduced the Flying Horse North Sketch Plan and addressed questions by the board.

Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Flying Horse North Sketch Plan: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be dedicated to the County via forthcoming final plat(s); and (2) fees in lieu of land dedication for regional park purposes in the amount of \$722,660 and urban park purposes in the amount of \$455,590 will be finalized at time of the submittal of the forthcoming preliminary plan(s) and required at time of the recording of the forthcoming final plat(s). Park Lands Agreements may be acceptable alternatives to regional and urban park fees, provided the agreements are submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat(s). Susan Jarvis-Weber seconded the motion. The motion carried 6-0.

G. Creekside at Lorson Ranch Filing No. 2 PUDSP

Ross Williams provided an overview of the Creekside at Lorson Ranch Filing No. 2 PUDSP.

Anne Schofield recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Creekside at Lorson Ranch Filing No. 2 PUD Development Plan and Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$17,480 and urban park purposes in the amount of \$11,020 will be required upon recording of the forthcoming final plat(s). Susan Jarvis–Weber seconded the motion. The motion carried 6-0.

H. The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan

Ross Williams provided an overview of The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan.

Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary

Plan: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$99,470 will be required at time of the recording of the forthcoming final plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of the forthcoming final plat(s). Anne Schofield seconded the motion. The motion carried 6-0.

- 7. <u>Information / Action Items:</u>
- A. 2022 2023 Officer Elections (Item has been tabled).
- B. Pikes Peak Birding and Nature Festival

Jessica Miller provided an overview of the Birding and Nature Festival held in May. Participants had 58 unique locations available to them for bid watching ranging from Pikes Peak to the prairie.

8. <u>Monthly Reports:</u>

N/A

9. Board/Staff Comments:

Todd Marts provided information regarding the El Paso County Master Plan update. Mr. Marts stated that the update is available to the public for review. He stated that the County is assessing "what we have" so it can be determined where funding should be directed to. Brian Bobeck stated that the public comment period was approximately 3 weeks which included an open house. Stakeholders and citizens provided input which will be brought before the board at a future meeting.

Chair Ed Harts stated that the Homestead Ranch Regional Park Masterplan draft is available for public review as well.

10.	Adjournment: The meeting adjourned at 3:50 p.m.					
	Susan Jarvis-Weber, Secretary					

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: El Paso County Parks Master Plan Update

Agenda Date: August 19, 2022

Agenda Item Number: #4 - A

Presenter: Brian Bobeck – Park Operations Division Manager

Teresa Jackson – Senior Consultant, BerryDunn

Information: Endorsement: X

Background Information:

The Parks Master Plan is a guiding document that works with other County plans to maximize parks, trails, nature centers, and the long-term protection of open space. The update process began in June of 2021 to reaffirm essential goals and objective of the existing master plan (2013 version), while incorporating needed changes and new ideas based on input from stakeholders. In addition, a park infrastructure assessment was conducted to provide recommendations and cost estimates to improve the condition of existing facilities and services that are valued by citizens.

Due to COVID-19, the master plan update process was conducted through virtual meetings and relying on technology to complete tasks, provide information and opportunities for public engagement. Stakeholder involvement occurred as part of the planning process and a dedicated webpage was developed to conduct a public survey, while providing citizens the opportunity to share their thoughts or ideas regarding County parks. A public open house was held at Bear Creek Nature Center on May 19, 2022, along with the draft master plan being posted online allowing citizens an opportunity to provide feedback.

A copy of the plan can be found on the El Paso County Parks Master Plan Update webpage: http://www.epcountyparkplan.com/

Next steps in the Parks Master Plan Update include:

- El Paso County Park Advisory Board endorsement August 10, 2022
- El Paso County Planning Commission approval August / September 2022
- Board of County Commissioner adoption September 2022

Staff requests Park Advisory Board endorsement of the updated El Paso County Parks Master Plan which will replace the 2013 Parks Master Plan.

Recommended motion:

Move to endorse the draft 2022 El Paso County Parks Master Plan and recommend adoption to the El Paso County Board of Commissioners, subject to refinement during the public hearing and adoption process.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Lease renewal for Black Forest Section 16

Agenda Date: August 10, 2022

Agenda Item Number: #4 - B

Presenter: Todd Marts, Executive Director, Community Services

Kathy Andrew, Environmental Division Manager

Information: Endorsement: X

Background Information:

SUMMARY:

The El Paso County Community Services Department, is requesting endorsement of a newly negotiated lease with the State Board of Land Commissioners for the Black Forest Section 16 Property (Section 16). The current lease expires on December 8, 2022.

BACKGROUND:

By Resolution 00-20, dated January 21, 2000, the El Paso County Board of Commissioners agreed to lease from the Colorado State Land Board approximately 91 acres around the perimeter of Section 16, Township 12 South, Range 67 West, 6th P.M. known as Black Forest Section 16 for the development of a multi-use, non-motorized trail to serve the northern portion of El Paso County. The current Section 16 Trail is an important component of the Parks Master Plan and is used extensively by the citizens in the northern portion of the county. Additionally, the lease encompasses the Black Forest Slash and Mulch Program, a wildfire mitigation program that has been in operation since 1995. The current lease expires on December 8, 2022.

The El Paso County Community Services Department, in cooperation with the County Attorney's Office has negotiated with the State of Colorado State Board of Land Commissioners a lease for Section 16 for a ten (10) year period, effective December 9, 2022, expiring December 8, 2032, and is subject to the terms and conditions set forth in the State of Colorado State Board of Land Commissioners Recreational Lease No.114378 attached as Exhibit A.

Recommended Motion:

Move to endorse the ten-year lease for Black Forest Section 16 effective December 9, 2022, expiring December 8, 2032.



Background

- The State Land Board manages an endowment of assets for the financial support of Colorado Public Schools
- The State Land Board has the discretion to acquire or dispose of land when the reinvestment of the
 proceeds can provide a greater benefit to the trust
- · The land is not publicly accessible without this lease
- The current 25-year lease at \$452.25 per year is set to expire on December 8, 2022
- Out of more than 7,000 active leases, the State Land Board only issued eight open space leases similar to the Black Forest Section 16 lease
- State Land Board guideline from 2014:
 - Annual public open space leases should be no less than 5% of the property's fair market value
 - · Term is typically no more than 5 years
- The current proposed lease \$21,825.00 followed by an annual 2.5 percent escalator
 - · 2.5% of the property's fair market value
 - Term 10 years

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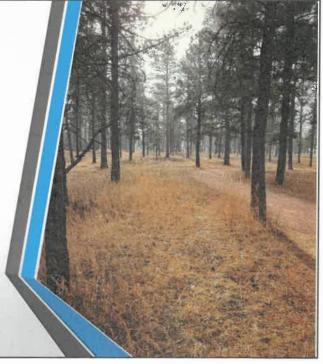
Current Situation

- The trail is well loved by countless residents and visitors which is evident from the response after our June meeting and the fact that the parking lot is often full or close to full
- The Slash-Mulch site is used by hundreds of residents and is a valuable tool for fire mitigation in Black Forest and El Paso County
- Et Paso County cannot purchase this property at this time.
- If we do not move forward with the lease renewal, the trail access and slash mulch site will not be accessible in 2023
- Community Services, Environmental Services and the County Attorneys have been actively negotiating this lease for over a year. Although this is a significant increase it is a logical and reasonable rate based on their guidelines
- This property is too valuable to lose access for the trail users and the residents that use the Slash-Mulch site
- The current lease is between El Paso County and the State Land Board, as will the proposed new lease

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Next Steps

- August 2022 Request Park Advisory Boards endorsement
- August 2022 Seek and accept donations and partners to support the lease fees
- September 2022 Request Board of County Commissioner approval
- September November 2022-- Request State Land Board Approval
- December 8, payment due for 2023 lease
- January 2023 -Begin Stakeholder meetings to explore long term solutions for the Section 16 Trail and the Slash- Mulch Site



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El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Glen at Widefield Filing No. 12 Final Plat

Agenda Date: August 10, 2022

Agenda Item Number: #6 - A

Presenter: Jason Meyer, Planning Supervisor

Information: Endorsement: X

Background Information:

Request by Glen Investment Group for approval of The Glen at Widefield Filing No. 12. This site is located west of Marksheffel Road and north of Mesa Ridge Parkway within the larger Glen at Widefield development. Filing No. 12 totals 77.82 acres and includes 79 single-family dwelling units on 17.7 acres, three open space tracts totaling 5.5 acres, and rights-of-way totaling 4 acres.

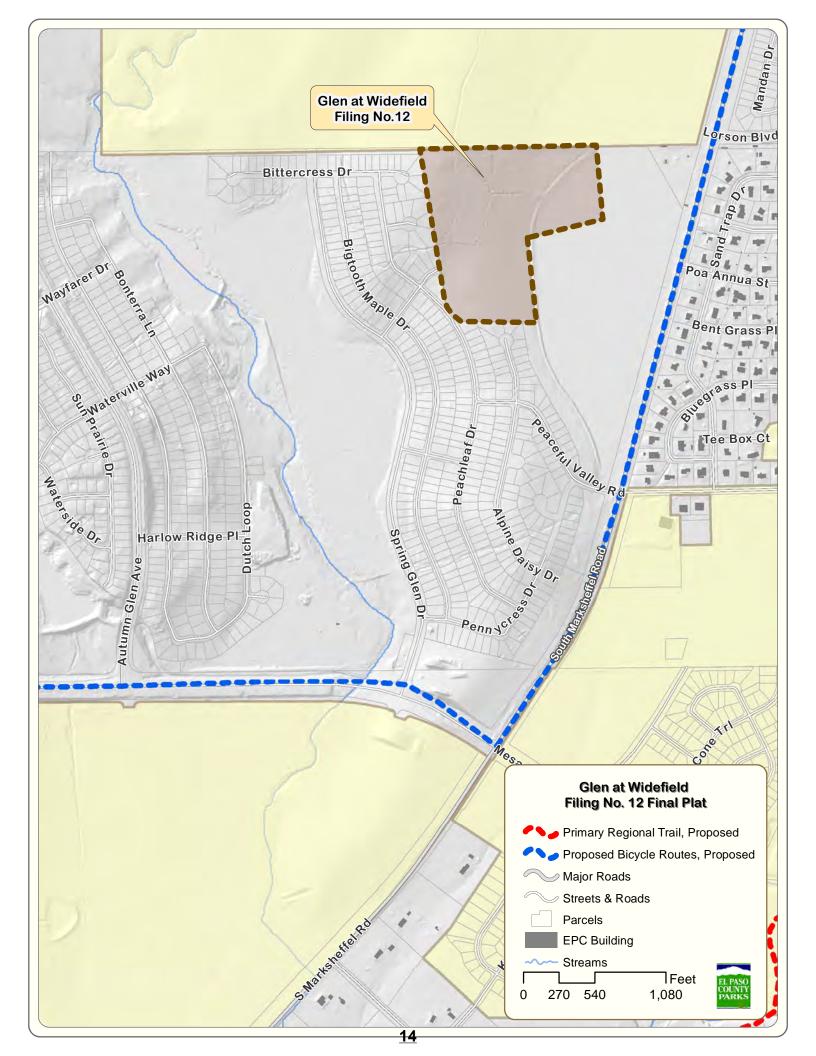
The Filing No. 12 Final Plat is the sixth and final phase of the larger Glen at Widefield East development. The Glen at Widefield East Preliminary Plan was approved in 2015 and includes zoning for 595 single family residential dwelling units and 116.79 acres of open space along a large drainageway that bisects the Glen at Widefield development.

As part of the approved preliminary plan, the applicant provided a trails plan to County Parks which provide an overview of a proposed trail system throughout the larger Glen at Widefield East development. The plan outlined 3.5 miles of trail, a picnic pavilion, benches, trach receptacles, and signage. Using the trails plan for the Glen at Widefield East, the applicant has completed five previous park lands agreements for Filing No. 7 through Filing No. 11 to develop the trail system within the Glen at Widefield East development. For Filing No. 12, the applicant intends to seek a park lands agreement for the development of trail between Pao Annua Street and the gas line easement along Marksheffel Road.

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$36,893 and urban park fees in the amount of \$23,305 will be required upon recording of the forthcoming final plat.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and Board of County Commissioners include the following conditions when considering and/or approving The Glen at Widefield Filing No. 12 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$36,893, and urban park fees in the amount of \$23,305. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.



Development **Application Permit** Review



COMMUNITY SERVICES DEPARTMENT

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

July 19, 2022

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: Glen at Widefield Filing No. 12 **Application Type:** Final Plat

SF2224 Total Acreage: 77.82 PCD Reference #:

Total # of Dwelling Units: 79

Dwelling Units Per 2.5 Acres: 2.54 Applicant / Owner: **Owner's Representative:**

Glen Investment Group VIII, LLC Glen Investment Group VIII, LLC Regional Park Area: 2 Rvan Watson

Ryan Watson Urban Park Area: 2

Existing Zoning Code: RS-6000 3 Widefield Blvd 3 Widefield Blvd Colorado Springs, CO 80911 Colorado Springs, CO 80911 Proposed Zoning Code: RS-6000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): YES

Urban Park Area: 2 Regional Park Area: 2

> 0.00375 Acres x 79 Dwelling Units = Neighborhood: 0.30 0.0194 Acres x 79 Dwelling Units = Community: 0.00625 Acres x 79 Dwelling Units = 0.49 1.533

Total Urban Park Acres: 0.79 **Total Regional Park Acres:** 1.533

FEE REQUIREMENTS

Urban Park Area: 2 Regional Park Area: 2

Neighborhood: \$116 / Dwelling Unit x 79 Dwelling Units = \$9,164

\$467 / Dwelling Unit x 79 Dwelling Units = \$179 / Dwelling Unit x 79 Dwelling Units = Community: \$14,141 \$36,893

Total Regional Park Fees: \$36.893 **Total Urban Park Fees:** \$23,305

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: Recommend to the Planning Commission and Board of County Commissioners that approval of Glen at Widfield Filing No. 12 Final Plat include the following conditions: require fees in lieu of land dedication for regional park purposes in the amount of \$36,893, and urban park fees in the amount of \$23,305. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat.

> Park Advisory Board Recommendation: **TBD**

LETTER OF INTENT FINAL PLAT REQUEST – THE GLEN AT WIDEFIELD FILING NO. 12 March 22, 2022 Rev. 07-13-22

OWNER/APPLICANT:

Ryan Watson Glen Investment Group No. VIII, LLC 3 Widefield Boulevard Colorado Springs, CO 80911 (719) 392-0194

PLANNING/PROCESSING CONSULTANT:

James Nass Nass Design Associates 111 S. Tejon St., Suite 312 Colorado Springs, CO 80903 (719) 475-2406

ENGINEERING CONSULTANT:

Andy McCord Kiowa Engineering Corp. 1604 South 21st Street Colorado Springs, CO 80904 (719) 630-7342

OWNER:

Ryan Watson Glen Investment Group No. VIII, LLC 3 Widefield Boulevard Colorado Springs, CO 80911 (719) 392-0194

SURVEYING CONSULTANT:

John Towner Pinnacle Land Surveying Co. 121 County Road 5 Divide, CO 80814 (719) 634-0751

TRAFFIC ENG. CONSULTANT:

Jeff Hodsdon LSC Transportation Consultants, Inc. 545 East Pikes Peak Avenue, Suite 210 Colorado Springs, CO 80903 (719) 633-2868

SITE LOCATION AND SIZE: The site is located west of the intersection of Pennycress Drive and Golden Buffs Drive. The area included within the final plat is 27.229 ac.in size.

PROPERTY TAX NUMBER: 5522000010

PRESENT ZONING: RS- 6000 (Single Family Residential - Minimum Lot Size 6000sf.)

REQUEST: Approval of a Final Plat that proposes to subdivide the site into 79 single family residential lots and three tracts.

WAIVER REQUESTS AND DEVIATIONS:

No waivers or deviations are being requested with this final plat.

PLAT JUSTIFICATION AND CRITERIA FOR APPROVAL:

The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;
 The subdivision is in substantial conformance with the approved preliminary plan;

Master Plan Analysis

We have reviewed the El Paso County Master Plan for compliance. This small final plat is the final parcel to be developed in The Glen at Widefield Sketch Plan. The sketch plan, and the RS-6000 zoning, and numerous subdivision plats, and consequently developed subdivisions, which were nearly all approved prior to the approval of the El Paso County Master Plan, and were used in determining the

<u>Areas of Change</u>, <u>Place Types</u>, and <u>Land Use Types</u> as depicted and described in the El Paso County Master Plan.

The Area of Change for this plat location is Minimal Change:Developed, due to the fact that 90% of the developable land in this Sketch Plan area have already been developed. This is the final residential parcel to be developed in this Sketch Plan area. The plat is not located in a potential area for annexation, and it is not located in a priority development area.

The <u>Place Type</u> approved and depicted for this location on the master plan is <u>Suburban Residential</u> and the single family detached residential land use planned for the final plat is listed as a <u>Primary Land Use</u> in the master plan. The plat filing is located in an area listed as more owner attainable area which will help in providing affordability to the housing market.

Per the approved Sketch Plan and approved preliminary plat for this area; all lot development is being concentrated on the most buildable land with wetland areas and difficult geological areas being preserved in open space tracts to be kept natural and only used for pedestrian trail/recreational use areas per the Environmental Compatibility goals of the master plan.

The final plat is being developed next to developed infrastructure for transportation and has been analyzed in the accompanying traffic impact study showing that this subdivision can be developed within approved levels of service for the transportation network per the <u>Transportation and Mobility</u> sections of the master plan.

Public facilities such as water/ wastewater provisions, electric and gas, public safety and emergency services are all being met and letters of commitment to serve this parcel are included within this plat submittal package.

This final plat plan is in compliance with the approved El Paso County Master Plan, the approved Glen at Widefield East Preliminary Plan, the approved Glen at Widefield Sketch Plan, and is designed in accordance with the zoning on the property which allows this subdivision as a permitted use. The current existing zoning for this parcel is RS-6000 for single family residential land uses with a minimum lot size of 6000sf. The plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

• 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 plat has been prepared in accordance with the guidelines and standards of the El Paso County Land Use Code and Engineering Criteria Manual.

• Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;

Water and sewer services will be provided by Widefield Water and Sanitation District. Water and Wastewater Resource Reports are included with this submission as well as a commitment to serve letter for both water and wastewater.

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

A public sewage disposal system has been designed and established for the property and will be served by Widefield Water and Sanitation District.

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

A soil and geological study has been prepared for the entire development at the time of the preliminary plat and has been updated as the platting process has occurred. The soil study is included with this submission.

• 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 has been provided for in full spectrum drainage facilities which meet the criteria of the above statutes. A final drainage report is included in this submission detailing the drainage infrastructure proposed and existing, that will serve this platted area.

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

Legal and physical access is being provided to all of the lots by public street rights-of-way. The plat is the legal document that will dedicate these public legal accesses.

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

Fire protection will be provided by Security Fire Dept. A letter of commitment to serve this area along with a Fire Protection Report is provided with this submission. Police services will be provided by the El Paso County Sheriffs Dept., Trail and Open Space corridors are to be found throughout The Glen development with one such corridor shown on the plat along the western and northern boundary of this plat. Tracts A, B, and C within this plat will be used for open space, public and private utilities, drainage, trails, and signage. The tracts will be owned and maintained by The Glen Metropolitan District. All tracts are open for the recreational use and enjoyment of the residents of The Glen at Widefield and the general public.

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

The streets, water lines, and hydrants are designed to provide adequate fire protection and access to all of the lots in the subdivision and comply to Chapter 6 of the code.

• 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;

There are no off-site impacts associated with this plat filing, other than those that may be required by CDOT during the review of the traffic study that is a part of this submission.

• 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;

A Subdivision Improvement Agreement is provided with this submission delineating any and all infrastructure related to this subdivision that would need to be financially guaranteed.

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

The subdivision and associated construction documents and reports meet all applicable sections of Chapter 6 and 8.

• The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.]

Mineral Rights Owner notifications are provided for any mineral rights owner that may have rights under this property.

PHASING:

The Filing 12 plat area will be constructed in one phase.

HAZARDS, NATURAL AND OTHER FEATURES:

Please refer to the subsurface soil investigation prepared for the property by Soil Testing and Engineering, Inc. for the Glen at Widefield East Preliminary Plan for information regarding soils and geologic features. No constraints are depicted for this plat drawing.

A Wildlife report along with a Natural Features report was included with the previous Glen at Widefield East Preliminary Plan. No significant natural features exist on this platted area. The property has recently been over lot graded for development and reseeded for erosion control.

Drainage is being directed to the southeast and will be collected into a full spectrum detention pond facility. The detention pond is located in Tract A of The Glen at Widefield Filing No. 11 Plat, and will be constructed by Glen Development. The detention pond will be owned and maintained by Glen Metropolitan District #3

ROAD IMPACT FEES:

This project will be required to participate in the El Paso County Road Improvement Fee Program. The Glen Filing No.12 will join the PID.

EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC.:

The site is presently vacant; utilities will be available from street extensions within existing corridors along the east and west boundaries of the subdivision. Water and sewer services will be provided by Widefield Water and Sanitation District, Gas services by Black Hills Energy, and electric services by Mountain View Electric. Fire protection will be provided by Security Fire Protection District. Anticipated facilities include residential lots of varying sizes. Off Site roads will access Filing No. 12 from three locations. A residential street access will be from Golden Buffs Drive along the west plat boundary. A residential access will be from the intersection of Pennycress Drive and Golden Buffs Drive on the east boundary of the subdivision. A residential access will be from the intersection of Pennycress Drive and Lanceleaf Drive along the eastern plat boundary. The eastern Golden Bluffs Drive access and Lanceleaf access will not be available until the construction of The Glen at Widefield Filing No. 11 is complete.

James P. Nass, Nass Design Associates

THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12

A portion of the South One-half (\$1/2) of Section 22 Township 15 South (T15S), Ronge 65 West (R65W) of the 6TH P.M. County of El Pasa, State of Colorado

KNEW ALL WEN BY THESE PRESENTS:

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LAND DESCRIPTION. THE GLEN AT WIDEFIELD SUBDIVISION FILING NO. 12:

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OWNERS CERTIFICATE:

One investment Group the Vill LLC

is Mark Waters - President Committee of Group No. VII. TLD

STATE OF COLUMNOO | US

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BASIS OF BEARINGS STATEMENT:

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APPROVALS:

The accompanying soil less operated by the EL Pass Causty Flurining and Community Dissiparyment this ______ day of _____ ZR___ AD

Director, Orbig Dossey, Homong and Euromonty Development

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This play for THE GLEN AT WIGHTELD SUBDIVISION FILING NO. 11 was approved to filing This part his This TOLINE AT MICHAEL STADMICTOR KLANG AT his to appoint to by the 10 Please Changle, General Release of County, Commissioners and the included in the resolution of progressic. This application at least 10 the lightle ser-induced in the resolution of progressic. This application at least 10 the lightle ser-induced in the resolution of progressic. The applications are the resolution of the light serious and the commission of the light serious and the commission of the light serious and the representation of the light serious and the light serious and the representation of the light serious and light serious and the light serious and the

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ASSESSOR:

Steel Street, C. Party County Service

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STATE OF COLDMADO |

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SURVEYOR'S CERTIFICATION-

PRINCIP LAND SHIPETING OD, NO.

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PCD FILE NO.

THE CLEN AT WIDEFIELD SUBDIVISION FILING NO.12 DAC: (800(800Lb/DAC

GLEN 12 ACREAGE TABLE RIGHT-OF-WAY (R.O.W.) LOTS (79 TOTAL) TOTAL GLEN 12

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



March 4th 2022

To Whom It May Concern,

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

To date we have completed the improvements associated with filing No. 7, Filing No. 8, Filing No. 9 & Filing No. 10. Originally Trail "D" and a portion of Trail "C" were to be completed with Filing 11. However, Due to complications with securing approvals to construct Trail "D" along the gas easement we are electing to move forward with more sections of Trail "C" as we continue to work to get the needed approvals for Trail "D".

Moving forward the timeframe estimates for the remaining filings as well as their associated infrastructure are listed below. All filings marked with an * represent Park Fee's of \$295/Lot as of March 4th 2022 and updated cost estimates.

Filing No.	Number of Lots	Timeframe	2016 Park Fees	Est. Costs	Amenities
No. 7	148	Complete	\$31,376	\$33,004	Southern half of Trail "B" & Trail "E"
No. 8	101	Complete	\$21,412	\$21,579	Picnic Area on Trail "E"
No. 9	106	Complete	\$28,007	\$38,555	Northern half of Trail "B" & Phase 1 of Trail "C"
No. 10	40	Complete	\$11,520	\$29,365	Completion of Northern half of Trail "B" & Phase 1 of Trail "C"
No. 11*	103	Spring 2022	\$30,385	\$42,205	Trail "C" from southern terminus to intersection with Poa Annua

No. 12*	<mark>79</mark>	Fall 2023	\$23,305	<mark>\$25,99</mark> 0	Trail "C" from
					Poa Annua to
					connection at
					gas easement
Total	578		\$146,005	\$190,698	

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

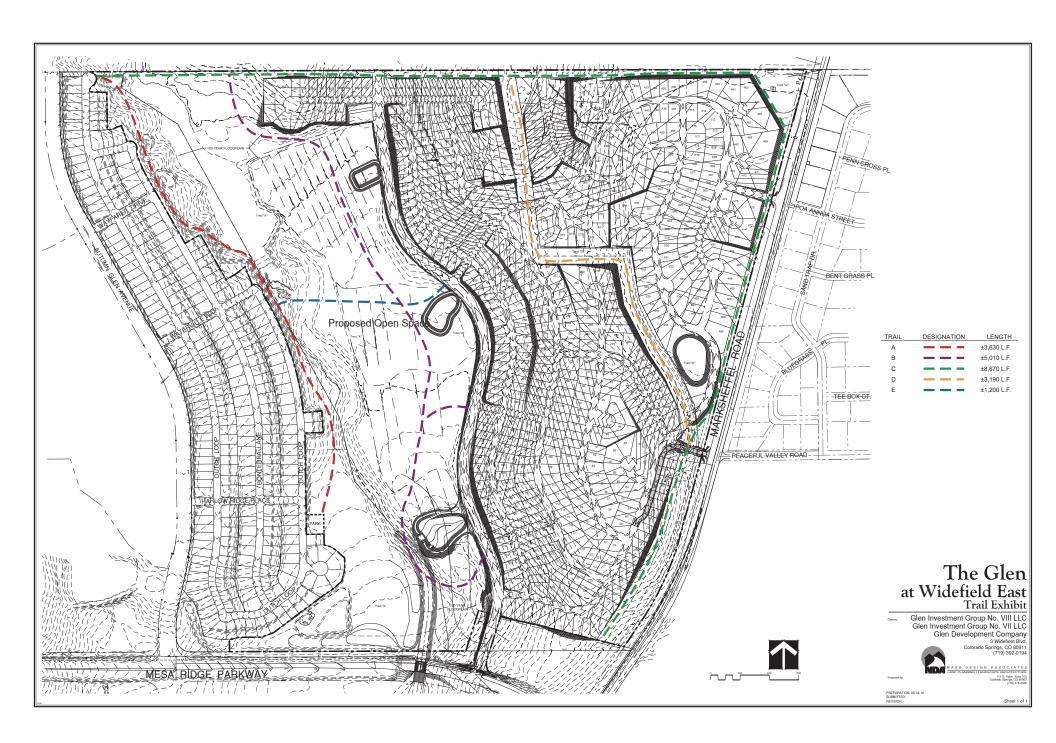
If you have any questions or need any more information please do not hesitate to contact me.

Thank You,

J. Ryan Watson

Glen Development





El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Romens Rezone

Agenda Date: August 10, 2022

Agenda Item Number: #6 - B

Presenter: Jason Meyer, Planning Supervisor

Information: Endorsement: X

Background Information:

This is a request by Catamount Engineering on behalf of Romens Living Trust to the rezone a 36 acre parcel from A-35 to RR-5. The parcel is located in northern El Paso County, approximately four miles north of Peyton, CO on the SW corner of Bradshaw and Hopper Rd. The site is on the Palmer Divide between Homestead Ranch Regional Park to the west and Peyton Pines Open Space to the east.

The applicant proposes to divide the site as seven (7) new 5-6 acre lots. The 5-6 acre lots would be consistent with the surrounding area as the subdivision would be bordered on all sides by existing 5-acre residential development.

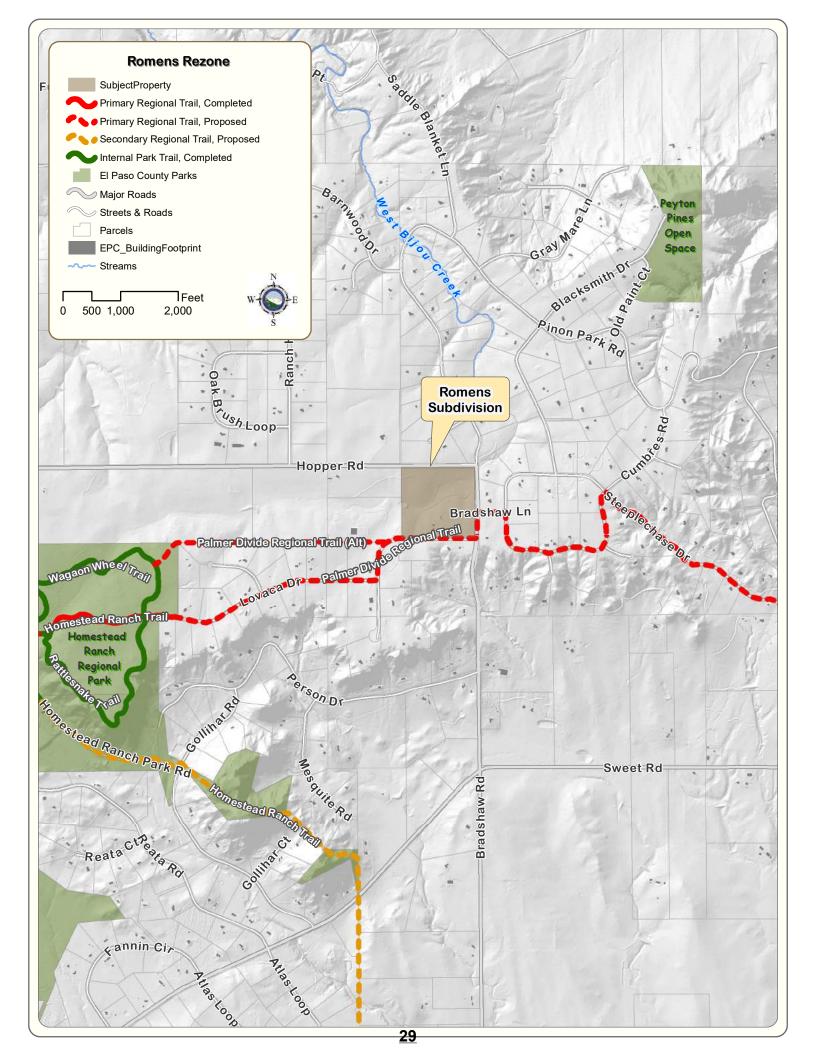
The 2013 County Parks Master Plan does shows a master-planned trail that would be impacted by the subdivision. The proposed Palmer Divide Regional Trail is an east to west trail alignment that follows the Palmer Divide. The trail connects rural properties in the northern part of El Paso County and would provide access to Homestead Ranch Regional Park. The proposed Palmer Divide Regional Trail is located along the south side and a portion of the east side of the Romens Subdivision.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot-wide public trail easement along the south side of the development, outside the drainage and utility easement, and from the SE corner of the development north to the intersection of Bradshaw Lane that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail.

Parks staff recommends fees in lieu of land dedication for regional and urban park purposes. Park fees will be calculated and required upon recording of the forthcoming final plat(s). Again, this application is scheduled for El Paso County Park Advisory Board consideration on August 10th and its recommendation will be provided after the meeting.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Romens Rezone: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of the development, outside the drainage and utility easement, and from the SE corner of the development north to the intersection of Bradshaw Lane that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (2) fees in lieu of land dedication for regional park purposes in the amount of \$3,220 will be required at the time of the recording of the forthcoming Final Plat.



Development **Application Permit Review**



COMMUNITY SERVICES DEPARTMENT

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

August 10, 2022

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.

Romens Subdivision Application Type: Rezone Name:

P-2210 Total Acreage: 36.00 PCD Reference #:

Total # of Dwelling Units: 7

Dwelling Units Per 2.5 Acres: 0.49 Applicant / Owner: **Owner's Representative:**

Regional Park Area: 2

Romens Living Trust **Catamount Engineering**

Urban Park Area: 5 **Existing Zoning Code:** A-35

PO Box 221 5135 Coneflower Lane

Colorado Springs, CO 80917 Woodland Park, CO 80866 Proposed Zoning Code: RR-5

0.136

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

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

Regional Park Area: 2

Urban Park Area: 5

Neighborhood:

0.00375 Acres x 7 Dwelling Units = 0.00

0.0194 Acres x 7 Dwelling Units =

Total Regional Park Acres:

0.136 Community: 0.00625 Acres x 7 Dwelling Units =

Total Urban Park Acres:

0.00 0.00

\$0

\$0

NO

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 5

\$114 / Dwelling Unit x 7 Dwelling Units = Neighborhood:

\$460 / Dwelling Unit x 7 Dwelling Units = \$3,220

\$176 / Dwelling Unit x 7 Dwelling Units = Community:

Total Regional Park Fees: \$3,220

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 Romens Rezone: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of the development, outside the drainage and utility easement, and from the SE corner of the development north to the intersection of Bradshaw Lane that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (2) fees in lieu of land dedication for regional park purposes in the amount of \$3,220 will be required at the time of the recording of the forthcoming Final Plat.

|--|

Letter of Intent

Romens Subdivision

Rezone

Adelaida

Romens

REZONE LETTER OF INTENT - ROMENS SUBDIVISION

OWNER/APPLICANT: Adelaida Romens Trustee

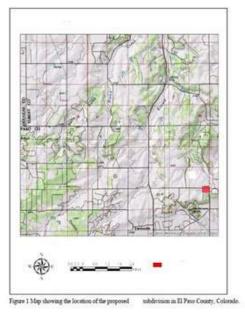
ADDRESS: 5135 Coneflower Lane, Colorado Springs, CO. 80917

PHONE: 719-331-3310

SITE LOCATION/LEGAL DISCRIPTION: The Northeast 1/4 of the Northeast 1/4 of Section 24, Township 11 South, Range 64 West, 6th Principal Meridian, County of El Paso, State of Colorado.

The site lies north of US Highway 24, west of Peyton Highway in El Paso County, Colorado. The parcel is bounded to the north by Hopper Road right-of-way, to the east by Bradshaw Road right-of-way, to the south by Cleese Court, and to the west by the Hybar Subdivision. The exisiting access to the parcel is from Cleese Court, a gravel county local roadway. The entire parcel lies within unincorporated El Paso County and is currently zoned A-35. (Parcel No. 41000-00- 075)





Romens Subdivision Rezone, Preliminary and Final

REQUEST (<u>REZONE</u>): Adelaida Romens is requesting to subdivide the original 36.539 acres (reduced to 34.47 acres of proposed development, based on additional 45' ROW dedication along both Hopper Road and Bradshaw Road) into 7 (approximate 5 to 6 acre lots) and that would be consistent with the surrounding area. Romens Subdivision would be bordered on all sides by already existing 5-acre residential development.

JUSTIFICATION: Romens Subdivision would be in compliance with the Map Amendment criteria set out in <u>Section 5.2.5 (A)(B)(C)</u> as follows:

(A) Purpose

The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development pattern. In addition to categorizing land by uses such as residential, commercial, and industrial, the LDC also specifies such details as building setback lines, the height and bulk of buildings, the size and location of open spaces, and the intensity to which the land may be developed. The zoning of parcels of land generally conforms to and promotes the County's Master Plan. Zoning protects the rights of property owners while promoting the general welfare of the community. By dividing land into categories according to use, and setting regulations for these categories, zoning governs private land use and segregates incompatible uses. Generally, rezoning is justifiable under one of the following circumstances:

- When the requested rezoning is in general conformance or consistency with the County's Master Plan;
- If inconsistent with the Master Plan, a material change in the character of the area since the date of the current zoning is demonstrated;
- When there was an error or oversight in the original zoning of the property; or
- The zone change is necessary for the general health, safety, or welfare of the community.

(B) Criteria for Approval

In approving a Map Amendment, the following findings shall be made:

- The application is in general conformance with the El Paso County Master Plan including applicable Small Area Plans or there has been a substantial change in the character of the neighborhood since the land was last zoned;
- The rezoning is in compliance with all applicable statutory provisions, including but not limited to C.R.S. §30-28-111 §30-28-113, and §30-28-116;
- The proposed land use or zone district is compatible with the existing and permitted land uses and zone districts in all directions; and
- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

(C) Conditions on Rezoning Authorized

Conditions of approval may be included in the resolution approving a rezoning request. Where any approved condition would impact the permitted uses or density and dimensional standards of the rezoned property, the existence of the conditions shall be noted on the Zoning Map. Any amendment to the conditions placed upon a rezoning is considered a new zoning action. Conditional zoning shall not be used to circumvent the intent or requirements of this Code, shall be exercised sparingly and in exceptional situations, and the burden of proof shall be upon the applicant to demonstrate the need.

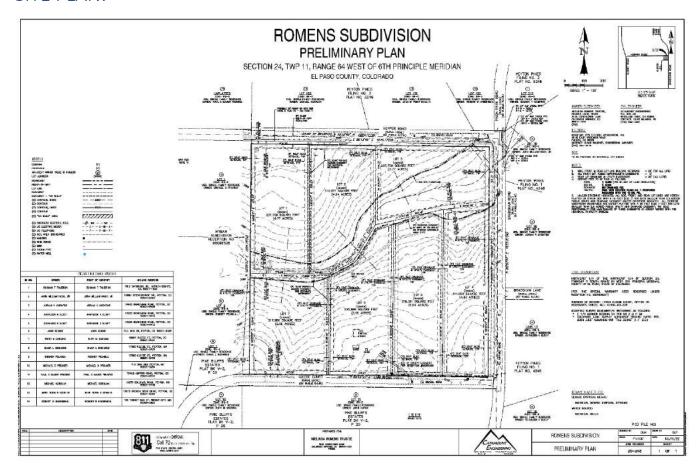
REZONE APPROVAL CRITERIA (ANALYSIS)

- The rezone application appears to be in general conformance with the El Paso County Master Plan (including applicable Small Area Plans).
- The rezoning application is in compliance with all applicable statuary provisions, including but not limited to C.R.S. §30-28-111 §30-28-113, and §30-28-116.
- The rezoning application of proposed land use is compatible with the existing and permitted land uses and zone districts in all directions.
- The site is suitable for the intended use, including the ability to meet the standards as described in Chapter 5 of the Land Development Code, for the intended zone district.

Contents

SITE LOCATION/LEGAL DISCRIPTION1	1
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SITE PLAN5	5
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DETERMINATION OF WATER RIGHTS:6	ŝ
WATER QUALITY6	ŝ
DRAINAGE REPORT	7
WILDFIRE HAZARD ASSESSMENT AND MITIGATION7	7
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PEYTON FIRE DEPARTMENT COMMITMENT LETTER:	3
ELECTRIC PROVIDER SERVICE COMMITMENT:	3
NATURAL FEATURES	3
NOXIOUS WEED MANAGEMENT PLAN	3
SOILS AND GEOLOGY	3
SIIMMARV	۵

SITE PLAN:



PROJECT CRITERIA

In keeping with the Land Use Code and Planning and Development processes for subdividing that have been established by El Paso, County the following technical elements will be highlighted in this Letter of Intent.

WATER RESOURCES:

The proposed development is planned to consist of 7 residential properties which will be provided water services through individual residential wells drilled into the not-non-tributary Dawson Aquifer and wastewater served through individual on-site wastewater treatment systems (OWTS).

It is expected that each rural residential home in the proposed subdivision will require an average of 0.407 annual acre-feet of water (which uses represent annual allocations for domestic use, irrigation, replacement, and stock water). This anticipated water demand is consistent with historic needs for nearby developments in the Black Forest area. Overall annual demand is anticipated to consist of an annual average of 2.85 AF/year between the 7 proposed lots.

The estimated annual depletion to the designated basins by the end of the 300-year period is modeled as 0.142 AF/year or 4.98% overall annual pumping within the development at full buildout. At full buildout, return flows from the septic fields are projected to return 0.126 AF/year between the 7 proposed lots at 90% of the domestic flows. This exceeds the maximum depletion 0.142 acre-feet that is projected to occur in the 300th year. Flow meters will be required on each well to quantify annual use and ensure compliance with the replacement plan. The Water Resources report was prepared by Julia Murphy MSPG of Ground Water Investigations, LLC. in Colorado Springs, Co.

DETERMINATION OF WATER RIGHTS:

On August 3, 2021, Joanna Williams, P. E. Water Resources Engineer sent a letter to Adeladia Romens (Romens Living Trust) that contained the Colorado Ground Water Commission's Findings and Order for Determination of Water Right No. 4278-BD, for the allocation of ground water in the Dawson Aquifer. Order: *In accordance with Section 37-90-107 (7), C.R.S.* and the designated Basin Rules, the Colorado Ground Water Commission orders that the application for determination of rights to designed ground water in the Dawson Aquifer underlying 40 acres of land, generally described as part of the NE1/4 NE1/4 of Section 24, Township 11 South, Range 64 West of the 6th Principal Meridian is approved. Conditions of the approval are found in the additional submittal documents for the Preliminary Plan and Final Plat.

WATER QUALITY:

Ground Water Investigations, LLC. in Colorado Springs, Co. completed a comprehensive water analysis report for Romens Subdivision. A chemical analysis of the water to check for Bicarbonate, Calcium, Carbonate, Hydroxide, Langelier Index, ph, temperature, total alkalinity and total dissolved solids was conducted. The water quality in the Dawson Aquifer in this area has typically been suitable for residential potable use.

DRAINAGE REPORT:

Romens Subdivision consists of unplatted land to be developed into 7 rural residential lots (RR-5 zoning). The parcel is located within the Bijou Creek drainage basin. The West Bijou Creek bisects the parcel and flows from west to east. The northerly portion of the parcel sheet flows south to West Bijou Creek within the RR-5 zoned parcel at slopes between 2% and 9%. The southerly portion of the parcel sheet flows north to West Bijou Creek within the parcel at slopes between 2% and 13%.

No portion of the site lies within an F.E.M.A. designated floodplain per FIRM 08041C0350 G and 08041C0375 G effective December 07, 2018. A firmette exhibiting the parcel has been included in the appendix of this report.

The development of Romens Subdivision will not adversely affect downstream properties or facilities. Additional information will be found in the Drainage Report prepared by: David Mijares of Catamount Engineering in Woodland Park, Co.

WILDFIRE HAZARD ASSESSMENT AND MITIGATION:

According to the Wildfire Hazard Area Map (WHAM) map developed by the Colorado State Forest Service in 1974, the property to be subdivided has a low hazard for trees and grass. This information is somewhat dated (though still relevant). It has been essentially superseded by the 2012 Colorado Wildfire Risk Assessment: (CO-WRAP). The Fire Intensity Map indicates a Moderate fire intensity for the property. Overall, the mapped wildfire hazard is low to moderate.

Currently the parcel is used for grazing and that it is fully grass covered with scattered Ponderosa Pines throughout. Although the hazard on this parcel is relatively low, wildfires can occur and the opportunity for ignition remains.

FIRE PROTECTION:

Romens subdivision lies within and is served by the Peyton Fire Protection District. The district is a mixed paid and volunteer fire department providing fire, rescue and emergency medical services along with public education and covers an area of approximately 110 square miles at an average elevation of about 6500 feet in the north-central part of El Paso County. The district serves about 3500 buildings through one fire station. Personnel include 18 firefighters, all but 3 of whom are currently certified as EMT's or better.

PEYTON FIRE DEPARTMENT COMMITMENT LETTER:

Pine View Estates is in the Peyton Fire Protection District. District Manager David Solin confirmed on January 07, 2021 that service will be provided to the Romens subdivision and that mutual aid agreements exist with surrounding districts.

ELECTRIC PROVIDER SERVICE COMMITMENT:

Romens Subdivision is within the Mountain View Electrical Association (MVEA) certificated service area. MVEA has confirmed in January 2021 a commitment to serve Romens Subdivision according to their extension policy. MVEA has requested utility easements of ten (10) foot rear lot utility easement, (5) foot side lot utility easement, and (10) foot front line utility easement along with a twenty (20) foot exterior utility easement on plat. Additional easements may be required in order to serve the development. Garet Bohuslavsky, System Engineer for Mountain View Electric provided the commitment.

NATURAL FEATURES/WETLAND IMPACT LETTER:

Assessed in this report are potential wetlands and waters of the U.S., natural landscape features, threatened and endangered species and wildlife. Human-derived cultural formation processes have left their mark on the land found in the proposed project area. Tree harvesting, farming and erosion control activities have heavily impacted and disturbed the modern ground surface and the vegetation community is now a mix of natural and introduced species. The site is characterized by prairie grasslands with a few small deciduous volunteer trees and shrubs. Wildlife species which may be encountered include Gray Wolf and Preble's Meadow Jumping Mouse. The site is located outside of the designated Preble's Meadows Jumping Mouse protection area. According to the Project Summary (Project Code: 2022-0047479) provided by the United States Department of the Interior, Fish and Wildlife Service, dated May 25, 2022, there are no critical habitats, refuges, or fish hatcheries within the proposed Romens Subdivision project area.

A small portion of land representing the creek bed of West Bijou Creek is identified on the National Wetland Inventory as Freshwater Emergent (Palustrine) Wetland. An established reservation area has been delineated beyond the limits of the West Bijou Creek 100-year floodplain and the designated Emergent Wetland. There is no proposed development within this immediate area. Report provided by Catamount Engineering.

SOILS AND GEOLOGY:

The proposed Romens development site was found to be suitable for the proposed subdivided lots. The location does not appear to be underlain with sand or gravel, so it is not a mineable site. Oil and gas wells are not located in the area, although sufficient information was not obtainable to determine the economic feasibility for oil and gas production at the site.

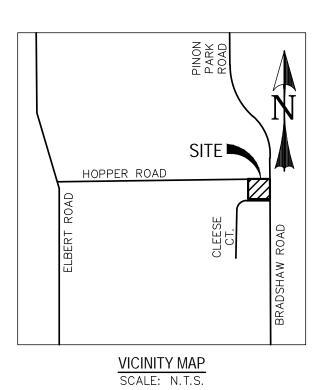
Geologic hazards encountered at the site include expansive soils/bedrock, potentially compressible soils, surface drainage, and potential radon. The geologic conditions of the site are relatively common given the site's locality to West Bijou Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by RMG Engineering Inc. October 2020).

SUMMARY

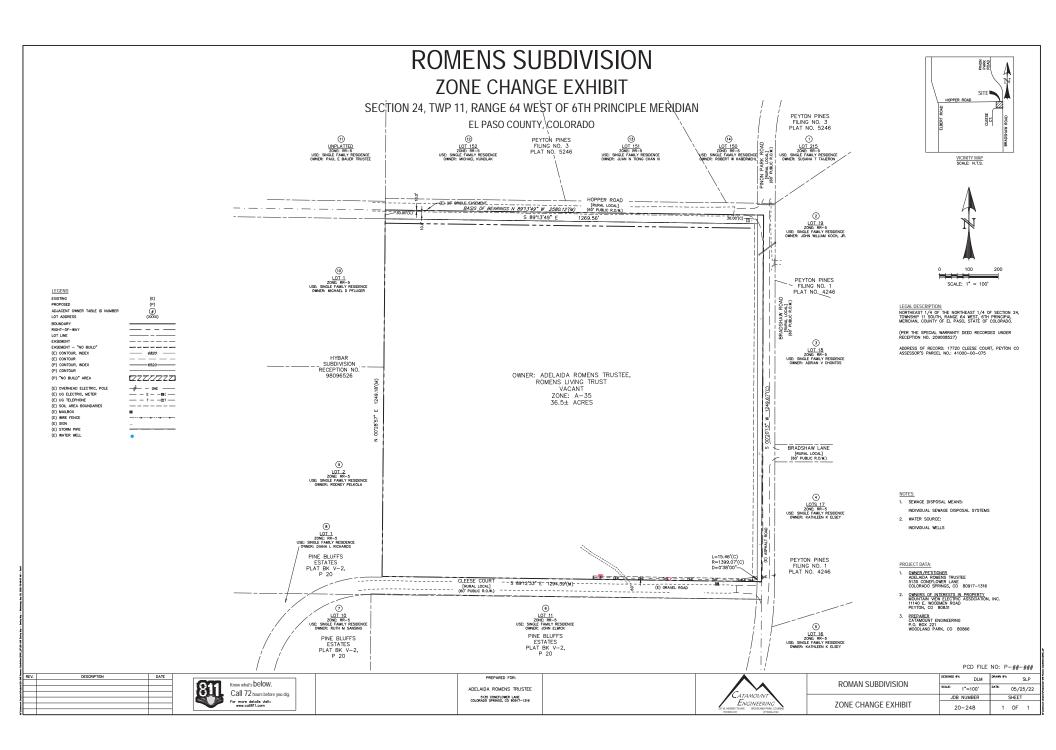
Romens Subdivision is in conformity with El Paso County Planning and Community Development goals and objectives as identified in the Master Plan. Adeladia Romens respectfully requests approval of the Romens Subdivision. Romens Subdivision would give the opportunity for families to live in a peaceful country setting. Necessary reporting, mitigation, and plans have been submitted including, but not limited to, the following:

- Subsurface Investigation and Soils Report by RMG Engineers
- Certification of Notice to Mineral Estate Owners by Barron Land, LLC.
- Natural Features Report by Catamount Engineering
- Wetland Impact Letter by Catamount Engineering
- Mountain View Electric Service Provider Commitment Letter
- Peyton Fire Protection District Service Commitment Letter
- Preliminary/Final Drainage Report for Pine View Estates prepared by Catamount Engineering
- Fire Protection Report, Report by Catamount Engineering
- Water Resources and Water Quality Reports by Ground Water Investigations LLC

All indicate that this property is suitable for development as planned and proposed. All proposed residential lots can and will comply with requirements of the land development code.



	ROMEN SUBDIVISION	SCALE:	N.T.S.	DATE: 01/06/21
ATAMOUNT ENGINEERING D BOX 221 WOODLAND PARK, CO 80866 (719) 426-2124	VICINITY MAP	JOB NO.:	20-248	SHEET: 1 OF 1



El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Falcon Meadows at Bent Grass Filing No. 4 Final Plat

Agenda Date: August 10, 2022

Agenda Item Number: #6 - C

Presenter: Jason Meyer, Planning Supervisor

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. 4 Final Plat for 39 single-family residential lots on 10.42 acres. This is the fourth filing of the approved overall PUD Development titled "Falcon Meadows at Bentgrass PUD Preliminary Plan."

The Bent Grass Filing No. 4 Final Plat contains two open space tracts, Tract A and Tract B. These open space tracts total 4.0 acres and represent 38% of the total area of Filing No. 4. This percentage exceeds the 10% minimum open space requirement for PUD zoning.

The 2013 El Paso County Parks Master Plan shows the proposed Woodmen Hills Secondary Regional Trail running north and south through the west side of the Bent Grass Filing No. 4. Sections of the Woodmen Hills Secondary Regional Trail are already shown as recorded on adjacent filings north and south of Filing No.4.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot-wide public trail easement along the west side of the development, through Tracts A and B that will allow for the construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail.

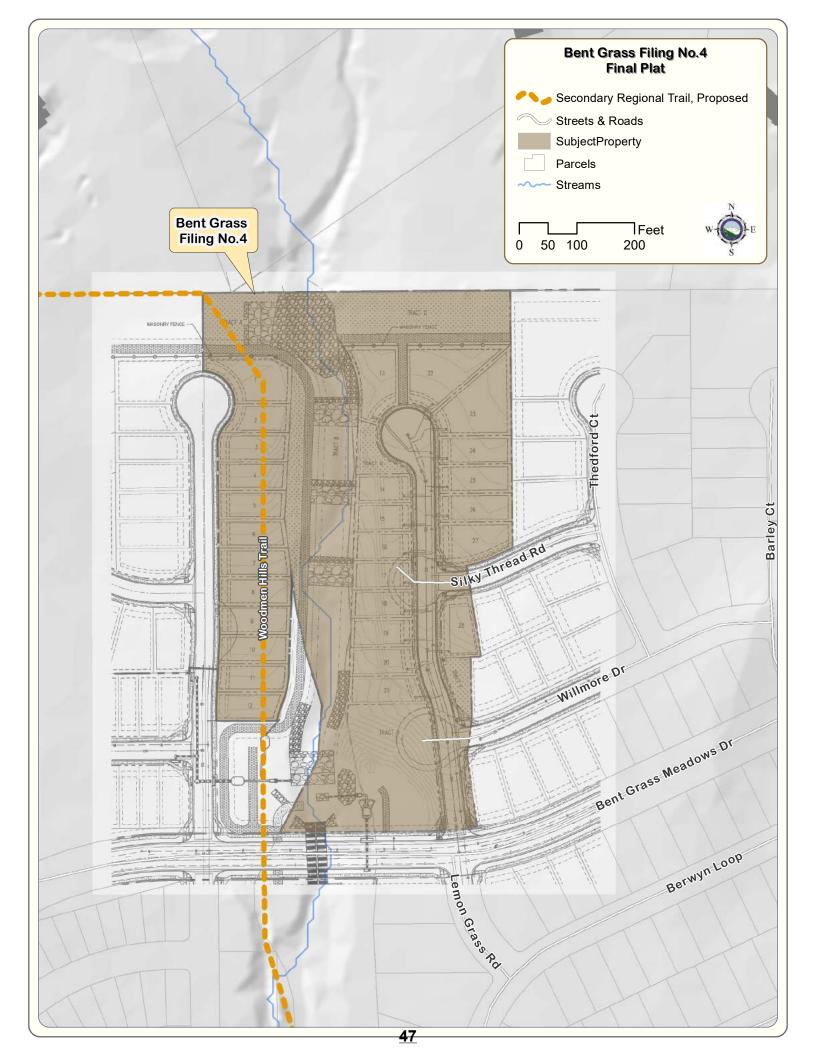
Parks staff recommends fees in lieu of land dedication for regional and urban park purposes. Park fees will be calculated and required upon recording of the forthcoming final plat(s).

Recommended Motion (Falcon Meadows at Bent Grass Filing No. 4 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Falcon Meadows at Bent Grass Filing No. 4 Final Plat: (1) designate and provide to El Paso County a 25-foot-wide public trail easement through Tract A and B that allows for the construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (2) require fees in lieu of land dedication for

regional park purposes in the amount of \$17,940, and urban park fees in the amount of \$11,310 will be required at time of the recording of the final plat(s).





Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Environmental Services - Recreation / Cultural Services

August 10, 2021

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

Name: Falcon Meadows at Bent Grass Filing No.4 Application Type: Final Plat

PCD Reference #: SF-2223 Total Acreage: 10.42

Total # of Dwelling Units: 39

Applicant / Owner: Owner's Representative: Dwelling Units Per 2.5 Acres: 9.36

Regional Park Area: 2

Challenger Homes NES Inc. **Urban Park Area:** 3

8605 Explorer Dr. 619 N. Cascade Ave. Suite 200 **Existing Zoning Code:** PUD Colorado Springs, CO 80920 Colorado Springs, CO 80903 **Proposed Zoning Code:** PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000

projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be 4 acres of park land per 1,000 lan

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

Neighborhood: 0.00375 Acres x 39 Dwelling Units = 0.15

0.0194 Acres x 39 Dwelling Units = 0.757 Community: 0.00625 Acres x 39 Dwelling Units = 0.24

Total Regional Park Acres: 0.757 Total Urban Park Acres: 0.39

FEE REQUIREMENTS

Regional Park Area: 2 Urban Park Area: 3

Neighborhood: \$114 / Dwelling Unit x 39 Dwelling Units = \$4,446

\$460 / Dwelling Unit x 39 Dwelling Units = \$17,940 Community: \$176 / Dwelling Unit x 39 Dwelling Units = \$6,864

Total Regional Park Fees: \$17,940 Total Urban Park Fees: \$11,310

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. 4 Final Plat: (1) designate and provide to El Paso County a 25-foot-wide public trail easement through Tract A and B that allows for the construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (2) require fees in lieu of land dedication for regional park purposes in the amount of \$17,940, and urban park fees in the amount of \$11,310 will be required at time of the recording of the final plat(s).

Park Advisory Board Recommendation:

FALCON MEADOWS AT BENT GRASS FILING 4

LETTER OF INTENT

JUNE 2022

OWNER/APPLICANT:CONSULTANT:Challenger HomesN.E.S. Inc.

8605 Explorer Dr. 619 N. Cascade Ave. Suite 200 Colorado Springs, CO 80920 Colorado Springs, CO. 80903

TAX ID: 5301201063, 5301201062, 5301201061

REQUEST

N.E.S. Inc. on behalf of Challenger Homes request approval of the Falcon Meadows at Bent Grass Filing 4 Plat for 39 single-family residential lots, and 7 tracts on 10.42 acres.

PROJECT DESCRIPTION & CONTEXT

The Falcon Meadows at Bent Grass Filing 4 Plat contains 39 lots adjacent to Bent Grass Meadows Drive. Lots 1-128 are north of Bent Grass Meadows Drive, and lots 29-39 are south of Bent Grass Meadows Drive. The Plat is a 10.42-acre portion of the Falcon Meadows at Bent Grass PUD and Preliminary Plan consisting of 67 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 4 is the fourth and final phases comprising the Falcon Meadows at Bent Grass PUD and Preliminary Plan.

There are seven tracts platted on the site (4.05 acres). All tracts are designated open space, public access, utilities, and drainage.

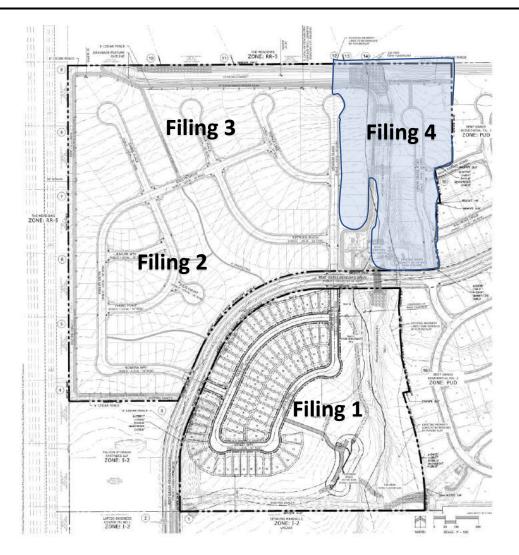
The properties surrounding Bent Grass Filing No. 4 include:

North: The Meadows Filing 3 (RR-5)

East: Bent Grass Residential Filing No. 2 (PUD); similar density to Falcon Meadows at Bent Grass.

South (across Bent Grass Meadows Drive): Falcon Meadows Filing No. 1 (slightly higher density)

West: Falcon Meadows Filing No. 2 and 3



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. The westerly entrance, Henzlee Place is a cul-de-sac with various connections to Filings 2 and 3, north of Bent Grass Meadows Drive. Henzlee Place is a 50' public local right of way, platted with previous filings. The easterly

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access point is a cul-de-sac serving Filing 4 is Lemon Grass Road. This road is also a 50' public local right of way, connecting to Bent Grass Residential Filing 2 to the east. 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. The Traffic Impact Study prepared by LSC Transportation Consultants is included in this submittal.

<u>AIR QUALITY:</u> The proposed residential use will not negatively impact air quality. The Filing 4 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.

<u>Noise:</u> 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 indicates the property is identified as Zone AE flood zone, which consists of some risk to flooding. The project is within FEMA Firm panel 08041C0553G, El Paso County. No development is proposed within the floodplain.

<u>GEOLOGIC & SOIL HAZARDS:</u> The most significant geologic constraints to development recognized at this site are faults/seismicity, radioactivity/radon gas, and expansive/compressible soils. The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing appropriate planning, common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils & Geology Study, December 2021, prepared by RMG).

VEGETATION: The majority of the site is tall native grasses and weeds. A channel runs north-south through the site, in Tract B of this filing and Tract E of Filing 1. Development will not occur in this area.

<u>Use of, or changes in preexisting waterforms, watercourses or Bodies of water:</u> A small stream runs north south through the site. Some open water is identified near the northern site boundary. No development is proposed within the floodplain. This stream will be channelized.

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.

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- 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.
- Woodmen Road Metropolitan District

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The adopted county plans include the County Master Plan, the 2040 Major Transportation Corridor Plan, the County Parks Master Plan, and the Water Master Plan. The proposed residential subdivision satisfies the following policies of the plans.

EPC PARKS MASTER PLAN

The Plan shows a secondary regional trail running north to south, through the drainage way on Filings 2 and 4. This drainageway is to be channelized with a 15-foot maintenance access that will serve a dual purpose as a trail. This trail is included in Tract E of Filing 1 and Tract B of Filing 4 and is within a 25-foot trail easement for the benefit of the El Paso County Community Services Department. There are also multiple 6-foot gravel trails throughout the open space tracts within the Falcon Meadows at Bent Grass development that connect the community to this regional trail.

2040 Major Transportation Corridor Plan (MTCP)

No provisions in the MTCP affect this development.

YOUR EPC MASTER PLAN

The project site is denoted as a suburban residential placetype within a new development area in the County Master Plan. This placetype consists of predominantly single family detached residential areas, and is supportive of single-family attached, multifamily residential, commercial retail, parks, and open space. Aligning with the plat, this placetype deviates from the traditional grid pattern of streets, containing a more curvilinear pattern. The plat proposes single-family detached residential development which is consistent with the suburban density placetype objectives.

In the Areas of Change chapter of the County Master Plan, area is identified as a "New development" area. New Development Areas will be significantly transformed as new development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to adjacent development.

The preliminary plan is also consistent with Core Principle 1, Land Use and Development, which seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," in addition to goal 1.1, "ensure compatibility with established character and infrastructure capacity."

It is also consistent with Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types", as well as Goal 2.2 to "preserve the character of rural and

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environmentally sensitive areas" and Goal 2.3 to "locate attainable housing that provides convenient access to goods, services, and employment".

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."

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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 District 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.

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

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 7PAGE 9 EFFECTIVE 09/2019

Filing 4 is consistent with the Falcon Meadows PUD Preliminary Plan that was approved in July 2021. The PUD Preliminary Plan analyzed the then applicable County Policy Plan and the Falcon/Peyton Small Area Plan, as well as the current County Water Master Plan. The development is also consistent with the new County Master Plan and the goal of providing additional housing at various densities in an urbanizing area.

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

Filing 4 is consistent with the approved PUD Preliminary Plan.

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

Filing 4 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.

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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.

The overall Bent Grass development restricts several lots to non-basement construction. However, all 39 lots in Falcon Meadows at Bent Grass Filing No. 4 were not specified for non-basement construction.

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 meeting ECM criteria 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.

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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 development will connect to Bent Grass Meadows Drive which terminates at Meridian Road to the east and Woodmen Frontage Road to the south the west. The Bent Grass Metropolitan District is responsible for improvements to the Meridian Road and Bent Grass Meadows Drive intersection, included a new, recently completed traffic signal.

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

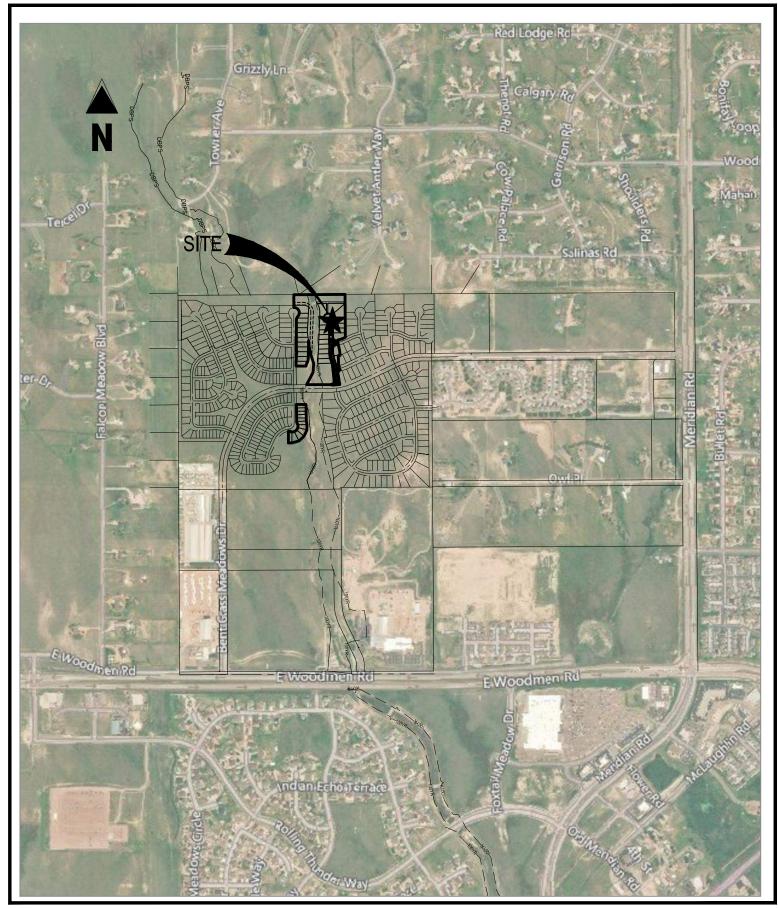
EFFECTIVE 05/2016

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.

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FALCON MEADOWS AT BENT GRASS FILING NO. 4

BENT GRASS MEADOWS DRIVE SCALE: 1"=1,000'

VICINITY MAP

 Project No:
 CLH000021.20

 Drawn By:
 TJE

 Checked By:
 CMD

 Date:
 07/08/2021



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

FALCON MEADOWS AT BENT GRASS FILING NO. 4

A REPLAT OF PORTION OF TRACT "G", AND ALL OF TRACTS "H" AND "I", BENT GRASS RESIDENTIAL FILING NO. 2, ALL OF TRACT C, FALCON MEADOWS AT BENT GRASS FILING NO. 1, A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS FILING NO. 2, AND PORTIONS OF SILKY THREAD ROAD AND WILLMORE DRIVE LOCATED IN THE NORTHWEST QUARTER OF SECTION 1. TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT CHALLENGER COMMUNITIES, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, AS ITS INTERESTS MAY APPEAR BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND.

LEGAL DESCRIPTION

A PORTION OF TRACT 1°, MAY ALL O' TRACTS 1°, MAY 1°, BENT GRASS RESIDENTIAL FLAND NO. 2, ACCORDING TO the PLANT INTERCOR ECOREGIS AUGUST, 4, 2000 AT RECEIVED MARKET NO. 2, ACCORDING TO THE PLANT INTERCOR RECORDED AUGUST, 2000 AT RECEIVED MARKET 2714-600, A LONG THE PLANT INTERCOR RECORDED ECORRISES 27, 2000 AT RECEIVED MARKET 2714-600, A LONG THE PLANT INTERCOR ECONOMIS AT BEST OF SHEAR NO. 2, AND PORTIONS OF SALEY THE PLANT BOARD MARKET SHEAR SH

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE SOUTH HALF OF THE NORTHHEST QUARTER OF SAID SECTION 1 BEARS 1887/63-47. MICHARDRICED BY THE NORTHHEST CORNER OF THE SUMMARY OF THE NORTHWEST QUARTER OF SAID SECTION 1, BEING A 1-1/2" ALUMINUM CAP STAMPED "PLS 11624", AND BY THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEEST QUARTER OF SAID SECTION 1, BEING A 1-1/2" ALUMINUM CAP STAMPED "PLS 38069", WITH ALL BEARINGS HEREIN RELATIVE

THENCE CONTINUING WITH THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1, N89'36'34'E, A DISTANCE OF 532.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT I, BENT GRASS RESIDENTIAL FILING NO. 2;

THENCE WITH THE EAST LINE OF SAID TRACT I, S00°30°24°E, A DISTANCE OF 446.99 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SILKY THREAD ROAD;

THENCE WITH SAID RIGHT OF WAY LINE, \$64'32'49"W, A DISTANCE OF 36.42 FEET TO THE RECINING OF A CHEVE TO THE RIGHT.

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16'15'39". HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 49.67 FEET, AND A CHORD BEARING S72'40'39"W, A CHORD DISTANCE OF 49.50 FEET;

THENCE WITH THE EXTENDED WEST LINE OF LOT 161, BENT GRASS RESIDENTIAL FILING NO. 2, S09"11"31"E, A DISTANCE OF 158.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 161;

THENCE CONTINUING WITH THE NORTH LINE OF SAID LOT 168, S88"48"49"W, A DISTANCE OF 14.56 FEET TO THE NORTHWEST CORNER OF SAID LOT 168;

THENCE WITH THE WEST LINE OF SAID LOT 168, SO111'11'E, A DISTANCE OF 107.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 168, SAID CORNER BEING ON THE NORTH RIGHT OF WAY LINE OF WILLIAMORE DRIVE;

THENCE WITH THE WEST LINE OF SAID LOT 178 SO758'SOFE A DISTANCE OF 126 91 FEET TO THE SOUTHWEST CORNER OF SAID LOT 176, SAID CORNER BEING ON THE NORTH RIGHT OF WAS LINE OF BENT GRASS MEADOWS DRIVE, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT.

THENCE WITH THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE AND SAD NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 925'11", HAWING A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 86.31 FEET, AND A CHORD BEARING S84'47'37"M, A CHORD DISTANCE OF 86.21 FEET;

THENCE CONTINUING WITH THE NORTH RIGHT OF WAY LINE OF BENT GRASS MEADOWS DRIVE, S89'30'12'W, A DISTANCE OF 256.79 FEET TO THE SOUTHEAST CORNER OF TRACT E, FALCON MEADOWS AT BENT GRASS FILMO NO. 2;

THENCE WITH THE BOUNDARY OF SAID TRACT E, FALCON MEADOWS AT BENT GRASS FILING NO. 2. THE FOLLOWING 10 COURSES:

- 2) NO4 47 47 E, A DISTANCE OF 94.40 FEET,
- 3) N16'48'19"W A DISTANCE OF 98 31 FFFT-
- 4) N12"15"03"W, A DISTANCE OF 78.86 FEET:
- 6) S02'46'30"E, A DISTANCE OF 23.36 FEET;
- SOI'59'13"W, A DISTANCE OF 158.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT:
- WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANCLE OF 20'33'31", HAVING A RADIUS OF 33'300 FEET, AM ARC LENGTH OF 47.72 FEET, AMD A CHORD BEARING STSTON A CHORD DISTANCE OF 47.47 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9"03"17", HAVING A RADIUS OF 227.00 FEET, AN ARC LENGTH OF 35.87 FEET, AND A CHORD BEARING S18'01'06"W, A CHORD DISTANCE OF 35.84 FEET;
- S90'00'00'W, A DISTANCE OF 104.05 FEET TO A POINT ON TH EAST RIGHT OF WAY LINE OF HENZLEE PLACE;

THERICE CONTINUING WITH THE EAST RIGHT OF WAY LINE OF HENZEE PLACE AND SAID CURVE TO THE RIGHT THROUGH A CONTRAL ANGLE OF 311'15', HAWING A RADUS OF 475.00 FEET, AN ARC LIBERTH OF 25.42 FEET, AND A CHORD BEARING WOTDS'49'E, A CHORD USTIANCE OF 24.42 FEET;

(CONTINUES)

LEGAL DESCRIPTION (CONTINUED)

THENCE CONTINUING WITH THE EXTENDED EAST RIGHT OF WAY LINE OF HENZLEE PLACE. NO2'41'25"E, A DISTANCE OF 85.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 372'03", HAVING A RADIUS OF 524.46 FEET, AN ARC LENGTH OF 29.30 FEET, AND A CHORD BEARING NOTOS'30"E, A CHORD DISTANCE OF 29.29 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HENZLEE PLACE:

THENCE WITH THE EAST RICHT OF WAY LINE OF HENZIFF PLACE THE FOLLOWING 3 COLURSES-

- 1) N00"30'26"W, A DISTANCE OF 322.89 FEET TO THE BEGINNING OF A CURVE TO THE
- WITH SAID CURVE TO THE FIGHT THROUGH A CENTRAL ANGLE OF 44'24'56", HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 38.76 FEET, AND A CHORD BEARING N2142'02'E, A CHORD DISTANCE OF 37.80 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 134/24/55", HAVING A RADIUS OF 55.00 FEET, AM ARC LEWGH OF 129.03 FEET, AMD A CHORD BEARMS NA2317/58"M, A CHORD DISTANCE OF 101.41 FEET TO A POINT ON THE WEST LINE OF TRACT G, BENT GRASS RESIDENTIAL FILMS NO. 2:

THENCE WITH THE WEST LINE OF SAID TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2, NO024'55'E, A DISTANCE OF 135.43 TO THE POINT OF BEGINNING.

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE UNDERSOMED DOES HEREBY GRANT AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND ESCHENTS FOR PUBLIC USE. THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS "FALCON MEADOWS AT BENT GRASS FILING NO. 4", IN THE COUNTY OF EL PASO COUNTY, COLORADO.

TOGETHER WITH SAID TRACT C. FALCON MEADOWS AT BENT GRASS FILING NO. 1.

CONTAINING 10.42 ACRES (454.069 SQUARE FEET), MORE OR LESS.

E. CHANNEL

BY: .	 	
NAME: .	 	
TITLE: .	 	
DATE: .	 	

