

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, February 9, 2022 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
A. 2021 Partners in the Park Presentation	Todd Marts	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Peerless Farms Preliminary Plan	Greg Stachon	Endorsement
B. Cornerstone Estates Final Plat	Greg Stachon	Endorsement
C. Skyline at Lorson Ranch Filing No.1 Final Plat	Jason Meyer	Endorsement
D. The Trails at Aspen Ridge Filing No. 5 Final Plat	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7.	Information / Action Items		
	A. 2022 Park Advisory Board Membership Update	Todd Marts	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the January 12, 2022
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Alan Rainville, Vice Chair
Anne Schofield (via TEAMS)
Jim Cassidy
Terry Martinez (via TEAMS)
Kiersten Steel
Lois Landgraf
Susan Jarvis-Weber (via TEAMS)

Staff Present:

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

Absent: Ed Hartl

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Alan Rainville, Vice Chair.
2. Approval of Agenda: **Lois Landgraf made a motion to approve the meeting agenda. Kiersten Steel seconded the motion. The motion carried 7 - 0.**
3. Approval of Minutes: **Lois Landgraf made a motion to approve the December 8, 2021 meeting minutes. Jim Cassidy seconded the motion. The motion carried 7 - 0.**
4. Introductions and Presentations:

Judy von Ahlefeldt, citizen, presented a briefing on the Mountain Pine beetle and the dangers that this insect presents to forests and trees in general.

5. Citizen Comments:

Corey Sutella, Medicine Wheel Trail Advocates, expressed his gratitude to the citizens of El Paso for their support to the Indy Give Campaign and also stated his appreciation for County Parks staff and the amount of work they do with limited funding.

6. Development Applications:

A. Viewpoint Estates Filing No.2 Preliminary Plan & Final Plat

Greg Stachon presented an overview of the Viewpoint Estates Filing No.2 Preliminary Plan & Final Plat.

Jim Cassidy recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Viewpoint Estates Filing No.2 Preliminary Plan: require fees in lieu of land dedication for regional park purposes on forthcoming final plat. Lois Landgraf seconded the motion. The motion passed 7 – 0.

Anne Schofield recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Viewpoint Estates Filing No.2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,220. Lois Landgraf seconded the motion. The motion passed 7 – 0.

B. Eagleview Estates Preliminary Plan

Ross Williams provided an overview of the Eagleview Estates Preliminary 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 Eagleview Estates Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of Eagleview Estates, that allows for the construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail, and dedicate the aforementioned 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 total amount of \$17,480 will be required at the time of the recording of the forthcoming Final Plat. Jim Cassidy seconded the motion. The motion passed 7 – 0.

C. Forest Lakes Filing No. 7 Final Plat

Ross Williams presented the Forest Lakes Filing No. 7 Final Plat and addressed questions by the board members and residents. Susan Davies, Trail and Open Space Coalition, inquired whether the proposed Forest Lake Secondary Regional Trail within the development would be a public or private trail. Mr. Williams stated that the trail will be open to the public to include equestrian users, cyclists and hikers. Mrs. Davies inquired about the timeline for the completion of the trail and if there would be access to the National Forest. Mr. Williams stated the developer has plans to construct the trail up to the National Forest service fence with a turnaround point and “end of trail” signage. A timeline for the completion would be two years after the filing of Filing No. 6.

Judith von Alhfeltdt stated that based on her conversations with authorities, the US Forest Service does not want trails to enter the National Forest. She also stated that the US Air Force Academy is also objecting to trail systems close to the base due to fires and safety concerns.

Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Forest Lakes Filing No. 7 Final Plat: (1) regional park fees are not required pursuant to the existing Forest Lakes Phase I PUD Preliminary Plan and Filing No. 1 Final Plat recommended and endorsed motions; (2) require fees in lieu of

land dedication for urban park purposes in the amount of \$22,910. 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. Lois Landgraf seconded the motion. The motion passed 7 – 0.

7. Information / Action Items:

A. **2022 Sunshine Act Memorandum**

Lois Landgraf moved to endorse the 2022 Sunshine Act Memorandum. Terry Martinez seconded the motion. The motion passed 7 – 0.

8. Monthly Reports:

N/A

9. Board/Staff Comments:

Commissioner Stan VanderWerf stated that regarding the previously made statement about the US Forest Service wishing not to have trails onto their property, we need to take issue with that. A conversation needs to be had to include trails in the Pike National Forest because of the expected growth in population. If trails are not added, social trails will take the place of well-constructed trail systems. Commissioner VanderWerf suggested working on a unique partnership with the US Forest Service, the local community, and local nonprofit organizations to assist with building and maintaining trails within the National Forest.

Susan Davies inquired about the opening date of Kane Ranch Open Space. Brian Bobeck stated that there is no specific opening date but is hoping to get the project completed in March. Mrs. Davies also stated her appreciation for including a list of vandalized park facilities in the monthly reports to show the public how many issues land managers have to deal with.

Susan Jarvis-Weber stated that Creek Week partners have started up their annual programs for the Creek Week clean-up dates this Fall.

10. Adjournment: **The meeting adjourned at 2: 35 p.m.**

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2021 Partners in the Park Presentation

Agenda Date: February 9, 2022

Agenda Item Number: #4 - A

Presenters: Todd Marts

Information: X **Endorsement:**

Background Information:

The "Partners in the Park" Program was created in 2009 to provide financial support for our County Parks, Trails, Open Spaces and Nature Centers. This program has brought in approximately \$310,000. We encourage a three-year gift of \$5,000 annually. Per the donor benefits below, we acknowledge their generous contribution each year at a Park Advisory Board meeting.

Donor Benefits include:

- Sponsor sign at the entrance to the park, trail, open space, nature, or events center
- Free annual pavilion rental
- Sponsor thanked on the County Parks website
- Plaque presented at a Parks Advisory Board meeting acknowledging our partner's generosity
- Donations are tax deductible through the Trust for County Parks to the extent allowed by law

2021 Partners in the Park:

- Robert & Ellen Hostetler for Fox Run Regional Park
- GE Johnson for Bear Creek Regional Park
- Heuberger Subaru for Bear Creek Dog Park
- Heuberger Subaru for Fox Run Dog Park
- Gold Hill Mesa for Bear Creek Nature Center
- The Scott Lauther Foundation for Bear Creek Nature Center
- Olson Plumbing & Heating for Fountain Creek Nature Center
- Tender Care Veterinary Center for Falcon Dog Park
- InTouch Home Team for Bear Creek Regional Park EAST
- NES Inc. for the New Santa Fe Regional Trail
- Nextera Energy Resources for Paint Mines Interpretive Park
- Scheels Colorado Springs for Pinerias Open Space
- Farmers State Bank for Fair & Events Center

Recommended Motion: Information only

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Peerless Farms Preliminary Plan

Agenda Date: February 9, 2022

Agenda Item Number: #6 - A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

This is a request from Kimley-Horn on behalf of Robert & Wendy Williams. The property owners seek to subdivide 40 acres into seven residential lots of no less than 5 acres. The site is located on the south side of Falcon Highway, 5 miles east of Falcon, CO. The property is zoned RR-5.

The El Paso County Parks Master Plan (2013) shows the proposed Falcon Highway Bicycle Route running east and west along Falcon Highway on the north side of the proposed development. The proposed Falcon Highway Bicycle Route would not be affected by the development because it will be accommodated within the public right of way.

Since there are no impacts to County trails, staff recommends fees in lieu of land for regional park purposes in the amount of \$3,220.

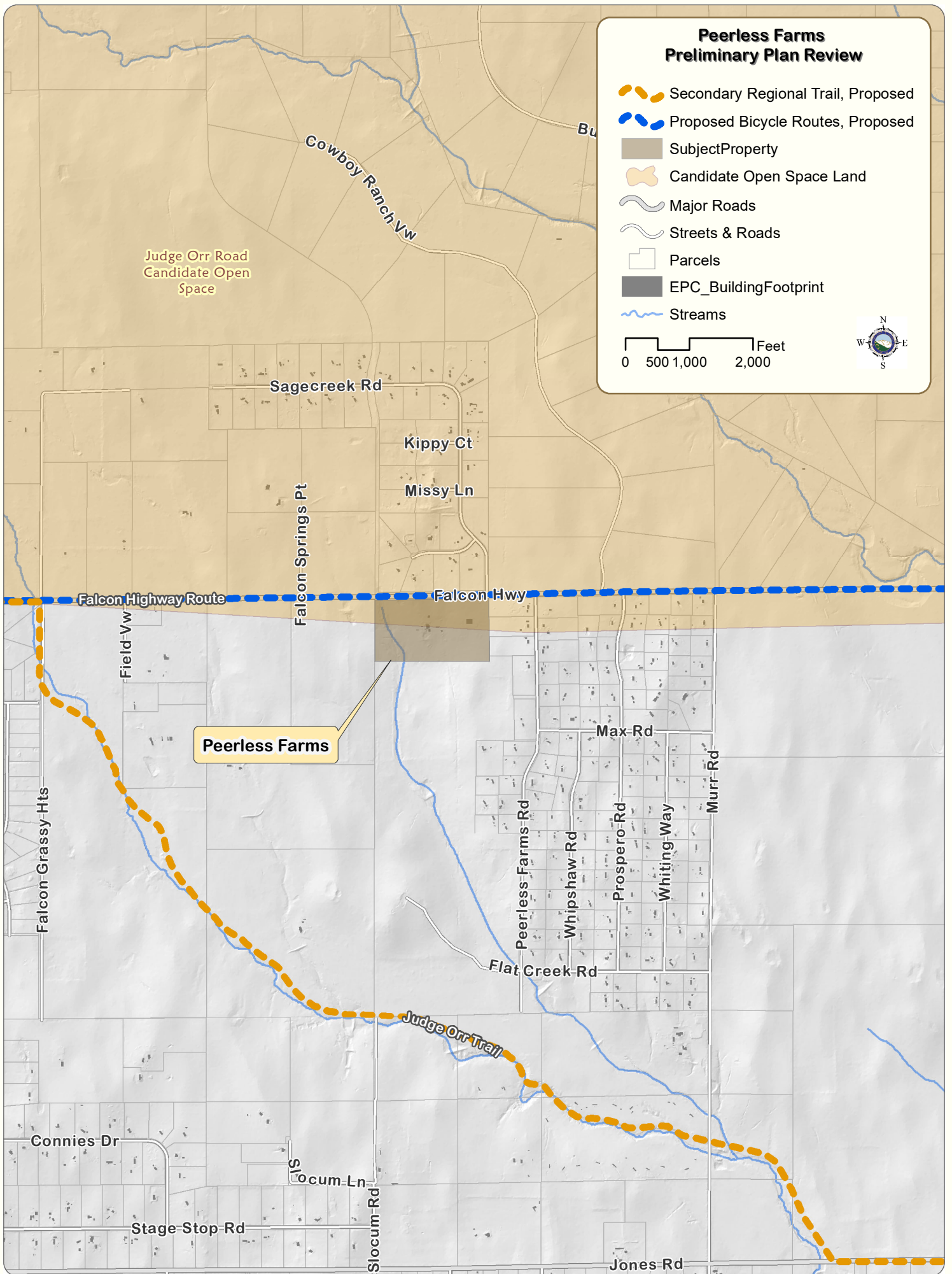
Recommended Motion (Preliminary Plan):

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 Peerless Farms Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$3,200.

Peerless Farms Preliminary Plan Review

- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- SubjectProperty
- Candidate Open Space Land
- Major Roads
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet



Development
Application
Permit
Review



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

February 9, 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:	Peerless Farms	Application Type:	Preliminary Plan
PCD Reference #:	SP217	Total Acreage:	40.01
		Total # of Dwelling Units:	7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.44
		Regional Park Area:	4
		Urban Park Area:	3
Robert & Wendy Williams	Kimley-Horn	Existing Zoning Code:	RR-5
16975 Falcon Hwy.	2 North Nevada, Suite 300	Proposed Zoning Code:	RR-5
Peyton, CO 80831	Colorado Springs, CO 80903		

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 3		
0.0194 Acres x 7 Dwelling Units = 0.136		Neighborhood:	0.00375 Acres x 7 Dwelling Units =	0.00
Total Regional Park Acres: 0.136		Community:	0.00625 Acres x 7 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 7 Dwelling Units =	\$0
\$460 / Dwelling Unit x 7 Dwelling Units = \$3,220		Community:	\$176 / Dwelling Unit x 7 Dwelling Units =	\$0
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 Peerless Farms Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$3,200.

Park Advisory Board Recommendation:



Peerless Farms

Preliminary Plan, Pre-Development Site Grading & Wet Utilities Letter of Intent

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNERS

ROBERT S. WILLIAMS
16975 FALCON HIGHWAY
PEYTON, CO 80831-7906

WENDY K. WILLIAMS
16975 FALCON HIGHWAY
PEYTON, CO 80831-7906

PLANNING

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

ENGINEERING

KIMLEY-HORN & ASSOCIATES
2. NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

SURVEYING

CENTENNIAL LAND SURVEYING
6165 LEHMAN DRIVE,
COLORADO SPRINGS, CO 80918

PEERLESS FARMS PRELIMINARY PLAN SITE LOCATION, SIZE, & ZONING:

Parcel ID Nos.: 4313000001

Area/Acreage: ±40.01 AC

Existing Zoning: RR-5

Location: The development limits are located in the Northwest quarter (1/4) of Section 13, Township 13 South, Range 64 West of the Sixth Principal Meridian. Southwest of the Falcon Highway and Sage Creek Road Intersection.

REQUEST

Robert S. and Wendy K. Williams' preliminary plan application includes the following requests:

- Approval to develop 7 single-family residential lots in the RR-5 zone and one (1) public access tract (Tracts A) for public improvements, utilities and drainage;
- Findings of sufficient water quality, quantity, and dependability with the requested preliminary plan approval;
- Authorization to submit a final plat(s) for administrative approval subject to findings that the location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;
- BOCC authorization of pre-development site grading, which includes authorization to install wet and dry utilities.
- Approval of a Waiver of Section 8.4.3.B.2.e, which requires Lots to have a minimum of 30 feet of frontage on and have access from a public road (Lots 1, 2, 4 & 7 will have frontage but no access to public roads; Lots 3, 5, & 6 will not have frontage nor access to public roads).
 - **Justification of the private road waivers and deviations of the standard roadway cross sections are discussed at the end of this letter report in the Preliminary Plan review and approval criteria analysis and justification.*

PRELIMINARY PLAN SUMMARY

The development standards and layout for seven (7) detached single-family rural residential lots, subdivision access to public rights of way will include one (1) direct access from Falcon Highway, along with two (2) Access and Utility easements.

ACCESS: Vehicular access to the Peerless Farms development is to propose one (1) full movement accesses, extension of Sage Creek Road (South), from Falcon Highway. Two (2) private access and utility easements will service interior lots.

LAND USE: The minimum lot size is 5 Acres for all lots. Some lot sizes exceed the minimum lot size due to lot configuration and private improvements contained in

easements for public drainage, utilities, access and circulation and private open space (within lot yards).. Peerless Farms Subdivision will pay park fees in lieu of providing shared or public open space(s).

Permitted and accessory single-family residential uses include single-family detached dwellings, residential accessory uses (per LDC Chapter 5, Table 5-1 and 5-2 allowances), open spaces, and transportation and stormwater facilities. Separate and privately owned detached accessory structures are not permitted on individual residential lots. A complete listing of permitted uses is provided on the development plan.

LOT DIMENSIONAL STANDARDS:

Typical lots have been planned to meet the following dimensional standards:

- **Minimum lot size: 5 Acres**
- **Maximum Height: 35'**
- **Setbacks:**
 - **Front Yard: 25'**
 - **Side Yard: 25'**
 - **Rear Yard: 25'**

PUBLIC SERVICES AND UTILITIES

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

- | | |
|----------------------|-------------------------------------|
| • Water Services: | Sage Water Users Association |
| • Wastewater | Individual on-site septic |
| • Natural Gas: | Colorado Springs Utilities |
| • Electric Service: | Mountain View Electric Association |
| • Fire Protection: | Falcon Fire Protection District |
| • Public Schools: | Colorado Springs District #49 |
| • Library Services: | Pikes Peak Library District: |
| • Roads: | El Paso County Road and Bridge |
| • Police Protection: | El Paso County Sheriff's Department |

WATER RESOURCES:

The proposed development is planned to have seven (7) residential properties which will be provided water service through Sage Creek Metropolitan District (SCMD).

DRAINAGE REPORT

Peerless Farms consists of unplatted land to be developed into 7 rural residential lots (RR-5 zoning). Site is within the Haegler Ranch drainage basin (and DBPS). The proposed development is in general conformance with the DBPS and will not negatively affect downstream drainage.

The existing Project Site generally slopes from east to west as well as from the southeast to the north at grades of approximately 1.5 – 3.5%. The historical drainage patterns will be generally maintained. The Site consists of two single-family homes, a large barn and some small out-buildings. The Site does not have any existing stormwater infrastructure with the exception of a 24" culvert beneath Falcon Highway that allows the unnamed drainageway to drain from the north side of Falcon Highway to the Site.

The developed runoff from the Project will generally be collected by means of roadside ditches located adjacent to the proposed public road and private gravel driveways. The runoff collected in the roadside ditches will be conveyed to the unnamed drainageway, following historical runoff patterns.

Detention and water-quality facilities are not required for the Project as the development consists of 5-acre residential lots and less than 1-acre of public roadway is proposed for the Site.

WILDFIRE HAZARD ASSESSMENT AND MITIGATION

Peerless Farms site is outside the wildland urban interface zone and are **not** in the mapped Wildfire Susceptibility index (very-high or moderate to very-high) zones.

According to the site planning and maintenance within defensible zones, each residential site will be encouraged to address the principles of protection zones within this grassland environment with the goal of reducing dense and tall landscape materials within the initial 15' zone around structures. This would include thinning and branching-up of existing trees and ground plain materials.

Mitigation efforts can be reviewed in the EPC Community Wildfire Protection Plan for Unincorporated El Paso County, with reference to Forest Action Plan, provided by the Colorado State Forest Service.

FALCON FIRE PROTECTION DISTRICT COMMITMENT LETTER

Peerless Farms Subdivision is the Falcon Fire Protection District. Fire Chief Trent Harwig confirmed on April 1, 2021 that service will be provided subject to the following conditions:

- All new construction, renovations or developments within the Fire Department's jurisdiction must comply with the applicable fire code and nationally recognized life-safety standards adopted by the El Paso County Board of County Commissioners and the Fire Department's Board of Directors, as amended from time to time;
- All development, water and commercial construction plans must be reviewed and approved by the Fire Department for compliance with the applicable fire code and nationally recognized life-safety standards prior to final plat or construction permit being issued; and,

- All new development projects access shall meet the fire code and nationally recognized standards' pertaining to fire apparatus access.

ELECTRIC PROVIDER SERVICE COMMITMENT

Peerless Farms Subdivision is located within the Mountain View Electrical Association (MVEA) service area. MVEA confirmed April 8, 2021 with the request of a ten (10) foot front, side and rear lot utility easement, along with a twenty (20) foot exterior utility easement on the plat and all tracts. They also request all existing facilities with easements on plat(s) be included.

Note: removal and relocation of existing facilities will be at the expense of the landowner(s).

NATURAL FEATURES:

Wildlife

Wildlife impacts are expected to be generally low based on review of the El Paso County Wildlife Descriptors Map. Additional wildlife impacts may be identified by other entities with wildlife jurisdiction.

Floodplain

(from KH- FDR)

According to the Preliminary Drainage Report, the western portion of the Site is within Area AE, special flood hazard areas with base flood elevations and Zone X, 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.

The remaining portion of the Site is located outside of the 100-year floodplain as determined by the custom FIRMette map created on April 20, 2021 and contained with Appendix B.

(from RMG Soils Report)

According to the geology and soils report, this presence of the floodplain is not believed to pose a higher risk to this structure than to several currently existing structures in the surrounding area.

Provided that the recommendations presented herein, as well as any requirements stipulated by the governing regulatory agencies, are followed, the presence of the floodplain is not anticipated to preclude the proposed development on Lots 1 and 5 or the development as a whole.

Vegetation

The site contains two single family residences located near the center of the property and a detached barn approximately 500 feet to the east of the residences. Topographically the site is fairly flat to gently rolling terrain, with overall slopes less than 9 percent across the property. The overall slope is downward from the north to the south, southwest, with an elevation difference of approximately 28 to 30 feet across the site.

An unnamed intermittent creek traverses the site along the western portion the property. Trees only exist around the residence. Three small ponds are located east of the intermittent creek. It is uncertain at this time if the ponds are to remain or to be filled in prior to future construction. The entire site consists of low-lying native grasses and weeds. According to the 'Geology and Soils Study' prepared by completed by RMG-Rocky Mountain Group, dated April 14, 2021, which has been included with the submittal.

NOXIOUS WEED

Per the El Paso County Noxious Weed Mitigation Plan, weed management for Peerless Farms Subdivision includes both prevention and mitigation.

JUSTIFICATION

Approval to develop said seven (7) single-family residential lots under the RR-5 zoning criteria set out in Section 7.2.1 (D)(f) as follows.

- **Peerless Farms Subdivision is in conformance with the goals, objectives, and policies of the master plan established by El Paso County.**
All lots will be a minimum of 5 Acres per the land development code section 3.2.2 (A)
- **Peerless Farms Subdivision does not include open space areas, but plan to pay park fees in lieu of providing open space.**
- ***The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;***

The subdivision generally conforms to the goals, objectives, and policies of the Master Plan, which includes the Your El Paso Master Plan, County Policy Plan, and Water Master Plan. Conformance with the Master Plan is discussed separately below.

Findings of Master Plan conformity regarding land use and densities have been made in support with the adjacent Developments, those being Sagecreek North and Sagecreek South Filing No. 1 with existing land uses and densities for the Peerless Farms area. This application remains consistent with those findings; and with the following policies from the Your El Paso Master Plan, County Policy Plan and County Water Master Plan:

Peerless Farms Subdivision would promote the rural-residential character of eastern El Paso County and will also satisfy the following policies of the County policy plan.

- Policy 6.1.3: Encourage new development with is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.
 - The development is projected to have the densities as the Sagecreek North and Sagecreek South Filing No. 1 developments which are within the Large Lot Residential place type.

- Policy 6.1.11: Plan and implement land development, so that it will be functionally and aesthetically integrated within the context of adjoining properties.
 - The development is projected to implement fictional and aesthetic integration in terms of matching existing conditions of Falcon Highway and said adjacent Large-Lot residential developments.
 - Access to lots with have primary access through the extension of the public right-of-way road, being Sage Creek Road.
- **The subdivision is consistent with the purposes of this Code;**
 The preliminary plan is consistent with the purposes of this Code which include development procedures and standards intended to promote safe and orderly development of land and the placement of land uses in relation to existing and predicted patterns of growth and availability of necessary services.
- **The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**
 The subdivision conforms with the subdivision standards of the Code if the requested waivers are approved.
- **A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code**
 Water will be provided by the Sage Water User Authority. Based on water analysis and service commitments provided the water supply is sufficient to serve the subdivision.
- **A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;**
 Wastewater will be provided by way of individual on-site septic/wastewater systems. Reference the Soil and Geology Report, prepared by RMG – Rocky Mountain Group, Job No. 180213, last dated April 14, 2021
- **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)];**
 Soils and geologic hazards and constraints including floodplain have been identified on the preliminary plan. The soils and geology report has not identified any hazards or constraints that would preclude development of the site. The subdivision has been designed to avoid and minimize impacts to identified hazard and/or constraint conditions.