OWNERS CERTIFICATE

COUNTY OF ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _______, 20____ BY CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES WITNESS MY HAND AND DEFICIAL SEAL

NOTABY BUBLIC

SUMMARY

39 LOTS 5.34 ACRES 51.2% 6 TRACTS 4.04 ACRES 38.8% PICHT OF WAY 1.04 ACRES 10.0%

VICINITY MAP

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS PLAT OF FALCON MEADOWS AT BENT GRASS FILING NO. 4 WAS APPROVED FOR FILING BY

EL PASO COUNTY, COLORADO
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

ACCEPTANCE CERTIFICATE FOR TRACTS BENT GRASS METROPOLITAN DISTRICT

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

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

:	, EL PASO COUNTY
TATE OF COLORADO)
OUNTY OF) ss.)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _______ 20____ BY

MY COMMISSION EXPIRES:

WITHEST MY HAND AND DEFICIAL SEAL NOTARY PUBLIC

EASEMENTS

UNLESS DIFFERING NOLAZED, ALL SDE LOT LINES ARE HERBEY PLATTED WITH A 5 FOOT PUBLIC UNITY AND DISMANGE EXECUTIVE NO ALL REAR OF LINES ARE HERBEY PLATTED WITH A 75 FOOT PUBLIC UNITY AND DISMANGE EXSISIENT, A 5 FOOT PUBLIC MATERIAL PLANT DISMANS OF SHEET EXCELLED ALONG ALL REGAL TO LINES, A 10 FOOT UNITY DISMANS OF HERBEY EXCELLED AND ALL OF ALL PROSECUTIVE TO SISMAN FROM A LINES, A 10 FOOT UNITY DISMANS OF HERBEY EXCELLED AND ALL OF ALL OF ALL DISMANS AND ALL OF ALL OF ALL DISMANS AND ALL OF ALL

SURVEYOR'S CERTIFICATE

LIBRAL EDITOR LOUR RECITED PROFESSIONAL LIMB SERVEYOR IN THE STATE OF COLONIOLO, DI HERBEY CERTIFY THAT THE FEAT THAT THE CONTROLLY REPRESENTS THE CON-TROLLS OF A SHAPE ON LIBREY CONTROLLY OF ME ON LIMBER OF MECHT SERVER THE CON-TROLLS OF A SHAPE ON LIBREY CONTROLLING THE CONTROLLING THE OTHER CONTROLLIN

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 AND AND BASED UPON ANY DEFECT IN THIS SURVEY DE 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

CLERK AND RECORDER

STATE OF COLORADO)

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

_____O' CLOCK _____,M., THIS _____ DAY OF ______, 20_____A,D. AND IS DULY RECORDED AT RECEPTION NUMBER ______

CHUCK BROFRMAN, RECORDER

FEES

BRIDGE FEE (FALCON BASIN): EL PASO COUNTY SCHOOL FEE (D49): ___

FALCON DRAINAGE BASIN FEE:

CHALLENGER COMMUNITIES LLC 8605 EXPLORER DR SUITE 250 COLORADO SPRINGS CO. 80920





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Date Issue / Description

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GENERAL NOTES

- THE PURPOSE OF THE PLAT IS TO CREATE 40 NEW LOTS, 6 TRACTS, A PUBLIC RIGHT OF WAY AND EASEMENTS.
- 2) FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021.
- 3) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MALBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.
- 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.
- Adjacent industrial, areas: This property may be adversely mpacted by noise, dust, fures, and just pollution caused by adjacent industrial properties and activities. The buter syduld research and be aware of this potentiality and the examications thereo:
- 10) THIS PLAT HAS BEEN PLAT CHECKED BY PPRBD, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS WETROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS.
- 12) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- 13) ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW FLECTRIC
- 14) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO
- 15) THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS
- 16) WOODMEN ROAD DISTRICT NOTE: ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE SURMANES OF THE WOODMEN ROAD INTERPOLITAN DISTRICT AND, AS SUCH, IS SURECT TO A MILL LETY, PLATEN EERS AND BUILDING PERMIT FEETS FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFED MERROYMENTS TO WOODMEN ROAD.
- 17) ENROMENTAL: DOLLOPES SHALL COMPLY WITH FEDERAL AND STATE LAWS, REQUIRINGS, GROWNINGS, SPECE AND PRIMI REQUIRIENTS, AND OTHER AGAINST REQUIRIENTS AND THAT IN TOT MINTED TO, THE COLORION CHIEF AND THAT AGAINST AND THAT IN TOT MINTED TO, THE COLORION CHIEF AND THAT THE COLORION THE COLORION CHIEF AND THAT THE COLORION THE COLORION CHIEF AND THAT THE COLORION THE COLORION THE COLORION CHIEF AND THAT THE COLORION CHIEF AND THE COLORION CHIEF AND THAT THE COLORION CHIEF AND THE COLORION CHIEF AND THE CO
- 18) 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.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PUD PREJIMNARY PLAN. RECORDED AT RECEPTION NUMBER 221186560.
- MALBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

- THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 2006/51001
- 22) THE SHERMER ARRES ON BEHALF OF HIM/HEISELF AND MY EXCLOSER OR BRILLER SUCCESSOR. AND ASSORBES THAT SHERMER AND JOEPS AND SUCCESSOR AND ASSORBES THAT SHERMER AND JOEPS AND SUCCESSOR. AND HE LE LAND COUNTY FROM MOVIET EFFORM SUSCILIONE AND HEISELF AND JOEPS AND ASSORBER ASSORBER SHERMER AND ASSORBER ASSORBER AND ASSORBER AND ASSORBER AND ASSORBER ASSORBER AND ASSORBER AND ASSORBER AND ASSORBER ASSORBER AND ASSORBER AND ASSORBER ASSORBER AND ASSORBER AND ASSORBER ASS
- 23) NOTE RECARDING STORMMATER DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINED PROPERTY STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. MAINTAINED BY THE REPROPERTY OWNERS HAVE SOME BY THE REMOVAL OF OWNERS HALES OWNERS BROADCH OF THE REPROPERTY OWNERS HAVE SHOULD STRUCTURES. FINACES MAINTAINED FOR LAND GRAINED FOR LAND OF THE PLET OF THE REMOVE SHOULD HAVE THE FLOW OF RINGHT SHALL HOTE OF PLACED IN ORTHANIC EXPANSIBLY.
- 20) THE PROPERTY IS SHELET TO A REWINE CETENTION BEST/STORMANDER COULTY BAP MATERIANCE, ARECURAT DO L'ASSIGNAT OR RECORDO AT RECEPTION OF THE RECORD OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE ATTEMPT OF THE PROPERTY OF THE PRO
- THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY CALLOWAY & COMPANY, INC. TO
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- 26) ALL EASEMENTS THAT ARE DEBICATED HEREIN FOR PURILU URLITY PURPOSES SHALL BE SHREET TO PROSE TIBERS AND COMBINES AS SPECIFIED IN THE RESTRUKENT OF THE PROPERTY OF THE PROP
- 27) THE BASE FLOOD ELEVATIONS (BFE) TAKEN FROM THE FEMA FIRM MAP 08041C0553/G AND AS SHOWN ON THIS PLAN, ARE IN NAVIO 88 DATUM. THE EXISTING TOPOGRAPHY USED FOR DESIGN OF THIS PROJECT ARE IN NGVIO 29 DATUM. TO CONVERT THE BFE ELEVATIONS TO NGVD 29, SUBTRACT 3.280 FT (TOLERANCE IS +/- 0.164 FT

UTILITY CONTACTS

UTILITY EXPENDING AN ASSEMBLER WOODMEN HILLS METRO DISTRICT 2046 EASTONNILLE ROAD FALCON, CO 80033 CONTACT: JERRY JACOSON DIALIS, ERRY JACOSON EMILE JERRY JACOSON EMILE JERRY JACOSON ETC. (719) 495–2500

UTILITY REVIEW — GAS
COLORADO SPRINGS UTILITIES
1521 HANCOCK EXPY #4801
COLORADO SPRINGS, CO 80903
CONTACT: CALEB SAVAGE
EMAIL: C.ISAVAGE@CSU.ORG
TEL: (719) 668-1855

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



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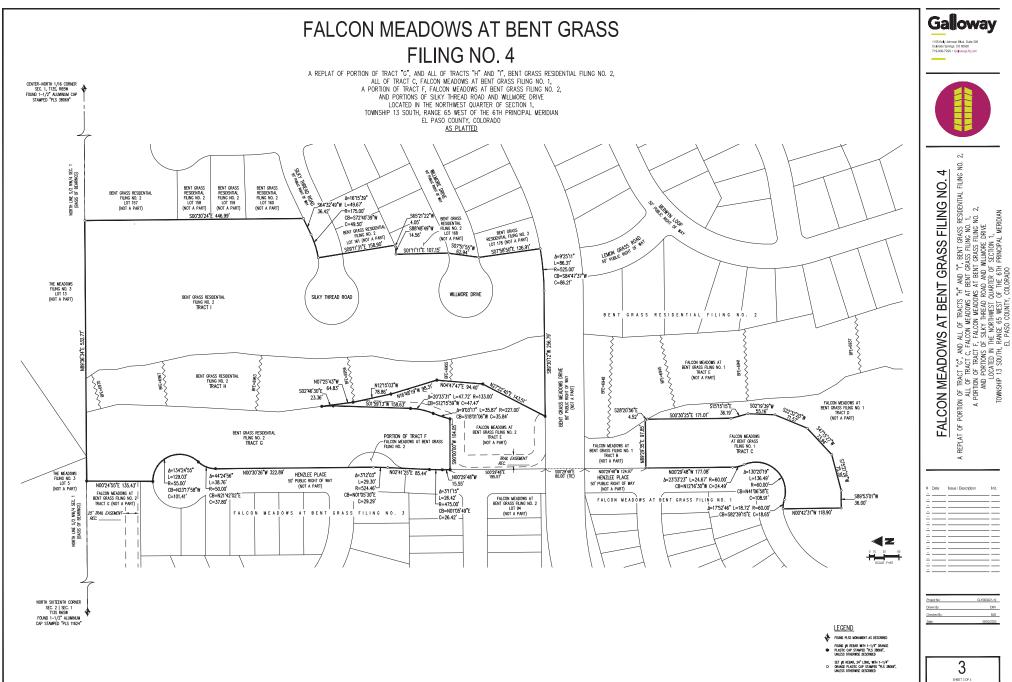
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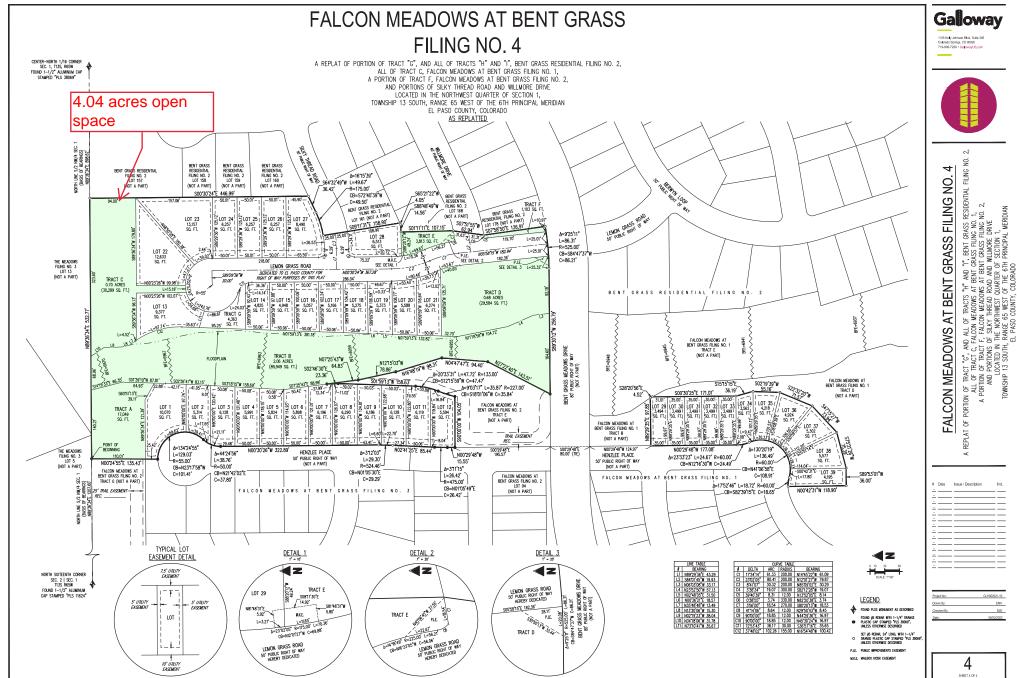
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FALCON MEADOWS AT BENT GRASS

EL PASO COUNTY, COLORADO FINAL LANDSCAPE PLAN

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FILING 4

LANDSCAPE NOTES

- ALL PRESENTATION AREAS CONTAINING VICETATION DESIGNATED TO BE PRESENVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE BY THESE AREAS, ALL FRICKING SHALL BE INSTALLED ANOUGH PRESERVED VICETATION WHICH ON ANY INSURING HIS MORPHAN AS FOR TOWN COMMAND, COMMON TO NOT ANY INSURING HIS MORPHAND AND ANY INSURING HIS MORPHAN COMMONT. OR APPROVED COULD, 2. SIGN. MINEROMENT INCOMPONANT 2 CUBIC VARIOS/100 SF AREA OF "PERMINA" O REGAME COMPOSTY, OR APPROVED COULD, OR BLIEGRASS THE AREAS. ENCOPPORTED 2 CUBIC VARIOS/100 SF AREA OF GORGANIC COMPOSTY, OR APPROVED COULD, OR BLIEGRASS THE AREAS. ENCOPPORTED 2 CUBIC VARIOS/100 SF AREA OF GORGANIC COMPOSTY, OR APPROVED MANUELY TO ALL NATIVE SEED AREAS. TILL INTO TO P OF SOIL. FOR PLANTING HT AMERICHENTS, SEE LANDSCARE DETAILS.

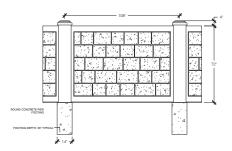
- RECOMMENDED SOIL AMENDMENT: TRI-MIX III as supplied by C&C Sand -To be applied as backfill in planting pits
- CONTRACTOR TO APPLY RESISTED CONTROL BLANKET TO <u>BLL SEED ABBASE WITH GREATER THAN 1.1 SLOPES.</u>
 FOR ALL SEED ARBASE REPEAT DOSE ON MISS SERCETTED ON WITH SCHOOL.
 ALL NATIVE SEED ABBASE SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNITL. SEED IS
 STABLISHED, AND ALL TREES AND SENEURS WITHIN ATMEY SEED ABBASE SHALL HAVE A PERMANENT DIPL PREGACTION.
- ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP PROGRATION SYSTEM.

 6. A FULL HAITOMATED SPRINKEER RERIGATION SYSTEM WILL DRIP RERIGATE ALL TREE, SHRUB, AND GROUND COVER PRAINTINGS, AND SPRAY ALL TALL RESCUE SOO AND LOW ALTERNATIVE TURK PARES. AN IRRIGATION FUNN WILL BE PREPARED AT A LATER DATE AND INLINICATION AND IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES SHRUED ON THE PTYP, RATES FOR INVESTIGATION STATES AND THAT AND AND THAT EXCOMPRISATIONS REGARDING STASSOMAL TO AND THAT AND THAT AND THAT AND AND THAT AT A LATED DATE AND WILL INCLUDE AN ISBUGATION SCHEDULE THAN TOTICS APPLICATION MATES BANDO ON THE THYE.

 ARTES FOR NEW INSTALLED PLAYS, 'S. ESTRAILSHEEP GRATAS, AND GENERAL RECOMMENDATIONS REGAMING SEASONAL

 ADMINISTRATIC PLAYS STATEMENT OF THE STATEMENT OF TH

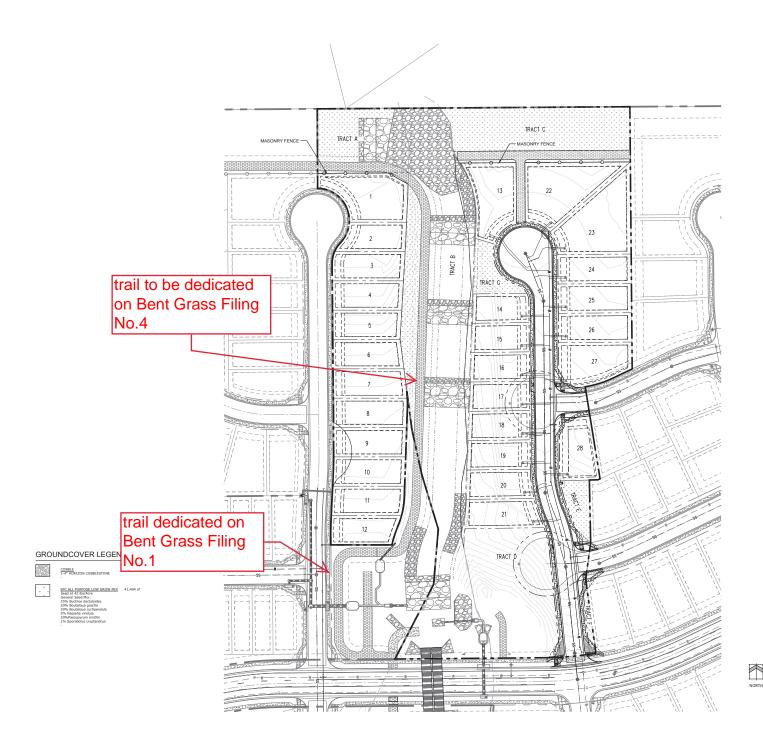
- I. REQUIRED TREES: I PER 30 PEET
 LAUGICAGE FIRST PER TAILES, OPEN SYNCE TRACTS, PARKS AND TRAILS SERVING RESIDENTIAL AREAS SHALL BE GIVINED
 (WHEN APPROPRIATE) AND MANTAINED BY THE BRIT GASES METRO DISTRICT. ALL DOUBLE FRONTAGE LOTS SHALL RECEIVE
 A COMBINATION OF PERICURS AND LOAKCOPE RETWEEN THE PROPERTY LINE AND THE GIBB. ALL DOUBLE FRONTAGE
 STREETS SHALL HAVE A MINIMUM OF ONE TIKE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTRED ALONG THE
- STREETS SHALL HAVE A MINISHM OF ONE TIEE FRE JO FEET OF FRONTAGE. THESE THESE CAN BE CLUSTERED ALONG THE FRONTAGES AS DESTRIBINED BY THE SEQUENCIARY. AND ADMINISHED WHISE APPROPRIATE, ALONG THE PERMITTED OF THE PROJECT AND ALONG THE PERMITTED OF THE PROJECT AND ALONG THE RESIDENCE OF THE RESIDENCE OF THE BEST OF THE SERVICE OF THE ADMINISHED OF THE BEST OF THE SERVICE OF THE SER



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619 N. Cascade Avenue, Suite 200





El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch Sketch Plan Amendment

Agenda Date: August 10, 2022

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

Request by N.E.S., Inc on behalf of Classic SRJ Land, LLC, for approval of the Sterling Ranch Sketch Plan Amendment. The property is currently zoned CS, RR-5, RR-0.5, RS-5000, RS-6000, and PUD, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road. The original Sketch Plan was approved in May 2009 with an initial amendment approved in early 2019. This current amendment addresses various density modifications of residential areas, the removal of "active adult" communities, the change of commercial properties to mixed use purposes, and the minor relocation of school and park sites.

The 2013 EI Paso County Parks Master Plan shows three proposed regional trail connections and one proposed bicycle route impacted by the project. The proposed Sand Creek Regional Trail alignment bisects the western portion of the property, running north/south along Sand Creek, while western branches of the Sand Creek Trail, located along a proposed extensions of Marksheffel Boulevard and Briargate Parkway, will connect the primary alignment of the Sand Creek Trail to proposed City of Colorado Springs trails and sidewalks located to the west of the project site. The proposed Arroyo Lane Primary Regional Trail traverses east/west along the northern property boundary and will provide connectivity to Meridian Ranch to the east. The Woodmen Hills Secondary Regional Trail runs north/south along the eastern portion of the property, which will provide eventual connectivity to the Falcon town center and the Rock Island Regional Trail to the south.

Furthermore, the proposed Briargate Parkway Bicycle Route bisects the project site along an east-west alignment, while the Vollmer Road Bicycle Route borders the western property boundary. Dedicated public rights-of-way already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations; however, the applicant is advised that multi-model transportation options will be developed within the rights-of-way in the future.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. A large percentage of Sterling Ranch falls within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. Conservation efforts along the Sand Creek corridor, as well as a

large north/south open space corridor along the eastern boundary of the property, will help to preserve some of the key open space attributes, particularly those associated with Sand Creek.

The Sterling Ranch Sketch Plan Amendment shows 148 acres of open space, dedicated to neighborhood or community parks, greenways, drainages, landscaping buffers, and trails. This constitutes approximately 10.2% of the total project area of 1,444 acres. In addition to the 87 combined acres dedicated to the Sand Creek greenway and community along the Sand Creek corridor, numerous 4- and 5-acre neighborhood parks are shown in the Sketch Plan. Additionally, 57 acres are dedicated to school sites, thus offering additional recreational opportunities. The letter of intent states the following in regard to parks, trails, and open spaces:

- "An interconnected system of trails, open spaces and neighborhood parks will be provided within the project to allow for a recreation-oriented community. This system of open spaces, trails and parks is intended to provide a comprehensive off-street pedestrian circulation system that would supplement the standard sidewalks along streets. Parks have been located so that residents have a short walk to these facilities. Adjacent developed rural residential is buffered with open space and trail corridors."
- "The proposed amendments to the Sketch Plan continue the original intent of the Sketch Plan as described above. Appropriate buffers are still incorporated and parks, open space, and interconnected trails are maintained and expanded."
- "The Sketch Plan provides a variety of housing types, with necessary neighborhood commercial, schools, and park space. This combination of uses will provide a vibrant community. This Sketch Plan sets land aside for new schools, encourages a variety of housing types, designs neighborhood focal points, expands the off-street trail system, all of which are recommendations for emerging and future neighborhoods."

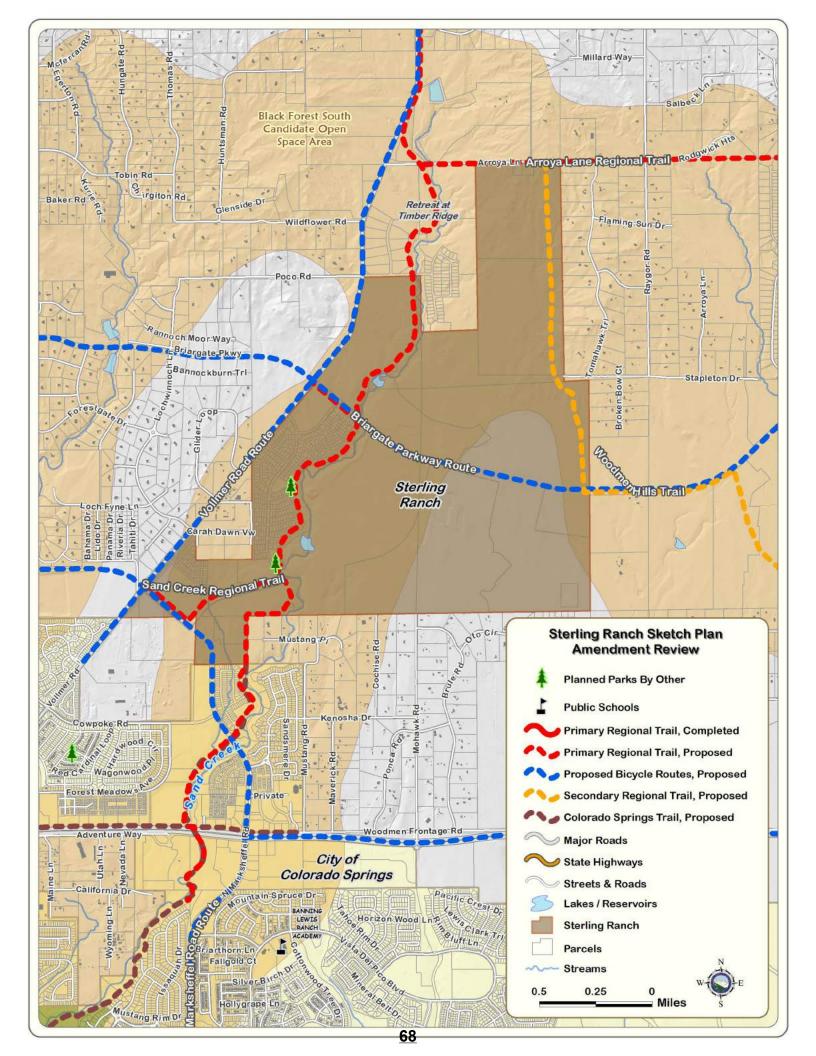
The El Paso County Planning Commission and Board of County Commissioner summaries for the approval of the Sterling Ranch Preliminary Plan, endorsed by the Park Advisory Board in April 2015, added requirements for the dedication to El Paso County of a 25-foot wide regional trail corridor along Sand Creek for the construction, maintenance, and public access of the Sand Creek Primary Regional Trail. This trail easement, Instrument #218054786, was dedicated to El Paso County in May 2018. Additional trail easement dedications have taken place along the Sand Creek Regional Trail alignment as more final plats are recorded in the northern portions of the creek corridor, and it is anticipated that additional trail easement dedications will be required with forthcoming final plats.

Staff recommends that the developers designate and provide to El Paso County 25-foot trail easements along the remaining sections of Sand Creek, along the southern side of Arroyo Lane, and along the northeast property boundary for the purpose of construction and maintenance of the Sand Creek Regional Trail, Arroyo Lane Regional Trail, and Woodmen Hills Secondary Regional Trail, respectively. These trail easement dedications must be shown and designated on all applicable forthcoming preliminary plans, final plats, landscape plans, and letters of intent.

Staff also encourages the developers to construct the aforementioned proposed neighborhood and community parks, so as to provide recreational opportunities for residents and visitors of Sterling Ranch of all ages and abilities. Furthermore, staff encourages the developers to construct internal trail systems that link residents not only to the proposed neighborhood and community parks, but also to the County's regional trail system.

Recommended Motion (Sketch Plan Amendment):

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 Sterling Ranch Sketch Plan Amendment: (1) designate and provide to El Paso County a 25-foot trail easement along the Sand Creek corridor and its western extensions, that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Regional Trail; (2) designate and provide to El Paso County a 25-foot trail easement along south side of Arroyo Lane, that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Regional Trail; (3) designate and provide to El Paso County a 25-foot trail easement through the northeastern open space buffer, that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail; (4) the easements shall be shown on all forthcoming preliminary plans and final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plats, (5) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats.



STERLING RANCH SKETCH PLAN AMENDMENT

LETTER OF INTENT

JULY 2022

OWNER:

CLASSIC SRJ LAND, LLC

2138 FLYING HORSE CLUB DRIVE

20 BOULDER CRESCENT

COLORADO SPRINGS, CO 80921

COLORADO SPRINGS, CO 80921

COLORADO SPRINGS, CO 80920

APPLICANT:

CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. Inc.

Andrea Barlow
619 N. Cascade Ave. Suite 200
Colorado Springs, CO 80903
719.471.0073

ABARLOW@NESCOLORADO.COM

ACREAGE: 1,444 ACRES

MAX DENSITY: 5,225 DWELLING UNITS

CURRENT USE: AG. GRAZING LAND & VACANT LAND

REQUEST

N.E.S. Inc. on behalf of Classic SRJ requests approval of an amendment to portions of the approved Sketch Plan for Sterling Ranch, including:

Changes in Residential Density:

- 32 Acres of 8-12 DU/AC amended to 5-8 DU/AC south of intersection of Sterling Ranch Road and Briargate Parkway
- 35 Acres of 12-20 residential amended to 3-5 DU/AC south of Briargate Parkway
- 263 Acres of 5-8 DU/AC (Active Adult Community) amended to 240 Acres of 3-5 DU/AC and 23 Acres of 5-8 DU/AC North of Briargate Parkway

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Commercial to Mixed Use:

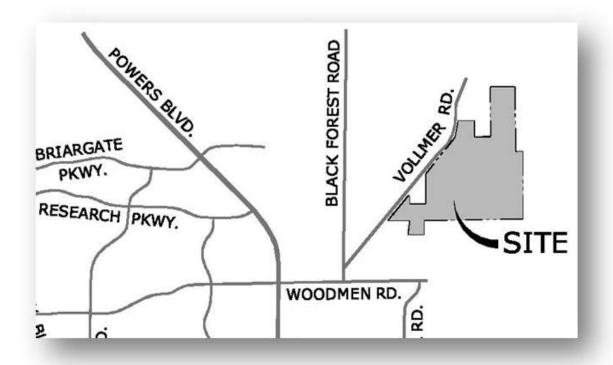
- 11 Acres from Commercial amended to Mixed Use in southwest corner
- 22 Acres from Commercial amended to Mixed Use on east side
- 14 Acres from Commercial amended to Mixed Use southwest of intersection of Vollmer Road and Briargate Parkway

Other Modifications:

- 5 Acres from Residential (12-20 du/acre) amended to Industrial
- Elementary School site relocated east of Sand Creek (previous location is now residential 5-8 DU/AC)
- Residential 3-5 DU/AC in south east, park and traffic circulation amended (Buffer along the school district boundary removed)
- 5 Acre Park shifted south adjacent to Elementary School Site
- Boundary revision for the 2 DU/AC to the north (the acreage is the same)

LOCATION

The Sterling Ranch Sketch Plan consists of approximately 1,444 acres located northeast of Vollmer Road and Marksheffel Road, in El Paso County. To the north of the site is the Retreat at TimberRidge, zoned PUD. Phase D of the development is adjacent to the northern boundary of this site, and includes lots with a minimum size of 12,000 sq. ft. South of the site is the Pawnee Rancheros 5-acre rural residential subdivision and some industrial uses such as Pioneer Landscape Center. Across Vollmer Road are residential lots zoned RR-5 and RR-2.5. To the east are also RR-2.5 and RR-5 lots.



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PROJECT DESCRIPTION & CONTEXT

CONTEXT

The Sketch Plan area is in the northeastern quadrant of El Paso County, a rapidly urbanizing area near Colorado Springs that has experienced significant residential development in the past decade and is expected to experience continued development for the next decade. The Sterling Ranch Sketch Plan is located north of developing urban areas under the jurisdiction of the City of Colorado Springs, and south of the Black Forest.

SKETCH PLAN HISTORY

File #	Resolution #	Date	Description
SKP-07-007	08-476	11/13/2008	Original Sketch Plan Approval of 5,225 dwelling units and 56 acres of commercial uses. Establishment of the PUD Zoning requirement.
SKP-07-007	14-441	11/05/2014	Approval of a 2-year extension to the Sketch Plan and removal of Condition #2 of the Original Conditions of Approval.
SKP-183		12/5/2018	Amendment to modify densities, appropriately locate the water tank site, add proposed MVEA substation site, general modifications to reflect existing conditions and recent approvals.
SKP-XXX	Current Request	7/2022	Amendment to modify densities, relocate school site and parks, change commercial to mixed use

The approved Sterling Ranch Sketch Plan provides a framework for creating quality neighborhoods and shopping areas, conveniently linked through transportation corridors to schools, parks, and open spaces and is a guide to the future development of the property. Sterling Ranch is a urban character mixed residential development with a variety of densities interspersed throughout the property and approximately 47 acres of mixed-use development located on major arterials. Each phase of the plan will have a variety of residential densities and product types to ensure a diverse community.

An interconnected system of trails, open spaces and neighborhood parks will be provided within the project to allow for a recreation-oriented community. This system of open spaces, trails and parks is intended to provide a comprehensive off-street pedestrian circulation system that would supplement the standard sidewalks along streets. Parks have been located so that residents have a short walk to these facilities. Adjacent developed rural residential is buffered with open space and trail corridors.

The proposed amendments to the Sketch Plan continue the original intent of the Sketch Plan as described above. Appropriate buffers are still incorporated and parks, open space, and interconnected trails are maintained and expanded.

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PROJECT DESCRIPTION

The primary purpose of this Sterling Ranch Sketch Plan Amendment is to modify residential densities, change commercial areas to mixed use, and add access points to Briargate Parkway.

The overall development density lowers as a result of this amendment. The commercial sites on the Sketch Plan are now mixed-use. Further amendments include modification from residential 12-20 du/acre in the southwest corner to 5 acres of Industrial. The elementary site proposed in the southwest is relocated east of Sand Creek. The former school site is now proposed residential 5-8 du/acre. The park shifted slightly south, adjacent to the other school site. Traffic circulation in the southeast corner is also reconfigured.

<u>Traffic:</u> This Sketch Plan amendment does not significantly change anticipated traffic patterns. There is less residential density as a result of this amendment. A Traffic Impact Analysis, prepared by SM Rocha, is included in this submittal.

<u>Drainage:</u> A Master Development Drainage Plan Amendment, prepared by JR Engineering, is included in this submittal.

PROJECT JUSTIFICATION

The Sterling Ranch Sketch Plan amendment request addresses the Sketch Plan Amendment Review Criteria in Chapter 7.2.1.D.1.c if the LDC as follows:

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

The relevant County master plan documents for the Sketch Plan Amendment are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan. The Sketch Plan Amendment t is in general conformity with these plans as described below.

YOUR EPC MASTER PLAN

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. This placetype consists of predominantly single family detached residential areas, with supporting single-family attached, multifamily residential, commercial retail, parks, and open space. The range of residential densities and supporting commercial, retail, parks and open space proposed in the Sketch Plan amendment is consistent with the Suburban Residential placetype characteristics.

In the Key Area Influences chapter, this site is also designated as a Potential Area for Annexation. While the Developer does not propose to annex Sterling Ranch into the City, the sites status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of services, which will be provided by Sterling Ranch Metropolitan District.

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In the Areas of Change chapter of the County Master Plan, the area is identified as a "New Development Area," which will experience significant transformation as new development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to adjacent development. The proposed new development within Sterling Ranch will bring about the transformation of this area as anticipated by the Master Plan.

The El Paso County Master Plan also designates a new Roadway connection of Briargate Parkway between Black Forest Rd and Meridian Road. This road will come through the Sterling Ranch development as shown on the Sketch Plan amendment.

The mix of residential and supporting commercial, retail, parks and open space proposed in this Sketch Plan amendment is consistent with Core Principle 1, Land Use and Development, which seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county." Goal 1.1 seeks to "ensure compatibility with established character and infrastructure capacity." The Sketch Plan Amendment continues to buffer the adjacent developed rural residential areas with open space tracts and trail corridors. The infrastructure improvements and extensions proposed by the Sketch Plan will provide the required capacity to support the planned level of development.

The Sketch Plan amendment is also consistent with Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types" as well as Goal 2.3 to "locate attainable housing that provides convenient access to goods, services, and employment". The Sketch Plan provides a variety of housing types, with necessary neighborhood commercial, schools, and park space. This combination of uses will provide a vibrant community. This Sketch Plan sets land aside for new schools, encourages a variety of housing types, designs neighborhood focal points, expands the off-street trail system, all of which are recommendations for emerging and future neighborhoods.

WATER MASTER PLAN

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

Sterling Ranch Metro District (SMRD) has sufficient supply and infrastructure in the area to serve this development. The total of all supplies currently available to Sterling/FAWWA is 1901.83 AF300 year which would allow for over 5,388 Single Family Equivalent (SFE) which is greater than the 5,225 residential units anticipated.

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

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

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

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

This is a rather large sketch plan, so a buildout period of 20 years is reasonable. The current available water supply for FAWWA or SRMD is now 697.39 acre-feet 300 year. FAWWA/Sterling has additional contractual arrangements to purchase water from three major well fields; being McCune, Bar-X and Shamrock West Ranch. The additional amount of supply is under contract to FAWWA/Sterling is roughly 1204 AF300 year. The total of all supplies currently available to Sterling/FAWWA is 1901.83 AF300 year which would allow for over 5388 SFE which is greater than the 5225 residential units anticipated. Without any additional water acquisitions, FAWWA/Sterling are in a very feasible position to be able to easily provide for the water needs of the Sterling Ranch sketch plan.

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

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2040 Major Transportation Corridor Plan (MTCP)

The MTCP identifies the extension of Briargate Parkway as a 4-Lane Principal Arterial between Black Forest Rd and Meridian Road by 2040. No additional change of classification or widening is identified on the 2060 Corridor Preservation Map. This road will be constructed through the Sterling Ranch development. The County has commissioned a consultant to initiate the design of this road extension and the Sterling Ranch developer has met with the consultant to coordinate intersection locations along Briargate Parkway.

The 2040 Functional Classification map also shows adjacent Vollmer Road as a minor arterial. Vollmer Road is expected to be improved from a 2-lane minor arterial to a 4-lane minor arterial between 2040 and 2060.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan shows a proposed bike route on Vollmer Road, and a proposed Sand Creek trail connection from north-south through the site. There is also a secondary regional trail on the east side of the site, which will connect south-north from Briargate Parkway to Arroya Lane. A trail going east-west will continue on Arroya Lane, as shown on the sketch plan amendment.

Sterling Ranch is on the edge of a zone identified for a potential regional park on the Parks Master Plan. This need has been met by the new Falcon Regional Park in Meridian Ranch to the east. Various community parks and other smaller neighborhood parks will serve the residents in this area. These parks will be owned and maintained by the Sterling Ranch Metropolitan District. The site is 2 miles from Black Forest Section 16, 8 miles from Black Forest Regional Park, and 3.7 miles from the Pineries Open Space.

2. THE PROPOSED SUBDIVISION IS IN CONFORMANCE WITH THE REQUIREMENTS OF THIS CODE;

The amended Sketch Plan meets all applicable submittal requirements for El Paso County.

3. THE PROPOSED SUBDIVISION IS COMPATIBLE WITH EXISTING AND PROPOSED LAND USES WITHIN AND ADJACENT TO THE SKETCH PLAN AREA;

The amendment maintains the compatibility with existing and proposed land uses. This amendment maintains the density transitions and buffers to the adjacent rural residential lots to the north, east, south, and west as approved in the 2018 Sketch Plan Amendment. The industrial use proposed in the southwest is an appropriate location for the use as it is separated from the rest of the Sterling Ranch development by the Marksheffel Road extension and is located adjacent to the industrial zoned Pioneer Sand and Gravel property. The school site relocation was requested by School District 20 due to utility easement constraints on the originally proposed school site. The new location is more centrally located and will better serve the future Sterling Ranch community. Modifying the commercial areas to mixed use does not change the compatibility with surrounding uses.

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4. THE WATER SUPPLY REPORT PROVIDES SUFFICIENT INFORMATION TO IDENTIFY PROBABLE COMPLIANCE WITH THE WATER SUPPLY STANDARDS AND IDENTIFIES ANY NEED FOR ADDITIONAL WATER SUPPLIES;

The Sterling Ranch Metropolitan Districts will be the water service providers to Sterling Ranch. Please see the District Boundary Descriptions and the Water Resources Report submitted with this application, along with the Letter of Commitment. Water, wastewater, storm water and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2. Finding of water sufficiency is not required at the Sketch Plan level but will be requested with subsequent entitlement submittals.

5. Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;

As the proposed amendment does not increase the maximum dwelling unit cap, there is no change to the impact on services already assessed with the approved Sketch Plan. The proposed Sterling Ranch Sketch Plan lies within service area boundaries for the Black Forest Fire Protection District, School Districts 20 and 49, Colorado Springs Utilities and Black Hills Energy for gas service, and Mountain View Electric Association.

6. THE SOIL IS SUITABLE FOR THE SUBDIVISION;

The site contains four types of soils; Blake Loamy Sand, Blakeland Complex, Columbine Gravelly Sandy Loam and Pring Course Sandy Loam. The report prepared by Entech Engineering for the approved Sketch Plan concluded that, these soils present typical constraints on development and construction, which may be overcome by proper engineering design and construction. The amendment to the Sketch Plan does not impact previous assessment of soils.

7. THE GEOLOGIC HAZARDS DO NOT PROHIBIT THE SUBDIVISION, OR CAN BE MITIGATED;

The report prepared by Entech Engineering for the approved Sketch Plan concluded that the geotechnical conditions present typical constraints on development and construction, which may be mitigated by avoidance, regrading, or by proper engineering design and construction. An addendum to this report was prepared for this sketch plan amendment. This addendum concludes that the Soil, Geology, Geologic Hazard and Preliminary Subsurface Soil Investigation remains valid, and should be used for the proposed development.

8. THE SUBDIVISION WILL NOT INTERFERE WITH THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT [C.R.S. §§ 34-1-302(1), ET SEQ.];

On the "Master Plan for Extraction of Mineral Resources" known commercial mining deposits are shown in the Sketch Plan Area. This amendment does not affect the commercial mining deposits. A portion of the property containing mining deposits is within the Sketch Plan Boundary. Notice to the mineral holders will be completed by the applicant prior to Planning Commission. However, the remainder of the property is exterior to the Sketch Plan Boundary and currently a mining operation.

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9. THE DESIGN OF THE SUBDIVISION PROTECTS THE NATURAL RESOURCES OR UNIQUE LANDFORMS;

The approved 2008 Sterling Ranch Sketch Plan preserves the Sand Creek Greenway. This amendment continues to preserve the greenway. A 404 Permit was issued in 2016 authorizing work and channel improvements within the main stem of the Sand Creek and the wetlands. This amendment does not propose any changes to the identified and preserved areas.

10. THE PROPOSED METHODS FOR FIRE PROTECTION ARE ADEQUATE TO SERVE THE SUBDIVISION; AND

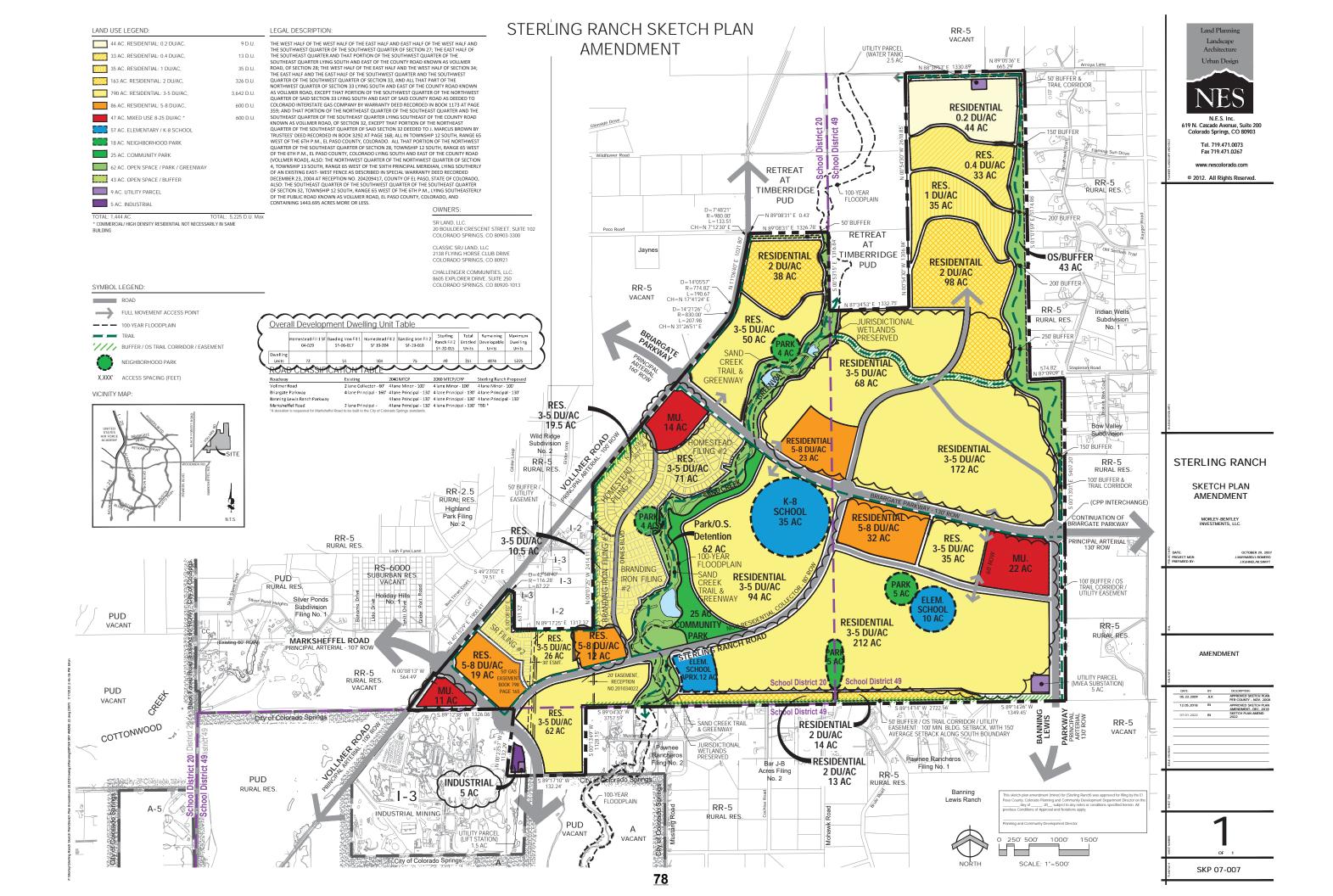
The proposed Sterling Ranch Sketch Plan area lies within the Black Forest Fire Protection District. An updated will serve letter from the Fire Department is provided. The original Sketch Plan included a site for a new fire station. The BFFPD has since indicated that this is no longer required and the fire station was deleted in the 2018 approved amendment.

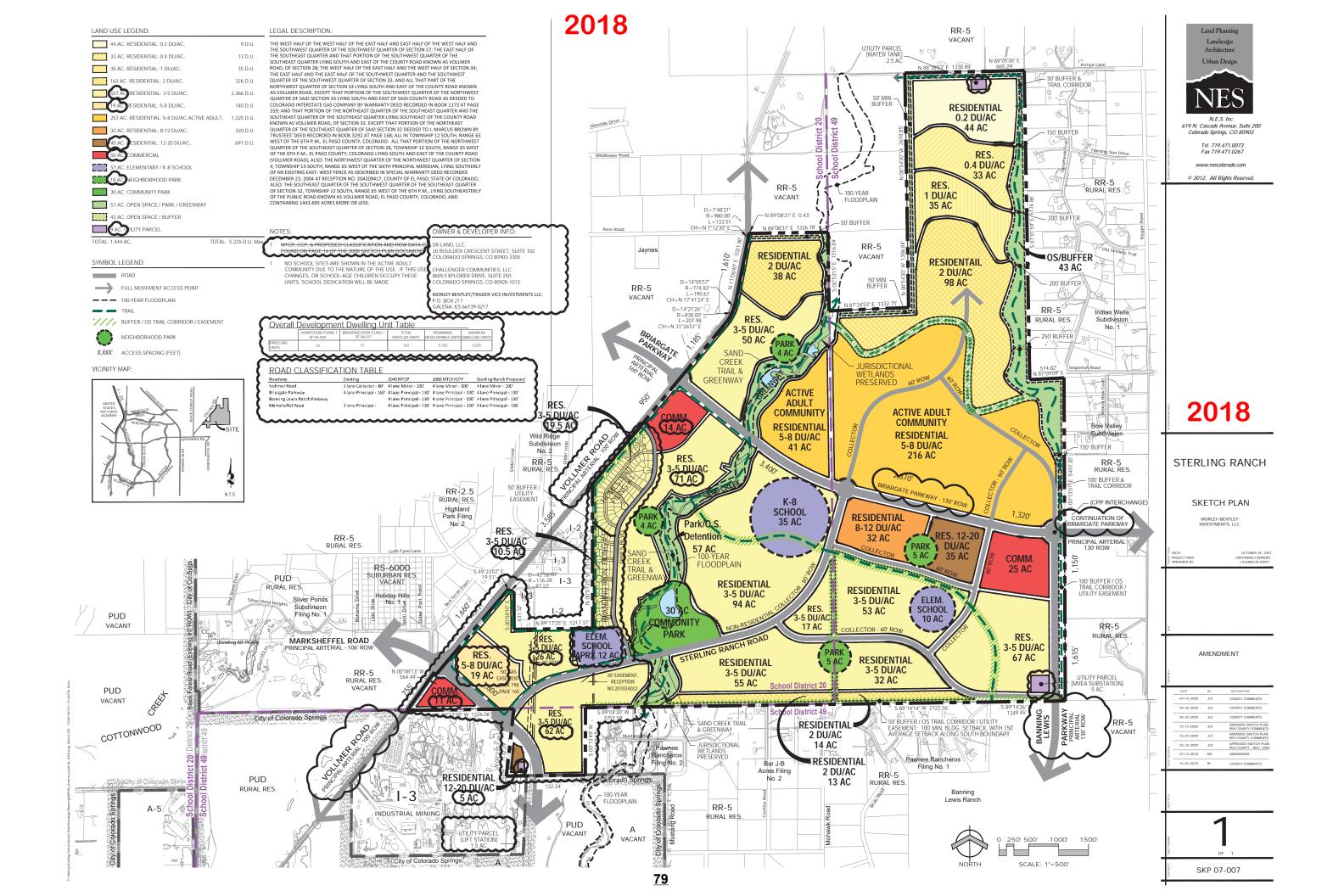
11. THE SUBDIVISION IS APPROPRIATE AND THE DESIGN IS BASED ON MITIGATING THE CONSTRAINTS OF TOPOGRAPHY, SOIL TYPES, GEOLOGIC HAZARDS, AGGREGATE RESOURCES, ENVIRONMENTAL RESOURCES, FLOODPLAIN, AIRPLANE FLIGHT OVERLAYS, OR OTHER CONSTRAINTS.

The report prepared by Entech Engineering for the approved Sketch Plan concluded that the geotechnical conditions present typical constraints on development and construction, which may be mitigated by avoidance, regrading, or by proper engineering design and construction. Specific Geohazard and Engineering reports will be required with future Preliminary Plan and/or Final Plats and will identify specific constraints and either mitigate or avoid them. The Sketch Plan continues to mitigate impact on Sand Creek and associated floodplain by including it within the designated open space areas. A 404 permit has been obtained for impact on the wetlands. There are no other identified constraints to developing the property.

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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch East Phase I Preliminary Plan

Agenda Date: August 10, 2022

Agenda Item Number: #6 - E

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

Request by N.E.S., Inc. on behalf of Classic SRJ Land, LLC, for approval of Sterling Ranch East Phase I Preliminary Plan, which includes 761 single-family residential lots on 321.37 acres. The property is currently zoned RR-5 with a concurrent rezone to RS-5000 and is located east of Vollmer Road along the eastern banks of Sand Creek, near the intersection of Sterling Ranch Road and the future extension of Briargate Parkway.

The 2013 and 2022 update of the El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located immediately west and adjacent the property on the western banks of Sand Creek. As part of the recording of numerous final plats along the western side of Sand Creek, SR Land, LLC, is in the process of dedicating or has already dedicated to El Paso County numerous trail easements along this section of the regional trail. The Preliminary Plan does show a 15' County trail and maintenance road on the east side of Sand Creek, however as noted above, this is not the planned location for the Sand Creek Regional Trail. El Paso County appreciates the increased connectivity this additional creekside trail will provide, but construction and on-going maintenance will be the responsibility of the homeowner's association or Sterling Ranch Metropolitan District.

Furthermore, the proposed Briargate Parkway Bicycle Route bisects the project site along an east-west alignment. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-model transportation options will be developed within the rights-of-way in the future.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. The Sterling Ranch East Preliminary Plan falls completely within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. Various aspects of the Preliminary Plan address these attributes and contribute in some degree to their conservation.

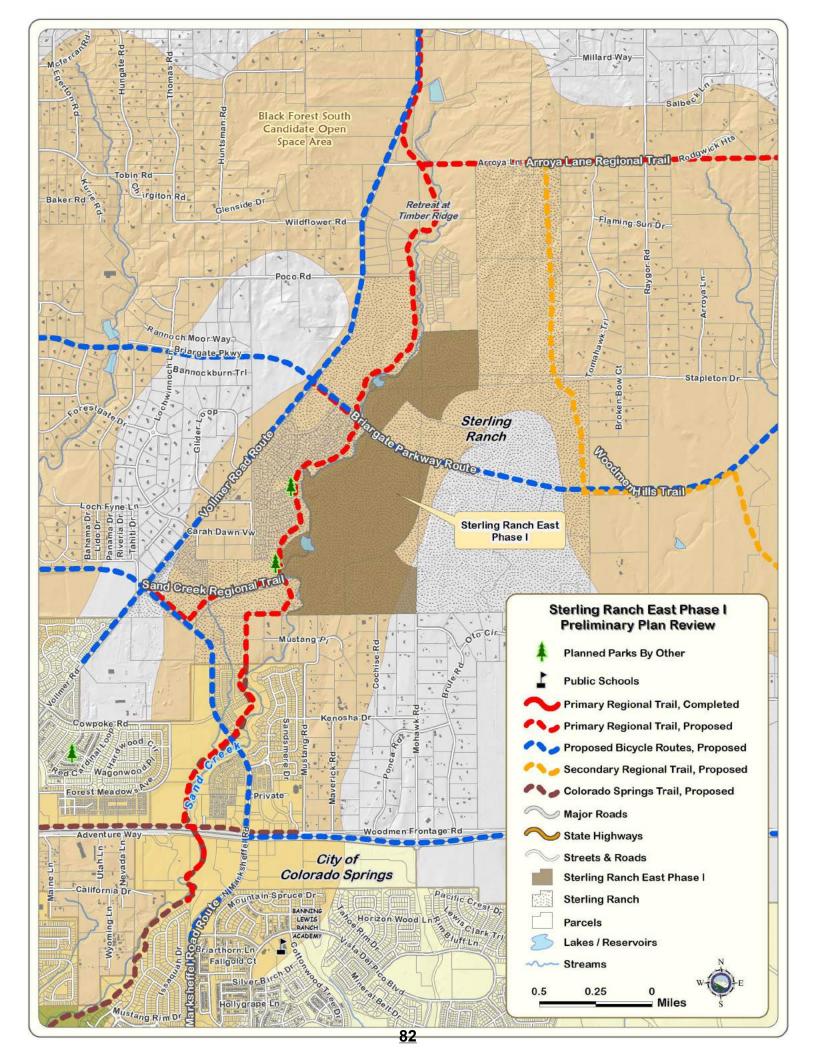
The current application shows 97.3 acres, or 30.3%, of open space, dedicated to public and private open space, parks, trail corridors, landscaping tracts, utilities, and drainage infrastructure. An additional 50+ acres are dedicated to future school sites. The project area includes an interconnected trail and sidewalk system that affords the residents easy access to the surrounding neighborhood, proposed school sites, neighborhood and community parks, as well as the Sand Creek Regional Trail. The letter of intent states the following in regard to parks, trails, and open spaces:

- "The Sterling Ranch East Preliminary Plan No. 1 includes a future community park, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. This 147.7-acre system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District."
- "The primary natural physical feature on the site is the Sand Creek channel, which is
 preserved and incorporated into the overall design for Sterling Ranch and this
 Preliminary Plan. This area will have an adjacent trail network, a community park and
 sufficient open space in the 27 tracts."
- "5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation."
- "The adjacent Sand Creek is retained as a natural feature and a primary recreational focus for Sterling Ranch. The east side of the channel is incorporated within the Sterling Ranch East Preliminary Plan No. 1 as part of the open space and trail system for Sterling Ranch. The Sand Creek drainageway includes jurisdictional wetlands and a Section 404 permit is already in process for impacts to this area with the US Army Corps of Engineers. This phase of development will not impact the main Sand Creek Channel or existing wetlands."

Staff is pleased the Preliminary Plan contains a large percentage of park and open space areas, including the aforementioned 29-acre community park situated along Sand Creek, as well as numerous neighborhood parks, passive use areas, and open spaces. Staff encourages the applicant to develop park, trail, active-use area, and playground plans that provide a wide variety of recreational choices to users of all age groups and abilities. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

Recommended Motion (Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Phase I Preliminary Plan: (1) recommend the developer explore a wide variety of park, trail, and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$350,060 and urban park purposes in the amount of \$220,690 will be required at time of the recording of the forthcoming final plat(s).



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

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

August 10, 2022

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

Name: Sterling Ranch East Phase I Preliminary Plan Application Type: Preliminary Plan

PCD Reference #: SP-22-004 Total Acreage: 321.37

Total # of Dwelling Units: 761

Applicant / Owner: Owner's Representative: Dwelling Units Per 2.5 Acres: 5.92

Classic SRJ Land, LLC N.E.S., Inc. Regional Park Area: 2

2138 Flying Horse Club Drive Andrea Barlow **Urban Park Area:** 2, 3 Colorado Springs, CO 80921 619 North Cascade Avenue **Existing Zoning Code:** RR-5

Colorado Springs, CO 80903 Proposed Zoning Code: RS-5000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

unit per 2.5 acres.

LAND REQUIREMENTS Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): YES

Regional Park Area: 2 Urban Park Area: 2, 3

Total Regional Park Acres:

Neighborhood: 0.00375 Acres x 761 Dwelling Units = 2.85

0.0194 Acres x 761 Dwelling Units = 14.763 Community: 0.00625 Acres x 761 Dwelling Units = 4.76

14.763 Total Urban Park Acres: 7.61

FEE REQUIREMENTS

Regional Park Area: 2 Urban Park Area: 2, 3

Neighborhood: \$114 / Dwelling Unit x 761 Dwelling Units = \$86,754 \$460 / Dwelling Unit x 761 Dwelling Units = \$350,060 Community: \$176 / Dwelling Unit x 761 Dwelling Units = \$133,936

460 / Dwelling Unit x 761 Dwelling Units = \$350,060 Community: \$176 / Dwelling Unit x 761 Dwelling Units = \$133,936

Total Regional Park Fees: \$350,060 Total Urban Park Fees: \$220,690

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 Sterling Ranch East Phase I Preliminary Plan: (1) recommend the developer explore a wide variety of park, trail, and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$350,060 and urban park purposes in the amount of \$220,690 will be required at time of the recording of the forthcoming final plat(s).

Park Advisory Board Recommendation:

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STERLING RANCH EAST PRELIMINARY PLAN NO.1

LETTER OF INTENT

JUNE 2022

OWNER:

CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. Inc.
Andrea Barlow
619 N. Cascade Ave. Suite 200
Colorado Springs, CO 80903
719.471.0073

ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5200000547, 5200000553, 5200000554, 5228000037, 5228000038, 5233000015, 5233000016., 5233000017, 5233000018, 5200000552

ACREAGE: 321.374 ACRES

CURRENT ZONING: RR-5

CURRENT USE: VACANT LAND

PCD FILE #:

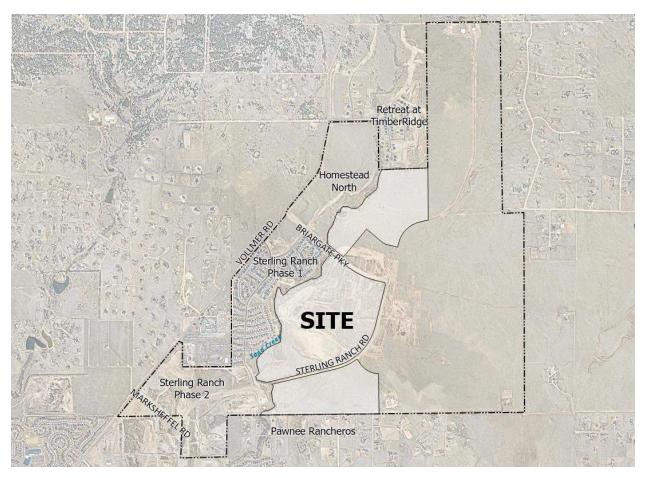
REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land LLC requests approval of the following applications:

- 1. Sterling Ranch East Preliminary Plan No. 1; a 761 single-family lot development.
- 2. A finding of water sufficiency with the Preliminary Plan and subsequent Final Plat to be approved administratively.

LOCATION

Sterling Ranch East Preliminary Plan No. 1 includes 321.374 acres and is part of the overall Sterling Ranch master planned community, located east of Vollmer Road and east of the Sand Creek channel. The property lies north and south of the proposed extension of Briargate Parkway and north, west and south of the proposed extension of Sterling Ranch Road. Between Vollmer Road and Sand Creek to the west is the existing and recently approved residential development within Sterling Ranch Phases 1 and 2. The Retreat at TimberRidge development lies immediately to the north. The remainder of the Sterling Ranch property is situated to the east and south. The Pawnee Rancheros 5-acre rural residential subdivision is also located to the south.



File #: 2 | Page

PROJECT DESCRIPTION & CONTEXT

Sterling Ranch East Preliminary Plan No. 1 proposes 761 detached single-family lots on 321.374 acres, for a proposed density of 2.4 dwelling units per acre. A concurrent rezoning of the property to RS-5000, with a narrow strip of RR-0.5 zoning along the south boundary is currently under review. The development includes 134.54 acres of single-family lots, 39.1 acres of road right-of-way, 147.7 acres of open space, including a future community Park and a future school site. The Preliminary Plan has 740 lots within the proposed RS-5000 zone area, with a minimum lot size of 5000 square feet and 21 lots along the south part of the site within the RR-0.5 zone area with a half-acre minimum lot size. A 50-footwide buffer and a 100-foot building setback is included between the half-acre lots and the south boundary of the site. The project proposes 25-foot landscape setbacks on Briargate Parkway and 10-foot landscape setbacks on Sterling Ranch Road. Building setbacks, heights and lot coverage will meet the RS-5000 and RR-0.5 zoning standards.

A finding of water sufficiency is requested with the Preliminary Plan and the administrative approval of subsequent final plats.

SKETCH PLAN CONSISTENCY: The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. The Sketch Plan identifies the area included within this proposed preliminary plan as primarily residential at a density of 3-5 du/ac per acre. On the south boundary of the site, the Sketch Plan identifies 2 du/ac per acre residential density, a 50-foot buffer and a 100-foot setback. This lower density and buffer were intended as a transition between the suburban density within the rest of the Sterling Ranch development and the lower density 5-acre lots in the Pawnee Rancheros subdivision to the south.

The area north of Briargate is identified in the approved Sketch Plan as an Active Adult Community with a residential density of 5-8 du/ac. A 35-acre school site and a community park are also included in the rezone area. A Sketch Plan Amendment is concurrently under review which removes the Active Adult Community designation to the north of Briargate and reduces the density of the are within the proposed RS-5000 rezone area to 3-5 du/ac. This amendment also relocates a 12-acre school site from the west side of Sand Creek to the east side of Sand Creek within the proposed RS-5000 rezone. The school relocation was at the request of and following discussion with School District 20.

The proposed Sterling Ranch East Preliminary Plan No. 1 will result in a gross residential density of 2.4 du/ac, which is consistent with the densities on the Sterling Ranch Sketch Plan. The inclusion of halfacre lots, a 50-foot buffer and a 100-foot setback on the south boundary of the site is consistent with the requirements of the Sketch Plan. Inclusion of the supporting school and park sites within the Preliminary Plan area is also consistent with the Sketch Plan.

COMPATIBILITY/TRANSITIONS: Sterling Ranch Phases 1 and 2, to the west of Sand Creek and south of Briargate Parkway are zoned RS-5000. This area is partially built-out and occupied, with the remainder either platted or preliminary planned for residential development. A 19-acre parcel (Copper Chase) at the east corner of Marksheffel Road and Vollmer Road, is currently under review for a rezone to PUD for residential to match the 5-8 du/ac proposed in the approved Sketch Plan. To the west of Sand Creek and north of Briargate Parkway is Homestead North at Sterling Ranch Filings Nos. 1 and 2 which are

zoned RS-6000. The proposed rezoning of the remaining Homestead North Filing No. 3 to RS-6000 is also under review with the County.

To the east is vacant land within Sterling Ranch designated on the approved Sketch Plan as similar and higher residential densities, including commercial areas, a school site, and neighborhood parks. Directly north is the Retreat at Timber Ridge, zoned PUD. Phase D of the development is adjacent to the north boundary of the rezone area and includes lots with a minimum size of 12,000 sq. ft.

Sterling Ranch East Preliminary Plan No. 1 is compatible with the existing RS-5000 zoning to the west and provides a transition between the PUD zoning to the north, the RS-6000 zoning to the northwest, to the higher density areas of Sterling Ranch that are internalized within Sterling Ranch and concentrated along Briargate Parkway. This rezone continues the suburban density approved in Sterling Ranch Phases 1 and 2, Homestead North, the Retreat at TimberRidge, and the remainder of the Sterling Ranch Sketch Plan area.

The Pawnee Rancheros 5-acre rural residential subdivision is located to the south. The 2 du/ac density and buffer on the approved Sketch Plan was intended to provide a transition between the proposed suburban development in Sterling Ranch and the existing rural residential lots to the south. This intent is reflected in the Sterling Ranch East Preliminary Plan No. 1.

<u>TRAFFIC:</u> A Traffic Impact Analysis, prepared by SM Rocha, is included in this submittal. There are six access points provided to the preliminary plan area from Sterling Ranch Road and Briargate Parkway. The traffic report analyses the entirety of the concurrent Sterling Ranch East Preliminary Plan No. 1, which includes the proposed RS-5000 rezone area and part of the concurrent RR-0.5 rezone area. The Traffic Report concludes:

- Consistent with roadway improvements recommended with adjacent development occurring
 along the Sterling Ranch Road and Briargate Parkway corridors, right-turn and left-turn
 deceleration lanes are recommended at proposed site accesses. These turn lanes, pursuant to
 County design standards along with referenced intersection control, are included in the street
 improvement plans currently under County review. No deviation to proposed street
 improvement plans is recommended.
- The referenced street improvement plans propose full roadway width construction of Sterling Ranch Road from Briargate Parkway to Dines Boulevard, and Briargate Parkway from Sterling Ranch Road to Vollmer Road.
- The proposed site-generated traffic resulting from the proposed development is expected to create no negative impact to traffic operations for the surrounding roadway network (existing or proposed), nor cause change to previously approved roadway classifications or current roadway design plans.
- Analysis of site-generated traffic concludes that proposed development traffic volume is in compliance with that assumed in the Sketch Plan Amendment.

<u>AIR QUALITY:</u> The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Vollmer Road, E Woodmen Road, and Highway 24, providing shorter travel time to employment and commercial facilities.

Noise: The Land Development Code requires the impacts of noise pollution to residents be mitigated. Noise studies have been undertaken for Phases 1 and 2 of the Sterling Ranch development, which found that a minimum 6-foot-high noise barrier along the main arterials of Vollmer Road, Briargate Parkway, and Marksheffel Road would reduce all noise levels in the development below 67 decibels. A 6-foot concrete wall is identified on the Preliminary Plan adjacent to Briargate Parkway to address this recommendation.

<u>WATER</u>: Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). While there is currently a net deficit, FAWWA has an additional contracted supply at Bar-X and at McCune that will be enough to meet demands. By closing on these purchases (which are under contract), there will be sufficient supply and infrastructure in the area to serve this development.

The total commitment is 312.77 acre-feet. A Water Resources Report, provided by RESPEC and JDS Hydro, is included in this submittal.

<u>WASTEWATER</u>: The wastewater commitment is for 130,982 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from this preliminary plan represents roughly 12.79% of the contractual capacity available to FAWWA. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to this preliminary plan area. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

OTHER UTILITIES: The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of both Black Hills Energy and Colorado Springs Utilities for natural gas supply. Will serve letters are included with the submittal.

<u>DRAINAGE:</u> The drainage improvements associated with the Sterling Ranch East Preliminary Plan No. 1 are consistent with the Master Development Drainage Plan for Sterling Ranch. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. Classic Engineering prepared a Sterling Ranch MDDP Amendment No. 2 and Preliminary Drainage Report for this site, included with this submittal.

FLOODPLAIN: Areas along Sand Creek on the western boundary of the site are located in a Zone A flood hazard zone (FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018), indicating an approximate one percent (1%) annual risk of flooding. The floodplain areas will be contained wholly within the open space/park areas proposed along Sand Creek. The remainder of the site where development is planned is not located in a flood hazard zone, indicating that flood risk for the majority of the site is deemed by FEMA to be 'minimal'.

<u>WETLANDS:</u> The adjacent Sand Creek drainageway includes jurisdictional wetlands and Section 404 permit is already in process for impacts to this area with the US Army Corps of Engineers. This proposed

rezone area does not include the main Sand Creek Channel or existing wetlands. As part of the concurrent Preliminary Plan application, the east side of the channel is incorporated as part of the open space and trail system for Sterling Ranch.

<u>WILDLIFE:</u> In general, the site provides moderate to poor quality habitat for wildlife. No State-listed or State sensitive species were observed on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species. The site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. The expected impact from site development to grassland species is classified as relatively low and to woodland species as moderately low.

<u>WILDFIRE:</u> The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed as a moderate risk with one small pocket of high risk along the east side of the site, as this area is currently undisturbed grassland. Development of the site will reduce available wildfire fuels in this area.

<u>GEOLOGIC HAZARDS:</u> The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions such as hydro compaction, collapsible or loose soils, unstable slopes, expansive soils, shallow bedrock, and seasonally shallow groundwater. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

SCHOOLS: Sterling Ranch East Preliminary Plan No. 1 is largely within Academy School District 20 but the eastern portions are within Falcon School District 49. Two school sites are identified on the Preliminary Plan within the District 20 boundary, consistent with the proposed amendment to the Sketch Plan. An elementary school site is proposed south of Sterling Ranch Road adjacent to the Sand Creek. A second 35-acre K-8 school site located southwest of the intersection of Sterling Ranch Road and Briargate is anticipated to serve this development in the future.

TRAILS AND OPEN SPACE: The Sterling Ranch East Preliminary Plan No. 1 includes a future community park, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. This 147.7-acre system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

Tract D (of Filing 1) is proposed for a community park, to be determined with final plat. The developer intends to seek a parks land agreement the Community Services department. This park will be owned and maintained by Sterling Ranch Metro District. This community park was also designated on the Sterling Ranch Sketch Plan.

DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Falcon School District 49
- Mountain View Electric Association
- City of Colorado Springs Utilities Department Gas
- Black Hills Energy Gas
- Sterling Ranch Metro District
- Black Forest Fire Protection District

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The relevant County master plan documents for the Sterling Ranch East Preliminary Plan No. 1 are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EPC MASTER PLAN

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. The primary land use in this placetype is single family detached residential with lot sizes smaller than 2.5 acres and up to a 5 du/ac density. Supporting land uses include single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The Sterling Ranch East Preliminary Plan No. 1, which will accommodate densities of less than 5 du/ac, is consistent with the Suburban Residential placetype land uses and characteristics. The proposed schools, parks and open space areas are consistent with the supporting land uses for this placetype.

In the Key Area Influences chapter, this site is also designated as a potential area for annexation. This is indicative of the sites' suburban character and need for centralized services. The Owner/developer has chosen not to annex into the City as the Sterling Ranch Metropolitan District is already created and bonded and will supply water and wastewater services.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a "New Development" area, which will be significantly transformed as new development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to adjacent development. The Sterling Ranch East Preliminary Plan No. 1 will implement this transformation through new development that is consistent with the densities and uses for the Suburban Residential placetype and in the already approved Sketch Plan.

Core Principle 1, Land Use and Development, seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," and Goal 1.1 seeks to, "ensure compatibility with established character and infrastructure capacity." The Sterling Ranch East Preliminary Plan No. 1 is compatible with adjacent residentially zoned areas and continues the suburban density approved with the Sterling Ranch Phases 1 and 2, Homestead North, the Retreat at Timber Ridge, and the remainder of the Sterling Ranch Sketch Plan area.

WATER MASTER PLAN

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments (to include Sterling Ranch East Phases One, Two and Three and Homestead North Filing 3) stand at 852.62 acre-feet and available supply is now 697.39 acre-feet. This net deficit of available water is 155.23 AF, however, FAWWA has additionally contracted supply of 576.95 AF at Bar-X and 391.33 AF at McCune which is more than enough to meet the demands.

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

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

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

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

In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC and the Bar X Water. In addition to adding off-site sources, additional priority is to acquire and invest in additional renewable water supplies. Future supply has been contracted for and implementation is under way.

FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The MTCP identifies the extension of Briargate Parkway as a 4-Lane Principal Arterial between Black Forest Rd and Meridian Road by 2040. No additional change of classification or widening is identified on the 2060 Corridor Preservation Map. This road will be constructed through the Sterling Ranch development and will be facilitated by this Preliminary Plan. The County has commissioned a consultant to initiate the design of this road extension and the Sterling Ranch developer has met with the consultant to coordinate intersection locations along Briargate Parkway.

EL PASO COUNTY PARKS MASTER PLAN

Sterling Ranch East Preliminary Plan No. 1 is on the edge of a zone identified for a potential regional park on the Parks Master Plan. This need has been met by the new Falcon Regional Park in Meridian Ranch to the east. The rezone area will include the Sterling Ranch community park and other smaller neighborhood parks to serve residents. These parks will be owned and maintained by the Sterling Ranch Metropolitan District.

The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved or in progress on the west side of the creek. There are no proposed regional trails in this portion of Sterling Ranch, although multiple local trails will be included for circulation and recreational use through the rezone area. These trails will be owned and maintained by the Sterling Ranch Metropolitan District.

PROJECT JUSTIFICATION

The Sterling Ranch East Preliminary Plan No. 1 is consistent with the preliminary plan approval criteria set forth in Chapter 7.2.1D.2.e of the LDC as follows:

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

The relevant County Plans for Sterling Ranch East Preliminary Plan No. 1 are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. Sterling Ranch East Preliminary Plan No. 1 is in general conformity with these plans as described above.

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

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of 761 residential lots, two school sites, parks and open space, is consistent with the County Master Plan and provides a compatible land use to the lower density single-family lots to the south, and the higher density and commercial uses within the rest of Sterling Ranch. The development will provide much needed new housing opportunities for existing and future County residents that is supported by an appropriate level of services, utilities, and recreational opportunities. The accompanying traffic

- report indicates that the proposed site-generated traffic resulting from this development is not expected to create a negative impact to traffic operations for the existing or proposed surrounding roadway network.
- 3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;
 - The proposed subdivision of residential lots is consistent with the Sketch Plan. All subdivision design standards are met and no deviations are requested.
- 4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);
 - A sufficient water supply is available as demonstrated by the water supply commitment letter provided by the FAWWA and the Water resources report provided by JDS Hydro.
- 5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;
 - The wastewater commitment is for 130,982 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. Public sewage disposal is further addressed in the Wastewater 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 the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];
 - The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions such as hydro compaction, collapsible or loose soils, unstable slopes, expansive soils, shallow bedrock, and seasonally shallow groundwater. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.
- 7. Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;
 - These matters are addressed in the Drainage Report prepared by Classic Engineering.
- 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 public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development. Right-turn and left-turn deceleration lanes are recommended at proposed site accesses on Sterling Ranch Road and Briargate Parkway corridors, which will be designed in accordance with County ECM criteria. No deviation to proposed street improvement plans is proposed.

- 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;
 All lots will be accessible by new public streets that comply with the LDC and ECM.
- 10. The proposed subdivision has established an adequate level of compatibility by

pedestrian and bicycle transportation.

- (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

 The primary natural physical feature on the site is the Sand Creek channel, which is preserved and incorporated into the overall design for Sterling Ranch and this Preliminary Plan. This area will have an adjacent trail network, a community park and sufficient open space in the 27 tracts.
- (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;
 5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for
- (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

Sterling Ranch East Preliminary Plan No. 1 is compatible with the existing RS-5000 zoning to the west and provides a transition between the PUD zoning to the north, the RS-6000 zoning to the northwest, to the higher density areas of Sterling Ranch that are internalized within Sterling Ranch and concentrated along Briargate Parkway. This Preliminary Plan continues the suburban density approved in Sterling Ranch Phases 1 and 2, Homestead North, the Retreat at TimberRidge, and the remainder of the Sterling Ranch Sketch Plan area.