- **Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;**

Drainage improvements have been designed to adequately convey, store, treat, and release historic and developed flows onto and through the site.

- **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 (on-site and off-site) have been designed and sited to adequately serve the needs and mitigate the impacts of the development, including, roads, utilities, drainage facilities.

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

Legal access is provided to the subdivision is via connection to Falcon Highway. The required access meets applicable spacing criteria. Individual lot access is provided by way of both public street and private drive access points identified on the plan.

- **The proposed subdivision has established an adequate level of compatibility by incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**

The subdivision has been designed to minimize impact to natural features such as the noted floodplain. The Code does not have open space requirements for rural density subdivisions and no common open space is provided. Lots are large enough to provide private open spaces within each individual lot.

- **Dose the plan incorporate 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?**

The site has been designed to provide required public services and infrastructure (transportation/utilities) consistent with rural large lot development standards

- **Dose the plan incorporate physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses?**

The plan reflects the standard transitions and buffers consistent with the EPC planning criteria

- **Dose the plan incorporate identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design?**

Environmentally sensitive features have been identified on the preliminary plan and designated as no-build areas.

- **Dose the plan incorporate 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 subdivision improvements (road, utility, stormwater) have been planned to meet the demand of the subdivision and not negatively impact level of service for county services and facilities. Appropriate bridge, drainage, park, school, and traffic fees will be paid at the time of final plat recordation.

- **Are necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision?**

Services have been reviewed with identified provided and related commitment letters have been provide with this application.

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

The fire protection requirements for access and water supply for fire suppression have been provided. Specific recommendations and requirements of the falcon fire protection district will be incorporated into the design including required public improvements necessary for fire protection.

- **The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.**

The subdivision and application meet all other applicable sections of Chapter 6 and 8 subjects to approval of the private road waiver and waiver for

WAIVER APPROVAL CRITERIA

- ***The waiver does not have the effect of nullifying the intent and purpose of this Code;***

The waiver request does not have the effect of nullifying the intent and purpose of the Code which is the preservation and improvement of the public health, safety and general welfare of the citizens and businesses of El Paso County; to ensure that public facilities and services are available concurrent with development and will have a sufficient capacity to serve the proposed subdivision, and, in so doing, ensure that current residents will be

required to bear no more than their fair share of the cost of providing the facilities and services by requiring the developer to pay fees, furnish land, or establish mitigation measures to cover the development's fair share of the capital facilities needs generated by the development.

The project extends Sage Creek Road southward across Falcon Highway into the subdivision boundaries. Instead of constructing an additional 1/3 mile of public roadways that will only serve the 7 lots in the Peerless Subdivision the developer proposes private driveways provide access to lots from the Sage Creek Road extension. the shared driveways shift the burden of maintenance from the public to property owners within the development.

- ***The waiver will not result in the need for additional subsequent waivers;***
No additional waivers are needed to support the lot access and frontage waiver.
- ***The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;***
The transportation impacts were analyzed in the Crossroads Mixed Use Traffic Study Letter, prepared by Kimley-Horn dated May 24, 2021 which found the proposed private roads suitable to meet projected traffic demands of the Crossroads Mixed-Use development.
- ***The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property;***
Unique property conditions upon which the waiver are based include: the floodplain impacts to the western portion of the site, horizontal orientation of the property length against Falcon Highway, the alignment of Sage Creek Road on the eastern boundary of the site, and limitations on future individual lot access to Falcon Highway. these conditions create a unique cumulative circumstance upon the property which are not applicable to other properties.
- ***A non-economical hardship to the owner would result from a strict application of this Code;***
The requested waivers are not related to any specific economic hardships.
- ***The waiver will not in any manner vary the zoning provisions of this Code; and***
The waiver will not vary any zoning provisions of the Code.
- ***The proposed waiver is not contrary to any provision of the Master Plan.***
The waivers are not contrary to any provision of the Master Plan.

PEERLESS FARMS
PRELIMINARY PLAN
16975 FALCON HIGHWAY, PEYTON, CO
SITUATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE
6TH P.M., CITY OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

The Land referred to herein below is situated in the County of El Paso, State of Colorado, and is described as follows:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 13 IN TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13, THENCE SOUTH 0°15'10" WEST ALONG THE WEST SECTION LINE, A DISTANCE OF 40.01 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 89°21'28" EAST ON A LINE PARALLEL TO THE NORTH SECTION LINE A DISTANCE OF 1,799.89 FEET, THENCE SOUTH 89°28'58" EAST, A DISTANCE OF 892.39 FEET, THENCE NORTH 89°28'10" WEST A DISTANCE OF 1,799.88 FEET, THENCE NORTH 0°23'10" EAST 955.39 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

SITE DATA TABLE:

TAX ID NUMBER:	431300001
CURRENT ZONING:	RR-S
PROPOSED ZONING:	RR-S
PROPOSED LOTS:	7
TOTAL SITE ACREAGE:	40.01 AC
MINIMUM LOT SIZE:	5.018 AC
SETBACKS:	25' FRONT, 25' SIDE, REAR, 25' SIDE/REAR SETBACK
MAXIMUM LOT COVERAGE:	NONE
MAXIMUM BUILDING HEIGHT:	32' UNLESS OTHERWISE IMPACTED BY RR-S RESTRICTIONS

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS NOTE

- A SOIL AND GEOLOGY STUDY FOR ROBERT WILLIAMS, WAS COMPLETED BY RME ENGINEERS ON APRIL 14, 2021 AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED, KNOWN AS, PEERLESS FARMS. THE PRELIMINARY PLAN SUBMITTED TO THE EL PASO BOARD OF COUNTY COMMISSIONERS, PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER (TBD), DEVELOPERS AND HOMEOWNERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS. --
- THE PROPOSED DEVELOPMENT IS FEASIBLE. THE GEOLOGIC CONDITIONS IDENTIFIED POTENTIALLY HYDROCOMPACTIVE SOILS, SEISMICITY, RADON, AND EROSION. HOWEVER, THESE CONDITIONS ARE CONSIDERED TYPICAL FOR THE FRONT RANGE REGION OF COLORADO. MITIGATION OF GEOLOGIC CONDITIONS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL, NOR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING AND SUITABLE CONSTRUCTION PRACTICES. --
- SITE SPECIFIC SOILS STUDIES SHALL BE PERFORMED FOR THE LOTS WITHIN THIS SUBDIVISION PRIOR TO FOUNDATION CONSTRUCTION TO IDENTIFY SUBSURFACE SOIL CONDITIONS ANTICIPATED TO SUPPORT FOUNDATIONS AND PROVIDE PERTINENT GEOTECHNICAL-RELATED PARAMETERS AND RECOMMENDATIONS FOR FOUNDATION DESIGN AND CONSTRUCTION. --
- PREVIOUSLY IDENTIFIED MITIGATION ALTERNATIVES, SURFACE AND SUBSURFACE DRAINAGE SYSTEMS SHOULD BE CONSIDERED. EXTERIOR PERIMETER FOUNDATION DRAINS SHOULD BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION TO THE SUBSURFACE SOILS. --
- ALL CONSTRUCTION SHOULD REMAIN OUTSIDE THE UNNAMED CREEK DRAINAGEWAY. IT IS RECOMMENDED THE UNNAMED CREEK DRAINAGEWAY BE IDENTIFIED AS A "NO BUILD AREA" UNLESS ADDITIONAL STUDIES ARE PERFORMED, IN CONJUNCTION WITH THE DRAINAGE ENGINEER, PRIOR TO ANY NEW CONSTRUCTION. --

-- REFER TO THE SOILS REPORT FOR MORE DETAILED INFORMATION.

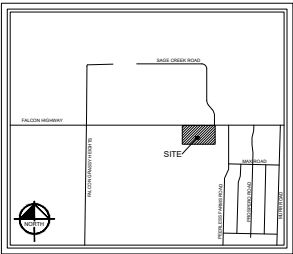
FLOODPLAIN NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED 0804010201, DATED DECEMBER 1, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.

PRELIMINARY PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS MINOR SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPERE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE TO BE PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPERS SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECT'S ENVIRONMENTAL ASSESSMENT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE COLLECTORS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS MAY NEED TO BE APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE FALCON FIRE PROTECTION DISTRICT, WHO HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- NO BUILT AREAS ARE AS SHOWN ON THE PRELIMINARY PLAN. NO BUILT AREAS INCLUDE, BUT ARE NOT LIMITED TO AREAS, WITHIN DESIGNATED DRAINAGE EASEMENTS, THE FLOODPLAIN, LANDSCAPE BUFFERS, SETBACKS SIGHT DISTANCE TRIANGLES, ETC.. NO BUILT AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- SUBDIVISION SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLAT MUST BE RECORDED, OR AUTHORIZED DESIGNED, AND THE PLAT SHALL BE RECORDED.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND/OR ANY APPROVED DEVIATIONS. PRIVATE STREETS/DRIVES SHALL BE OWNED AND MAINTAINED BY EACH INDIVIDUAL OWNER.
- NOTWITHSTANDING ANY AND/OR ASSOCIATED PUBLIC IMPROVEMENTS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL, SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, FOR RR-S ZONES.
- WATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE SAGE WATER USER AUTHORITY (SAGE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- WASTEWATER WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS PER EPC STANDARDS AND REGULATIONS.
- LOTS HAVE NO DIRECT ACCESS TO FALCON HIGHWAY.
- ALL PRIVATE, SHARED ACCESS EASEMENTS WILL BE MAINTAINED BY PEERLESS FARMS HOA.
- ALL FENCING AND GATES WILL BE OUTSIDE OF ALL SHARED PRIVATE ACCESS EASEMENTS.

VICINITY MAP



Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

PROJECT TEAM:

OWNER/DEVELOPER:

ROBERT E. AND WENDY C. WILLIAMS
16975 FALCON HIGHWAY
PEYTON, CO 80801-7908
ehorn@kimley-horn.com
(970) 438-1874

PLANNERS/LANDSCAPE ARCH:

KIMLEY-HORN
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
jh.horn@kimley-horn.com
(719) 387-7280

CIVIL ENGINEER:

DALE E. HORN
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
mhorn@kimley-horn.com
(719) 384-7281

SURVEYOR:

CENTENNIAL LAND SURVEYING
8461 USMARIAN DRIVE
COLORADO SPRINGS, CO 80918
chls@centenniallandsurveying.com
(719) 492-6540

SHEET INDEX:

01	COVER SHEET
02	PRELIMINARY PLAN
03	GRADING PLAN
04	UTILITY PLAN

COVER SHEET
SHEET 1 OF 4

PEERLESS FARMS PRELIMINARY PLAN - COUNTY FILE NO. XXXXXX

6TH P.M., CITY OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO

RESIDENTS

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

PEERLESS FARMS PRELIMINARY PLAN - COUNTY FILE NO. XXXXXX

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Cornerstone Estates Final Plat

Agenda Date: February 9, 2022

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

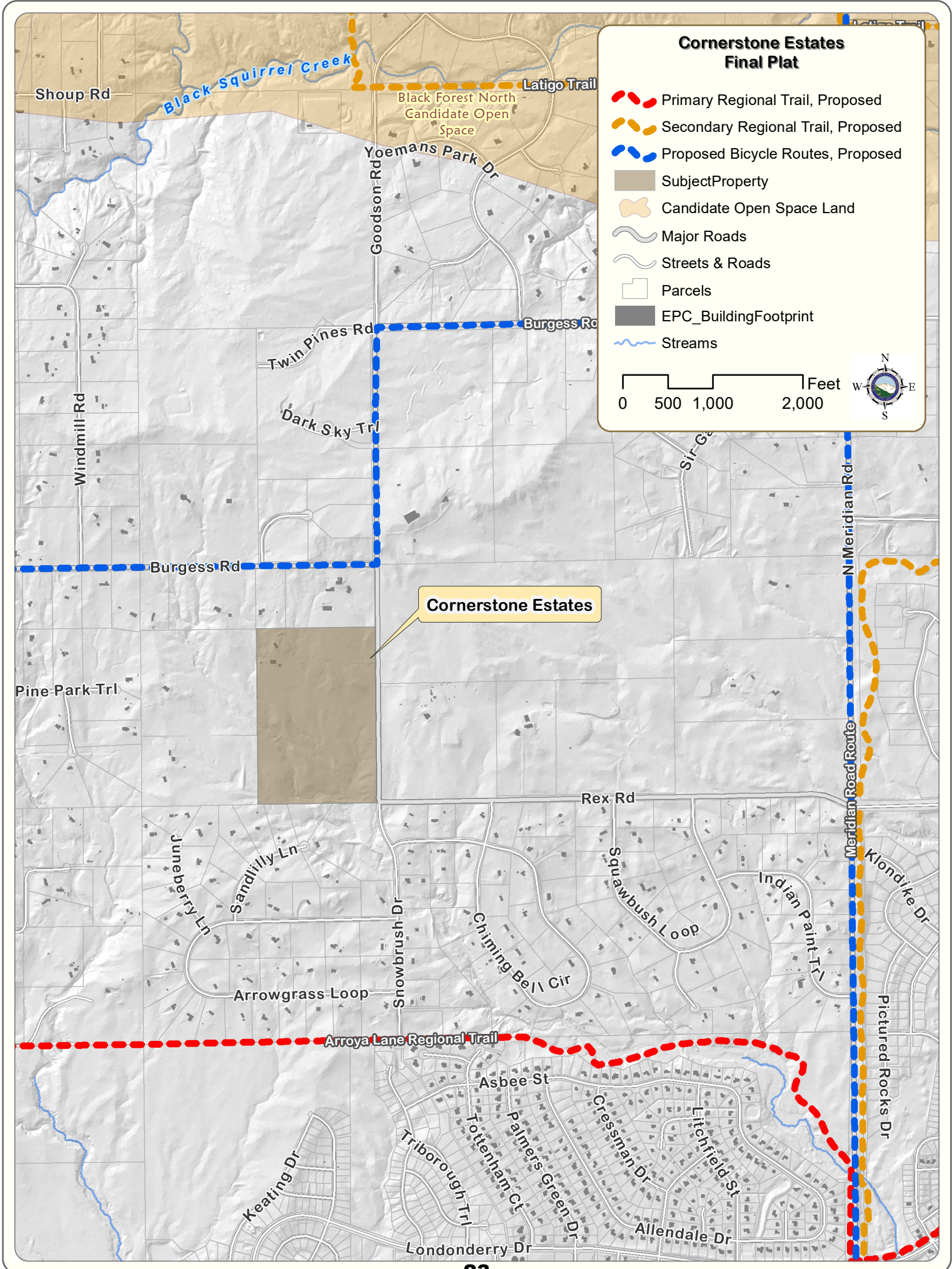
This is a request from William Guman & Associates on behalf of Robert & Ann Bartlett. The applicant is seeking to subdivide 58.6 acres into 16 residential lots of no less than 2.5 acres. The site is located northwest of Falcon, northwest of the intersection of Goodson and Rex Roads. The property is zoned PUD.

The El Paso County Parks Master Plan (2013) does not show any facilities impacted by the development. The development is 0.5-miles north of the proposed Arroya Lane Primary Regional Trail that runs east and west. The property is 700 feet south of the proposed Burgess Road Bicycle Route. The development is also not in a Candidate Open Space area.

Since there are no impacts to County trails, staff recommends fees in lieu of land for regional park purposes in the amount of \$7,360.

Recommended Motion (Final Plat):

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 Cornerstone Estates Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$7,360.



Development
Application
Permit
Review



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

February 9, 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:	Cornerstone Estates Final Plat	Application Type:	Final Plat
PCD Reference #:	SF 222	Total Acreage:	58.60
		Total # of Dwelling Units:	16
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.68
	William Guman & Associates	Regional Park Area:	2
Robert and Ann Bartlett	Bill Guman	Urban Park Area:	3
11340 Goodson Road	731 North Weber Street Suite 10	Existing Zoning Code:	PUD
Colorado Springs, CO 80908	Colorado Springs, CO 80903	Proposed Zoning Code:	RR 2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 16 Dwelling Units = 0.310		Neighborhood:	0.00375 Acres x 16 Dwelling Units =	0.00
Total Regional Park Acres: 0.310		Community:	0.00625 Acres x 16 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 16 Dwelling Units =	\$0
\$460 / Dwelling Unit x 16 Dwelling Units = \$7,360		Community:	\$176 / Dwelling Unit x 16 Dwelling Units =	\$0
Total Regional Park Fees: \$7,360		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 Cornerstone Estates Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$7,360.

Park Advisory Board Recommendation:



William Guman
& Associates, Ltd.

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

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

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

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

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



EL PASO COUNTY

LETTER OF INTENT FOR: CORNERSTONE ESTATES

Final Plat Filing No. 1

TSN# 5223000003

☐ OWNER/APPLICANT, AND PLANNING CONSULTANT:

Owner/Applicant: Robert and Ann Marie Bartlett
11340 Goodson Road
Colorado Springs, CO 80908
707-365-6891

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

El Paso County Planner: Kari Parsons, Project Manager/Planner III
El Paso County Development Services
2880 International Circle
Colorado Springs, CO 80910
(719) 520-6306

PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

Cornerstone Estates Final Plat is located generally northwest of Falcon and southeast of Black Forest, situated northwest of the intersection at Goodson Road and Rex Road to be approximately 58.67 Acres.

As described in the project's preliminary plan, the total acreage of the proposed Cornerstone Estates development is approximately 58.67 acres, which will be developed for 16 single family residences on 48.43 acres. No lot shall be less than 2.5 acres. Additionally, approximately 5.98

acres will be detention/open space, 3.82 acres are rights of way and .44 acres are designated for future rights of way. The Applicant proposes to develop the site as a planned community of new single-family detached manufactured residential dwelling units that recognizes and respects the character of the rural surrounding community. Density is .27 DU/AC (gross density) and .33 DU/AC (net density).

The overall Cornerstone Estates development provides approximately 5.98 acres (10.2%) of the 58.67 acre site as open space/detention/drainage, which is identified on the preliminary plan as a separate tract (Tract A). This area will be preserved as open space (no-build) with limited recreational use having a primary emphasis on passive recreation.

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

DEVELOPMENT REQUEST

The Owner and Applicant request approval of a Final Plat for the development of 16 rural residential single family residential lots on approximately 58.67 acres.

TOTAL NUMBER OF ACRES IN THE FINAL PLAT AREA: Approximately 58.67 acres single family residential.

JUSTIFICATION FOR REQUEST

This request is consistent with the purposes of the **Your El Paso County Master Plan (2021)** (adopted May 26, 2021). The proposed Final Plat is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

EXISTING AND PROPOSED IMPROVEMENTS

There is an existing residence with several buildings on the property. All existing structures to be removed at some future point in time. Several dirt access roads currently exist within the Rezone Plan boundaries, along with the Xcel Energy & MVEA powerline easements. All existing road will be restored to match the surrounding landscape.

The existing Goodson Road has a right-of-way of 75' with an asphalt pavement width of approximately 24'. The existing road is in good condition and roadway improvements are not required with this development. There is approximately 0.44 acres of varying Right-Of-Way

width to be dedication along Goodson Road for the future realignment of Rex Road, Goodson Road, and Burgess Road. All internally proposed roads include rural local roadways in accordance with county design standards.

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

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

WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION

There are no waivers, exceptions, or deviations from the PUD zoning requirements at this time.

ADHERENCE WITH THE YOUR EL PASO COUNTY MASTER PLAN (2021), AND WATER MASTER PLAN

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

The 2021 Your El Paso County Master Plan (the "Master Plan") addresses issues directly related to the Preliminary Plan and development of the *Cornerstone Estates* development. The policies specifically related to the Final Plat request include:

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

The Final Plat proposed for the new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Burgess Road and Goodson Road corridors. New lots will be similar in size to existing lots, and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods. The proposed lot areas for Cornerstone Estates range in size from 2.5 acres to 3.62 acres. The application is in good general conformity as a transitional use between the urban density and RR-2.5 developments to the south and the large lot RR-5 developments to the north.

Goal 1.4 – *Continue to encourage policies that ensure "development pays for itself".*

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

Housing & Communities, Core Principle: *Preserve and develop neighborhoods with a mix of housing types.*

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

The Final Plat with RR-2.5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5 and RR-5. The Applicant proposes to avoid overlot grading across the 58.67 acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

Transportation & Mobility, Core Principle: *Connect all areas of the County with a safe and efficient multimodal transportation system.*

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

The Applicant proposes to incorporate a 5.98-Acre public open space area within the development providing unstructured recreation. Currently, there are no known public open spaces, or extensions of any trail systems that are planned to extend to or abut Cornerstone Estates.

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

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

Concerning utilities, Cornerstone Estates has been provided a commitment letter for delivery of electrical service by Mountain View Electrical Association. Black Hills Energy is reviewing our request for natural gas provision to the development. Wastewater will be accommodated by individual on-site wastewater treatment systems. Based upon evaluation by our environmental and geotechnical engineers, it has been determined that Filing No. 1 is suitable for individual on-site wastewater treatment systems without contamination of surface and subsurface water systems.

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

The submitted drainage report specifically details a four step process to minimize adverse impacts of development. The process includes reducing runoff volume, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs). A grading and erosion control plan and a stormwater management report have been submitted with the FDR to support the Filing No. 1 development.

Environment & Natural Resources, Core Principle: *Prioritize and protect the County's natural environment.*

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

The surrounding area of the Final Plat has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services have been submitted with this Final Plat application.

The Final Plat design, which includes 2.5 to 3.62 acre home sites and a public, 5.98 acre open space for recreation, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. At .27 DU/AC (gross), Cornerstone Estates Filing No. 1 is compatible with numerous other subdivisions adjacent to and within a 2 mile radius of the property.

WATER DEPENDABILITY

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

Water Sufficiency:

- The water supply report has been prepared in compliance with Section 8.4.7 of the El Paso County Land Development Code.
- The Basis of Design Report (BDR) for the system was submitted to and accepted by CDPHE in late 2021.
- Per the Water Resource Report submitted in 2021, Cornerstone Estates has the following Supply and Demands:

Water Supply and Demand Summary

LOTS	Total Supply (AF/Year)	Total Demand (AF/Year)
16	7.83	5.06

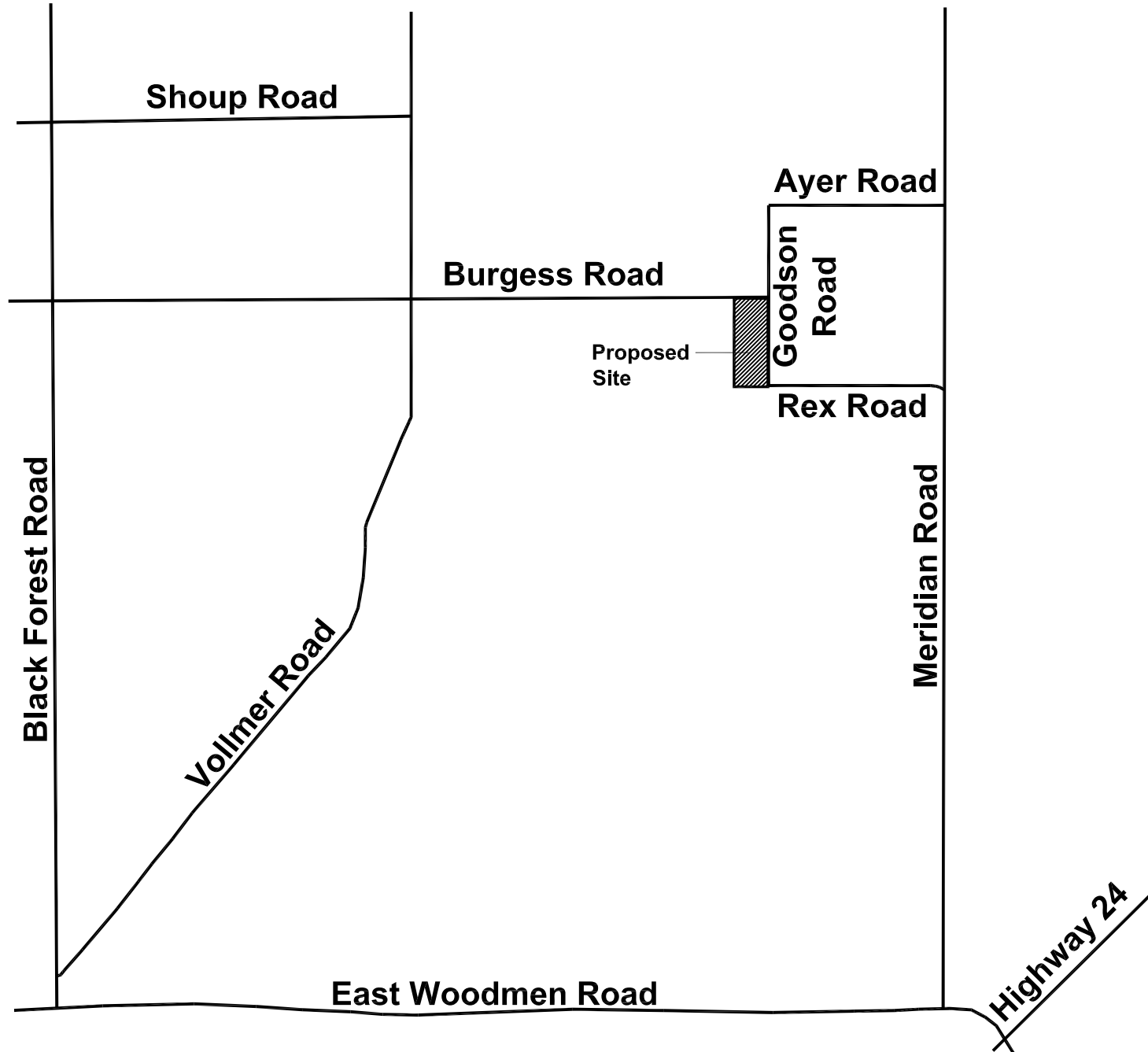
- The proposed source of water supply is the non-renewable, non-tributary Arapahoe formation aquifer. The Arapahoe aquifer water will be used in accordance with Colorado Ground Water Commission's Findings and Order for Determination of Water Right No. 1302-BD.

Water Quality

- The water quality of the Arapahoe aquifer under the proposed subdivision has not been tested. However, water quality of the Arapahoe aquifer has been reported in the United States Geological Survey "Water Quality in the Denver Basin Aquifer System, Colorado 2003-05", Circular 1357, to generally be in compliance with the minimum safe drinking requirements set by the State of Colorado pursuant to the Colorado Water Quality Control Commission's Primary Drinking Water Regulations (Regulation #11) and the requirements of the EPCDHE.
- Arapahoe aquifer groundwater is used by numerous water suppliers for drinking water in public water supply systems throughout the aerial extent of the Arapahoe aquifer. It is unlikely but possible that Arapahoe aquifer water will contain levels of iron and/or manganese higher than the requirements of Regulation #11 or the requirements of the EPCDHE.
- Upon drilling of the first Arapahoe aquifer well within the subdivision, the well water will be sampled, tested, and the resultant water quality test results will be provided to the County.
- If any of the well water constituents exceeds the requirements of Regulation #11 or the requirements of EPCDHE, individual home treatment systems will be required for the portion of the water supply to be used for potable uses

END

VICINITY MAP



FINAL PLAT

CORNERSTONE ESTATES

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 23,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23;

THENCE 500°30'55"E, ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 690 FEET;

THENCE S89°12'28"W, A DISTANCE OF 30.00 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF GOODSON ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

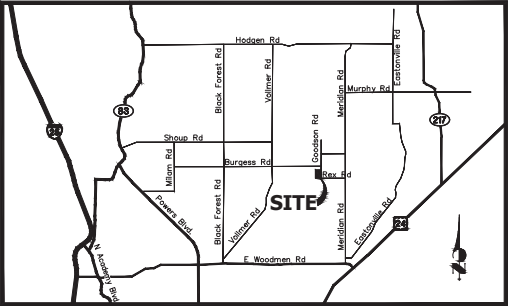
THENCE 500°30'55"E, ON SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 1948.74 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;

THENCE S89°03'12"W, ON SAID SOUTH LINE, A DISTANCE OF 1310.31 FEET;

THENCE N00°30'55"W, ON A LINE BEING PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 1310.28 FEET, TO THE POINT OF BEGINNING.

THENCE N89°12'28"E, ON A LINE BEING 690 FEET SOUTHERLY AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 1310.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 58.6707 ACRES.



VICINITY MAP
N.T.S.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "CORNERSTONE ESTATES". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

-----ROBERT BARTLETT----- --FARMERS STATE BANK OF CALHAN--
BY: _____ BY: _____
TITLE: _____ TITLE: _____

-----MARIE BARTLETT----- -----ATTNEY (IF CORPORATION)-----
BY: _____ BY: _____
TITLE: _____ TITLE: _____

-----SECRETARY/TREASURER-----
BY: _____
TITLE: _____

STATE OF COLORADO)) SS
COUNTY OF _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20 ____ BY _____.

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

SIGNATURES OF OFFICERS SIGNING FOR A CORPORATION SHALL BE ACKNOWLEDGED AS FOLLOWS:
(PRINT NAME) AS PRESIDENT/VICE PRESIDENT AND PRINT NAME AS SECRETARY/TREASURER, NAME OF CORPORATION, A STATE CORPORATION.
SIGNATURES OF MANAGERS/MEMBERS FOR A LLC SHALL BE ACKNOWLEDGED AS FOLLOWS:
(PRINT NAME) AS MANAGER/MEMBER OF COMPANY, A STATE LIMITED LIABILITY COMPANY.
(NOTE: REQUIRED WHEN SEPARATE RATIFICATION STATEMENTS FOR DEED OF TRUST HOLDERS, MORTGAGEES ARE NOT UTILIZED)

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 16 LOTS, STREETS, 1 TRACT, AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "CORNERSTONE ESTATE" IN EL PASO, COUNTY.

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT A IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE CORNERSTONE ESTATES HOMEOWNERS ASSOCIATION.

CORNERSTONE ESTATES HOA

BY: _____
PRESIDENT
STATE OF COLORADO)) SS
COUNTY OF _____

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

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

CLERK AND RECORDER

STATE OF COLORADO)) SS
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE

AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, A.D.

AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

GENERAL NOTES:

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. SR153490. PREPARED BY LAND TITLE GUARANTEE COMPANY, DATED JULY 19, 2021, 5:00 PM.

SEE SHEET 2 FOR ADDITIONAL NOTES.

SURVEYORS CERTIFICATE:

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

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

JARROD ADAMS
COLORADO REGISTERED PLS # 38252

DATE



FINAL PLAT
CORNERSTONE ESTATES
JOB NO. 25229.00
09/27/21
SHEET 1 OF 3



430 Arrow/West Drive • Colorado Springs, CO 80907
761-559-2580 • Fax: 761-528-0818 • www.jrengineering.com

FINAL PLAT
CORNERSTONE ESTATES
A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 23,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES (CONT.):

4. TRACT A IS FOR A DETENTION FACILITY. TRACT A SHALL BE OWNED AND MAINTAINED BY THE CORNERSTONE ESTATES HOA.
5. IMPERVIOUS LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY'S M54 STORM WATER DISCHARGE PERMIT.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT.
7. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
8. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
9. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
10. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. BASIS OF BEARING: THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE EAST CORNER OF SAID SECTION BY A NO. 4 REBAR AND AT THE CENTER OF SECTION BY A 2" ALUM. CAP STAMPED "MVE INC RLS 73928 - 2006", SAID LINE IS ASSUMED TO BEAR S89°02'12"W, A DISTANCE OF 263,564 FEET.
13. THE SUBJECT PROPERTY IS LOCATED WITHIN "OTHER AREAS ZONE X", DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN BY G SERIES 2018 FEMA MAP.
14. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESIGNED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENT REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
15. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
16. THE 20-FOOT TRAIL EASEMENT ADJACENT TO GOODSON ROAD SHALL BE GRANTED TO AND MAINTAINED BY THE EL PASO COUNTY PARKS AND LEISURE SERVICES DEPARTMENT.
17. TOTAL ACREAGE OF SUBDIVISION IS 58.6707 AND TOTAL NUMBER OF LOTS IS 16 AND 1 TRACT

GENERAL NOTES (CONT.):

18. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
19. THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUNDS, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5, TITLE 35, C.R.S. IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A "RIGHT-TO-FARM" STATE PURSUANT TO C.R.S. 35-3.5-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT RANCHING, FARMING, OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLIGENT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS.
20. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300 YEAR AQUIFER LIFE. APPLICANT AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
21. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
22. THE PRIVATE DETENTION BASIN WITHIN PORTIONS TRACT A IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.

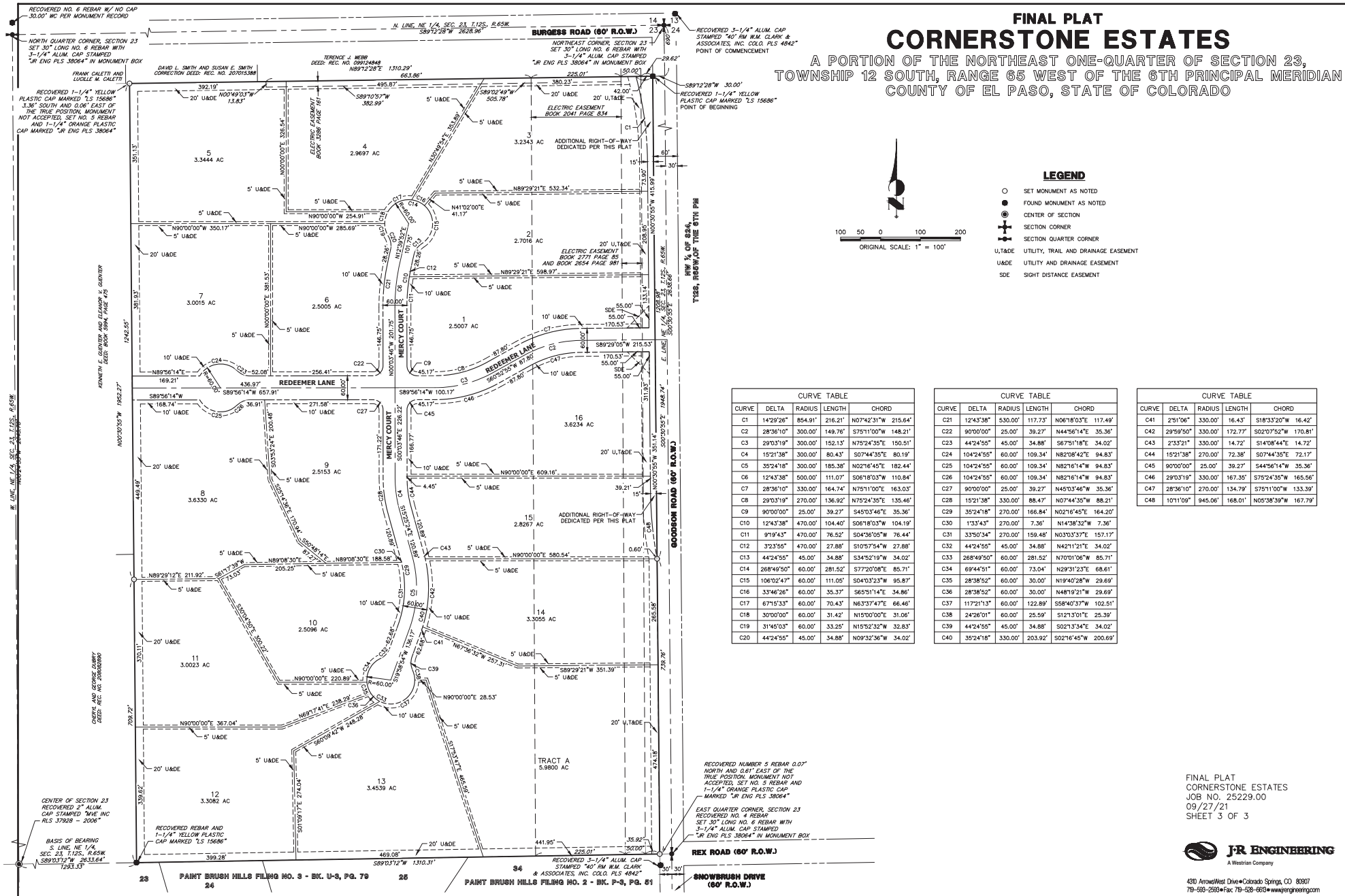
NOTICE:

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

FINAL PLAT
CORNERSTONE ESTATES
JOB NO. 25229.00
09/27/21
SHEET 2 OF 3



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El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Skyline at Lorson Ranch Filing No. 1. Final Plat

Agenda Date: February 9, 2022

Agenda Item Number: #6 - C

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of Skyline at Lorson Ranch Filing No. 1 Final Plat. The project site is located within the northeastern area of the larger Lorson Ranch development and is one of the final undeveloped areas within Lorson Ranch.

The site consists of 15.76 acres and includes 85 single-family residential lots on 7.82 acres, open space tracts totaling 3.75 acres, and public rights-of-way totaling 4.19 acres. This site is currently zoned PUD (Planned Unit Development) as illustrated on the Skyline at Lorson Ranch PUDSP which was previously considered by the Park Advisory Board on March 10, 2021.

Open Space dedications total 3.75 acres, or 23% of the project site which meets the minimum 10% dedication for PUD zoning. This includes tracts along the overhead power lines, and two centrally located tracts within the site. There are no candidate open spaces impacted by this project.

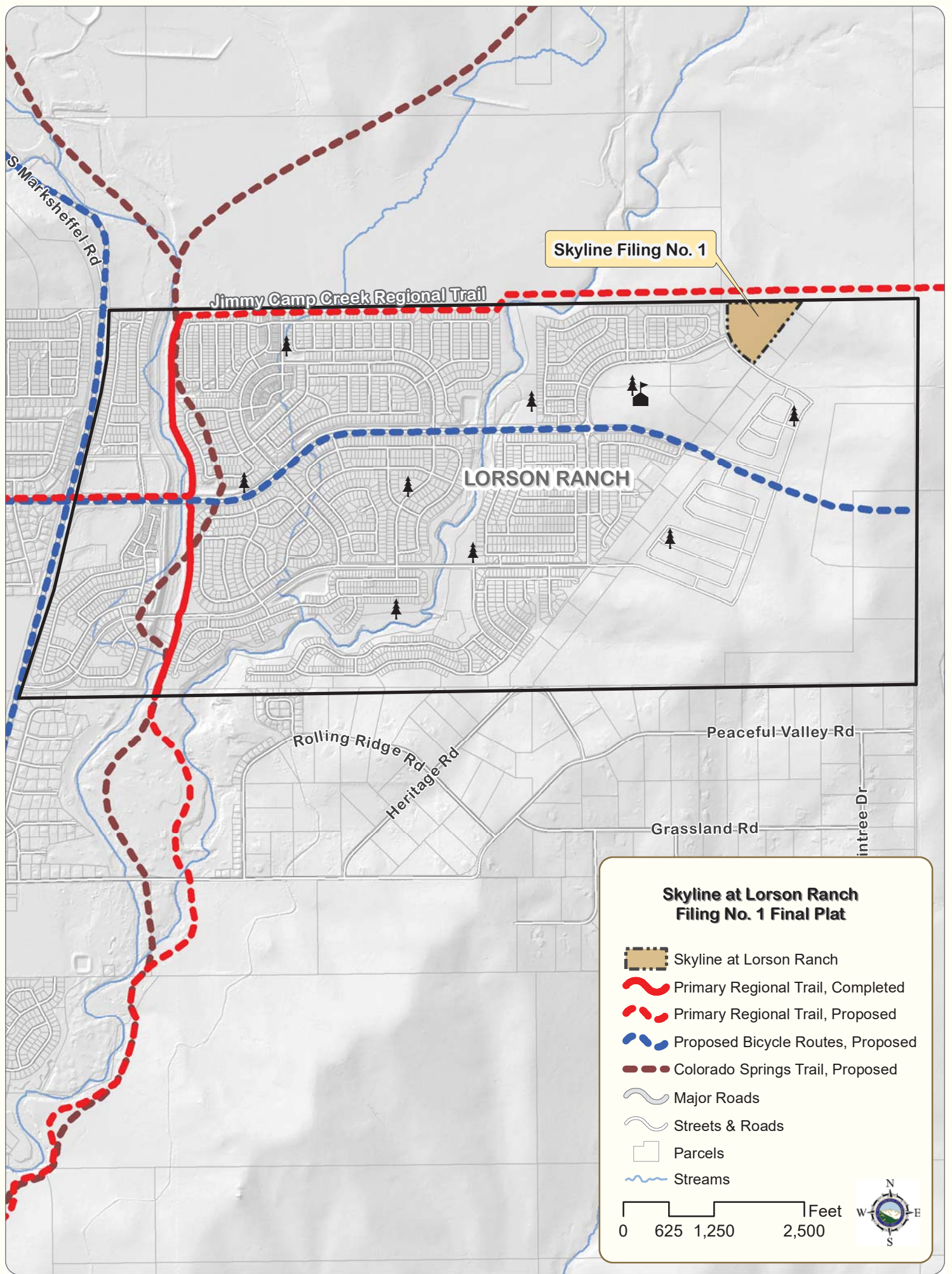
The El Paso County Parks Master Plan (2013) shows no County regional trails or bicycle routes within the project area. The Fontaine Boulevard Bicycle Route is located 0.38 miles south of the project area and the Jimmy Camp Regional Trail is 1.50 miles to the west. A non-County trail is located along the adjoining overhead power line corridor which connects to the larger trail network within the Lorson Ranch development.

The letter of intent outlines that trails and pocket park will be located with Tract G & H. Staff appreciates this inclusion, and notes that a park land agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the Filing No. 1 Final Plat.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition(s) when considering and/or approving the Skyline at Lorson Ranch Filing No. 1 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$39,100 and urban park purposes

in the amount of \$24,650 will be required upon recording of this Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

February 9, 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:	Skyline at Lorson Ranch Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-001	Total Acreage:	15.76
		Total # of Dwelling Units:	85
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	13.48
Lorson, LLC	Core Engineering Group	Regional Park Area:	4
212 N. Wahsatch Ave	15004 1st Avenue S	Urban Park Area:	4
Colorado Springs, CO 80903	Burnsville, MN 55306	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
		Neighborhood:	0.00375 Acres x 85 Dwelling Units =	0.32
		Community:	0.00625 Acres x 85 Dwelling Units =	0.53
0.0194 Acres x 85 Dwelling Units =	1.649	Total Urban Park Acres:		0.85
Total Regional Park Acres:	1.649			
FEE REQUIREMENTS				
Regional Park Area: 4		Urban Park Area: 4		
		Neighborhood:	\$114 / Dwelling Unit x 85 Dwelling Units =	\$9,690
		Community:	\$176 / Dwelling Unit x 85 Dwelling Units =	\$14,960
\$460 / Dwelling Unit x 85 Dwelling Units =	\$39,100	Total Urban Park Fees:		\$24,650
Total Regional Park Fees:	\$39,100			

ADDITIONAL RECOMMENDATIONS

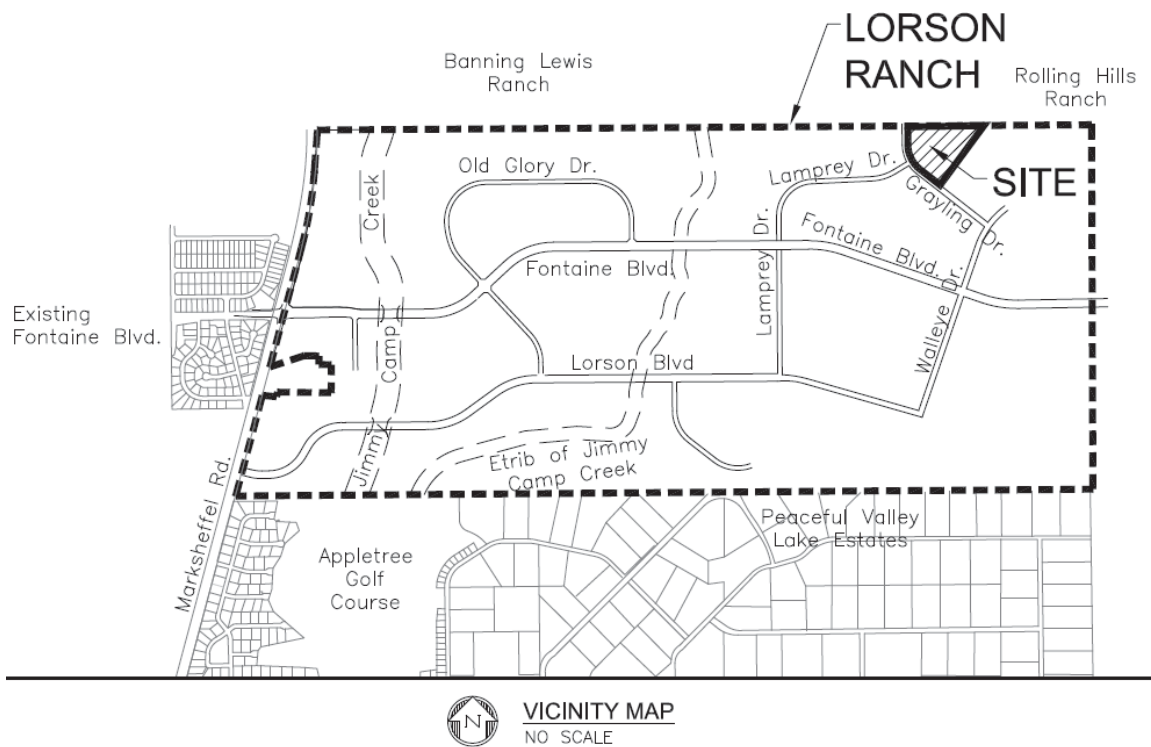
Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition(s) when considering and/or approving the Skyline at Lorson Ranch Filing No. 1 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$39,100 and urban park purposes in the amount of \$24,650 will be required upon recording of this Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of this Final Plat.