The 2 du/ac density, 50-foot-wide buffer and a 100-foot building setback between the half-acre lots and the south boundary of the site will provide a transition between the proposed suburban development in the rest of Sterling Ranch East Preliminary Plan No. 1 and the existing Pawnee Rancheros 5-acre rural residential subdivision to the south.

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

The adjacent Sand Creek is retained as a natural feature and a primary recreational focus for Sterling Ranch. The east side of the channel is incorporated within the Sterling Ranch East Preliminary Plan No. 1 as part of the open space and trail system for Sterling Ranch. The Sand Creek drainageway includes jurisdictional wetlands and a Section 404 permit is already in process for impacts to this area with the US Army Corps of Engineers. This phase of development will not impact the main Sand Creek Channel or existing wetlands.

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- (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;
 - The Traffic Report prepared by SM Rocha demonstrates that the proposed site-generated traffic resulting from the proposed development is not expected to negatively impact to traffic operations for the existing or proposed surrounding roadway network, nor cause change to previously approved roadway classifications or current roadway design plans.
- 11. Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

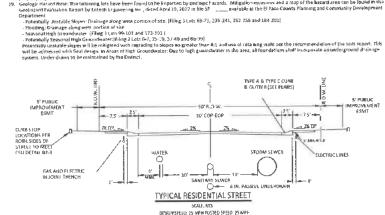
 Water and sanitary service is provided by the FAWWA. Natural gas is provided by Colorado Springs Utilities and Black Hills Energy. Adequate police and fire protection are also provided. The required will serve letters are included with this submittal.
- 12. The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; and
 - The proposed subdivision meets the applicable sections of these parts of the Code. The site lies within the Black Forest Fire Protection District. A service commitment letter from the District 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. All applicable sections of Chapter 6 and 8 are met. No waivers to any LDC standards are required.

P:\Classic2\Sterling Ranch East\Admin\Submittals\Preliminary Plan #1\1st Submittal\SRE PP1_Letter of Intent.docx

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- maintained by the Ceutity.

 Attended by the Ceutity, and pulling dealth of in the plan in words or graphic register organization, at design and consist closer related to reputs storing making and encoun control shall conform to the Standards and requirement of the most recent register in the Lebouria adopted I Plano County standards, including the Land Development Code (LCC), the ECM, the Pictaine of Cities and Amoust I DCM, are the DCM volume 2. Any deviations from these standards must be specifically required and approach of the Countingman primary does not implicitly deliverance from these standards must be specifically required and approach of the Countingman primary does not implicitly deliverance from these standards must be specifically required and approach of the countingman primary does not implicitly deliverance from these standards must be specifically required and approach of the countingman primary does not required, allow an interest that there are been otherwise proposed through the deviation of the countingman primary deliverance.
- the EXM, the Phalmage of Friends Namural (DNA), are the DCM volume 2, now deviators from these standards must be specifically requested and approved in working to be acceptant. The approval of this Positionary Plan does not implicable, drive and deviations or valves as between the end been controlled approved in working to be acceptant. The approval of this Positionary Plan does not implicable and the standards of the positionary Plan does not implicable and the standard of the positionary Plan does not approve the positionary plan deviation of the positionary Plan does not be approved to the standard of the positionary Plan does not be approved to the standard of the positionary Plan does not not approve the positionary Plan does not be approved to the plan does not be approved to the plan bear approved to the plan does not be approved to the plan bear approved to



FILING 1 TRACT TABLE

Tract	Aren (SF)	Area (AC)	Use	Ownership/Maintenance
			tandscape, Park, 25 FT County/Marmonance Trail	Sterling Ranch Metric Tastrict 6
<u>A</u>	262116	6.03	Cititories	El Pasa County
В	26583	3.61	randscape, Park	Steel og Ranch Bratto Histoint
c	23800	88.0	tandscape, Johnson	Sterling Ranch Metro District
			tandscape, Part, 15 H County/Ma-plenance (fail)	Sterling warch Mebra Whitelet A
0	12675R4	20.04	trolines	61 Pasa County
F	1276874	29.31	Landscype, Park, Ulliffett	Sperting Ranch Metha District
F	120611	3.92	Landscripe Part, Utilities, Stormwater	Sterling Ranch Metro District
G	6459	0.15	Landscape	Steviling Ranch Metro District
н	588G	O.LE	tandscape	Sterling Ranch Metro District
1	4777	0.11	Landscape	Sterling Banch Move Cysmics
J	14430	0.33	tandscape	Sherling Ranch Metro District
K	19155	0.33	(andscape	Spelling Banch Motro Olstriat
L	5146	0.12	Landscape, Utilities	Sterling Ranch Metro District
М	16 /9119	9855	Landscape, Future School Skie	El Paso County School District 20
	"otal Trac; Area:	109.05		

FILING 2 TRACT TABLE

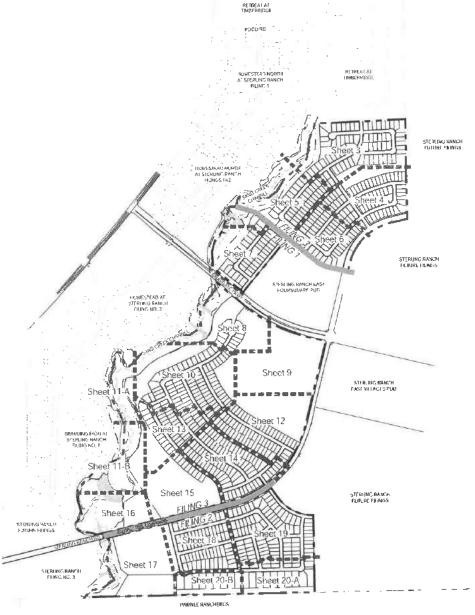
Iract	Aver (5/)	Area (AC)	Use	Ownership/Maintenance
A	16056	0.37	landscape, Utilities	Seerling Runch Metro District
0	18756	0.43	Landada pe, Ud Hitles	Starting Ranch Moten Bistrick
c	3945	P3 E	Landscape, Oblities	Sterling Ranch Metra Bistoct
Þ	15111C	3.47	landscape, utilities	Sterling Ranch Metro Bistrict
E .	151613	0.48	Candiscapil Hark. 3 r. Collegy/Maintenance (tail)	Steeling 4anch Metro District I
F	51679C	1186	Landscape, Future School, Slow	El Paso County School Ostrict 20
G	229223	5.26	tandscape, U/ 1/16s, Societivater	Starting Ration Metro Ostrict
	Total Tract Area.	24.97		

FILING 3 TRACT TABLE

Tract	Area (SF)	Area (AC)	Ube	Ownership/Maintenance
A	254426	5.23	Samo Creek Channel, 55 FT Country/Maristenance (raid, Oxidities)	Sterling Reach Morro District & 3 Pasa County
В	25993	0.60	Landscape	Storting Ranch Metro District
C	1200034	4.59	Landscape, Park, Utilities	Sterling tanel- Welro District
D.	5813	0.13	Landscape	Sterling Ranch Metro District
ε	13042	0.30	Landscape, Utilities	Storling Ranch Metro District
f	48554	1.11	Landscape, Utilibes	Morting Ranch Metro District
G	41980	1.01	Landscape	Sterling Ranch Metro District
	Intal Tract Area:	13.68		

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO PRELIMINARY PLAN





Nee a fore-purpy, tiflic company, OVIc attention, or other jobonings, qualified mile anumance consumpy, tiflic company, OVIc attention, or other job many, and grantfield, matried, or hermed of the fill-after of Eucland, on hereby certain that View here exhibited the title of all land depinced and described hereon and that take to suck it and so owner in fee simple for the physicians.

OF Name of Atturney and registration number

El Pasio County Clerk and Geometr

VICINITY MAP



SITE DATA

5200000547, 5238000018, 5778000037, 5234000016, 5234000017, 5234000018, 5700000559, 5200000552, 5700000553 & 5733000015 32) 374 prins 548 2072 Tax ID Numbers Steeth Plan SKP (8-00) (Approved 2018) R5-5000 B RR-0.5 Agriculture Grazing/VacarA Single Comity Residential Correct Use Proposed Use: Proposed Gross Density 2.4 (AU/AC) 761 Euts / B21, 374 AC) Proposed Not Density: Landscape Setbacks: Briangars Packwayo 5.6 Du/AF (761 Loss / 1/34/54 AC)

ZONE DIMENSIONAL STANDARDS

Zone	Bitin, Lot Size	Max. Building Height	Mex Lot Coverage	Minimum Lot Width at front setback line		Side Building Sethack	Rear Building Setback
RS-5000	5.000 ST	30'	40% / 45%	50'	25'	5'	25'
88-D 5	21.78056	301	Nore	100	25'	101	25

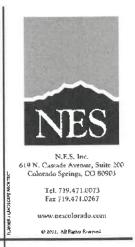
LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND	
SINGLE FAMILY	130.54	42.94	
ROAD R.O.W	39.134	12.%	
OPEN SPACE TRACTS	J47.70	46 %	

PROJECT TEAM

SHEET INDEX

Cover Sheet
Ingal Boundary & Adjacent Owners Exhibit
Preliminary Site Plan
Preliminary Site Plan Sheet 2 Shref 3 Sheet 5 Sheet 6 Sheet 6 Sheet 8 Sheet 9 Sheet 12 Sheet 12 Sheet 14 Sheet 14 Sheet 16 Sheet 17 Sheet 13 Sheet 23 Sheet 23 Sheet 24 Sheet 36 Sheet 24 Sheet 36 S Preliminary Site Plan Preliminary Site Plac Preliminary Site Man Preliminary Site Plan Prelliminary Site Plan Preliminary Site Plan Pretiminary Site Plan Prelimnary Side Plan
Prelimnary Grading & Utility Plan
Prelimnary Grading & Utility Plan
Preliminary Grading & Utility Plan Sheet 27 Sheet 28 Preliminary Grading & Utility Plan Sheet 29 Sheet 30 Preliminary Grading & Utility Pla Proliminary Gradine & Utility Plan Proliminary Grading & Utbit Landscape Nates & Details Landscape Plan Landscape Plan Sate Constraints Exhibit



STERLING RANCH EAST **PRELIMINARY** PLAN NO. 1

DATE: DATE: PROJECT HGR. PREPARED BY:	06,10,20; A. BARLO B, ITT

ENTITLEMENT

ожт: 51;	rescription.
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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO

LEGAL DESCRIPTION

RAD BEHMS A PORTION OF SICTIONS 71, 24, 23 AND 34, ALL IN TOWNSHIP 12 SOUTH, RAMOC 65 WEST OF THE SIXTH PRINCIPAL MERICAN, 7 O BEHMS WORE PARTNOWNLY DOCTOSSOAS FOILOWS

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COMMERCIANT AT THE CONTRIGUENT CHE RESTERISH CORNER OF SECTION 23, TOWARD IN 10 SAUTH, RANGE OF WEST OF THE TAXTH PRINCIPAL MERIDIAN EL PASS COUNTY COLORADO, SAID MONT SERVE THE SOLUTIMESTERIY CONSTITUTE OF ALTITICAT AT THREERINGS FURTOR ON I NECONSTRUCT MAINLY MELETION TO 200714951 SECTIONAL OF PASS COLUMN, COLORATION

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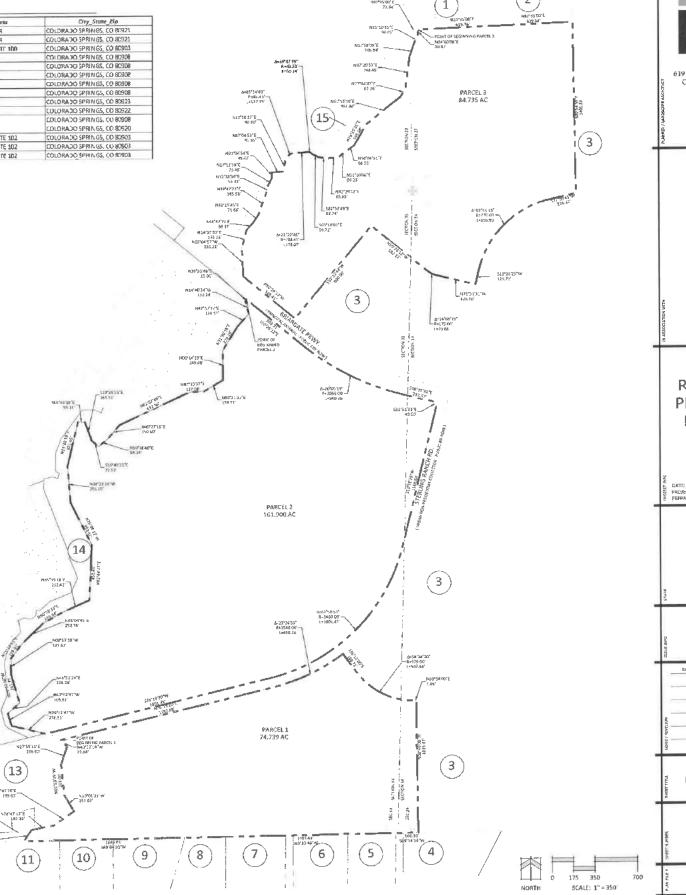
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PRELIMINARY PLAN ADJACENT OWNERS 2138 FLYING HORSE CLUB DR MBERRIDGE DEVELOPMENT GROUP IT TIMBERRIDGE DEVELOPMENT GROUP ILC CLASSIC SRI LANDILLO OBOJEDER CRESCENT ST STE 100 KRUGER MATTHEW ADAM 8450 MOHAWK RO 8465 COC HISE RO GROWEN DONALD R ER CKSON STASIA 8460 COCHISÉ R.D. B440 MUSTANG PL EVANS PROPERTY TRUST NGUYEN OUY O 152 MOTENTAIN BROOK ST 77J2 BARNES RD#140-58 MASON LLC 8250 MUSTANG PL 8605 EXPLORER DR STE 250 CHALLENGER COMMUNITIES LLC. DIBOULDER CRESCENT ST STE 10. 20 BOULDER CRESCENT ST STE 102 DBOULDER CRESCENT 51 ST6 102





Colorado Springs, CO 80903 Tel. 719,471,0073

www.nescolorado.com

STERLING RANCH EAST **PRELIMINARY** PLAN NO. 1

EL PASO COUNTY, CO

ENTITLEMENT

26507177006

LEGAL BOUNDARY **EXHIBIT & ADJACENT** OWNERS

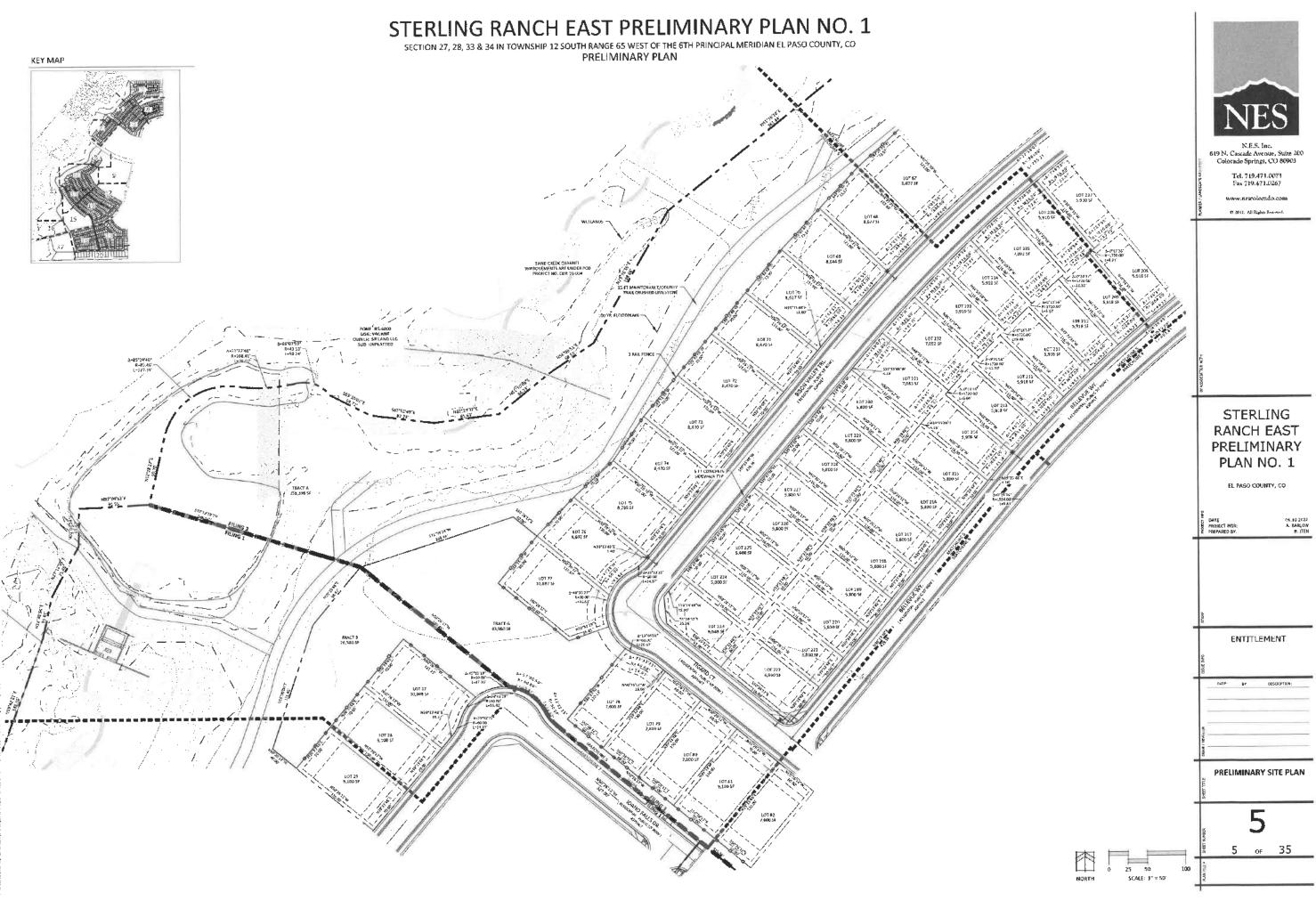
36



STERLING RANCH EAST PRELIMINARY PLAN NO. 1

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO PRELIMINARY PLAN

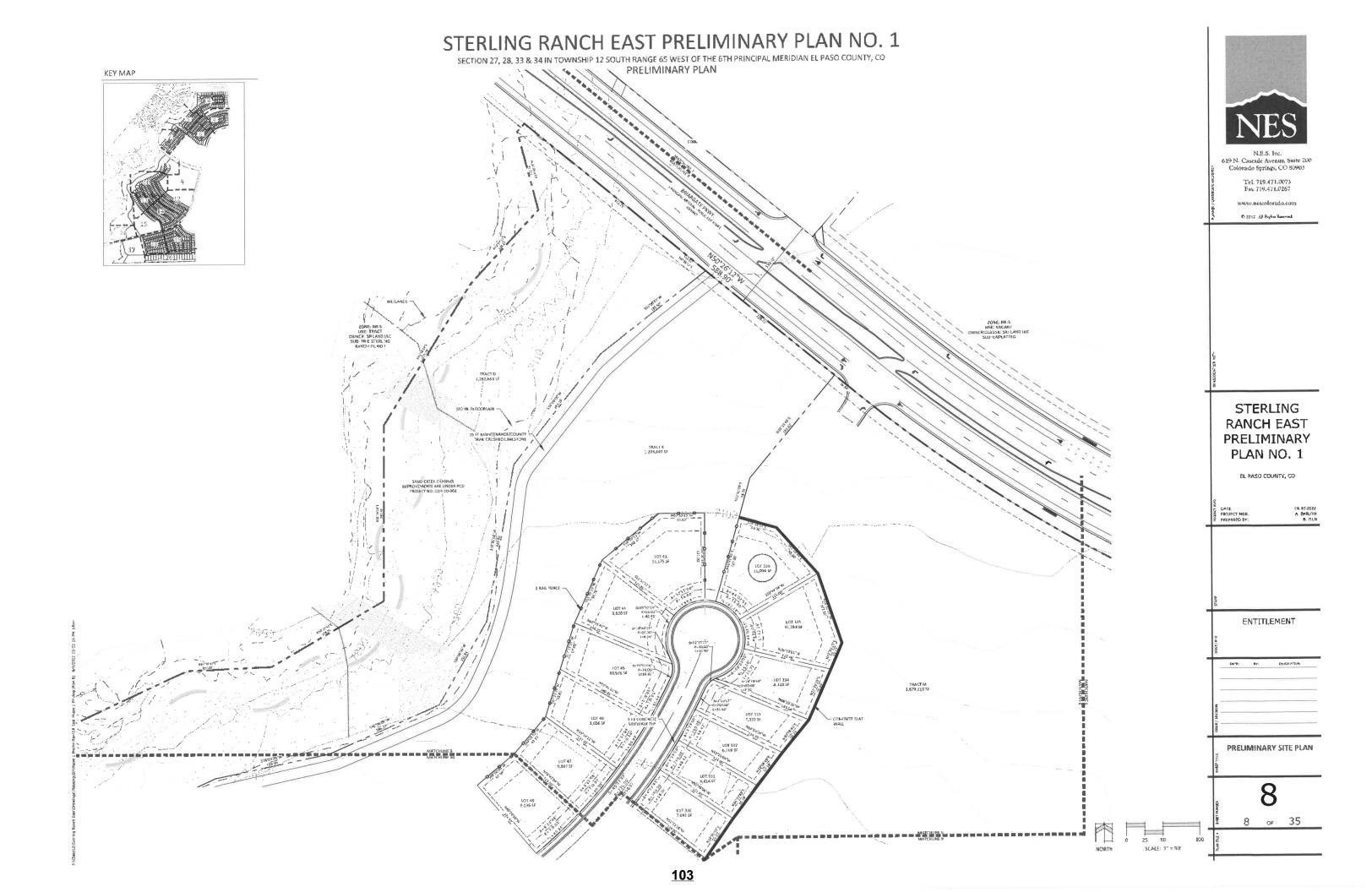


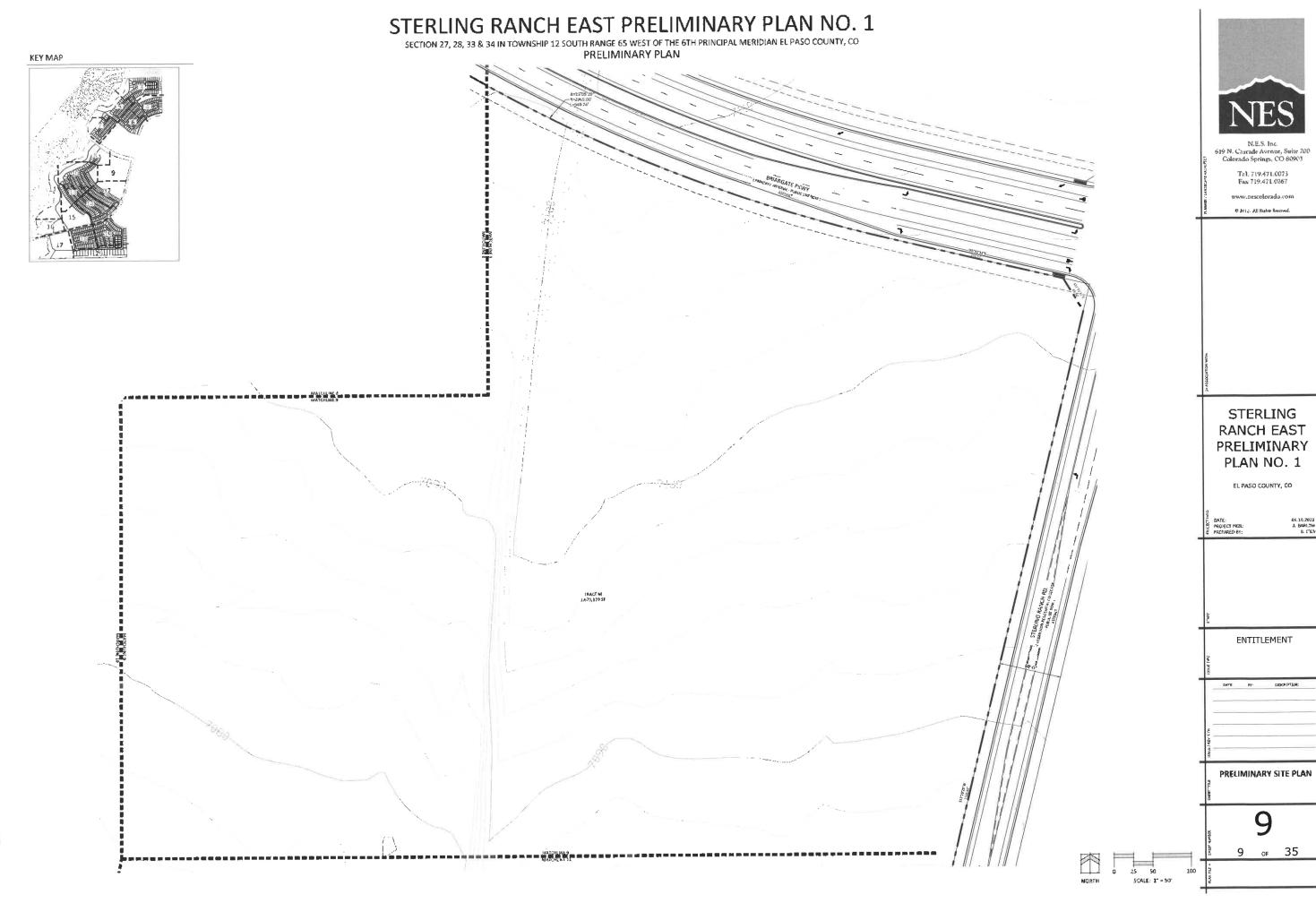


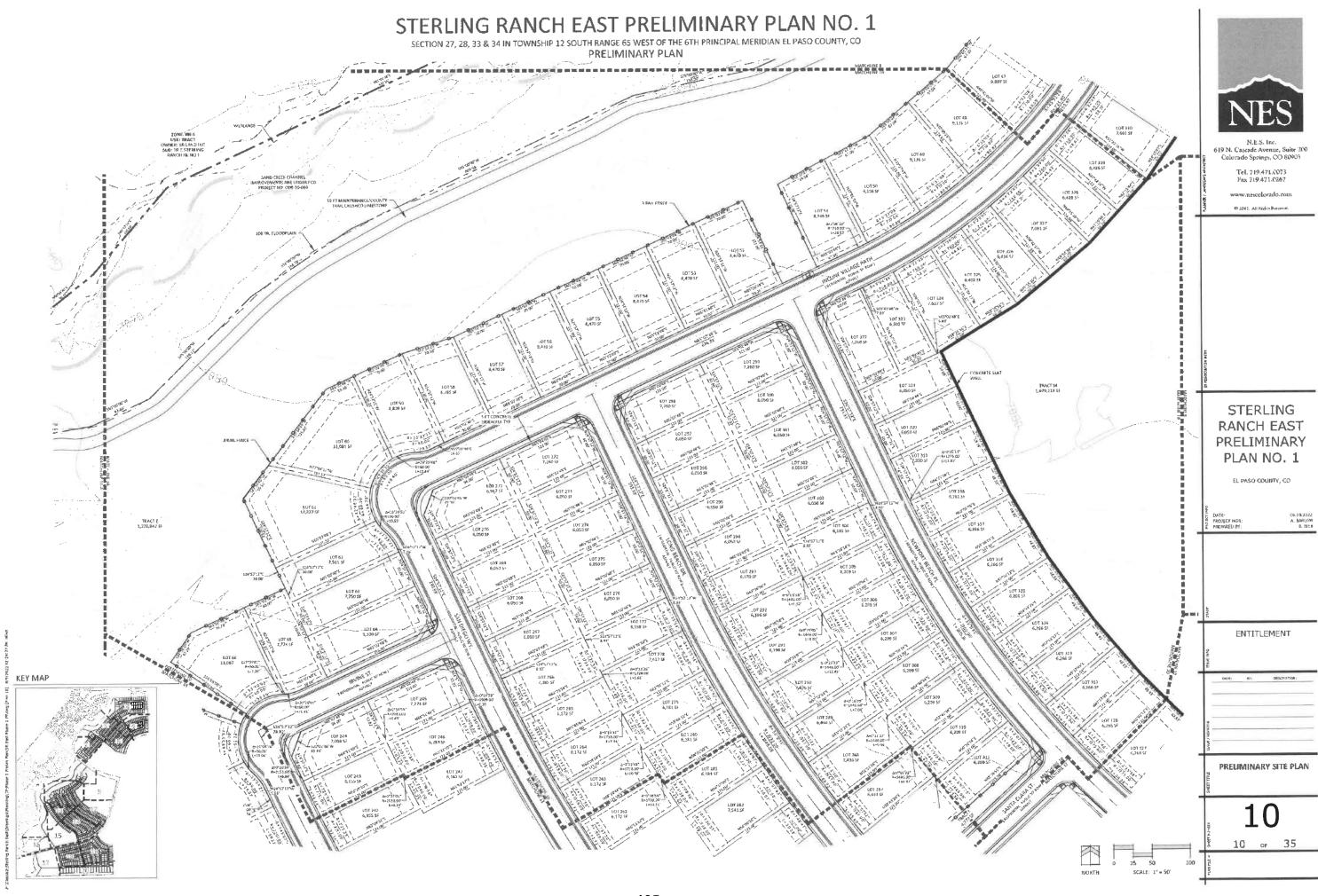
STERLING RANCH EAST PRELIMINARY PLAN NO. 1 SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO PRELIMINARY PLAN KEY MAP N.E.S. Inc. 619 N. Cascade Avenuc, Suite 200 Colorado Springs, CO 80903 www.nescolorado.com © 2012 All Rights Reserved. STERLING RANCH EAST **PRELIMINARY** PLAN NO. 1 EL PASO COUNTY, CO ENTITLEMENT PRELIMINARY SITE PLAN 6 or 35 SCALE: 1" = 50"

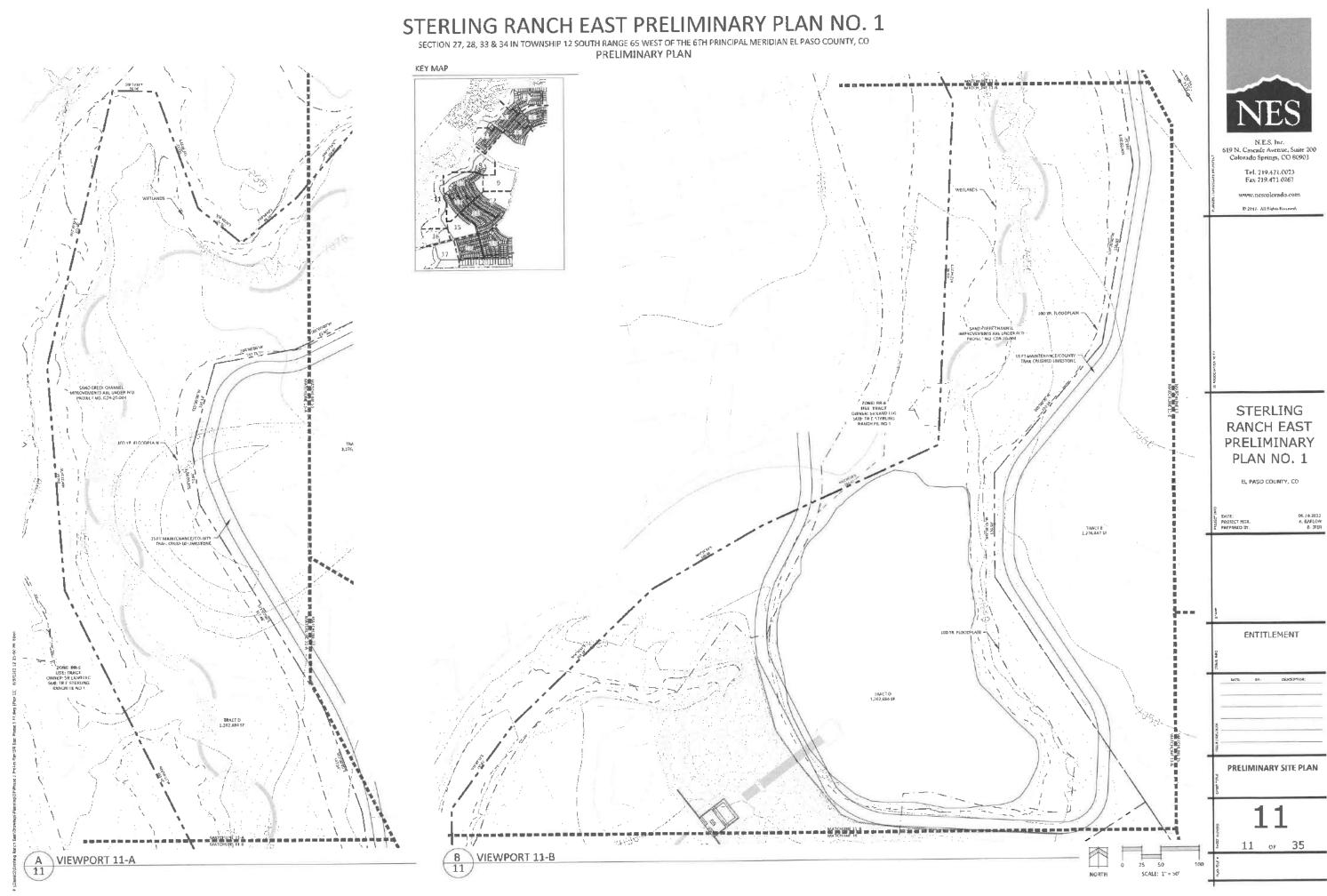
STERLING RANCH EAST PRELIMINARY PLAN NO. 1 SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO PRELIMINARY PLAN KEY MAP N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com \$2012 All Rights Reserved. STERLING RANCH EAST **PRELIMINARY** PLAN NO. 1 EL PASO COUNTY, CO ENTITLEMENT PRELIMINARY SITE PLAN NORTH SCALE: 1" = 50"

<u>102</u>





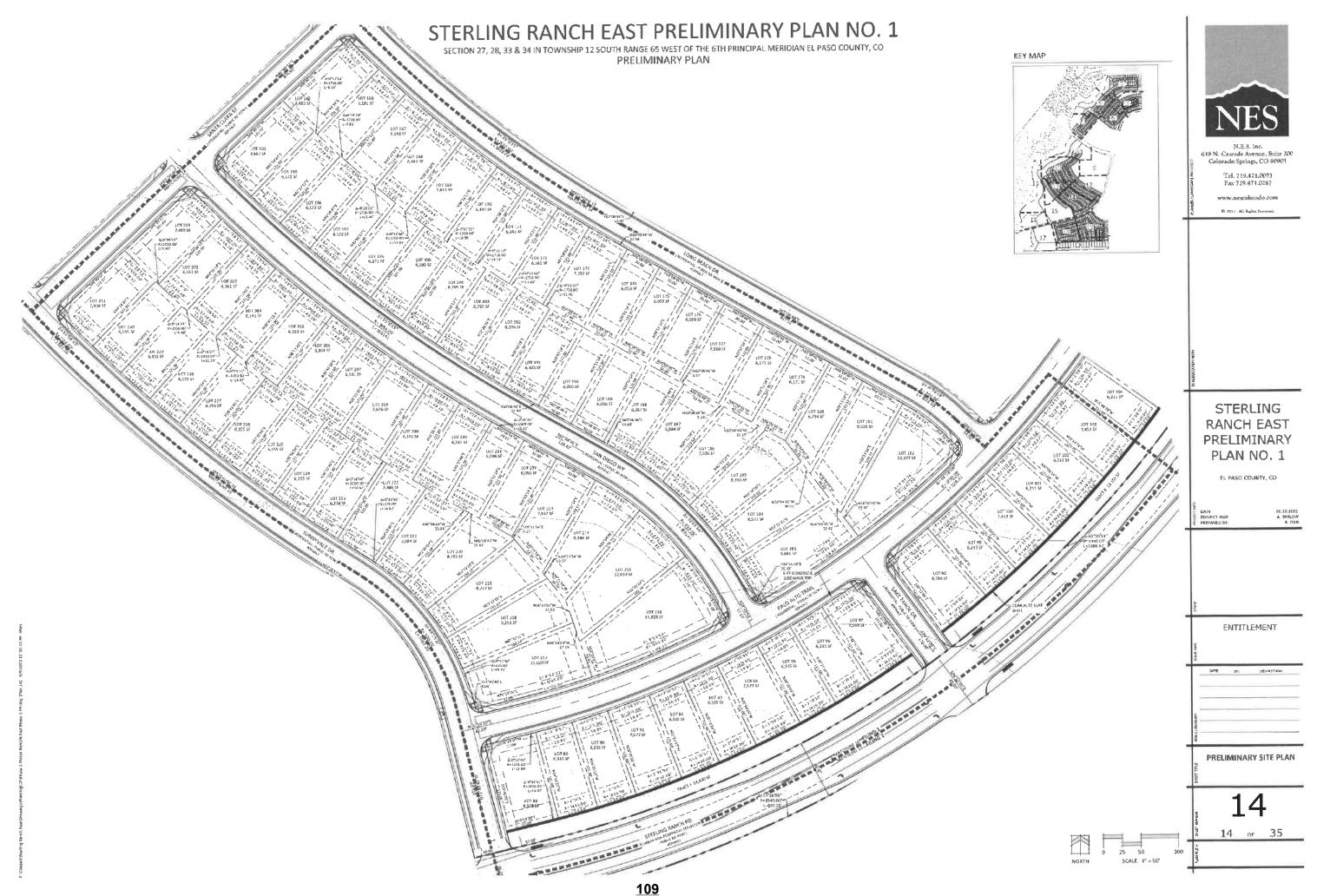




STERLING RANCH EAST PRELIMINARY PLAN NO. 1 SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO PRELIMINARY PLAN N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 www.nescolorado.com © 2012. All Rights Reserved. STERLING RANCH EAST **PRELIMINARY** PLAN NO. 1 EL PASO COUNTY, CO ENTITLEMENT KEY MAP PRELIMINARY SITE PLAN SCALE: 1" × 50"

<u>107</u>

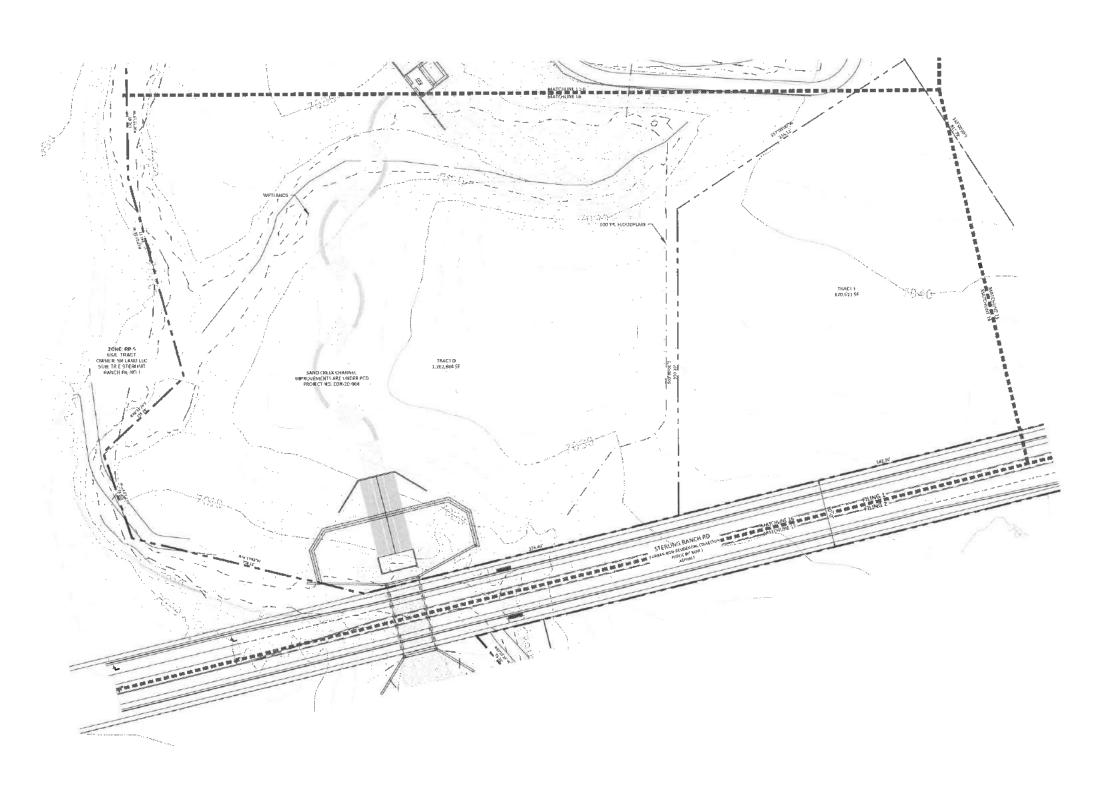


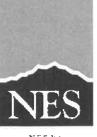


STERLING RANCH EAST PRELIMINARY PLAN NO. 1 SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO PRELIMINARY PLAN KEY MAP N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colotado Springs, CO 80903 www.nescolorado.com © 2012. All Hights Reserved STERLING RANCH EAST **PRELIMINARY** PLAN NO. 1 EL PASO COUNTY, CO ENTITLEMENT PRELIMINARY SITE PLAN 15 of 35

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO PRELIMINARY PLAN







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Tel. 719.471.00

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STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

DATE:
DATE:
PROJECT MGR:
PREPARED BY:

ENTITLEMENT

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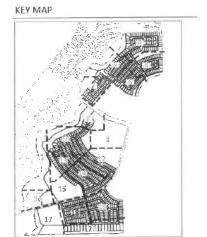
PRELIMINARY SITE PLAN

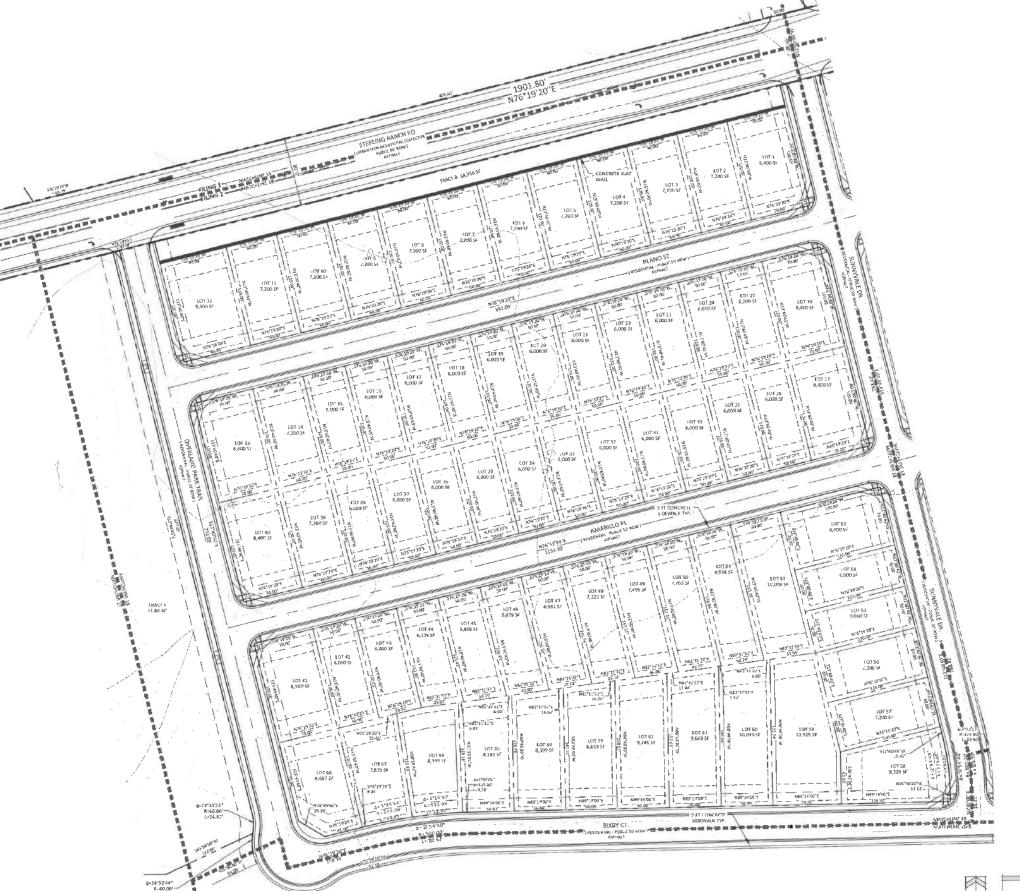
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SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO-PRELIMINARY PLAN







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> Tel. 719.471.0073 Fax 719.471.0267

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65 2017. All Elghar Henryal.

STERLING RANCH EAST PRELIMINARY PLAN NO. 1

EL PASO COUNTY, CO

DATE:
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DATE: AT: DESCRIPTION:

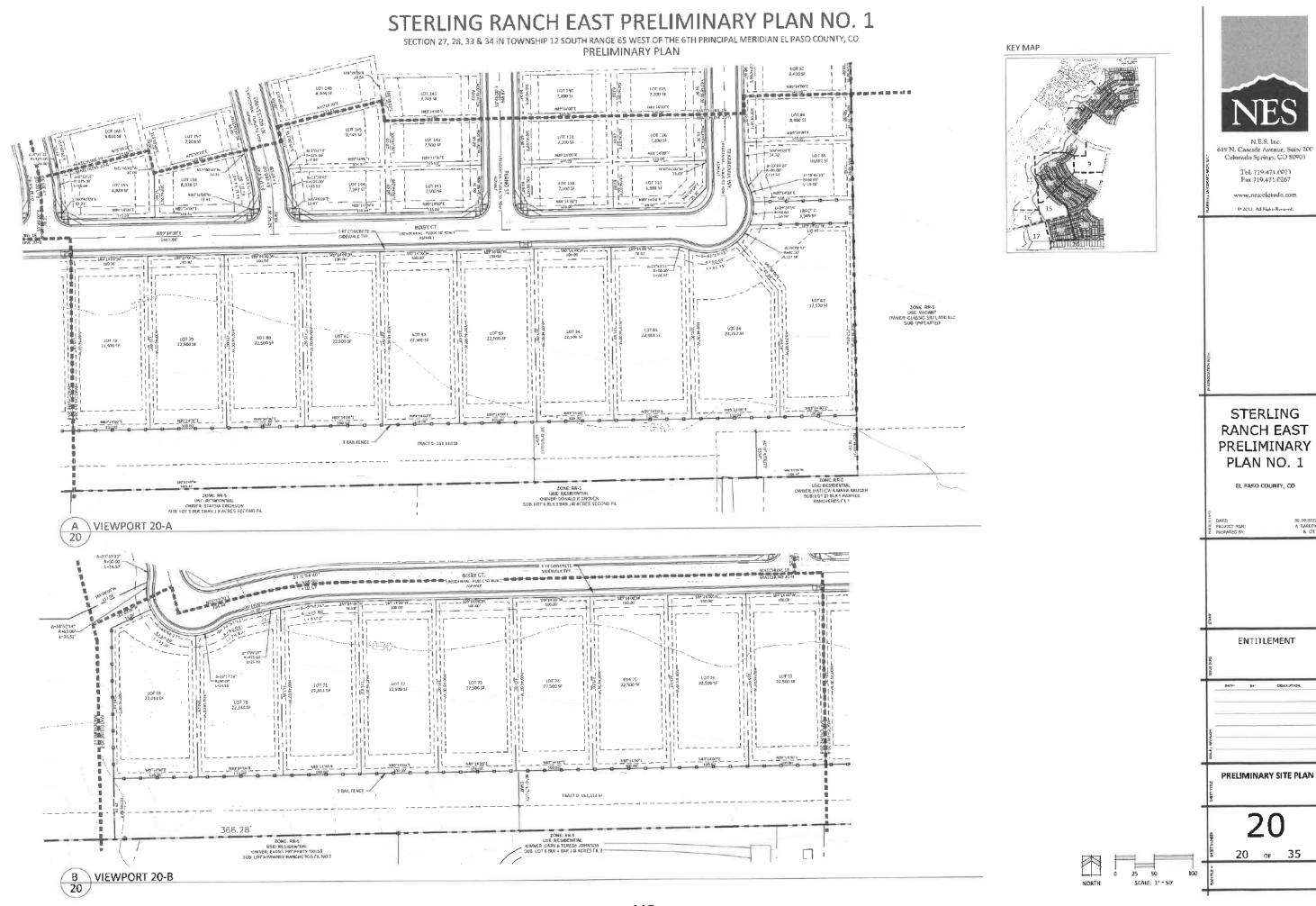
PRELIMINARY SITE PLAN

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NORTH





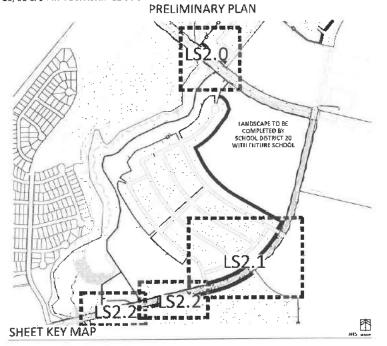
LANDSCAPE NOTES

- 1. ALL RECEINAT AN AREAS CONTAREMS VAGE LAIKIN CASIGNATED TO BE PRESERVED, SHALL BE FRINCLUCIO DUPING CONSTRUCTION TO MINIMAIZE DISTURBAYED IN THISE MELAN ALL FRUING SHALL BE INSTALLED AROUND PRÉSTRYCE DISTURBAYED IN TO ANY GRADING. ON THE PROPERTY A 4700T, ORANGE, CONSTRUCTION SHEET, SHALL BE INSTALLED AND IN THIS APPLICATION.
 2. SOIL AMENDACENT IN CORPORATE & CUBIC YARDS/1000 SF AFEA OF "PREMIUM 3 ORGANIC COMPOST, OR ADVICED TOUAL, ON BILIDERASS TURE AREAS. INCUMPOSTED Y TURE YARDS/1000 SF AREA OF ORGANIC COMPOST, DISCOMPOSED MAJURE) TO ALL NATIVE SEED AREAS TRELINTO TOP BY OR ONLY THE MEANING AND THE MORNING AND STALL OR THE STALL SHEED AND ALL NATIVE SEED AREAS TRELINTO TOP BY OR ONLY THE MEANING AND THE MANAGEMENT.

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PLANT SCHE	DULE						
DECIDUOUS TREÉS	CODE	YTQ	BOTANICAL / COMMON NAME	HE <u>IGHT</u>	<u>ИТОПУ</u>	SIZE	COND
$\langle \overline{\cdot} \rangle$	Ag	18	Aesculas glabių / Ohio Buckaya	40'	30'	1 5" Cal.	855
-}-	CSp	3	Catalps specipas / Northern Catalpa	60.	50'	1.5" Cal.	888
	Cec	12	Cellin opriduntatis / Common Hackberry	E0'	50.	1.5° Cal.	888
·)	Str	2	Gladatia triacanthus / Honey Locust	60'	40.	1.5° Cal.	98.0
	Gdı	3	Gymnocladus dioloa / Kentucky Colfee Tree	60'	50 .	1.5° Cal.	866
	Qeu	Li	Quercus rubra / Red Oek	60'	60.	1.5° Cal.	888
	Tto	J	Tilia cordala / Lttleletf Linden	45"	35"	1.5° Cal.	828
EVERGREEN TREES	ÇCDE	QTY	BOTANICAL / CON 40N NAME	MEIG <u>ht</u>	HTOLW	SIZC	COND
0	ko	46	Jungarus chizensis "Blue Point" / Blue Point Juniper	15.	10"	6' HT	BBB
₩	Ppg	24	Picca pungens glauca "Baby Blue Eyes" / Baby Blue Eyes Colorado Blue Spruce	15.	10,	6. HA	838
Ō	Ped	17	Pagus edulls / Pinon Pine	30.	20"	6' FT	BBB
ORNAMENTAL TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
\oplus	Agl	22	Acer glabrum / Rocky Mountain Map'e	20'	£5"	1.5° Cal.	886
D.	Aca	14	Amelianchier canadensis / Canadem Servi; elexity	25'	20'	1.5° Cal.	888
(P)	Pça	ı	Pryous padus / May Ouv Tree	30"	30.	1.5° Ca).	BaB
₽	Spe	5	Syringa pokinersis / Peking Ulac	20.	15.	1.5" Cal.	869
~ (R)	Sre	žι	Svrinça reticulata / Japanese Tree Lilac	21.	20'	1.5" Call	598
_							

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

LANDSCAPE REQUIREMENTS

Landscane Sethacks

Street Name or Zone Bou sdary	Street (Specification	Yuchh (zh 61.) Reg./Prov.	Lihear Fostalie	Required
STEPLING RANCH HOAD	URBAN NON-RESIDENTIAL COLLEC	EQR 10 / 10'	4,135	1/30
BBIGBGATE PARKWAY	PRINCIPAL ARTERIAL	25:/15	1,134	r t bux
Shrub substitutes Mediumed / Provided		Serbeck Plant Abbr. Demokal on Plan	Percent Ground Plane Veg Seq. / Provided	No. of Trees. Reg./ Prov.
4/H	a/x	SP.	75% / 75%	137 / 137
x/a	s/fa	Ыз	75% / 75%	57 / 57

GROUND COVER LEGEND

LOW ALTERNATIVE TURF GRASS 133,160 sf LOW-GROW NATIVE SEED MIX

STERLING RANCH EAST **PRELIMINARY** PLAN NO. 1

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EL PASO COUNTY, CO

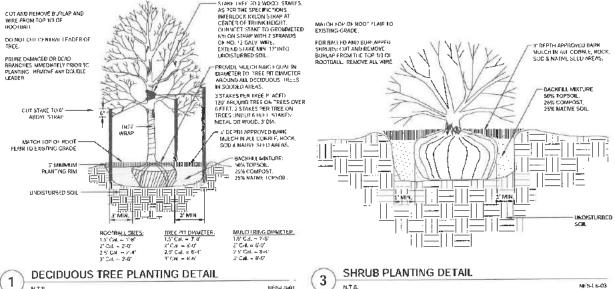
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	E DATE:	06.1
	# PROJECT MCR;	A. BAR
	REPARED BY:	J. 5H.

ENTITLEMENT

Dra_e.	EV-	DESCRIPTION

LANDSCAPE NOTES & DETAILS

This drawing is <u>for reference only</u> to communicate design Intent & subject SCALE: NOT TO SCALE

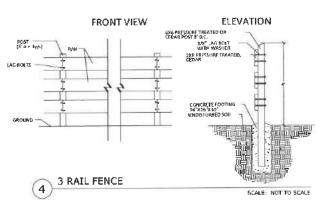


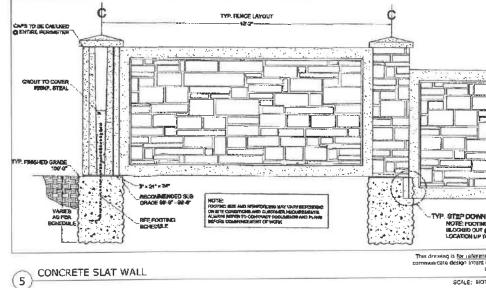
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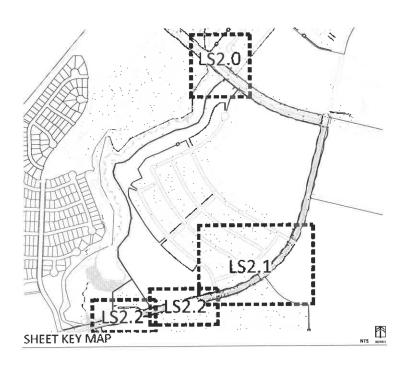
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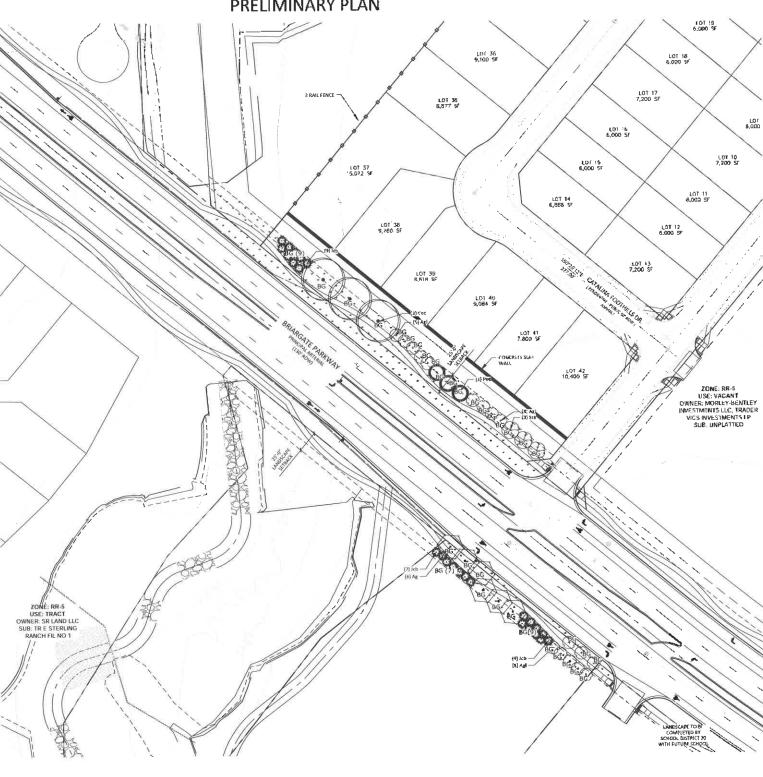


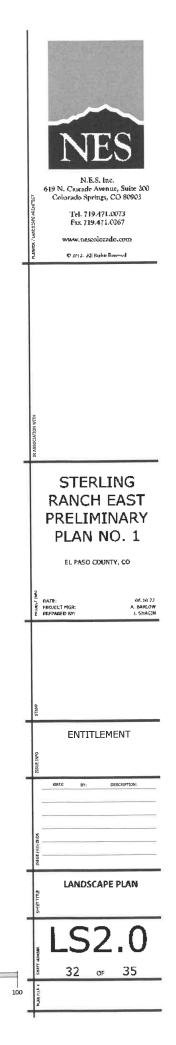


STERLING RANCH EAST PHASE 1

SECTION 27,28,33 AND 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO PRELIMINARY PLAN

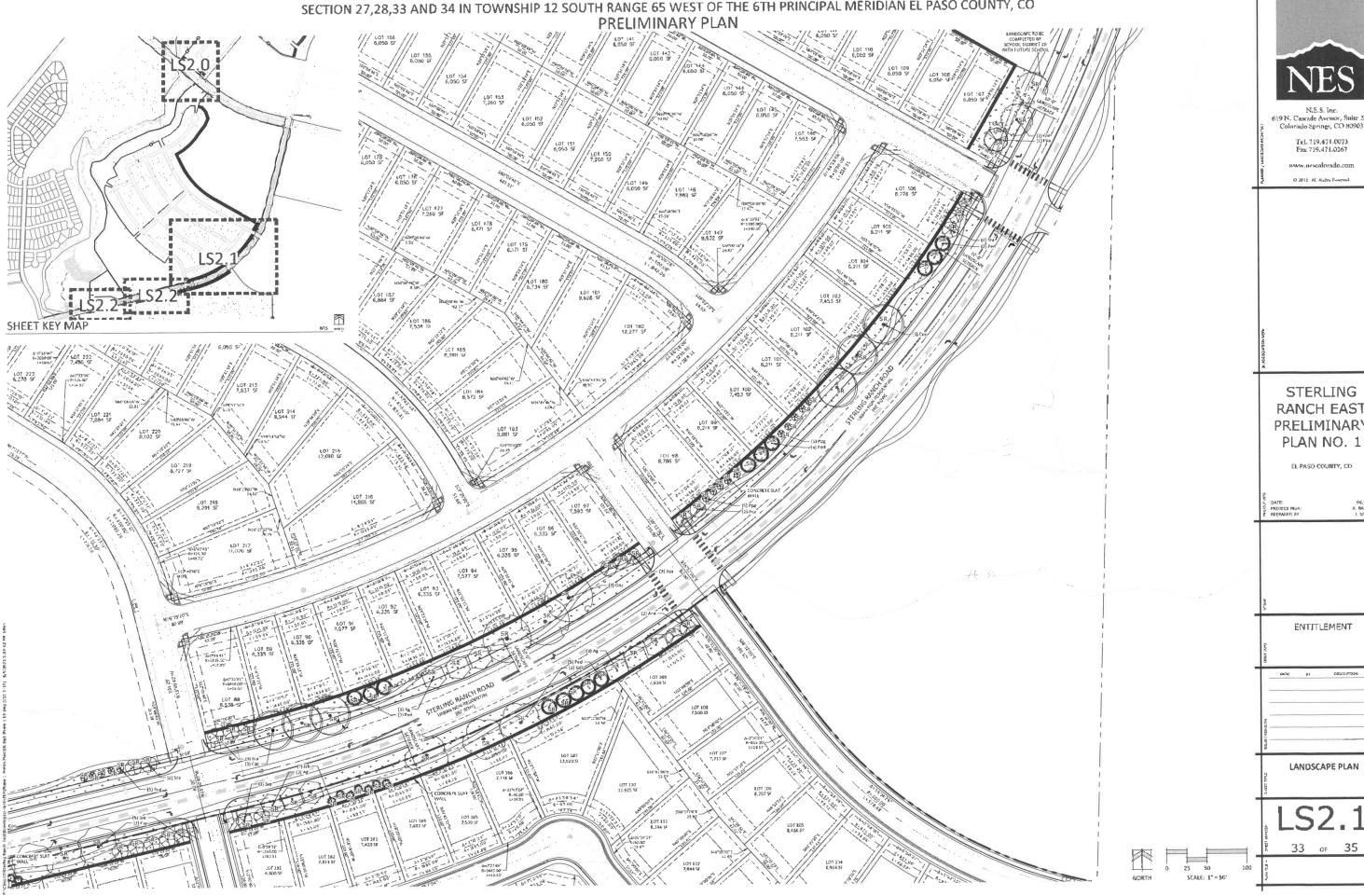






STERLING RANCH EAST PHASE 1

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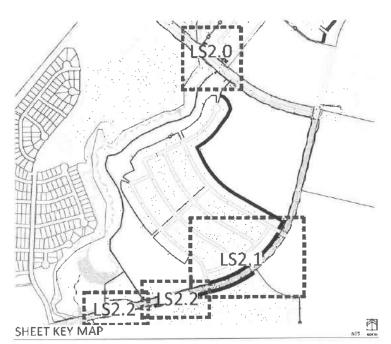
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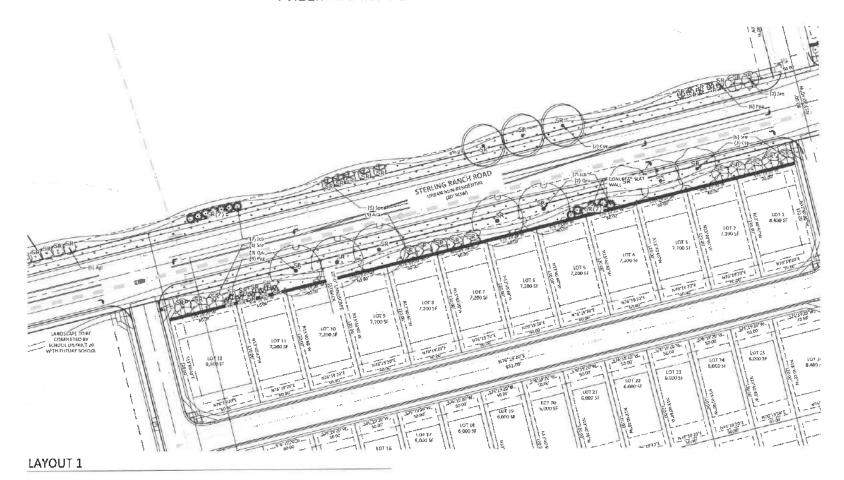
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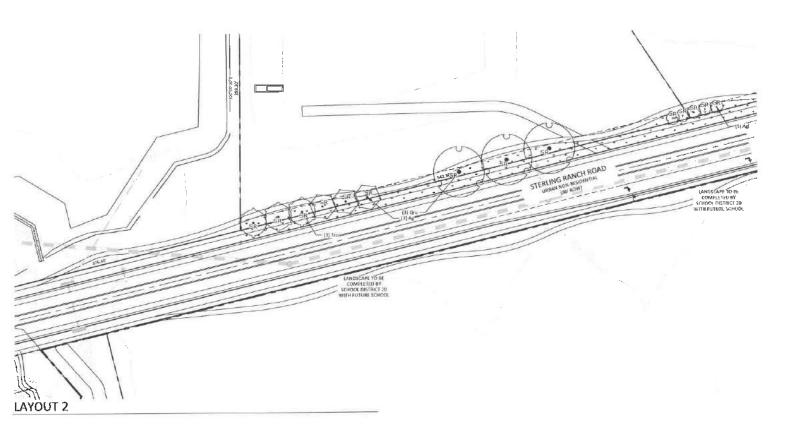
LANDSCAPE PLAN

STERLING RANCH EAST PHASE 1

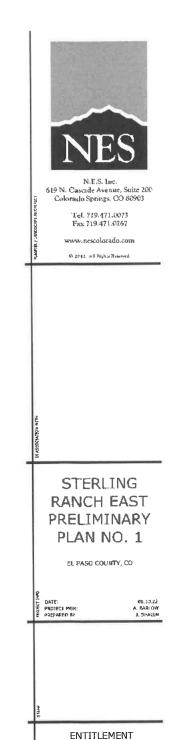
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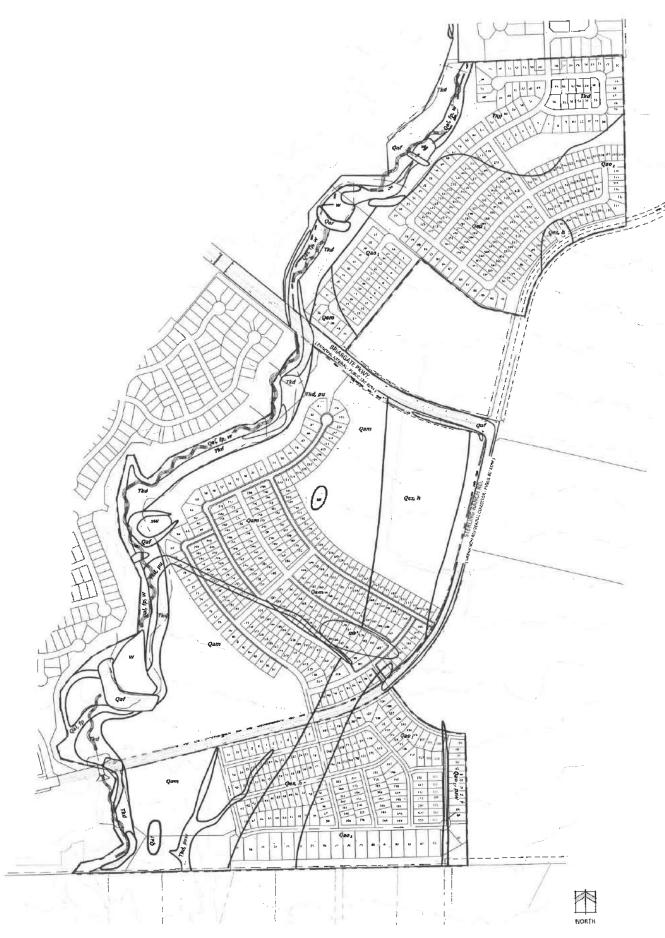
<u>119</u>



LANDSCAPE PLAN

5CALE: 1" = 50"

SECTION 27, 28, 33 & 34 IN TOWNSHIP 12 SOUTH RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN EL PASO COUNTY, CO PRELIMINARY PLAN



GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

- Potentially Unstable Slopes: Draining along west portion of site, (filing 3 Lots 68-71, 235-241, 252-256 and 184-201) Flooding: Draining a long west portion of site Seasonal High Groundwater: (Fling 3 Lots 99-101 and 173-191)

Potentially Seatonal High Groundwater, Irring 2 cuts 37-00 and 17-02-1, 37-40 and 86-99)
Potentially Seatonal High Groundwater (Filing 2 Lurs 6-7, 15-19, 37-40 and 86-99)
Potentially inectable slopes with be mitigated with regrading to slopes no greater than 4:1 and use of retaining walls per the recommendation of the soils report. This will be addressed with final design. In Areas of High Groundwater Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. Under drain, to be maintained by the District.

GEOLOGIC CONSTRAINTS NOTES

- 1. IF ANY DISCREPANCIES ARE FOUND BETWEEN PLAN AND SAID REPORTS, THE REPORTS SUPERSEDE.
 2. ALL BOUNDARIES SHOWN SHOULD BE CONSIDERED APPROXIMATE. THEY ARE BASED UPON A SUBJECTIVE IN FARRETATION OF PUBLISHED MARS, ANYTHAL PHOTOGRAPHS AND AN INITIAL FIELD RECONNAISSANCE. CHANGES IN THE MAPPED BOUNDARIES SHOWN ARE POSSIBLE AND SHOULD BE EXPECTED WITH MORE DETAILED WORK AND FURTHER INFORMATION. ALL INTERPRETATIONS AND CONDITIONS SHOWN ARE PRILITMINARY AND FOR LAND USE PLANNING ONLY.

Legend: Qaf -

Qal -

Artificial Fill of Holocene Age:

Man-made fill deposits

Recent Alluvium of Quaternary Age:

recent water deposits

Eolian Sand of Quaternaray Age: Qes -

Wind-deposited sands

Middle Alluvium of Late Picistocene Age: Qam water deposited sand, terrace deposits

Old Alluvium One Late-Middle Pleistocene Age: Qao1 -

older terrace deposit

Dawson Formation of Tertiary to Cretaceous Age: Tkd -

arkosic sandstone with interbedded claystone and siltstone

floodplain

seasonal shallow groundwater area SW -

areas of ponded water

potentially seasoned shallow groundwater area psw -

potentially unstable slope pu -



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

Tel. 719.471.0073 Fax 719.471.0267

www.nescolorado.com

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STERLING RANCH EAST PHASE 1

EL PASO COUNTY, CO

ENTITLEMENT

CONSTRAINTS EXHIBIT

35 of 35

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: FourSquare at Sterling Ranch East PUD Development Plan and

Preliminary Plan

Agenda Date: August 10, 2022

Agenda Item Number: #6 - F

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

Request by N.E.S., Inc. on behalf of Classic SRJ Land, LLC, for approval of FourSquare at Sterling Ranch East PUD Development Plan and Preliminary Plan, which includes 158 small single-family residential lots on 36.76 acres, laid out in a dense "four square" urban arrangement. The property is currently zoned RR-5 with a concurrent rezone to Planned Unit Development (PUD) and is located east of Vollmer Road and east of Sand Creek, near the intersection of Sterling Ranch Road and the future extension of Briargate Parkway.

The 2013 and 2022 update of the El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located approximately 0.25 mile west of the property on the western banks of Sand Creek, while the proposed Briargate Parkway Bicycle Route is located immediate south and adjacent the project site along an east-west alignment. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-model transportation options will be developed within the rights-of-way in the future.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. The FourSquare at Sterling Ranch East PUD Development Plan and Preliminary Plan falls completely within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. The project site is located to the east of Sand Creek, its floodplains, and wetlands and will have very limited impacts on the creek corridor or surrounding open space attributes.

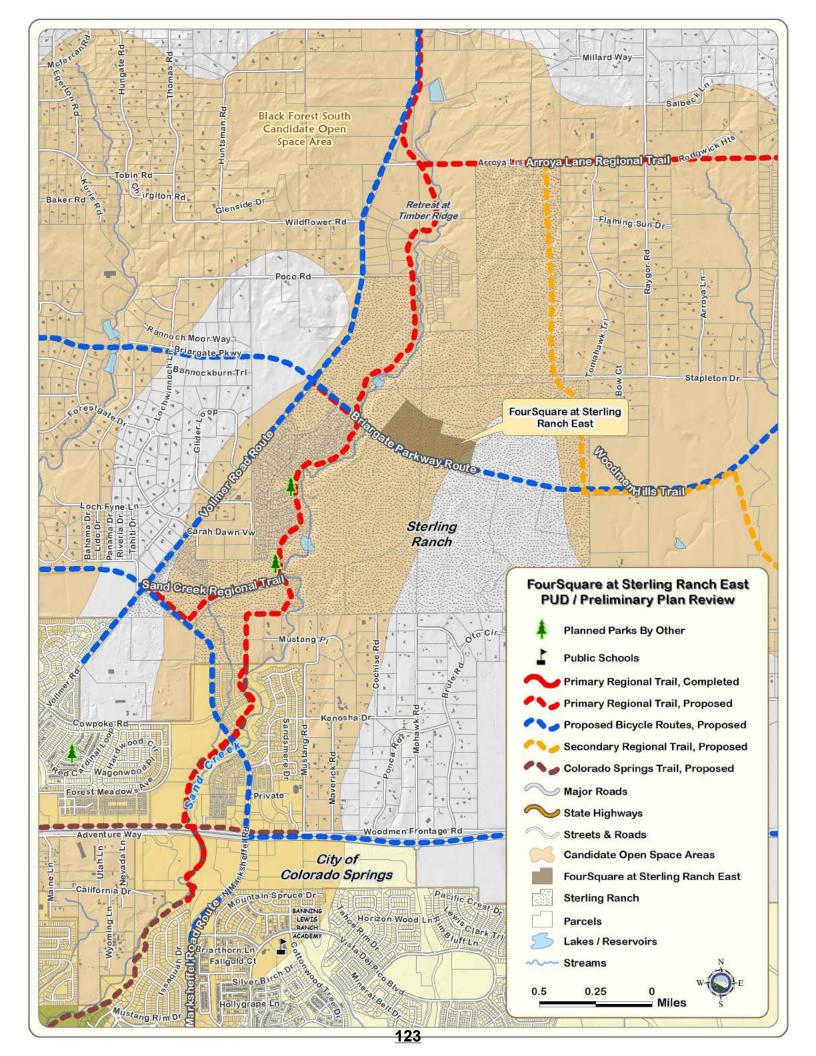
The current application shows 16.59 acres, or 45%, of open space, dedicated to public and private open space, passive use parks, internal trail corridors, landscaping tracts, and drainage infrastructure. The project plan includes an interconnected trail and sidewalk system that affords the residents easy access to the sidewalk system along Briargate Parkway and in turn, the surrounding neighborhood, proposed school sites, neighborhood and community parks, as well as the nearby Sand Creek Regional Trail. The letter of intent states the following in regard to parks, trails, and open spaces:

- "The Sterling Ranch East PUD Preliminary Plan No. 2 (FourSquare at Sterling Ranch East) includes 16.59 acres of parks and open space which are served by an interconnected system of trails to create a recreation-oriented community. This system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District."
- "5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation."