Park Advisory Board Recommendation:

SKYLINE AT LORSON RANCH FILING 1

Final Plat SF-21-_____

Vicinity Map:



Developer/ Owner:

Lorson LLC as Nominee for Lorson Conservation Investment 2, LLLP and Murray Fountain, LLC,
and Challenger Communities, LLC
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

Matrix Design Group
2435 Research Parkway
Colorado Springs, Co 80920
(719) 575-0100

Civil Engineers:

Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
(719) 659-7800

Site Location, Size, Zoning:

The applicant, behalf of the Developer/Owner, is respectfully submitting a final plat application for Skyline at Lorson Ranch Filing 1 to implement the approved recorded Skyline at Lorson Ranch PUD and preliminary plan. The 15.764 acre final plat area is located within the north-central portion of Lorson Ranch east of the East Tributary of Jimmy Camp Creek. Skyline at Lorson Ranch Final Plat implements an approved component of the phased Lorson Ranch Development. Skyline at Lorson Ranch is currently zoned PUD per (PCD File No. PUDSP-21-002) which has been approved by the Planning Commission and BOCC and recorded xxxxxx/2021 under Reception No. xxxxxx.

The parcels included in the final plat are currently vacant with no structures except a small water pumpstation. As part of previous developments within Lorson Ranch, a detention pond was previously graded and underground utilities were completed to include storm sewer, sanitary sewer and water main extensions to the site. The existing detention facility located offsite to the east and shall remain and will continue to be owned and maintained by the Lorson Ranch Metropolitan District. Widefield Water and Sanitation District owns the sewer/water utilities. There also an existing 325' electric transmission line easement that shall remain. The proposed development will not interfere with this easement and will meet all necessary requirements.

Request & Justification:

The purpose of this application is to request approval of a final plat for Skyline at Lorson Ranch Filing 1 project located within Lorson Ranch. The PUD Development and Preliminary Plan identified the detailed design of the single-family detached residential lots as well the development standards for the proposed uses, the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Pre-development site grading was requested with the PUD/preliminary plan approvals to permit grading operations to begin after approval of the PUD/ Preliminary Plan and prior to Final Plat. The approved and recorded final plat will create 85 new single-family lots and 8 tracts on 15.764 acres at a density of 5.39 DU/ Acre. The site layout predominately includes a minimum lot size of 35' x 85' (3,825 SF) with several areas containing larger lot sizes particularly along open space, cul-de-sacs, and along roadway knuckles. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements.

The site is bordered by vacant land in Lorson Ranch to the east and southeast, Lorson Ranch East Filing No. 3 to the west, and vacant land owned by Eagle Development Company to the north.

Fontaine Boulevard, Lorson Boulevard, Grayling Drive, and Lamprey Drive have been constructed which will provide access to this site. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses, particularly the open space areas along the electric easement. Within Skyline at Lorson Ranch development, open space and community connections are planned providing easy access to open space along the electric easement as well secondary, internal sidewalk connections to interior parks. The final plat will create 3.75 acres of open space which is 23% of the total site acreage where only 10% of open space is required within the PUD zoning district.

The project will be completed in one phase with roadways, utilities, drainage, and necessary improvements to be constructed in the most optimal and efficient manner.

As with previous Lorson Ranch developments, Skyline at Lorson Ranch will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended Development agreement outlines updated access, road impact fees, and future road ROW issues with previous agreements remaining in effect.

El Paso County Final Plat Approval Criteria, 1998 El Paso County Policy Plan,:

Skyline at Lorson Ranch Filing 1 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the El Paso County Policy Plan have been provided with a summary analysis of each for reference:

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

Skyline at Lorson Ranch Filing 1 conforms to the approved sketch plan and Skyline at Lorson Ranch PUD / Preliminary Plan. Skyline at Lorson Ranch Final Plat is compatible with both the existing and allowed land uses found within Lorson Ranch. The submittal continues and maintains the single family detached residential housing development already found throughout Lorson Ranch which includes the recently approved Lorson Ranch East project located to the east. The new development will be in and continue the harmony of the existing surrounding character of the site and natural environment as the area has seen a significant change in character.

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

The plat is within the overall Lorson Ranch development for which utility and infrastructure improvements have been provided to meet existing and planned development needs. Additional extensions of these facilities will be provided with the development of this final plat area. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services can support the proposed housing units as these services were designed, planned, and constructed to accommodate proposed densities.

Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space and transitions to the east within the electric transmission lines which create a natural amenity and buffer between Lorson Ranch neighborhoods.

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

The subject property is located within Region 7, Fountain Area, which is expected to have the largest growth demand in the County by 2060. Specifically, the Plan states: "Areas projected to develop by 2040 are located south of Fountain (City) on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25."

The proposed development is located east of Marksheffel Road, which is a developing area as identified in the Water Master Plan. The Widefield Water and Sanitation District has provided a water and wastewater commitment letter to serve the development. The District has recently upgraded their water infrastructure by replacing water lines in the area to increase efficiency for deliverable water to the 374-acre Pikes Peak National Cemetery to the north, the overall Lorson Ranch Development, and to the Peaceful Valley located south of Lorson Ranch. The water resource report indicates the District has ample supply of water to serve this development and future developments within the District. The report also identified that the District has a renewable water supply. This geographical area within the District's service area has not experienced groundwater contamination like other locations within the service area. See the Water section of the water resource report for a summary of the water findings and recommendations for the proposed development in regard to water quantity, dependability, and quality.

School District:

Lorson Ranch is within the Widefield School District #3 and is subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170.

Total Number of Residential Units, Density, and Lot Sizes: 85 Single-Family Detached Residential Units for a density of 5.39 DU/ Acre. The site layout includes minimum lot sizes of 35' x 85' (3,825 SF). Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

Total Number of Industrial or Commercial Sites:

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

Phasing Plan and Schedule of Development:

This project will be developed in one phase with the overall grading and utilities for the entire development occurring in one phase as well.

There are existing easements including the electric transmission easements that shall remain. Any existing watermain/sanitary sewer easements located with ROW and buildable portions of lots will be vacated by separate instrument prior to recording the plat as necessary and new easements will be dedicated as appropriate.

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

3.75 acres of open space which is 23% of the total site acreage where only 10% of open space is required within the PUD zoning district.

The PUD and Preliminary Plan were approved with 3.75 acres of open space which is 23% of the total site acreage. The final plat will implement the creation of these open space tracts in conformance with the approved PUD/preliminary plan. Much of the proposed open space will be contiguous open space under the electric transmission line easement in the westerly areas of the development. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 1.57 acres. Of this, 20% or 0.31 acres must be contiguous and usable. This site contains 3.10 acres (82%) in useable form which includes one urban park located in Tract F and walking trails under the electric line in Tracts G & H. Construction of the park will apply as credits against the urban park fees. The open space will also include walking trails located in Tracts G & H. The Lorson Ranch Metropolitan District will own and maintain the open space and parks. The final plat will create ample open space acreage of which nearly all is contiguous. The total open space is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

Traffic Engineering:

Skyline at Lorson Ranch Filing No. 1 will gain public access from Fontaine Boulevard, Lamprey Drive, Grayling Drive, Walleye Drive, and Lorson Blvd. constructed as part of the Lorson Ranch East and The Hills at Lorson Ranch developments. Both Fontaine and Lorson Boulevard connect to Marksheffel Road and both cross the Jimmy Camp Creek main channel and the east tributary. Lorson Blvd., Grayling Drive, and Lamprey Drive are residential collector streets and Fontaine Blvd. is an arterial street within Lorson Ranch constructed as part of Lorson Ranch East Filing No. 1. There will be no direct lot access to any arterial or collector roadways with the exception of Tract D which is a water pumpstation. There are no traffic related deviations being requested at this time.

Proposed Services:

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

Floodplain: There are no portions of this property located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0976G', effective date 'December 7, 2018'.

The Jimmy Camp Creek East Tributary has been reconstructed and is owned and maintained by the Lorson Ranch Metropolitan District No. 1.

- ❑ **EXISTING AND PROPOSED FACILITIES, STRUCTURES, ROADS, ETC:** Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Fontaine Boulevard, Lorson Boulevard, Grayling Drive, and Lamprey Drive. Proposed facilities consist of local residential roads, extensions of Fontaine Boulevard, Lorson Boulevard, and collector roads approved with CDR20-007, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The existing detention/WQ pond (Pond C4) will serve this site. The East Tributary of Jimmy Camp Creek is located west of this plat and has been stabilized within Lorson Ranch. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.

- ❑ **WAIVER REQUESTS (IF APPLICABLE) AND JUSTIFICATION:** No waivers requested
- ❑ **NUMBER OF INDUSTRIAL OR COMMERCIAL SITES PROPOSED:** None.
- ❑ **APPROXIMATE FLOOR AREA RATIO OF INDUSTRIAL AND/OR COMMERCIAL USES:** None.
- ❑ **NUMBER OF MOBILE HOME UNITS AND DENSITIES:** None.
- ❑ **TYPE OF PROPOSED RECREATIONAL FACILITIES:** Public sidewalks for general pedestrian circulation and access to open spaces and trails will be constructed along all interior roads. All open space tracts will be maintained by the Lorson Ranch Metropolitan District 1.
- ❑ **IF PHASED CONSTRUCTION IS PROPOSED, HOW WILL IT BE PHASED?** This plat will be for the entire project
- ❑ **HOW WATER AND SEWER WILL BE PROVIDED?** Water and sanitation will be provided through the Widefield Water & Sanitation District. A passive underdrain system is proposed and will be owned/maintained by the Lorson Ranch Metro District. Any existing water/sewer easements with public road ROW being platted on top of them will be vacated or made subordinate to the ROW prior to county acceptance of the roads.
- ❑ **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:** The proposed use is Residential Single Family with associated accessory and appurtenant uses.
- ❑ **TRAFFIC IMPACT FEE:** This final plat will be included in the El Paso County PID No. 2 and will pay the associated fee at the time of building permits for each residential lot in the final plat.
- ❑ **MAILBOX LOCATION:** Skyline at Lorson Ranch Filing No. 1 will utilize centralized location (cluster) for mailboxes which is shown on the construction drawings and final plat. The mailbox clusters will be located within the street ROW and easements.
- ❑ **SCHOOL SITE DEDICATION:** Dedication of a school site was completed as part of the Pioneer Landing at Lorson Ranch Filing No. 2 Final Plat which satisfied the school dedication requirement for final plats within Lorson Ranch and in accordance with the recorded Lorson Ranch School Land Bank Agreement. The school is constructed and is operational. Lorson Ranch East Filing No. 1 plat adjusted the previously platted school site to accommodate school site plan changes and ROW requirements for the roundabout at Fontaine/Lamprey. The modified school site is a 25.11-acre site (Tract J) located East of the East Tributary of Jimmy Camp Creek.

Final Plat Review Criteria:

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan; Per the Highway 94 Comprehensive Plan Map 8.1, the northern most portion of Skyline at Lorson Ranch is within Sub-Area 4 of the 2003 Highway 94 Comprehensive Plan. This area of the project is located north of Fontaine Blvd. Sub-Area 4 is characterized as the Colorado Centre and calls for higher intensity land uses that will blend with the existing Colorado Springs character. The approved PUDSP highlighted in more detail consistency with existing Master Plan and Comp Plan policies.*
2. *The subdivision is in substantial conformance with the approved preliminary plan; The subdivision is in substantial conformance with the approved PUDSP including lot size,*

density and public improvements.

3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;* The subdivision is in substantial conformance with the approved PUDSP including lot size, density and public improvements. The Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001) illustrates the proposed PUDSP area as RLM (Residential Low/ Medium) with a permitted density of 4-6 DU/ Acre. The approved PUDSP remained consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 85 new single family lots on 15.764 acres for a density of 5.39 DU/ Acre.
4. *Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval;* Skyline at Lorson Ranch is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Lorson Ranch filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within Skyline at Lorson Ranch. The WWSD has provided letters of intent to serve commitment letters for Skyline at Lorson Ranch. The district has also provided the water quality report as required by El Paso County. Sufficiency of water finding was provided with approval of the PUDSP permitting administrative review of this final plat.
5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;* A public wastewater system will be provided for by the Widefield Water and Sanitation District. District provided commitment letters have been provided as part of the approved PUDSP indicating capacity to provide wastewater disposal services for this development.
6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)];* A Geology and Soils Report was prepared by RMG-Rocky Mountain Group and is included with the submittal package. As part of this report, exploratory test borings were completed. There are no significant geological hazards found to be present on the site including the lack of ground water which was not encountered on site. Geologic constraints found to be present include expansive soils and bedrock; hydrocompactive soils; faults; seismicity; radon; erosion; steep slopes; and fill soils. These geologic and engineering conditions are relatively common to the area, and, can be satisfactorily mitigated through proper engineering design, and construction practices. Bedrock was also encountered in the majority of test borings performed and is anticipated to be encountered in the building excavations or utility trenches for this development. It may be necessary to design and implement mitigation alternatives on a lot by lot basis. Refer to the soils report for more detailed information.
7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM;* Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A Final Drainage Report for this development was

included for review and approval by El Paso County.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; Legal and physical access will be provided to all parcels by public rights-of-way.*
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision; All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for several years.*
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures was provided with the approved PUDSP submittal. In addition, a fire protection district commitment to serve this development has also been provided.*
11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8; Primary access to Skyline at Lorson Ranch will be via existing Fontaine and Lorson Boulevard. All roadways are to be public owned and maintained by El Paso County. Internal streets will provide for a looped circulation pattern through the development.*
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; Public improvements will be constructed as necessary including municipal utilities, roadways, and pedestrian sidewalks. Any required SIA documents will be provided as necessary.*
13. *The subdivision meets other applicable sections of Chapter 6 and 8; The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code, including any proposed deviation request.*
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 commercial mining deposits found on site.*

File: A:\100564 - Skyline at Lorson Ranch\Sketch\Skyline No. 1\Survey\Plan\100564 Skyline @ 0.1 1:1 1st.pdf.dwg Plotting: 12/22/2021 12:22:14

KNOW ALL MEN BY THESE PRESENTS:

THAT CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY,
AND LORSON CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED
PARTNERSHIP, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A REPLAT OF TRACT B, "LORSON RANCH EAST FILING NO. 3" AS RECORDED UNDER
RECEPTION NO. 220714474 IN THE EL PASO COUNTY, COLORADO RECORDS, AND A
PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 SE
1/4) OF SECTION 13, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SECTION 13, SAID POINT BEING ON
THE NORTH LINE OF "LORSON RANCH EAST FILING NO. 3";
THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A
DISTANCE OF 32.00 FEET TO THE NORTHEAST CORNER OF "LORSON RANCH EAST
FILING NO. 3";
THENCE N89°31'43"E ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 13 A
DISTANCE OF 1,206.87 FEET TO THE WESTERLY LINE OF THE 225 FOOT WIDE
EASEMENT AS RECORDED IN BOOK 2030 AT PAGE 238 OF THE EL PASO COUNTY
RECORDS;
THENCE S38°22'41"W ALONG SAID WESTERLY LINE 1,159.91 FEET;
THENCE N52°01'21"W A DISTANCE OF 100.00 FEET TO THE WESTERLY LINE OF THE 100
FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC.
EASEMENT" AS RECORDED IN BOOK 2065 AT PAGE 715 AND IN BOOK 2046 AT PAGE 719
OF THE EL PASO COUNTY RECORDS;
THENCE N38°22'41"E ALONG SAID LINE 2.00 FEET;
THENCE N52°01'21"W A DISTANCE OF 254.47 FEET TO A POINT OF CURVE;
THENCE 213.85 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE
HAVING A RADIUS OF 553.00 FEET, A CENTRAL ANGLE OF 13°19'48", THE CHORD OF
212.50 FEET BEARS N40°31'27"W;
THENCE N07°28'57"E, NON-TANGENT TO THE PREVIOUS COURSE, 33.43 FEET;
THENCE N22°54'14"W A DISTANCE OF 56.00 FEET;
THENCE N07°42'38"W A DISTANCE OF 30.65 FEET TO THE NORTH RIGHT-OF-WAY LINE
OF LAMPREY DRIVE AS SHOWN ON THE AFORESAID PLAT OF "LORSON RANCH EAST
FILING NO. 3";
THENCE S72°00'08"W ALONG THE NORTH LINE THEREOF 77.00 FEET TO THE EAST LINE
OF TRACT A, "LORSON RANCH EAST FILING NO. 3";
THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES:
1. THENCE 141.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE
HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 13°19'48", AND A CHORD
OF 141.60 FEET WHICH BEARS N10°22'59"W;
2. THENCE N06°18'15"E A DISTANCE OF 76.43 FEET;
3. THENCE N07°52'02"W A DISTANCE OF 223.62 FEET TO THE SOUTH LINE OF THE
NORTHWEST QUARTER OF SECTION 13;
THENCE N89°32'22"E ALONG SAID SOUTH LINE 32.00 FEET TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINS 686.693 S.F. (15.764 ACRES MORE OR LESS).

BASIS OF BEARINGS:

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE
8th P.M. AS MONUMENTED AT THE CENTER QUARTER OF SECTION 13 WITH A N.O.
6 REBAR AND 3.25" ALUMINUM CAP STAMPED "NOLTE, T15S R65W, C14 S13, 2005, PLS
23044" AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18,
T15S, R64W WITH A N.O. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG, LOT
T15S, R65W R64W, 1/4, S13 1/4 S18, 2002, RLS 31161", SAID LINE BEARS N89°31'43"E A
DISTANCE OF 2663.24 FEET.

OWNERS CERTIFICATE:

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

OWNER ADDRESS:
2124 N. WAHATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200
FAX: (719) 635-3244

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON
CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED
PARTNERSHIP

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY
JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON
CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED
PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE
FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE
HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT.
ALL LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A TEN FOOT
(10') PUBLIC IMPROVEMENT, PUBLIC UTILITY, AND DRAINAGE EASEMENT.
A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE
SUBDIVISION BOUNDARY LINES.
THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED
EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED
PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL
FORCE AND EFFECT.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, E, F, AND G FOR THE PURPOSES SPECIFIED IN
THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY
THE LORSON RANCH METROPOLITAN DISTRICT NO. 1.
THE DEDICATION OF TRACT H FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE
IS HEREBY ACCEPTED FOR MAINTENANCE BY THE LORSON RANCH METROPOLITAN
DISTRICT NO. 1.
APPROVAL IS GRANTED FOR THIS PLAT OF "SKYLINE AT LORSON RANCH FILING NO. 1".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,
2021, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

ACCEPTANCE CERTIFICATE FOR TRACTS:

WIDEFIELD WATER AND SANITATION DISTRICT

THE DEDICATION OF TRACT D FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS
HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE WIDEFIELD WATER
AND SANITATION DISTRICT.
APPROVAL IS GRANTED FOR THIS PLAT OF "SKYLINE AT LORSON RANCH FILING NO. 1".

BY: _____
WIDEFIELD WATER AND SANITATION DISTRICT

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,
2021, A.D. BY _____
WIDEFIELD WATER AND SANITATION DISTRICT

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

BY: JAMES BYERS, VP OF COMMUNITY DEVELOPMENT
CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, A.D. BY
JAMES BYERS, VP OF COMMUNITY DEVELOPMENT
CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

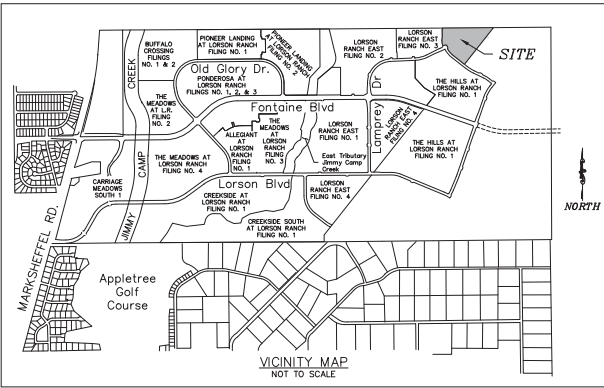
WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

SKYLINE AT LORSON RANCH FILING NO. 1

TRACT B, "LORSON RANCH EAST FILING NO. 3" AND A PARCEL OF LAND IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW 1/4 SE 1/4) OF SECTION 13,
T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO



SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY
REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 16, 2020 BY ME OR
UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN
HEREON, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, AND
THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE
LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR
SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY
LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2021.

VERNON P. TAYLOR
COLORADO PLS NO. 25966,
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

NOTICE:

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

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "SKYLINE AT LORSON RANCH FILING NO. 1" WAS APPROVED FOR FILING
BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____
2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN
THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC
FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS
THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY
UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE
WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING
CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

PKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL
DATED _____ AND RECORDED IN THE EL PASO COUNTY CLERK
AND RECORDER RECORDS AT RECEPTION NUMBER _____

EL PASO COUNTY ASSESSOR

DATE

CLERK AND RECORD'S CERTIFICATE:

STATE OF COLORADO } ss
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE
AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____,
2021, A.D. AND IS DULY RECORDED UNDER RECEPTION NUMBER _____
OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROEMAN, RECORDER

FEE: _____

BY: _____
DEPUTY

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP/ MAINTENANCE	USE
A	0.028	LRLMDLMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING
B	0.095	LRLMDLMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING
C	0.062	LRLMDLMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING
D	0.707	WWSDDWSSD	PUMP STATION/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING
E	0.346	LRLMDLMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING
F	0.214	LRLMDLMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
G	0.520	LRLMDLMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
H	2.560	LCGLMD	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/OPEN SPACE
TOTAL	4.361		
LEG - LORSON CONSERVATION INVEST 2, LLLP LMD - LORSON RANCH METROPOLITAN DISTRICT WWSDD - WIDEFIELD WATER AND SANITATION DISTRICT			

SUMMARY:

85 LOTS	7.818 ACRES	49.65%
8 TRACTS	4.361 ACRES	27.96%
RIGHTS-OF-WAY	3.585 ACRES	22.74%
TOTAL	15.764 ACRES	100.00%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE:	\$ 120,510.00
JIMMY CAMP CREEK SURETY FEE:	\$ 44,446.00
JIMMY CAMP CREEK BASIN BRIDGE FEE:	(CREDITS) \$ 5,636.00
SCHOOL FEE:	FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170 (VALU7)
REGIONAL PARK FEE:	\$ 000,000.00
URBAN PARK FEE:	\$ 000,000.00

FINAL PLAT
SKYLINE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-095
DATE PREPARED: 03/01/2021
DATE REVISED: 12/21/2021



2124 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.935.5485

SKYLINE AT LORSON RANCH FILING NO. 1

TRACT B, "LORSON RANCH EAST FILING NO. 3" AND A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 13 WITH A N. 0. REBAR AND 3.25" ALUMINUM CAP STAMPED "NOLTE, T15S R65W, C14 S13, 2005, PLS 2004" AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A N. 0. REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 S18, 2002, RLS 31161", SAID LINE BEARS N89°31'43"E A DISTANCE OF 2663.24 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C09760 EFFECTIVE DATE DECEMBER 7, 2018, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY UNIFIED TITLE COMPANY, LLC AS AGENT FOR STEWART TITLE GUARANTY COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 7, 2021 AT 7:30AM, FILE NO. 81524 LUTC, AMENDMENT NO. 1, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
 - I. (TC49) THE PROPERTY MAY BE SUBJECT TO RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 2, 1897 IN ROAD BOOK A AT PAGE 78, WHICH PROVIDED THAT ALL SECTION LINES, TOWNSHIP LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE SEPARATING RANGES 65 WEST AND 66 WEST ARE DECLARED TO BE PUBLIC HIGHWAYS HAVING A WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES OR RANGE LINES.
NOTE: RESOLUTION NO. 04-597 REGARDING ROAD ORDER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193597 AND DISCLAIMER RECORDED NOVEMBER 24, 2004 AT RECEPTION NO. 204193598.
 - II. (TC41) THE PROPERTY MAY BE SUBJECT TO THE LAWFUL CONSEQUENCES OF THE EXISTENCE OF ANY PORTION OF THE SUBJECT PROPERTY OF ANY PONDS, RESERVOIRS, IRRIGATION CANALS, DITCHES OR LATERALS, INCLUDING, BUT NOT LIMITED TO, ANY OF SUCH STRUCTURES OWNED AND/OR USED BY THE FOUNTAIN MUTUAL IRRIGATION COMPANY.
 - III. (TC411) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN OF FOUNTAIN VALLEY SOIL CONSERVATION DISTRICT AS DISCLOSED BY THE INSTRUMENT RECORDED JUNE 21, 1943 AT RECEPTION NO. 688031.
 - IV. (TC412) THE PROPERTY MAY BE SUBJECT TO ANY ASSESSMENT OR LIEN, BY REASON OF INCLUSION WITHIN THE SECURITY FIRE PROTECTION DISTRICT AS DISCLOSED BY ORDER OF INCLUSION RECORDED IN BOOK 5298 AT PAGE 1049 AND RECORDED JULY 31, 2013 AT RECEPTION NO. 213095879.
 - V. (TC413) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PERMANENT UTILITY EASEMENT TO THE CITY OF COLORADO SPRINGS, RECORDED MARCH 23, 1992 IN BOOK 5951 AT PAGE 291 AND AS AMENDED BY DEEDS RECORDED JUNE 11, 2020 AT RECEPTION NO. 220081419, AT RECEPTION NO. 220081420 AND RECORDED JULY 23, 2020 AT RECEPTION NO. 220100906.
 - VI. (TC414) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 04-119, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED APRIL 6, 2004 AT RECEPTION NO. 204055984, RESOLUTION NO. 12-186, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED AUGUST 8, 2012 AT RECEPTION NO. 212099407, FIFTH AMENDED DEVELOPMENT AGREEMENT, IN CONNECTION THEREWITH RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624, RESOLUTION NO. 15-091, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, IN CONNECTION THEREWITH RECORDED MARCH 4, 2015 AT RECEPTION NO. 215020531.
 - VII. (TC415) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113013, RESOLUTION NO. 16-307, APPROVING AN AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 24, 2016 AT RECEPTION NO. 216095997 AND RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113012.
 - VIII. (TC416) THE PROPERTY MAY BE SUBJECT TO ANY FEE, TAX, LIEN OR ASSESSMENT BY REASON OF INCLUSION WITHIN THE LORSON RANCH METROPOLITAN DISTRICT NO. 4, AS SET FORTH IN ORDER AND DECREE ORGANIZING SAID DISTRICT AS EVIDENCED BY INSTRUMENTS RECORDED DECEMBER 2, 2004 AT RECEPTION NO. 204197514, RECORDED DECEMBER 28, 2004 AT RECEPTION NO. 20409875, RECORDED APRIL 15, 2005 AT RECEPTION NO. 205056371, RECORDED APRIL 21, 2005 AT RECEPTION NO. 205056111 AND AT RECEPTION NO. 205056117 AND RECORDED SEPTEMBER 11, 2017 AT RECEPTION NO. 217109186.
 - IX. (TC417) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AGREEMENT SERVICE AGREEMENT BETWEEN WIDEFIELD WATER & SANITATION DISTRICT AND LORSON LLC RECORDED ON MAY 31, 2005 AT RECEPTION NO. 205078708.
 - X. (TC418) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT NO. 1 - LORSON RANCH RECORDED ON AUGUST 18, 2005 AT RECEPTION NUMBER 205128969.
NOTE: RESOLUTION NO. 05-336 TO APPROVE A DEVELOPMENT AGREEMENT RECORDED AUGUST 24, 2005 AT RECEPTION NO. 205131973 AND CORRECTION RECORDED AUGUST 25, 2005 AT RECEPTION NO. 205132869.
 - XI. (TC419) THE PROPERTY MAY BE SUBJECT TO MATTERS AS SET FORTH AND CONTAINED IN THE LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN MAP RECORDED MAY 9, 2006 AT RECEPTION NO. 206035127 AND RECORDED DECEMBER 28, 2006 AT RECEPTION NO. 206187069.
 - XII. (TC420) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 06-028 (REZONE) RECORDED ON MARCH 1, 2007 AT RECEPTION NO. 207102942.

GENERAL PLAT NOTES: (CONT.)

- XIII. (TC421) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RESOLUTION NO. 07-119, RECORDED JULY 18, 2007 AT RECEPTION NO. 207097573.
- XIV. (TC422) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 05-026 (REZONE) RECORDED ON NOVEMBER 5, 2008 AT RECEPTION NO. 208120452.
- XV. (TC423) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 10-484 RECORDED OCTOBER 12, 2010 AT RECEPTION NO. 210101176.
- XVI. (TC424) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN RIGHT OF ENTRY TO THE COLORADO SPRINGS UTILITIES (SOUTHERN DELIVERY SYSTEM), RECORDED FEBRUARY 24, 2012 AT RECEPTION NO. 212020156, AND AT RECEPTION NO. 212020157. CITY OF COLORADO SPRINGS POSSESSION AND USE AGREEMENT (SOUTHERN DELIVERY SYSTEM), RECORDED MARCH 1, 2013 AT RECEPTION NO. 213027535.
- XVII. (TC425) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 12-392, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, ADOPTING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM, RECORDED NOVEMBER 15, 2012 AT RECEPTION NO. 212186575.
- XVIII. (TC427) THE PROPERTY MAY BE SUBJECT TO CONVEYANCE OF ALL OF THE OIL, GAS, AND OTHER MINERALS IN AND UNDER THE LAND BY MINERAL OUTCUM DEED RECORDED NOVEMBER 16, 2012 AT RECEPTION NO. 212137059, OR A SEVERANCE OF MINERALS EVIDENCED THEREBY AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN, RELINQUISHMENT AND OUTCUM OF SURFACE RIGHTS IN CONNECTION THEREWITH RECORDED APRIL 11, 2020 AT RECEPTION NO. 220054583.
- XIX. (TC428) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN FIFTH AMENDED DEVELOPMENT AGREEMENT LORSON RANCH, RECORDED JANUARY 29, 2014 AT RECEPTION NO. 214007624.
- XX. (TC429) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SIXTH AMENDED DEVELOPMENT AGREEMENT LORSON RANCH, AS SET FORTH IN EXHIBIT A TO RESOLUTION NO. 15-091 APPROVING THE SIXTH AMENDED DEVELOPMENT AGREEMENT FOR LORSON RANCH, BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED MARCH 4, 2015 AT RECEPTION NO. 215020531.
- XXI. (TC430) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN WATER DELIVERY SYSTEM EASEMENT AGREEMENT GRANTED TO WIDEFIELD WATER AND SANITATION DISTRICT, RECORDED SEPTEMBER 16, 2015 AT RECEPTION NO. 215101175.
- XXII. (TC431) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN AMENDED RULE AND ORDER RECORDED MAY 23, 2016 AT RECEPTION NO. 216055186.
- XXIII. (TC432) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113013, RESOLUTION NO. 16-307, APPROVING AN AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED AUGUST 24, 2016 AT RECEPTION NO. 216095997 AND RECORDED SEPTEMBER 30, 2016 AT RECEPTION NO. 216113012.
- XXIV. (TC433) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 18-038 RECORDED JANUARY 24, 2018 AT RECEPTION NO. 218090674.
- XXV. (TC434) THE PROPERTY MAY BE SUBJECT TO MATTERS AS SHOWN ON THE LORSON RANCH EAST PUD DEVELOPMENT & PRELIMINARY PLAN RECORDED FEBRUARY 15, 2018 AT RECEPTION NO. 218018251.
- XXVI. (TC435) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN EASEMENT AGREEMENT, RECORDED MARCH 6, 2018 AT RECEPTION NO. 218025811.
- XXVII. (TC436) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MAY 1, 2018 AT RECEPTION NO. 218049450, AT RECEPTION NO. 218049451, AT RECEPTION NO. 218049452, AT RECEPTION NO. 218049453, AND AT RECEPTION NO. 218049454.
- XXVIII. (TC437) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED JUNE 25, 2019 AT RECEPTION NO. 219070481.
- XXIX. (TC438) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED JUNE 25, 2019 AT RECEPTION NO. 219070485.
- XXX. (TC439) THE PROPERTY MAY BE SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS AS SET FORTH IN RULES AND REGULATIONS GOVERNING THE ENFORCEMENT OF THE COVENANTS, CONDITIONS AND RESTRICTIONS OF LORSON RANCH, NOT RECORDED, BUT HEREIN KNOWN AS RECEPTION NO. LORSONMETRO.
- XXXI. (TC440) THE PROPERTY MAY BE SUBJECT TO NOTES, NOTICES AND EASEMENTS AS SHOWN ON THE SUBDIVISION PLAT FOR LORSON RANCH EAST FILING NO. 3, RECORDED JANUARY 30, 2020 AT RECEPTION NO. 220714474.
- XXXII. (TC441) THE PROPERTY MAY BE SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, WHICH DO NOT CONTAIN A FORTUITURE OR REVERTER CLAUSE, (DELETING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN) AS CONTAINED IN INSTRUMENT RECORDED AT FEBRUARY 20, 2020 AT RECEPTION NO. 220020952 AND ANY AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO, BUILDER ACKNOWLEDGEMENT, PARTIAL ASSOCIATION OF DECLARANT RIGHTS AND DESIGN REVIEW COMMITTEE APPROVAL, RECORDED APRIL 21, 2020 AT RECEPTION NO. 220054584.
- XXXIII. (TC442) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED FEBRUARY 20, 2020 AT RECEPTION NO. 220020953.

GENERAL PLAT NOTES: (CONT.)

- XXXIV. (TC443) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT, RECORDED SEPTEMBER 10, 2020 AT RECEPTION NO. 220149816.
- XXXV. (TC444) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 20-422 RECORDED DECEMBER 8, 2020 AT RECEPTION NO. 220200115.
- XXXVI. (TC445) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT, RECORDED DECEMBER 28, 2020 AT RECEPTION NO. 220211669.
- XXXVII. (TC446) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN THE HILLS AT LORSON RANCH PLANNED DEVELOPMENT AND PRELIMINARY PLAN RECORDED DECEMBER 28, 2020 AT RECEPTION NO. 220211670, AMENDED HILLS AT LORSON RANCH DIMENSIONAL STANDARDS & GUIDELINES RECORDED JULY 23, 2021 AT RECEPTION NO. 221140792.
- XXXVIII. (TC447) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 21-429 RECORDED NOVEMBER 17, 2021 AT RECEPTION NO. 221204749.
- XI. (TC448) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RESOLUTION NO. 21-300 RECORDED AUGUST 3, 2021 AT RECEPTION NO. 221147298.
- XII. (TC449) THE PROPERTY MAY BE SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN RECORD OF ADMINISTRATIVE ACTION RECORDED AUGUST 27, 2021 AT RECEPTION NO. 221180817.
4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDSP-16-003, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
7. ALL DEVELOPMENT WITHIN "SKYLINE AT LORSON RANCH FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR SKYLINE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT TRIANGLE-SOLID AREAS AS SHOWN SHALL BE MAINTAINED AT THE INTERSECTIONS. NO BY AND BEFORE THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF EL PASO, STATE OF COLORADO, RECORDED MAY 23, 2016 AT RECEPTION NO. 216055186.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR IN THE ALTERNATIVE, OTHER COLLATERAL, IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "SKYLINE AT LORSON RANCH FILING NO. 1" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
15. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN / STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.
16. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH SKYLINE AT LORSON RANCH FILING NO. 1 PLANNED UNIT DEVELOPMENT GUIDELINES AND DESIGN GUIDELINES RECORDED AT RECEPTION NO. _____.
17. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES.
18. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
19. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
 - A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
 - B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO.210025931, RE-CORRECTED RECEPTION NO. 210033031.
 - C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
 - D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-186, RECORDED INFORMATION NO. 210094067.
 - E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
 - F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/20/15
 - G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047683.

GENERAL PLAT NOTES: (CONT.)

20. PURSUANT TO RESOLUTION NO. _____ APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "SKYLINE AT LORSON RANCH FILING NO. 1" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
21. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).
22. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.
23. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
24. PFRD ENUMERATIONS HAS SIGNED OFF ON THIS PLAT AND THEIR APPROVAL IS RECORDED AT RECEPTION NO. _____.
25. _____

FINAL PLAT
SKYLINE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-095
DATE PREPARED: 03/01/2021
DATE REVISION: 12/21/2021



212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

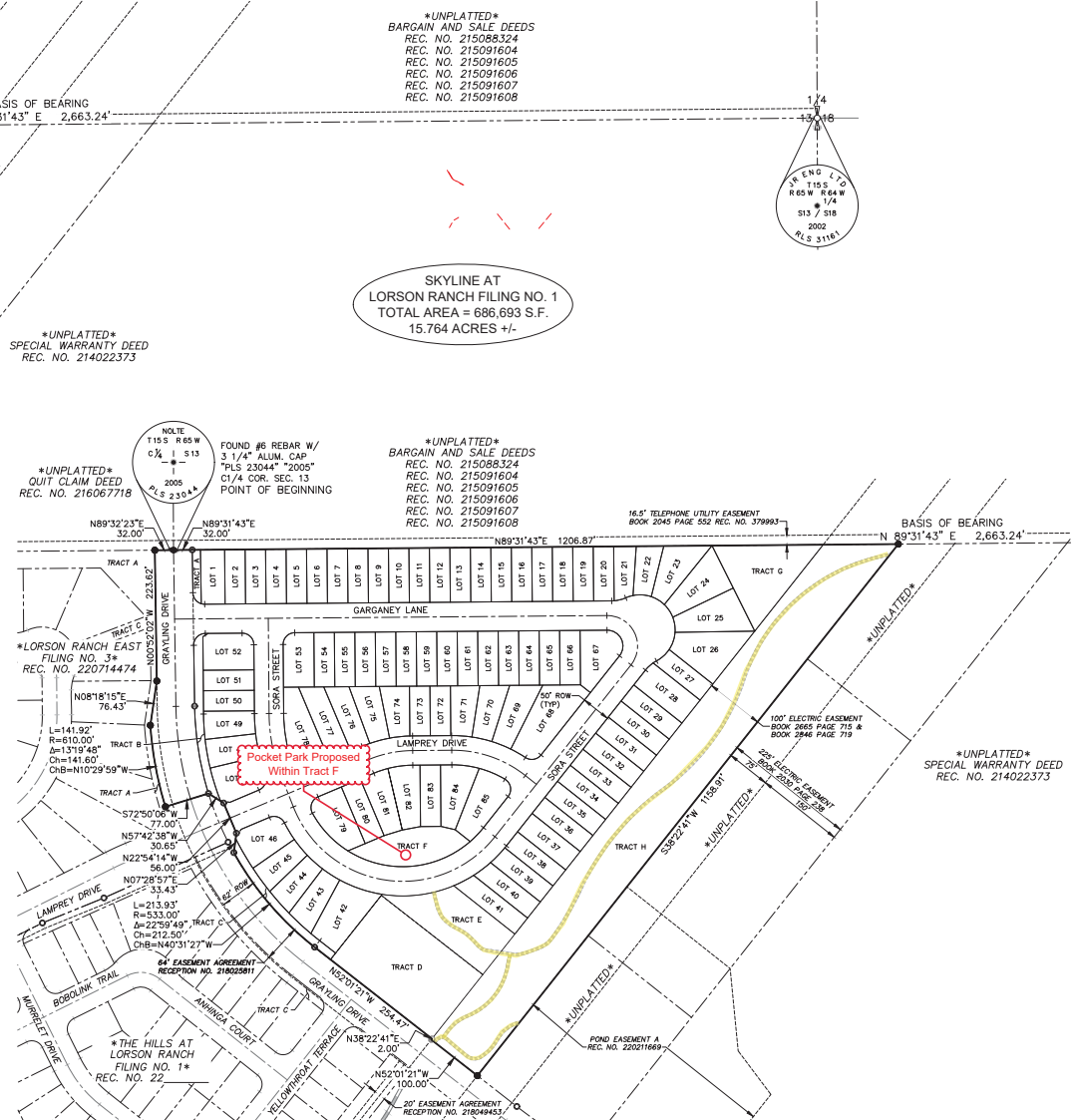
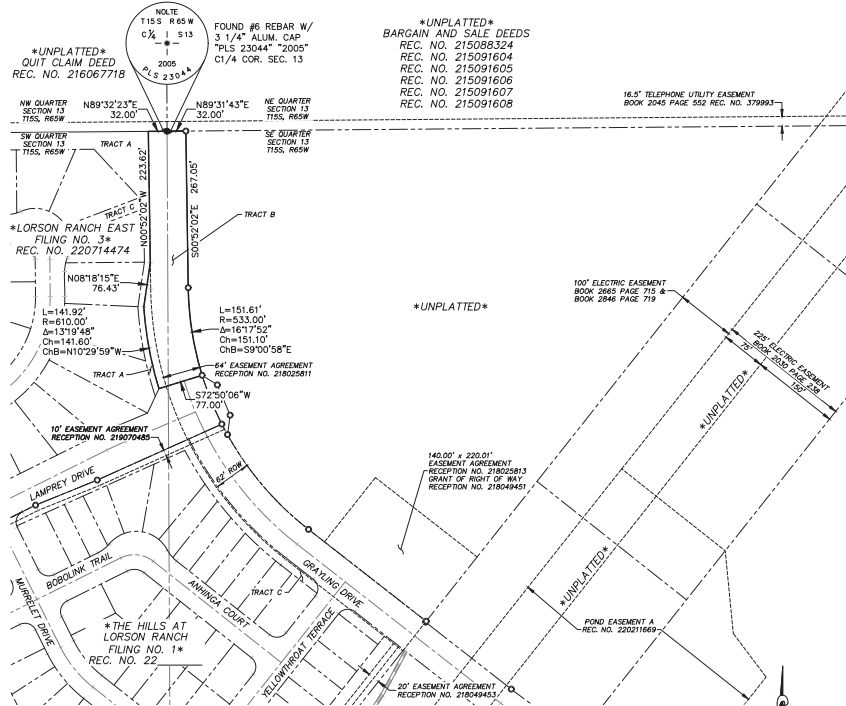
PUD FILE NUMBER: _SF-21-XXX_

CIVIL CONSULTANTS, INC.

SHEET 2 OF 6

SKYLINE AT LORSON RANCH FILING NO. 1

TRACT B, "LORSON RANCH EAST FILING NO. 3" AND A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO



FINAL PLAT
SKYLINE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-095
DATE PREPARED: 03/01/2021
DATE REVISED: 12/21/2021



212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

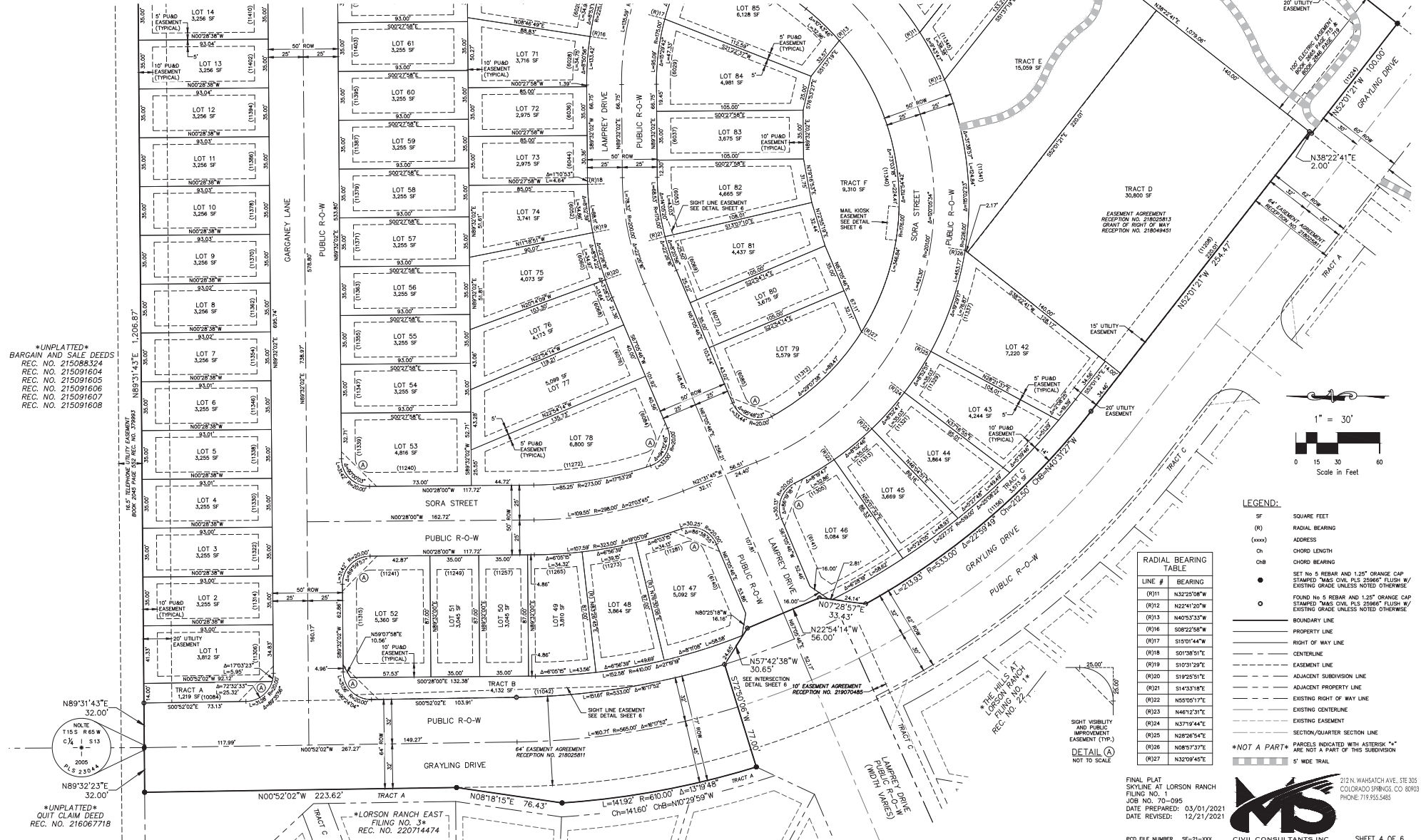
PCD FILE NUMBER _SF-21-XXXX

CIVIL CONSULTANTS, INC.