Staff is pleased the PUD Development Plan and Preliminary Plan contains a large percentage of passive-use park and open space areas, however, staff encourages the applicant to plan and develop active-use amenities, which could include playgrounds, picnic tables and pavilions, and perhaps exercise areas. These types of amenities would allow for a wide variety of recreational choices to users of all age groups and abilities. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

Recommended Motion (PUD Development Plan and Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving FourSquare at Sterling Ranch East PUD Development Plan and Preliminary Plan: (1) recommend the applicant explore a wide variety of active-use park and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$72,680 and urban park purposes in the amount of \$45,820 will be required at time of the recording of the forthcoming final plat(s).



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

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

August 10, 2022

YES

0.59

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.

Application Type: PUD / Prelim Plan Name: FourSquare at Sterling Ranch East PUD / Preliminary Plan

PUDSP-22-007 Total Acreage: 36.76 PCD Reference #:

Total # of Dwelling Units: 158

Dwelling Units Per 2.5 Acres: 10.75 Applicant / Owner: **Owner's Representative:**

Classic SRJ Land, LLC Regional Park Area: 2 N.E.S., Inc. 2138 Flying Horse Club Drive Andrea Barlow Urban Park Area: 2.3

Colorado Springs, CO 80921 619 North Cascade Avenue Existing Zoning Code: RR-5

> Colorado Springs, CO 80903 Proposed Zoning Code: PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

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

0.00375 Acres x 158 Dwelling Units =

LAND REQUIREMENTS

Urban Park Area: 2, 3

Regional Park Area: 2 Neighborhood:

> 0.0194 Acres x 158 Dwelling Units = 3.065 Community: 0.00625 Acres x 158 Dwelling Units = 0.99

Total Regional Park Acres: 3.065 **Total Urban Park Acres:** 1.58

FEE REQUIREMENTS

Urban Park Area: 2, 3 Regional Park Area: 2

Neighborhood: \$114 / Dwelling Unit x 158 Dwelling Units = \$18,012 \$460 / Dwelling Unit x 158 Dwelling Units = \$176 / Dwelling Unit x 158 Dwelling Units = Community: \$72,680 \$27,808

Total Regional Park Fees:

\$72,680 **Total Urban Park Fees:** \$45,820

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 FourSquare at Sterling Ranch East PUD Development Plan and Preliminary Plan: (1) recommend the applicant explore a wide variety of active-use park and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$72,680 and urban park purposes in the amount of \$45,820 will be required at time of the recording of the forthcoming final plat(s).

STERLING RANCH EAST PUD DEVELOPMENT PLAN/PRELIMINARY PLAN NO.2

LETTER OF INTENT

JUNE 2022

OWNER:

CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. Inc.
Andrea Barlow
619 N. Cascade Ave. Suite 200
Colorado Springs, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5200000552, 5200000553, AND 5233000016

LOCATION: NW CORNER OF THE INTERSECTION OF STERLING RANCH ROAD & BRIARGATE PARKWAY

ACREAGE: 36.76 AC

CURRENT USE: VACANT

REQUEST

N.E.S. Inc. on behalf of Classic SRJ Land LLC requests approval of the following applications:

- 1. Sterling Ranch East PUD Development Plan/Preliminary Plan No.2; a 158 detached single-family development.
- 2. A rezone from RR-5 (Residential Rural) to PUD (Planned Unit Development)

LOCATION

Sterling Ranch East Preliminary Plan No. 2 includes 36.76 acres and is part of the overall Sterling Ranch master planned community, located east of Vollmer Road and east of the Sand Creek channel. The property lies north of the proposed extension of Briargate Parkway and north, west and east of the proposed extension of Sterling Ranch Road. Between Vollmer Road and Sand Creek to the west is the

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existing and recently approved residential development within Sterling Ranch Phases 1 and 2. The Sterling Ranch East Preliminary No. 1 area surrounds this site to the north, west, and south. The Retreat at TimberRidge development lies immediately to the north of the Preliminary Plan No. 1 area. The remainder of the Sterling Ranch property is situated to the east. The Pawnee Rancheros 5-acre rural residential subdivision is also located to the south of Sterling Ranch.



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PROJECT DESCRIPTION AND CONTEXT

The project proposes 158 small lot detached single-family lots on 36.76 acres, for a proposed density of 5.16 dwelling units per acre, which is within the 5-8 du/ac range in the designated in the sketch plan. The lots have shared private driveways. These private streets shall be maintained by the District. The project proposes a 5-foot side, a 20-foot front, and 5-foot rear setbacks are provided on all lots. The minimum lot area is 3,272 square feet.

These units are arranged in packs of four (referred to as "FourSquare"), with two units adjacent to the public street and two units behind. The FourSquare is a higher density single family detached product. The units have 2 car garages and two driveway spaces.

A tract for pond he proposed tract for Pond FSD-16 is included in this PUD. This facility will release into a large diameter downstream storm system within Briargate Pkwy. just east of the Sterling Ranch Road intersection. Please reference the "Drainage Letter for Sterling Ranch Road and Briargate Pkwy. Interim Plan", prepared by JR Engineering, LLC, dated December 2021 and the "Sterling Ranch Road and Briargate Pkwy. Storm Plans", prepared by JR Engineering, LLC, dated December 2021.

The proposed housing will be constructed with crawlspaces. No basements are proposed. A retaining wall is proposed along Briargate Parkway. A 20-foot landscape setback is provided along Briargate Parkway and Sterling Ranch Road.

A finding of water sufficiency is requested to be deferred to the final plat.

SKETCH PLAN CONSISTENCY

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. The Sketch Plan identifies the area included within this proposed preliminary plan as Active Adult Community. This area is being modified to residential 5-8 du/acre with the Sketch Plan Amendment. The remaining former active adult community is modified to residential 3-5 du/acre in the Sketch Plan Amendment. This amendment also relocates a 12-acre school site from the west side of Sand Creek to the east side of Sand Creek within the proposed RS-5000 rezone. The school relocation was at the request of and following discussion with School District 20.

The proposed Sterling Ranch East Preliminary Plan No. 2 will result in a gross residential density of 4.03 du/ac, which is consistent with the densities on the Sterling Ranch Sketch Plan.

COMPATIBILITY/TRANSITIONS:

Sterling Ranch Phases 1 and 2, to the west of Sand Creek and south of Briargate Parkway are zoned RS-5000. This area is partially built-out and occupied, with the remainder either platted or preliminary planned for residential development. A 19 Acre parcel (Copper Chase) at the east corner of Marksheffel Road and Vollmer Road, is currently under review for a rezone to PUD for residential to match the 5-8 du/ac proposed in the approved Sketch Plan. To the west of Sand Creek and north of Briargate Parkway is Homestead North at Sterling Ranch Filings Nos. 1 and 2 which are zoned RS-6000. The proposed rezoning of the remaining Homestead North Filing No. 3 to RS-6000 is also under review with the County.

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To the east is vacant land within Sterling Ranch designated on the approved Sketch Plan as similar and higher residential densities, including commercial areas, a school site, and neighborhood parks.

Sterling Ranch East Preliminary Plan No. 1 surrounds this site. This area is proposed to be rezoned to RS-5000. This is compatible with other RS-5000 zoning to the west. The PUD zoning provides a transition from the RS-5000, RS-6000, commercial areas, and school site. This PUD continues the suburban density approved in Copper Chase, Sterling Ranch Phases 1 and 2, Homestead North, the Retreat at TimberRidge, and the remainder of the Sterling Ranch Sketch Plan area.

The Pawnee Rancheros 5-acre rural residential subdivision is located to the south. The 2 du/ac density and buffer on the approved Sketch Plan was intended to provide a transition between the proposed suburban development in Sterling Ranch and the existing rural residential lots to the south.

TRAFFIC: A full-movement access is provided at the intersection of Sterling Ranch Road and Briargate Parkway. A second full-movement access is provided at Sterling Ranch Road and Idaho Falls (an easterly extension from Sterling Ranch East Phase I). A ¾ movement access is provided at the intersection of Briargate Parkway and Boulder City. This access point is shared with the adjacent development of Sterling Ranch East Phase I.

A Traffic Generation Analysis was prepared SM Rocha. This analysis assessed traffic generation for the Villages at Sterling Ranch compared to the land use assumptions for the Sketch Plan Amendment area, and considered the potential impacts to the adjacent roadways. The proposed traffic generated is not expected to create negative impacts to the roadways.

<u>AIR QUALITY:</u> The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Vollmer Rd, E Woodmen Rd, and Highway 24, providing shorter travel time to employment and commercial facilities.

Noise: The Land Development Code requires the impacts of noise pollution to residents be mitigated. Noise studies have been undertaken for Phases 1 and 2 of the Sterling Ranch development, which found that a minimum 6-foot-high noise barrier along the main arterials of Vollmer Road, Briargate Parkway, and Marksheffel Road would reduce all noise levels in the development below 67 decibels. A 6-foot concrete wall is identified on the PUD adjacent to Briargate Parkway to address this recommendation.

<u>WATER</u>: Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). While there is currently a net deficit, FAWWA has an additional contracted supply at Bar-X and at McCune that will be enough to meet demands. By closing on these purchases (which are under contract), there will be sufficient supply and infrastructure in the area to serve this development.

The total commitment is 50.73 acre-feet. A Water Resources Report, provided by RESPEC and JDS Hydro, is included in this submittal.

<u>WASTEWATER</u>: The wastewater commitment is for 27,176 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from this preliminary plan represents roughly 2.7% of the contractual capacity available to FAWWA. FAWWA therefore has more than adequate wastewater

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treatment capacity to provide service to this preliminary plan area. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

OTHER UTILITIES: The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Colorado Springs Utilities for natural gas supply. Will serve letters are included with the submittal.

<u>DRAINAGE:</u> The drainage improvements associated with the Sterling Ranch East PUD Development Plan/Preliminary Plan No.2 are consistent with the Master Development Drainage Plan for Sterling Ranch. A Preliminary Drainage Report was prepared for this site and is included in this submittal. A full spectrum detention pond is provided in Tract H. The proposed housing will be constructed with crawlspaces. No basements are proposed.

The development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently exists in the pre-development conditions. All drainage facilities within this report were sized according to the Drainage Criteria Manuals and the full-spectrum storm water quality requirements.

FLOODPLAIN: This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041CO533G, effective December 7, 2018.

<u>WILDLIFE:</u> In general, the site provides moderate to poor quality habitat for wildlife. No State-listed or State sensitive species were observed on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species. The site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. The expected impact from site development to grassland species is classified as relatively low and to woodland species as moderately low.

<u>WILDFIRE:</u> The primary wildland fuel type is dry climate grassland. The Colorado State Forest Service has determined a moderate wildfire hazard potential for the site. The fire intensity scale is moderate. Development of the site will reduce available wildfire fuels in this area.

<u>GEOLOGIC HAZARDS:</u> The site was generally found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions, which will impose some constraints to development. Hazards observed include artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater, potential unstable slopes, and radon. Suggestions for mitigation are included in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

SCHOOLS: The eastern portion of the Sterling Ranch East PUD Development Plan/Preliminary Plan No.2 area is within School District 49. The western portion is within School District 20. A School District 20 K-8 school site is proposed south of the development. A School District 49 elementary school is proposed southeast of the development.

TRAILS AND OPEN SPACE: The Sterling Ranch East PUD Preliminary Plan No. 2 includes 16.59 acres of parks and open space which are served by an interconnected system of trails to create a recreation-oriented community. This system of parks, open spaces and trails is intended to provide a comprehensive off-

File #: _____

street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Falcon School District 49
- Mountain View Electric Association
- City of Colorado Springs Utilities Department Gas
- Sterling Ranch Metro District
- Black Forest Fire Protection District

PUD MODIFICATIONS:

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modification allow for a more efficient layout that enhances the open space characteristics and benefits to the proposed community. The development implications and decisions guiding the request for the modification support the identified benefits in Chapter 4.2.6.F.2.h - providing a more livable environment and an efficient pedestrian system. This also allows for more open space within the development.

	LDC/ECM Section	Category	Standard	Modification	Justification
1	8.4.4.C	Public Roads Requirement Lot Area and Dimensions	Lots to have a minimum of 30 feet of frontage on and access from public road	Lots utilizing private shared driveways will not have direct frontage on or across from a public road	The proposed unique lot configuration and community design reflects the need for shared private driveways that directly connect to public streets.

Section 8.4.4.C of the LDC states that divisions of land, lots, and tracts shall be served by public roads. The proposed unique lot configuration and community design reflects the need for shared private driveways that directly connect to public streets. This design is more efficient for this development. Shared driveways in this urban setting are a common tool to increase density and allows attainability to be focused on by keeping the lots smaller than typical single family detached homes. This community design has been used successfully in the region, and most recently in the "Pathways" community west of Tutt Boulevard and north of Dublin Boulevard.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

YOUR EL PASO MASTER PLAN

The new County Master Plan denotes the site as a suburban residential placetype, which consists of predominantly single-family homes while supporting multi-family, neighborhood commercial, and

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parks. The Sterling Ranch East PUD Development Plan/Preliminary Plan No.2 proposes 158 single family detached residential units, which aligns with this placetype. This plan also aligns with the curvilinear pattern of streets that characterizes the suburban residential placetype.

This area is located within a priority development area, and is denoted as a "new development area" on the Areas of Change map. New development areas take place on land largely undeveloped, adjacent to built out areas. These areas are to be designed to integrate with and compliment adjacent development.

The PUD Preliminary Plan is also consistent with Core Principle 1, Land Use and Development, which seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," in addition to goal 1.1, "ensure compatibility with established character and infrastructure capacity."

It is also consistent with Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types", as well as Goal 2.1 to "Promote development of a mix of housing types in identified areas."

WATER MASTER PLAN

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 852.62 acre-feet and available supply is now 697.39 acre-feet. This net deficit of available water is 155.23 AF, however, FAWWA has additionally contracted supply of 576.95 AF at Bar-X and 391.33 AF at McCune which is more than enough to meet the demands.

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

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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."

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

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

In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC and the Bar X Water. In addition to adding off-site sources, additional priority is to acquire and invest in additional renewable water supplies. Future supply has been contracted for and implementation is under way.

FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

2040 Major Transportation Corridor Plan

The 2040 Functional Classification map shows adjacent roads Vollmer and Black Forest Roads as minor arterials. Woodmen Road is an expressway. The extension of Briargate Parkway will add a new roadway connection just north of the site The 2060 corridor preservation plan depicts that Briargate Pkwy will become a principal arterial. Vollmer Road is expected a minor collector by 2040. There will be rural county road upgrades to Vollmer Rd west of the site.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The site is 5 miles from the Pineries Open Space and 7 miles from Black Forest Regional Park. It is in close proximity to various trailheads as well. There is a proposed county trail going through the site on the El Paso County Master Plan. The trail will extend north south through Sterling Ranch along the Sand Creek open space. There are additional proposed bicycle routes along Vollmer Road. Community trails throughout the development will connect residents to these trails.

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PROJECT JUSTIFICATION

Chapter 4.2.6.E of the LDC allows the combination of a preliminary plan with a PUD development plan, provided all review and approval standards for both the PUD development plan and preliminary plan are met. Sterling Ranch East PUD Development Plan/Preliminary Plan No.2 is consistent with the PUD zoning and preliminary plan approval criteria set forth in Chapter 4.2.6.E & 7.2.1.D.2 of the LDC as follows:

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

The Sterling Ranch East PUD Development Plan/Preliminary Plan No.2 will advance the following purposes of the PUD District designation:

- To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;
 - The proposed smaller lot residential development is meeting a need and demand for more attainable housing product.
- To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;
 - The Sterling Ranch East PUD Development Plan/Preliminary Plan No.2 includes smaller lots that require more design flexibility then afforded by standard zoning districts.
- To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;
 - The growing demands of the local population are for smaller homes that are more affordable and have less maintenance. The Sterling Ranch East PUD Development Plan/Preliminary Plan No.2 provides the flexibility to provide a housing product that meets this demand.
- To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;
 - There are several employment and shopping centers in close proximity to the site, as well as churches and schools that provide community facilities, and recreational trails. This project also encourages connectivity, with the continuation of Briargate Parkway.

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

The relevant County master plan documents for the Sterling Ranch East PUD Development Plan/Preliminary Plan No.2 are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan. Sterling Ranch East PUD Development Plan/Preliminary Plan No.2 is in general conformity with these plans as described below.

- 3. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;
 - The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of residential lots is consistent with the County Master Plan and provides a compatible land use to the lower density single-family lots, mixed use, and school site surrounding the property. The sketch plan designates another area for 5-8 du/acre density residential at the southeast corner of Sterling Ranch Road and Briargate Parkway.
- 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 medium density residential at the corner of Sterling Ranch Road and Briargate is appropriate for a location adjacent to an interchange of principal arterial streets and opposite future a school site. It will provide a transition from this intersection and the school site to the single-family within Sterling Ranch. The proposed density is consistent with the Amended Sketch Plan approved in 2018.
- 5. THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;
 - The development provides a transitional use of medium density single-family detached that provides a buffer from the commercial and school site to the lower density residential.
- 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 units are limited to 35-feet building height, which is compatible with the surrounding existing and proposed development. The proposed development provides a transition within Sterling Ranch from suburban single family detached density to higher density residential and commercial along Briargate Parkway, which is a principal arterial.
- 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 unique or significant historical, cultural, recreational, aesthetic or natural features to be preserved.

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- 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 space and trails are identified on the PUD Preliminary Plan and provide residents with walking and access to biking opportunities. There is 16.59 acres of open space provided in this PUD.
- 9. THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G. FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES, AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;

The Traffic Generation Analysis demonstrates that the development will not materially change the levels of service expected from the Sterling Ranch Sketch Plan. All required utilities are available to the development and the required will serve letters are provided. The proposed project will not negatively impact the levels of service of County services and facilities.

10. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE,

CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY

EFFICIENT SITE DESIGN;

The project proposes interconnected sidewalks throughout the project that connect the open space tracts and the open space tracts along Marksheffel and Briargate Parkway. There are no environmental features within the site.

- 11. THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;
 - There are no mineral rights owners on this property.
- 12. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and

PUD modifications are requested of the Engineering Criteria manual Section 28.4.4.C. The justification for these is set out above. The proposed PUD modifications allow for a more efficient layout, thereby achieving the identified benefits in Chapter 4.2.6.F.2.g by providing shared private driveways that connect to public streets, more accessible open space and a more efficient pedestrian system within the development.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

Yes.

PUD Preliminary Plan

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

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

See above analysis.

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

See above analysis. The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso

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County. The project offers additional housing choice in a developing area. The site provides a transition from the proposed school site and intersection to the proposed lower density residential to the north, east, and west.

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

The medium density residential at the corner of Briargate Parkway and Sterling Ranch Road is appropriate for a location adjacent to an interchange of principal arterial streets and opposite the future school site. It will provide a transition from this intersection and the school site to the lower density single family within Sterling Ranch. The proposed density is consistent with the Amended Sketch Plan approved in 2018.

- 4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE; A sufficient water supply is available as demonstrated by the water supply commitment letter provided by the Sterling Ranch Metropolitan District and the Water resources report provided by RESPEC and JDS Hydro.
- 5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6) (B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE.

 The wastewater commitment is for 27,176 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter.
- Hydro.

 6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is

Public sewage disposal is further addressed in the Wastewater Report prepared by RESPEC and JDS

- The site was generally found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions, which will impose some constraints to development. Hazards observed include artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater, potential unstable slopes, and radon. Suggestions for mitigation are included in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.
- 7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;
 - These matters are addressed in the Drainage Report prepared by Classic.

COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. §30-28-133(6)(c)];

- 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 public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development.
- 9. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;
 All lots will be accessible from private shared drives. The PUD modification is described above.

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- 10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY
 - a. INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

 There are no natural physical features on the site. Sufficient open space is provided in Tracts A-G. 234,629 SF of open space is provided in these tracts. An additional 488,188 SF is provided in Tract H.
 - b. INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST-EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;

 5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation.
 - c. INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;
 Sterling Ranch East Preliminary Plan No. 2 is compatible with the adjacent land proposed as RS-5000 zoning to the west and provides a transition this development to the commercial and school sites internalized within Sterling Ranch on Briargate Parkway. This Preliminary Plan allows a higher density while still maintaining the suburban integrity of Sterling Ranch.
 - d. INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND
 Sand Creek is west of the site, and is retained as a natural feature and a primary recreational focus for Sterling Ranch. The east side of the channel is incorporated within Sterling Ranch East as part of the open space and trail system for Sterling Ranch. The Sand Creek drainageway includes jurisdictional wetlands and a Section 404 permit is already in process for impacts to this area with the US Army Corps of Engineers. This phase of development will not impact the main Sand Creek Channel or existing wetlands.
 - THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;

 The Traffic Report prepared by SM Rocha demonstrates that the development will not materially impact levels of service on surrounding County Roads as identified through the Sketch Plan process. The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

e. INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO

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;

Water and sanitary service is provided by the FAWWA. Natural gas is provided by Colorado Springs Utilities. Adequate police and fire protection are also provided. The required will serve letters are included with this submittal.

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

The proposed subdivision meets the applicable sections of these parts of the Code. The site lies within the Black Forest Fire Protection District. A service commitment letter from the District 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 these parts of the Code, subject to the requested PUD modification and deviation requests.

PUD Modifications

The Preliminary Plan is consistent with the approval criteria in Section 4.2.6.F.2.h of the LDC as follows:

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 1 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;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The proposed PUD modification allow for a more efficient layout creates a more livable environment and more efficient pedestrian system. The development implications and decisions guiding the request for the modification support the identified benefits above. This also allows for more open space within the development.

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STERLING RANCH EAST PRELIMINARY PLAN NO. 2 DEVELOPMENT GUIDELINES:

A. APPLICABILITY:

THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN STERLING RANCH INCSE STANDARDS STALL APPLY TO ALL PROPERTY CONTAINED IN STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PLANNED UNIT DEVELOPMENT (PUD). THESE GUIDELINES SHALL GOVERN THE LAND USE, THE DIMENSIONAL ZONING REGULATIONS AND ALONG WITH THE COVENANTS, THE REGULATORY PROCESS FOR DETERMINING COMPLIANCE WITH THE PROVISION OF THE MIDTOWN COLLECTION AT STERLING RANCH

B. PROJECT DESCRIPTION:

STERLING RANCH EAST PRELIMINARY PLAN NO. 2 IS A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 158 SINGLE FAMILY LOTS LOCATED IN EL PASO COUNTY. C. PERMITTED USES AND STRUCTURES:

USE	NOTES
PRINCIP.	AL USES
DWELLINGS - SINGLE FAMILY DETACHED	5' SIDEYARD SETBACKS
OPEN SPACE, PARKS AND TRAILS	
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, PARKS
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWE OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
DISTRICT UTILITIES, DETENTION PONDS	TO INCLUDE DETENTION FACILITIES AND ASSOCIATED ACCESS ROADS AND UTILITY LINES.
ACCESSO	DRY USES
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.
RESIDENTIAL HOME OCCUPATION	
SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY
DECK (ATTACHED OR DETACHED, COVERED OR UNCOVE	RED
FENCE, WALL OR HEDGE	
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES	
MAILBOXES	
	RY USES
MODEL HOME / SUBDIVISION SALES OFFICE	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
YARD OR GARAGE SALES	
	L USES
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
CMRS FACILITY - STEALTH	
NOTES:	
 ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCT AT STERLING RANCH EAST PRELIMINARY PLAN NO. 2 P 	
2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELO	
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVELO	
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE ST. CHAPTER 5.2.2 OF THE EL PASO COUNTY LAND DEVEL	

MAXIMUM LOT COVERAGE: 60 PERCENT.

MINIMUM LOT SIZE: 3272 SF.

MAXIMUM BUILDING HEIGHT: THIRTY (35) FEET.

MINIMUM LOT DEPTH: 55.00 FEET.

OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT

SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE):

FRONT YARD: 15 FEET MIN. (FRONT DOOR SIDE ALONG PUBLIC STREETS, 5 FEET ON REAR LOTS (SEE TYPICAL DETAIL)).

ATTACHED/DETACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB TO FRONT-LOADED GARAGE.

SIDE YARD: 5 FEET (SEE TYPICAL LOT DETAIL).

CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT. REAR YARD: 5 FEET MIN.

NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND

- 1. THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT SIZES FOR EACH LOT.
- 2. FOLLOWING INITIAL SURDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
- 3. MINOR ADJUSTMENTS TO LOT LINES AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

F. STREETS:

STREETS WITHIN STERLING RANCH FAST PRELIMINARY PLAN NO 2 PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT, STREETS SHALL BE PUBLICLY AND PRIVATELY OWNED (AS NOTED). CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS EXCEPT WHERE PUD MODIFICATIONS AND DEVIATIONS ARE APPROVED BY THE COUNTY. ALL STREETS SHALL BE PAVED WITH CURB AND GUTTER. PUBLIC STREETS TO BE MAINTAINED BY EL PASO COUNTY. PRIVATE STREETS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

G. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:

COVENANTS FOR STERLING RANCH EAST PRELIMINARY PLAN NO. 2 WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE

H. AUTHORITY:

THE AUTHORITY FOR THIS PUD DEVELOPMENT PLAN IS CHAPTER 4.2 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. THE AUTHORITY FOR CHAPTER 4.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972.

PUD DEVELOPMENT PLAN AND PRELIMINARY PLAN

ADOPTION:
THE ADOPTION OF THIS PUD DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL PASO COUNTY COMMISSIONERS THAT THIS PUD DEVELOPMENT PLAN FOR MIDTOWN COLLECTION AT STERLING RANCH EAST PRELIMINARY PLAN NO. 2 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISIONS OF CHAPTER 4.2 OF THE LAND DEVELOPMENT CODE AND THIS PUD DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNITE DEVELOPMENT ACT OF 1972, AS AMENDED.

- J. RELATIONSHIP TO COUNTY REGULATIONS:
- THE PROVISIONS OF THIS PLID DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF STERLING THE PROVISIONS OF HIS POU DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF STERLING RANCH EAST PRELIMINARY PLAN NO. 2, PROMDED, HOWEVER THAT WHERE THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ANY DETERMINATION OR INTERPRETATION ISSUES BY THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.
- ACCESS LIMITATION:
- THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO BRIARGATE PARKWAY AND STERLING RANCH ROAD. L. PRIVATE ROADS:

THE PRIVATE SHARED DRIVEWAYS AS SHOWN WILL BE MAINTAINED BY THE DISTRICT. THE PRIVATE ROADS AS SHOWN WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.

GENERAL NOTES:

- ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY.
- 2. ALL PRIVATE SHARED DRIVEWAYS SHALL BE OWNED AND MAINTAINED BY THE DISTRICT.
- 3. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:
- a. FRONT: FIVE (5) FEET W/ TEN (10) FEET MVEA EASEMENT
- b. SIDE: FIVE (5) FEET
- c. REAR: FIVE (5) FEET
- d. STREETS: TEN (10) FEET
- 4. ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY.
- 5. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND SHALL BE LIMITED TO A TOTAL OF ONE HUNDRED FIFTY EIGHT (158) SINGLE FAMILY LOTS.
- THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 25% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY CASE BASIS.
- FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0533G
- 8. ALL TRACTS WILL BE OWNED AND (WHERE REQUIRED) MAINTAINED BY STERLING RANCH EAST PRELIMINARY PLAN
- 9. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.

NOTE:
NO LANDSCAPING SHALL OBSTRUCT SIGHT
DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES
PER ENGINEERING CRITERIA MANUAL REFERENCE
2.3.6.C.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM
HORIZONTAL CLEARANCE FOR SIDEWALKS
AROUND UTILITY STRUCTURES, FURNITURE AND
OTHER ENCROACHMENTS SHALL BE 4 FEET OR
GREATER TO PROVIDE SAFE CONDITIONS FOR
PEDESTRIAN AND BIGYCUISTS EPE THE

PEDESTRIAN AND BICYCLISTS PER THE

ITSELF WITH CURRENT AMERICANS WITH

SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE AISLES, NOT IN

THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED

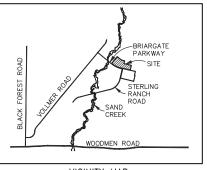
DISTRICT TO MAINTAIN SITE RETAINING WALLS.

ENGINEERING CRITERIA MANUAL.

THE PUBLIC RIGHT-OF-WAY

- 10. GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR . GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR UNSTABLE SLOPE AREAS, AND RADON. A MAP OF THE AREA CAN BE FOUND IN THE REPORT SID., GEOLOGY, AND GEOLOGIC HAZARD STUDY FOR STERLING RANCH EAST PRELIMINARY PLAN NO. 2 PRELIMINARY PLAN NO. 2 - PARCEL NO. 19. AND CONSTITUTION AVENUE EL PASO COUNTY, COLORADO' PREPARED BY ENTECH ENGREING, INC., DATED APRIL 20, 2020, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT, IN AREAS OF POTENTIALLY UNISTABLE SLOPE AREAS, THE ENTIRE SITE WILL BE REGRADED, AS SLOPES WILL BE PROPERLY BENCHED TO NOT CREATE ANY UNISTABLE SLOPE CONDITIONS. INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION PER THE ENTECH REPORT. RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER SHOULD BE CAREFULLY FOLLOWED ESPECIALLY REGARDING SITE GRADING FOR SUFFACE RUNOFF AND FOUNDATION INVESTIGATIONS SHOULD SPECIFICALLY REGARDENCE OF SECRETO. SITE—SPECIFIC SOIL AND FOUNDATION INVESTIGATIONS SHOULD SPECIFICALLY EVALUATE FOR THE PRESENCE OF GROUNDWATER, AND POINDATION INVESTIGATIONS SHOULD SPECIFICALLY EVALUATE FOR THE PRESENCE OF GROUNDWATER, AND POINDATION INVESTIGATIONS SHOULD SPECIFICALLY EVALUATE FOR THE PRESENCE OF GROUNDWATER, AND POINDATION DETAILS AND FILE SAME FOR THE PRESENCE OF GROUNDWATER, AND POINDATION DETAILS AND FILE SAME FOR THE PROPERTY OF SUPPLIANT OF THE PROPERTY OF THE PR POTENTIALLY EXPANSIVE AND/OR COLLAPSIBLE SOILS AND FILL PRIOR TO FOUNDATION DESIGN.
- D. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS. (SEE LOT TYPICAL ON THIS SHEET):

 11. DISTRICT / HOMEOWNER ARE RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED.
 - 12. AN AVIGATION EASEMENT WILL BE PROVIDED OR PROOF OF PREVIOUS RECORDING (BOOK/PAGE OR RECEPTION NUMBER) WITH SUBSEQUENT FINAL PLAT APPLICATION
 - 13. IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 100 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.



VICINITY MAP

PROPERTY OWNER

(719) 592-9333

PROPERTY ADDRESS

TBD BRIARGATE PARKWAY & STERLING RANCH ROAD COLORADO SPRINGS, CO 80922

APPLICANT REPRESENTATION

CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC 619 N. CASCADE AVENUE, SUITE 200 COLORADO SPRINGS, CO 80903 MR. KYLE CAMPBELL, P.E.

PLID MODIFICATION TARIF (AS ALLOWED BY LDC SECTION 4.2.6 (E)(2)(a))

1 00 11100111011			, D .	LD 0 0L011011 11L101(1)(L)(g))		
	LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION	
1	8.4.4.C PUBLIC ROADS REQ.	LOT AREA AND DIMENSIONS	LOTS TO HAVE A MINIMUM OF 30 FEET OF FRONTAGE ON AND ACCESS FROM A PUBLIC ROAD	LOTS UTILIZING PRIVATE SHARED DRIVEWAYS WILL NOT HAVE DIRECT FRONTAGE ON OR ACROSS FROM A PUBLIC ROAD	THE PROPOSED UNIQUE LOT CONFIG. AND COMMUNITY DESIGN REFLECT THE NEED FOR SHARED PRIVATE DRIVEWAYS THAT DIRECTLY CONNECT TO PUBLIC STREETS.	

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: STERLING RANCH FAST PRELIMINARY PLAN NO. 2 PRELIMINARY PLAN

A PARCEL OF LAND BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST OLARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89'08'28"E, A DISTANCE OF 1356,68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIGGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S19 38 14 E, A DISTANCE OF 3075.46 FEET TO THE POINT OF BEGINNING

THENCE \$50°26'12'E. A DISTANCE OF 587.17 FEET TO A POINT OF CURVE: THENCE SSO26'12E, A DISTANCE OF 587.17 FEET TO A POINT OF CURVE:
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 26'05'19', A RADIUS OF
175.00 FEET AND A DISTANCE OF 73.68 FEET TO A POINT OF TANGENT;
THENCE 313'28'29'W, A DISTANCE OF 316.54 FEET;
THENCE 313'28'29'W, A DISTANCE OF 364.69 FEET;
THENCE 313'28'29'W, A DISTANCE OF 584.46 FEET;
THENCE 313'28'29'W, A DISTANCE OF 584.46 FEET;
THENCE 313'28'29'W, A DISTANCE OF 122.26 FEET TO A POINT OF CURVE;
THENCE 1373'31'W, A DISTANCE OF 122.26 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 26'05'19; A RADIUS OF 1935.00 FEET AND A DISTANCE OF 881.07 FEET TO A POINT OF TANGENT; THENCE NS-02'12"W, A DISTANCE OF 881.07 FEET TO A POINT OF TANGENT; THENCE NS-02'12"W, A DISTANCE OF 181.35 FEET; THENCE NS-02'12"W, A DISTANCE OF 980.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 36.762 ACRES

ZONE: RS-5000 STERLING RANCH EAST PRELIMINARY PLAN NO. 1 KEY MAP ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS TO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE STREETS. *FUTURE ZONE RS-5000 STERLING RANCH EAST *FUTURE* PRELIMINARY PLAN NO. 2

DEVELOPMENT DATA:

FXISTING ZONING:

TAX SCHEDULE NO. 5200000552 TOTAL AREA: 36.762 ACRES NUMBER OF LOTS: TOTAL LOT AREA: 13.50 ACRES (37%) AVERAGE LOT SIZE 3 722 SE MINIMUM LOT SIZE: 3,272 SF MINIMUM LOT WIDTH: MINIMUM LOT DEPTH 59.5 GROSS DENSITY: 4.03 DU/AC NET DENSITY (W/O PUBLIC ROW): 5.16 DU/AC ROW (PUBLIC) 6.65 ACRES (18%) 16.59 ACRES (45%) TOTAL OPEN SPACE:

RR-5

MAXIMUM LOT COVERAGE:

NOTE: SEE SHEET 2 FOR SPECIFIC LOT DETAILS

60%

ADA COMPLIANCE:

APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ANACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS.

NAME OF LANDOWNER

LANDOWNER'S SIGNATURE, NOTARIZED

OWNER CERTIFICATION:

A (ONE OF THE FOLLOWING: OLIALIFIED TITLE INSURANCE OMEANY, TITLE COMPANY, TITLE ATTORNEY, OR ATTORNEY AT LAW) DULY QUALIFIED, INSURED, OR LICENSED BY THE STATE OF ______ DO HEREBY CERTIFY THAT I / WE HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AND DESCRIBED HEREON AND THAT TITLE TO SUCH LAND IS OWNER IN FEE SIMPLE BY ______ AT THE TIME OF THIS APPLICATION.

NOTARY SIGNATURE

COUNTY CERTIFICATION:

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

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT

BOARD OF COUNTY COMMISSIONER

DATE

DATE

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO COUNTY OF EL PASO

HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT _, 20__, A.D., AND IS DULY RECORDED
OF THE RECORDS OF EL PASO COUNTY, O'CLOCK__,M. THIS_____DAY OF___ AT RECEPTION NO.____

CHUCK BROFRMAN RECORDER

BY: ______

SHEET INDEX

SHEET 1 OF 19 SHEETS 2-6 OF 19 SHEETS 7-11 OF 19 SHEET 12 OF 19 SHEET 13 OF 19 SHEETS 14-18 OF 19 SHEET 19 OF 19 COVER SHEET COVER SHEE!
PUD & PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITIES PLAN
LANDSCAPE TITLE SHEET
LANDSCAPE PLAN — OVERALL
LANDSCAPE PLAN
PLANTING DETAILS AND NOTES

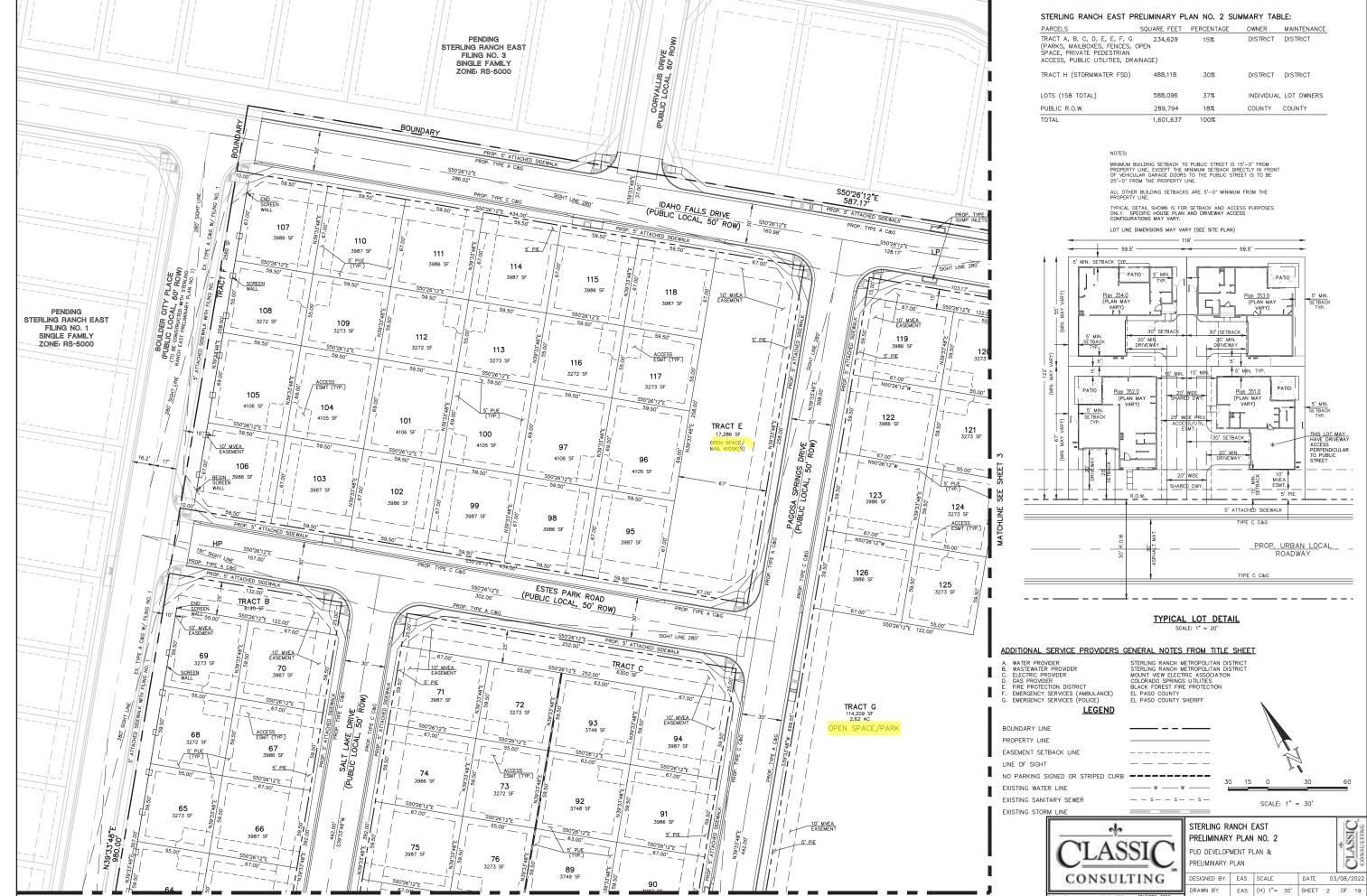
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STERLING RANCH EAST PRELIMINARY PLAN NO. 2

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN ITLE SHEE

> ESIGNED BY EAS SCALE DATE 03/08/202 EAS (H) 1"= 200' SHEET 1 OF 19 RAWN BY CHECKED BY (V) 1"= N/A JOB NO.

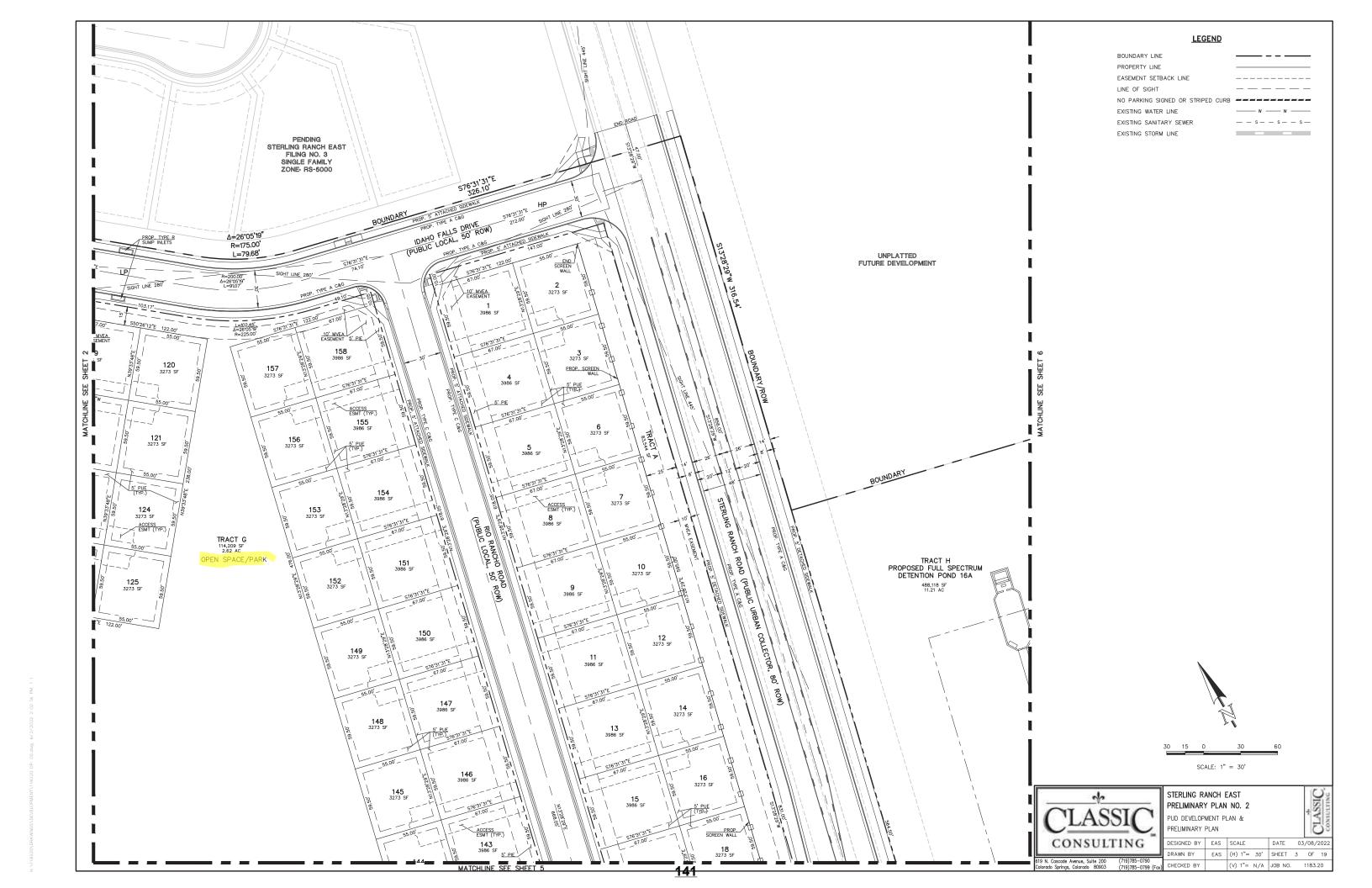


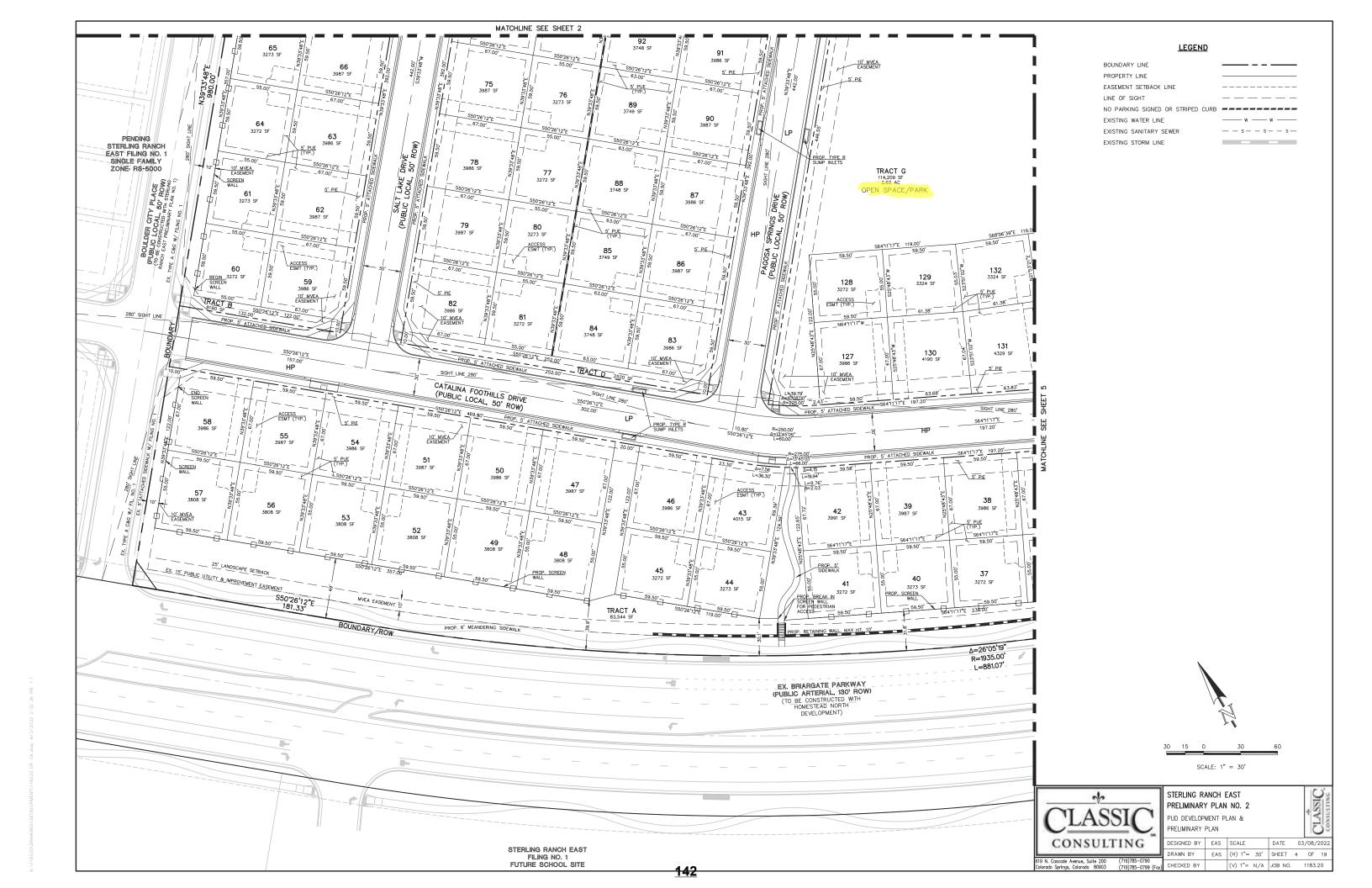
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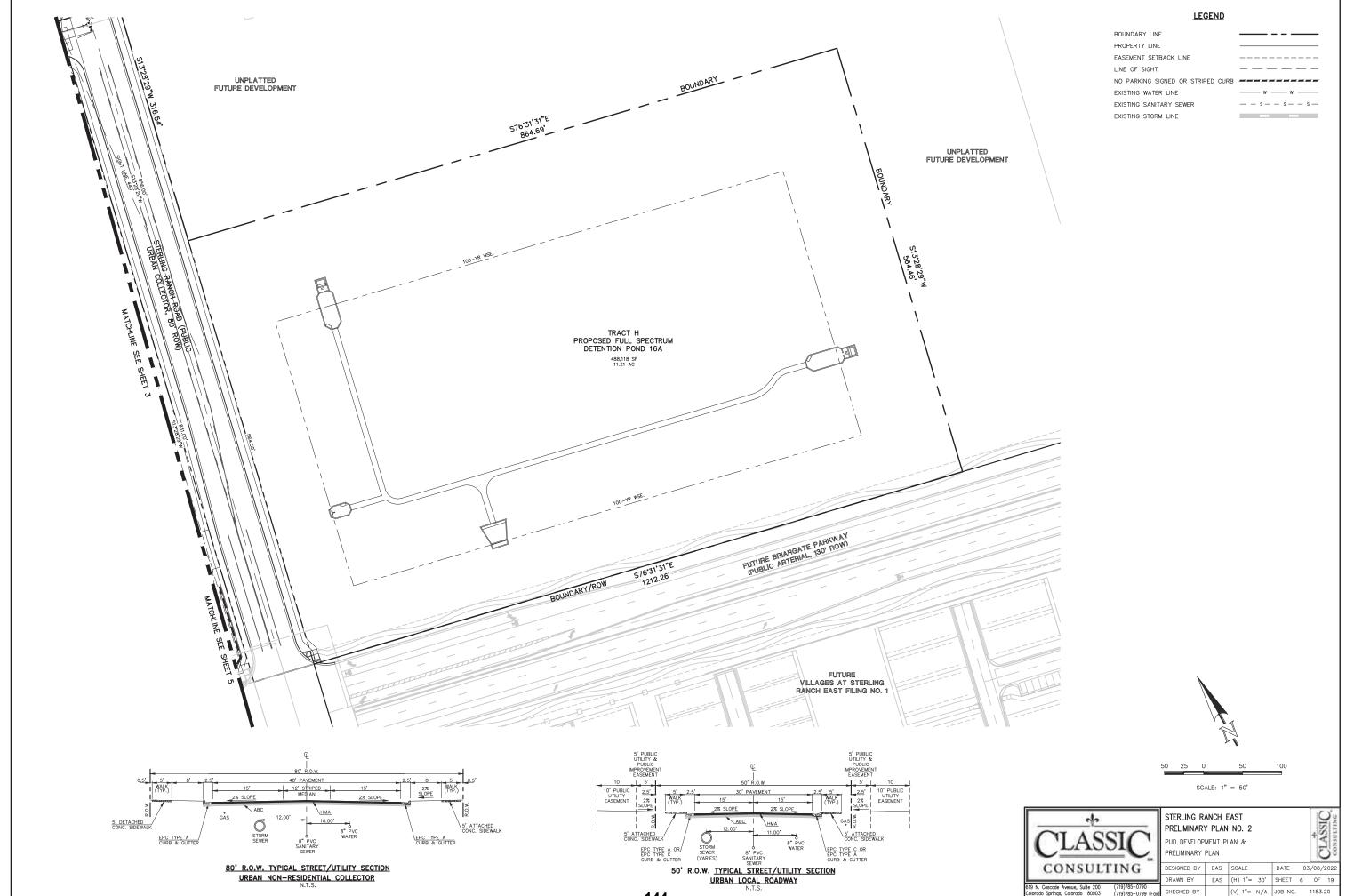
(V) 1"= N/A JOB NO.

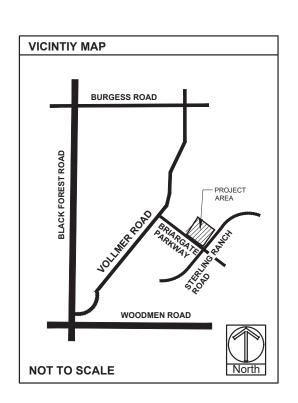
MATCHLINE SEE SHEET 4





TO THE PROPERTY OF THE PARTY OF





PROJECT SITE DATA

ZONING: PUD (SINGLE FAMILY HOMES)
PROPERTY AREA: 1,601,390 SF (36.76 ACRES)
PARKING SPOTS: 0 TOTAL LANDSCAPE AREA: 212,825 (HOME SITE AREA) 210,435 (POND AREA)

LANDSCAPE SET	BACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tr	ee Req. /Prov.
Briargate Parkway Sterling Ranch Raod West Road North Road	Minor Arterial Minor Arterial Non Arterial Non Arterial	20'/20' 20'/20' 10'/10' 10'/10'	1,330' 806' 830' 836'	1/25 1/25 1/30 1/30		54 / 49 33 / 30 28 / 22 28 / 22
Shrub Substitutions	Ornamental grass	Setback	Perd	cent Ground		
Req. / Prov.	Req. / Prov.	Abbr.	Plan	ne Cov. Req./Pro)	
50/50	0/0	LS	7	75%/75%		
30/30	0/0	LS	7	75%/75%		
60/60	0/0	LS		75%/75%		
60/60	0/0	LS	7	75%/75%		
Motor Vehicle (M\	/)					
Number of Parking	Shade Trees (1/15	Vehicle Lot		Linear	2/3	3 Length
Spots	Spaces) Req. / Prov.	Frontage		Footage	Fre	ontage
NA	NA	NA		NA	1	NA
Min. 3' High Screening		Length Scr	een	Abrev. on		% Ground Plane
Plants Req. / Prov.		Wall / Berr	n Prov. Al	obr. Plan P	lane	Cov. Req. /Prov.
NA		NA		MV		75%/75%
Internal Landscap	oing (IL)					
Net Site Area (SF)	Percent Min.	Internal Area	1	Internal Trees (1/500	SF)
(Less Public R.O.W.)	Internal Area	(SF) Req. / F	Prov.	Req. / Prov.		
957,685 SF (Pond area not (Internal landscape area is		97,200 / 130 SF each lot =		195 / 156 required for sm	all lot	PUD)
Shrub Substitutions	Ornamental grass	Setback	Perc	cent Ground		
Req. / Prov.	Req. / Prov.	Abbr.	Plan	ne Cov. Req./Pro	V.	
390 / 390+	0/0	IL.		75%/75%		

PLANTING LEGEND ABBR. QTV. BOTANICAL NAME		NTING LEGEND	Notes Key: X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant 2=Zone, K=Altitude, Water Use inch! year. D=Dry (13-20"), A=Adaptable (18-28") S=Steady (23-38"), W=Wet (36"+) SiG=Signature plant (City of Colorado Springs)			
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	
DECID	UOUS	TREES				
AAM	38	Acer ginnala 'Flame'	Maple, Amur	1-1/2"	R,DE,F,Z=3, 8.5K,A,SIG	
ABM	11	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	Z=4, 6.5K,S,SIG	
ANM	46	Acer platanoides	Maple, Norway	1-1/2"	Z=4, 6.5K,S,SIG	
CCH	27	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)	1-1/2" F	R,DE,F,Z=4,8.5K,A,D,SIG	
MSS	34	Malus 'Spring Snow'	Crabapple, Spring Snow	1-1/2"	F,Z=4, 8.5K,S,SIG	
TAR	33	Tilla americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3. 6K.S.SIG	
TGL	18	Tilla cordata 'Greenspire'	Linden, Greenspire	1-1/2"	Z=4, 6K,S,SIG	
	REEN	N TREES				
PIB	17	Picea pungens 'Bakeri'	Spruce, Bakeri	6'	R,DE,Z=2, 8K,S,SIG	
PIE	5	Pinus edulis	Pine, Pinyon	6' X	R,DE,Z=3, 7.5K,D,SIG	
PIP	5	Picea pungens	Spruce, Colorado Blue	6'	R,DE,Z=3, 10K,S,SIG	
PON	45	Pinus ponderosa	Pine, Ponderosa	6'	R,DE,Z=3, 9.5K,D,SIG	
DECID	uous	SHRUBS				
ABR	52	Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red	5 Gal	R,DE,Z=5, 7.5K,S,SIG	
ASB	16	Amelanchier alnifolia 'Saskatoon'	Serviceberry, Saskatoon	5 Gal	DE,F,Z=3, 10K,A,D,SIG	
BRG	27	Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow	5 Gal	R,DE,Z=4, 7K,A,SIG	
COP	27	Contoneaster acutifolia	Contoneaster, peking	5 Gal	R,DE,Z=4, 10K,S,SIG	
EBB	31	Euonymous alatus	Burning Bush	5 Gal	R,DE,F,Z=3, 7.5K,S,SIG	
POA	59	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R,DE,F,Z=2, 10K,S,SIG	
POG	92	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,DE,F,Z=2, 10K,S,SIG	
RGL	36	Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	DE,Z=3, 8.5K,A,D,SIG	
SPF	30	Spiraea x bumalda 'Froebel'	Spirea, Froebel	5 Gal	R,DE, 7.5K,A,S,SIG	
VOS	21	Viburnum opulus 'Roseum'	Viburnum Snowball	5 Gal	R,DE, 7.5K,A,SIG	
EVERO	REEN	N SHRUBS				
JBJ	60	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3,8.5K,A,SIG	
JUA	84	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R,DE,Z=3, 7.5K,A,D,SIC	
PGS	31		Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG	

SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	1,534 LF
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	44,913 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	15,717 SF
	4-8" AND 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	3,963 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (QUANTITY AT RIGHT NOT SHOWN FOR MULCH RINGS AT PLANTS LOCATED IN ROCK OR NATIVE SEED)	TBD
	DECORATIVE BOULDER	85 TOTAL
	KENTUCKY BLUEGRASS SOD	69,163 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	79,074 SF
	NON- IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE MIX AT DET. POND (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	210,435 SF
	BERM	3,096 SF



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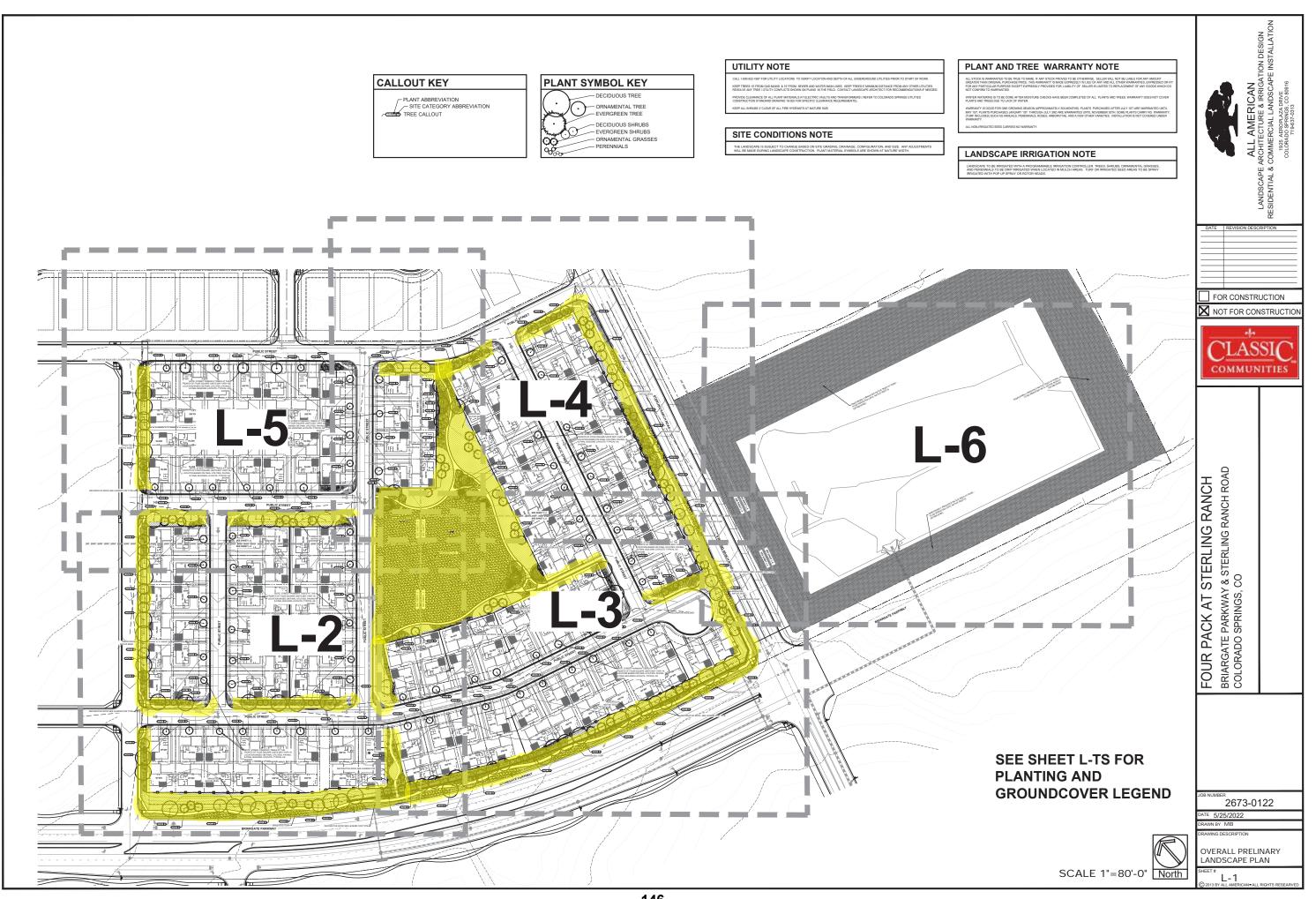


FOUR PACK AT STERLING RANCH BRIARGATE PARKWAY & STERLING RANCH ROAD COLORADO SPRINGS, CO

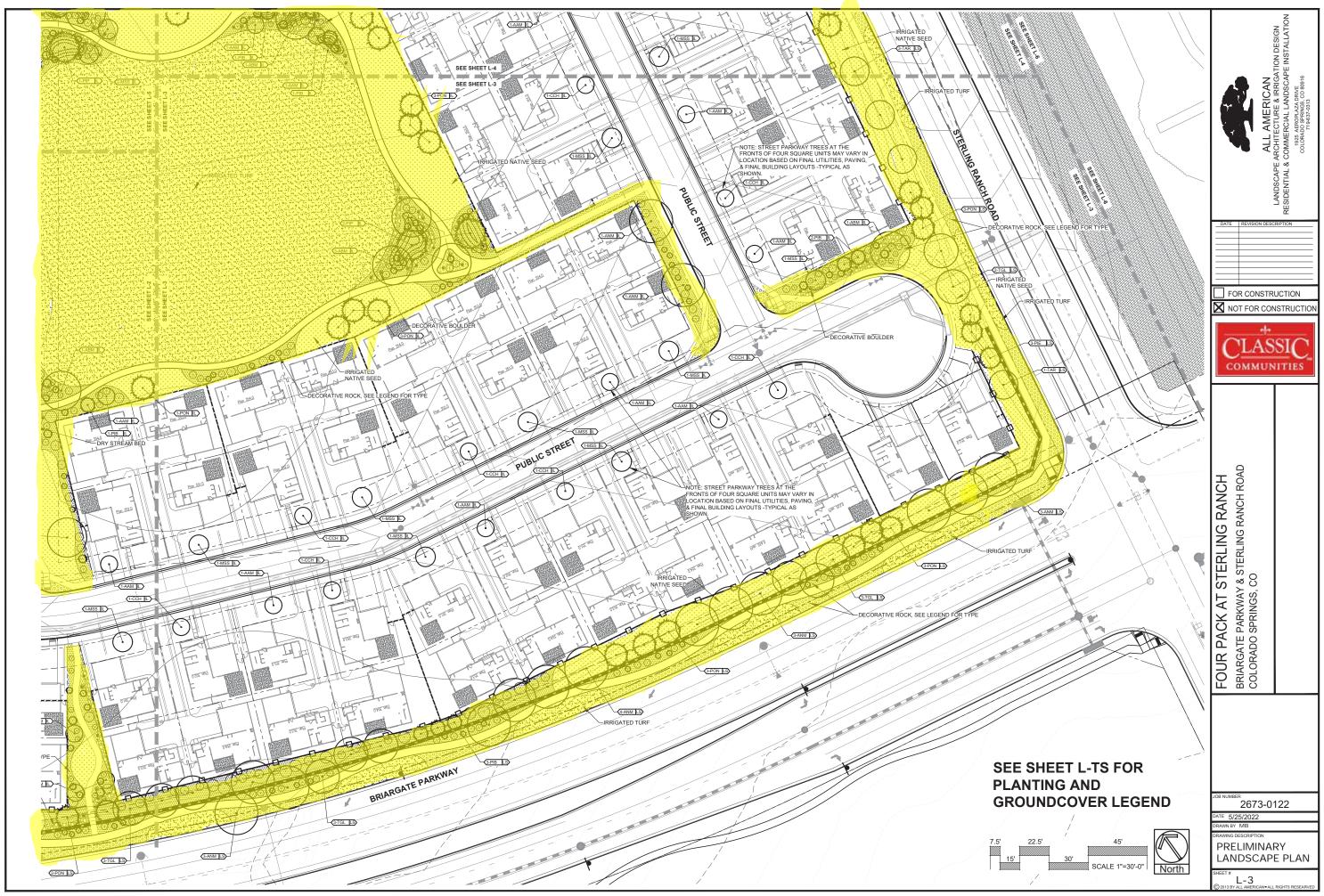
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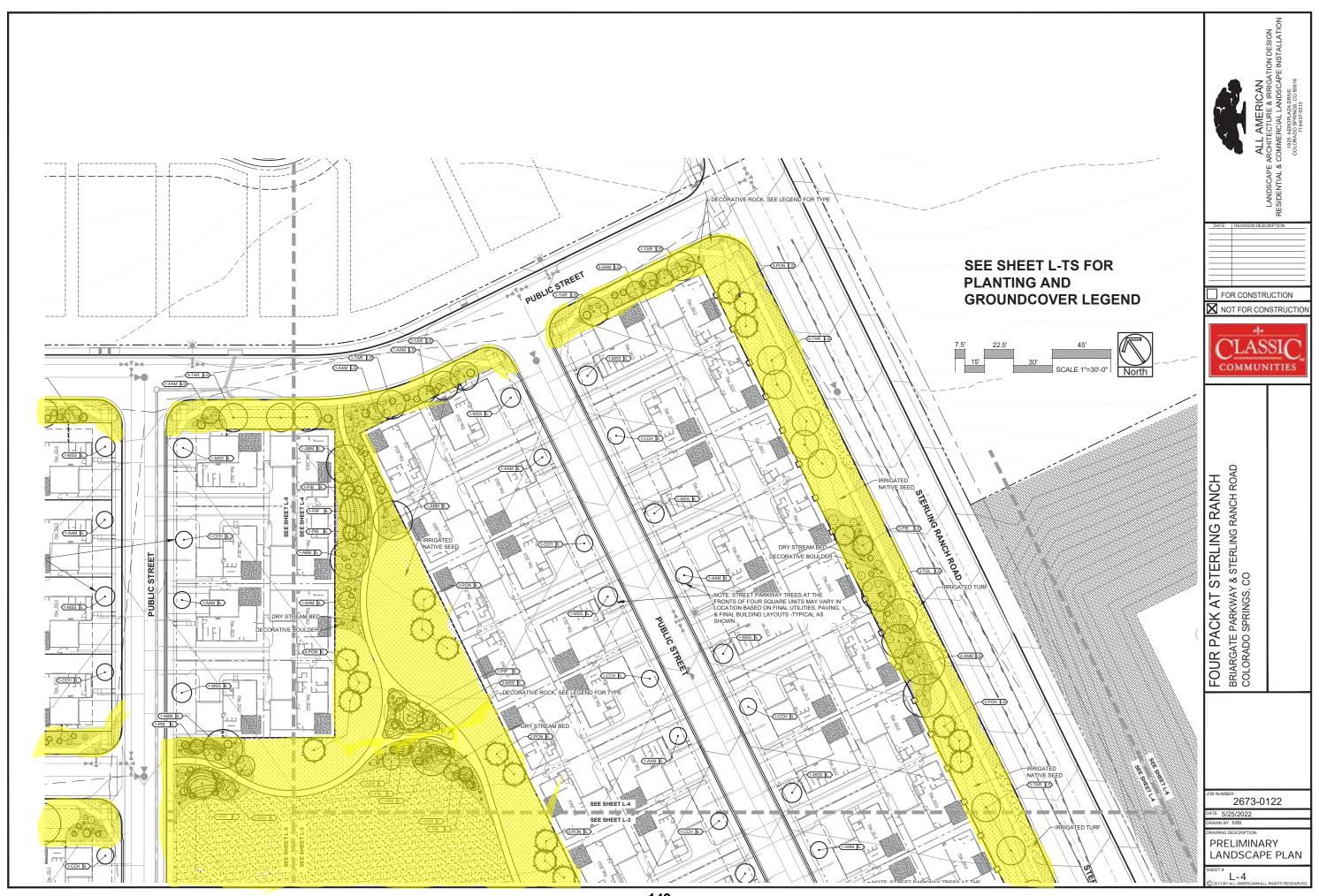
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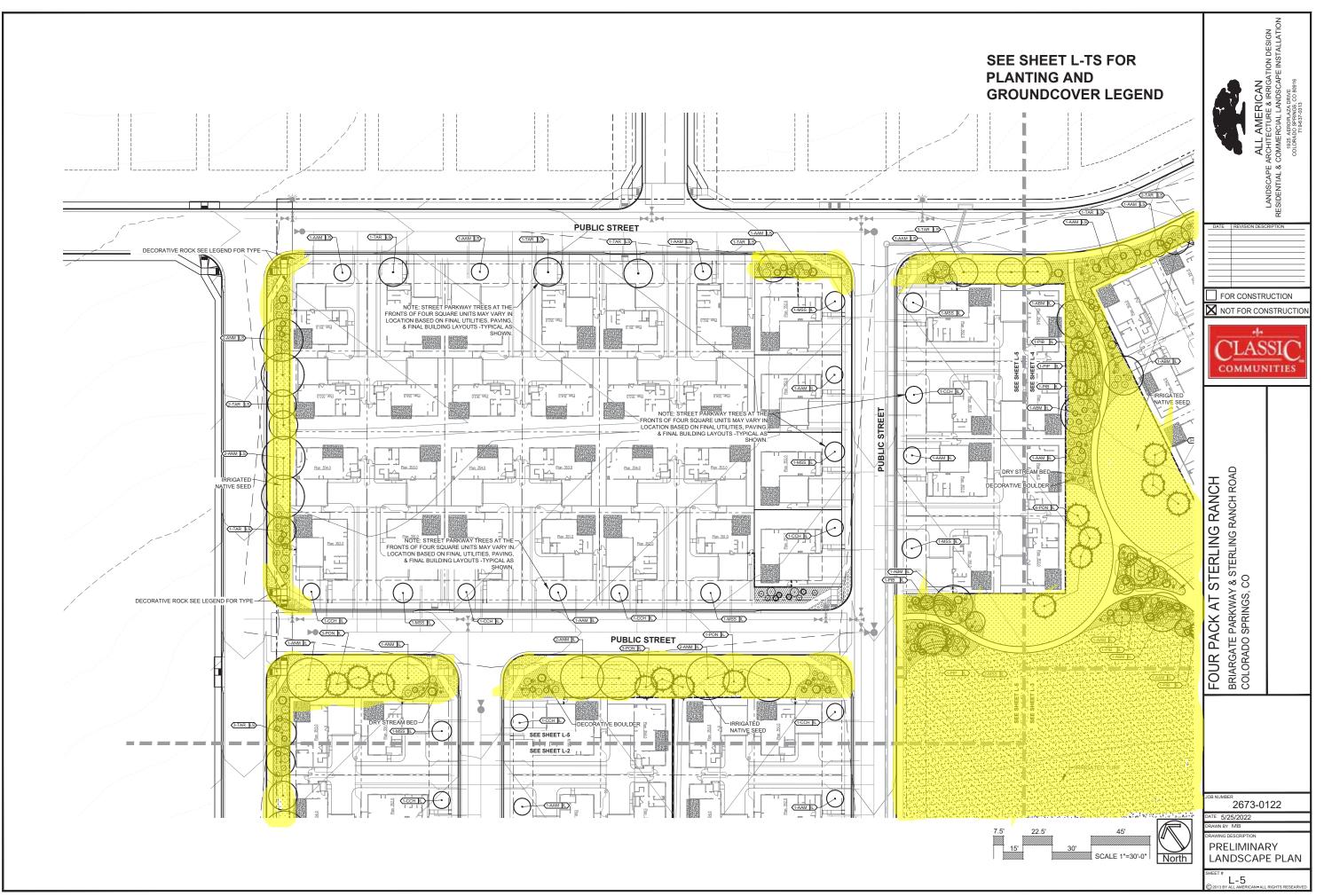
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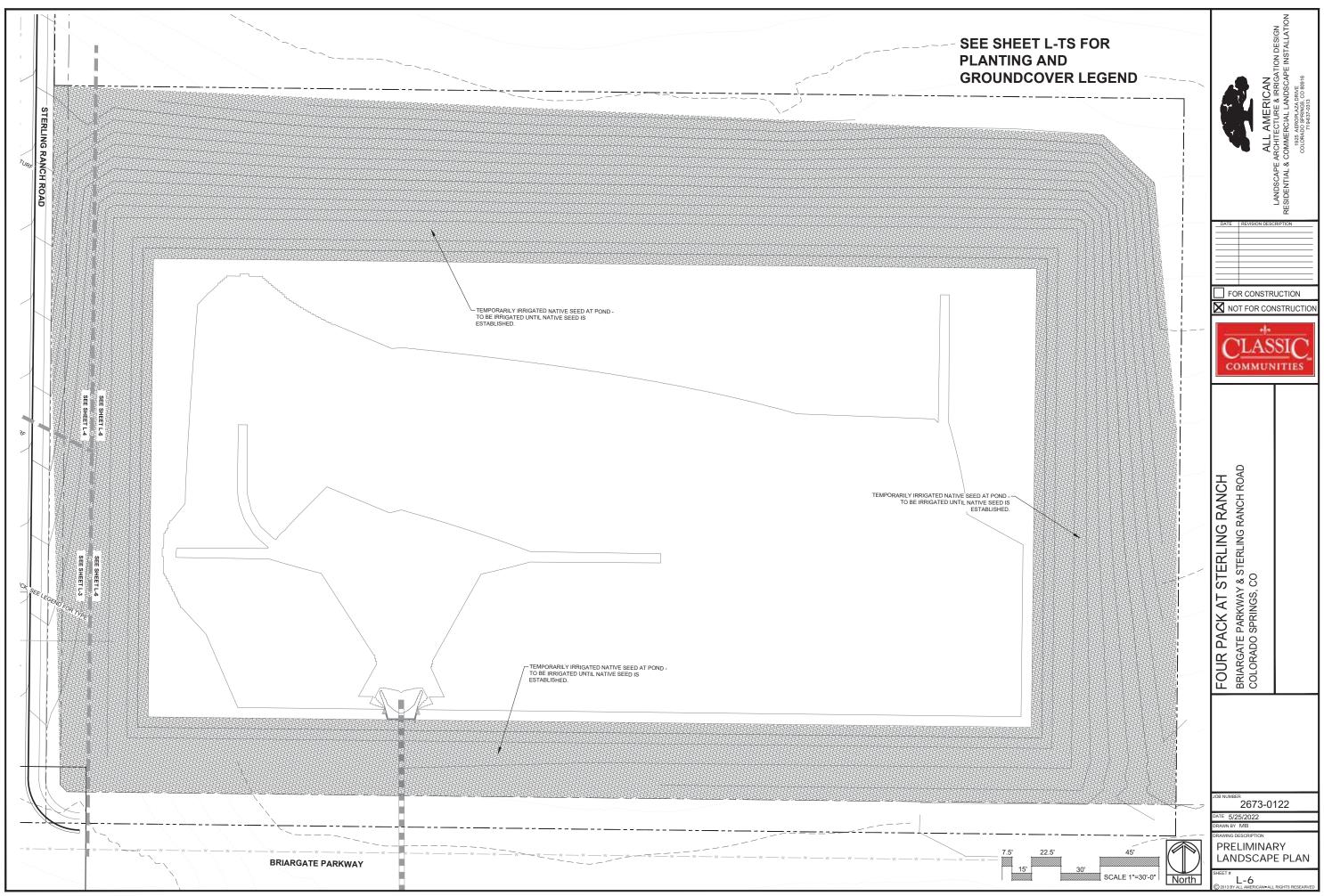


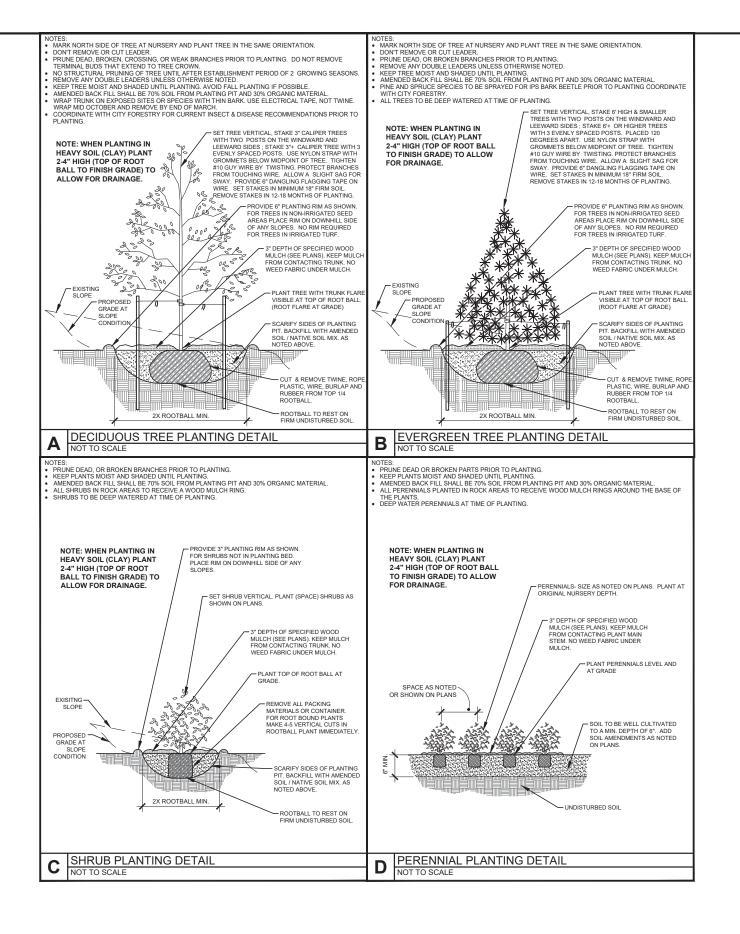












LANDSCAPE CONTRACTOR NOTES

- I. STOCKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEE 2. REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION.
- 3. PLANT CHANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- S. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JO SITE.
- 6. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HI

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR AP EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE'S RECOMMENDATIONS.
- 2. SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE)
- 3. ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO
- THE TOP 6" OF SOIL. (IF APPLICABLE) LANDSCAPE WEED FABRIC TO BE INSTALLED PRIOR TO INSTALLING ROCK. INSTALL FABRIC STAPLES AT 5' O.C. SEAMS IN FABRIC TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES. (IF APPLICABLE)
- 5. ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RING AROUND ALL PLANT MATERIAL IN ROCK AREAS AS FOLLOWS. THESES 190° DIAMETER MULCH RING, SHRUBS 110° DIAMETER MULCH RING, PERENNIALS AND ORNAMENTAL GRASSES 112° MULCH RING, MULCH RINGS TO BE CASCAGE MULCH 3" IN DEPTH WITH NO WEED FABRIC NOTE: ALL TREES IN TURF AREAS TO RECEIVE A 24" DIAMETER MULCH RING. (IF APPLICABLE)
- 6. ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPEARANCE.
- CONTRACTOR TO INSTALL ALL LANDSCAPE AS SHOWN ON THIS PLAN AND MAKE ANY ADJUSTMENTS NECESSARY DUE TO FIELD
 VARIATIONS OR ANY UTILITY CHANGES OR DEVIATIONS. MAJOR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER:
 REPRESENTATIVE OR LANDSCAPE ARCHITECT.
- 9. IF APPLICABLE :ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B'
 TOPSOIL OR EQUAL.
- 10. ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.

- ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED. SHALL BE REPLACED WITH EQUIVALENT PLANT MATERIAL

- BARK BEETLE PROTECTION NOTE (IF APPLICABLE)
 LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION . INSPECT ALL PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING
- AS I ROBRAND PERMITHRIN
 APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE'S GUIDELINES

SLOPE PROTECTION (IF APPLICABLE) CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE

EROSION CONTROL BLANKET TO CONTAIN 100% AGRICULTURAL STRAW BLANKET WITH PHOTO-DEGRADABLE NETTING ON BOTH SIDES

CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE, PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2" WIDE AND MAXIMUM 3" WIDE. (IF APPLICABLE)

SEEDING NOTES

IRRIGATED NATIVE SEED TO BE EL PASO COUNTY CONVERSATION DISTRICT ALL-PURPOSE LOW GROW MIX 42 LBS/ACRE USING A ONE STEF

INDIED NATIVE SEED TO BE INDISEED PROCESS. SEE! BUFFALOGRASS -GRAMA, BLUE -GRAMA, SIDEOATS -GREEN NEEDLEGRASS -WHEATGRASS, WESTERN -DROPSEED, SAND

SOIL IN IRRIGATED SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 23 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 SF TILLE INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. 2-2 WEEKS AFTER EMERGENCE AND SUPER CROP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1 LB NITROGEN PER 100 SF IN MID TO LATE JUNIE, IN EARLY TO MID AUGUST, NAU LATE SEPTEMBED.

ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE LOW GROW MIX USING

ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS



ATE	REVISION DESCRIPTION

FOR CONSTRUCTION NOT FOR CONSTRUCTION



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5/25/2022

PLANTING DETAILS & NOTES

L-7

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Villages at Sterling Ranch East PUD Development Plan and

Preliminary Plan

Agenda Date: August 10, 2022

Agenda Item Number: #6 - G

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

Request by N.E.S., Inc. on behalf of Classic SRJ Land, LLC, for approval of The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan, which includes 246 small single-family and townhome residential lots on 39.21 acres, with a minimum lot size of 1,695 square feet. The property is currently zoned RR-5 with a concurrent rezone to Planned Unit Development (PUD) and is located east of Vollmer Road and east of Sand Creek, near the intersection of Sterling Ranch Road and the future extension of Briargate Parkway.

The 2013 and 2022 update of the El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located approximately 0.45 mile west of the property on the western banks of Sand Creek, while the proposed Briargate Parkway Bicycle Route is located immediate north and adjacent the project site along an east-west alignment. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-model transportation options will be developed within the rights-of-way in the future.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan falls partially within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. The project site is located approximately 0.50 mile east of Sand Creek, its floodplains, and wetlands and will have very limited impacts on the creek corridor or surrounding open space attributes.

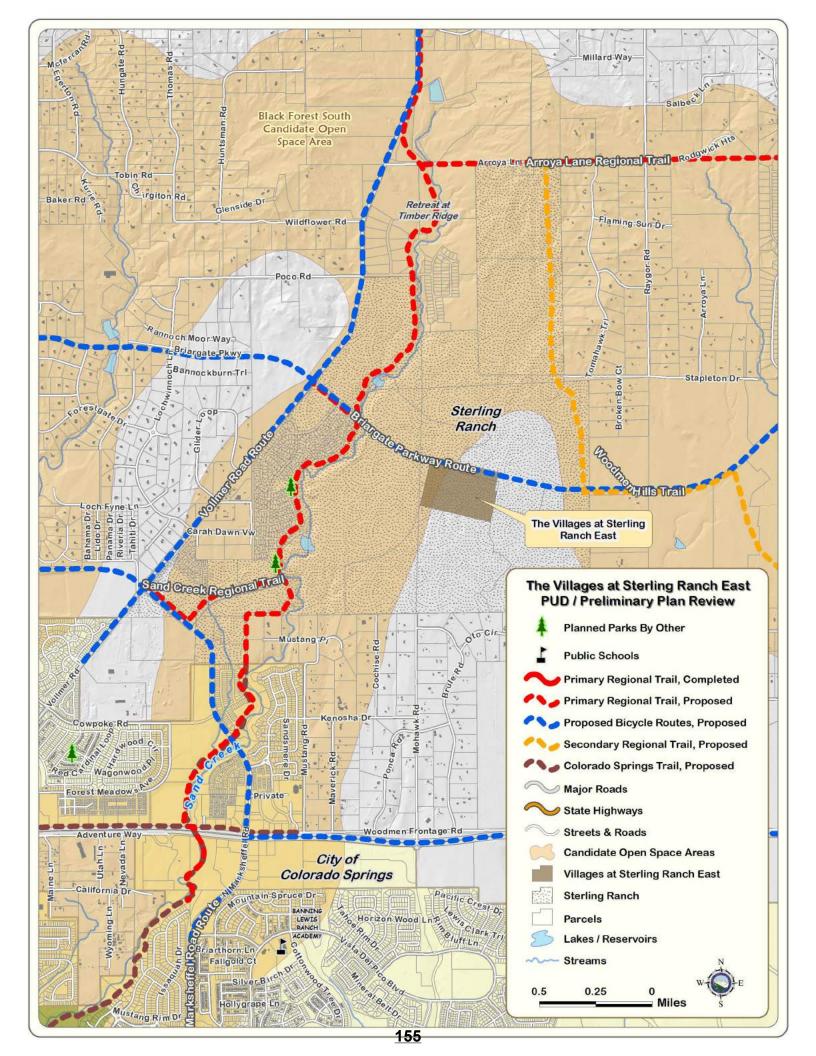
The current application shows 8.69 acres, or 22.2%, of open space, dedicated to public and private open space, passive use parks, internal trail corridors, landscaping tracts, and drainage infrastructure. The project plan includes an interconnected trail and sidewalk system that affords the residents easy access to the sidewalk system along Briargate Parkway and in turn, the surrounding neighborhood, proposed school sites, neighborhood and community parks, as well as the nearby Sand Creek Regional Trail. The letter of intent states the following in regard to parks, trails, and open spaces:

- "The Sterling Ranch East PUD Preliminary Plan No. 3 (The Villages at Sterling Ranch East) includes 8.69 acres of parks and open space which are served by an interconnected system of trails to create a recreation-oriented community. This system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District."
- "Open space and trails are identified on the PUD Preliminary Plan and provide residents with walking and access to biking opportunities. There is 8.69 acres of open space provided in this PUD."
- "The project proposes interconnected sidewalks throughout the project that connect the open space tracts and the open space tracts along Marksheffel and Briargate Parkway."

Staff is pleased the PUD Development Plan and Preliminary Plan contains a relatively large percentage of passive-use park and open space areas, however, staff encourages the applicant to plan and develop active-use amenities, which could include playgrounds, picnic tables and pavilions, and perhaps exercise areas. These types of amenities would allow for a wide variety of recreational choices to users of all age groups and abilities. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

Recommended Motion (PUD Development Plan and Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan: (1) recommend the applicant explore a wide variety of active-use park and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$113,160 and urban park purposes in the amount of \$71,340 will be required at time of the recording of the forthcoming final plat(s).



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

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

August 10, 2022

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 Villages at Sterling Ranch East PUD / Preliminary Plan Application Type: PUD / Prelim Plan

PCD Reference #: PUDSP-22-006 Total Acreage: 39.21

Total # of Dwelling Units: 246

Applicant / Owner: Owner's Representative: Dwelling Units Per 2.5 Acres: 15.68

Classic SRJ Land, LLC N.E.S., Inc. Regional Park Area: 2
2138 Flying Horse Club Drive Andrea Barlow Urban Park Area: 3

Colorado Springs, CO 80921 619 North Cascade Avenue **Existing Zoning Code:** RR-5

Colorado Springs, CO 80903 Proposed Zoning Code: PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

unit per 2.5 acres.

LAND REQUIREMENTS Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): YES

Regional Park Area: 2 Urban Park Area: 3

Neighborhood: 0.00375 Acres x 246 Dwelling Units = 0.92 0.0194 Acres x 246 Dwelling Units = 4.772 Community: 0.00625 Acres x 246 Dwelling Units = 1.54

Total Regional Park Acres: 4.772 Total Urban Park Acres: 2.46

FEE REQUIREMENTS

Regional Park Area: 2 Urban Park Area: 3

Neighborhood: \$114 / Dwelling Unit x 246 Dwelling Units = \$28,044 \$460 / Dwelling Unit x 246 Dwelling Units = \$113,160 Community: \$176 / Dwelling Unit x 246 Dwelling Units = \$43,296

Total Regional Park Fees: \$113,160 Total Urban Park Fees: \$71,340

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 Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan: (1) recommend the applicant explore a wide variety of active-use park and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$113,160 and urban park purposes in the amount of \$71,340 will be required at time of the recording of the forthcoming final plat(s).

Park Advisory Board Recommendation:	
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STERLING RANCH EAST PUD DEVELOPMENT PLAN/PRELIMINARY PLAN No.3

LETTER OF INTENT

JUNE 2022

OWNER:

CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921

CONSULTANT:

N.E.S. Inc.
Andrea Barlow
619 N. Cascade Ave. Suite 200
Colorado Springs, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 5200000552 AND 5200000553

LOCATION: SE CORNER OF THE INTERSECTION OF STERLING RANCH ROAD & BRIARGATE PARKWAY

ACREAGE: 39.206 AC

CURRENT ZONING: RR-5

CURRENT USE: VACANT

REQUEST

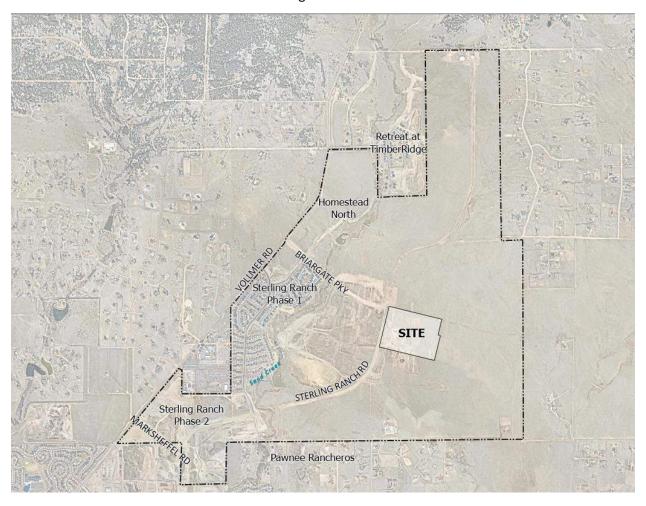
N.E.S. Inc. on behalf of Classic SRJ Land LLC requests approval of the following applications:

- 1. Sterling Ranch East PUD Development Plan/Preliminary Plan No.3; a 246 single family lot development.
- 2. A rezone from RR-5 (Residential Rural) to PUD (Planned Unit Development)

File #: _____ 1 | Page

LOCATION

Sterling Ranch East Preliminary Plan No. 2 includes 39.206 acres and is part of the overall Sterling Ranch master planned community, located east of Vollmer Road and east of the Sand Creek channel. The property lies south of the proposed extension of Briargate Parkway and east of the proposed extension of Sterling Ranch Road. Between Vollmer Road and Sand Creek to the west is the existing and recently approved residential development within Sterling Ranch Phases 1 and 2. The Sterling Ranch East Preliminary No. 1 area surrounds this site to the north, west, and south. The Retreat at TimberRidge development lies immediately to the north of the Preliminary Plan No. 1 area. The remainder of the Sterling Ranch property is situated to the east. The Pawnee Rancheros 5-acre rural residential subdivision is also located to the south of Sterling Ranch.



PROJECT DESCRIPTION AND CONTEXT

The project proposes 246 single family residential lots on 39.206 acres, for a proposed density of 6.27 dwelling units per acre. In this development, four types of residences are proposed. This includes 70 townhomes, 76 duplexes, 50 ADUs, and 50 of the Midtown Collection. This totals 176 single family lots and 70 townhome lots.

Setbacks vary depending on the building type. The minimum lot area is 1,695 square feet.

SKETCH PLAN CONSISTENCY

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. The Sketch Plan identifies the area included within this proposed preliminary plan as Residential 8-12 du/ac. This area is being reduced to residential 5-8 du/acre with the Sketch Plan Amendment. The former active adult community to the north is modified to residential 3-5 du/acre, with a small portion of residential 5-8 du/acre in the Sketch Plan Amendment. This amendment also relocates a 12-acre school site from the west side of Sand Creek to the east side of Sand Creek within the proposed RS-5000 rezone. The school relocation was at the request of and following discussion with School District 20.

The proposed Sterling Ranch East Preliminary Plan No. 3 will result in a gross residential density of 6.27 du/ac, which is less than the density of the Amended Sketch Plan approved in 2018.

<u>COMPATIBILITY/TRANSITIONS:</u> Sterling Ranch Phases 1 and 2, to the west of Sand Creek and south of Briargate Parkway are zoned RS-5000. This area is partially built-out and occupied, with the remainder either platted or preliminary planned for residential development. A 19 Acre parcel (Copper Chase) at the east corner of Marksheffel Road and Vollmer Road, is currently under review for a rezone to PUD for residential to match the 5-8 du/ac proposed in the approved Sketch Plan. To the west of Sand Creek and north of Briargate Parkway is Homestead North at Sterling Ranch Filings Nos. 1 and 2 which are zoned RS-6000. The proposed rezoning of the remaining Homestead North Filing No. 3 to RS-6000 is also under review with the County.

To the east is vacant land within Sterling Ranch designated on the approved Sketch Plan as similar and higher residential densities, including commercial areas, a school site, and neighborhood parks.

Sterling Ranch East Preliminary Plan No. 1 surrounds this site. This area is proposed to be rezoned to RS-5000. This is compatible with the RS-5000 to the west. This PUD zoning provides a transition between the RS-5000, RS-6000, commercial areas, and the school site. This PUD continues the suburban density approved in Copper Chase, Sterling Ranch Phases 1 and 2, Homestead North, the Retreat at TimberRidge, and the remainder of the Sterling Ranch Sketch Plan area.

The Pawnee Rancheros 5-acre rural residential subdivision is located to the south of Sterling Ranch. The 2 du/ac density and buffer on the approved Sketch Plan was intended to provide a transition between the proposed suburban development in Sterling Ranch and the existing rural residential lots to the south.

<u>TRAFFIC</u>: A full movement intersection is proposed at Sterling Ranch Road and Oak Park. Two additional full movement intersections will access the site at the intersections of Oak Park and St. Louis as well as Oak Park and Indianapolis. No direct access to Briangate Parkway is proposed.

A Traffic Generation Analysis was prepared SM Rocha. This analysis assessed traffic generation for Sterling Ranch East PUD Development Plan/Preliminary Plan No.3 compared to the land use assumptions for the Sketch Plan Amendment area, and considered the potential impacts to the adjacent roadways. The proposed traffic generated is not expected to create negative impacts to the roadways.

<u>AIR QUALITY:</u> The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Vollmer Rd, E Woodmen Rd, and Highway 24, providing shorter travel time to employment and commercial facilities.

Noise: The Land Development Code requires the impacts of noise pollution to residents be mitigated. Noise studies have been undertaken for Phases 1 and 2 of the Sterling Ranch development, which found that a minimum 6-foot-high noise barrier along the main arterials of Vollmer Road, Briargate Parkway, and Marksheffel Road would reduce all noise levels in the development below 67 decibels. A 6-foot concrete wall is identified on the PUD adjacent to Briargate Parkway to address this recommendation.

<u>WATER</u>: Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). While there is currently a net deficit, FAWWA has an additional contracted supply at Bar-X and at McCune that will be enough to meet demands. By closing on these purchases (which are under contract), there will be sufficient supply and infrastructure in the area to serve this development.

The total commitment is 67.58 acre-feet. A Water Resources Report, provided by RESPEC and JDS Hydro, is included in this submittal.

<u>WASTEWATER</u>: The wastewater commitment is for 42,312 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from the Villages represents roughly 4.21% of the contractual capacity available to the Falcon Area Water and Wastewater Authority (FAWWA). FAWWA therefore has more than adequate wastewater treatment capacity to provide service to the Villages. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

<u>OTHER UTILITIES:</u> The site is within the service area of Mountain View Electric Association, Inc. for electricity supply, and within the service area of Colorado Springs Utilities for natural gas supply. Will serve letters are included with the submittal.

<u>DRAINAGE:</u> The drainage improvements associated with the Sterling Ranch East PUD Development Plan/Preliminary Plan No.3 are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. The Preliminary Drainage Report, prepared by Classic Consulting is included in this submittal.

FLOODPLAIN: This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041CO533G, effective December 7, 2018.

<u>WILDLIFE:</u> In general, the site provides moderate to poor quality habitat for wildlife. No State-listed or State sensitive species were observed on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species. The site provides moderate quality habitat for some grassland and

woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. The expected impact from site development to grassland species is classified as relatively low and to woodland species as moderately low.

<u>WILDFIRE:</u> The primary wildland fuel type is dry climate grassland. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential for the site. The fire intensity scale is moderate. Development of the site will reduce available wildfire fuels in this area.

<u>GEOLOGIC HAZARDS:</u> The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions. The most significant problems affecting development will be those associated with the potentially unstable slopes on site that will primarily be mitigated by the site grading. The minor drainage swales will also be mitigated by site grading. Other hazards on site can be satisfactorily mitigated through proper engineering design and construction practices. More information can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

SCHOOLS: One elementary school site is identified on the Sketch Plan within the District 49 boundary and is anticipated to serve this development in the future. This school site is southeast of the Sterling Ranch East PUD Development Plan/Preliminary Plan No.3. Falcon Middle School is in close proximity to the site, as are Vista Ridge and Falcon High Schools.

TRAILS AND OPEN SPACE: The Sterling Ranch East PUD Preliminary Plan No. 3 includes 8.69 acres of parks and open space which are served by an interconnected system of trails to create a recreation-oriented community. This system of parks, open spaces and trails is intended to provide a comprehensive offstreet pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

- Falcon School District 49
- Mountain View Electric Association
- City of Colorado Springs Utilities Department Gas
- Sterling Ranch Metro District
- Black Forest Fire Protection District

PUD MODIFICATIONS:

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM). The proposed PUD modifications allow for a more efficient layout that enhances the open space characteristics and benefits to the proposed community. The development implications and decisions guiding the request for the modification support the identified benefits in Chapter 4.2.6.F.2.h - providing more efficient

roadway network and unique home configuration within the development.

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(g))

	LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1	LDC CHAPTER 8.4.4(E)(2)	PRIVATE ROADS REQUIRE WAIVER	USE OF PRIVATE ROADS SHALL BE LIMITED.	PRIVATE ROADS PROPOSED TO SERVE ONLY PORTIONS OF THIS COMMUNITY	PRIVATE ROADS PROVIDE MORE FLEXIBILITY FOR THE DEVELOPMENT TO ACCOMMODATE THE UNIQUE COMMUNITY HOMES PROPOSED ON
2	LDC CHAPTER 8.4.4(E)(3)	PRIVATE ROADS TO MEET COUNTY STANDARDS	PRIVATE ROADS SHALL BE CONSTRUCTED AND MAINTAINED TO ECM STANDARDS	ROAD WIDTH AND ROADWAY TERMINATIONS (SEE 3 AND 4 BELOW)	THE SITE. THE PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
3	ECM SECTION 2.2.4.B.7 FIGURE 2-17 AND ECM TABLE 2-7	TYPICAL URBAN LOCAL (LOW VOLUME) CROSS SECTION	24' PAVED WIDTH, 12' LANE WIDTH	22' PAVED WIDTH 11' LANE WIDTH	A SMALLER PRIVATE ROAD CROSS SECTION, COMPACT ROAD DESIGN, AND THE USE OF A HAMMERHEAD TURNAROUND WILL ACHIEVE THE GOAL OF PROVIDING BOTH
3	ECM SECTION 2.3.8	ROADWAY TERMINATIONS	URBAN CUL-DE-SAC PERMANENT TURNAROUNDS NOT PERMITTED	PERMANENT HAMMERHEAD TURNAROUND PROPOSED ON AMES HEIGHTS, JANESVILLE HEIGHTS, MILWAUKEE HEIGHTS, NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS, AND SOUTH BEND HEIGHTS.	RESIDENTS AND EMERGENCY RESPONDERS ACCESS. ECM STANDARD DOES NOT TAKE INTO ACCOUNT REDUCTION IN SPEED DUE TO THE T-INTERSECTIONS ASSOCIATED WITH THESE VERY SMALL TURN AROUND AREAS.

Section 8.4.4.E.2 of the LDC states that the use of private roads shall be limited. In this area of development, private roads allow more flexibility to accommodate a unique housing model. These roads will be owned and maintained by the metro district.

Section 8.4.4.E.3 of the LDC states that private roads shall be constructed to ECM standards. In this development, road width and terminations are modified. The unique urban residential community being proposed combines townhomes, small lot single family residential and small lot accessory dwelling unit homes. While the main community access is from standard public local roadways, the use of the private roadways is limited to closed looped areas that will be signed as being private. The use of county standard curb and gutter, asphalt paving, signage will take place.

ECM Section 2.2.4.B.7 figure 2-17 and 2-7 table of the ECM states that the cross section for an urban local street should be 24' paved width and 12' lane width. This development proposes 22' paved width and 11' lane width. This allows an efficient design that still provides adequate access for residents and emergency responders. As all residential homes include a two-car garage and two car driveways, the lack of on street parking is not a concern.

ECM Section 2.3.6 of the ECM states that urban cul-de-sac turnarounds are not permitted. They are proposed in this development to provide efficient access for residents and emergency responders. The ECM does not take into account the reduction in speed que to the T-intersections in this area. The proposed two and three narrow lot dead end stubs allow the continuation of the garage rear loaded community design concept to continue with no adverse impacts to resident maneuverability.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

YOUR EL PASO MASTER PLAN

The new County Master Plan denotes the site as a suburban residential placetype, which consists of predominantly single-family homes while supporting multi-family, neighborhood commercial, and parks. The Sterling Ranch East PUD Development Plan/Preliminary Plan No.3 proposes 246 single family residential units, which aligns with this placetype.

This area is located within a priority development area, and is denoted as a "new development area" on the Areas of Change map. New development areas take place on land largely undeveloped, adjacent to built out areas. These areas are to be designed to integrate with and compliment adjacent development.

The PUD Preliminary Plan is also consistent with Core Principle 1, Land Use and Development, which seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," in addition to goal 1.1, "ensure compatibility with established character and infrastructure capacity."

It is also consistent with Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types", as well as Goal 2.1 to "Promote development of a mix of housing types in identified areas."

WATER MASTER PLAN

FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 852.62 acre-feet and available supply is now 697.39 acre-feet. This net deficit of available water is 155.23 AF, however, FAWWA has additionally contracted supply of 576.95 AF at Bar-X and 391.33 AF at McCune which is more than enough to meet the demands.

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."

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

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

In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC and the Bar X Water. In addition to adding off-site sources, additional priority is to acquire and invest in additional renewable water supplies. Future supply has been contracted for and implementation is under way.

FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

2040 Major Transportation Corridor Plan

The 2040 Functional Classification map shows adjacent roads Vollmer and Black Forest Roads as minor arterials. Woodmen Road is an expressway. The extension of Briargate Parkway will add a new roadway connection just north of the site. The 2060 corridor preservation plan depicts that Briargate Pkwy will become a principal arterial. Vollmer Road is expected a minor collector by 2040. There will be rural county road upgrades to Vollmer Rd west of the site.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The site is 5 miles from the Pineries Open Space and 7 miles from Black Forest Regional Park. It is in close proximity to various trailheads as well. There is a proposed county trail going through the site on the El Paso County Master Plan. The trail will extend north south through Sterling Ranch along the Sand Creek open space. There are additional proposed bicycle routes along Vollmer Road. Community trails throughout the development will connect residents to these trails.

PROJECT JUSTIFICATION

Chapter 4.2.6.E of the LDC allows the combination of a preliminary plan with a PUD development plan, provided all review and approval standards for both the PUD development plan and preliminary plan are met. Sterling Ranch East PUD Development Plan/Preliminary Plan No.2 is consistent with the PUD zoning and preliminary plan approval criteria set forth in Chapter 4.2.6.E & 7.2.1.D.2 of the LDC as follows:

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

The Sterling Ranch East PUD Development Plan/Preliminary Plan No.3 will advance the following purposes of the PUD District designation:

- To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;
 - The proposed smaller lot residential development is meeting a need and demand for more attainable housing product.
- To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;

The Sterling Ranch East PUD Development Plan/Preliminary Plan No.3 includes smaller lots that require more design flexibility then afforded by standard zoning districts.

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

The growing demands of the local population are for smaller homes that are more affordable and have less maintenance. The Sterling Ranch East PUD Development Plan/Preliminary Plan No.3 provides the flexibility to provide a housing product that meets this demand.

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

There are several employment and shopping centers in close proximity to the site, as well as churches and schools that provide community facilities, and recreational trails. This project also encourages connectivity, with the continuation of Briargate Parkway.

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

The relevant County master plan documents for the Sterling Ranch East PUD Development Plan/Preliminary Plan No.3 are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan. Sterling Ranch East PUD Development Plan/Preliminary Plan No.3 is in general conformity with these plans as described below.

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

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of residential lots is consistent with the County Master Plan and provides a compatible land use to the lower density single-family lots, mixed use, and school site surrounding the property. The sketch plan designates another area for 5-8 du/acre density residential at the northwest corner of Sterling Ranch Road and Briargate Parkway.

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 medium density residential at the corner of Sterling Ranch Road and Briargate is appropriate for a location adjacent to an interchange of principal arterial streets and opposite future a school site. It will provide a transition from this intersection and the school site to the single-family within Sterling Ranch. The proposed density is consistent with the Amended Sketch Plan approved in 2018.

be preserved.

- 5. THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;
 - The medium density residential proposed is adjacent to two major roads, providing a buffer from these corridors to lower density residential surrounding the area.
- 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 units are limited to 35-feet building height, which is compatible with the surrounding existing and proposed development. The proposed development provides a transition within Sterling Ranch from suburban single family detached density to higher density residential and commercial along Briargate Parkway, which is a principal arterial.
- 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 unique or significant historical, cultural, recreational, aesthetic or natural features to
- 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 space and trails are identified on the PUD Preliminary Plan and provide residents with walking and access to biking opportunities. There is 8.69 acres of open space provided in this PUD.
- 9. THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G. FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES, AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;
 - The Traffic Generation Analysis demonstrates that the development will not materially change the levels of service expected from the Sterling Ranch Sketch Plan. All required utilities are available to the development and the required will serve letters are provided. The proposed project will not negatively impact the levels of service of County services and facilities.
- 10. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE,

 CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY

 EFFICIENT SITE DESIGN;
 - The project proposes interconnected sidewalks throughout the project that connect the open space tracts and the open space tracts along Marksheffel and Briangate Parkway. There are no environmental features within the site.
- 11. THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;
 - There are no mineral rights owners on this property.

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

PUD modifications are requested of the Engineering Criteria manual section 2.2.4.B.7 figure 2-17 and table 2-7. The justification for these is set out above. The proposed PUD modifications allow for a more efficient layout, thereby achieving the identified benefits in Chapter 4.2.6.F.2.h by providing a more livable environment, more accessible open space and a more efficient pedestrian system within the development.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

Yes.

PUD Preliminary Plan

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

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

See above analysis.

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

See above analysis. The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional housing choice in a developing area. The site provides a transition from the proposed school site and intersection to the proposed lower density residential to the north, east, and west, and south.

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

The medium density residential at the corner of Briargate Parkway and Sterling Ranch Road is appropriate for a location adjacent to an interchange of principal arterial streets and opposite the future school site. It will provide a transition from this intersection and the school site to the lower density single family within Sterling Ranch. The proposed density is less than the Amended Sketch Plan approved in 2018.

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

 A sufficient water supply is available as demonstrated by the water supply commitment letter provided by the Sterling Ranch Metropolitan District and the Water resources report provided by RESPEC and JDS Hydro.
- 5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code.

The wastewater commitment is for 42,312 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

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- 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 site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions. The most significant problems affecting development will be those associated with the potentially unstable slopes on site that will primarily be mitigated by the site grading. The minor drainage swales will also be mitigated by site grading. Other hazards on site can be satisfactorily mitigated through proper engineering design and construction practices. More information can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.
- 7. 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 public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development.
- 8. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;

 These matters are addressed in the Drainage Report prepared by Classic Consulting.
- 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;
 All lots will be accessible by new private streets subject to the deviations listed above.
- 10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY
 - a. INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES
 CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;
 There are no natural physical features on the site. Sufficient open space is provided in Tracts A-M.
 - b. INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST-EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;

 5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation.
 - c. INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;
 Sterling Ranch East Preliminary Plan No. 3 is compatible with the adjacent land proposed as RS-5000 zoning to the west and provides a transition this development to the commercial and school sites internalized within Sterling Ranch on Briargate Parkway. This Preliminary Plan allows a higher density while still maintaining the suburban integrity of Sterling Ranch.
 - d. INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND Sand Creek is west of the site, and is retained as a natural feature and a primary recreational focus for Sterling Ranch. The east side of the channel is incorporated within Sterling Ranch East

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as part of the open space and trail system for Sterling Ranch. The Sand Creek drainageway includes jurisdictional wetlands and a Section 404 permit is already in process for impacts to this area with the US Army Corps of Engineers. This phase of development will not impact the main Sand Creek Channel or existing wetlands.

e. INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;

The Traffic Report prepared by SM Rocha demonstrates that the development will not materially impact levels of service on surrounding County Roads as identified through the Sketch Plan process. The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

- 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;
 - Water and sanitary service is provided by the FAWWA. Adequate police and fire protection are also provided. Natural gas is provided by Colorado Springs Utilities. The required will serve letters are included with this submittal.
- 12. THE SUBDIVISION PROVIDES EVIDENCE TO SHOW THAT THE PROPOSED METHODS FOR FIRE PROTECTION COMPLY WITH CHAPTER 6 OF THIS CODE; AND

The proposed subdivision meets the applicable sections of these parts of the Code. The site lies within the Black Forest Fire Protection District. A service commitment letter from the District 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 these parts of the Code, subject to the requested PUD modification and deviation requests.

PUD Modifications

The Preliminary Plan is consistent with the approval criteria in Section 4.2.6.F.2.h of the LDC as follows:

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 1 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;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The proposed PUD modification allow for a more efficient layout creates a more livable environment and more efficient pedestrian system. The development implications and decisions guiding the request

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for the modification support the identified benefits above. This also allows for more open space within the development.

STERLING RANCH EAST PRELIMINARY PLAN NO. 3 **DEVELOPMENT GUIDELINES:**

B. THESE STANDARDS SHALL APPLY TO ALL PROPERTY CONTAINED IN STERLING RANCH EAST PRELIMINARY PLAN NO. 3 PLANNED UNIT DEVELOPMENT (PUD). THESE GUIDELINES SHALL GOVERN THE LAND USE, THE DIMENSIONAL ZONING REGULATIONS AND ALONG WITH THE COVENANTS, THE REGULATORY PROCESS FOR DETERMINING COMPLIANCE WITH THE PROVISION OF THE STERLING RANCH EAST PRELIMINARY PLAN NO 3 PUD

C. PROJECT DESCRIPTION:

STERLING RANCH EAST PRELIMINARY PLAN NO. 3 IS A SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 176 SINGLE FAMILY LOTS AND 70 TOWNHOME LOTS LOCATED IN EL PASO COUNTY.

D. PERMITTED USES AND STRUCTURES:

USE	NOTES
PRINCIP	AL USES
DWELLINGS - SINGLE FAMILY DETACHED DWELLINGS - SINGLE FAMILY ATTACHED (TOWNHOMES)	WITH O' OR 5' SIDEYARD SETBACKS
OPEN SPACE, PARKS AND TRAILS	
RECREATION AMENITIES	SUCH AS TRAILS, WALKS, PARKS
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWE OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
DISTRICT UTILITIES	TO INCLUDE ACCESS ROADS AND UTILITY LINES.
ACCESSO	PRY USES
ANIMAL KEEPING	UP TO 4 PETS (DOGS, CATS OR OTHER DOMESTICATED ANIMALS). THE KEEPING OF BEES, HENS, CHICKENS, OR PIGEONS IS NOT ALLOWED.
RESIDENTIAL HOME OCCUPATION	
SOLAR ENERGY SYSTEMS	FOR PERSONAL USE ONLY
DECK (ATTACHED OR DETACHED, COVERED OR UNCOVE	RED
FENCE, WALL OR HEDGE	
ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES	
MAILBOXES	
	RY USES
MODEL HOME / SUBDIVISION SALES OFFICE	
CONSTRUCTION EQUIPMENT STORAGE AND FIELD OFFICE	ONLY WHEN ASSOCIATED WITH A PERMITTED USE
YARD OR GARAGE SALES	
SPECIA	L USES
FAMILY CARE HOME, CHILD CARE CENTER, OR GROUP HOME	THESE USES ARE CONTROLLED BY STATE LAW AND RULES AND REGULATIONS, AND ARE EITHER ALLOWED OR SPECIAL USES DEPENDING ON THE SPECIFIC FACILITY TYPE AND NUMBER OF RESIDENTS / ENROLLMENTS.
CMRS FACILITY - STEALTH	
NOTES:	
1. ALL PERMITTED PRINCIPAL AND ACCESSORY STRUCT OF THE STERLING RANCH EAST PRELIMINARY PLAN NO.	
2. PERMITTED ACCESSORY USES ARE SUBJECT TO THE CHAPTER 5.1.7 OF THE EL PASO COUNTY LAND DEVELO	
3. PERMITTED TEMPORARY USES ARE SUBJECT TO THE CHAPTER 5.2.1 OF THE EL PASO COUNTY LAND DEVEL	
4. PERMITTED SPECIAL USES ARE SUBJECT TO THE ST.	ANDARD FOR REVIEW AND APPROVAL SET OUT IN

D. DEVELOPMENT STANDARD FOR RESIDENTIAL LOTS. (SEE LOT TYPICAL ON SHEET 2

MAXIMUM LOT COVERAGE: 68 PERCENT.

MINIMUM LOT SIZE: 1695 SF

MAXIMUM BUILDING HEIGHT: THIRTY (35) FEET.

MINIMUM LOT DEPTH: 74.50 FEFT

OFF STREET PARKING: 2 CAR GARAGE AND 2 CAR DRIVEWAY PER LOT

SETBACK REQUIREMENTS (MEASURED FROM PROPERTY LINE):

FRONT YARD: 5 FEET MIN. (SEE TYPICAL LOT DETAILS -SEE SHEETS 2 & 3) ATTACHED/DETACHED GARAGE: TWENTY (20) FEET FROM BACK OF SIDEWALK OR BACK OF CURB TO FRONT-LOADED GARAGE.

SIDE YARD: 0 FEET OR 5 FEET (SEE TYPICAL LOT DETAIL SHEETS 2 & 3) CORNER LOT: STANDARD SIDE YARD SETBACK APPLIES ADJACENT TO A TRACT. REAR YARD: VARIES (SEE TYPICAL LOT DETAILS SHEETS 2 & 3)

NOTE: WHERE A CONFLICT ARISES BETWEEN THESE DEVELOPMENT STANDARDS AND WHAT IS DEPICTED ON THE PLAN, THE PLAN GOVERNS.

E. LOT NOTES:

- 1. THE PUD DEVELOPMENT/PRELIMINARY PLAN AND THE PLAT ESTABLISH THE LOT
- 2. FOLLOWING INITIAL SUBDIVISION, NO VACATIONS AND REPLATS SHALL BE ALLOWED IF THESE WOULD RESULT IN THE ADDITION OF LOTS IN A MANNER NOT FULLY CONSISTENT WITH THE PUD DEVELOPMENT/PRELIMINARY PLAN.
- 3. MINOR ADJUSTMENTS TO LOT LINES AND TRACTS AREAS CAN BE MADE WITH THE FINAL PLATS WITHOUT REQUIRING AN AMENDMENT TO THIS PUD DEVELOPMENT/PRELIMINARY PLAN.

STREETS WITHIN STERLING RANCH EAST PRELIMINARY PLAN NO. 3 PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. STREETS SHALL BE PUBLICLY AND PRIVATELY OWNED (AS NOTED), CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS EXCEPT WHERE PUD MODIFICATIONS AND DEVIATIONS ARE APPROVED BY THE COUNTY. ALL STREETS SHALL BE PAYED WITH CURB AND GUTTER. PUBLIC STREETS TO BE MAINTAINED BY EL PASO COUNTY. PRIVATE STREETS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION

G. ARCHITECTURAL CONTROL COMMITTEE REVIEW/COVENANTS:

COVENANTS FOR STERLING RANCH EAST PRELIMINARY PLAN NO. 3 WILL BE CREATED BY SEPARATE DOCUMENTS AND RECORDED PRIOR TO FINAL PLAT. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISIONS AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION. INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE.

H. AUTHORITY:

THE AUTHORITY FOR THIS PUD DEVELOPMENT PLAN IS CHAPTER 4.2 (PLANNED UNIT DEVELOPMENT DISTRICT) OF THE EL PASO COUNTY LAND DEVELOPMENT CODE. THE AUTHORITY FOR CHAPTER 4.2 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE AS AMENDED IS THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

(CONTINUED):

ADOPTION:
THE ADOPTION OF THIS PUD DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE BOARD OF EL
PASO COUNTY COMMISSIONERS THAT THIS PUD DEVELOPMENT PLAN FOR STERLING RANCH EAST PRELIMINARY PLAN NO.
3 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, IS AUTHORIZED BY THE PROVISIONS OF
CHAPTER 4.2 OF THE LAND DEVELOPMENT CODE AND THIS PUD DEVELOPMENT PLAN COMPLIES WITH THE COLORADO
PLANNED UNITE DEVELOPMENT ACT OF 1972, AS AMENDED.

J. RELATIONSHIP TO COUNTY REGULATIONS:

THE PROVISIONS OF THIS PUID DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF STERLING THE PROVISIONS OF THIS FUD DEVELOPMENT FOUN SMALL FREVAIL AND GOVERN THE REQUESTMENT OF STERRING RANCH EAST PRELIMINARY PLAN NO. 3, PROVIDED, HOWEVER THAT WHERE THE PROVISIONS OF THIS PUD DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ANY DETERMINATION OR INTERPRETATION ISSUES BY THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

K. ACCESS LIMITATION

THERE SHALL BE NO DIRECT VEHICULAR LOT ACCESS TO STERLING RANCH ROAD, BRIARGATE PARKWAY, OAK PARK DRIVE, AND INDIANAPOLIS ROAD.

THE PRIVATE ROADS AS SHOWN WILL BE MAINTAINED BY DISTRICT. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY VINIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTEMANCE.

- ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARD, DEDICATED TO EL PASO COUNTY, AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY.
- 2. ALL PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE DISTRICT.
- 3. PUBLIC UTILITY/DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS
- g. FRONT: FIVE (5) FFET ALONG PUBLIC ROW WITH TEN (10) FFET MVEA

b. SIDE: FIVE (5) FEET OR THREE (3) FOOT PER TYPICAL LOTS DETAILS (SEE SHEETS 2 &3 / OR ZERO (0) FEET ON

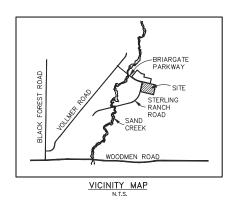
- c. REAR: FIVE (5) FEET
- d. STREETS: TEN (10) FEET
- 4 ALL OPEN SPACE/TRAIL/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED LISE ONLY
- 5. DEVELOPMENT OF THE PROPERTY SHALL BE IN ACCORDANCE WITH THE APPROVED PUD DEVELOPMENT PLAN AND BALL BE LIMITED TO A TOTAL OF ONE HUNDRED SEVENTY SIX (176) SINGLE FAMILY LOTS AND SEVENTY (70) TOWNHOME LOTS..
- THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR SHALL HAVE THE ABILITY TO GRANT AN ADMINISTRATIVE VARIANCE OF UP TO 25% OF DIMENSIONAL STANDARD LISTED ON THIS PUD DEVELOPMENT PLAN ON A CASE BY
- 7. FLOODPLAIN STATEMENT: NO PORTION OF THE SITE IS WITHIN A FEMA FLOODPLAIN PER MAP NO. 08041C0533G,
- 8. ALL TRACTS WILL BE OWNED AND (WHERE REQUIRED) MAINTAINED BY THE STERLING RANCH EAST PRELIMINARY PLAN NO. 3 HOMEOWNERS ASSOCIATION.
- 9. SIGHT DISTANCE TRIANGLE EASEMENTS ARE IDENTIFIED ON THESE PLANS.
- 10. GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR . GEOLOGIC HAZARD NOTE: THE GEOLOGIC HAZARDS IDENTIFIED IN THE ENTECH REPORT INCLUDE THE POTENTIAL FOR UNSTABLE SLOPE AREAS. A MAP OF THE AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY STERLING RANCH EAST PRELIMINARY PLAN NO. 3 PARCEL NO. 14, 15, 20 & 21 " PREPARED BY ENTECH ENGINEERING, INC., DATED APREL 13, 2022 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. IN AREAS OF UNSTABLE SLOPE AREAS, THE ENTIRE SITE WILL BE REGRADED, AND SLOPES WILL BE PROPERTY BENCHED TO NOT CREATE ANY UNSTABLE SLOPE CONDITIONS. INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION PER THE ENTECH REPORT. RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER SHOULD BE CAREFULLY FOLLOWED ESPECIALLY REAGRING SITE GRADING FOR SURFACE RUNOFF AND PERIMETER DRAINS WHERE SHALLOW GROUNDWATER IS ENCOUNTERED OR EXPECTED. SITE—SPECIFIC SOIL AND FOUNDATION INVESTIGATIONS OF SURFACE NUM POTENTIALLY EVALUATE FOR THE PRESENCE OF GROUNDWATER, AND POTENTIALLY EARLOWED FOR THE PRESENCE OF GROUNDWATER, AND POTENTIALLY EARLOWS AND FOUNDATION INVESTIGATIONS OF SUBJECT SITE—SPECIFIC SOIL AND FOUNDATION DESIGN.
- 11. DISTRICT / HOMEOWNER RESPONSIBLE FOR DRIVEWAY / ASPHALT / SIDEWALK REPLACEMENT IF SANITARY SEWER AND WATER SERVICES ARE REPAIRED
- 12. AN AVIGATION EASEMENT WILL BE PROVIDED OR PROOF OF PREVIOUS RECORDING (BOOK/PAGE OR RECEPTION NUMBER) WITH SUBSEQUENT FINAL PLAT APPLICATION.
- 13. IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 100 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

NOTE:
NO LANDSCAPING SHALL OBSTRUCT SIGHT
DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES
PER ENGINEERING CRITERIA MANUAL REFERENCE
2.3.6.C.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM
HORIZONTAL CLEARANCE FOR SIDEWALKS
AROUND UTILITY STRUCTURES, FURNITURE AND
OTHER ENCROACHMENTS SHALL BE 4 FEET OR
GREATER TO PROVIDE SAFE CONDITIONS FOR
PEDESTRIAN AND BICYCLISTS PER THE PEDESTRIAN AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

SNOW STORAGE SHALL BE ACCOMMODATED ONSITE IN AVAILABLE TRACTS AND AT DEAD ENDS OF THE PRIVATE DRIVE AISLES, NOT IN

THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS TO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAT AND ASSOCIATED CONSTRUCTION DOCUMENTS BY ELPASO COLUNTY DOES NOT ASSURE COMPLIANCE ASSOCIATED CONSTRUCTION DOCUMENTS BY ELPASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED ON PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE STREETS.

DISTRICT TO MAINTAIN SITE RETAINING WALLS.



APPLICANT / DEVELOPER

CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 MR. LOREN MORELAND

TBD BRIARGATE PARKWAY & STERLING RANCH ROAD

CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903
MR. KYLE CAMPBELL, P.E. (719) 785-0790

PUD MODIFICATION TABLE (AS ALLOWED BY LDC SECTION 4.2.6.(F)(2)(a))

	LDC/ECM SECTION	CATEGORY	STANDARD	MODIFICATION	JUSTIFICATION
1	LDC CHAPTER 8.4.4(E)(2)	PRIVATE ROADS REQUIRE WAIVER	USE OF PRIVATE ROADS SHALL BE LIMITED.	PRIVATE ROADS PROPOSED TO SERVE ONLY PORTIONS OF THIS COMMUNITY	PRIVATE ROADS PROVIDE MORE FLEXIBILITY FOR THE DEVELOPMENT TO ACCOMMODATE THE UNIQUE COMMUNITY HOMES PROPOSED ON
2	LDC CHAPTER 8.4.4(E)(3)	PRIVATE ROADS TO MEET COUNTY STANDARDS	PRIVATE ROADS SHALL BE CONSTRUCTED AND MAINTAINED TO ECM STANDARDS	ROAD WIDTH AND ROADWAY TERMINATIONS (SEE 3 AND 4 BELOW)	THE SITE. THE PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
3	ECM SECTION 2.2.4.B.7 FIGURE 2-17 AND ECM TABLE 2-7	TYPICAL URBAN LOCAL (LOW VOLUME) CROSS SECTION	24' PAVED WIDTH, 12' LANE WIDTH	22' PAVED WIDTH 11' LANE WIDTH	A SMALLER PRIVATE ROAD CROSS SECTION, COMPACT ROAD DESIGN, AND THE USE OF A HAMMERHEAD TURNAROUND WILL ACHIEVE THE GOAL OF PROVIDING BOTH
3	ECM SECTION 2.3.8	ROADWAY TERMINATIONS	URBAN CUL-DE-SAC PERMANENT TURNAROUNDS NOT PERMITTED	PERMANENT HAMMERHEAD TURNAROUND PROPOSED ON AMES HEIGHTS, JANESVILLE HEIGHTS, MILWAUKEE HEIGHTS, NAPERVILLE HEIGHTS, ROCKFORD HEIGHTS, FORT WAYNE HEIGHTS, AND SOUTH BEND HEIGHTS.	RESIDENTS AND EMERGENCY RESPONDERS ACCESS. ECM STANDARD DOES NOT TAKE INTO ACCOUNT REDUCTION IN SPEED DUE TO THE T—INTERSECTIONS ASSOCIATED WITH THESE VERY SMALL TURN AROUND AREAS.

LEGAL DESCRIPTION

LEGAL DESCRIPTION: THE VILLAGES AT STERLING RANCH EAST PRELIMINARY PLAN

A PARCEL OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE—SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30" WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR N89'08'28"E, A DISTANCE OF 1356.68 FEET

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 2027/14653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE \$21*29'22'E. A DISTANCE OF 4555.24 FEET TO THE POINT OF BEGINNING:

THENCE S76'31'31'E. A DISTANCE OF 1469,77 FEET: THENCE S13'28'29'W, A DISTANCE OF 440.00 FEET, THENCE S76'31'31'E, A DISTANCE OF 66.21 FEET, THENCE S76'31'31'E, A DISTANCE OF 690.84 FEET,

THENCE N76'31'31'W. A DISTANCE OF 1535.98 FEE THENCE N13'28'29'E, A DISTANCE OF 1130.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 39.206 ACRES



UNPLATTED

CLASSIC SRJ LAND, LLC 2138 FLYING HORSE CLUB DRIVE COLORADO SPRINGS, CO 80921 MR. LOREN MORELAND (719) 592-9333

(719) 592-9333

PROPERTY ADDRESS

COLORADO SPRINGS, CO 80922

APPLICANT REPRESENTATION

ADA COMPLIANCE:

DEVELOPMENT DATA:

FXISTING ZONING:

TOTAL AREA:

TAX SCHEDULE NO.

TOTAL LOT AREA:

AVERAGE LOT SIZE:

MINIMUM LOT SIZE:

MINIMUM LOT WIDTH:

MINIMUM LOT DEPTH

ROW (PUBLIC & PRIVATE)

ROW (PRIVATE TRACT)

TOTAL OPEN SPACE:

NET DENSITY (W/O PUBLIC & PRIVATE ROW):

GROSS DENSITY:

ROW (PUBLIC)

APPROVAL OF THE PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ANACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PUBLIC AND PRIVATE SIDEWALKS.

NOTE: SEE SHEET 2 & 3 FOR TYPICAL LOT DETAILS

RR-5

2 669 SF

1,695 SF

20.5

74.5

6.27 DU/AC

10.39 DU/AC

2.54 ACRES

12.98 ACRES

15.52 ACRES (40%)

8.69 ACRES (22%)

5200000552

39,206 ACRES 246

15.07 ACRES (38%)

NAME OF LANDOWNER

LANDOWNER'S SIGNATURE, NOTARIZED

OWNER CERTIFICATION:

A (ONE OF THE FOLLOWING: OLIALIFIED TITLE INSURANCE OF THIS APPLICATION.

NOTARY SIGNATURE

COUNTY CERTIFICATION:

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

DIRECTOR, PLANNING & COMMUNITY DEVELOPMENT

BOARD OF COUNTY COMMISSIONER

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO

COUNTY OF EL PASO HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD IN MY OFFICE AT , 20__, A.D., AND IS DULY RECORDED O'CLOCK__,M. THIS_____DAY OF___ AT RECEPTION NO._____ THE RECORDS OF EL PASO COUNTY,

CHUCK BROFRMAN RECORDER

BY: ______

SHEET INDEX

COVER SHEET COVER SHEEI
PUD & PRELIMINARY PLAN
PRELIMINARY GRADING & UTILITIES PLAN
LANDSCAPE TITLE SHEET
LANDSCAPE PLAN — OVERALL
LANDSCAPE PLAN
DETAILS SHEET 1 OF 24 SHEETS 2-9 OF 24 SHEETS 10-17 OF 24 SHEET 18 OF 24 SHEET 19 OF 24 SHEETS 20-23 OF 24 SHEET 24 OF 24

PCDD FILE NO.

DATE

DATE

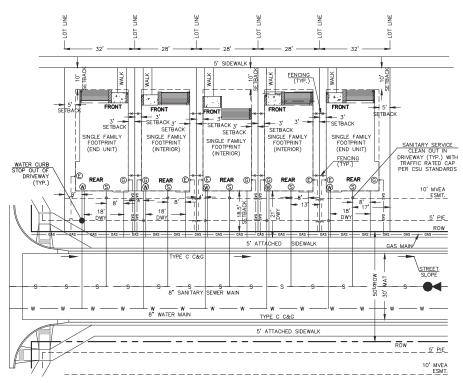


STERLING RANCH EAST PRELIMINARY PLAN NO. 3

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

ITLE SHEE ESIGNED BY EAS SCALE DATE 03/08/202 EAS (H) 1"= 200' SHEET 1 OF 24 RAWN BY CHECKED BY CMT (V) 1"= N/A JOB NO.

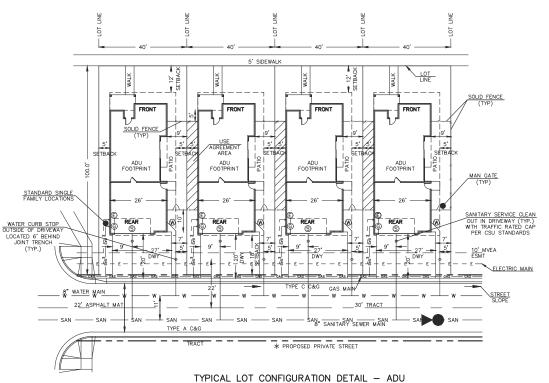
171



TYPICAL LOT CONFIGURATION DETAIL - MIDTOWN
PUBLIC STREET

SCALE: 17=20' (H)

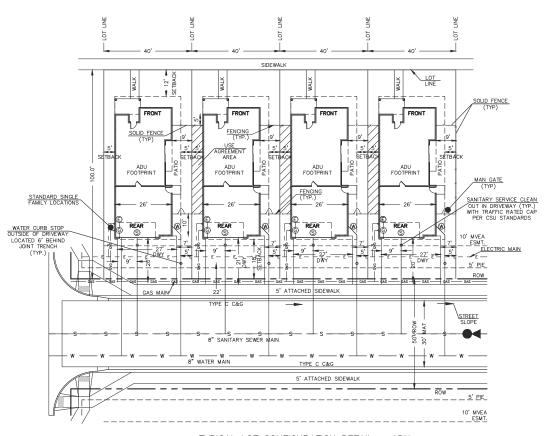
LOTS 77-89



PRIVATE STREET

SCALE: 1"=20' (H)

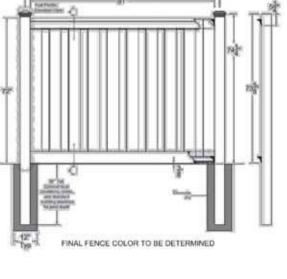
LOTS 133-164
*"NO PARKING / FIRE LANE" SIGNAGE PER CSFD STANDARDS



TYPICAL LOT CONFIGURATION DETAIL — ADU PUBLIC STREET

SCALE: 1"=20" (H)

LOTS 127-132, 165-176



6' COMPOSITE PRIVACY FENCE



STERLING RANCH EAST PRELIMINARY PLAN NO. 3

PUD DEVELOPMENT PLAN

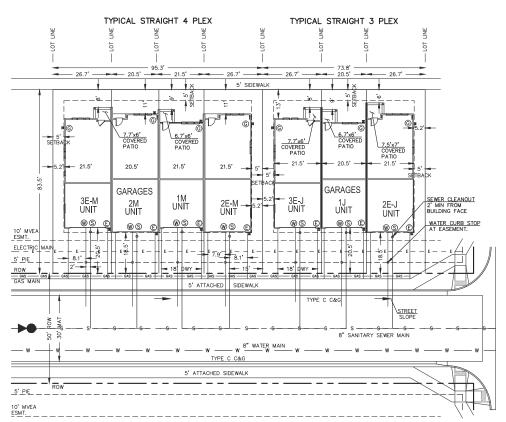
 TYPICAL LOT TEMPLATES
 DATE
 03/08/2022

 DESIGNED BY
 EAS
 SCALE
 DATE
 03/08/2022

 DRAWN BY
 EAS
 (H) 1"= 20'
 SHEET
 2 OF 24

 CHECKED BY
 (V) 1"= N/A JOB NO.
 1183.21

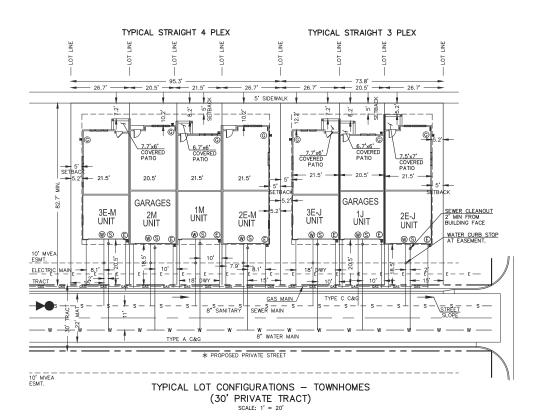




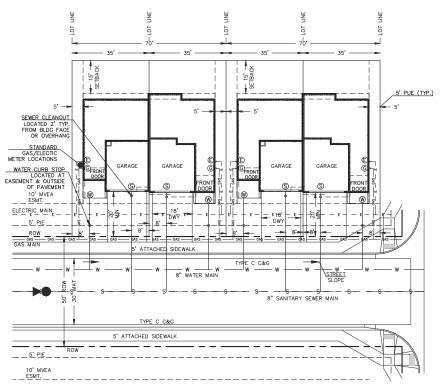
TYPICAL LOT CONFIGURATIONS — TOWNHOMES
(50' PUBLIC ROW)

SCALE: 1' = 20'

LOTS 177-194



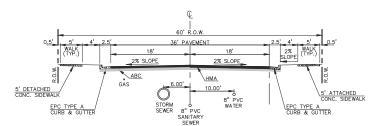
 $\prescript{*"NO PARKING / FIRE LANE" SIGNAGE PER CSFD STANDARDS}$ LOTS 195–246



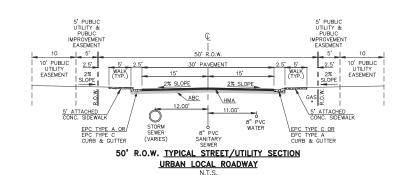
TYPICAL LOT CONFIGURATIONS - DUPLEX
(50' PUBLIC ROW)

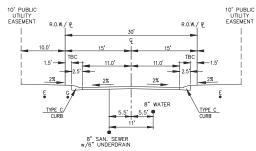
SCALE: 1' = 20'

LOTS 1-76



60' R.O.W. TYPICAL STREET/UTILITY SECTION
RESIDENTIAL COLLECTOR
N.T.S.





30' R.O.W. RESIDENTIAL (ACCESS) PRIVATE TRACT

N.T.S.

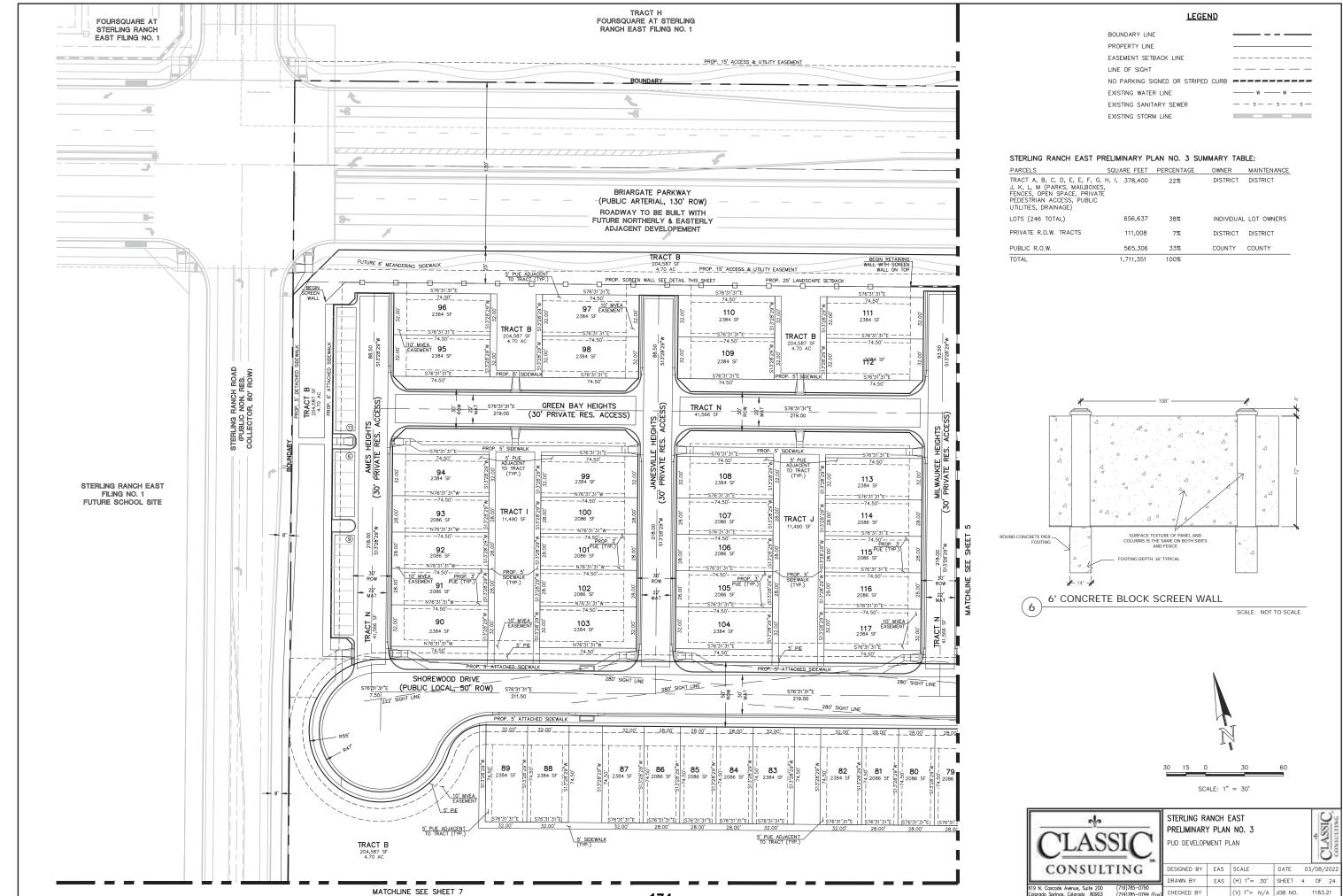
NO PARKING ALLOWED

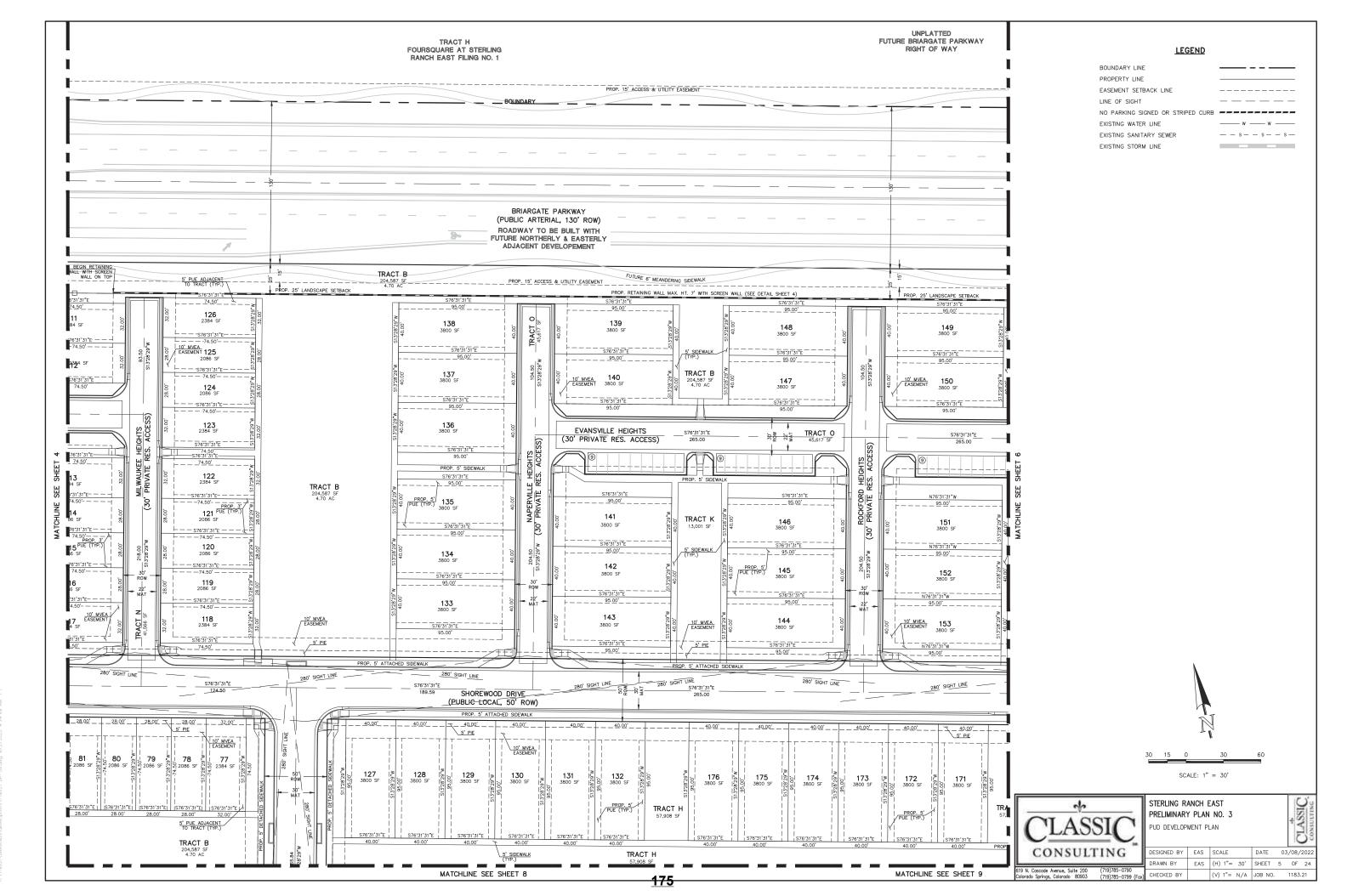


STERLING RANCH EAST PRELIMINARY PLAN NO. 3

PUD DEVELOPMENT PLAN TYPICAL LOT TEMPLATES

GNED BY	EAS	SCALE	DATE	03	/08/	2022
WN BY	EAS	(H) 1"= 20'	SHEET	3	OF	24
CKED BY		(V) 1"= N/A	JOB NO		1183	21



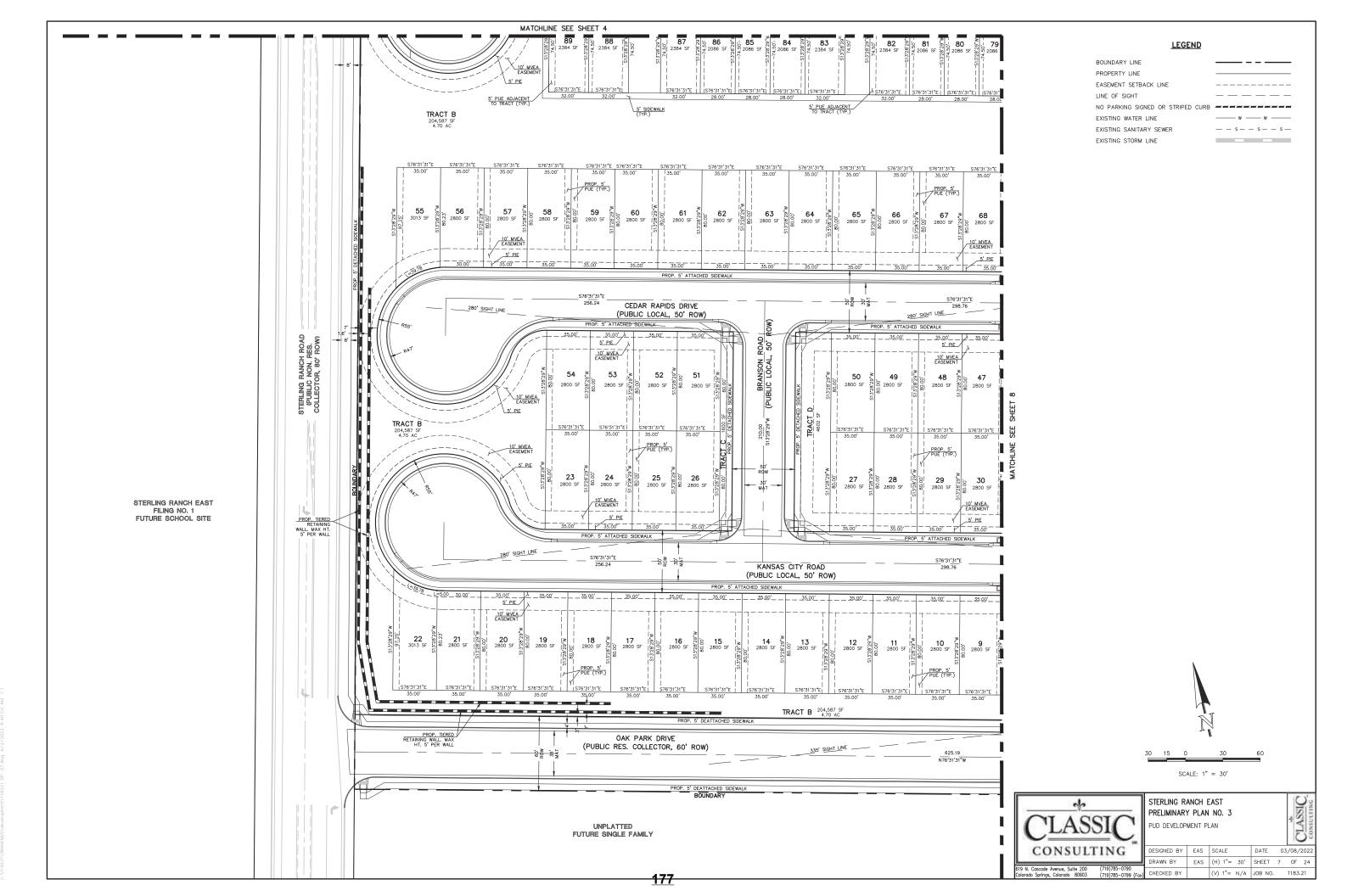


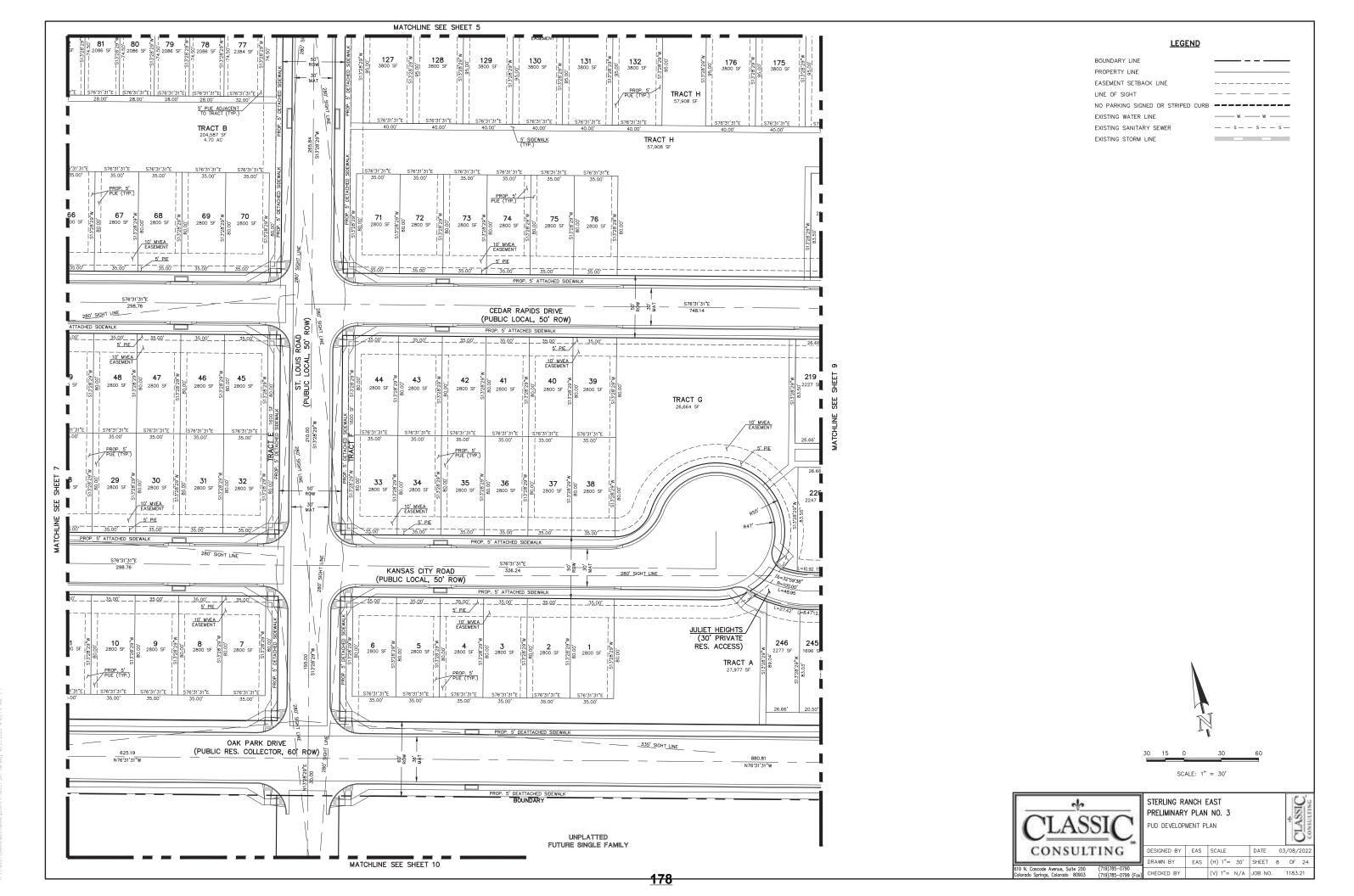
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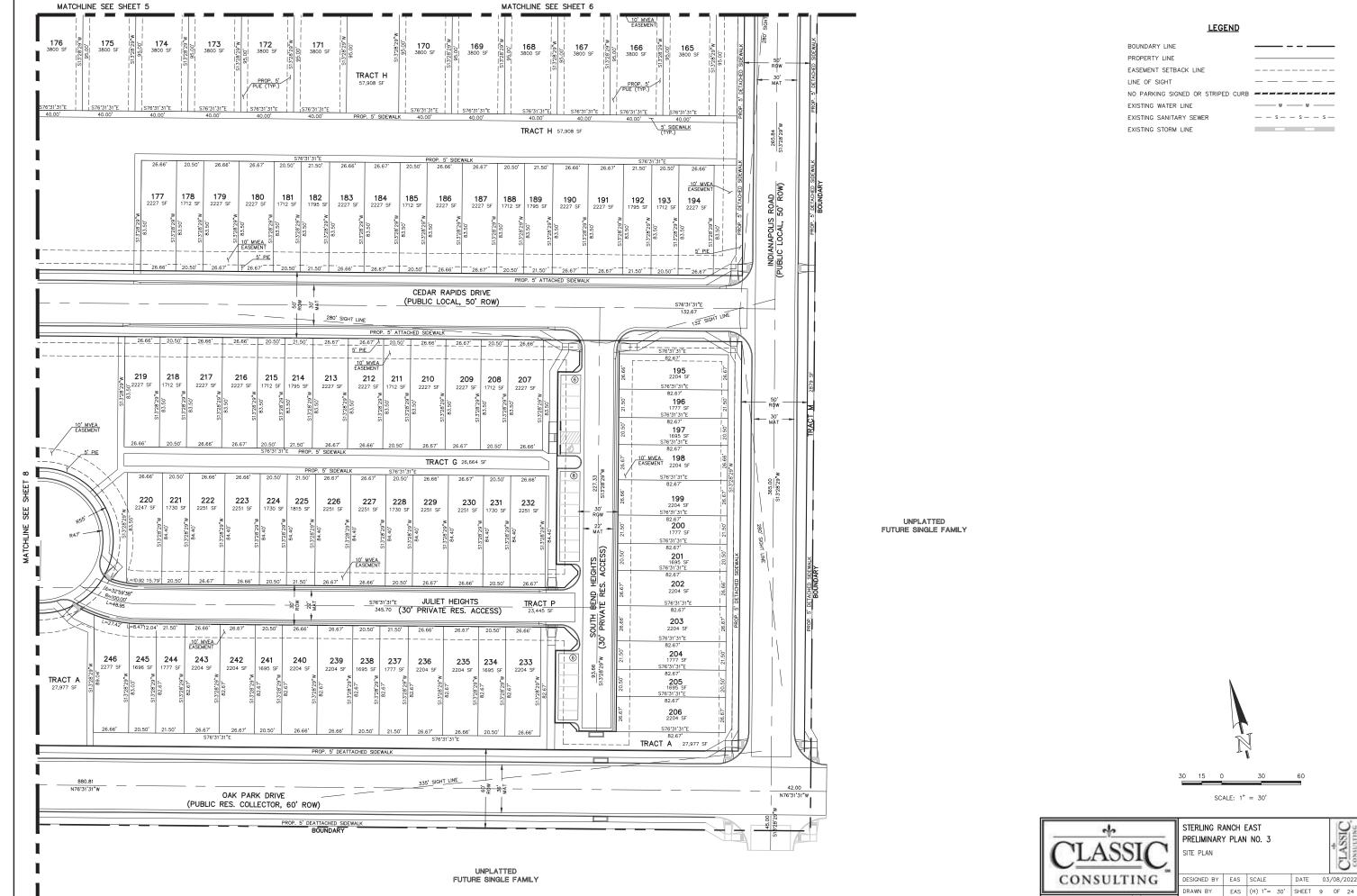
MATCHLINE SEE SHEET 9

CONSULTING

DESIGNED BY EAS SCALE DATE 03/08/2022 DRAWN BY EAS (H) 1"= 30' SHEET 6 OF 24 CHECKED BY (V) 1"= N/A JOB NO.