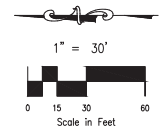
SHEET 3 OF 6

SKYLINE AT LORSON RANCH FILING NO. 1 TRACT B, "LORSON RANCH EAST FILING NO. 3" AND A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 13, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

SEE SHEET 5 OF 6



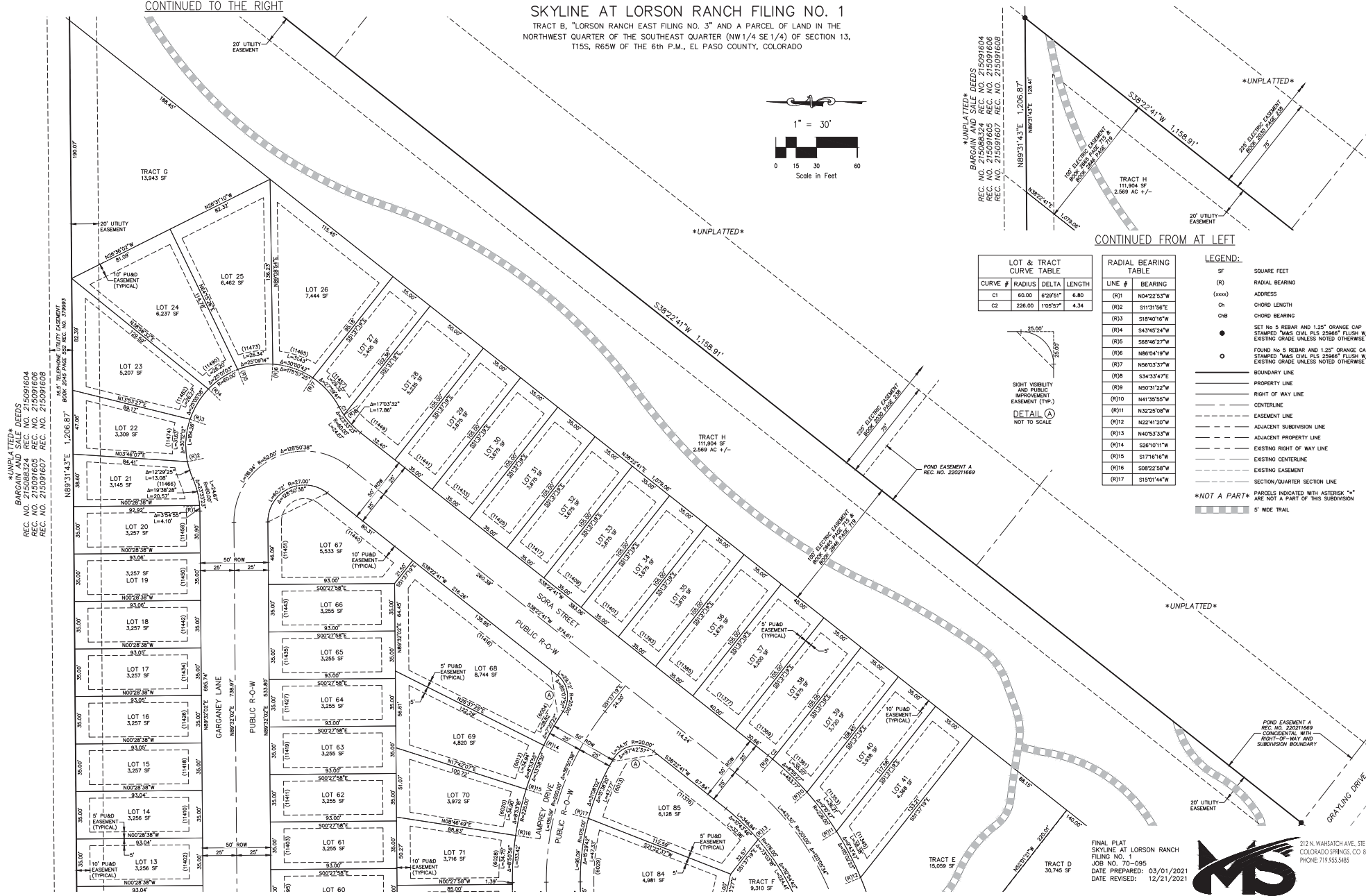
SKYLINE AT LORSON RANCH FILING NO. 1
TRACT B, "LORSON RANCH EAST FILING NO. 3" AND A PARCEL OF LAND IN THE
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 13,
T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO



LOT & TRACT CURVE TABLE		
CURVE #	RADIUS	DELTA
C1	60.00	62°29'51"
C2	226.00	110°57'17"

RADIAL BEARING TABLE	
LINE #	BEARING
(R1)	N04°22'53"W
(R2)	S11°31'56"E
(R3)	S18°40'16"W
(R4)	S43°42'24"W
(R5)	S68°46'27"W
(R6)	N88°04'19"W
(R7)	N56°03'37"W
(R8)	S34°35'47"E
(R9)	N50°37'22"W
(R10)	N41°35'55"W
(R11)	N32°25'08"W
(R12)	N22°41'30"W
(R13)	N40°53'33"W
(R14)	S26°10'11"W
(R15)	S17°16'18"W
(R16)	S08°22'58"W
(R17)	S15°01'44"W

- LEGEND:**
- SF SQUARE FEET
 - (R) RADIAL BEARING
 - (xxxx) ADDRESS
 - Ch CHORD LENGTH
 - ChB CHORD BEARING
 - SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "MCS CIVIL PLS 25866" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "MCS CIVIL PLS 25866" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
 - BOUNDARY LINE
 - PROPERTY LINE
 - RIGHT OF WAY LINE
 - CENTERLINE
 - EASEMENT LINE
 - ADJACENT SUBDIVISION LINE
 - ADJACENT PROPERTY LINE
 - EXISTING RIGHT OF WAY LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT
 - SECTION/QUARTER SECTION LINE
 - *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
 - 5' WIDE TRAIL



FINAL PLAT
SKYLINE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-095
DATE PREPARED: 03/01/2021
DATE REVISED: 12/21/2021



212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

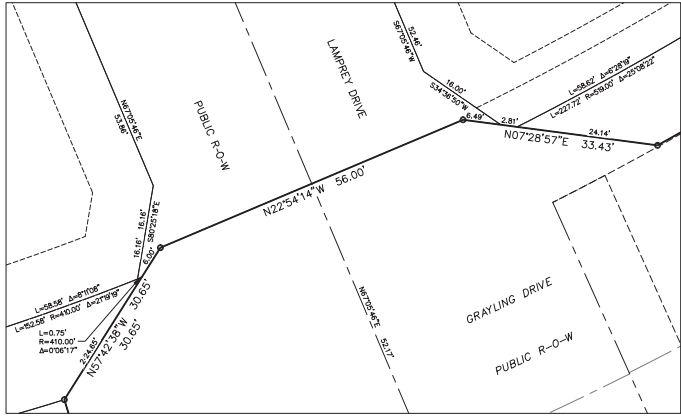
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SHEET 5 OF 6

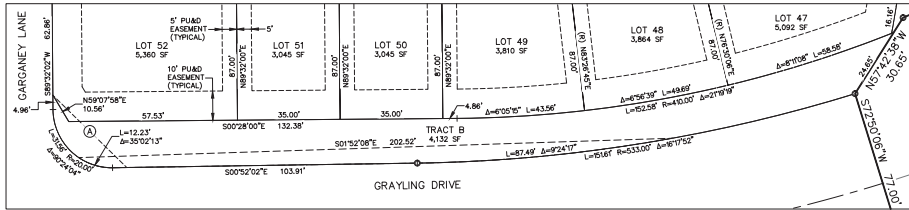
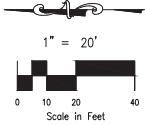
SEE SHEET 4 OF 6

SKYLINE AT LORSON RANCH FILING NO. 1

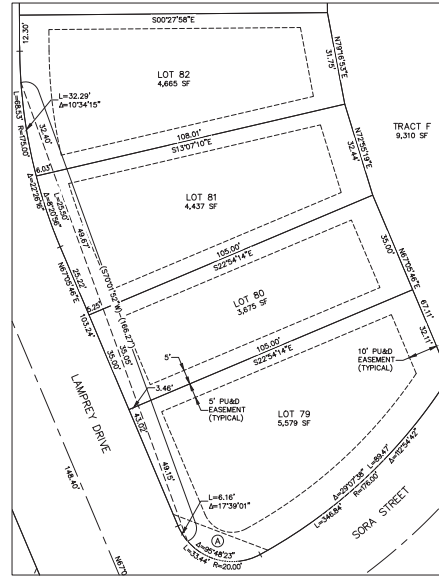
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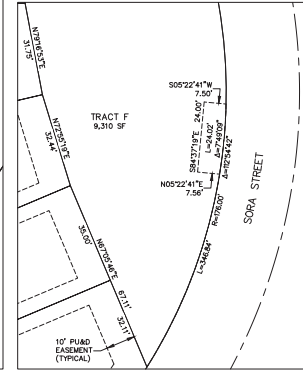
GRAYLING DRIVE - LAMPREY DRIVE INTERSECTION
RIGHT-OF-WAY, TRACTS, AND LOTS
METES AND BOUNDS DETAIL
SEE SHEET 4
SCALE: 1" = 10'



SIGHT LINE EASEMENT DETAIL
SEE SHEET 4
TRACT B
SCALE: 1" = 20'



SIGHT LINE EASEMENT DETAIL
SEE SHEET 4
LOTS 79, 80, 81, & 82
SCALE: 1" = 20'



MAIL KIOSK EASEMENT DETAIL
SEE SHEET 4
TRACT F
SCALE: 1" = 20'

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxx) ADDRESS
- Ch CHORD LENGTH
- ChB CHORD BEARING
- SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25866" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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FINAL PLAT
SKYLINE AT LORSON RANCH
FILING NO. 1
JOB NO. 70-095
DATE PREPARED: 03/01/2021
DATE REVISED: 12/21/2021



212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.555.5485

PCD FILE NUMBER _SF-21-XXXX

SHEET 6 OF 6

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Trails at Aspen Ridge Filing No. 5 Final Plat

Agenda Date: February 9, 2022

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by Matrix Design Group on behalf of COLA, LLC., for The Trails at Aspen Ridge Filing No. 5 Final Plat, consisting of 58 residential single-family lots on 22.35 acres. This proposed subdivision is within the boundaries of the Trails at Aspen Ridge PUD Development Plan and Preliminary Plan, which was endorsed by the Park Advisory Board in August 2019 and again in March 2021. Zoned PUD, the site is located southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road, east of Big Johnson Reservoir.

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

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

The Trails at Aspen Ridge Filing No. 5 Final Plat contains Tract A, which, at approximately 1.5 acres, is designated for sidewalks, landscaping, and open space, as seen in the accompanying Landscape Plan. Tracts B and C are designated for stormwater detention and future public right-of-way, respectively, while 12.46-acre Tract D is designated for future development.

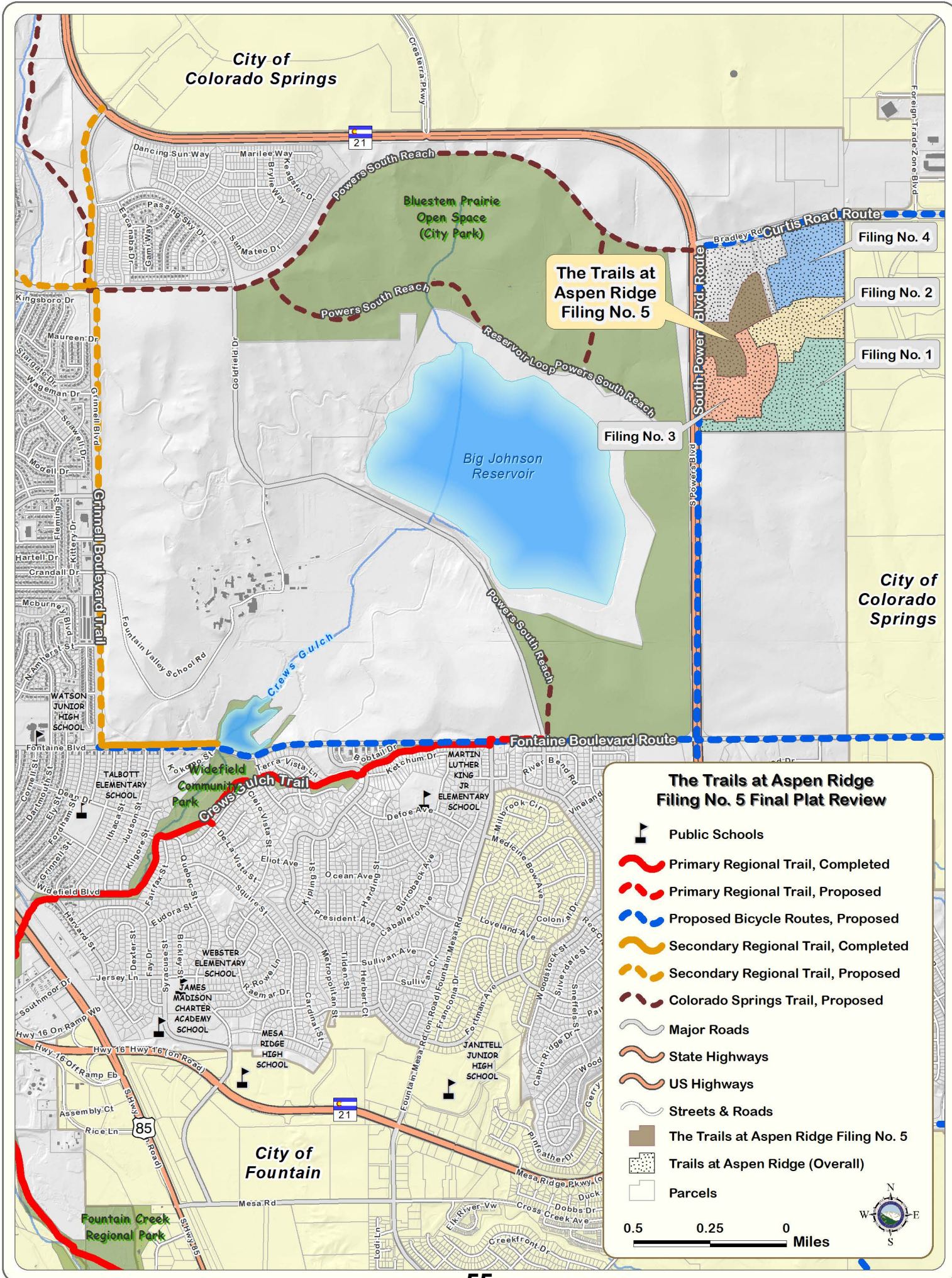
At their regular October 2021 meeting, the Park Advisory Board unanimously endorsed COLA, LLC's application for a Park Lands Agreement for the Trails at Aspen Ridge Filing No. 5. This agreement was presented to and approved by the El Paso County Board of County

Commissioners on December 2, 2021, and facilitates the waiver of all urban park fees in exchange for the construction of a 3-acre neighborhood park facility in nearby Trails at Aspen Ridge Filing No. 3. Staff acknowledges the waiver of \$16,820 of urban park fees and is pleased with the applicant's continuing efforts to provide easily accessible recreational amenities to the residents and visitors of the Trails at Aspen Ridge.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional park fees in lieu of land dedication.

Recommended Motion: Filing No. 5 Final Plat

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 Trails at Aspen Ridge Filing No. 5 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$26,680 due at the recording of this Final Plat.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

February 9, 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 Trails at Aspen Ridge Filing No. 5 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-038	Total Acreage:	22.35
		Total # of Dwelling Units:	58
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	6.49
COLA, LLC.	Matrix Design Group	Regional Park Area:	4
555 Middle Creek Parkway	Jason Alwine	Urban Park Area:	4
Suite 380	2435 Research Parkway, Suite 300	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80920	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 4		Urban Park Area: 4	
0.0194 Acres x 58 Dwelling Units = 1.125		Neighborhood:	0.00375 Acres x 58 Dwelling Units = 0.22
Total Regional Park Acres: 1.125		Community:	0.00625 Acres x 58 Dwelling Units = 0.36
		Total Urban Park Acres: 0.58	
FEE REQUIREMENTS			
Regional Park Area: 4		Urban Park Area: 4	
\$460 / Dwelling Unit x 58 Dwelling Units = \$26,680		Neighborhood:	\$114 / Dwelling Unit x 58 Dwelling Units = \$6,612
Total Regional Park Fees: \$26,680		Community:	\$176 / Dwelling Unit x 58 Dwelling Units = \$10,208
		Total Urban Park Fees: \$16,820	

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 Trails at Aspen Ridge Filing No. 5 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$26,680 due at the recording of this Final Plat.
------------------------------	--

Park Advisory Board Recommendation:

LETTER OF INTENT

For

**TRAILS AT ASPEN RIDGE
Filing No. 5**

Owners:

COLA, LLC.

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

Applicant:

COLA, LLC.

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

Prepared by:



Matrix

Matrix Design Group

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

October 2021

Project No. 20.886.048

SITE LOCATION, SIZE, AND ZONING:

The Trails at Aspen Ridge Filing No. 5 (Tax Schedule No. 5509302005) is a proposed residential subdivision within the boundaries of the Trails at Aspen Ridge development, a proposed mixed-use development on 175 acres. This proposal is for a final plat for 58 detached single-family lots and open space which contains a developable acreage of 9.045 acres, a remainder parcel (Tract H) of 12.46 acres, and ROW dedication for future Frontside Drive (0.846 acres) for a total of 22.351 acres.

The site lies in Section 9 of Township 15 South, Range 65 West. The proposed development is south and east of Bradley Road and Powers Boulevard. The property is presently zoned PUD, is part of the approved Planned Unit Development Site Plan Amendment (PUDSP-213), and was originally a part of the approved Springs East at Waterview Preliminary Plan (SP-17-010). The proposed single-family residential use is in conformance with the approved PUDSP Amendment and Sketch Plan.

REQUEST AND JUSTIFICATION:

The purpose of this application is to request approval of a Final Plat for 58 single-family lots on 9.045 acres. This letter serves as a request to receive El Paso County approval of both the Final Plat and Construction Drawings of the site.

FINAL PLAT REVIEW CRITERIA:

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.*
 - This application is in conformance by maintaining density and land use in accordance with the Waterview Sketch Plan and the Trails at Aspen Ridge PUDSP Amendment. This plan is also within the parameters of the adjacent proposed residential properties to the east: Bradley Heights (approved in the City of Colorado Springs) and Trails at Aspen Ridge Filing No. 1 (SF192) to the south. Access to the site will be provided from Legacy Hill Drive as well as Trails Filing No. 1 in accordance with the approved Trails at Aspen Ridge Filing No. 1 Final Plat. Capacity of these roads is addressed in the Traffic Impact Study approved with the overall PUDSP.
2. *The subdivision is in substantial conformance with the approved preliminary plan.*
 - The application is in substantial conformance with the Trails at Aspen Ridge PUDSP Amendment and is compatible with the existing and permitted land uses in the area.
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials.*
 - The subdivision is in conformance with the subdivision standards and regulations and has been designed to the requirements of the Code and the Engineering Criteria Manual.
4. *Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Cord, or, with respect to applications for administrative final*

plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval.

- A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. The District has provided commitment letters for this development. In addition, a proposed water pumphouse will be included in this development to ensure adequate water pressure for Trails at Aspen Ridge Filing No. 3 as well as future filings.
5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code.*
- A public wastewater system will be provided for the subdivision by the Widefield Water and Sanitation District. The District has provided commitment letters for this development.
6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)].*
- Entech Engineering, Inc. has provided a Soils, Geology, and Geologic Hazard report to accompany this application. This report has identified potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.
7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM.*
- Adequate drainage improvements complying with the State Statute, the Code, and the ECM were included in the plan drawings. A preliminary drainage report for the overall development was submitted with the PUDSP-213 application and a Final Drainage Report has been included with this submittal.
8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM.*
- Legal and physical access will be provided to all parcels by rights-of way.
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision.*
- All necessary public services will be available to serve the proposed subdivision as this area has been master planned with the anticipation of development such as this for several years.
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code.*
- The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads, and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a will serve letter from Security Fire District has been provided with this submittal.

EL PASO COUNTY MASTER PLAN CONSISTENCY EVALUATION

Baseline Considerations:

1. *Is there a desirability or demand within the community for this use?*
The proposed Trails at Aspen Ridge Filing No. 5 would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential placetypes. In addition, Trails at Aspen Ridge is located near a large economic driver in Peak Innovation meeting Goal HC3: Locate attainable housing that provides convenient access to good, services and employment.
2. *Does the market support the need for the use? Would the use be viable if built right now?*
There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage. This filing continues development of the overall community meeting Goal LU1: Ensure compatibility with established character and infrastructure capacity meeting Goal LU4: Continue to encourage policies that ensure “development pays for itself”.
3. *Would the use be providing necessary housing or essential goods and/or services?*
The proposed Trails at Aspen Ridge Filing No. 5 would help to increase the density to permit more single family homes than was previously approved will help provide necessary and needed housing in this area. The proposed density increase supports Goal HC1: Promote development of a mix of housing types in identified areas and Goal HC3: Locate attainable housing that provides convenient access to good, services and employment. The Trails at Aspen Ridge development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities near housing.

SMALL AREA PLAN & POLICY PLAN:

The 1998 El Paso County Policy Plan establishes broad goals and policies intended to serve as a framework for land use applications and development in the County. The County Wide Policy Plan ties the specific small area plans, and other Master Plan elements such as the Master Plan for Mineral Extraction, the El Paso County Department of Parks and Leisure Services Master Plan and the Major Transportation Corridors Plan together. The Policy Plan provides general direction in terms of density, buffers, transitions, and infrastructure where no small area plan exists. The Trails at Aspen Ridge Filing 3 meets the requirements of these planning tools as outlined in more detail within the section below.

The Trails at Aspen Ridge project will not have a negative impact upon the existing and future development of the area. The design approach supports *Policy 6.1.1: Allow for a balance of mutually supporting interdependent land uses, including employment, housing and services in the more urban and urbanizing areas of the County* and *Policy 6.1.3: Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access by providing additional single-family residences to support local employment opportunities as well as a cohesive design with adjacent land uses.*

EXISTING AND PROPOSED FACILITIES:

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

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

No offsite improvements are currently anticipated.

TRAFFIC IMPACT FEES:

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

The calculated Traffic Impact Fee for Springs at Waterview Residential development is estimated to be \$70,818 (58 lots x \$1,221.00 per lot) based on the inclusion in the 10 mill PID 2 and current fees.

IMPACT IDENTIFICATION:**Wildlife**

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

SITE GEOLOGY:

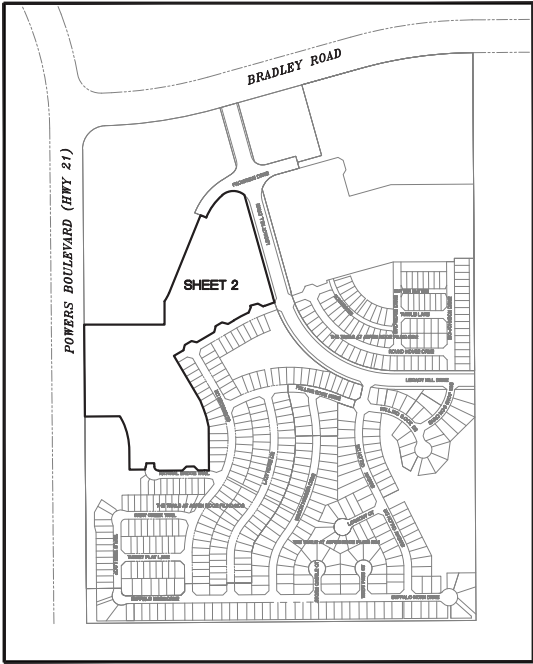
Entech Engineering, Inc. has provided a Soils, Geology, and Geologic Hazard report to accompany this application. This report has identified potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended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

EL PASO COUNTY WATER MASTER PLAN:

The Trails at Aspen Ridge Filing No. 5 is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. There are no proposed wells within the Trails at Aspen Ridge development. A proposed water pumphouse will be constructed with Filing No. 3 in order to provide sufficient water pressure to the filing as well as future filings. The WWSD has provided letters of intent to serve as well as water provider commitment letters for the Trails at Aspen Ranch Overall PUDSP Amendment, Filings 1-4, as well as Filing 5. The District standard for water is 0.35AF/SFE which totals 20.30 AF/year for the 58 lots in the filing. Additional water is required for open spaces tracts and landscaping, equaling 2.33 AF/year, which brings the total water commitment to 22.63 AF/year. The district has also provided the water quality report as required by El Paso County. The Colorado State Engineer's office has also provided a sufficiency of water finding for both quantity and quality for the Trails at Aspen Ridge project as a whole. In addition, the Trails at Aspen Ridge meets the stated Goals and Policies:

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

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



KEY MAP
N.T.S.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS:

THAT COLA LLC, AND CPR ENTITLEMENTS LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL OF TRACT H, THE TRAILS AT ASPEN RIDGE FILING NO.3, RECORDED AT RECEPTION NO. _____ THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE, LOCATED IN A PORTION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO,

DEDICATION:

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

OWNER:

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

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

RANDY O'LEARY, PRESIDENT COLA LLC.

STATE OF COLORADO)
SS
COUNTY OF EL PASO)

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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

THE TRAILS AT ASPEN RIDGE FILING NO.5
A SUBDIVISION OF TRACT H OF THE TRAILS AT ASPEN RIDGE FILING NO.3 LOCATED IN THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO
SHEET 1 OF 3

BASIS OF BEARINGS

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

FLOOD PLAIN STATEMENT

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

EASEMENTS:

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

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

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

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

TRACTS:

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

TRACT B OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. WATERVIEW II METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

TRACT D IS TO BE OWNED AND MAINTAINED BY THE WATERVIEW II METROPOLITAN DISTRICT AND IS RESERVED FOR FUTURE RIGHT-OF-WAY FOR POSSIBLE CONNECTION TO THE EAST. TRACT SHALL BE DEDICATED TO EL PASO COUNTY AT THE TIME THE CONNECTION IS REQUIRED IF NO CONNECTION TO THE EAST IS REQUIRED THIS TRACT MAY BE CONVERTED TO A LOT FOR USE AS A SINGLE FAMILY RESIDENTIAL PER REVIEW AND APPROVAL OF AN AMENDED PLAT BY EL PASO COUNTY.

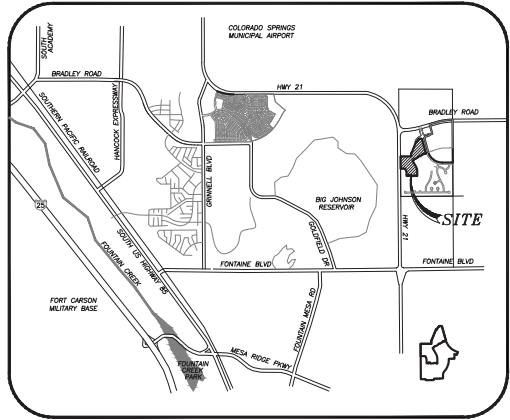
TRACT G IS TO BE OWNED AND MAINTAINED BY COLA LLC. FOR FUTURE DEVELOPMENT. NO BUILDING PERMITS MAY BE ISSUED WITHOUT A PLATTING ACTION AND THAT ALL IMPACT FEES ASSOCIATED WITH THESE TRACTS WILL BE PAID AT THE TIME OF REPLATTING.

NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGELINE LAND SURVEYING LLC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, RIDGELINE LAND SURVEYING LLC RELIED UPON A COMMITMENT FOR TITLE INSURANCE NO. ABN55074355.5, PREPARED BY LAND TITLE GUARANTEE, DATED 5/29/2021.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS, AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY; WATER AVAILABILITY STUDY; DRAINAGE REPORT; WILDFIRE HAZARD REPORT; NATURAL FEATURES REPORT; EROSION CONTROL REPORT; TRAFFIC IMPACT STUDY.
- NO LOT, OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- WIDEFIELD WATER AND SANITATION DISTRICT WILL PROVIDE POTABLE WATER SERVICE AND WASTEWATER SERVICES.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, U.S. FISH AND WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO CODES, COVENANTS AND RESTRICTIONS OF THE WATERVIEW II METROPOLITAN DISTRICT AS RECORDED AT RECEPTION NO. 220087532 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- REGARDING AN UNDERSTANDING BETWEEN THE APPLICANT AND WIDEFIELD SCHOOL DISTRICT 3, THE APPLICANT IS REQUIRED BY SCHOOL DISTRICT 3 TO DISCLOSE THE SCHOOL DISTRICT'S LACK OF SCHOOLS AND CHANGING ATTENDANCE BOUNDARIES IN THIS AREA.
- BURROWING OWLS INHABIT PRAIRIE DOG TOWNS FROM APRIL THRU OCTOBER. AS SUCH, A SURVEY SHOULD BE CONDUCTED PRIOR TO CONSTRUCTION. NOTE: THIS SPECIES IS PROTECTED BY THE FEDERAL MIGRATORY BIRD TREATY.
- THERE WILL BE NO DIRECT LOT ACCESS TO BRADLEY ROAD FROM ANY LOT OR TRACT. VEHICULAR ACCESS TO LOTS ABUTTING ANY TRACT IS NOT PERMITTED.
- THE CURRENT NOISE STUDY, "WATERVIEW PHASE II IMPACT STUDY", PERFORMED BY LSC, DATED OCTOBER 2011, AND THE NOISE STUDY ADDENDUM, DATED DECEMBER 19, 2012, INDICATES THAT A NOISE WALL IS NOT REQUIRED ALONG POWERS BOULEVARD AT THIS TIME. IN THE EVENT THAT A NOISE WALL BE REQUIRED IN THE FUTURE, CDOT WILL NOT BE RESPONSIBLE FOR CONSTRUCTING THE NOISE WALL.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES PRIOR TO THE ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH EL PASO COUNTY RESOLUTION NO. 19-471. IN ADDITION, ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED WITHIN THE BOUNDARIES OF EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO.2, EL PASO COUNTY, COLORADO (PID 2) PURSUANT TO RESOLUTION NO. 20-130 OF THE PID 2 BOARD OF DIRECTORS, RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 220042582.
- THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOME BUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR THE DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT SHOWN AT THE END OF BIG JOHNSON DRIVE CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH A TIME THAT BIG JOHNSON DRIVE IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE CUL-DE-SAC IMPROVEMENTS WILL BE REMOVED AND REPLACED WITH A STANDARD STREET SECTION. THE EASEMENT VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO EXTENDING BIG JOHNSON DRIVE.
- NOTICE: THIS PROPERTY WILL BE INCLUDED WITHIN A SPECIAL TAXING DISTRICT, FOUNTAIN MUTUAL METROPOLITAN DISTRICT, CREATED FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING OPEN SPACE AND PARK AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO A GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF/ HERSELF WITH THIS POTENTIALITY AND RAMIFICATIONS THEREOF.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- ALL DIMENSIONS SHOWN HEREON ARE EXPRESSED IN TERMS OF U.S. SURVEY FOOT.
- THIS PLAT IS REGULATED BY THE TRAILS AT ASPEN RIDGE PUD (PUDSP-191) RECEPTION NO. 221135788 OF THE RECORDS OF EL PASO COUNTY.
- LOTS 1-58 ACREAGE: 5.916
TRACTS A-D ACREAGE: 14.935
PUBLIC STREETS ACREAGE: 1.646 TOTAL ACREAGE: 22.497

FEES:

DRAINAGE _____ BRIDGE _____
SCHOOL _____ PARK _____



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATION:

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

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

COUNTY CERTIFICATION:

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

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____

STEVE SCHLEIKER, COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDER CERTIFICATION:

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

EL PASO COUNTY CLERK AND RECORDER

BY: _____ DEPUTY _____ FEE: _____

OWNER/DEVELOPER

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

ENGINEER

MATRIX
2435 RESEARCH PARKWAY
COLORADO SPRINGS, CO 80920

SURVEYED

DECEMBER 2018

DATE OF PREPARATION



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

DATE: XX/XX/XX
SHEET 1 OF 3

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

- PLSS CORNER
- FND #4 PIN AND YELLOW CAP
PLS 34583
(UNLESS SHOWN OTHERWISE)
- SET NO.4 REBAR AND CAP AT GRADE
PLS 34583 (UNLESS SHOWN OTHERWISE)

45) ADDRESS FROM ENUMERATIONS

00.00') EASEMENT DIMENSION

(NR) NON-RADIAL BEARING

SWSD SECURITY WATER & SANITATION DISTRICT

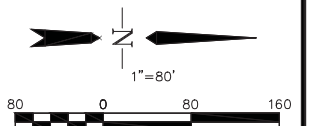
— EXISTING EASEMENT

— PROPOSED EASEMENT

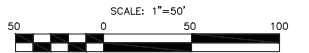
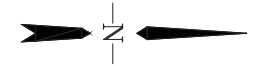
— EXISTING ROW

— PROPOSED ROW

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD DISTANCE
C1	0°32'01"	1225.00'	11.41'	S69°32'59"W	11.41'
C2	2°09'31"	224.99'	8.48'	S16°44'55"E	8.48'
C3	5°01'00"	1225.00'	107.26'	S61°59'43"W	107.22'



THE TRAILS AT ASPEN RIDGE FILING NO.5
A SUBDIVISION OF TRACT H OF THE TRAILS AT ASPEN RIDGE FILING NO.1 LOCATED IN THE WEST 1/2 OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
EL PASO COUNTY, COLORADO
SHEET 3 OF 3



LEGEND

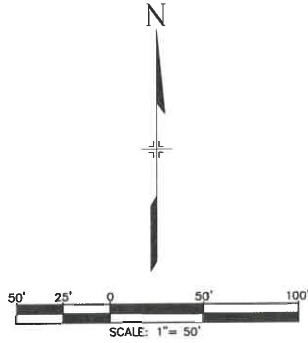
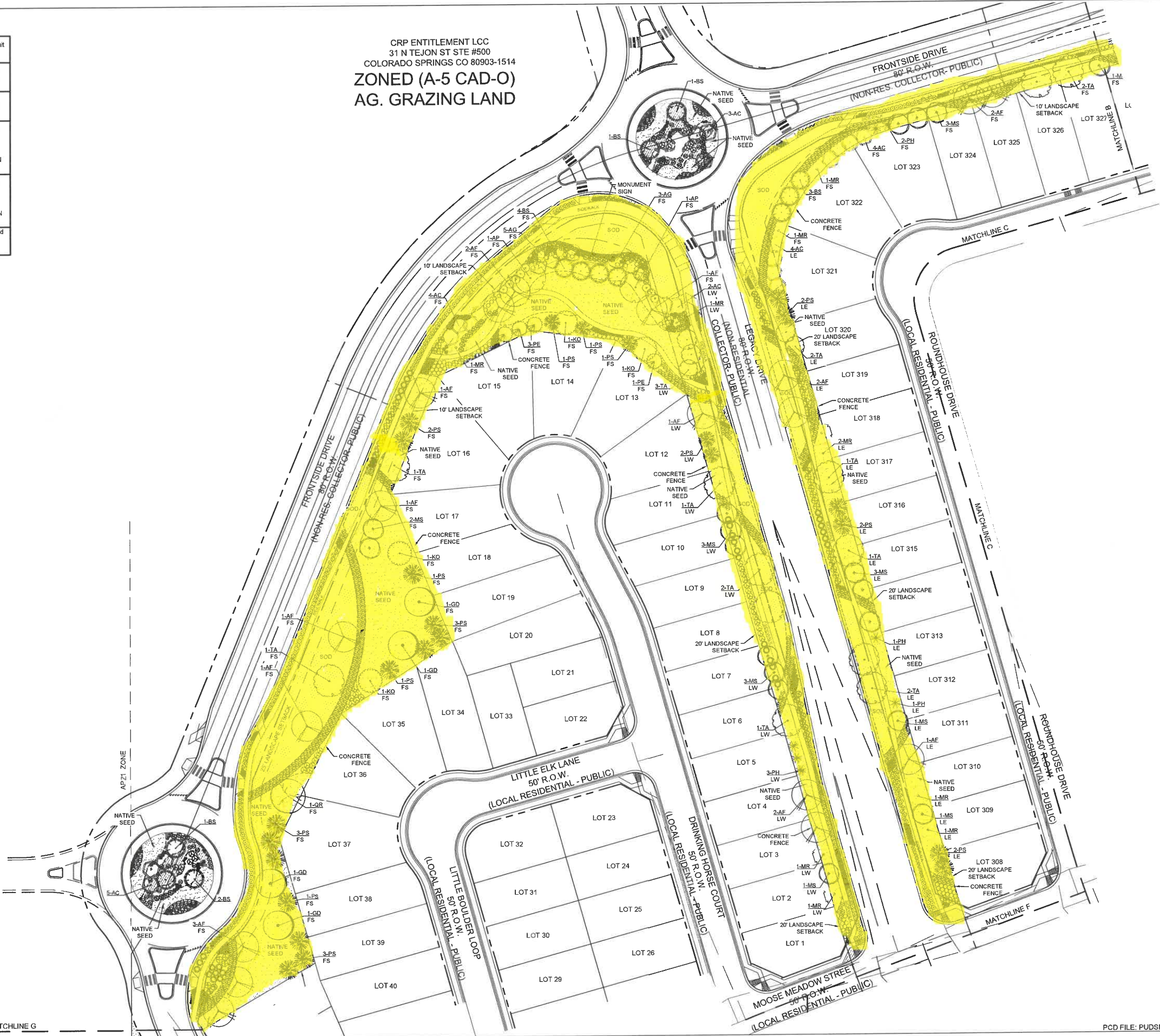
- PLSS CORNER
- FND #4 PIN AND YELLOW CAP
PLS 34583
(UNLESS SHOWN OTHERWISE)
- SET NO.4 REBAR AND CAP AT GRADE
PLS 34583 (UNLESS SHOWN OTHERWISE)
- (1145) ADDRESS FROM ENUMERATIONS
- (100.00') EASEMENT DIMENSION
- (NR) NON-RADIAL BEARING
- SWSD SECURITY WATER & SANITATION DISTRICT
- EXISTING EASEMENT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



31 E. PLATTE AVE, SUITE 206
COLORADO SPRINGS, CO 80903
TEL: 719.238.2917
DATE: 9/15/21
SHEET 3 OF 3

LANDSCAPE MATERIAL SCHEDULE:	
SYMBOL/CALLOUT	
	SOD: To be 3-Way Fescue/ Bluegrass Blend installed per details. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: To be PBSI "LOW GROW NATIVE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	NATIVE SEED: To be PBSI "NATIVE PRAIRIE MIX" seed blend (or approved equal) installed per supplier's specifications. Submit cut sheet for review and approval prior to installation.
	COBBLE A: 3/4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE A TO BE INSTALLED IN ALL PLANTING BEDS BEHIND SIDEWALK, AND IN ALL OTHER PLANTING BEDS NOT DESIGNATED AS COBBLE B ON PLAN.
	COBBLE B: 2-4" Tan or Brown Broken Gravel (or approved equal) rock mulch installed to a depth of 4" over weed fabric. Submit sample for review and approval prior to installation. NOTE: COBBLE B TO BE INSTALLED IN 24" STRIP ADJACENT TO BACK OF CURBS, AND ALL PLANTING BEDS ON STREET SIDE OF SIDEWALK, AS SHOWN ON PLAN.
	STEEL EDGE: Steel edge to be DURAEDGE 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be "Brown". Install per manufacturer's specifications.

CRP ENTITLEMENT LCC
31 N TEJON ST STE #500
COLORADO SPRINGS CO 80903-1514
**ZONED (A-5 CAD-O)
AG. GRAZING LAND**



TRAILS AT ASPEN RIDGE
EL PASO COUNTY, COLORADO
**PLANNED UNIT DEVELOPMENT
LANDSCAPE PLAN**

CONSULTANT:
CIVIL ENGINEER/ PLANNER/ LANDSCAPE ARCHITECT:



2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Phone 719-575-0100
Fax 719-575-0208

PROJECT:
**TRAILS AT ASPEN RIDGE
PUD/ LS**

EL PASO COUNTY
FEBRUARY 2019

OWNER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

DEVELOPER:
COLA, LLC
555 MIDDLE CREEK PKWY, SUITE 380
COLORADO SPRINGS, CO 80921
(719) 382-9433

ISSUE: FEBRUARY, 2019
REVI COMMENT RESPONSE: JUNE , 2019

DRAWING INFORMATION:	
PROJECT NO:	19.886.008
DRAWN BY:	
CHECKED BY:	
APPROVED BY:	
SHEET TITLE:	

**LANDSCAPE
PLAN**

LS6

SHEET 6 OF 7

PCD FILE: PUDSP-191

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2022 Park Advisory Board Membership Update

Agenda Date: February 9, 2022

Agenda Item Number: # 7 - A

Presenter: Todd Marts, Executive Director

Information: X **Endorsement:**

Background Information:

Please find attached the current Park Advisory Board roster.

- Kiersten Steel's first term will end in May 2022. Kiersten is eligible for reappointment for a second term.
- Jim Cassidy's first term will end in May 2022. Jim is eligible for reappointment for a second term.
- Terry Martinez' first term will end in May 2022. Terry is eligible for reappointment for a second term.
- Susan Jarvis-Weber's first term will end in May 2022. Susan is eligible for reappointment for a second term.

Alan Rainsville's second term will end in May 2022 and Alan is not eligible for reappointment. We thank Alan for his outstanding service, and we will launch on recruiting a new District #4 representative.

Recommended motion:

Information item

PARK ADVISORY BOARD MEMBERSHIPS					
Last Name	First Name	District	Term Started	Current Term Start	Term End
Rainville	Alan	District 4	May, 2016	May, 2019	May, 2022
Steel	Kiersten	District 4	May, 2019		May, 2022
Schofield	Anne	District 3	May, 2017	May, 2020	May, 2023
Cassidy	Jim	District 1	May, 2019		May, 2022
Martinez	Terry	District 3	November, 2019		May, 2022
Landgraf	Lois	District 1	April, 2021		May, 2024
vacant		District 5			
Jarvis-Weber	Susan	District 2	March, 2019		May, 2022
Hartl	Ed	District 2	May, 2017	May, 2020	May, 2023
Marts	Todd	Staff Liaison			
VanderWerf	Stan	Commissioner Liaison			

(PAB Members may serve two 3-year term)

**El Paso County Parks
2022 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
County Fairgrounds Park Improvements	Dayna Buffington	High	
County Fair Vendor Handbook	Dayna Buffington	High	
County Fair Program Schedule	Dayna Buffington	High	
County Fair - "Fair Zone"	Dayna Buffington	High	
Trail Mobility Program	Theresa Odello	High	
Pollinator Garden Upgrades and Education	Mary Jo Lewis	Medium	
Geology Field Trip	Mary Jo Lewis	Low	
Visually Impaired Opportunities	Mary Jo Lewis	Low	
Box Turtle Exhibit at Fountain Creek Nature Center	Jessica Miller	Low	
Interpretive Signs FC Nature Center Trail	Jessica Miller	Low	
Prehistoric Seasonal Exhibit	Jessica Miller	Medium	
Transition to Electronic Forms	Jessica Miller	High	
Park Operations Division	Project Manager	Priority	Status
Update Park Maintenance Standards	Brian Bobeck	Medium	
County Park Master Plan Update	Brian Bobeck	High	Plan Development Phase
Homestead Ranch Regional Park Master Plan	Greg Stachon	Medium	Research Phase
County Park Signage and Site Furnishing Standards	Kyle Melvin	Low	
Capital Improvement Projects	Project Manager	Priority	Status
Bear Creek Regional Park Restroom Replacement	Jason Meyer	High	Construction
Kane Ranch Open Space	Greg Stachon	High	Construction
Santa Fe Open Space	Ross Williams	High	Construction
Fox Run Nature Center Design	Jason Meyer	Medium	
Fox Run Regional Park Playground (Pine Meadows)	Greg Stachon	High	Pre-Construction
Fox Run Regional Park Restroom (Oak Meadows)	Greg Stachon	High	Bid Phase
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	Design
Black Forest Regional Park Improvements	Brian Bobeck	High	Design
Homestead Ranch Regional Park Improvements	Greg Stachon	Medium	
Fountain Creek Regional Park Parking & ADA Improvements	Jason Meyer	Medium	
County Fairgrounds Barn Replacement	Brian Bobeck	Medium	Bid Phase
Widefield Park / Crews Gulch Trail Improvements	Ross Williams	Medium	Grant Request Process
Community Outreach	Project Manager	Priority	Status
Northern Nature Center Capital Campaign	Theresa Odello	High	
Trail Ambassador Program	Dana Nordstrom	Medium	

Community Services Department								
Parks / Recreation & Cultural Services Divisions								
January 2022 Monthly Report								
<u>Facility Revenue Totals To Date</u>		2022				2021	2020	
		Budget	Current	Balance		Totals to Date	Totals to Date	
Parks Facility Reservation Revenue		\$ 180,000	\$ 19,000	\$ 161,000		\$ 17,637	\$ 42,732	
County Fair / Fairgrounds		\$ 301,000	\$ 21,878	\$ 279,122		\$ 13,140	\$ 17,565	
Total		\$ 481,000	\$ 40,878	\$ 440,122		\$ 30,777	\$ 60,297	
<u>Fundraising Revenue</u>		2022	2022			2021	2020	
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 20,500	\$ 54,500		\$ 25,000	\$ 7,500	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 10,000	\$ 35,000		\$ 5,000	\$ 5,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 1,911	\$ 8,089		\$ 6,172	\$ 3,086	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 335	\$ 24,665		\$ 650	\$ 1,211	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ -	\$ 40,000		\$ 15,000	\$ 40,000	
Total		\$ 195,000	\$ 32,746	\$ 162,254		\$ 51,822	\$ 56,797	
<u>Grant / 3rd Party Funding</u>		Awarded						
<u>Parks Division Reservations</u>	2022	2022	2022	2021	2021	2020	2020	
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance	
January	3	510	N/A	3	22	4	41	
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Total	3	510		3	22	4	41	