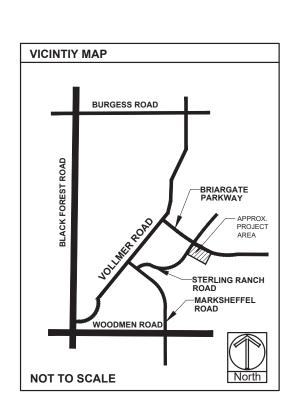


79

CHECKED BY

(V) 1"= N/A JOB NO.

180



PROJECT SITE DATA ZONING: PUD PROPERTY AREA: 1,423,975 SF (32.69 Acres) PARKING SPOTS: 62 TOTAL LANDSCAPE AREA: 348,295 SF

LANDSCAPE F	REQUIREMENT	<u>S</u>			
LANDSCAPE SET	BACKS (LS)				
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.		ree Req. / Ft	. Tree Req. /Prov.
Briargate Parkway Sterling Ranch Road South Road East Road	Minor Arterial Minor Arterial Non Arterial Non Arterial	20'/20' 20'/20' 10'/10' 10'/10'	1485' 906' 1431' 526'	1/25 1/25 1/30 1/30	59.4 / 42 36.2 / 32 47.7 / 44 17.5 / 16
Shrub Substitutions Reg. / Prov.	Ornamental grass Reg. / Prov.	Setback Abbr	Percent Plane C	Ground ov. Reg./Pro	
180 / 180 50 / 50 40 / 40 20 / 20	0/0 0/0 0/0 0/0 0/0	LS LS LS	75% 75% 75%	75% 75% 75% 75%	
Motor Vehicle (M' Number of Parking	Shade Trees (1/15	Vehicle Lot	1	inear	2/3 Length
Spots	Spaces) Req. / Prov.	Frontage	F	ootage	Frontage
26 36	2/2 3/3	West Drive NA	N	22 Ft. A	148 Ft. NA
Min. 3' High Screening Plants Req. / Prov.		Length Sc Wall / Ber	reen m Prov. Abbi	Abrev. on r. Plan F	% Ground Plane Plane Cov. Req. /Prov
32/32 NA		NA NA		MV MV	75%/75% 75%/75%
Internal Landscap	oing (IL)				
Net Site Area (SF) (Less Public R.O.W.) 1.423.975 SF		Internal Area (SF) Req. / 1 123.000 / 23	Prov. F	nternal Trees Req. / Prov. 46 / 175	(1/500 SF)
(Internal landscape area is	based off of 246 lots x 50	0 SF each lot =	123,000 SF	required for s	mall lot PUD)
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.		nt Ground Cov. Req./Pr	ov.
710 / 710	0/0	IL	7	5%/75%	
LANDSCAPE BUF		IS (LB)			
Street Name / Boundary	Width (ft.) Reg. / Prov.	Linear Footage	Tree Req. / Buffer Trees		Evergreen Trees Req. (50%) / Prov
East	15' / 15'	315'	15.75 / 16	, ,	8/8

PL	Al	TING LEGEND	Notes Key: X=Xeric plant, R=Rabbit Resistant, DE: Z=Zone, K=Altitude, Water Use inch / yt S=Steady (23-38"), W=Wet (36"+) SIG=S	ear. D=Dry (13-20"), A=Adaptable (18-28
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
		TREES			
ABM	8	Acer x freemanii 'Autumn Blaze'	Maple, Autumn Blaze	1-1/2"	
ACT	49	Acer tataricum	Maple tatarian	1-1/2"	Z=3, 8.5K,A,SIG
ANM	43	Acer platanoides	Maple, Norway	1-1/2"	
CCH	49	Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless)		R,DE,F,Z=4,8.5K,A,D,S
GSH	6	Gleditsia triacanthos 'Skyline'	Honeylocust, Skyline		R,DE,F,Z=4, 6.5K,A,S,S
MSS	65	Malus 'Spring Snow'	Crabapple,Spring Snow	1-1/2"	
PCR	8	Prunus virginiana 'Schubert'	Cherry, Canada Red		R,DE,F,Z=2, 9.5K,A,S,S
TAR	48	Tilla americana 'Redmond'	Linden, Redmond	1-1/2"	Z=3, 6K,S,SIG
		I TREES			
PIB	14	Picea pungens 'Bakeri'	Spruce, Bakeri	6'	R,DE,Z=2, 8K,S,SIG
PIE	33	Pinus edulis	Pine, Pinyon		,R,DE,Z=3, 7.5K,D,SIG
PIP	5	Picea pungens	Spruce, Colorado Blue	6'	R,DE,Z=3, 10K,S,SIG
PON	6	Pinus ponderosa	Pine, Ponderosa	6'	R,DE,Z=3, 9.5K,D,SIG
DECID	uous	SHRUBS			
ABR	60	Aronia arbutifolia 'Brilliantissima'	Chokeberry, Brilliant Red		R,DE,Z=5, 7.5K,S,SIC
ARB	41	Aronia melancarpa	Chokeberrry, Black	5 Gal	R,DE,Z=2, 8.5K,A,SI
ASB	39	Amelanchier alnifolia 'Saskatoon'	Serviceberry, Saskatoon	5 Gal	DE,F,Z=3, 10K,A,D,SI
CBC	10	Cotoneaster dammeri 'Coral Beauty'	Cotoneaster, Coral Beauty	5 Gal	
CIH		Cornus alba 'Bailhalo'	Dogwood, Ivory Halo	5 Gal	
COP	69	Contoneaster acutifolia	Contoneaster, peking	5 Gal	
EBB	18	Euonymous alatus	Burning Bush	5 Gal	R,DE,F,Z=3, 7.5K,S,S
POA	105	Potentilla fruticosa 'Abbotswood'	Potentilla, Abbotswood	5 Gal	R,DE,F,Z=2, 10K,S,S
POG	156	Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger	5 Gal	R,DE,F,Z=2, 10K,S,S
RGL		Rhus aromatica 'Gro-low'	Sumac, Gro-Low	5 Gal	DE,Z=3, 8.5K,A,D,SI
SBG	132	Spiraea x bulmalda 'Goldflame'	Spirea, Goldflame		R,DE,Z=3, 7.5K,A,S,S
SMK	12	Syringa meyeri patula 'Miss Kim'	Lilac, Miss Kim	5 Gal	
SPF	30	Spiraea x bumalda 'Froebel'	Spirea, Froebel	5 Gal	
SPG	54	Spiraea x bumalda 'Goldmound'	Spirea, Goldmound		R,DE,Z=3,7.5K,A,S,S
SPV	21	Spiraea x 'Vanhouttei'	Spirea, Vanhoutte		R,DE, Z=3, 7.5K,A,S,S
SYR	59	Syringa x josiflexa 'Royalty'	Lilac, Royalty		R,DE, Z=4, 9K,A,SIG
SVP	23	Syringa vulgaris	Lilac, Commom Purple		DE,R,Z=2, 10K,A,SIG
VOS	19	Viburnum opulus 'Roseum'	Viburnum Snowball		R,DE, 7.5K,A,SIG
WPP	22	Weigela florida 'Plangen'	Weigela, Pink Poppet	5 Gal	R,DE,Z=3,A,S
EVER	REEN	I SHRUBS			
JBJ	147	Juniperus Sabina	Juniper, Buffalo	5 Gal	R,DE,Z=3,8.5K,A,SIG
JHJ	116	Juniperous horizontalis 'Hughes'	Juniper, Hughes	5 Gal	Z=3, 7.5K,A,SIG
JUA	51	Juniperus chinensis 'Armstrong'	Juniper, Armstrong	5 Gal	R,DE,Z=3, 7.5K,A,D,S
PGS	76	Picea pungens 'Glauca Globosa'	Spruce, Globe Blue	5 Gal	Z=2, 10K,S,SIG

SYMBOL	DESCRIPTION	QUANTITY
$\overline{}$	STEEL EDGING	TBD LF
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	159,683 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	29,032 SF
	3" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC	34,105 SF
	4-8" AND 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	15,748 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (QUANTITY AT RIGHT NOT SHOWN FOR MULCH RINGS AT PLANTS LOCATED IN ROCK OR NATIVE SEED)	TBD
	DECORATIVE BOULDER	168 TOTAL
	KENTUCKY BLUEGRASS SOD	57,448 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	52,433 SF
<u></u>	BERM	6,307 SF



DATE REVISION DESCRIPTION

FOR CONSTRUCTION

NOT FOR CONSTRUCTION

CLASSIC COMMUNITIES

VILLAGES AT STERLING RANCH ADU, MIDTOWN, DUPLEX, & TOWNHOMES BRIARGATE PARKWAY & STERLING RANCH ROAD COLORADO SPRINGS, CO

JOB NUMBER
2673-0122

DATE 6/1/2022

DRAWN BY MB

DRAWING DESCRIPTION

TITLE SHEET

SHEET #

L-TS

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CALLOUT KEY

- PLANT ABBREVIATION / SITE CATEGORY ABBREVIATION TREE CALLOUT

✓ 12JUAMV SHRUB & ORN. GRASS CALLOUT

-PLANT QUANTITY

PERENNIAL CALLOUT

PLANT SYMBOL KEY ORNAMENTAL TREE - EVERGREEN TREE DECIDUOUS SHRUBS EVERGREEN SHRUBS ORNAMENTAL GRASSES 100 - PERENNIALS

_9

PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTES. EXPRESSE FOR ANY PARTICULAR PHIRPORS EXCEPT EXPRESSLY PROMISED FOR IT JURIEUT OF SET IN LIMITED TO BEPLACEMENT OF ANY COOKS WH

ALL NON-IRRIGATED NATIVE SEED CARRIES NO WARRANT

LANDSCAPE IRRIGATION NOTE

LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER. TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO BE DRIP IRRIGATED WHEN LOCATED IN MULCH AREAS. TURF OR IRRIGATED NATIVE SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR GROTOR HEADS.

The state of the s

UTILITY NOTE

CALL 1-800-922-1987 FOR LITH ITY LOCATIONS. TO VERIFY LOCATION AND DEPTH OF ALL LINDERGROUND LITH ITIES PRIOR TO START OF WORK KEEP ALL SHRUBS 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE

THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS.
- . EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6° OF SOIL.
- 3. SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL.



AMERICAN ECTURE & IRRIGA



VILLAGES AT STERLING RANCH ADU, MIDTOWN, DUPLEX, & TOWNHOMES BRIARGATE PARKWAY & STERLING RANCH RICOLORADO SPRINGS, CO

SEE SHEET L-TS FOR PLANTING AND GROUNDCOVER LEGEND

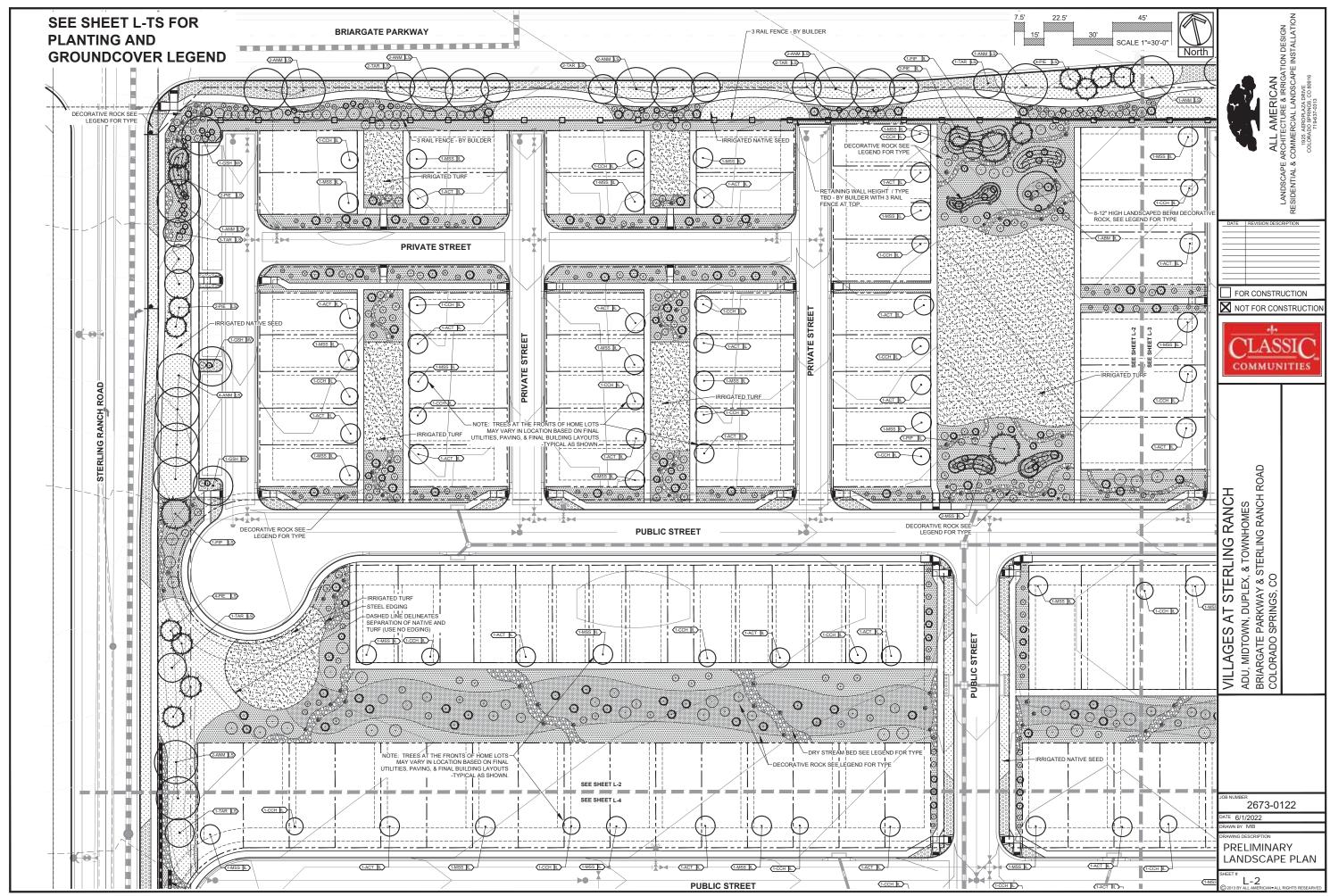
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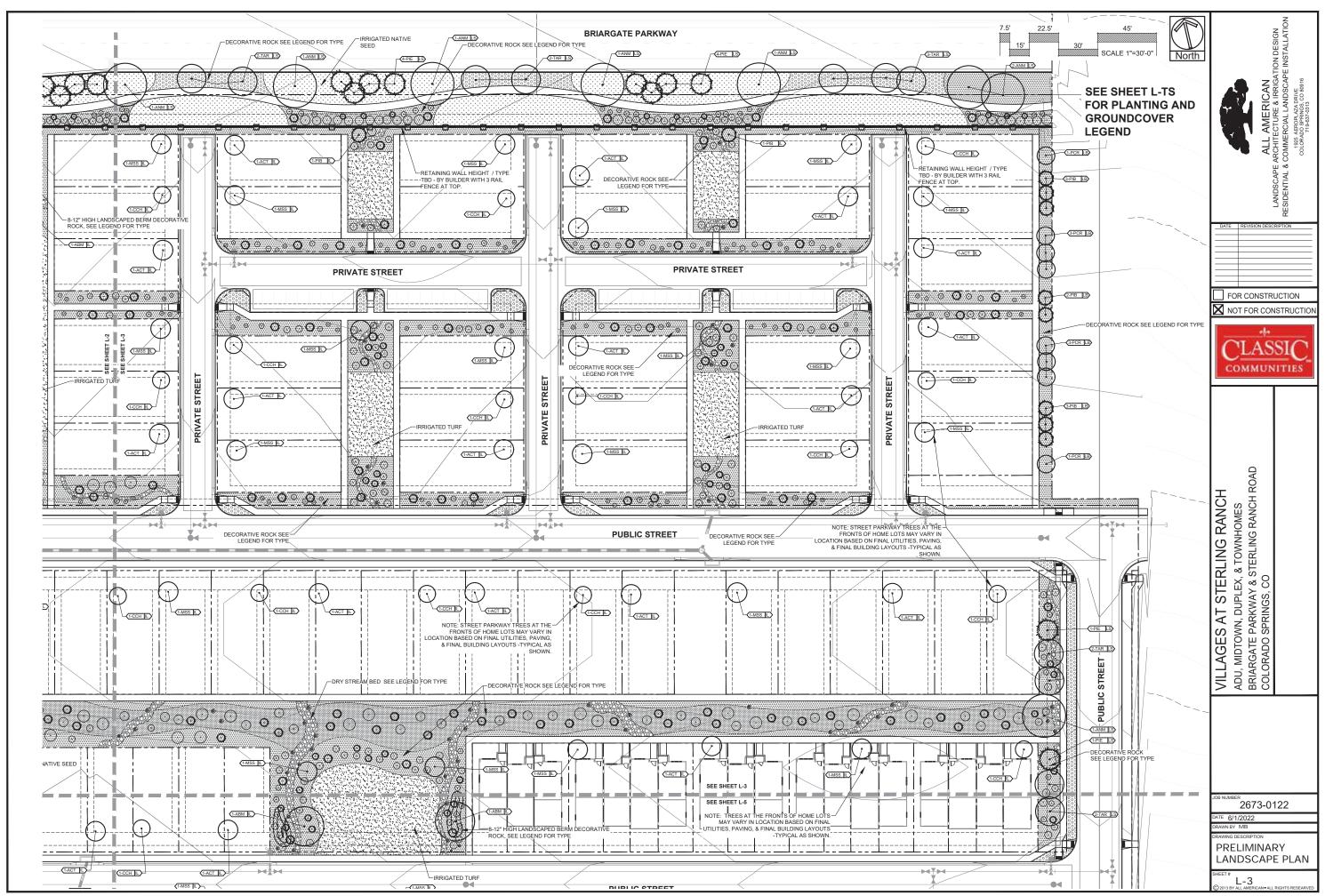
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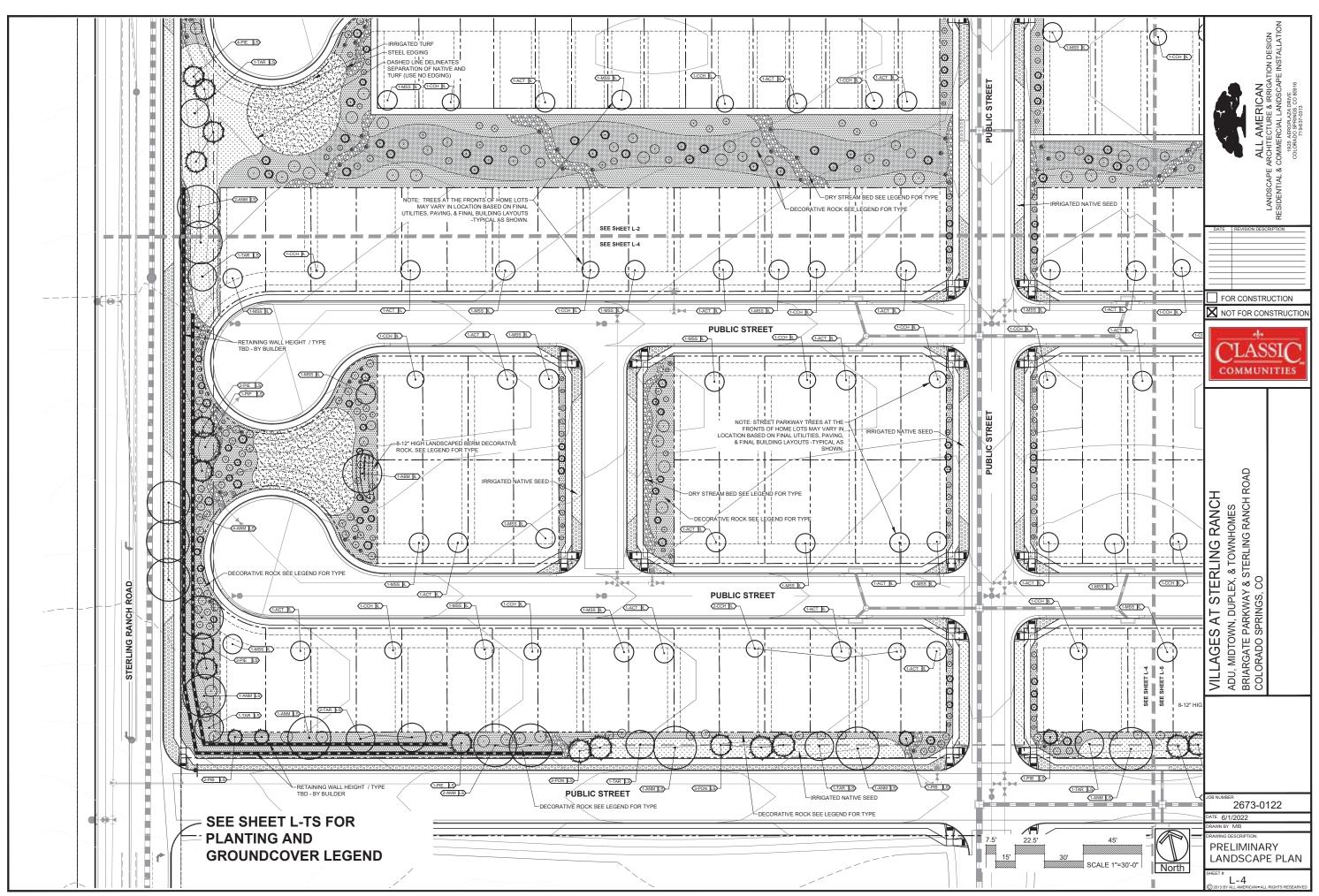
2673-0122

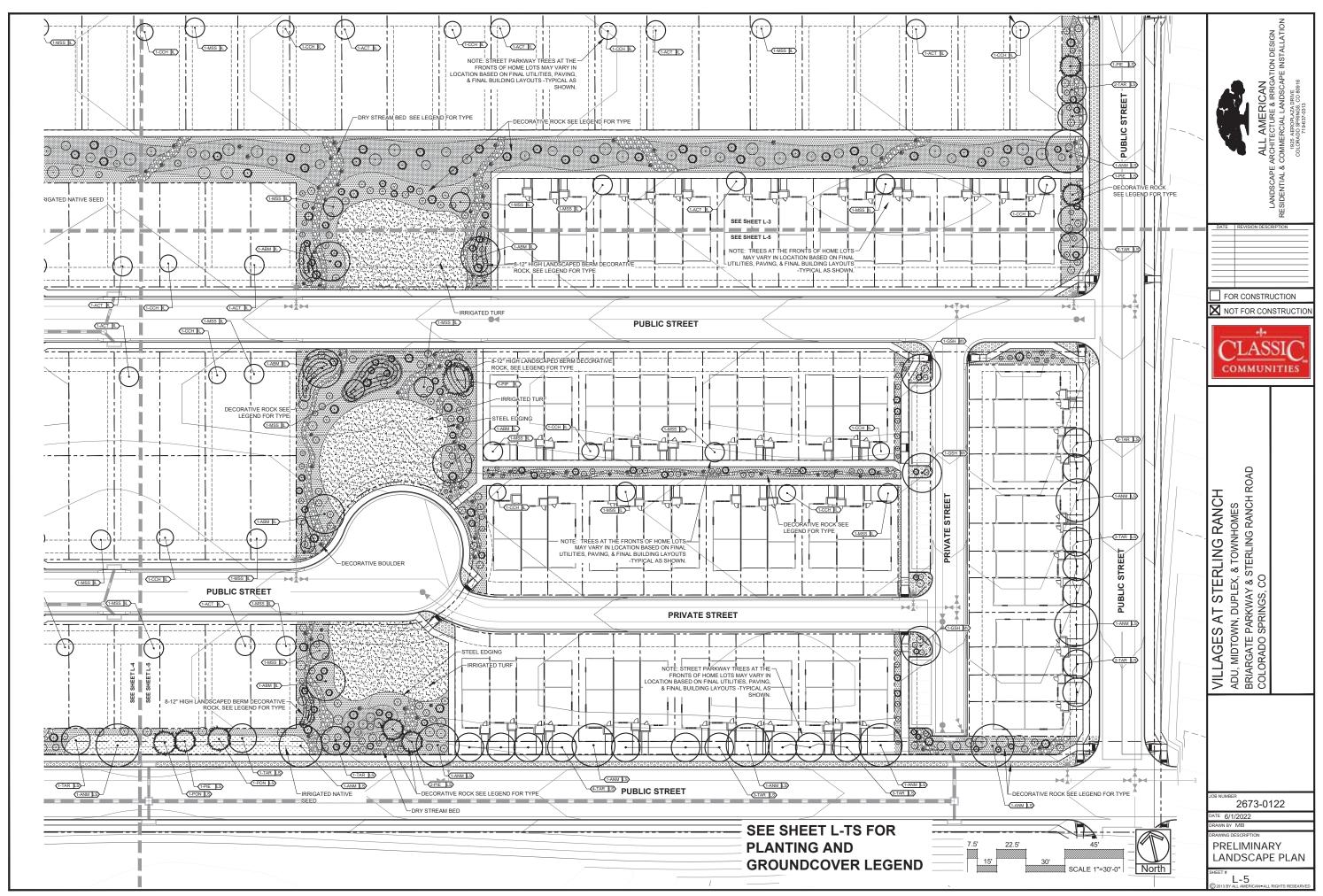
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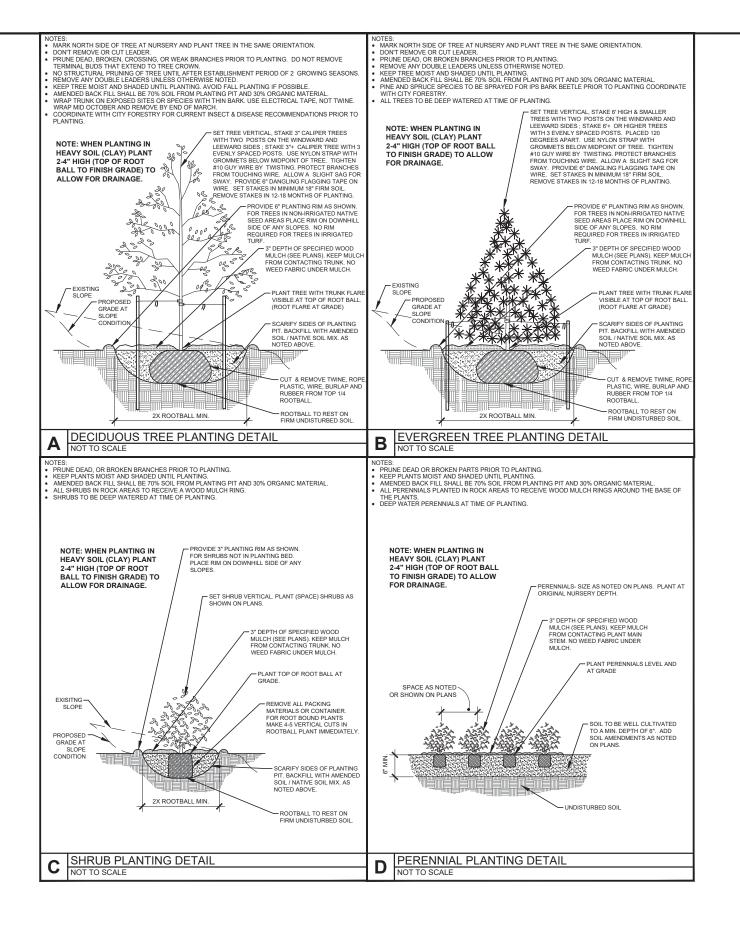
PRELIMINARY OVERALL LANDSCAPE PLAN L-1











LANDSCAPE CONTRACTOR NOTES

- CKPILE SOIL (IF APPLICABLE) ON SITE AS SHOWN ON PLANS. STOCKPILED SOIL TO BE USED FOR FILL SOIL FOR LANDSCAPE AREAS AS NEED!
- REMOVE WEEDS, DEAD TREES / SHRUBS, DEBRIS FROM SITE PRIOR TO BEGINNING LANDSCAPE CONSTRUCTION
- 3. PLANT QUANTITIES IN PLANT LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR TO INSTALL ALL PLANT MATERIAL PER PLANS
- INSTALLATION OF PLANT MATERIALS TO BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 OR CURRENT EDITION FOR ALL LANDSCAPE CONSTRUCTION ON THIS SITE.
- i. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THEFTS OR DAMAGE TO ALL PLANT MATERIAL AFTER PLANT MATERIAL IS DELIVERED TO THE JOB
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE 48 HOURS MINIMUM NO PRIOR TO SCHEDULE INSPECTIONS. INSPECTIONS TO MCLUDE: —PANT PLACEMENT, PLANT SPECIES, MATERIAL SIZE, AND QUALITY. —HARDSCAPE MATERIAL, PLACEMENT / PLANTING SED EDGING. —REGISTATION MAN LINE | HEAD PLACEMENT INSPECTION (AS APPLICABLE).

LANDSCAPE INSTALLATION NOTES

- EDGING FOR TURF, PLANTING BEDS, ROCK, OR MULCH AREAS TO BE ROLL TOP STEEL EDGING WITH PINS OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE'S RECOMMENDATIONS.
- 2. SOD TO BE BLUEGRASS SOD. LAY SOD WITH TIGHT STAGGERED EDGES. (IF APPLICABLE
- ALL SEEDED TURF / SOD AREAS TO BE AMENDED WITH: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO THE TOP 6" OF SOIL. (IF APPLICABLE)
- ROCK OR MULCH COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT THE PROJECT SITE. INSTALL A MULCH RIVE AROUND ALL PLANT MATERIAL IN ROOM AREAS AS FOLKINS TEERS AS TOWARTER MULCH RING, SHRUBS & 119 MOMERTER MULCH RING. THE SHRUBS AND ORWANDERT AND CHARLES THE SHRUBS AND ORWANDERT AND CHARLES THE SHRUBS AND ORWANDERT AND CHARLES AND ORWANDERT AND CHARLES AND ORWANDERT AND CHARLES AND C
- 6. ALL BOULDERS (IF APPLICABLE) TO BE BURIED 1/3 BELOW GRADE TO PROVIDE A NATURAL APPFARANCE
- EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING: 4 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
- 9. IF APPLICABLE: ALL PARKING LOT ISLAND PLANTERS SHALL BE TILLED / REMOVED TO A DEPTH OF 30" AND REPLACED WITH GRADE 'B'
 TOPSOIL OR EQUAL.
- ALL NURSERY PLANT MATERIAL BOTANICAL NAME TAGS TO REMAIN ATTACHED TO THE PLANT MATERIAL. AFTER FINAL INSPECTION THEY ARE TO BE REMOVED.

ANY DAMAGE TO EXISTING TREES OR PLANT MATERIAL CALLED OUT TO BE PROTECTED. SHALL BE REPLACED WITH EQUIVALENT PLANT

BARK BEFILE PROTECTION NOTE (IF APPLICABLE)
LANDSCAPE CONTRACTOR TO PROVIDE PROTECTION FOR ALL NEW PINE TREES FOR BARK BEETLE PROTECTION. INSPECT ALL PINE TREES
PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING.

APPLY TREATMENT 2 TIMES A YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE'S GUIDELINES

SLOPE PROTECTION (IF APPLICABLE) CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE

CONTRACTOR TO PROVIDE 4-8" DIAMETER COBBLE (WITH LANDSCAPE FABRIC) FOR ALL CURB INLETS INTO DETENTION AREAS IF APPLICABLE. PROVIDE A SWALE FROM INLET TO DETENTION AREA A MINIMUM OF 2' WIDE AND MAXIMUM 3' WIDE. (IF APPLICABLE

SEEDING NOTES

-BUFFALOGRASS
-GRAMA, BLUE
-GRAMA, SIDEOATS
-GREEN NEEDLEGRAS
-WHEATGRASS, WES

SOIL IN IRRIGATED NATIVE SEED AREAS TO BE AMENDED WITH: 1/3 HIGH QUALITY TOP SOIL, 2/3 COW MANURE, AND 1/3 NATIVE SOIL AT 4 C.Y./1000 S TILLED INTO TOP 4-8" OF SOIL PRIOR TO SEEDING. 2-3 WEEKS AFTER EMERGENCE ADD SUPER CORP FERTILIZER 20-20-10 AT 4 LBS PER 1,000 SF. ADD 1.E. NITROGEN PER 1000 SF IN MID TO LATE JUNE, IN SERLY TO MID JULIGUIST, AND LATE SEPTEMBER.

ANY EXISTING SEEDED AREAS THAT ARE DISTURBED NEAR PROPERTY BOUNDARIES TO BE SEEDED WITH THE ALL PURPOSE LOW GROW MIX USING ONE STEP HYDRO-MULCH.

ANY BARE AREAS LARGER THAN A SQUARE FOOT AFTER SEED GERMINATION TO BE SEEDED TO FILL IN SUCH AREAS



DATE	REVISION DESCRIPTION
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FOR CONSTRUCTION NOT FOR CONSTRUCTION



RANCH RANCH C, & TOWNHOMES STERLING RANCH

STERLING VILLAGES AT STERI ADU, MIDTOWN, DUPLEX, & BRIARGATE PARKWAY & ST COLORADO SPRINGS, CO

2673-0122

PLANTING DETAILS & NOTES

L-6

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: North Bay at Lake Woodmoor PUD Development Plan and

Preliminary Plan

Agenda Date: August 10, 2022

Agenda Item Number: #6 - H

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

This is a request for approval by N.E.S., Inc., on behalf of Lake Woodmoor Holdings, LLC., of the North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan. The project site is located northeast of Monument, on the north shores of Lake Woodmoor near the intersection of Deer Creek Road and Woodmoor Drive. The property consists of 7.23 acres, with 35 residential townhome lots and 5 tracts and is currently zoned R-4, however, a rezone to Planned Unit Development (PUD) is being processed concurrently.

The 2013 and 2022 El Paso County Parks Master Plans show no impacts to parks, trails, or open space. The proposed Jackson Creek Primary Regional Trail and Highway 105 Bicycle Route are both located 0.75 mile south of the property, while the existing New Santa Fe Primary Regional Trail is located 0.75 mile to the west of the property. Lewis-Palmer School District No. 38 is planning to construct the Lewis-Palmer Trail in the immediate vicinity of North Bay at Woodmoor. This trail will provide much-needed pedestrian connections to nearby neighborhoods, schools, businesses, and other local attractions to the west and south of the project site.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. North Bay at Lake Woodmoor falls completely within an updated Candidate Open Space Area. Located at the southern edge of the Black Forest, open space attribute values here include the surface water and wetland areas, floodplains, and moderate to high wildlife impacts. The project has received a Prebles Meadow Jumping Mouse clearance letter from the U.S. Fish and Wildlife Service, while the site development and drainage infrastructure are designed to reduce negative impacts to Lake Woodmoor and its floodplains, wetlands, and environmental habitat.

The North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan shows 4.07 acres of land dedicated to open space, landscape tracts, and drainage infrastructure, thus providing for 56.3% open space within the development. The letter of intent states the following in regard to parks, trails, and open spaces:

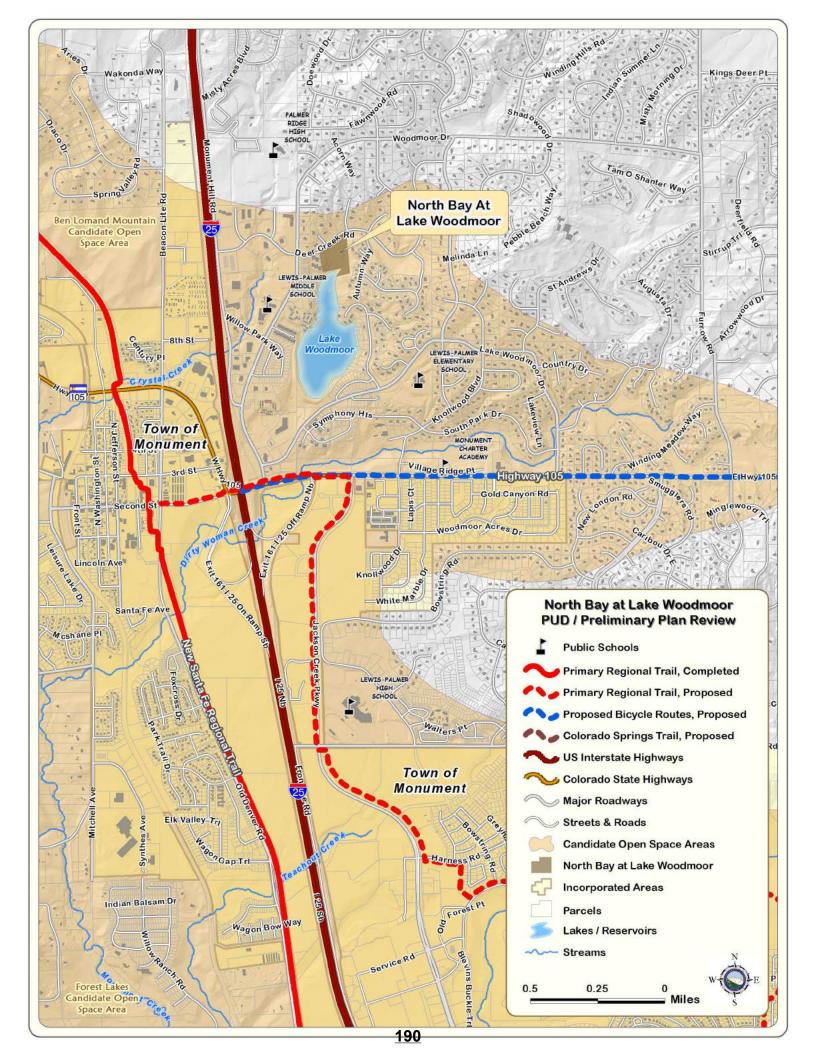
 "All other tracts include public access, public utilities, public improvement, drainage, landscaping, mail kiosk, and private parking and provide 177,202 SF of open space, all owned and maintained by the North Bay at Lake Woodmoor HOA."

- "The North Bay at Lake Woodmoor PUD Preliminary Plan includes an interconnected system of trails. Gravel and concrete walkways are provided throughout the development. The proposed gravel trail along Deer Creek Road is considered a part of the Lewis Palmer D38 Safe Routes to School grant. There is 177,202 SF (4.07 acres) of open space provided in this PUD."
- "Open space and trails are identified on the PUD Preliminary Plan and provide residents with walking and access to biking opportunities. The development open space that accounts for approximately 56% of the total site area. The proposed gravel trail along Deer Creek Road is considered a part of the Lewis Palmer D38 Safe Routes to School grant."
- "The project proposes interconnected sidewalks throughout the project that connect the
 open space tracts and the open space tracts. The wetlands on site are preserved, and
 no development is proposed in this area. The development conserves environmental
 features and provides interconnected open space and trails."

As no park land or trail easement dedications are necessary for this development, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

Recommended Motion (PUD Development Plan / Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$16,100 and urban park purposes in the amount of \$10,150 will be required at time of the recording of the forthcoming final plat(s).



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

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

August 10, 2022

YES

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.

Application Type: PUD / Prelim Plan Name: North Bay at Lake Woodmoor PUD / Preliminary Plan

PUDSP-22-008 Total Acreage: 7.23 PCD Reference #: Total # of Dwelling Units: 35

Dwelling Units Per 2.5 Acres: 12.10 Applicant / Owner: **Owner's Representative:**

Regional Park Area: 2 Lake Woodmoor Holdings, LLC N.E.S., Inc. 1755 Telstar Drive, Suite 211 Andrea Barlow Urban Park Area: 1

Colorado Springs, CO 80920 619 North Cascade Avenue, Suite 200 Existing Zoning Code: R-4

> Colorado Springs, CO 80903 Proposed Zoning Code: PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 The EPC Land Development Code defines urban density as land development of higher density 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.

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 Park Area: 1 Regional Park Area: 2

0.0194 Acres x 35 Dwelling Units = 0.679

> **Total Regional Park Acres:** 0.679

Neighborhood: 0.00375 Acres x 35 Dwelling Units = 0.13

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

0.00625 Acres x 35 Dwelling Units = 0.22 **Total Urban Park Acres:** 0.35

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1

ADDITIONAL RECOMMENDATIONS

Community:

Neighborhood: \$114 / Dwelling Unit x 35 Dwelling Units = \$3,990 \$460 / Dwelling Unit x 35 Dwelling Units = \$176 / Dwelling Unit x 35 Dwelling Units = Community: \$16,100 \$6,160

Total Urban Park Fees: \$10,150

Total Regional Park Fees: \$16,100

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$16,100 and urban park purposes in the amount of \$10,150 will be required at time of the recording of the forthcoming final plat(s).

Park Advisory Board Recommendation:	
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NORTH BAY AT LAKE WOODMOOR PUD PRELIMINARY PLAN/PUD SITE PLAN

LETTER OF INTENT

JUNE 2022

OWNER/APPLICANT:

LAKE WOODMOOR HOLDINGS LLC 1755 TELSTAR DRIVE, SUITE 211 COLORADO SPRINGS, CO 80920

CONSULTANT:

N.E.S. Inc.
Andrea Barlow
619 N. Cascade Ave. Suite 200
Colorado Springs, CO 80903
719.471.0073
ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 7111404111, 7111400007

ADDRESS: WOODMOOR DR

ACREAGE: 7.23 AC

CURRENT ZONING: PUD

CURRENT USE: VACANT

REQUEST

N.E.S. Inc. on behalf of Lake Woodmoor Holdings LLC requests approval of the following applications:

- A Rezone from R-4 (Planned Development District Obsolete) to PUD (Planned Unit Development District);
- 2. A PUD Development/Preliminary Plan for 35-unit townhome development on 7.23 acres, at a gross density 4.84 dwelling units per acre and a maximum height of 30 feet, including PUD modifications;

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LOCATION

North Bay at Lake Woodmoor is located southeast of the intersection of Woodmoor Drive and Deer Creek Road. Deer Creek Road forms the northern boundary of the property and Lake Woodmoor lies to the south. To the west is the Cove at Woodmoor condominiums and further west is the proposed Waterside at Lake Woodmoor development (7 du/acre). To the east is an open and forested common area owned by the Woodmoor Improvement Association (WIA), beyond which is Lake Woodmoor single-family residential neighborhood. To the north, across Deer Creek Road is the Woodmoor Oaks Subdivision (1 du/acre). The site comprises approximately 7.23 acres.

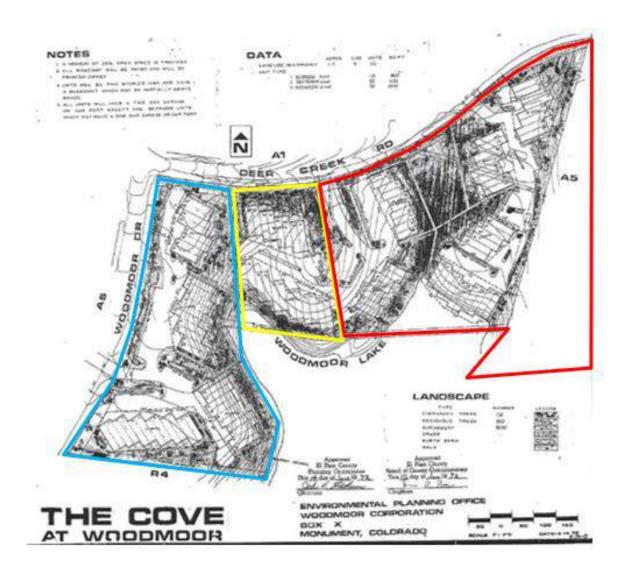


HISTORY

The property is part of a Development Plan for the Northbay Condominiums which was approved in 1972. The approved 1972 plan proposed 110 on 11.4 acres; a density of 9.6 dwelling units per acre. In 1974, two acres were platted for 20 Condominium units at The Cove at Woodmoor, which lies immediately west of the subject property (yellow). In 1979, four acres to the west of the Cove at Woodmoor were platted as the Waterside Condominiums (blue), which accounted for a further 40 units

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of the 110 units originally approved. The remaining 5.4 acres of the 1972 plan is part of the current PUD application site and would have accommodated the remaining 50 units approved by the 1972 Plan (red).



A PUD Development Plan for North Bay was approved in 2020, which proposed 28 lots for a density of 3.87 DU/AC. The approved plan showed an open drainage running through the center of the site. Extensive retaining walls were required to support the proposed units while preserving the open drainage, and following considerable analysis was deemed to be cost prohibitive.

PROJECT DESCRIPTION

The property and the areas to the south, west, and east are zoned R-4, which is an obsolete zoning for Planned Development. Any new development proposal for the property requires a rezoning.

It is proposed to rezone the property to PUD, as this is the current equivalent of the old R-4 zoning and is therefore compatible with the surrounding R-4 zoning. The PUD zoning also allows for flexibility in the dimensional and design standards needed to accommodate the proposed townhome product and enable the protection of the wetlands areas and other open space.

The PUD Development/Preliminary Plan proposes 35 units on 7.23 acres; a density of 4.84 dwelling units per acre. This is significantly less dense then the approved 1972 plan (6.9 du/acre). The maximum height of the buildings is 30 feet and each unit will have a two-car garage. In addition to the garage parking, driveway parking is provided on 4 lots, and 16 off-street parking bays are provided as well. In total, 94 parking spaces are provide (82 required).

All other tracts include public access, public utilities, public improvement, drainage, landscaping, mail kiosk, and private parking and provide 177,202 SF of open space, all owned and maintained by the North Bay at Lake Woodmoor HOA.

<u>COMPATIBILITY/TRANSITIONS:</u> The site is surrounded by residential development, of various densities. This development will provide a transition from the higher density townhomes and condos to the west to the lower density subdivisions to the north and east. The dense wooded tract along the eastern boundary of the site that is owned by the WIA provides a substantial buffer to the existing single-family residential neighborhood beyond. Woodmoor Lake provides a substantial buffer to the south.

<u>TRAFFIC</u>: There are two points of access from the development to Deer Creek Road. A full-movement access is provided at the intersection of Deer Creek Road and Burning Oak Road. A secondary access easement is provided about 260 feet to the east. All roads within the development are private.

A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the site. The North Bay at Lake Woodmoor Traffic Study shows that with the development traffic and projected 2042 traffic, the proposed accesses on Deer Creek Road are predicted to operate at acceptable levels of service, per County established standards.

<u>AIR QUALITY:</u> The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Woodmoor Drive and I-25, providing shorter travel time to employment and commercial facilities.

<u>WATER</u>: This site will be served by the Woodmoor Water and Sanitation District No. 1. A commitment letter for water and wastewater is included in this submittal.

Woodmoor Water and Sanitation District No. 1. Has sufficient supply and infrastructure in the area to serve this development. This specific site of 35 single family lots has a total commitment is 11.97 acrefeet. A Water Resources Report, provided by Kiowa Engineering, is also included in this submittal.

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<u>WASTEWATER</u>: The wastewater commitment is for 12,250 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. Woodmoor Water and Sanitation District No. 1 has more than adequate wastewater treatment capacity to provide service to the development. Public sewage disposal is further addressed in the Wastewater Report prepared by Kiowa Engineering.

<u>OTHER UTILITIES:</u> Water, wastewater will be provided by Woodmoor Water and Sanitation District No. 1. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas. The utility commitment letters are submitted with this application.

<u>DRAINAGE:</u> The drainage improvements associated with North Bay at Lake Woodmoor are consistent with Preliminary Drainage Report. Onsite drainage will include the use of curb inlets, grated inlets, and storm sewers to route runoff from the site to the Lake Fork Tributary of Dirty Woman Creek. With the site discharging its runoff to the major drainageway that is immediately upstream of Lake Woodmoor, the development will not adversely impact or deteriorate improvements or natural drainageways downstream of the property.

FLOODPLAIN: This site is within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0276F, effective 03.17.1997. No development is proposed in the area prone to surface flooding by a 100-year event.

<u>WETLANDS</u>: There are two wetland areas on site, a small detention basin and a wetland fringe along the north shore of Woodmoor Lake. These features are jurisdictional. No development is proposed in this area.

<u>WILDLIFE:</u> There are no threatened or endangered species on the site. The closest PMJM critical habitat is .7 miles to the south, and the closest potentially occupied range is .33 miles south of the site.

<u>WILDFIRE:</u> The majority of the site is within an area of low hazard. These areas are non-forested. A small portion of the southern boundary, and the eastern edge of the site are largely forested and are areas of high hazard. This project will result in a slight decrease in the wildfire hazard potential. Developed areas will be landscaped and irrigated, reducing wildfire hazard potential.

<u>GEOLOGIC HAZARDS:</u> No geologic hazards were identified that we believe preclude development of the site. A Soils and Geologic Hazard Report was prepared by CTL Thompson for the PUD Development Plan for North Bay at Lake Woodmoor, and is bring resubmitted with this application.

<u>VEGETATION:</u> The majority of the site has been disturbed in the past and is non-native grassland. There are signs of disturbance to construct utilities. A grassy swale/floodway extends from the detention pond towards Lake Woodmoor. Native plant communities are limited to a narrow strip of pine-oak woodland and riparian vegetation adjacent to Lake Woodmoor. The riparian and wetland habitat as well as the pine-oak habitat will be preserved. All new plantings will be native species. Noxious weeds on site will be removed and managed by the HOA.

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SCHOOLS: Lewis Palmer Middle School is directly adjacent to the property. Palmer Ridge High School is one mile north of the site, and Lewis Palmer High School is two miles south of the site. Lewis Palmer Elementary is 1.5 miles from the site.

TRAILS AND OPEN SPACE: The North Bay at Lake Woodmoor PUD Preliminary Plan includes an interconnected system of trails. Gravel and concrete walkways are provided throughout the development. The proposed gravel trail along Deer Creek Road is considered a part of the Lewis Palmer D38 Safe Routes to School grant.

There is 177,202 SF of open space provided in this PUD.

DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

- Lewis Palmer School District 38
- Woodmoor Water and Sanitation District No. 1
- Tri-Lakes Monument Fire District
- Mountain View Electric Association

PUD MODIFICATIONS:

Chapter 4.2.6.F.2.h of the LDC allows for a PUD modification of a general development standard in the LDC or criteria of the ECM. The proposed PUD modifications allow for a more efficient layout that enhances the open space characteristics and benefits to the proposed community. The development implications and decisions guiding the request for the modification support the identified benefits in Chapter 4.2.6.F.2.h – providing more accessible open space within the development.

LD	OC/ECM Section	Category	Standard	Modification	Justification
1.	LDC Chapter 8.4.4(E)(2)	Private Roads Require Waiver	Use of private roads shall be limited.	Private roads proposed to serve only this subdivision.	Private roads provide more flexibility for the development to accommodate the
2.	LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards.	Private roads shall be constructed and maintained to ECM standards.	Road width, centerline radius and roadway terminations (see 3,4,5 below)	physical constraints of the site and retain natural features. The private roads will be owned and maintained by the Home Owners Associations.
3.	ECM Section 2.2.4.B.7, Figure 2-17, and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	24 Paved Width, 12 Lane Width	21'-8" Paved Width, 10'-10" Lane Width	A smaller road cross-section, compact road design will achieve the goal of retaining natural features and open space. ECM standard does not take into account reduction in speed due to the T-intersection at SW end of Redbridge Point. Sight distance is 62.8 feet with distance to T-intersection of approx. 50 ft.
4.	ECM Section 2.2.5.E	Intersection spacing on rural local roadway	330' Seperation	226' between Redbridge Point and Shoreditch Heights and 236' between Shoreditch Heights and Burnt Leaf Way	Two points of access are required to serve the east and west sides of the development. The wetlands and existing utilities limit the options for access locations to this property.

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- Chapter 8.4.4.E.2 of the LDC states that private roads require a waiver. In this area of
 development private roads allow more flexibility for the development to accommodate physical
 constraints of the site.
- Chapter 8.4.4.E.3 of the LDC states that private roads shall meet county standards. These roads
 have a different centerline radius, and roadway cross section, and vertical curve, which allow
 more flexibility to the development. The ECM deviations are justified above.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The relevant County Plans for North Bay at Lake Woodmoor are the Your El Paso Master Plan, the Water Master Plan, and, the 2040 Major Transportation Corridor Plan, and the Parks Master Plan.

YOUR EL PASO MASTER PLAN

The new County Master Plan denotes the site as a suburban residential placetype which consists of predominantly single-family homes while supporting multi-family, neighborhood commercial, and parks. This area is located within the Tri-Lakes area, which is characterized by significant suburban development and some mixed-use development. The Tri-Lakes area is the most well-established community in the northern part of El Paso County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment options. This area is noted as a developed site, and designated as an area of minimal change on the areas of change map.

The PUD Preliminary Plan is consistent with Core Principle 1, Land Use and Development, which seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," in addition to goal 1.1, "ensure compatibility with established character and infrastructure capacity."

It is also consistent with Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types", as well as Goal 2.1 to "Promote development of a mix of housing types in identified areas."

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.

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

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

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

The WMP notes that Region 2 has a current water supply of 13,607-acre feet per year and a current demand of 7,532-acre feet per year. The 2040 water supply is projected to be 20,516-acre feet per year and the project demand is 11,713-acre feet. The Water Resources Report prepared by Kiowa Engineering and submitted with the PUD Preliminary Plan application provided calculations on the portable water supply. The quality of the water produced by the Woodmoor Sanitation District for domestic and commercial consumption is subject to regulations prescribed by the CDPHE that limit the amount of certain contaminants in treated or untreated water. The water distribution system design for this project will conform to all applicable criteria set forth by El Paso County and Woodmoor Sanitation District.

2040 Major Transportation Corridor Plan

The 2040 Improvements map identified the most proximate roadway improvement to the site is upgrades to rural county road Deer Creek Rd. The 2060 Corridor Preservation map shows Lake Woodmoor Drive and Woodmoor Drive as collectors.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The site is 7 miles from Fox Run Regional Park and 6 miles from Palmer Lake Recreation Area. A county trail and bike route are proposed south of the site along Highway 105.

PROJECT JUSTIFICATION

Chapter 4.2.6.D of the LDC allows the combination of a preliminary plan with a PUD development plan, provided all review and approval standards for both the PUD development plan and preliminary plan are met.

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PUD Zoning Criteria

The PUD/Preliminary Plan for North Bay is consistent with the PUD zoning criteria set forth in Chapter 4.2.6.D of the LDC as follows:

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

The North Bay at Lake Woodmoor PUD will advance the following purposes of the PUD District designation:

- To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;
 - The proposed smaller lot residential development is meeting a need and demand for more attainable housing product.
- To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;
 - The North Bay at Lake Woodmoor PUD includes smaller lots that require more design flexibility then afforded by standard zoning districts.
- To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;
 - The growing demands of the local population are for smaller homes that are more affordable and have less maintenance. North Bay at Lake Woodmoor provides the flexibility to provide a housing product that meets this demand.
- To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;
 - There are several employment and shopping centers in close proximity to the site, as well as churches and schools that provide community facilities.

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

The relevant County Plans for North Bay at Lake Woodmoor PUD are the Your El Paso County Master Plan, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. The North Bay at Lake Woodmoor PUD is in general conformity with these plans as described above.

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

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The project proposes less density then was previously proposed for this property and, unlike the previous proposal, retains a substantial area of open space and provides trail connections to the lake and adjacent neighborhoods. The project also offers alternative housing design to reduce environmental footprint by improving efficiencies and preserving more open space.

PUD modifications and waivers to the LDC are requested for the use of private roads, private roadway design, urban local street widths, and roadway termination. These modifications and waivers are described above.

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 proposed townhome development is consistent with the existing R-4 zoning and the previously approved Development Plan for the property and is therefore a suitable use for the property. The development is harmonious with the existing and proposed uses surrounding the property, which comprises of condominiums and townhomes to the west, single family residential to the east, Lake Woodmoor to the south, single family to the north. The dense wooded tract along the eastern boundary of the site that is owned by the WIA provides a substantial buffer to the existing single-family residential neighborhood beyond.

This development has avoided and minimized wetland impacts to the extent possible. A proposed outlet structure in the existing detention pond (Wetland 1) is required that will impact approximately 0.01-acre of existing wetland. Proposed grading and retaining wall impacts, a stormwater outlet structure and an access road are needed to perform outfall maintenance along the rear of Lots 11 - 17 will impact approximately 0.09-acre of Wetland 2, the wetland fringe along the north shore of Woodmoor Lake. The Project will require a Clean Water Act Section 404 permit, and possibly a Nationwide Permit 29 for Residential Developments. The 404 permit application is being prepared, and that the applicant has agreed to a condition of approval that no site grading will occur until all applicable wetland impact permits have been issued by the US Army Corps of Engineers. The wetlands are further discussed in the Natural Features, Wetland, Wildfire, Noxious Weeds & Wildlife Report prepared by ECOS Ecosystem Services.

The Geotechnical Report previously prepared by CTL Thompson Inc. identifies existing geological conditions to include expansive or very hard, shallow bedrock, shallow groundwater, erosion

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potential and flood potential. These conditions can all be mitigated with engineering design and construction methods commonly used in the area, such as spread footing foundations and slab-ongrade floors, as well as minimizing irrigation of landscaping to reduce problems associated with expansive soils.

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

The development provides a transitional use of a higher density development to the west and the lower density residential to the north and east. There is a substantial existing tree buffer of approximately 70 to 130 feet wide between the site and the single-family residential to the east. Additional landscaping is to be provided with this plan to supplement this buffer and replace any trees that may be removed.

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;

Proper landscape setbacks and buffers are included in this PUD. There is a 10-foot landscape setback and 20-foot building setback on the northern boundary, along Deer Creek Road. A 15-foot building and landscape setback is on the western and eastern boundaries, and a 10-foot landscape setback is provided to the south. The bulk of the proposed development and the associated landscaping and buffering are compatible with the surrounding area.

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

This development has avoided and minimized wetland impacts to the extent possible. A proposed outlet structure in the existing detention pond (Wetland 1) is required that will impact approximately 0.01-acre of existing wetland. Proposed grading and retaining wall impacts, a stormwater outlet structure and an access road are needed to perform outfall maintenance along the rear of Lots 11 - 17 will impact approximately 0.09-acre of Wetland 2, the wetland fringe along the north shore of Woodmoor Lake. The Project will require a Clean Water Act Section 404 permit, and possibly a Nationwide Permit 29 for Residential Developments. The 404 permit application is being prepared, and that the applicant has agreed to a condition of approval that no site grading will occur until all applicable wetland impact permits have been issued by the US Army Corps of Engineers. The wetlands are further discussed in the Natural Features, Wetland, Wildfire, Noxious Weeds & Wildlife Report prepared by ECOS Ecosystem Services.

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;

File #: _____

Open space and trails are identified on the PUD Preliminary Plan and provide residents with walking and access to biking opportunities. The development open space that accounts for approximately 56% of the total site area. The proposed gravel trail along Deer Creek Road is considered a part of the Lewis Palmer D38 Safe Routes to School grant.

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

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

10. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE,

CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY

EFFICIENT SITE DESIGN;

The project proposes interconnected sidewalks throughout the project that connect the open space tracts and the open space tracts. The wetlands on site are preserved, and no development is proposed in this area. The development conserves environmental features and provides interconnected open space and trails.

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

There are no mineral rights owners on this property.

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

PUD deviations are requested of the Engineering Criteria manual section 2.2.4.B, 2.3.4, and Table 2-7. The justification for these is set out above. The proposed PUD deviations allow for a more efficient layout thereby achieving the identified benefits in Chapter 4.2.6.F.2.h by providing a more livable environment, more accessible open space and a more efficient pedestrian system within the development.

13. THE OWNER HAS AUTHORIZED THE APPLICATION

Yes.

Preliminary Plan Criteria

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The PUD Development/Preliminary Plan for North Bay at Lake Woodmoor is also consistent with the Preliminary Plan approval criteria set forth in Chapter 7.2.1.D.2.e of the LDC as follows:

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

See above analysis.

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

See above analysis. The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional housing choice in a developing area. This proposed development will provide new housing opportunities that will benefit the citizens of El Paso County.

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

There is no approved sketch plan for this property. The subdivision design standards are met with the exception of the PUD modifications described above and as addressed by the submitted deviations for the project. Deviations are submitted to the ECM identified in the PUD modifications table, as well as modifications to the LDC allowing private roads that are not to County standards.

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

A sufficient water supply is available as a demonstrated in the Water Resources and Wastewater Treatment Report prepared by Kiowa Engineering Corporation and through the water supply commitment from Woodmoor Water & Sanitation District.

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

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

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)];

This development has avoided and minimized wetland impacts to the extent possible. A proposed outlet structure in the existing detention pond (Wetland 1) is required that will impact approximately 0.01-acre of existing wetland. Proposed grading and retaining wall impacts, a stormwater outlet structure and an access road are needed to perform outfall maintenance along

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the rear of Lots 11 - 17 will impact approximately 0.09-acre of Wetland 2, the wetland fringe along the north shore of Woodmoor Lake. The Project will require a Clean Water Act Section 404 permit, and possibly a Nationwide Permit 29 for Residential Developments. The 404 permit application is being prepared, and that the applicant has agreed to a condition of approval that no site grading will occur until all applicable wetland impact permits have been issued by the US Army Corps of Engineers. The wetlands are further discussed in the Natural Features, Wetland, Wildfire, Noxious Weeds & Wildlife Report prepared by ECOS Ecosystem Services.

The Geotechnical Report prepared by CTL Thompson Inc. identifies there are no other geologic constraints to 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;

These matters are addressed in the Drainage Report prepared by Kiowa Engineering Corporation.

- 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 public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development. The proposed public trails are part of the D38 Safe Routes to School network and have been designed to meet the needs of the school district, surrounding community, and the Woodmoor Improvements Association.
- 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;

All lots will be accessible by new private streets. Deviations and modifications to the LDC and ECM are requested.

- 10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY:
 - a. INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

A substantial part of this project will remain as open space and new trail connections are proposed that will continue the public access to the lake area.

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;

5-foot sidewalks are included throughout the project and connect to a perimeter trail network, which provide opportunities for pedestrian and bicycle transportation. A trail along Deer Creek Road will help provide safe walking routes to school. A trail connection to Lake Woodmoor is also

File #:

proposed on the eastern site boundary. Landscaping is included to buffer the development from adjacent uses where appropriate. The plan was designed to minimize cost of transportation and utility infrastructure improvements.

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

The development is harmonious with the existing and proposed uses surrounding the property, which comprises of condominiums and townhomes to the west, single family residential to the east, Lake Woodmoor to the south, single family to the north. The dense wooded tract along the eastern boundary of the site that is owned by the WIA provides a substantial buffer to the existing single-family residential neighborhood beyond. Landscaping is included to buffer the development from adjacent uses where appropriate.

The PUD zoning also allows for flexibility in the dimensional and design standards needed to accommodate the proposed townhome product and enable the protection of the adjacent wetlands areas and other open space.

d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

As part of this application, a revised flood way is proposed and off-site flows will be directed through a pipe under Shoreditch Heights. This is in contrast to the approved 2020 plan which proposed an open drainage through the center of the site. Piping the off-site drainage and developing the center of the site allows for more habitat preservation of the forested area along the eastern side of the site.

e. INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;

The Traffic Report prepared by LSC demonstrates that the proposed site-generated traffic resulting from the proposed development is not expected to negatively impact to traffic operations for the existing or proposed surrounding roadway network, nor cause change to previously approved roadway classifications or current roadway design plans. The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

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;

File #: _____

There are numerous utilities and utility easements that cross this site and a number of these are to be relocated to facilitate the development project, as depicted on the accompanying utility plans. Water and sanitary sewer service is to be provided by Woodmoor Water and Sanitation District and

Mountain View Electric Association Inc. and Black Hills Energy will provide electric and natural gas services to the subdivision 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 Tri-Lakes Monument 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 these parts of the Code, subject to the requested PUD modification and deviation requests.

PUD MODIFICATIONS

The Preliminary Plan is consistent with the approval criteria in Section 4.2.6.F.2.h of the LDC as follows:

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 1 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;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The proposed PUD modification allow for a more efficient layout that enhances the open space characteristics and benefits to the proposed community. The development implications and decisions guiding the request for the modification support the identified benefits above, providing a more livable environment and an efficient pedestrian system. This also allows for more open space within the development.

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NORTH BAY AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN

THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO

GENERAL PROVISIONS

- 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
- Applicability. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of
- Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for North Bay at Lake Woodmoor is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the 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
- Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of North Bay or, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevan provisions of the El Paso County Land Development Code 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
- ent. To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law
- Conflict. Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum 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 ment Plan requirements, land carrying capacity, or other requirements of the Board of County Commis
- Project Tracking. At the time of any final plat application, the applicant shall provide a summary of the development, to date, to nity Development Department, in order to assure maximum development limits are not exceed
- I. <u>Overall Project Standards</u>. The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below

DEVELOPMENT GUIDELINES:

- A. <u>Project Description</u>: North Bay at Lake Woodmoor is a planned residential community on 7.23 acres of land located north of Lake Woodmoor and south of Deer Creek Road. The project is planned as a townhome community
- Permitted Uses: Permitted uses within the North Bay at Lake Woodmoor subdivision include townhomes, attached single-family homes, open space, and trails. The uses of any property within the subdivision as a Child Care Center, Family Care Home or Group Home shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended in the future. Marijuana Clubs and Marijuana Grow Facilities are not permitted within this subdivision.
- Temporary Uses: Temporary uses are limited to model home/subdivision sales office, yard sales, and seasonal produce sales, and are subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended in the future. Vacation rentals
- D. Accessory Uses: Accessory uses shall be subject to the regulations of Chapter 5 of the EI Paso County Land Development Code, as may be amended in the future. Accessory uses within this subdivision are limited to the following:

Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping).

E. Accessory Structures. Accessory structures must comply with the Development Standards in item (G) of these guidelines, and shall be subject to the regulations relating to accessory structures in Chapter 5 of the El Paso County Land Development Code. Residential accessory structures in this subdivision are restricted to the following:

Storage shed Deck (attached or detached, covered or uncovered) Private greenhouse Fence, wall and hedged intennas, radio facilities, and satellite dishes Solar energy systems

Signs. Signs shall be permitted to identify entryways to the North Bay at Lake Woodmoor community. The maximum size of the Community Entryway Sign shall be 100 square feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.

Development Standards.

1. Maximum building height: thirty (30) feet.

Sethack minimums a. Front: 6 feet minimum

3 feet minimum to covered porch

3 feet minimum to covered porch

- 5 feet minimum to covered porch 3. No projections into setbacks or the tracts owned and maintained by the North Bay at Lake Woodmoor will be permitted.
- Lot Sizes. The PUD Development Plan and the Final Plat establish the lot sizes. No subdivision of any lot will be permitted if such on results in the creation of additional building lots.
- $\underline{Streets}.\ Streets\ within\ North\ Bay\ at\ Lake\ Woodmoor\ subdivision\ provide\ general\ vehicular\ circulation\ throughout\ the\ development.$ All streets shall be privately owned and maintained by the North Bay at Lake Woodmoor Home Owner's Association. All Streets shall be paved unless otherwise indicated on the Development Plan. Sidewalks and parking spaces will be provided as illustrated on this plan
- J. Architectural Control Committee Review/Covenants. North Bay at Lake Woodmoor is subject to the covenants and design criteria established by the Woodmoor Improvement Association and Architectural Control Committee.

SITE DATA

OWNER/APPLICANT Lake Woodmoor Holdings LLC 9540 Federal Drive, Suite 200

Colorado Springs, CO 80921

7111400007 7111404111 Tax ID Number 7.23 Acres, 314,889 S.F. Area:

Current Zoning: Proposed Zoning PUD Current Land Use

Vacant Proposed Land Use Townhomes; 108,255 S.F., 34.4%

Private Roads, Circulation, & Parking; 29,289 S.F., 9.3%

Open Space; 177,202 S.F., 56.3% Number of Units

4.84 DU/AC Density:

GENERAL NOTES

- See Final Landscape Plan for proposed buffering and screening from surrounding properties
- Facilities and common area landscape will be maintained by North Bay at Lake Woodmoor Home Owners Association.
- This site is within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041C0276G, effective December 7, 2018.

 Parking within the boundaries of the property and not accessed directly off of the access easement
- will only be for the use of the residents of North Bay at Lake Woodmoor and their guests. Proposed trails on the property will be available for use by the public.
- - There will be no direct lot access from Deer Creek Road.
- No parking will be allowed on Shoreditch Heights or Redbridge Point or Newham Point.
- No site grading will be allowed until all applicable wetland impact permits have been issued by the Army Corps of Engineers.

PUD MODIFICATIONS

The North Bay at Lake Woodmoor PUD includes the following modifications to the El Paso County Land Development Code (LDC) and Engineering Criterial Manual (ECM):

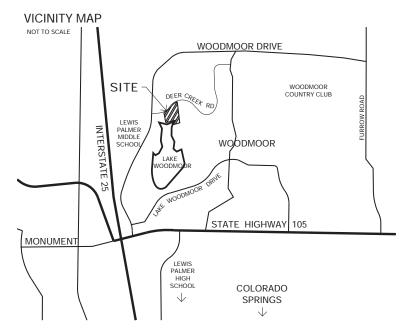
LDC/ECM Section	Category	Standard	Modification	Justification
1. LDC Chapter 8.4.4(E)(2)	Private Roads Require Waiver	Use of private roads shall be limited.	Private roads proposed to serve only this subdivision.	Private roads provide more flexibility for the development to accommodate the
2. LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards.	Private roads shall be constructed and maintained to ECM standards.	Road width, centerline radius and roadway terminations (see 3,4,5 below)	physical constraints of the site and retain natural features. The private roads will be owned and maintained by the Home Owners Associations.
3. ECM Section 2.2.4.B.7, Figure 2-17, and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	24 Paved Width, 12 Lane Width	21:8° Paved Width, 10'-10° Lane Width	A smaller road cross-section, compact road design will achieve the poal of realating natural features and open space CM standard offes not lake into account reduction in speed due to the T-intersection at SW end of Rectbridge Point. Sight distance is 62.8 feet with distance to T-intersection of approx. 50 ft.
4. ECM Section 2.2.5.E	Intersection spacing on rural local roadway	330' Seperation	226' between Redbridge Point and Shoreditch Heights and 236' between Shoreditch Heights and Burnt Leaf Way	Two points of access are required to serve the east and west sides of the development. The wetlands and existing utilities limit the options for access locations to this property.

SITE PARKING CALCULATIONS

Required:		
35 Townhomes (3-bedroom)	2.0 spaces per dwelling unit	70 spaces
Guests	1 space per 3 dwelling units	12 spaces
	Total Required	= 82 spaces
Provided:		
Garage parking	2 per unit	70 spaces
Driveway parking	2 spaces on lots 15, 16,18, 19	8 spaces
Off-street parking bays (for sole use by North Bay at Lake Woodmoor residents and guests)	16	16 spaces
	Total Provided	= 94 spaces

TRACT TABLE

TRACT	SIZE	USE	OWNERSHIP	MAINTENANCE
A	168,347 SF	Public access, public utilities, public improvements, drainage, landscaping	North Bay at Lake Woodmoor HOA	North Bay at Lake Woodmoor HOA
В	8,998 SF	Public access, public improvements, drainage, landscaping	North Bay at Lake Woodmoor HOA	North Bay at Lake Woodmoor HOA
С	29,289 SF	Public access, public utilities, drainage, private parking	North Bay at Lake Woodmoor HOA	North Bay at Lake Woodmoor HOA



LEGAL DESCRIPTION

BASIS OF BEARINGS: THE EAST LINE OF THE FOLLOWING DESCRIBED PROPERTY, MONUMENTED AT ITS NORTHERLY END WITH A REBAR & CAP, PLS 2682 AND AT ITS SOUTH END WITH A #4 REBAR. SAID LINE BEARS SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST.

BEGINNING AT THE NORTHWEST CORNER OF LAKE WOODMOOR RECORDED NOVEMBER 22, 1968 IN PLAT BOOK K2 AT PAGE 83 THENCE SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 805.58 FEET TO AN ANGLE

THENCE SOUTH 76 DEGREES 52 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID LINE 270.50 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802;

 $THENCE\ NORTH\ 33\ DEGREES\ 16\ MINUTES\ 26\ SECONDS\ EAST\ ALONG\ SAID\ EASTERLY\ LINE\ 198.00\ FEET\ TO\ THE\ SOUTHEAST\ CORNER\ OF\ SAID\ AND THE SOUTHEAST\ CORNER\ OF\ SAID\ CORNER\ CORRER\ CORRER\$

THENCE SOUTH 78 DEGREES 28 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID COVE AT WOODMOOR AND ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802 A DISTANCE OF 381.79 FEET TO THE SOUTHEAST CORNER OF THE COVE AT WOODMOOR CONDOMINIOR SECORDED DECEMBER 19, 1974 IN PLAT BOOK 1 AT PAGE 79 (THE FOLLOWING FOUR COURSES ARE ALONG THE ASTRELY LINE OF SAID COVE AT WOODMOOR CONDOMINIUMS):

1) NORTH 09 DEGREES 11 MINUTES 13 SECONDS WEST, 201.02 FEET;

2) NORTH 00 DEGREES 23 MINUTES 42 SECONDS EAST, 50.00 FEET;

3) NORTH 89 DEGREES 36 MINUTES 18 SECONDS WEST, 8.32 FEET

4) NORTH 07 DEGREES 40 MINUTES 16 SECONDS WEST, 133,33 FEET TO THE SOUTHERLY LINE OF DEER CREEK ROAD. THE SAME BEING THE NORTHERLY LINE OF SAID THE COVE AT WOODMOOR

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 10 MINUTES 40 SECONDS, A RADIUS OF 742.00 FEET, FOR AN ARC LENGTH OF 377.86 FEET (THE CENTER OF SAID CURVE BEARS NORTH 25 DEGREES 64 MINUTES 14 SECONDS WEST) TO A POINT OF REVERSE CURVE;

THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 35 DEGREES 08 MINUTES 38 SECONDS, A RADIUS OF 508.69 FEET, FOR AN ARC LENGTH OF 285.38 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.23 ACRES OF LAND, MORE OR LESS.

County Certification zoning request to PUD has been reviewed and found to be te and in accordance with the _____(I (date) approving the PUD and all applicable El Paso County regulations Chair, Board of County Commissioners Director, Planning & Community Development Department date

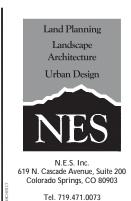
State	of Colorado)
)ss.
El Paso	County)
	oy certify that this Plan was filed in my office on this(day) o (month), 20 at o'clock a.m./p.m. and wa

El Paso County Clerk and Recorder

Lake Woodmoor Hold	dings LLC
Name of Landowner	
Landowner's Signatu	ire, notarized
Ownership Certific	cation
/we	a (one of the following: qualified title
	company, title attorney, or attorney at law) duly
	ensed by the State of Colorado, do hereby certify the title of all lands depicted and described
	such land is owner in fee simple by
t the time of this applic	
lotarized signature	
OR Name of Attorney an	d registration number

SHEET INDEX

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Sheet 14 of 14:	Rezoning Map



Fax 719.471.0267 www.nescolorado.com

NORTH

NORTH BAY AT LAKE

WOODMOOR

PARCEL E

DEER CREEK RD

PUD DEVELOPMENT PLAN

	DATE:	BY:	DESCRIPTION:
_			

COVER SHEET







LANDSCAPE REQUIREMENTS

Street Setbacks

Street Name or		Width (in F	t.) Linear	Tree/Feet
Zone Boundary		on Req./Prov.	Footage	Required
Deer Creek Road	Non-Arterial	10' / 20'	663'	1 / 30'
No. of Trees	Setback Plant Abbr.	5 Galon Shrubs	Setback Plant Abbr.	Percent Ground Plane
Req./ Prov.	Denoted on Plan	Required / Provided	Denoted on Plan	Veg. Req. / Provided

Zone Boundary Landscape

Street Name or	Width (in Ft.)	Linear	Buffer Trees (1/30')
Property Line	Req. Prov.	Footage	Required /Provided
East	/	805'	27 / Existing in Common area to East

Buffer Tree Abbr.	Percent Ground Plane	Length of 6' Opaque	
Denoted on Plan	Veg. Req. / Prov.	Structure Reg./Prov.	
	75% / 100%	805' / Common area buffer	

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION
 TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY
 GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- ANY EXISTING HEALTHY EVERGREEN TREES THAT MUST BE REMOVED FOR GRADING OR CONSTRUCTION MAY BE RETAINED &
 TRANSPLANTED ON SITE AS CONTRACTOR SEES FIT. THESE TREES MAY BE PLACED IN PROPOSED LOCATIONS OF EVERGREENS PER THE
 LANDSCAPE PLAN. ALL TRANSPLANTED TREES TO HAVE PLANTING PIT AMENDMENTS INCORPORATED.
- SOIL AMENDMENT INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 AT ORGANICS PREMIUM ORGANIC COMPOST ON TALL
 FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC
 COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- 4. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
 5. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
 6. GROUND COVER PLANTS TO BE IMPLEMENTED ON DISTURBED AREAS OF 3:1 SLOPE.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.

 ALL SOD SHALL BE TALL FESCUE BLEND.

 NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.

- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
 ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- ESTABLISHED, AND ALL TREES AND STRINGES WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.

 12. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.

 13. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.

 14. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHEEDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.

- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
 GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- 17. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF.
 SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL
- 18. SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE
 REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES OF
 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.

 19. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE
- INSTALLED AT THE OWNER'S DISCRETION.
- Only 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.

 21. These plans are for county approvals only and are not to be utilized for construction.

PLANT SCHEDULE

PLANT SCHEL	JULE							
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
+	Pt	15	Populus tremuloides / Quaking Aspen	40`	20`	1.5" Cal.	B&B	
(·)	Qc	5	Quercus robur x alba 'Crimschmidt' TM / Crimson Spire Oak	40`	15`	1.5" Cal.	B&B	
EVERGREEN TREES	CODE	<u>OTY</u>	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
<u>"</u> O	Jm	10	Juniperus scopulorum 'Medora' / Medora Juniper	15`	4`-5`	6`	CONT	
3 + Z	Ped	22	Pinus edulis / Pinon Pine	30`	20`	6`	B&B	
\bigcirc	Pa	9	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	20`	5`	6`	B&B	
{+ }	Ppo	1	Pinus ponderosa / Ponderosa Pine	80,	40`	6`	B&B	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Мр	6	Malus x `Prairifire` / Prairifire Crab Apple	20`	20`	1.5" Cal.	B&B	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
0	Ck	18	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5`	2.5`	1 GAL	CONT	
©	Jg	75	Juniperus communis 'Green Carpet' / Green Carpet Common Juniper	11	3`	5 GAL	CONT	
\odot	Jsm	3	Juniperus scopulorum `Moonglow` / Moonglow Juniper	15`	8,	6`	CONT	
ANNUALS/PERENNIALS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
\odot	Ec	71	Eriophyllum confertiflorum / Golden Yarrow	2`	2`	1 GAL		Xeric
*	Rcp	104	Ratibida columnifera pulcherrima / Red Praire Coneflower	2`	2`	1 GAL	CONT	Xeric

GROUND COVER SCHEDULE



COBBLE 2 - 4" HORIZON



FOOTHILLS SEED MIX



ROCK MULCH PLANTING BED 3/4" Mountain Granite

FOOTHILLS SEED MIX

Seedbed Prep: a. Method Rotelilled to 6' b. dates c. Clean Tilled X Firm Seedbed Stubble cover Interseed Other Till in 2 cu. vds/1 organic matter	.000 s.f.	Seeding Operation: a. Method Drill Interseed Broadcast b. Drill Spacing Type C. Date d. Planting Depth	X - HYDRO	OSEED or as approved by
Fertilizer (Pounds Actual Per Acre): N2 \$D pounds per acre P205 \$40 pounds per acre K N/A Mulch: Green Color Hydromulch a Kind: 2,200 lbs/acre			n time. ct sample.	dations at
How Applied:Hydroseed in two step How Anchored:100 lbs./ Acre Tackit Anchorage Depth:n/a				

NORTH BAY AT LAKE WOODMOOR

Land Planning

Landscape Architecture

Urban Design

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

> Fax 719.471.0267 www.nescolorado.com © 2012. All Rights Reserved.

PARCEL E

DEER CREEK RD MONUMENT, CO 80132

2		
É	DATE:	0
ĕ	PROJECT MGR:	,
ĕ	PREPARED BY:	B. SWENSON

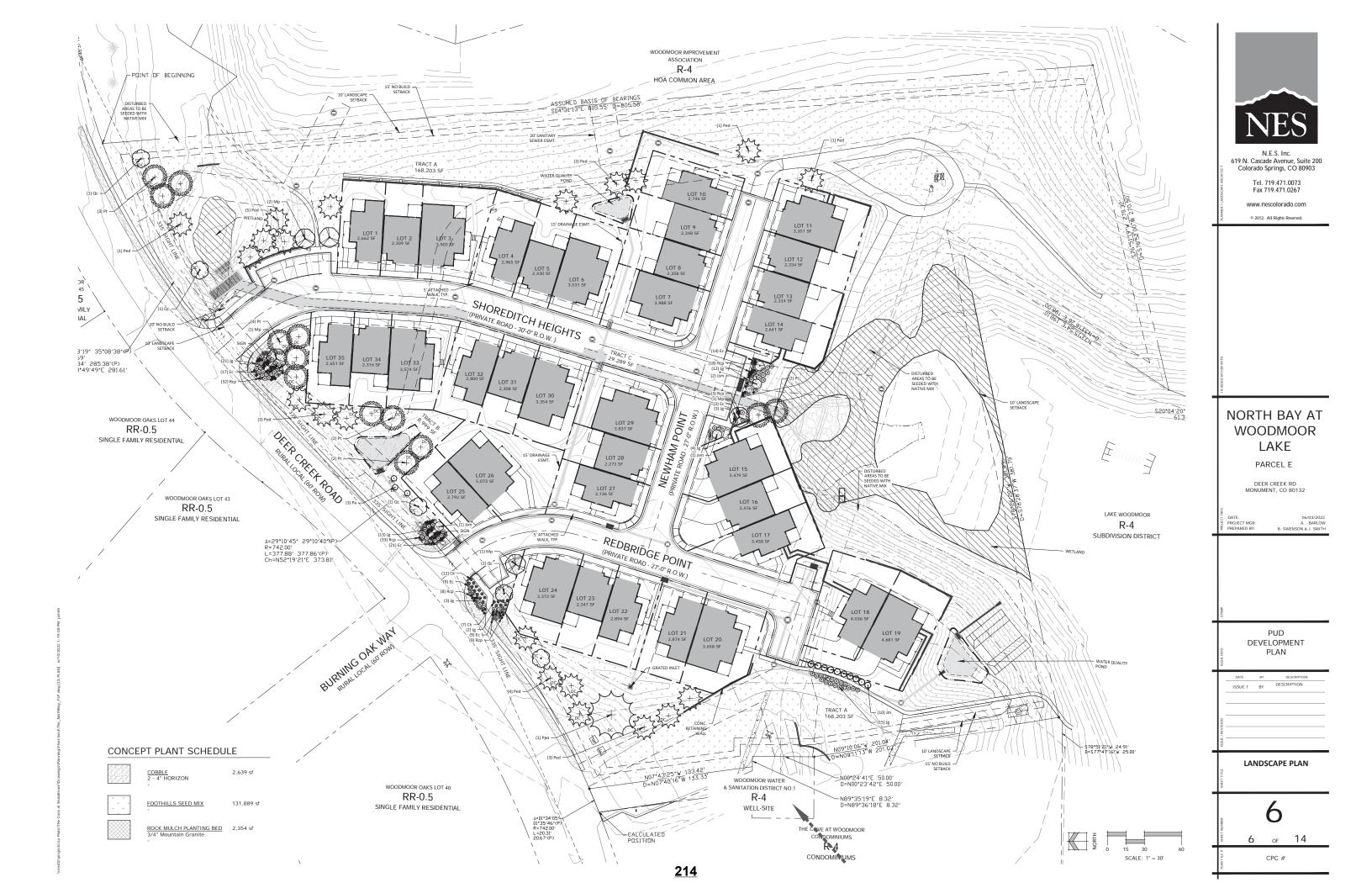
PUD DEVELOPMENT PLAN

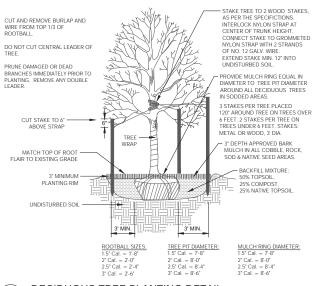
	DATE:	BY:	DESCRIPTION:
	12-01-17	KMM	PER COUNTY REVIE COMMENTS
	09-17-18	KMM	PER COUNTY & UTILITY REVIEW
	11-21-19	KMM	PER COUNTY & UTILITY REVIEW
-			

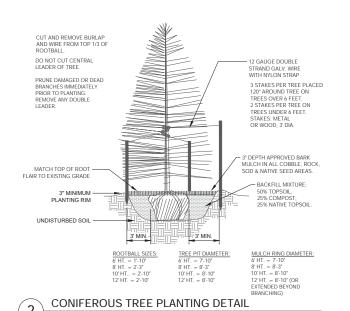
LANDSCAPE NOTES

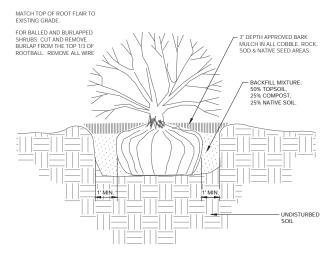
OF 14

PUD SP 16-004









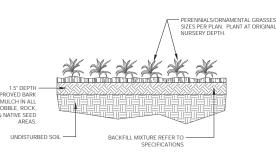
NES-LS-03

SHRUB PLANTING DETAIL

(3

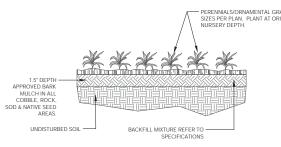
NES-LS-02

STRAND GALV. WIRE WITH NYLON STRAP



PERENNIAL / ORNAMENTAL GRASS PLANTING

NES-LS-04





CUT AND REMOVE BURLAP AND

3 STAKES PER TREE PLACED

6 FEET. 2 STAKES PER TREE ON TREES UNDER 6 FEET. STAKES: METAL OR WOOD, 3' DIA.

WIRE FROM TOP 1/3 OF ROOTBALL. DO NOT CUT CENTRAL LEADER OF TREE. PRUNE

NES-LS-01

STAKE TREE TO 2 WOOD STAKES YLON STRAP WITH 2 STRANDS

PROVIDE MULCH RING EQUAL IN DIAMETER TO TREE PIT DIAMETER AROUND ALL DECIDUOUS TREES

BARK MULCH IN ALL COBBLE, ROCK, SOD & NATIVE SEED AREAS. BACKFILL MIXTURE: 50% TOPSOIL, 25% COMPOST, 25% NATIVE TOPSOIL. 2" Cal. = 8'-0" 2.5" Cal. = 8'-4" 3" Cal. = 8'-6" **DECIDUOUS TREE PLACEMENT ON SLOPE**

PRUNE DAMAGED OR DEAD 3 STAKES PER TREE PLACED 120° AROUND TREE ON TREES OVER 6 FEET. 2 STAKES PER TREE ON TREES UNDER 6 FEET. BRANCHES IMMEDIATELY PRIOR TO PLANTING. REMOVE ANY DOUBLE LEADER. STAKES: METAL OR WOOD, 3' DIA. - EXISTING GRADE MULCH IN ALL COBBLE, ROCK, SOD & NATIVE SEED AREAS.

AND WIRE FROM TOP 1/3 OF ROOTBALL.

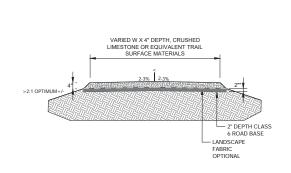
MULCH RING DIAMETER: 6' HT. = 7'-10"

NES-I S-19

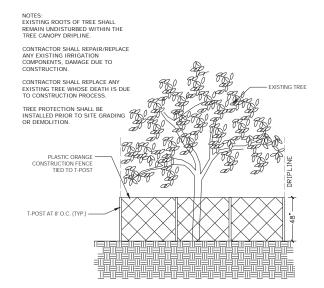
8' HT. = 8'-3" 10' HT. = 8'-10" 12' HT. = 8'-10" (OR

DO NOT CUT CENTRA

CONIFEROUS TREE PLACEMENT ON SLOPE 6



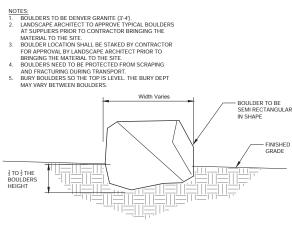
INFORMAL BREEZE TRAIL



EXISTING TREE PROTECTION DETAIL 8

— 5" SQ. POST CONCRETE FOOTING, TYP. NO. 6 COMPACTED GRAVEL,

4' HT. 3-RAIL WOOD FENCE



LANDSCAPE BOULDER

PLAN

DEVELOPMENT

N.E.S. Inc. 619 N. Cascade Avenue, Suite 200

Colorado Springs, CO 80903

Tel 719 471 0073

www.nescolorado.com

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NORTH BAY AT

WOODMOOR

LAKE

PARCEL E

DEER CREEK RD MONUMENT, CO 80132

B SWENSON & L SMIT

DATE: PROJECT MGR: PREPARED BY:

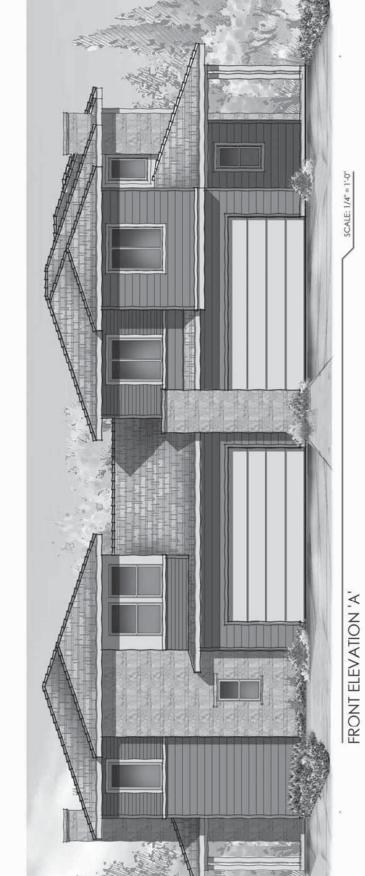
DETAILS

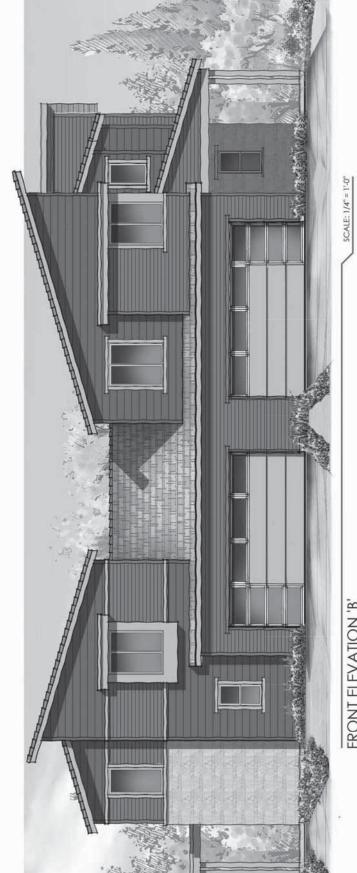
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CPC #

SEMI RECTANGULAR IN SHAPE

NORTH BAY AT LAKE WOODMOOR EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN





FRONT ELEVATION 'B'

3-2 DUPLEX | FRONTS

Sheet 8 of 14

BACKYARD VILLAS | JM WESTON COLORADO SPRINGS, COLORADO

NORTH BAY AT LAKE WOODMOOR

EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN





RIGHT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

LEFT ELEVATION 'B'

SCALE: 1/4" = 1'-0"



MATERIAL NOTES

- -ASPHALT ROOF SHINGLES
- -8" CEMENTITIOUS HORIZONTAL SIDING
- -4" CEMENTITIOUS HORIZONTAL SIDING
- -WOOD TRIM
- -WOOD POSTS
- -CULTURED STONE VENEER

REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"

3-2 DUPLEX | CONCEPT ELEVATIONS 'B'

BACKYARD VILLAS | JM WESTON

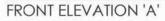
COLORADO SPRINGS, COLORADO

09.07.16

Woodley architectural group, inc

colorado // 731 southpark dr. suite B littleton, co 80120 / 303 683,7231 california // 2943 pullman st. suite A santa ana, ca 92705 / 949 553,8919





SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

3-1-2 TRIPLEX | FRONTS

BACKYARD VILLAS | JM WESTON

COLORADO SPRINGS, COLORADO

NOTE SQUARE FOOTAGE MAY 24/8/45D ON CALCULATION METHODS
NOT OPER FURFOUL BOOLAT BRUL FLOTTED OF MALE IN 21/8/2018 POCIOLEY ARCHITECTURA GROUP, INC. THEE DRAWN

woodley architectural group,inc

Sheet 10 of 14





SCALE: 1/4" = 1'-0" SCALE: 1/4" = 1'-0" LEFT ELEVATION 'B' **RIGHT ELEVATION 'B'**



MATERIAL NOTES

- -ASPHALT ROOF SHINGLES
- -8" CEMENTITIOUS HORIZONTAL SIDING
- -4" CEMENTITIOUS HORIZONTAL SIDING
- -WOOD TRIM
- -WOOD POSTS
- -CULTURED STONE VENEER

REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"

3-1-2 TRIPLEX | CONCEPT ELEVATIONS 'B'

COLORADO SPRINGS, COLORADO

09.07.16

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Sheet 11 of 14



FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

09.07.16

3-1-1-2 FOUR PLEX | FRONTS

BACKYARD VILLAS | JM WESTON

COLORADO SPRINGS, COLORADO

NOTE: SQUARE FOOTAGE MA: 220 ASED ON CALCULATION METHODS

FOR ANT GIBER PARFOGE SUCH AS FINAL PACITIES OR FINAL BY: 220 CHRISHIF WOODLEY ARCHITECTURAL GROUP, INC. THERE CHANNINGS MAY HOT!

Sheet 12 of 14

Woodley
architectural
group, Inc

colorado // 731 southpark dr. suite B
littleton, co 80120 / 303 683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949 553.8919

WESTON HOMES





SCALE: 1/4" = 1'-0" SCALE: 1/4" = 1'-0" LEFT ELEVATION 'B' RIGHT ELEVATION 'B'



MATERIAL NOTES

- -ASPHALT ROOF SHINGLES
- -8" CEMENTITIOUS HORIZONTAL SIDING
- -4" CEMENTITIOUS HORIZONTAL SIDING
- -WOOD TRIM
- -WOOD POSTS
- -CULTURED STONE VENEER

REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"

3-1-1-2 FOUR PLEX | CONCEPT ELEVATIONS 'B'

09.07.16

BACKYARD VILLAS | JM WESTON

COLORADO SPRINGS, COLORADO

Sheet 13 of 14

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woodley architectural group,inc

NORTH BAY AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN

THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO

ADJACENT OWNERSHIP MAP



ADJACENT OWNERS LIST

- WOODMOOR IMPROVEMENT ASSN 1691 WOODMOOR DR MONUMENT CO. 80132-9071 MCEADDEN ASHLEIGH C
- MCFADDEN ASHLEIGH C 18830 LAKE FOREST LN MONUMENT CO, 80132-9013 HAMMER RONALD SCOTT II HAMMER SARAH TOVA 18820 LAKE FOREST LN MONUMENT CO. 2012, 2013
- MONUMENT CO, 80132-9013 HICKS RICHARD A LIVING TRUST HICKS REBECCA T LIVING TRUST
- HICKS REBECCA T LIVING TRUST 18810 LAKE FOREST LN MONUMENT CO, 80132-9013 5. WEYER THOMAS C & PAMELA A 10115 CLEAR CREEK RD COLORADO SPRINGS CO, 80920-1439 6. FABER JAMES A
- FABER SUZANNE 18760 AUTUMN WAY MONUMENT CO, 80132-9014
- HENDERLONG KEITH T HENDERLONG DEBORAH G 104 AMBERGATE DR MADISON AL, 35756-3487
- FUGGETTA CHARLES F JR FUGGETTA BARBARA D 18720 AUTUMN WAY MONUMENT CO. 80132-9014

9. WOODMOOR WATER & SANITATION DISTRICT NO 1 PO BOX 1407

545 3RD ST # 223

DAVIS JACK

MONUMENT CO 80132-4509

MONUMENT CO, 80132-9004

1658 DEER CREEK RD
MONUMENT CO, 80132-9004

15. DEMATTEIS JUDY THOMAS LIVING
TRUST
5991 POMMEL CIR
WEST DES MOINES IA, 50266

MONUMENT CO, 80132-4509

13. JOHNSON JEFFREY JOSEPH
JOHNSON CRYSTAL DAWN
SEBASTIAN
1657 DEER CREEK RD

1658 DEER CREEK RD

1676 DEER CREEK RD

MONUMENT CO, 80132-9003

16. WILLIAMS KAREN E

- 2015 BRAMBI FWOOD I N MONUMENT CO 80132-1407
- 2015 BRAMBLEWOOD LN
 COLORADO SPRINGS CO, 80920-1590

 18. ET INVESTMENTS GROUP LLC
 106 N TEJON ST
 COLORADO SPRINGS CO, 80903-1440

 19. MCWHORTER CATHERINE M
 1440 DEEP CREEK PA MONOMENT CO, 80132-1407

 10. LAKE WOODMOOR HOLDINGS LLC
 1755 TELSTAR DR STE 211
 COLORADO SPRINGS CO, 80920-1018

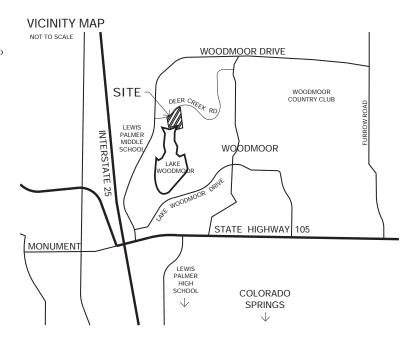
 11. MOSBARGER BONNIE M
- 1655 DEER CREEK RD 1640 DEER CREEK RD MONUMENT CO, 80132-9019 MONUMENT CO, 80132-9004 12. FORNOF JOHN C
 - 20. POUR MEHDIG POUR MEREDITH A

17. GILMOUR SASAKI FAMILY TRUST

C/O MIKE LANE

- POUR MEREDITH A
 1580 BURNING OAK WAY
 MONUMENT CO, 80132-9015
 21. ELLIOTT JERE L & MARY L
 1560 DEER CREEK RD
 MONUMENT CO, 80132-9020
- 22. DLB & YCB LIVING TRUST 18930 BURNT LEAF WAY

MONUMENT CO. 80132-9016



LEGAL DESCRIPTION

THOSE PORTIONS OF THE COVE AT WOODMOOR RECORDED JUNE 20, 1972 IN PLAT BOOK V2 AT PAGE 59 AND OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE FOLLOWING DESCRIBED PROPERTY, MONUMENTED AT ITS NORTHERLY END WITH A REBAR & CAP, PLS 2682 AND AT ITS SOUTH END WITH A #4 REBAR. SAID LINE BEARS SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST.

BEGINNING AT THE NORTHWEST CORNER OF LAKE WOODMOOR RECORDED NOVEMBER 22, 1968 IN PLAT BOOK K2 AT PAGE 83 THENCE SOUTH 04 DEGREES 31 MINUTES 13 SECONDS EAST ALONG THE WESTERLY LINE OF SAID SUBDIVISION 805.58 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE SOUTH 76 DEGREES 52 MINUTES 00 SECONDS WEST CONTINUING ALONG SAID LINE 270.50 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802;

 $THENCE\ NORTH\ 33\ DEGREES\ 16\ MINUTES\ 26\ SECONDS\ EAST\ ALONG\ SAID\ EASTERLY\ LINE\ 198.00\ FEET\ TO\ THE\ SOUTHEAST\ CORNER\ OF\ SAID\ AND THE SOUTHEAST\ CORNER\ OF\ SAID\ CORNER\ CORRER\ CORRER\$

THENCE SOUTH 78 DEGREES 28 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID COVE AT WOODMOOR AND ALONG THE NORTHERLY LINE OF SAID PARCEL DESCRIBED IN WARRANTY DEED RECORDED JUNE 26, 2001 AT RECEPTION NO. 201088802 A DISTANCE OF 381.79 FEET TO THE SOUTHEAST CORNER OF THE COVE AT WOODMOOR CONDOMINIOR SECORDED DECEMBER 19, 1974 IN PLAT BOOK 1 AT PAGE 79 (THE FOLLOWING FOUR COURSES ARE ALONG THE ASTRELY LINE OF SAID COVE AT WOODMOOR CONDOMINIUMS):

1) NORTH 09 DEGREES 11 MINUTES 13 SECONDS WEST, 201.02 FEET;

2) NORTH 00 DEGREES 23 MINUTES 42 SECONDS EAST, 50.00 FEET;

3) NORTH 89 DEGREES 36 MINUTES 18 SECONDS WEST, 8.32 FEET

4) NORTH 07 DEGREES 40 MINUTES 16 SECONDS WEST, 133,33 FEET TO THE SOUTHERLY LINE OF DEER CREEK ROAD, THE SAME BEING THE NORTHERLY LINE OF SAID THE COVE AT WOODMOOR

THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 10 MINUTES 40 SECONDS, A RADIUS OF 742.00 FEET, FOR AN ARC LENGTH OF 377.86 FEET (THE CENTER OF SAID CURVE BEARS NORTH 23 DEGREES 04 MINUTES 14 SECONDS WEST) TO A POINT OF REVERSE CURVE;

THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A CENTRAL ANGLE OF 35 DEGREES 08 MINUTES 38 SECONDS, A RADIUS OF 508.69 FEET, FOR AN ARC LENGTH OF 285.38 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.23 ACRES OF LAND, MORE OR LESS

PUD MODIFICATIONS

The North Bay at Lake Woodmoor PUD includes the following modifications to the El Paso County Land Development Code (LDC) and Engineering Criterial Manual (ECM)

- 1. LDC Chapter 8.4.4(E)(2) Use of Private Roads
- LDC Chapter 8.4.4(E)(3) Private Roads to be constructed and maintained to ECM standards:
- a. Permanent hammerhead turnaround (FCM Section 2.3.8)
- b. Minimum centerline radius (ECM Table 2-7)
- c. Roadway cross section (ECM Section 2.2.4.B) d. Vertical curve (ECM Section 2.3.4)

SITE DATA

Proposed Zoning:

OWNER/APPLICANT Lake Woodmoor Holdings LLC 9540 Federal Drive, Suite 200

PUD

Colorado Springs, CO 80921

Tax ID Number: 7111400007, 7111404111 7.23 Acres, 314,889 S.F. Area: Current Zoning:

Current Land Use Proposed Land Use

Townhomes; 108,459 S.F., 34.4% Private Roads, Circulation, & Parking: 29,228 S.F., 9.3%

Open Space; 177,202 S.F., 56.3%

Number of Units 4.84 DU/AC Density:

Land Planning Landscape Architecture Urban Design N.E.S. Inc 619 N. Cascade Avenue. Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com

NORTH

NORTH BAY AT LAKE WOODMOOR

PARCEL E

DEER CREEK RD MONUMENT, CO 80132

ATE:		
OJECT MGR:		
EDADED DV:	D	CIMENICA

PUD DEVELOPMENT PLAN

	_
_	

REZONING MAP

14 of 14

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Waterside PUD Development Plan and Preliminary Plan

Agenda Date: August 10, 2022

Agenda Item Number: #6 - |

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

This is a request for approval by N.E.S., Inc., on behalf of Lake Woodmoor Holdings, LLC., of the Waterside PUD Development Plan and Preliminary Plan. The project site is located northeast of Monument, on the northwestern shores of Lake Woodmoor near the intersection of Deer Creek Road and Woodmoor Drive. The property consists of 7.53 acres, with 52 residential townhome lots and 5 tracts and is currently zoned R-4, however, a rezone to Planned Unit Development (PUD) is being processed concurrently.

The 2013 and 2022 El Paso County Parks Master Plans show no impacts to parks, trails, or open space. The proposed Jackson Creek Primary Regional Trail and Highway 105 Bicycle Route are both located 0.75 mile south of the property, while the existing New Santa Fe Primary Regional Trail is located 0.65 mile to the west of the property. Lewis-Palmer School District No. 38 is planning to construct the Lewis-Palmer Trail in the immediate vicinity of Waterside. This trail will provide much-needed pedestrian connections to nearby neighborhoods, schools, businesses, and other local attractions to the west and south of the project site.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Waterside falls completely within an updated Candidate Open Space Area. Located at the southern edge of the Black Forest, open space attribute values here include the surface water and wetland areas, floodplains, and moderate to high wildlife impacts. The project has received a Prebles Meadow Jumping Mouse clearance letter from the U.S. Fish and Wildlife Service, while the site development and drainage infrastructure are designed to reduce negative impacts to Lake Woodmoor and its floodplains, wetlands, and environmental habitat.

The Waterside PUD Development Plan and Preliminary Plan shows 2.83 acres of land dedicated to open space, trail corridor, landscape tracts, and drainage infrastructure, thus providing for 37.5% open space within the development. The applicant's letter of intent states the following in regard to parks, trails, and open spaces:

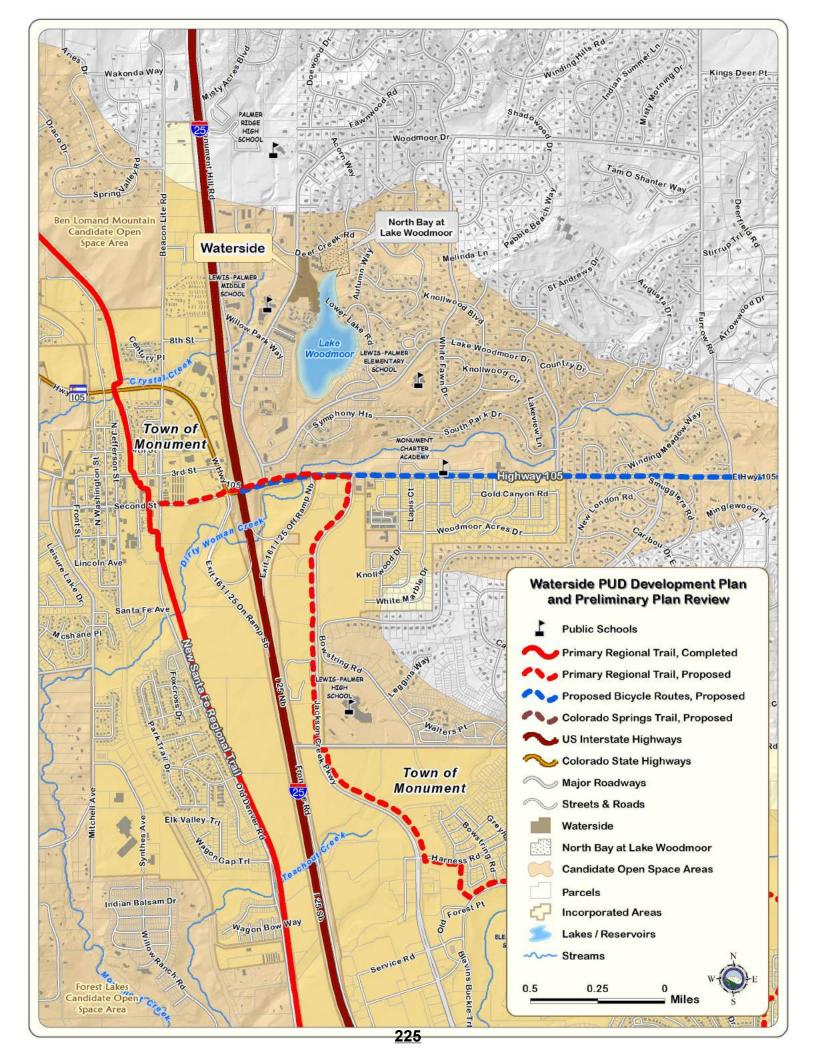
 "The Waterside Preliminary Plan includes an interconnected system of trails. Five foot attached concrete walkways are provided throughout the development. On the eastern property line, adjacent to Lake Woodmoor is a four-foot crushed fine path. This extended down to the lake area."

- "Open space and trails are identified on the PUD Preliminary Plan and provide residents with walking and access to biking opportunities. These trails access Lake Woodmoor."
- "The project proposes interconnected sidewalks throughout the project that connect the open space tracts and the open space tracts. There are no environmental features within the site."
- "There are no substantial natural features on site. A substantial part of this project will remain as open space and serve as an amenity for residents. New trail connections are proposed that will continue the public access to the lake area."
- "5-foot sidewalks are included throughout the project and connect a perimeter trail network, which provide opportunities for pedestrian and bicycle transportation. Landscaping is included to buffer the development from adjacent uses where appropriate."

As no park land or trail easement dedications are necessary for this development, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

Recommended Motion (PUD Development Plan and Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Waterside PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$23,920 and urban park purposes in the amount of \$15,080 will be required at time of the recording of the forthcoming final plat(s).



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

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

August 10, 2022

YES

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.

Application Type: PUD / Prelim Plan Name: Waterside PUD Development Plan and Preliminary Plan

PUDSP-22-009 Total Acreage: 7.53 PCD Reference #:

Total # of Dwelling Units: 52

Dwelling Units Per 2.5 Acres: 17.26 Applicant / Owner: **Owner's Representative:**

Regional Park Area: 2 Lake Woodmoor Holdings, LLC N.E.S., Inc. 1755 Telstar Drive, Suite 211 Andrea Barlow Urban Park Area: 1

Colorado Springs, CO 80920 619 North Cascade Avenue, Suite 200 Existing Zoning Code: R-4

> Colorado Springs, CO 80903 Proposed Zoning Code: PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

unit per 2.5 acres.

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): LAND REQUIREMENTS

Urban Park Area: 1 Regional Park Area: 2

> Neighborhood: 0.00375 Acres x 52 Dwelling Units = 0.20

> 0.00625 Acres x 52 Dwelling Units = 0.0194 Acres x 52 Dwelling Units = 1.009 Community: 0.33

Total Regional Park Acres: 1.009 **Total Urban Park Acres:** 0.52

FEE REQUIREMENTS

Urban Park Area: 1 Regional Park Area: 2

Neighborhood: \$114 / Dwelling Unit x 52 Dwelling Units = \$5,928 \$460 / Dwelling Unit x 52 Dwelling Units = \$176 / Dwelling Unit x 52 Dwelling Units = \$23,920 Community: \$9,152

Total Regional Park Fees:

Total Urban Park Fees: \$15,080 \$23,920

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Waterside PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$23,920 and urban park purposes in the amount of \$15,080 will be required at time of the recording of the forthcoming final plat(s).

WATERSIDE PUD PRELIMINARY PLAN

LETTER OF INTENT

JULY 2022

OWNER/APPLICANT:

LAKE WOODMOOR HOLDINGS LLC 1755 TELSTAR DRIVE, SUITE 211 COLORADO SPRINGS, CO 80920

CONSULTANT:

N.E.S. INC.

Andrea Barlow

619 N. CASCADE AVE. SUITE 200 COLORADO SPRINGS, CO 80903

719.471.0073

ABARLOW@NESCOLORADO.COM

SITE DETAILS:

TSN: 7111404112 - 7111404161

ADDRESS: WOODMOOR DR

ACREAGE: 7.53 AC

CURRENT ZONING: R-4

CURRENT USE: VACANT

REQUEST

N.E.S. Inc. on behalf of Lake Woodmoor Holdings LLC requests approval of the following applications:

- A Rezone from R-4 (Planned Development District Obsolete) to PUD (Planned Unit Development District);
- 2. A PUD Development/Preliminary Plan for 52-unit townhome development on 7.53 acres, at a gross density of 6.9 dwelling units per acre and a maximum height of 30 feet, including PUD modifications;

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LOCATION

Waterside at Lake Woodmoor is located southeast of the intersection of Woodmoor Drive and Deer Creek Road. Deer Creek Road forms the northern boundary of the property and Lake Woodmoor lies to the east. To the east is The Cove at Woodmoor condominium development (11 du/acre). To the north is the Woodmoor Oaks Subdivision (1 du/acre). To the west, across Woodmoor Drive is Lewis Palmer Middle School. To the South is the Lake Woodmoor Townhomes (8.8 du/acre). The site comprises approximately 7.53 acres.

HISTORY

The property is part of a Development Plan for the Waterside Condominiums which was approved in 1980. The approved plan proposed 83 condominiums on 7.55 acres; a density of 11 dwelling units per acre.

PROJECT DESCRIPTION

The property and the areas to the south, west, and east are zoned R-4, which is an obsolete zoning for Planned Development. Any new development proposal for the property requires a rezoning.

It is proposed to rezone the property to PUD, as this is the current equivalent of the old R-4 zoning and is therefore compatible with the surrounding R-4 zoning. The PUD zoning also allows for flexibility in the dimensional and design standards needed to accommodate the proposed townhome product and enable the protection of the floodway and wetlands areas and other open space.

The PUD Development/Preliminary Plan proposes 52 units on 7.53 acres; a density of 6.9 dwelling units per acre. This is significantly less dense then the approved 1980 plan. The maximum height of the buildings is 30 feet and each unit will have a two-car garage. An additional 28 parking spaces are provided within the development. In total, 130 parking spaces are provide (121 required).

A retaining wall is provided along units 26-28. This wall will have a maximum height of 4 feet. A second retaining wall will be included on the south end of the site, adjacent to the Water Quality pond.

1.15 acres of land will be donated to Woodmoor Improvements Association. This provides a substantial buffer to the existing single-family residential neighborhood to the south. This tract (Tract F) will include public access, public improvement, drainage and landscaping, maintained by the WIA. All other tracts include public access, public utilities, public improvement, drainage, landscaping, mail kiosk, and private parking and provide an additional 2.91 AC of open space, all owned and maintained by the Waterside HOA.

COMPATIBILITY/TRANSITIONS: The site is surrounded by residential development, of various densities. This development will provide a transition from the higher density townhomes and condos to the south and west to the lower density subdivisions to the north and east.

<u>TRAFFIC</u>: There are two points of access to the development from Woodmoor Drive. A full-movement access is provided at the intersection of Woodmoor Drive and Barnet View. A secondary access easement is provided on the south end of the site. This access easement already exists for the Woodmoor Barn Community Center. All roads within the development are private.

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A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for site. The Waterside Traffic Study shows that with the development traffic and projected 2040 traffic, the proposed accesses on Woodmoor Drive are predicted to operate at acceptable levels of service, per County established standards.

<u>AIR QUALITY:</u> The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Woodmoor Drive and I-25, providing shorter travel time to employment and commercial facilities.

<u>WATER</u>: This site will be served by the Woodmoor Water and Sanitation District No. 1. A commitment letter for water and wastewater is included in this submittal.

Woodmoor Water and Sanitation District No. 1. has sufficient supply and infrastructure in the area to serve this development. The total commitment is 17.784 acre-feet. A Water Resources Report, provided by Kiowa Engineering, is also included in this submittal.

<u>WASTEWATER</u>: The wastewater commitment is 18,200 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. Public sewage disposal is further addressed in the Wastewater Report prepared by Kiowa Engineering.

<u>OTHER UTILITIES:</u> The property is located within the boundaries of Woodmoor Water and Sanitation District No. 1. Water, wastewater will be provided by Woodmoor Water and Sanitation District No. 1. Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas. The utility commitment letters are submitted with this application.

<u>DRAINAGE:</u> The drainage improvements associated with this development are consistent with the Master Development Drainage Plan. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

FLOODPLAIN: This site is within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0276G, effective 12.07.2018. No development is proposed in the area prone to surface flooding by a 100-year event.

<u>WETLANDS</u>: The edge of Woodmoor Lake up to its Ordinary High Water mark could be considered jurisdictional waters. No development is proposed in this area. A small stormwater detention facility will need to be constructed adjacent to Woodmoor Lake in the southeast portion of the site. These portions will need to be designed to avoid overlapping wetlands. No permanent impacts tot the waters are proposed.

<u>WILDLIFE:</u> There are no threatened or endangered species on the site. The closest PMJM critical habitat is .7 miles to the south, and the closest potentially occupied range is .33 miles south of the site.

<u>WILDFIRE:</u> The fire risk on this site is low. Developed areas will be landscaped and irrigated, reducing wildfire hazard potential. New landscaping will meet Firewise recommendations for separation.

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<u>GEOLOGIC HAZARDS:</u> No geologic hazards were identified that we believe preclude development of the site. Geologic hazards identified on this parcel include expansive or very hard, shallow bedrock, erosion potential, flood potential, and regional issues of seismicity as well as naturally-occurring radioactive materials. These conditions can be mitigated with engineering design and construction methods commonly employed in the area. More information is provided in the Geologic Hazards Evaluation and Preliminary Geotechnical Investigation prepared by CTL Thompson.

<u>VEGETATION:</u> The majority of the site has been disturbed in the past and is non-native grassland. There are pine-oak woodlands and patches of non-native trees along the northeastern edge and the southern boundary. There is a narrow strip of riparian along the Woodmoor Lake shoreline. All new plantings will be native species. Noxious weeds on site will be removed and managed by the HOA.

SCHOOLS: Lewis Palmer Middle School is directly adjacent to the property. Palmer Ridge High School is one mile north of the site, and Lewis Palmer High School is two miles south of the site. Lewis Palmer Elementary is 1.5 miles from the site.

TRAILS AND OPEN SPACE: The Waterside Preliminary Plan includes an interconnected system of trails. Five foot attached concrete walkways are provided throughout the development. On the eastern property line, adjacent to Lake Woodmoor is a four-foot crushed fine path. This extended down to the lake area.

There is 176,853 SF of open space provided in this PUD.

DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

- Lewis Palmer School District 38
- Woodmoor Water and Sanitation District No. 1
- Tri-Lakes Monument Fire District
- Mountain View Electric Association

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PUD MODIFICATIONS:

Chapter 4.2.6.F.2.h of the LDC allows for a PUD modification of a general development standard in the LDC or criteria of the ECM. The proposed PUD modifications allow for a more efficient layout that enhances the open space characteristics and benefits to the proposed community. The development implications and decisions guiding the request for the modification support the identified benefits in Chapter 4.2.6.F.2.h - providing more accessible open space within the development.

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.4.E.2	Private Roads Require Waiver	Use of private roads shall be limited	Private roads proposed to serve only portions of this community.	Private roads provide more flexibility for the development to accommodate the unique community homes proposed on the site. The private roads will
2	LDC Chapter 8.4.4.E.3	Private Roads to meet County Standards	Private roads shall be constructed and maintained to ECM standards.	Road width and roadway terminations (see 3 and 4 below)	the site. The private roads will be owned and maintained by the HOA.
3	ECM Section 2.2.4.B.7, Figure 2-17 and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	50' public right of way.	30' private tract	A smaller private road cross- section, compact road design, and the use of a turnaround will achieve the goal of providing both residents and emergency
4	ECM Section 2.3.8	Roadway Terminations	Urban Cul-de-Sac Permanent hammerhead turnarounds are not permitted	Permanent hammerhead turnaround proposed on Hillingdon Heights	responder's access. ECM standard does not take into account reduction in speed du to the T-intersections associate with these very small turn around areas.

- Chapter 8.4.4.E.2 of the LDC states that private roads require a waiver. In this area of development private roads allow more flexibility for the development to accommodate physical constraints of the site.
- Chapter 8.4.4.E.3 of the LDC states that private roads shall meet county standards. These roads have a different road width, centerline radius, and roadway termination, which allow more flexibility to the development.
- Section 2.2.4.B.7, Figure 2-17 and ECM Table 2-7 of the ECM states that a standard county public local roadway (low volume) is contained within a 50' wide public right of way (with a 24' wide asphalt mat). The proposed private street section is contained within a 30' wide private tract (owned and maintained by the Homeowners Association) and includes a 24' wide asphalt mat. All private roads to be bult using country standard curb and gutter, signage and pavement thickness, as well as adhering to county maximum grade criteria.

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• Section 2.3.8 of the ECM states permanent hammerheads are not permitted. In this development, a hammerhead enables retaining natural features and open space. This has been approved by the fire department.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

The relevant County Plans for Waterside are the Your El Paso Master Plan, the Water Master Plan, and, the 2040 Major Transportation Corridor Plan, and the Parks Master Plan.

YOUR EL PASO MASTER PLAN

The new County Master Plan denotes the site as a regional center placetype, which is a commercial destination for County residents to purchase goods, procure services, and enjoy a variety of entertainment options. Single family attached residential is a supporting land use of the Regional Center placetype. This area is located within the Tri-Lakes area, which is characterized by significant suburban development and some mixed-use development. The Tri-Lakes area is the most well-established community in the northern part of El Paso County with a mixture of housing options, easy access to necessary commercial goods and services, and a variety of entertainment options. This area is noted as a developed site, and designated as an area of minimal change on the areas of change map.

The PUD Preliminary Plan is consistent with Core Principle 1, Land Use and Development, which seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," in addition to goal 1.1, "ensure compatibility with established character and infrastructure capacity."

It is also consistent with Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types", as well as Goal 2.1 to "Promote development of a mix of housing types in identified areas."

WATER MASTER PLAN

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

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

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

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

2040 Major Transportation Corridor Plan

The 2040 Improvements map identified the most proximate roadway improvement to the site is upgrades to rural county road Deer Creek Rd. The 2060 Corridor Preservation map shows Lake Woodmoor Drive and Woodmoor Drive as collectors.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The site is 7 miles from Fox Run Regional Park and 6 miles from Palmer Lake Recreation Area. A county trail and bike route are proposed south of the site along Highway 105.

PROJECT JUSTIFICATION

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

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

The Waterside PUD will advance the following purposes of the PUD District designation:

- To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;
 - The proposed smaller lot residential development is meeting a need and demand for more attainable housing product.
- To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;
 - The Waterside PUD includes smaller lots that require more design flexibility then afforded by standard zoning districts.
- To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood design and by the conservation and more efficient use of open space ancillary to said buildings;

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

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

There are several employment and shopping centers in close proximity to the site, as well as churches and schools that provide community facilities.

- 2. THE APPLICATION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;
 - The relevant County Plans for Waterside PUD are the Your El Paso County Master Plan, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. The Waterside PUD is in general conformity with these plans as described above.
- 3. THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THIS CODE AND ALL APPLICABLE STATUTORY PROVISIONS AND WILL NOT OTHERWISE BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF THE PRESENT OR FUTURE INHABITANTS OF EL PASO COUNTY;
 - The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The project proposes less density then was previously proposed for this property and, unlike the previous proposal, retains a substantial area of open space and provides trail connections to the lake and adjacent neighborhoods. The project also offers alternative housing design to reduce environmental footprint by improving efficiencies and preserving more open space.
 - PUD modifications and waivers to the LDC are requested for the use of private roads, private roadway design, urban local street widths, and roadway termination. These modifications and waivers are described above.
- 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 proposed townhome development is consistent with the existing R-4 zoning and the previously approved Development Plan for the property and is therefore a suitable use for the property. The condominium development is harmonious with the existing and proposed uses surrounding the property, which comprises of condominiums, townhomes and single family residential to the east, townhomes to the south, the middle school to the west, and single family to the north.
- 5. THE PROPOSED DEVELOPMENT PROVIDES ADEQUATE CONSIDERATION FOR ANY POTENTIALLY DETRIMENTAL USE TO USE RELATIONSHIPS (E.G. COMMERCIAL USE ADJACENT TO SINGLE FAMILY USE) AND PROVIDES AN APPROPRIATE TRANSITION OR BUFFERING BETWEEN USES OF DIFFERING INTENSITIES BOTH ON-SITE AND OFF-SITE WHICH MAY INCLUDE INNOVATIVE TREATMENTS OF USE TO USE RELATIONSHIPS;
 - The development provides a transitional use of a higher density single-family detached that provides a buffer from the higher density residential to the lower density residential.

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- 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;
 - Proper landscape setbacks and buffers are included in this PUD. There is a 10-foot landscape setback on the northern boundary, along Deer Creek Road. A 15-foot building and landscape setback is provided on all other property boundaries.
 - The bulk of the proposed condominiums and the associated landscaping and buffering are compatible with the surrounding area.
- 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 unique or significant historical, cultural, recreational, aesthetic or natural features to be preserved.
- 8. OPEN SPACES AND TRAILS ARE INTEGRATED INTO THE DEVELOPMENT PLAN TO SERVE AS AMENITIES TO RESIDENTS AND PROVIDE A REASONABLE WALKING AND BIKING OPPORTUNITIES;
 - Open space and trails are identified on the PUD Preliminary Plan and provide residents with walking and access to biking opportunities. These trails access Lake Woodmoor. The development includes 1.15 acres of land to be donated to WIA.
- 9. THE PROPOSED DEVELOPMENT WILL NOT OVERBURDEN THE CAPACITIES OF EXISTING OR PLANNED ROADS, UTILITIES AND OTHER PUBLIC FACILITIES (E.G. FIRE PROTECTION, POLICE PROTECTION, EMERGENCY SERVICES, AND WATER AND SANITATION), AND THE REQUIRED PUBLIC SERVICES AND FACILITIES WILL BE PROVIDED TO SUPPORT THE DEVELOPMENT WHEN NEEDED;
 - The Traffic Impact Study demonstrates that the development will not materially impact existing levels of service on surrounding roads. All required utilities are available to the development and the required will serve letters are provided. The proposed project will not negatively impact the levels of service of County services and facilities.
- 10. THE PROPOSED DEVELOPMENT WOULD BE A BENEFIT THROUGH THE PROVISION OF INTERCONNECTED OPEN SPACE,

 CONSERVATION OF ENVIRONMENTAL FEATURES, AESTHETIC FEATURES AND HARMONIOUS DESIGN, AND ENERGY

 EFFICIENT SITE DESIGN;
 - The project proposes interconnected sidewalks throughout the project that connect the open space tracts and the open space tracts. There are no environmental features within the site.
- 11. THE PROPOSED LAND USE DOES NOT PERMIT THE USE OF ANY AREA CONTAINING A COMMERCIAL MINERAL DEPOSIT IN A MANNER WHICH WOULD UNREASONABLY INTERFERE WITH THE PRESENT OR FUTURE EXTRACTION OF SUCH DEPOSIT UNLESS ACKNOWLEDGED BY THE MINERAL RIGHTS OWNER;
 - There are no mineral rights owners on this property.
- 12. Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide; and
 - PUD deviations are requested of the Engineering Criteria manual section 2.2.4.B.7, figure 2-17, and table 2-7 as well as section 2.3.8. The justification for these is set out above. The proposed PUD deviations allow for a more efficient layout retains natural features and open space thereby

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achieving the identified benefits in Chapter 4.2.6.F.2.h by providing a more livable environment, more accessible open space and a more efficient pedestrian system within the development.

13. THE OWNER HAS AUTHORIZED THE APPLICATION.

Yes.

PUD Preliminary Plan

The PUD Development/Preliminary Plan for North Bay at Lake Woodmoor is also consistent with the Preliminary Plan approval criteria set forth in Chapter 7.2.1.D.2.e of the LDC as follows:

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

See above analysis.

- 2. THE SUBDIVISION IS CONSISTENT WITH THE PURPOSES OF THIS CODE;
 - See above analysis. The proposed development complies with the requirements of the LDC and will not be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County. The project offers additional housing choice in a developing area. This proposed condominium development will provide new housing opportunities that will benefit the citizens of El Paso County.
- 3. THE SUBDIVISION IS IN CONFORMANCE WITH THE SUBDIVISION DESIGN STANDARDS AND ANY APPROVED SKETCH PLAN;
 - There is no approved sketch plan for this property. The subdivision design standards are met with the exception of the PUD modifications described above and as addressed by the submitted deviations for the project. Deviations are submitted to the ECM identified in the PUD modifications table, as well as modifications to the LDC allowing private roads that are not to County standards.
- 4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

 A sufficient water supply is available as a demonstrated in the Water Resources and Wastewater Treatment Report prepared by Kiowa Engineering Corporation and through the water supply commitment from Woodmoor Water & Sanitation District.
- 5. A PUBLIC SEWAGE DISPOSAL SYSTEM HAS BEEN ESTABLISHED AND, IF OTHER METHODS OF SEWAGE DISPOSAL ARE PROPOSED, THE SYSTEM COMPLIES WITH STATE AND LOCAL LAWS AND REGULATIONS, [C.R.S. §30-28-133(6) (B)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE.
 - Public sewage disposal is addressed in the Water Resources and Wastewater Treatment Report prepared by Kiowa Engineering Corporation.
- 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)];

These matters are addressed in the Geotechnical Report prepared by CTL Thompson Inc.

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- 7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. §30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;
 - These matters are addressed in the Drainage Report prepared by Classic Consulting.
- 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 public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development.
- 9. LEGAL AND PHYSICAL ACCESS IS OR WILL BE PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM; All lots will be accessible by new private streets. Deviations and modifications to the LDC and ECM are requested.
- 10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY:
 - a. INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES

 CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

 There are no substantial natural features on site. A substantial part of this project will remain as open space and serve as an amenity for residents. New trail connections are proposed that will continue the public access to the lake area.
 - b. INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST-EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;

 5-foot sidewalks are included throughout the project and connect a perimeter trail network, which provide opportunities for pedestrian and bicycle transportation.

 Landscaping is included to buffer the development from adjacent uses where appropriate.
 - C. INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;
 - To the east is The Cove at Woodmoor condominium development (11 du/acre). To the north is the Woodmoor Oaks Subdivision (1 du/acre). To the west, across Woodmoor Drive is Lewis Palmer Middle School. To the South is the Lake Woodmoor Townhomes (8.8 du/acre). This site provides an adequate transition from the lower density residential and school to the higher density development east of the site. The PUD zoning also allows for flexibility in the dimensional and design standards needed to accommodate the proposed townhome product and enable the protection of the adjacent wetlands areas and other open space.
 - d. INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND There are no environmentally sensitive areas on the property. A detailed analysis of the natural
 - e. INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;

features, wildlife and wetlands is provided in the accompanying ECOS environmental report.

File #: 11 | Page

The Traffic Report prepared by LSC demonstrates that the proposed site-generated traffic resulting from the proposed development is not expected to negatively impact to traffic operations for the existing or proposed surrounding roadway network, nor cause change to previously approved roadway classifications or current roadway design plans.

- 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;

 Water and sanitary sewer service is to be provided by Woodmoor Water and Sanitation District and Mountain View Electric Association Inc. and Black Hills Energy will provide electric and natural gas services to the subdivision 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 Tri-Lakes Monument 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 these parts of the Code, subject to the requested PUD modification and deviation requests.

PUD Modifications

The Preliminary Plan is consistent with the approval criteria in Section 4.2.6.F.2.h of the LDC as follows:

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 1 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;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The modifications requested allow for the preservation of natural features and increase to open space. While the main community access is from standard public local roadways, the use of the private roadways is limited to closed looped areas that will be signed as being private. The private roadway a community design that maintains portions of the site vegetation and also maintains the edge along the lake, while also introducing a proposed community trail along the lake.

File #: _____

 $P: La\ Plata \ Waterside \ Admin \ Submittals \ PUD\ DP_Preliminary\ Plan \ 1st\ Submittal \ Letter\ of\ Intent_Waterside. docx$

File #: ______ 13 | P a g e

GENERAL PROVISIONS:

- Authority. This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado
- B. <u>Applicability</u>. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of County Commissioners.
- Adoption. The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Waterside at Lake Woodmoor is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the 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
- D. Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of Waterside at Lake Woodmoor, 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 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.
- E. <u>Enforcement.</u> To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or
- F. <u>Conflict.</u> Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. Maximum Level of Development. The total number of dwellings 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 ent Plan requirements, land carrying capacity, or other requirements of the Board of County Com
- H. <u>Project Tracking</u>. 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 maximum development limits are not exceeded.
- Overall Project Standards. The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.

DEVELOPMENT GUIDELINES:

- Project Description: Waterside at Lake Woodmoor is a planned residential community on 7.53 acres of land located north of Lake Woodmoor and south of Deer Creek Road. The project is planned as a townhome community.
- Permitted Uses: Permitted uses within the Waterside at Lake Woodmoor subdivision include townhomes, attached single-family homes, open space, and trails. The uses of any property within the subdivision as a Child Care Center, Family Care Home or Group Home shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended in the future. Marijuana Clubs and Marijuana Grow Facilities are not permitted within this subdivision.
- Temporary Uses: Temporary uses are limited to model home/subdivision sales office, vard sales, and seasonal produce sales, and are subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended in the future
- Accessory Uses: Accessory uses within this subdivision are limited to the following:

Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping). Residential home occupation that does not require clients to visit the premises

 $\underline{Accessory\ Structures}.\ Accessory\ structures\ must\ comply\ with\ the\ Development\ Standards\ in\ item\ (G)\ of\ these\ guidelines,\ and\ shall\ in\ shall\ in$ be subject to the regulations relating to accessory structures in Chapter 5 of the El Paso County Land Development Code. Residential accessory structures in this subdivision are restricted to the following:

Storage shed Deck (attached or detached, covered or uncovered) Hot tub Private greenhouse Fence, wall and hedged Antennas, radio facilities, and satellite dishes Solar energy systems

- Signs. One entry sign is proposed to identify the Waterside at Lake Woodmoor community. The maximum size of the Community Entryway Sign shall be 100 square feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size
- Development Standards.

 1. Maximum building height: thirty (30) feet
- Setback minimums:
- 6 feet minimum
- 3 feet minimum to covered porch 7 feet minimum
- 3 feet minimum to covered porch
- (Exception: 0' at property line of common wall for building and covered porch)
 15 feet minimum
- 5 feet minimum to covered porch
- No projections into setbacks or the tracts owned and maintained by the Waterside at Lake Woodmoor will be permitted. Retaining walls greater than 7 feet are not permitted within lot setbacks.
- Lot Sizes. The PUD Development Plan and the Final Plat establish the lot sizes. No subdivision of any lot will be permitted if such ults in the creation of additional building lots.
- Streets. Streets within Waterside at Lake Woodmoor subdivision provide general vehicular circulation throughout the development. All streets shall be privately owned and maintained by the Waterside at Lake Woodmoor Home Owner's Association. All Streets shall be payed unless otherwise indicated on the Development Plan. Sidewalks and parking spaces will be provided as illustrated on this plan
- Architectural Control Committee Review/Covenants. Waterside at Lake Woodmoor is subject to the covenants and design criteria established by the Woodmoor Improvement Association and Architectural Control Committee

WATERSIDE AT LAKE WOODMOOR

EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

LEGAL DESCRIPTION

ALL OF THE WATERSIDE CONDOMINIUMS SUBDIVISION, RECORDED IN PLAT BOOK 2, AT PAGE 47 RECORDS OF EL

TRACT TABLE

TRACT TRACT A	SIZE (AC) 2.42 AC	USE Public access, public utilities, public improvement, drainage, landscaping, mail klosk, private parking	OWNERSHIP Waterside HOA	MAINTENANCE Waterside HOA
TRACT B	1.24 AC	Public access, public utilities, public improvement, drainage	Waterside HOA	Waterside HOA
TRACT C	0.3 AC	Public access, public utilities, public improvement, drainage, landscaping, private parking	Waterside HOA	Waterside HOA
TRACT D	0.06 AC	Public access, public improvement, drainage, landscaping, private parking	Waterside HOA	Waterside HOA
TRACT E	0.05 AC	Public access, public improvement, drainage, landscaping, private parking	Waterside HOA	Waterside HOA

PUD MODIFICATIONS

The Waterside PUD includes the following modifications to the El Paso County Land Development Code (LDC) and

LDC/ECIVI Section	Category	Standard	iviodilication	Justilication	
1. LDC Chapter 8.4.4(E)(2)	Private Roads Require Waiver	Use of private roads shall be limited.	Private roads proposed to serve only portions of this community.	Private roads provide more flexibility for the development to accommodate the unique community homes on the site.	
2. LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards.	Private roads shall be constructed and maintained to ECM standards.	Road width and roadway terminations (see 3 an 4 below)	The private roads will be owned and maintained by the Home Owners Associations.	
ECM Section 2.2.4.B.7, Figure 2-17, and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	50' public right of way	30' private tract	A smaller private road cross-section, compact road design, and the use of a turnaround will achieve the goal of	
4. ECM Section 2.3.8	Roadway Terminations	Urban Cul-de-Sac -Permanent hammerhead turnarounds not permitted	Permanent turnaround proposed on Hillingdon Heights	providing both residents and emergency responder's access. ECM standard does not take into account reductions in speed due to the T-intersections associated with these very small turn around areas.	

GENERAL NOTES

- See Final Landscape Plan for proposed buffering and screening from surrounding properties.
- See I mark and scape i rain to prosee busineng and screening from stronding properties. Facilities and common area landscape will be maintained by the Waterside Home Owners Association.

 This site is within a designated F.E.M.A. floodplain as determined by the flood insurance rate map, community panel number 08041C0276G, effective December 7, 2018.
- Parking within the boundaries of the property and will only be for the use of the residents of Waterside and their guests. Proposed trails on the property will be available for use by the public.
- There will be no direct lot access from Deer Creek Road.
- No site grading will be allowed until all applicable wetland impact permits have been issued by the Army Corps of

County Certification This rezoning request to PUD has been reviewed and found to be complete and in accordance with the _____(B

resolution or motion #) _____ (date) approving the PUD and all applicable El Paso County regulations.

Chair, Board of County Commissioner

Director, Planning & Community Development Department date

Clerk and Recorder Certification

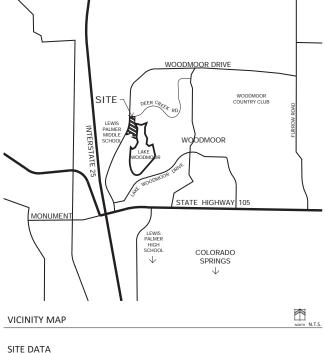
El Paso County

El Paso County Clerk and Recorde

Landowner's Signature, notarized Ownership Certification Ownership Certification A (one of the following: qualified title winsurance company, title actorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by

at the time of this application

Notarized signature OR Name of Attorney and registration number



Tax ID Number 7111404112 - ...61 7.53 Acres, 327,959 S.F. Current Zoning:

Proposed Zoning PUD Current Land Use

Single Family: 3.46 AC (46%) Proposed Land Use Private Roads: 1.24 AC (16%)

Number of Units: 6.9 DU/AC Building Height 30' Max.