<u>Parks Facility Reservations</u>		2022	2022	2021	2021	2020	2020	
<u>January</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes				2	16			
Athletic Fields								
Pavilions								
Trails		1	500					
Vendor								
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room						4	41	
<u>Black Forest Regional Park</u>								
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts								
<u>Falcon Regional Park</u>								
Baseball Fields								
<u>Fountain Creek Regional Park</u>								
Athletic Fields								
Pavilions								
Trails								
Disc Golf Course								
Vendor								
<u>Fox Run Regional Park</u>								
Athletic Fields								
Gazebo								
Warming Hut								
Pavilions								
Vendor								
Trails								
<u>Homestead Ranch Regional Park</u>								
Pavilions								
Athletic Fields								
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail								
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<u>Paint Mines Trail</u>		2	10	1	6			
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
<u>Total Park Facility Reservations</u>		3	510	3	22	4	41	

<u>Fairgrounds Facility Reservations</u>		2022	2022	2022	2021	2021	2020	2020
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		7	150	N/A	0	0	9	478
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Total		7	150		0	0	9	478
<u>Fairgrounds Facility Reservations</u>		2022	2022	2021	2021			
<u>January</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	30					
Calhan Posse		1	20					
4H Meeting		1	20					
Fair Queen Clinic		1	30					
Livestock Sale Committee		1	15					
<u>Grand Stands Building</u>								
<u>Track</u>								
<u>Barns</u>								
<u>Livestock Arena</u>								
Fair Queen Clinic		1	30					
Steer Market Practice		1	5					
<u>Grounds -</u>								
<u>Whittemore - Fairgrounds</u>								
<u>Arena</u>								
Month Total Fair Facility Reservations		7	150	0	0			

<u>Vandalism Report</u>								
<u>Incident</u>	<u>Date</u>	<u>Location</u>	<u>Area</u>	<u>Cost</u>				
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				
		Total		\$750				
<u>Volunteerism</u>		2022		2021		2020		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		180	609	106	372	193	824	
February				100	468	234	1148	
March				159	713	110	552	
April				365	1,556	86	350	
May				425	1,579	96	500	
June				299	1,421	378	1765	
July				680	5,444	291	974	
August				283	1,581	240	669	
September				411	1,808	254	806	
October				556	2,408	609	1371	
November				324	1,021	208	618	
December				167	834	76	260	
Totals		180	609	3875	19,205	2775	9837	
		2022						
<u>January</u>		<u>Volunteers</u>	<u>Total Hours</u>					
Park Advisory Board		9	35					
Fair Advisory Board		14	56					
Fairgrounds Corporation		5	5					
Fair and Events Center		4	32					
Friends of the Nature Centers		33	249					
Adopt-A-Park / Trail / Volunteer Projects		115	232					
Total		180	609					

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					27	230	47	2327
March					50	753	17	361
April					58	1006	0	0
May					84	1377	12	4439
June					68	1361	40	888
July					71	3601	74	1962
August					58	3598	92	1221
September					84	2074	78	868
October					88	7709	95	1182
November					38	1101	30	372
December					33	954	23	3420
Totals	800 / 21,000	29	452	5.00	684	23982	553	17795
		2022	2022	2022				
January	Facility	Programs	Attendance	Evaluation				
Morning Hike and Campfire	FCNC	1	16	5.00				
Nature Adventures: Sticks and Stones Build my Home	FCNC	2	31	5.00				
Winter Bird Count	FCNC	1	26	5.00				
2's & 3's Outdoors: Snow Bunnies	FCNC	2	33	5.00				
Adult Bird Club : Classroom	FCNC	1	6	5.00				
Adult Bird Club : Field Trip	FCNC	1	5	5.00				
Frozen Fauna	FCNC	1	9	5.00				
Program Room Rental	FCNC	1	20	5.00				
Jr. Bird Club	FCNC	1	5	5.00				
Live Birds of Prey	FCNC	1	68	5.00				
Winter Adaptations Volunteer Training	BCNC	1	11					
Little Wonders: Where are they Hiding?	BCNC	2	40	4.94				
Nature Explorers: Fantastic Flurries	BCNC	3	41	5.00				
Forest Bathing Walk	BCNC	1	3					
Birthday Party: All About Bears	BCNC	1	20	5.00				
Active Adults: COS History Walk Law & Disorder	BCNC	2	29					
Scouts: Into the Woods	BCNC	1	12	5.00				
Volunteer Gathering: Cocoa, Cookies & Comrades	BCNC	1	36					
Friends of EPCNC Board Meeting	BCNC	1	10					
Winter Adaptations	BCNC	3	26	5.00				
4H Cocoa & Coffee	FEC	1	5					
TOTALS		29	452	5.00				

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

January 2022

General Updates:

1. Facility rentals have generated \$19,000 which is 11% of our \$180,000 annual revenue goal.

Special Events:

1. The Pikes Peak Road Runners invited the running community to the 44th Annual Rescue Run 5K and 10K. For the first time in many years, the east trails system of Bear Creek Regional Park was selected as the new location for this fundraiser run. All other event festivities were partnered with the Penrose Event Center. Approximately 500 runners took part in this event on New Year's Day.
2. Eighteen large special events are on the books for 2022 which include the "Pawtoberfest" (Humane Society of the Pikes Peak Region), the "Buddy Walk" (Colorado Springs Down Syndrome Association), APEX mountain biking event, Elephant Rock cycling tour, four ultra running events (long distance running events) and several larger company events.
3. Twelve sports leagues have submitted permits for their 2022 season. The activities include soccer (youth and adult), disc golf, LaCrosse, Frisbee and youth rugby. Two local ministries have also submitted permits for day camps and field rentals which will bring 300 kids to Bear Creek Regional Park several days per week from May through August.

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

COMMUNITY OUTREACH

Monthly Report – January 2022

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Partners in the Park:** We have invited our Partner in the Park sponsors to the February Park Advisory Board meeting to thank them for their significant support in 2021. Partners include:
 - **Robert & Ellen Hostetler** for Fox Run Regional Park: The Hostetler's are founding partners and have supported Fox Run Regional Park since 2009.
 - **GE Johnson** for Bear Creek Regional Park: GE Johnson has been a valuable partner supporting Bear Creek Regional Park for the past eight years.
 - **Heuberger Subaru** for Bear Creek Dog Park and Fox Run Dog Park: Heuberger Subaru has supported the Bear Creek Dog Park since 2010 and provided additional support for the Fox Run Dog Park starting in 2013. Partnering with us for twelve years!
 - **Gold Hill Mesa** for the Bear Creek Nature Center: Gold Hill Mesa has supported the nature center for past six years.
 - **Olson Plumbing and Heating** for Fountain Creek Nature Center: Olson Plumbing & Heating have been with us for the past four years.
 - **Tender Care Veterinary Center** for Falcon Dog Park: Tender Care has supported the Falcon Dog Park for the past three years.
 - **The Scott Lauther Foundation** for Bear Creek Nature Center has supported the nature center for the past three years.
 - **In Touch Home Team** for Bear Creek Regional Park EAST for the past two years.
 - **Scheels Colorado Springs** came on board this year to support Pineries Open Space.



- **NES Inc.** 2021 partner for the New Santa Fe Regional Trail
- **Nextera Energy Resources** new partner for Paint Mines Interpretive Park
- **Farmers State Bank** new this year for the Fair and Events Center

2022 Marketing Plan

- Connecting citizens long-term to El Paso County Parks
- Continue with “Explore | Engage | Celebrate” tagline

Community/Citizen Engagement:

- Partners in the Park Program
 - Social Media Spotlights
 - Partner guided tour at the park, trail, or nature center they support
- El Paso County Parks
 - Social Media: posting frequently to bring awareness to EPC Parks and activities available for citizens
 - We will continue the use of the Norris Penrose Event Center 8th Street digital sign.
- More community engagement programs are in the works, stay tune!

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



HOLLY WILLIAMS
CARRIE GEITNER
LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division Monthly Report – January 2022

Submitted by Theresa Odello, Recreation & Cultural Services Manager

Grants & Planning:

1. Bear Creek Nature Center's **Spring and Summer 2022 Nature** Camp registration opened at 9:00 a.m. on January 21st. The incredible response was a testament to the popularity of these camp programs. Camper parents rushed to submit registrations in-person, by phone, via email and online. One week of camp- 'Botany Bay'- was filled less than ten minutes after registration opened and by the end of the business day, almost all Bear Creek Nature Camp offerings for summer were filled. Staff now turns their focus to planning camp activities and looks forward to exploring the natural world with many children this spring and summer. When provided with registration information, one parent of a former camper took the time to respond with this email, *"Can I just say how amazing these camps are! We are a military family and have since moved to Indiana, but my son, Anthony, went to camp there last summer and he loved it, I love it! Was a very positive experience and wish we could go back. Keep up the good work!!"*
2. In preparation for the **2022 Fair** our Fair committees continue to meet and make decisions regarding the upcoming Fair. We look forward to fireworks, new bands, and new vendors to help bring a uniqueness to the 2022 Fair.

Programs & Special Events:

1. Fountain Creek Nature Center kicked off the new year with its **Morning Hike and Campfire**. Families were guided around the Nature Trail on a beautiful winter morning and listened to American Indian animal stories along the way. After their stroll they enjoyed making smores around the campfire and sang songs and made music with volunteer folk band, Peppergrass. This fun, creative, and tasty program was the perfect way for families to begin 2022!
2. Fountain Creek Nature Center hosted a morning for the birds and kids alike! Parents dropped their kids off on a Saturday morning for the **Jr. Bird Club**, where they learned about corvids like jays, crows, and ravens. After discovering our local corvid species and their unique adaptations in the classroom, the kids took a two-mile hike to spot 16 bird species! The kids also made a yarn craft of one of Colorado's most well-known corvids the black-billed magpie!
3. Fountain Creek Nature Center welcomed Diana Miller from the **Nature and Wildlife Discovery Center** as she gave a presentation to a full house about **birds of prey**! Three live birds were on site – a great horned owl, a peregrine falcon, and a turkey vulture. Visitors of all



ages learned about the adaptations that make birds of prey so unique and heard stories that made them appreciate the intense lives raptors live and the risks they face.

4. Bear Creek Nature Center hosted a gathering for Friends of El Paso County Nature Centers volunteers titled “**Cocoa, Cookies and Comrades.**” Bear Creek and Fountain Creek Nature Center staff were joined by more than thirty nature center volunteers for a late afternoon get-together in the outdoor classroom that included a “get to know you” activity, snacks and cocoa and a short hike along the nature center trails. This gave volunteers a chance to become better acquainted and share a sense of community with nature center staff and fellow volunteers.
5. Bear Creek Nature Center partnered with the Colorado Springs Pioneers Museum for an **Active Adults Series Colorado Springs History Walk** titled ‘**Law & Disorder.**’ Pioneers Museum educators led groups on a walk downtown, stopping along the way to discuss how Colorado Springs officials fought to remain a “dry town”, how local law enforcement, concerned citizens and the Gazette newspaper worked to run the KKK out of town in the 1920’s, and an infamous gun battle with train robbers in the downtown streets. Other colorful history stories captivated participants. This offering was so popular that two walks were scheduled and filled. The nature center values their partnership with the Pioneers Museum which enables El Paso County Parks to connect the community to their natural *and* cultural resources.
6. The Annual El Paso County **Fair Queen Clinic** was held on January 15th, with 21 participants ranging in ages from 12-21 these ladies received feedback on horsemanship, public speaking, interview, and appearance. This clinic helps young ladies learn about the Fair Queen program and prepare for the contest.
7. **Open arena season** began in Owens for our local 4-H. This allows kids in the large animal project to bring their livestock to the arena and practice. We provide cookies and coco for the kids. Our attendance was down with only 5 due to a snowstorm.



El Paso County Fair Queen Clinic: Learning what it takes to be a Queen!



Special Events and Program Calendar

February 10 - March 10, 2022

Date	Day of Week	Program	Location	Target Audience	Notes*
2/10 & 2/11	Thursday and Friday	2s & 3s Outdoors: I Spy a Nest	Fountain Creek Nature Center	Children age 2-3 with an adult	10-11:15am / \$3 per person
2/12	Saturday	Children's Mindfulness Series, Meeting #2	Fountain Creek Nature Center	Children age 5-10 with an adult	10am-12pm / \$30 per child
2/12	Saturday	Long Distance Relationships: Exploring Bird Migration	Fountain Creek Nature Center	All ages; Families	1-3pm, \$5 per person
2/16 & 2/17	Wednesday or Thursday	Nature Explorers: Scat! Who Dung It?	Bear Creek Nature Center	Children ages 4-5 with an adult	10-11:30 am or 1-2:30 pm / \$3 per person
2/16	Wednesday	Active Adults: Full Moon Hike	Bear Creek Nature Center	Adults	4:45 p.m./ \$4 per person
2/12	Saturday	Big Horn Sheep Day	Garden of the Gods	All Ages	FREE family event: nature hikes, activity booths, wildlife viewings, and more.
2/19	Saturday	Children's Mindfulness Series, Meeting #3	Fountain Creek Nature Center	Children age 5-10 with an adult	10am-12pm / \$30 per child
2/19	Saturday	Forest Bathing Walk with Summer Lajoie of Listening Pines	Bear Creek Nature Center	Adults	1:00-3:30 p.m./ \$30 per person
2/23 & 2/24	Wednesday or Thursday	Little Wonders: Feed the Birds	Bear Creek Nature Center	Children ages 2-3 with an adult	10-11:15/ \$3 per person
2/26	Saturday	EPC Fair Queen Contest	El Paso County Fairgrounds	open to the public	free
3/3 & 3/4	Thursday and Friday	Nature Adventures: Duck Duck Goose	Fountain Creek Nature Center	Children age 3-6 with an adult	10-11:30am / \$3 per person
3/5	Saturday	Building for the Birds	Fountain Creek Nature Center	All ages, families	10am-12pm / \$12 per person
3/5	Saturday	Boots in the Park	El Paso County Fairgrounds	Adults (fundraiser)	5:30pm dinner \$35/person or \$250/table
3/10 & 3/11	Thursday and Friday	2s & 3s Outdoors: Playful Prairie Dogs	Fountain Creek Nature Center	Children age 2-3 with an adult	10-11:15am / \$3 per person

* Nature Center Members may receive an additional discount

COMMUNITY SERVICES DEPARTMENT

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

**PARK OPERATIONS DIVISION
MONTHLY REPORT
JANUARY 2022**

Parks Planning

Capital Project Management / Planning:

Fountain Creek Regional Trail Repairs at Spring Run – A portion of the Fountain Creek Trail near Janitell Road has sustained repeated damage from 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 will begin in February.

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. Due to no bids being received last fall, the project will rebid early 2022.

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 in January 2022. Ridgeline has ordered the playground and work will begin once the playground arrives. The estimated start of construction is late April.

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 started in October and progressed quickly with trail network and interpretive site completed in November. Trail signage is in process with a Spring 2022 opening, date TBD.

Ute Pass Regional Trail - El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. Stantec



Consulting Services was selected to complete the design of the Ute Pass Regional Trail. A survey was completed, and regulatory approvals have been initiated. A 30% design and engineers construction estimate were developed in January 2020 and presented to CDOT and CSU. The estimate indicated that the grant funds were not adequate to construct the entire portion of the trail. Staff met with CDOT in February 2020 and both parties agreed to shorten the scope of the project to terminate the trail at the US 24 / Fountain Ave intersection. Right-of-way research and coordination with the USFS and City of Colorado Springs is ongoing. Final design review with CDOT was completed in August 2021 with final revisions underway.

Bear Creek Regional Park Restroom – Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. A design contract was awarded to Tremmel Design Group (TDG) in May 2020 with final design completed in December 2020. Construction drawings were submitted to the Pikes Peak Regional Building Department in January and approved in April. An IFB to construct the restroom was advertised in January and awarded to Raine Building in early May 2021. Demolition of the old restroom was completed in July 2021. Construction has been delayed several times due to material and contractor delays but will be completed in spring 2022.

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 and vandalism, Taylor Fence has been contracted to construct and install an automated security gate at the Squirrel Creek Road main park entrance with the goal of having it installed by end of January 2022.

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. GreenPlay LLC. was selected as the consultant and the goal is to complete the updates early 2022. The online survey and forum to gather community input was launched in September with over 600 responses received. Staff is currently reviewing various chapters and updating maps in preparation for additional stakeholder review.

Flood Recovery:

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

Other:

Development Permit Application Reviews - Staff reviewed four development permit applications to be presented for endorsement at the February 2022 PAB meeting and provided internal administrative comments for an additional fourteen applications during January 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 – The region finally received some much-needed moisture during the month of January. While the weekly dustings of snow and cooler temperatures have decreased field usage around the park, trail usage and pickleball play remain steady. Our team's primary focus has been cleaning facilities and parking areas, box blading parking lots and trails, completing routine illegal camp checks, landscape bed maintenance, winter tree watering, playground inspections, and snow removal. Staff also spent time assisting with fire mitigation to the homes around the perimeter of Bear Creek West. A large area of native was mowed and trimmed, trash collected, and significant amounts of fallen branches and underbrush were chipped. Local volunteers have assisted with additional branch removal and organized storage, and I would like to thank them for their efforts.

With the assistance of Park Security, Central staff designated time monitoring, removing, and cleaning areas along the 8th St. corridor where illegal camping continues to be a concern. Although the winter months have seen a slight decline in usage of the area, constant attention from staff is still required.

Improvements to the Bear Creek Archery Range have commenced during this reporting period. Staff spent multiple days removing and installing new targets at the range and did some tree work in preparation for the installation of a new metal roof. Bids are in for the roof project and work is anticipated to start soon. Our team will also be responsible for the installation of a small storage shed and an ADA accessible picnic table. A large amount of the funding for these projects were secured from a grant dedicated to shooting ranges through Colorado Parks and Wildlife.

Our team continues to meet and assist Raine Construction regarding the construction of the new restrooms at Bear Creek West. This project is well under-way, and we are hoping that park visitors will be excited to see visible signs of progress as the exterior of the building begins to take shape with the installation of the timber support beams. Barring any other unforeseen circumstances, completion date is set for March 2022.

In anticipation of the new terrain hopper experience at Bear Creek Nature Center, team members have had a busy month assisting with preparations of the new storage location for the vehicle. This program will provide guided trail usage on a terrain hopper, which is an ADA accessible, smaller UTV of sorts. Bear Creek and Fountain Creek Nature Centers will both host a terrain hopper program, with high hopes of launching this summer.

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. Team members were notified of a potential escape route along the creek and quickly responded to resolve the issue.

Rainbow Falls Historic Site – The site is currently closed for the season and will reopen in early April 2022. Staff continues to monitor security cameras, remove trash, and monitor the site for new graffiti.

Downtown Facilities – The Downtown team remains busy with general maintenance tasks including bed maintenance, trash collection, and snow removal when necessary. Annual pruning operations and bed maintenance at multiple downtown properties is just about wrapped up and staff will move on to other projects once complete.

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

East District:

County Fairgrounds – The highlight this month at the County fairgrounds was the Queen's Clinic. We had a good turnout and hopefully this will lead to the next El Paso County Fair Queen. In addition to the clinic the team assisted with building cleaning and setup of a few minor committee meetings.

The next area that the team tackled this month was the restrooms and entry way in the Whittemore Building. The team completed stripping and waxing of the floors and have now diverted attention to a few minor floor repairs, drywall touchup, door refurbishing and paint touch up. Once these few items are finished the building will be ready for the rental season.

Also, in preparation for the 2022 rental season we have updated all the combo codes throughout the district.

Finally, the team has winterized the Livestock Arena Building following our winter repairs and we are preparing for the first 4-H Livestock weigh-in of 2022. The scale has been deep cleaned and tested in preparation of that event.

Homestead Ranch Regional Park – The team was able to knock out a good portion of the items we identified in our assessment of what needed to be accomplished prior to spring reopening. We have a few minor touchup items we would like to wrap up and then Homestead will be ready to begin accepting rentals for the Spring and Summer season.

Staff will be meeting soon to walk the wooded areas of the park and identify locations for fire mitigation and fuel reduction. The goal is to address a large portion of this with forestry funds in 2022.

Falcon Regional Park – All has been quite this month at Falcon Regional Park. Staff continues to monitor trash at the ball fields and the dog park.

Rock Island Regional Trail – Staff teamed up with the North District staff to complete another successful year of Christmas tree recycling. Donations seemed to be down slightly, but it was still successful. We look forward to assisting with this event again next year.

Paint Mines Interpretive Park – Construction has wrapped up at Paint Mines and all has been quiet. No new maintenance to report.

North District:

General – Staff removed snow at district assigned County facilities and all northern parks.

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

North District staff continues to remove pine needles from the active use areas in between snow fall events, replacing old signs, and adding water to the lakes. Staff also cleaned up a discharged fire extinguisher and made additional repairs to damages made to the warming hut.

Black Forest Regional Park – The public water system required a control valve solenoid to be replaced which helps regulate chlorine residuals in the water and prevent the system from overflowing.

Routine patrols were conducted to remove trash and check property conditions. Staff continues to remove pine needles from the active use areas in between snow fall events.

Pineries Open Space – Efforts primarily focused on an assessment of Mountain Pine Beetle within the park property. Infected tree areas were visually identified, mapped, counted, and marked for future mitigation to reduce the insect's population in the park. While the assessment was being performed, efforts are made to remind guests of dog off leash policies and to remove trash from native areas.

Santa Fe Regional Trail - Staff periodically patrols the trail corridor to remind individuals of County policies regarding dogs off leash, remove trash, and post / remove illegal camps.

Staff concluded the Christmas tree recycling program.

Black Forest Section 16 – Patrols of the perimeter trail are performed daily and individuals with dogs off leash are informed of County policies. The restroom holding tank was pumped and serviced for the upcoming year.

Palmer Lake Recreation Area – Routine patrols were conducted to remove trash and check property conditions.

The Palmer Lake trailhead sign was severely damage and is unable to be repaired and needs replacement.

Santa Fe Open Space – Routine patrols were conducted to remove trash. Staff checked all trail closed signs and barriers to prevent individuals from accessing the property.

South District:

General Information – The South District continues to make progress on winter clean-up projects and trail maintenance. Snow removal has been consistently completed as required. Finishing some of the final details at Kane Ranch Open Space has been a priority for the district.

Annual employee evaluations have been completed through NEOGOV for the South District. The goals for 2022 were individually discussed. The Park Maintenance II job posting ended Jan 16th. Applications have been evaluated and interviews scheduled. We hope to fill the vacancy within the coming weeks. South District parks, trails, and facilities continue to be inspected and cleaned daily.

Fountain Creek Nature Center – The entry road to the Nature Center was graded in January. There is also an upcoming Eagle Scout project scheduled for February. They will be installing some additional split rail fence to the Fountain Creek trail border.

Clear Springs Ranch – Trail grading and repairs are nearly completed. The repairs will ensure proper drainage and consistent trail conditions. Minor bathroom repairs and picnic / pavilion improvements are also being addressed.

Kane Ranch Open Space – The automatic gate has been installed at the Kane Ranch Open Space entrance. In addition, the speed bumps and improved signage have also been installed. The perimeter of the property has recently been marked with Colorado Land Board signs indicating the boundaries that are open to the public.

Willow Springs – Several small dams were removed to improve the drainage into Fountain Creek adjacent to the Widefield Water Treatment Plant.

Restroom repairs continue to progress as electrical functions have been evaluated by Facilities and the project is now in the restoration phase.

Widefield Community Park – Winter pine needle removal has been the focus for the property. The baseball backstop is scheduled to be replaced during the next reporting period.