SITE PARKING CALCULATIONS

Required:		
52 Townhomes (3-bedroom)	2.0 spaces per dwelling unit	104 spaces
Guests	1 space per 3 dwelling units	17 spaces
	Total Required	= 121 spaces
Provided:		
Garage parking	2 per unit	104 spaces
Off-street guest parking bays (for sole use by Waterside	26	26 spaces provided
residents and guests)		
	Total Provided	= 130 spaces

PROJECT TEAM

PLANNING/ NES IIIC.
I ANDSCAPE ARCHITECTURE: 619 N. Cascade Ave., Suite 200 CIVIL ENGINEER:

SHEET INDEX

PUD Site Plan Landscape Schedule & Notes Sheet 6 of 15 Landscape Plan South Sheet 7 of 15 Landscape Plan North

Sheet 8 of 15: Sheet 9 of 15: Sheet 10 of 15: Landscape Details Elevations Duplex Elevations Duplex Sheet 11 of 15: Elevations Triplex Sheet 12 of 15: Elevations Triplex Sheet 13 of 15: Elevations Fourple

Sheet 14 of 15: Elevations Fourplex
Sheet 15 of 15: Rezoning and Adjacent Owners Map

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WATERSIDE AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN/ PRELIMINARY PLAN WOODMOOR DRIVE MONUMENT, CO

PROJECT INFO	DATE: PROJECT MGR: PREPARED BY:	07/5/ A. BAF B. SWEI

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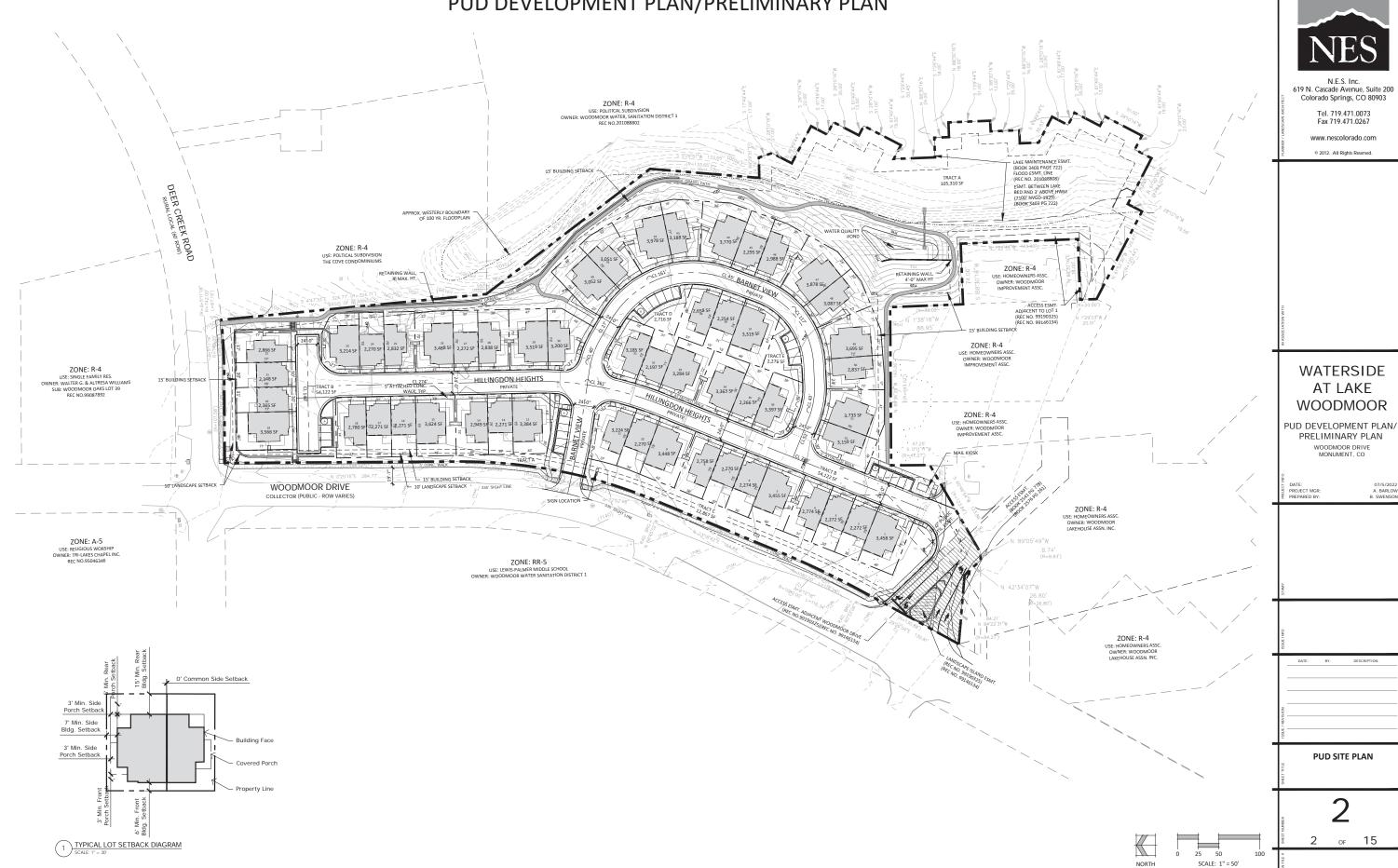
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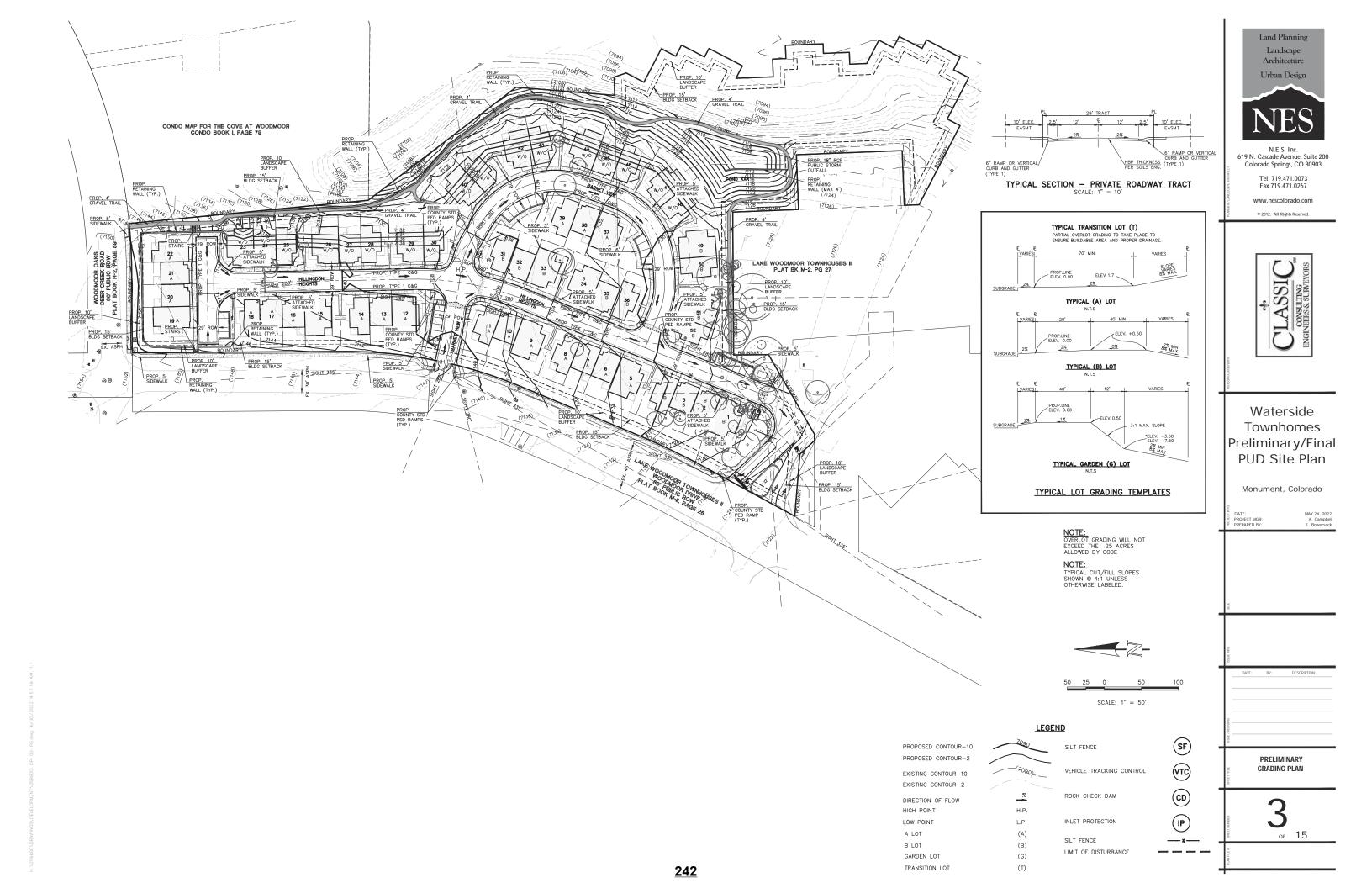
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EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN/PRELIMINARY PLAN



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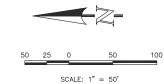






NOTES:

- THE UTILITY SIZES SHOWN HEREON ARE
 PRELIMINARY AND SUBJECT TO CHANGE
 DURING THE FINAL DESIGN PROCESS
- ALL PROPOSED ROADWAYS SHOWN HEREON ARE PUBLIC.
- 3. ALL WATER AND SEWER LINES SHOWN HEREON
 ARE 8" DIAMETER LINESS LARELED OTHERWISE
- 4. FIRE HYDRANT LATERALS ARE 6" DIA.
- 5. ALL LOTS PLATTED WITH 5' SIDE YARD UTILITY EASEMENTS AND 5' FRONT AND 7' REAR YARD UTILITY EASEMENT, UNLESS OTHERWISE NOTED.
- ALL CORNER LOTS PLATTED WITH 25' SIGHT TRIANGLE TO MEET TOWN STANDARDS UNLES OTHERWISE SHOWN.
- NO SEPARATE IRRIGATION TAPS FOR INDIVIDUAL LOTS
- B. CURB AND GUTTER TRANSITIONS ARE TYPICAL 4-WAY AND TEE INTERSECTIONS OF RESIDENTIA STREETS AND DOWN DRAINING CUL-DE-SACS.



LEGEND:

DESCRIPTION

EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED WATER MAIN
PROPOSED SANITARY SEWER
BOUNDARY

PROPOSED STORM PIPE EXISTING SANITARY EXISTING WATER W/EX. VALVE

TOWNHOMES Preliminary/Final PUD Site Plan

Monument, Colorado

DATE: PROJECT MGR: PREPARED BY:		JULY 29, 2 M. Who R. Ara
DATE:	BY:	DESCRIPTION:

PRELIMINARY
UTILITY PLAN

ог 15

EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN/PRELIMINARY 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.
- SOIL AMENDMENT INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC
 COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.

 3. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES. ALL SOD SHALL BE TALL FESCUE BLEND.

- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.

 ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURE TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- 11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE
 SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.

 COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS.
- INSTALL GEOTEXTILE FARRIC LINDER ALL CORRIE AREAS
- 14. GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS. 15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE
- TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. 16. SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE
- A MINIMUM OF 6 FFFT IN HEIGHT ABOVE GROUND, SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- 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 THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- 20. ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS, TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE

LANDSCAPE REQUIREMENTS

_anc	Iscape	Setbacks	See code section 6.2.2.B.1
------	--------	----------	----------------------------

Street Name	Street Classification	Width Required	Linear Footage	Tree/Feet Required	Trees Reg./Pov.	Setback Abbr. Denoted on Plan
Woodmoor Drive	Non-Arterial	15'	834'	1 / 15'	56/57	WD
Deer Creek Road	Non-Arterial	10'	175'	1 / 30'	8/8	DC

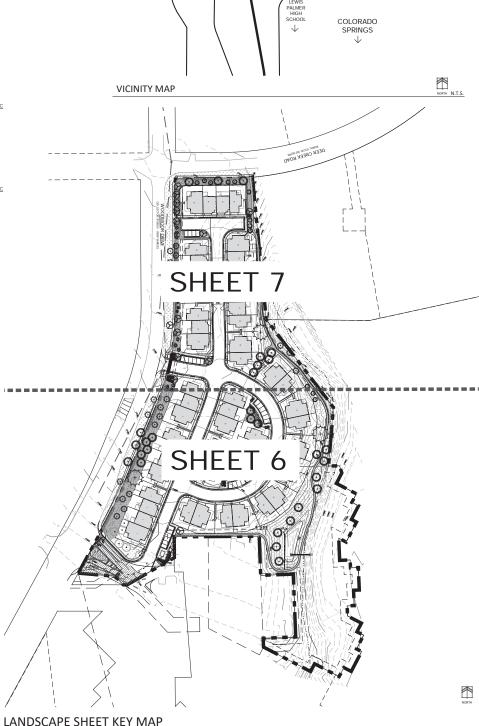
	PLAINT SCHEL	JULE							
	DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
•00		Pe	12	Populus tremula 'Erecta' / European Columnar Aspen	35`	10`	1.5" Cal.	B&B	
Wood .	+ 30	Pt	37	Populus tremuloides / Quaking Aspen	40`	20`	1.5" Cal.	B&B	
	EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	O	Jb	9	Juniperus chinensis 'Blue Point' / Blue Point Juniper	12`	8.	6`	CONT	
3	+ <u>-</u>	Ped	19	Pinus edulis / Pinon Pine	25`	20`	6`	B&B	
	\bigcirc	Pa	10	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	20`	5`	6`	B&B	
{	+ }	Ppo	3	Pinus ponderosa / Ponderosa Pine	80`	40`	6`	B&B	
	ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
		Мр	16	Malus x `Prairifire` / Prairifire Crab Apple	20`	20`	1.5" Cal.	B&B	
	SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	☺	Dxc	27	Daphne x burkwoodii `Carol Mackie` / Carol Mackie Daphne	5`	5`	5 GAL	CONT	
	©	Jg	25	Juniperus communis 'Green Carpet' / Green Carpet Common Juniper	11	3`	5 GAL	CONT	
	\odot	Jsm	3	Juniperus scopulorum `Moonglow` / Moonglow Juniper	15`	8.	6.	CONT	
	0	Pg2	7	Potentilla fruticosa 'Goldfinger' / Goldfinger Bush Cinquefoil	3`	3.5`	5 GAL	CONT	
	ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	\odot	Ec	24	Eriophyllum confertiflorum / Golden Yarrow	2`	2`	1 GAL		Xeric
	*	Rcp	38	Ratibida columnifera pulcherrima / Red Praire Coneflower	2`	2`	1 GAL	CONT	Xeric

GROUND COVER SCHEDULE

PLANT SCHEDULE

000000000000000000000000000000000000000	EXISTING TREE	6
ψ ψ ψ	NATIVE SEED MIX Arkansas Valley Low Grow Mix Drill Seeded at 25 LBS/AC 30% Ephraim Crested Wheatgrass 25% Sheep Fescue 20% Perennial Rye 15% Chewings Fescue	49,018 s





WOODMOOR DRIVE



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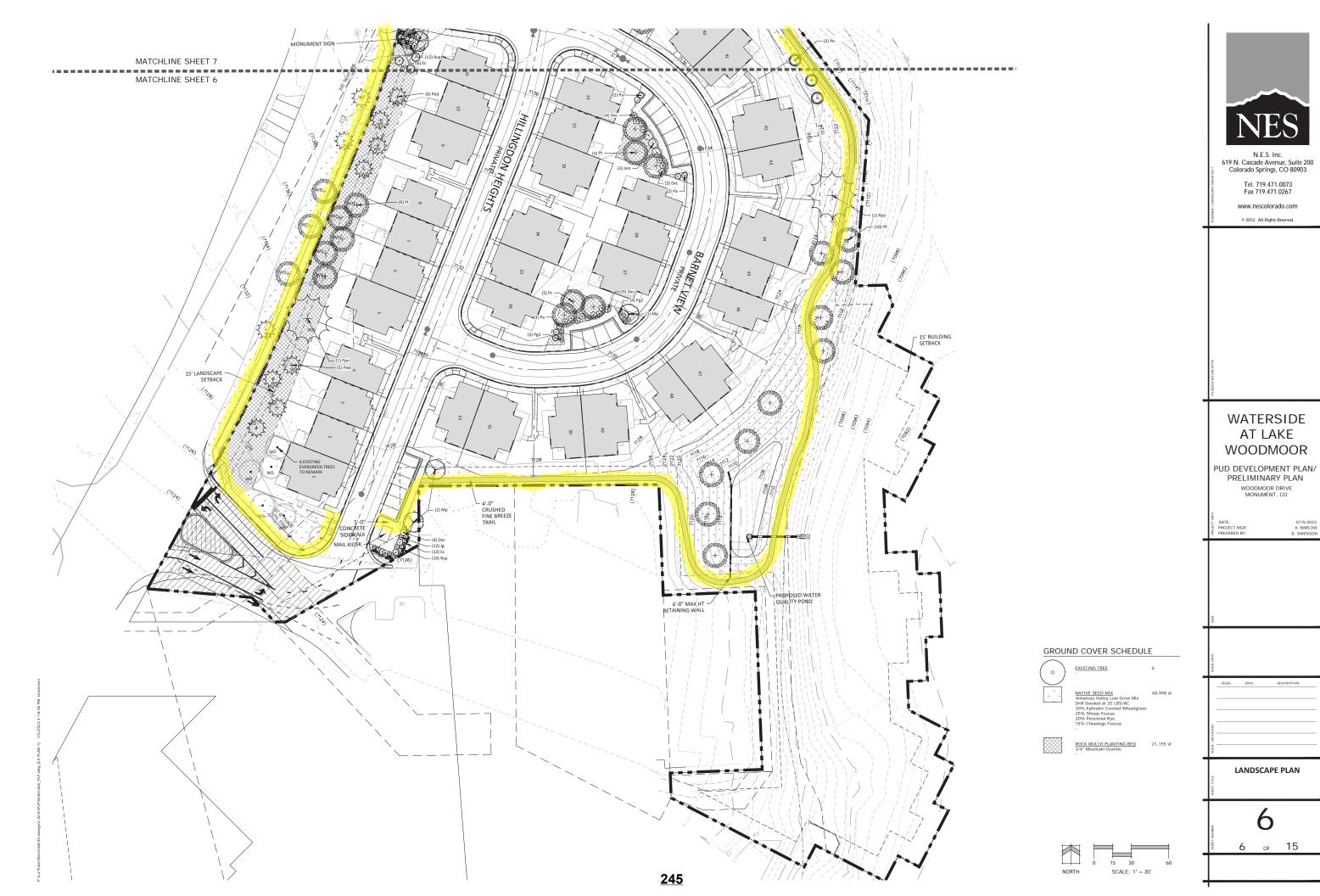
WATERSIDE AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN/ PRELIMINARY PLAN WOODMOOR DRIVE MONUMENT, CO

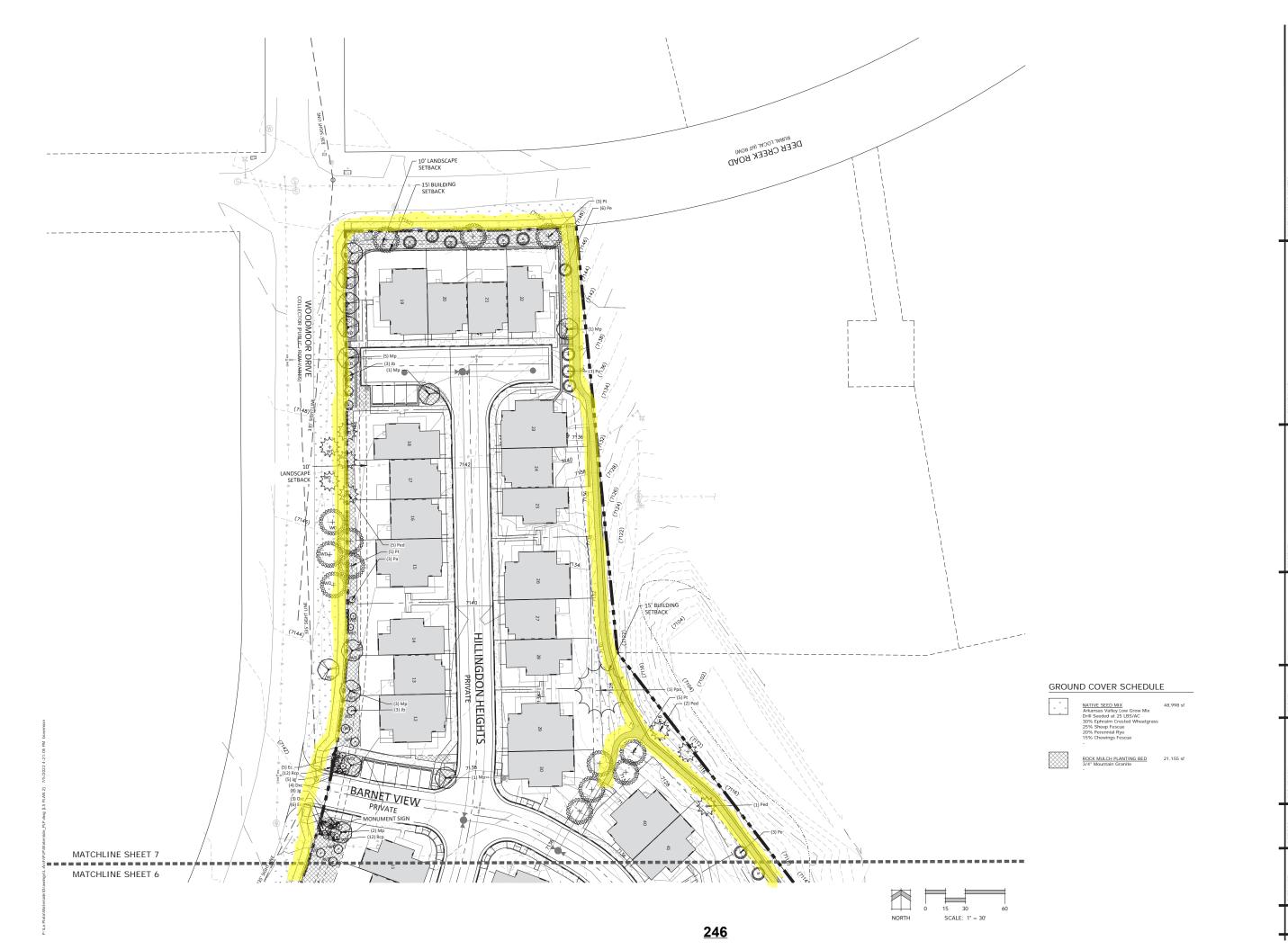
PROJECT IN	PREPARED BY:	B. SWE
g G	PROJECT MGR:	A. BA
5	DATE:	07/5

LANDSCAPE COVER AND NOTES

PROJECT TEAM



07/5/2022 A. BARLOW B. SWENSON





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

> Tel. 719.471.0073 Fax 719.471.0267

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WATERSIDE AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN/ PRELIMINARY PLAN WOODMOOR DRIVE MONUMENT, CO

DATE:	07/9
PROJECT MGR:	A. B.
PREPARED BY:	B SW

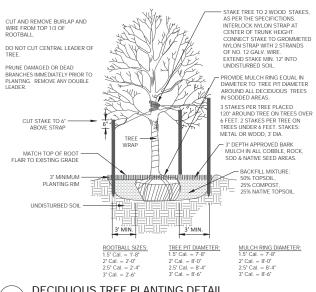
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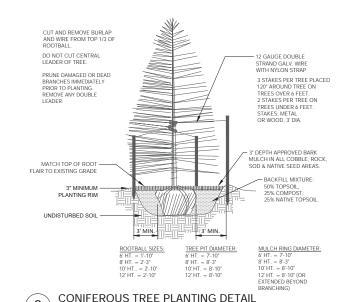
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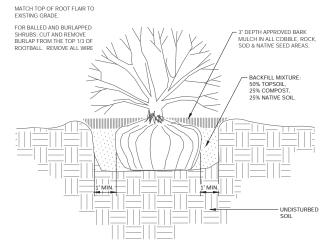
LANDSCAPE PLAN

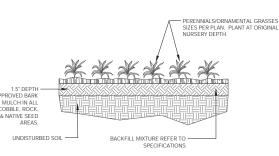
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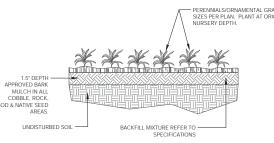
7 of 1!











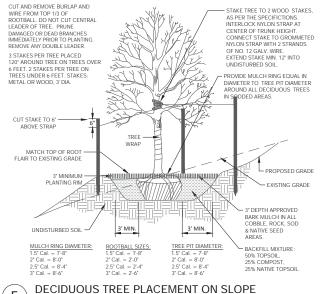


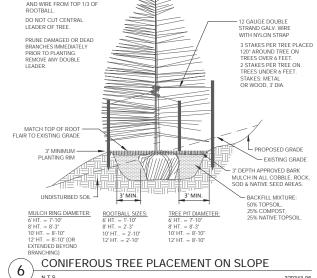


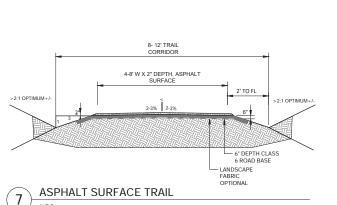


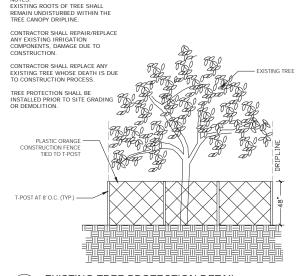




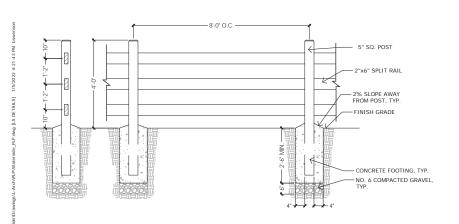








EXISTING TREE PROTECTION DETAIL 8



4' HT. 3-RAIL WOOD FENCE

323129 13-19

LANDSCAPE DETAILS 8 of 15

WATERSIDE AT LAKE WOODMOOR PUD DEVELOPMENT PLAN/ PRELIMINARY PLAN WOODMOOR DRIVE MONUMENT, CO DATE: PROJECT MGR: PREPARED BY: 07/5/2022 A. BARLOW B. SWENSON

N.E.S. Inc. 619 N. Cascade Avenue, Suite 200

Colorado Springs, CO 80903

Tel 719 471 0073

www.nescolorado.com

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EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN/PRELIMINARY PLAN









FRONT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

3-2 DUPLEX | FRONTS

BACKYARD VILLAS | JM WESTON

COLORADO SPRINGS, COLORADO

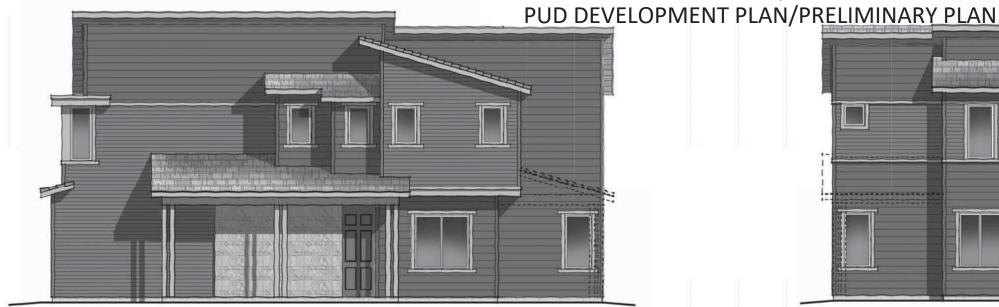
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Sheet 8 of 14

EL PASO COUNTY, COLORADO





RIGHT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

LEFT ELEVATION 'B'

SCALE: 1/4" = 1'-0"



MATERIAL NOTES

- -ASPHALT ROOF SHINGLES
- -8" CEMENTITIOUS HORIZONTAL SIDING
- -4" CEMENTITIOUS HORIZONTAL SIDING
- -WOOD TRIM
- -WOOD POSTS
- -CULTURED STONE VENEER

REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"

BACKYARD VILLAS | JM WESTON

09.07.16

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Sheet 9 of 14

3-2 DUPLEX | CONCEPT ELEVATIONS 'B'

EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN/PRELIMINARY PLAN



FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B'

3-1-2 TRIPLEX | FRONTS

BACKYARD VILLAS | JM WESTON

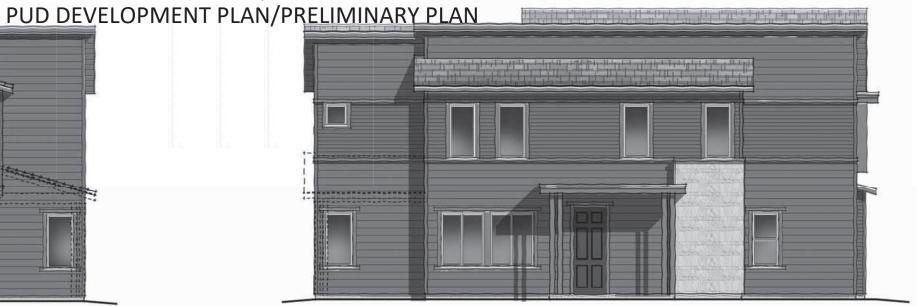
Sheet 10 of 14 woodley architectural group,inc colorado // 731 southpark dr. suite B littleton, co 80120 / 303 683.7231 california // 2943 pullman st. suite A santa ana, ca 92705 / 949 553.8919

COLORADO SPRINGS, COLORADO

NOTE SQUARE FOOTAGE MAY 250 SED ON CALCULATION METHODS
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EL PASO COUNTY, COLORADO





RIGHT ELEVATION 'B'

SCALE: 1/4" = 1'-0"

LEFT ELEVATION 'B'



MATERIAL NOTES

- -ASPHALT ROOF SHINGLES
- -8" CEMENTITIOUS HORIZONTAL SIDING
- -4" CEMENTITIOUS HORIZONTAL SIDING
- -WOOD TRIM
- -WOOD POSTS
- -CULTURED STONE VENEER

REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"

3-1-2 TRIPLEX | CONCEPT ELEVATIONS 'B'

BACKYARD VILLAS | JM WESTON

COLORADO SPRINGS, COLORADO

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EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN/PRELIMINARY PLAN



FRONT ELEVATION 'A'

SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'B'

09.07.16

3-1-1-2 FOUR PLEX | FRONTS

BACKYARD VILLAS | JM WESTON

COLORADO SPRINGS, COLORADO

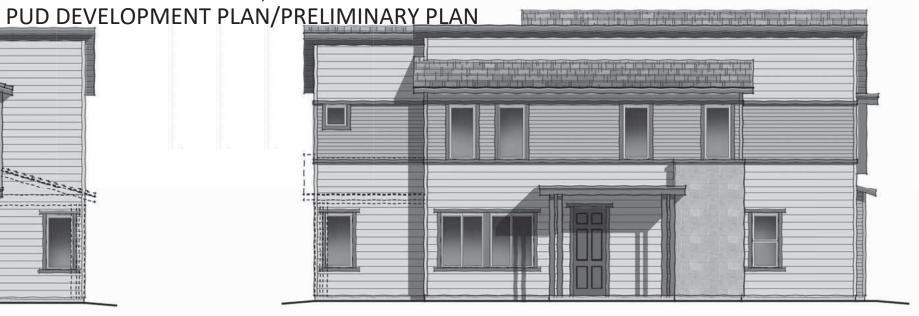
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Sheet 12 of 14 woodley architectural group,inc colorado // 731 southpark dr. suite B littleton, co 80120 / 303 683.7231 california // 2943 pullman st. suite A santa ana, ca 92705 / 949 553.8919

WATERSIDE AT LAKE WOODMOOR

EL PASO COUNTY, COLORADO





SCALE: 1/4" = 1'-0" SCALE: 1/4" = 1'-0" LEFT ELEVATION 'B' RIGHT ELEVATION 'B'



MATERIAL NOTES

- -ASPHALT ROOF SHINGLES
- -8" CEMENTITIOUS HORIZONTAL SIDING
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REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"

3-1-1-2 FOUR PLEX | CONCEPT ELEVATIONS 'B'

09.07.16

BACKYARD VILLAS | JM WESTON

COLORADO SPRINGS, COLORADO

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Sheet 13 of 14

WATERSIDE AT LAKE WOODMOOR

EL PASO COUNTY, COLORADO PUD DEVELOPMENT PLAN/PRELIMINARY PLAN

rivate roads proposed to

roads provide more flexibility velopment to accommodate that constraints of the site and

PUD MODIFICATIONS

Engineering Criterial Manual (ECM):

LDC/ECM Section

LDC Chapter 8.4.4(E)(2)

The Waterside PUD includes the following modifications to the El Paso County Land Development Code (LDC) and

SITE DATA

Tax ID Number: 7111404112 - ...61 7.53 Acres, 327,959 S.F. R-4 Area: Current Zoning:

Proposed Zoning:

Current Land Use Vacant

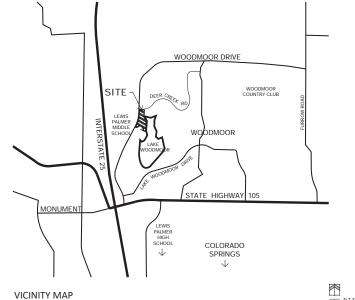
Single Family: 3.46 AC (46%) Private Roads: 1.24 AC (16%) Open Space: 2.83 AC (38%) Proposed Land Use

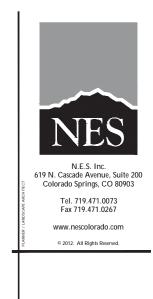
Number of Units: Density: Building Height:

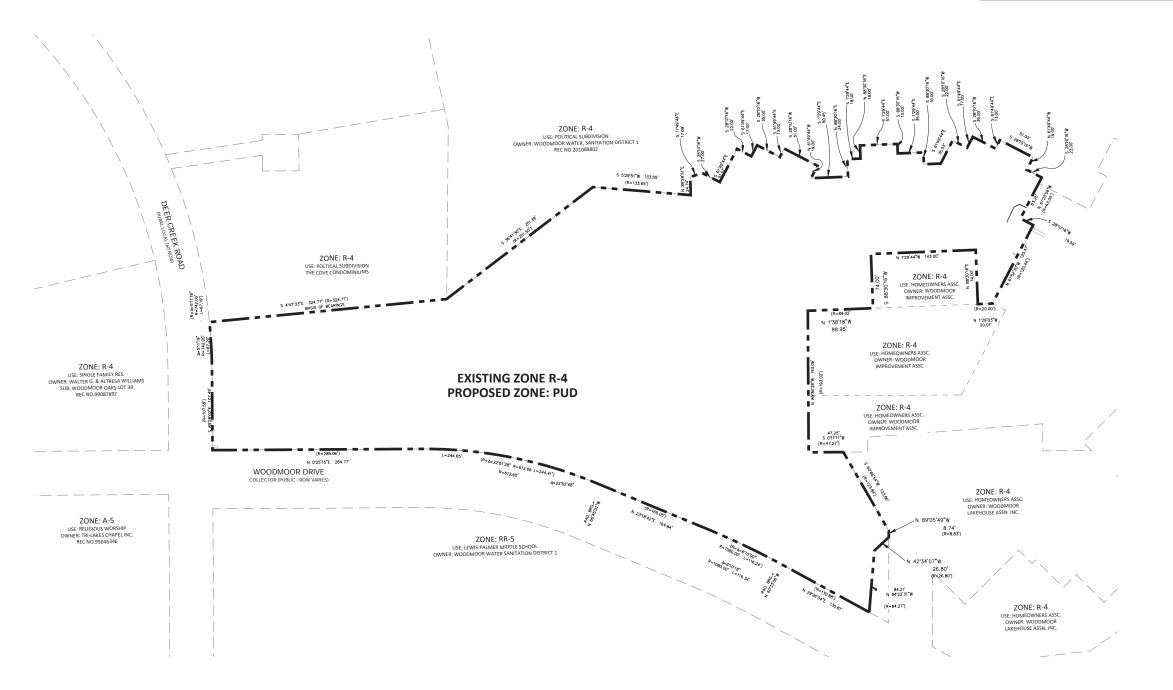
52 6.9 DU/AC 30' Max.

LEGAL DESCRIPTION

ALL OF THE WATERSIDE CONDOMINIUMS SUBDIVISION, RECORDED IN PLAT BOOK 2, AT PAGE 47 RECORDS OF EL PASO COUNTY, COLORADO.







WATERSIDE AT LAKE WOODMOOR

PUD DEVELOPMENT PLAN/ PRELIMINARY PLAN WOODMOOR DRIVE MONUMENT, CO

ZONING MAP

15 15 of 15

El Paso County Parks 2022 Action Plan

Recreation / Cultural Services	Project Manager	Priority	Status
County Fair Vendor Handbook	Theresa Odello		Completed
County Fair Program Schedule	Theresa Odello		Completed
County Fair - "Fair Zone"	Theresa Odello		Completed
Trail Mobility Program	Theresa Odello		Completed
Pollinator Garden Upgrades and Education	Mary Jo Lewis	High	
Geology Field Trip	Mary Jo Lewis	Medium	
Visually Impared Opportunities	Mary Jo Lewis	Medium	
Box Turtle Exhibit at Fountain Creek Nature Center	Jessica Miller	Medium	
Interpretive Signs FC Nature Center Trail	Jessica Miller	Medium	
Prehistoric Seasonal Exhibit	Jessica Miller	High	
Transition to Electronic Forms	Jessica Miller		Completed
Park Operations Division	Project Manager	Priority	Status
Update Park Maintenance Standards	Brian Bobeck	Medium	
County Park Master Plan Update	Brian Bobeck	HIgh	Final Draft Phase
Homestead Ranch Regional Park Master Plan	Greg Stachon	High	Plan Development Phase
County Park Signage and Site Furnishing Standards	Kyle Melvin	Medium	
Capital Improvement Projects	Project Manager	Priority	Status
Bear Creek Regional Park Restoom Replacement	Jason Meyer	High	Construction
Kane Ranch Open Space	Greg Stachon		Completed
Santa Fe Open Space	Ross Williams		Completed
Fox Run Nature Center Design	Jason Meyer	High	Design Award
Fox Run Regional Park Playground (Pine Meadows)	Greg Stachon	High	Construction
Fox Run Regional Park Restroom (Oak Meadows)	Greg Stachon	High	Design
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	Design
Black Forest Regional Park Improvements	Brian Bobeck	High	Permitting/Pre-Construction
Homestead Ranch Regional Park Improvements	Greg Stachon	Medium	
Fountain Creek Regional Park Parking & ADA Improvements	Jason Meyer	Medium	Design
County Fairgrounds Barn Replacement	Brian Bobeck	High	Construction
Widefield Park / Crews Gulch Trail Improvements	Ross Williams	Medium	Grant Award
Community Outreach	Project Manager	Priority	Status
Northern Nature Center Capital Campaign	Theresa Odello	High	
Trail Ambassador Program	Dana Nordstrom	Medium	

		Con	nmunity Servi	ces	Departmen	t							
	Parks /	Rec	reation & Cult	ura	al Services D	Div	isions						
		J	uly 2022 Mon	thly	/ Report								
Facility Revenue Totals To Date					2022					2021		2020	
			Budget		Current		Balance		Tot	als to Date	Tot	als to Date	
Parks Facility Reservation Revenue		\$	180,000	\$	181,612	\$	(1,612)		\$	170,187	\$	90,967	
County Fair / Fairgrounds		\$	301,000	\$	259,061	\$	41,939		\$	197,845	\$	93,567	
Total		\$	481,000	\$	440,673	\$	40,327		\$	368,032	\$	184,534	
Fundraising Revenue			2022		2022					2021		2020	
	Purpose		Goal		Amount		Balance		Tot	als to Date	Tot	als to Date	
County Fair Sponsorships	Fair Operations	\$	75,000	\$		\$	(30,000)		\$	92,500	\$	20,000	
Partners in the Park Program	Park Operations	\$	45,000	\$	62,500	\$	(17,500)		\$	64,250	\$	47,500	
Trust for County Parks	Park Operations	\$	10,000	\$	35,614	\$	(25,614)		\$	47,666	\$	29,984	
Nature Center Fundraising	Nature Center Support	\$	25,000	\$	- /	\$	-,		\$	8,113		10,860	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$	40,000	\$	40,000				\$	15,000	\$	40,000	
Total		\$	195,000	\$	249,778	\$	(54,778)		\$	227,529	\$	148,344	
Grant / 3rd Party Funding			Awarded										
Parks Division Reservations	2022		2022		2022		2021	2021		2020		2020	
Year to Date	<u>Rentals</u>		<u>Attendance</u>		Evaluation		<u>Rentals</u>	<u>Attendance</u>		<u>Rental</u>	At	tendance	
January	3		510		N/A		3	22		4		41	
February	5		446		N/A		5	233		12		879	
March	29		702		N/A		4	31		6		44	
April	271		8698		4.2		157	3892		0		0	
May	419		15932		4.5		423	11907		47		274	
June	504		22916		4.3		506	14571		294		2869	
July	515		22275		4.4		466	16225		309		6153	
August													
September													
October													
November													
December													
Total	1746		71479		4.2		1564	46881		672		10260	

Parks Facility Reservations	2022	2022	2021	2021	2020	2020	
July	Rentals	Attendance	Rentals	Attendance	Rentals	Attendance	
Bear Creek Regional Park	110111111	7.000000000	110	7 111011111111111	110	<u> </u>	
Archery Lanes			48	96	72	144	
Athletic Fields	44	2825	24	1100	15	375	
Pavilions	135	6363	126	5050	99	2086	
Trails	1	400	2	235	1	250	
Vendor	·	100	3	12	•	200	
Tennis Courts							
Pickleball Courts	21	84					
Vita Course		0.1					
Meeting Room	4	46	1	10	4	50	
Black Forest Regional Park	3	30		10	•	- 00	
Athletic Fields	25	1275	22	1125			
Pavilions	26	1115	20	675	8	249	
Vendor	20	1110		1 3.5			
Tennis Courts			8	24	12	48	
Falcon Regional Park				-			
Baseball Fields	16	430	1	25		+	
Vendor	1	4		20			
Fountain Creek Regional Park	'	7					
Athletic Fields			1	50			
Pavilions	51	2819	39	1629	22	694	
Trails	31	2013	- 00	1025	22	034	
Disc Golf Course	1	75	1	72			
Vendor	· ·	10		1			
Fox Run Regional Park							
Athletic Fields	21	965	13	305	5	175	
Gazebo	12	651	20	1031	5	135	
Warming Hut	5	64	12	123	1	10	
Pavilions	74	3413	92	3223	48	1589	
Vendor	2	6	3	12			
Trails			2	90	1	10	
Homestead Ranch Regional Park							
Pavilions	57	662	11	351	9	276	
Athletic Fields							
Trails	1	60					
Palmer Lake Recreational Area							
Palmer Lake Santa Fe Trail	1	900	1	300			
New Santa Fe Trail							
Monument Trail Head New Santa Fe Trail			1	300			
Baptist Road Santa Fe Trail			1	300			
AFA Santa Fe Trail				1			
Vendor - Santa Fe Trailheads	5	20					
Paint Mines Trail	9	68	14	87	6	32	
Rock Island Trail							
Black Forest Section 16				1			
Rainbow Falls Historic Site					1	30	
Pineries Open Space				1	•	1 30	
Total Park Facility Reservations	515	22275	466	16225	309	6153	
rotari arki domity reconstruction	313	222.0	700	10220		0.00	

Fairgrounds Facility Reservations	2022	2022	2022	2021	2021	2020	2020
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rentals	Attendance
January	7	150	N/A	0	0	9	478
February	19	726	N/A	6	178	12	271
March	13	471	N/A	8	459	3	170
April	50	2781	N/A	20	1208	0	0
May	30	3791	N/A	16	1496	0	0
June	52	3529	N/A	12	1921	21	325
July	17	298	N/A	1	80	17	1,338
August		200	14// (· ·	- 00	.,	1,000
September							
October							
November							
December							
Total	188	11,746	N/A	63	5,342	62	2,582
1 Otal	100	11,740	IV/A	0.5	3,342	02	2,302
Fairgrounds Facility Reservations	2022	2022	2021	2021			
July	Rentals	Attendance	Rentals	Attendance			
Swink Hall - Fairgrounds	<u> </u>	<u> </u>	110111411	7.1101111111111111111111111111111111111			
Lions Club Meeting	1	30	1	20			
Calhan Posse Mtg	1	20	1	15			
4H Meeting	1	20	3	75			
Livestock Sale Committee	1	15	1	23			
Fair Corp Meeting	1	5	1	20			
rail Corp Meeting		3	0	0			
			1	20			
			1	15			
Grand Stands Building			'	13			
HDA Kitchen Rental	4	12					
Garza Kitchen Rental	4	16					
	4	10					
<u>Track</u>			1	500			
D			1	500			
<u>Barns</u>		_	4	00			
I beaution by America			1	30			
<u>Livestock Arena</u>			4	400			
			1	100			
				80			
O			3	60			
<u>Grounds -</u>		1	_				1
M/Littementa Feinamentale		1	0	0			
Whittemore - Fairgrounds		400		000			
Cornhole	4	180	1	300			
		ļ	1	20			
		1	2	30			
<u>Arena</u>		1					
		<u> </u>	1	300			
Month Total Fair Facility Reservations	17	298	20	1,608			

Vandalism Report Incident	Date	Location	Area	Cost		
Vehicle damaged turf of Pine Meadows field	1/3/2022	Fox Run Regional Parks	North District	\$100		
Vehicle damaged turf of Oak Meadows field	1/3/2022	Fox Run Regional Parks	North District	\$100		
Discharged fire extinguisher, broken curtain rod	1/4/2022	Warming Hut - Fox Run	North District	\$300		
Vehicle drove through fence	1/24/2022	Baptist Trailhead	North District	\$100		
Vehicle damaged turf of Pine Meadows field	1/24/2022	Fox Run Regional Parks	North District	\$100		
Restroom broken into, toilet filled with trash / debris	1/24/2022	Baptist Trailhead	North District	\$50		
Illegal dumping (construction materials, car parts)	2/22/2022	Black Forest Regional Park	North District	\$50		
Graffiti damaged new tunnel mural, playground walls	2/14, 3/29	Widefield Community Park	South District	\$4,500		
Break-in at vacant house	3/3/2022	Pineries Open Space	North District	\$0		
Vehicle damaged turf on multi-use field	4/11/2022	Bear Creek Regional Park	Central District	\$100		
Fire set to playground slide, damaged lower section	4/27/2022	John Ceresa Park	South District	TBD		
Fire set to table and ripped out of pavilion	5/9/2022	McCrae	South District	\$2,000		
Vehicle damaged 5 sections of split rail fence	5/16/2022	Hanson Trail	South District	\$200		
Hand dryer distroyed	5/21/2022	Widefield Community Park	South District	\$500		
Restroom vandalized (door kicked in, E-lock broken)	6/1/2022	Widefield Community Park	South District	\$280		
Restroom vandalized (door kicked in)	6/3/2022	Fountain Creek Regional Park	South District	\$95		
Broken kios at Fallen Timber trailhead restroom	6/13/2022	Fox Run Regional Parks	North District	\$300		
Graffiti damaged on basketball court	6/15/2022	Stratmoor Valley Park	South District	\$200		
Graffiti damage on playground	6/17/2022	Fountain Creek Regional Park	South District	\$100		
Graffiti damage on ADA swing	6/17/2022	John Ceresa Park	South District	\$50		
Playground slide damaged	6/17/2022	Fountain Creek Regional Park	South District	\$100		
Graffiti damage on playground, pavilion	6/27/2022	Stratmoor Valley Park	South District	\$200		
Graffiti damage on fligh memorial	6/28/2022	Widefield Community Park	South District	\$50		
Graffiti damage on playground	6/29/2022	Stratmoor Valley Park	South District	\$30		
Restroom vandalized (faucets broken)	6/30/2022	Widefield Community Park	South District	\$80		
Restroom vandalized (broken light fixtures)	7/4/2022	Fox Run Regional Parks	North District	\$300		
Restroom vandalized (door frame bent to gain access)	7/15/2022, 7/26/2022	Widefield Community Park	South District	\$150		
Restroom vandalized (stall door broken off hinges)	7/28/2022	Fountain Creek Regional Park	South District	\$120		
Traffic sign vandalized (stop sign sprayed near Fallen Timber)	7/22/2022	Fox Run Regional Parks	North District	\$100		
		1			l l	1

Volunteerism		202	22	202	1	202		
					<u>Total</u>			
Total for Year	<u>Goal</u>	Volunteers	Total Hours	Volunteers	<u>Hours</u>	Volunteers	Total Hours	
January		180	609	106	372	193	824	
February		60	327	100	468	234	1114	
March		118	682	159	713	110	552	
April		407	1,830	365	1,556	86	350	
May		491	2,021	425	1,579	96	500	
June		225	1,606	299	1,421	378	1765	
July		650	6,517	680	5,444	291	974	
August								
September								
October								
November								
December								
Totals		2131	13,592	2134	11,553	1388	6079	
		Jul-	22					
July		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		14	56					
Fairgrounds Corporation		5	20					
Fair and Events Center		202	3004					
Friends of the Nature Centers		38	601					
Adopt-A-Park / Trail / Volunteer Projects		421	3,418					
Total		689	7,134					
			,					

Programming		2022	2022	2022	2021	2021	2020	2020
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		29	452	5.00	25	218	45	755
February		37	952	4.99	27	230	35	550
March		48	986	4.96	50	753	17	361
April		109	3003	4.98	58	1006	0	0
May		148	5401	4.95	84	1377	12	455
June		76	1595	4.87	68	1361	40	888
July		106	28545	4.94	71	3601	74	1962
August		100	20040	7.37	/ 1	3001	/ 7	1302
September								
October								
November								
December								
Totals	800 / 21,000	553	40934	4.96	383	8546	223	4971
Totals	800 / 21,000	333	40934	4.96	303	0340	223	4971
+		0000	0000	0000				
ļ		2022	2022	2022				
<u>July</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>				ļ
Habitat	BCNC	2	34	5.00				ļ
Incredible Insects	BCNC	2	26	5.00				
Colorado Wildlife Detectives	BCNC	2	30	5.00				
Nature Explorers: Bedding and Building	BCNC	2	45	5.00				
Little Wonders: Ants on Parade	BCNC	2	54	4.90				
Paint Mines Overnight Photography	BCNC	2	11					
Children's Mindfulness Series	BCNC	3	28					
Sustainability Series: Pickling and Water Bath Canning	BCNC	1	13					
New Santa Fe Open Space Sunset Photography Worksh	BCNC	1	5					
Outreach: El Paso County Fair	BCNC	3	309					
Birthday: Big Bears	BCNC	1	12					
Bear Den Rental: Baby Birthday	BCNC	1	14					
Bear Den Rental: Charmaine Nymann Memorial	BCNC	1	50					
Nature Camp: ColoradoLand	BCNC	5	150	4.87				
Nature Camp: Botany Bay	BCNC	5	115					
Trailability Training	BCNC	1	10					
Trailability Ribbon-Cutting	BCNC	1	24					
Bear Den Rental: Mountain Song Community School Boa	BCNC	1	10					
Kids on Bikes	BCNC	2	16					
Go West Camp	BCNC	3	97					
Trailability Program	BCNC	1	2					
Awesome Arthropods	FCNC	26	356					
Walk the Wetlands	FCNC	4	54					
Nature Camp: Prehistoric Colorado	FCNC	1	27	5.00				
Cheyenne Mountain Zoo Teen Group	FCNC	1	15					
Nature Adventures: Munching Mantids	FCNC	2	68	5.00				
Valley Christian Academy	FCNC	1	20					
Firefly Night Hike & Celebration	FCNC	2	66	5.00				
Nature Camp: Wild Child Adventures	FCNC	1	14	5.00				
2s & 3s Outdoors: Turtle Time	FCNC	2	71	4.80				
Outreach: El Paso County Fair	FCNC	2	163	1.00				1
Program Room Rental: Valley Christian Church	FCNC	1	20					
Trailability Volunteer Training	FCNC	1	8					
Outreach: End of Summer Reading Party	FCNC	1	300					
Trailability Program	FCNC	1	2	5.00				
Hallability Flogiatii	FUNC			5.00				l

Insect Songs	FCNC	1	20	5.00		
Archery Camp Week 4 & 5	BCRP	2	31	4.40		
Concert in the Park: PPJASS 7/13	BCRP	1	240			
Concert in the Park: PPJASS 7/20	BCRP	1	145			
Concert in the Park: FCRP 7/26	FRRP	1	60			
Concert in the Park: PPJASS 7/27	BCRP	1	160			
Paint Mines Interpretive Guided Hikes	PMIP	3	50	5.00		
El Paso County Fair	FAIR	8	25600			
TOTALS		106	28545	4.94		
			Paint Mines			
		Fountain Creek	Interpretive	Rainbow Falls		
Welton Contests			•			
Visitor Contacts (does not include programs)	Bear Creek Nature Center	Nature Center	Park	Historic Site		
January	555	560	0	0		
February	626	529	0	0		
March	1201	1037	0	0		
April	1201	1102	1318	0		
May	1260	2075	2231	0		
June	1876	1459	2582	0		
July	1881	1342	2435	0		
August						
September						
October						
November						
December						
Totals	8600	8104	8566	0	<u> </u>	

HOLLY WILLIAMS CARRIE GEITNER LONGINOS GONZALEZ, JR.

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

July 2022

General Updates:

1. Facility rentals have generated \$181,612 which is 100% of our \$180,000 annual revenue goal.

Special Events:

- 1. The annual 4th of July Fun Run took place at the Palmer Lake Recreation Area and the New Santa Fe Regional Trail. The Pikes Peak Ultra, a long-distance running event took place on the trails of Bear Creek Regional Park and Forest Service properties.
- 2. The Widefield Community Parks has been 'discovered' by the disc golf community as one of the prime courses in the region. Two fundraiser disc golf tournaments were held in June and July. Five additional separate tournaments by various disc golf clubs are scheduled for later this year to include the Colorado State Disc Golf Championship.
- 3. Two larger orienteering events took place at Fox Run and Homestead Ranch Regional Park.
- 4. Three new youth Lacrosse leagues are using the field of Fox Run Reginal Park this season.
- 5. Twelve weddings have taken place at the beautiful Fox Run wedding gazebo in July.
- 6. Nine commercial photography permits were issued for the Paint Mines Interpretive Park.
- 7. A film permit for Black Forest Regional Park was issued to the producers of the TV show American Dream Home. American Dream Home follows families as they hunt for their perfect house while sharing their journeys.
- 8. Many local organizations, faith-based organizations and families received permits to bring bounce houses, inflatable obstacle courses, climbing walls and other fun equipment to the parks in July.

HOLLY WILLIAMS CARRIE GEITNER LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ RECREATION/CULTURAL SERVICES
ENVIRONMENTAL SERVICES

COMMUNITY OUTREACH

Monthly Report – July 2022

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

- 1. Outreach News: Theresa Odello presented at the Voices for Land Stewardship, hosted by El Pomar as part of their Pikes Peak Heritage Series. It was a great evening of education and conversation in sustainable use of outdoor spaces. Thank you, Theresa, for facilitating the discussion and being a roundtable host at this event. To find out more about the Pikes Peak Heritage Series go to https://www.elpomar.org/programs/pikes-peak-heritage-series/
- 2. Partner in the Park Program: We currently have thirteen Partners in the Park for this year! Staff is currently working on signage for our new partner, Martin Marietta. We are currently seeking partnerships for Homestead Ranch Regional Park, Black Forest Regional Park, Rainbow Falls, Fountain Creek Regional Park, and Widefield Community Park. Please forward any suggestions to dananordstrom@elpasoco.com.
- 3. Nature Center Fundraiser: Happy Trails BBQ is our annual fundraiser for the El Paso County Nature Centers, coming Friday, August 19, 6-9 pm at the Bear Creek Nature Center. Please join us for our annual celebration for an evening of great food, music, wine, beer, and incredible desserts. To purchase a ticket or reserve a table, please call Mary Jo Lewis at 719-520-6388.
- **4.** Creek Week: September 24 October 2, 2022. Plan on joining the largest clean-up in the State of Colorado. Trash and debris on the land eventually end up in our waterways. Pick a Date. Pick a Location. Pick it Up. For more information at www.fountain-crk.org.
- **5. El Paso County Fair:** Our VIP Reception inside Swink Hall was a huge success this year. We also set another sponsorship record of \$105,000!





FRIENDS OF EL PASO COUNTY NATURE CENTERS INVITES YOU TO THE 13TH ANNUAL

Nature Center

Colorado Springs 80906

RSVP to Mary Jo Lewis | 719.520.6388 | MaryJoLewis@elpasoco.com



COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division Monthly Report – July 2022

Submitted by Theresa Odello, Recreation & Cultural Services Division Manager

Programs & Special Events:

- The El Paso County Fair & Events Center hosted the 117th Annual **El Paso County Fair**. Over 25,000 people visited the between July 16-23. Entertainment included Nerveless Nocks Stunt Show, Puppy Pals comedic Dog Show, Cool Zoo with exotic animals, fun filled Fair Zone for kids, 4H Animal Shows, Barrel Races, Ranch Rodeo, Fireworks, Table Displays, Pop Up Markets, Kids reading and craft in the Queen's Corner, and a variety of education and entertaining opportunities. Hundreds of people took part in contests from Pickle & Ice-cream eating, to Cornhole, Poker and Bingo. Evening concerts featured Curtis Grimes, SofaKillers, Ashlee and the Longshot Revival, and Exit West and ticketed Entertainment returned with Bull Riding, Auto Races, a sold-out Demo Derby, and a new and successful Carnival. It's a wrap!
- Bear Creek Nature Center wrapped up another successful summer nature camp season, offering two weeks of camp in July. This summer, the nature center offered five weeks of camp, serving 140 campers ranging from 5 to 14 years old. A cadre of wonderful teen volunteers helped make camps successful, many of whom are former nature campers. Camper parent quotes demonstrate the enthusiasm families have for these camps; "It renews my desire to advocate for the parks", "I loved the safe and nurturing environment with encouragement to explore and grow" and "This is a new experience, but it feels like home." The Nature Center is honored to be a place that "feels like home" for our campers and community members!
- Bear Creek Nature Center hosted the **Trailability Program ribbon-cutting** on July 26th at Bear Creek Nature Center- fittingly coinciding with National Disability Independence Day. During the ceremony, El Paso County unveiled two Terrain Hopper vehicles, purchased with generous support from the Independence Center. This program will enable those with physical limitations to make reservations at Bear Creek and Fountain Creek Nature Centers to explore County Parks' trails using these off-road mobility power scooters, accompanied by staff or trained volunteers. Commissioner Longinos Gonzales Jr. was in attendance to take the inaugural ride in one of the Terrain Hoppers and shared the following sentiments- "Today's ribbon cutting ceremony is an important opportunity to measure our accomplishments and celebrate our successes when it comes to ensuring all residents have fair and equitable access to all El Paso County has to offer. Every citizen should be able to access the beautiful and special natural landscapes here in the Front Range." Bear Creek and Fountain Creek Nature Centers look forward to connecting and inspiring a broader audience through this program.



- July 28th marked the last day for **Archery Camp** for the summer of 2022. Two camp sessions were offered this month out of a total of five sessions for the entire summer. This month, 31 campers between the ages of six and fourteen were registered and a grand total of 77 campers for Archery Camp this summer. Results from program evaluation surveys show that the average satisfaction ratings for the camp is an 8.8 out of 10 and average overall quality ratings are a 4.6 out of 5.
- Interpretive guided hikes, led by our interpreters, are in full swing at Paint Mines Interpretive Park. This month, three guided hikes were coordinated and executed, and a total of 50 people attended these hikes all together. Program evaluation scores for these hikes have been nothing but perfect top scores and only good reviews have been left for our interpreters. This month we also acquired a Trail Ambassador volunteer. Our new Trail Ambassador, Bob, has volunteered 15.75 hours this month. This month, the two interpreters and our volunteer encountered and interacted with approximately 2,435 visitors. The interpreters also engaged in approximately 275 longer conversations with interested visitors.
- Fountain Creek Nature Center hosted two nights of their annual Firefly Night Hike and Celebration. Many native Coloradans don't realize lighting bugs can be found in this state, and adults are always delighted to see a memory from their childhood flickering in the dark wetland. The hikes saw a dozen or so bugs this year. Guests learned the life cycle of the lightning bug really a kind of beetle and discovered how healthy wetlands and moist, undisturbed forests are critical for them to thrive. Everyone even left with a glow-in-the-dark firefly craft!
- Fountain Creek Nature Center brought the nature of the wetlands to over 300 people at the End of Summer Reading Party hosted by Pikes Peak Library District in Aga Park in Fountain. Families were delighted to explore heaping spoonful's of 'pond soup' with portable battery-powered microscopes. Everyone gawked at dragonfly nymphs, water striders, and aquatic sowbugs as they discovered the tiny life that kicks off the food chain in our healthy watershed. Everyone even got to win some Nature Center prizes by spinning the prize wheel!
- Fountain Creek Nature Center hosted their first Trailability Program with their new Terrain Hopper. Our first rider, Jeannette, had never been able to walk the trails at Fountain creek Regional Park, though her husband is a regular; staff sees him all the time out on the trail walking and taking pictures. Once only able to see the trails through his phone, Jeannette was now able to enjoy the breeze, inspect the chokecherries, watch birds, and chat with others on the trail. This was one of our happiest nature walks staff has led, and more Trailability reservations are coming up!

Outreach Events:

- Bear Creek Nature Center staff offered educational opportunities and information related to County Parks and programming at the El Paso County Fair. Over the course of 3 days, staff connected with over 300 individuals. The nature centers offered a close look into the natural world using high-powered video microscopes purchased with a grant from the Broadmoor Community Church. These small-but-mighty microscopes are an ideal educational tool for events such as the County Fair, as they are portable, easy to use, and pack an impressive magnification punch! Visitors to the nature center table at the County Fair enjoyed taking a close peek at beaver pelts, bird feathers, and paper wasp nests while learning about all El Paso County Nature Centers have to offer.
- Concerts in the Park are now in full swing. This month, four concerts took place, three at Bear Creek Regional Park and one at Fountain Creek Regional Park. Despite stormy, rainy, and windy weather, the Fountain Creek concert drew in about 60 people and the band, Dotsero, was able to play a full

set. Attendance is believed to have been a lot more if weather hadn't been so bad. The concerts at Bear Creek on the other hand, have been unaffected by the afternoon thunderstorms. The three concerts at Bear Creek have drawn in a total of 545 attendees. In total, 605 people attended concerts this month and 680 people have attended the entire concert series. The first concert at Fox Run Regional Park that was scheduled for July 28th, featuring Wirewood Station, has been postponed to September 8th due to bad weather. The concerts have proved to be a great source of donations as \$156 in cash donations have been collected from the four concerts. There are 12 more concerts remaining this summer.

Campers at Bear Creek Nature Center, a happy Archery Camper, Fair VIP Award Winner Tim Wolken, Trailability Program at Fountain Creek Nature Center, New Barn Groundbreaking

















Special Events and Program Calendar

August 10 - September 14, 2022

Date	Day of Week	Program	Location	Target Audience	Notes*
Aug- 10, 17, 24, 31	Wednesdays	Rock Island Cornhole	Fair & Events Center	Teens and adults	6pm - 10pm, \$10 per person
Aug-10	Wednesday	Concerts in the Park	Bear Creek Regional Park	All Ages	6pm-8pm Free Event
Aug- 11 & 12	Thursday & Friday	Nature Adventures: Messin' with Mud	Fountain Creek Nature Center	Children age 3-6 with an adult	9-10:30am / \$3 per person
Aug-11	Thursday	Concerts in the Park	Fox Run Regional Park	All Ages	6pm-8pm Free Event
Aug-13	Saturday	Auto Races	Fair & Events Center	All Ages	5pm start time \$15/person
Aug-17	Wednesday	Concerts in the Park	Bear Creek Regional Park	All Ages	6pm-8pm Free Event
Aug- 18 & 19	Thursday & Friday	2s & 3s Outdoors: Nature's Alphabet	Fountain Creek Nature Center	Children age 2-3 with an adult	9-10:15am, \$3 per person
Aug-18	Thursday	Concerts in the Park	Fox Run Regional Park	All Ages	6pm-8pm Free Event
Aug-20	Saturday	Monarch Magic	Fountain Creek Nature Center	All Ages	10am - 11:30am, \$5/person
Aug-20	Saturday	Flea Market	Fair & Events Center	All Ages	10-3pm/Free Admission
Aug-20	Saturday	Health Education Fair	Fair & Events Center	All Ages	10-3pm/Free Admission
Aug-23	Tuesday	Concerts in the Park	Fountain Creek Regional Park	All Ages	6pm-8pm Free Event
Aug-24	Wednesday	Concerts in the Park	Bear Creek Regional Park	All Ages	6pm-8pm Free Event
Aug-25	Thursday	Concerts in the Park	Fox Run Regional Park	All Ages	6pm-8pm Free Event
Aug-27	Saturday	Corn Hole & Ladder Ball Tournament	Fountain Creek Regional Park	All Ages	10am start, \$10/Youth Team, \$15/Combo Team, \$20/Adult Team
Aug-27	Saturday	Auto Races	Fair & Events Center	All Ages	5pm start time \$15/person
Aug-31	Wednesday	Concerts in the Park	Bear Creek Regional Park	All Ages	6pm-8pm Free Event
Sept- 1 & 2	Thursday & Friday	Nature Adventures: Roam the Rabbitbrush	Fountain Creek Nature Center	Children age 3-6 with an adult	9-10:30am / \$3 per person
Sept-1	Thursday	Concerts in the Park	Fox Run Regional Park	All Ages	6pm-8pm Free Event
Sept-7	Wednesdays	Rock Island Cornhole	Fair & Events Center	Teens and adults	6pm - 10pm, \$10 per person
Sept- 8 & 9	Thursday & Friday	2s & 3s Outdoors: Wiggly Worms	Fountain Creek Nature Center	Children age 2-3 with an adult	9-10:15am, \$3 per person
Sept-8	Thursday	Concerts in the Park	Fox Run Regional Park	All Ages	6pm-8pm Free Event
Sept-9	Friday	Full Moon Hike	Fox Run Regional Park	All Ages	7 pm - 8:30 pm, \$5/person
Sept-10	Saturday	Fall Bird Count	Fountain Creek Nature Center	All Ages	\$5 donation suggested
					* Nature Center Members may receive an

^{*} Nature Center Members may receive an additional discount

HOLLY WILLIAMS CARRIE GEITNER LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES

ENVIRONMENTAL SERVICES ~VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

PARK OPERATIONS DIVISION MONTHLY REPORT JULY 2022

Parks Planning

Capital Project Management / Planning:

County Parks Master Plan Update – The 2013 County Parks Master Plan is currently being updated. 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. BerryDunn (formerly GreenPlay LLC.) was selected as the consultant and the goal is to complete the updates in 2022. The master plan updated is being finalized with the goal to present at the August Park Advisory Board meeting.

Fox Run Regional Park Pine Meadows Playground – This project includes the replacement of the playground structure at Pine Meadows with a new ADA compliant structure. In support of this project, new ADA compliant sidewalks and parking will also be installed. The contract was awarded to Ridgeline Construction. Work began in June and anticipated project completion is August.

Fox Run Regional Park Oak Meadows Restroom – Project consists of renovating the Oak Meadows restroom from a composting system to a flush system. The pit vault composting waste system will be removed, and existing leach field abandoned. A new on-site wastewater treatment system and leach field will be installed. Internal plumbing and fixtures will also be installed to convert the restroom to a flush system. A consultant will be enlisted to provide design services for this project.

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 engineering design of the Ute Pass Regional Trail. Review and coordination with several agencies are ongoing. The final design package is ongoing and scheduled to be completed in late 2022.

Bear Creek Regional Park Restroom – 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. Tremmel Design Group (TDG) completed final design in December 2020. Raine Building was contracted for complete demolition and construction in April 2021. Demolition and preconstruction tasks were competed in 2021. Construction has been delayed several times due to material and contractor delays but will be completed in summer 2022.

Black Forest Regional Park Tennis Courts – The two existing tennis courts in Black Forest Regional Park are in the need of replacement due to age, playability, and safety concerns. County Parks is contracting with FieldTurf, LLC (Sourcewell Contract 060518-FTU) to remove the two existing tennis courts and replace with two new post-tension concrete tennis courts. The courts will also be lined for pickleball play. The project is anticipated to start Summer 2022, with a Fall 2022 completion goal. Onsite pre-construction meeting is scheduled for August 11.

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. To help reduce and discourage after hours activities, Taylor Fence was contracted to construct and install an automated security gate at the Squirrel Creek Road main park entrance. The open space officially opened to the public on March 23, 2022.

Santa Fe Open Space - The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction has been completed and the grand opening was held on April 7, 2022.

Fountain Creek Regional Trail Repairs at Spring Run – A portion of the Fountain Creek Trail near Janitell Road has sustained repeated damage from rain events and the existing concrete low water crossing needs replacement. Staff obtained quotes and awarded the contract to Tezak Heavy Equipment in January. Public Works helped secure an Army Corps of Engineer maintenance permit which is good through March 2022. Construction on a new box culvert and trail repairs began in February and was completed March 18, 2022

Other:

Interdepartmental Coordination- Staff is representing County Parks and providing technical assistance for several projects to ensure compliance with the El Paso County Parks Master Plan and to support advancement of multi-modal opportunities. This includes the Peyton Drainage and Transportation Master Plan, Eastonville Road design project, South Powers Extension Study, and the Jackson Creek Parkway Corridor Plan.

Development Permit Application Reviews - Staff reviewed 9 development permit applications to be presented for endorsement at the August 2022 meeting and provided internal administrative comments for an additional 14 applications during July 2022.

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.

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – A busy reservation season has kept parks staff occupied with cleaning facilities, removing trash, and washing pavilions. Other completed responsibilities include parking lot and trail maintenance, illegal camp checks, weekly mowing and trimming of irrigated turf areas, native mowing, landscape bed maintenance and improvements, playground inspections, irrigation inspections and repairs, County Fair support, and ongoing cleanup from the spring snowstorm.

Our team continues to meet and assist Raine Construction with the construction of the new restrooms at Bear Creek West. New irrigation and sod have been installed around the facility and interior flooring has been completed. Some minor setbacks have pushed completion date back to late summer.

The Bear Creek Nature Center hosted the grand opening of the Trailability program on July 26th. This program is designed to provide trail accessibility for all members of the community with the use of small ATV like units, called Terrain Hoppers. Park staff supported this event with grounds maintenance and Terrain Hopper transportation from Fountain Creek Nature Center.

With the assistance of EPSO Park Security, Central staff designated time monitoring, removing, and cleaning areas along the 8th St. corridor where illegal camping continues to be a concern. Increased activity in the area during the warm summer months requires additional patrols and cleanup from staff.

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, while performing routine perimeter fence inspections. Mowing and trimming operations inside the park were completed during the reporting period, as well as branch and debris removal from the late spring snowstorm.

A local fence company has been secured to replace the service gate at the park entrance and should be completed during the next reporting period.

Rainbow Falls Historic Site – The site is currently closed due to potential hazardous falling rocks in the parking area. The site will remain closed until further notice. Park leadership has met with multiple entities regarding this issue and are in continued discussion as how to safely open the site for patrons. Staff continues to monitor security cameras, remove trash, and monitor the site for new graffiti.

Downtown Facilities – The Downtown team remains busy with continuous property checks and general maintenance tasks including mowing operations, landscape bed maintenance, trash collection, and irrigation checks and repairs.

Several downtown properties were host to large Countywide employee luncheons, requiring additional efforts from staff to beautify these areas, as well as provide event support with tent setup and teardown.

Park Operations, EPC Facilities, and TDG Architecture have met multiple times regarding new / improved parking at the Criminal Justice Center. This multiple stage project will increase parking availability at the facility and our staff will maintain oversight and provide input on changes made to landscape and irrigation portions of the project.

Ute Pass Regional Trail - Staff removed trash and debris from trail corridors and trailheads, while continuing to monitor parking areas for illegal overnight use. Our team is working with CDOT to

address a culvert issue on Hwy 24 causing erosion problems to the trail. Trail maintenance and mowing operations will take place along the corridor during the next reporting period.

East District:

County Fairgrounds – The entire month of July has been devoted to the preparation, support and clean-up for the 2022 El Paso County Fair. With support from other park districts, we were able to provide a clean, safe, and positive experience for all Fair attendees. The team is now focused on cleaning the grounds to accommodate upcoming August rentals.

Homestead Ranch Regional Park – The team continues mowing operations and minor maintenance tasks. Support from other Park Districts was provided to help our team with mowing operations during the County Fair. We are excited to get back into the parks and dial things in before we head into fall.

Falcon Regional Park – High Plains Little League held their All-Stars Tournament and had a good turnout. Their season has wrapped up until their fall ball season in October. The East team focused on mowing and minor maintenance tasks as the Fair consumed a lot of our time.

Paint Mines Interpretive Park – The team continues daily park patrol, cleaning, and monitoring for vandalism.

Rock Island Regional Trail – Staff continues to monitor the park for trash and vandalism. Native grass mowing began earlier in the reporting period.

North District:

General Information – The North District accomplished several important projects this month. Tree trimming, parking lot maintenance, irrigation repairs, weed prevention, summer fertilization, and improvements to the bathroom facilities have been the highlights. The district has received consistent moisture throughout the second half of the month, which is always welcomed. All full-time positions are now filled for the district. We are pleased to welcome Brian Rizzo as the Park Maintenance I. Brian joins the North District team with several years of park and trail maintenance experience. The North District staff coordinated with all park districts in supporting another successful County Fair.

North District parks, trails and facilities continue to be inspected and cleaned daily. All stage 1 fire restriction signs and 4th of July fire work signs were removed following the status change.

Fox Run Regional Park – The irrigation system at Fox run has required several additional repairs again this month. All leaks have been located and repaired. All active use areas were fertilized following the repairs. All waste was removed from the Clivus composting restrooms at Fox Run and two septic holding tanks were also cleaned out.

The new ADA playground project is nearly completed at Pine Meadows.

Another section of trail was repaired by the Friends of Fox Run Park volunteer group. North District staff transported the material to the job site and supplied the necessary tools.

Wildland Fire continues to assist Fox Run with fuel mitigation and general forestry improvements.

Black Forest Regional Park – The pressure tanks were upgraded to improve the Public Water System for the bathrooms. The septic holding tanks were also pumped ensuring the restroom stays in good working order. The horseshoe pit and all perimeter edges of the parking lot were also treated for weeds. All active use areas were fertilized.

Palmer Lake Recreation Area – The parking lot was treated for weeds. Several trees were also trimmed to remove broken and low branches.

Santa Fe Trailhead / Baptist Road – The round-about near the trailhead was addressed for weeds again this month. The bathroom was also opened to the public.

Ice Lake - Tree trimming and brush removal was completed at the Ice Lake parking lot.

South District:

Fountain Creek Regional Park – With current staffing shortages, our team has focused on providing great customer service for park patrons and reservation holders. Much of our effort this month has been applied towards mowing and irrigation maintenance.

Staff removed a fallen tree from the regional trail and additional debris throughout the park. Repairs of washed-out trails and roads from recent heavy rains were conducted.

Staff continued with the multi-use field renovation project by applying broadleaf herbicide to eliminate unwanted weeds. The team will begin cultivating the soil and planting seed to reestablish healthy turf.

A flow sensor was replaced in the public water system distribution room and staff continues to work through minor public water system challenges.

Widefield Community Park – The park restroom continues to experience a variety of vandalism with the most recent being a broken partition door.

A mural in the park was tagged with graffiti and quickly repaired by the original artist. A protective coating was applied to the mural to help make it easier to remove graffiti in the future.

Mowing operations at the disc golf course are underway in preparation for an upcoming tournament.

Stratmoor Valley Park – Our team focused on routine maintenance tasks and spent extra time cleaning up multiple illegal trash dumps.

Stratmoor Hills Park – Staff focused on routine maintenance and designated time to repair a stuck irrigation valve and to replace a bad irrigation solenoid.

Grinnell Boulevard – Trash removal and mowing operations were our primary tasks during this report period. Staff worked with a contractor to repair a mainline on private property that affected our irrigation supply.

Crews Gulch Trail – With the much-needed rains, Crews Gulch has been consistently flowing and debris being deposited in multipole areas. Staff has begun removing debris now that water levels are lower.

Ceresa Park – Staff focused on routine maintenance and repaired a leak in the irrigation backflow prevention device.

Kane Ranch Open Space – Trash removal, string trimming and herbicide applications have been our primary focus.

Willow Springs Park – Staff sprayed weeds in the parking lot, picnic areas, and along fences. Efforts were made to trim trees hanging over the trail and to mow native areas.

Clear Springs Ranch – Mowing and herbicide applications were completed along the trail, trailhead, and parking lot area.

Fountain Creek Nature Center – Staff sprayed, cut, and pulled weeds near the nature center and helped clean-up flood damage from recent storms.