

**COMMUNITY SERVICES DEPARTMENT**

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

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, January 12, 2021 – 1:30 p.m.**

**Centennial Hall, 200 S. Cascade, Colorado Springs**

<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
1.	<b>Call Meeting to Order</b>	Chair	
2.	<b>Approval of the Agenda</b>	Chair	Approval
3.	<b>Approval of Minutes</b>	Chair	Approval
4.	<b>Introductions / Presentations</b>		
5.	<b>Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)</b>	Chair	
6.	<b>Development Applications</b>		
A.	Viewpoint Estates Filing No.2 Preliminary Plan & Final Plat	Greg Stachon	Endorsement
B.	Eagleview Estates Preliminary Plan	Ross Williams	Endorsement
C.	Forest Lakes Filing No. 7 Final Plat	Ross Williams	Endorsement
7.	<b>Information / Action Items</b>		
A.	2022 Sunshine Act Memorandum	Todd Marts	Endorsement

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
7. Information / Action Items		
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

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

Members Present:

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

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

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Ed Hartl, Chair.
2. Approval of Agenda: **Alan Rainville made a motion to approve the meeting agenda. Terry Martinez seconded the motion. The motion carried 6 - 0.**

(Jim Cassidy joined the meeting at 1:31 p.m.)

3. Approval of Minutes: **Alan Rainville made a motion to approve the November 10, 2021 meeting minutes. Jim Cassidy seconded the motion. The motion carried 7 - 0.**

4. Introductions and Presentations:

N/A

5. Citizen Comments:

Susan Davies, Trails and Open Space Coalition informed the board that the 'Pet Tree' at Fox Run Regional Park has been decorated again by the public. She thanked staff for working so well with the public to continue with this wonderful tradition of remembering pets during the holiday season.

Mrs. Davies stated that she attended Pikes Peak Outdoor Recreation Alliance meeting at which the Forest Service and City Parks & Rec mentioned that they are experiencing significant problems with rogue mountain bike trails that are being built by cyclists. She suggested enforcement, discussions and combined messages from all three agencies to help educate the public and to minimize rogue trail construction.

(Kiersten Steel joined the meeting at 1:45 p.m.)

6. Development Applications:

A. **Falcon Highland Sketch Plan Amendment**

- B. Greg Stachon provided an overview of the Falcon Highland Sketch Plan Amendment and addressed questions by the board.

(Meeting was stopped at 1:50 p.m. due to technical audio issues, Park Advisory members which joined the meeting by TEAMS could not be heard. The audio issue was resolved, and the meeting continued).

**Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Falcon Highland Sketch Plan Amendment: (1) require fees in lieu of land dedication for regional and urban park purposes. For this Major Sketch Plan amendment there are no required park fees. Required park fees will be calculated upon future submittal of final plat(s). (2) designate and provide to El Paso County a 25-foot trail easement along the southern boundary of the amended sketch plan area that allows for public access, as well as construction and maintenance by El Paso County of the Rock Island Primary Regional Trail and the Woodmen Hills Secondary Regional Trail. Trail easements will be shown on future final plat(s). Alan Rainville seconded the motion. The motion passed 8 – 0.**

B. **Latigo Trails Filing No. 9 Final Plat**

Ross Williams provided an overview of the Latigo Trails Filing No. 9 Final Plat and addressed questions by the board. There are no plans currently to open the property to the public.

**Alan Rainville recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Latigo Trails Filing No. 9 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$17,020. Terry Martinez seconded the motion. The motion passed 8 – 0.**

C. **Latigo Trails Filing No. 10 Final Plat**

Ross Williams provided an overview of the Latigo Trails Filing No. 10 Final Plat.

**Jim Cassidy recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Latigo Trails Filing No. 10 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$17,940. Susan Jarvis-Weber seconded the motion. The motion passed 8 – 0.**



**D. Waterbury Filings No. 1 and 2 PUD Preliminary Plan**

Ross Williams provided an overview of the Waterbury Filings No. 1 and 2 PUD Preliminary Plan and addressed questions by the board. Board member Jim Cassidy requested that the language in the recommended motion stating “staff” recommends” is changed to remove “staff”.

**Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Waterbury Filings No. 1 and 2 PUD Development Plan and Preliminary Plan: (1) recommend establishing an internal trail system to connect residents to the centrally located community park and other destinations beyond the subdivision boundary; (2) recommend that the applicant provide detailed plans of the proposed community park in forthcoming Landscape Plans or as part of a separate Site Development Plan; (3) recommend the addition of buffers to the wetland and floodplain open space corridors as a means to allow for enhanced preservation of critical open space and the addition of passive recreational amenities; (4) fees in lieu of land dedication for regional park purposes in the amount of \$92,460 and urban park purposes in the amount of \$58,290 will be required on all forthcoming Final Plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this the forthcoming Final Plat(s). Jim Cassidy seconded the motion. The motion passed 8 – 0.**

Commissioner VanderWerf made comments regarding the social trail use in US Forest service, City and County property. He suggested establishing partnerships across the organizations to find ways to discourage this type of trail use. Todd Marts stated that the County will be part of the discussions.

7. Information / Action Items:

**A. 2022 Action Plan**

Todd Marts provided an overview of the 2022 Action Plan. The Action Plan includes specific objectives of the Community Services Department to be completed by the end of the year. He highlighted several programs and addressed questions by the board.

**Terry Martinez moved to approve the 2022 Action Plan. Alan Rainville seconded the motion. The motion passed 8 – 0.**

8. Monthly Reports:

N/A

9. Board/Staff Comments:

Chair Ed Hartl stated that Back Country Horsemen of America is a group that works extensively with the National Forest Service on land clearing and maintaining trails in the forest system. He will provide contact information to the County.

## RECORD OF PROCEEDINGS

Todd Marts expressed his gratitude for the support he received during the last three months since his appointment to the executive director position and he thanked the Commissioners vote for the \$175,000 in ongoing funding for Parks. \$100,000 will be used for fire mitigation and \$75,000 will be used for deferred and delayed maintenance projects.

10. Adjournment: **The meeting adjourned at 2: 46 p.m.**

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Susan Jarvis-Weber, Secretary

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Viewpoint Estates Filing No.2 Preliminary Plan & Final Plat

**Agenda Date:** January 12, 2022

**Agenda Item Number:** #6 - A

**Presenter:** Greg Stachon, Landscape Architect

**Information:** **Endorsement:** X

#### **Background Information:**

This is a request by MVE, Inc. on behalf of Viewpoint Estates LLC for preliminary plan and final plat approval of Viewpoint Estates Filing No.2. The subject property totals 24.3 acres and will include 7 residential lots of no more than 2.5 acres. The site is located on the north side of Highway 94, west of Ellicott, CO. The property is zoned RR-2.5.

The El Paso County Parks Master Plan (2013) does not show two proposed trails in the vicinity of this project. The proposed Highway 94 Bicycle Route runs east and west along Highway 94. The proposed Highway 94 Secondary Regional Trail also runs east to west along Highway 94. The proposed Highway 94 Bicycle Route would not be affected by the project because it will be accommodated within the public right of way. The proposed Highway 94 Secondary Regional Trail would not be affected either because its alignment is on the south side of Highway 94. The property is not located within any candidate open space land.

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 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.

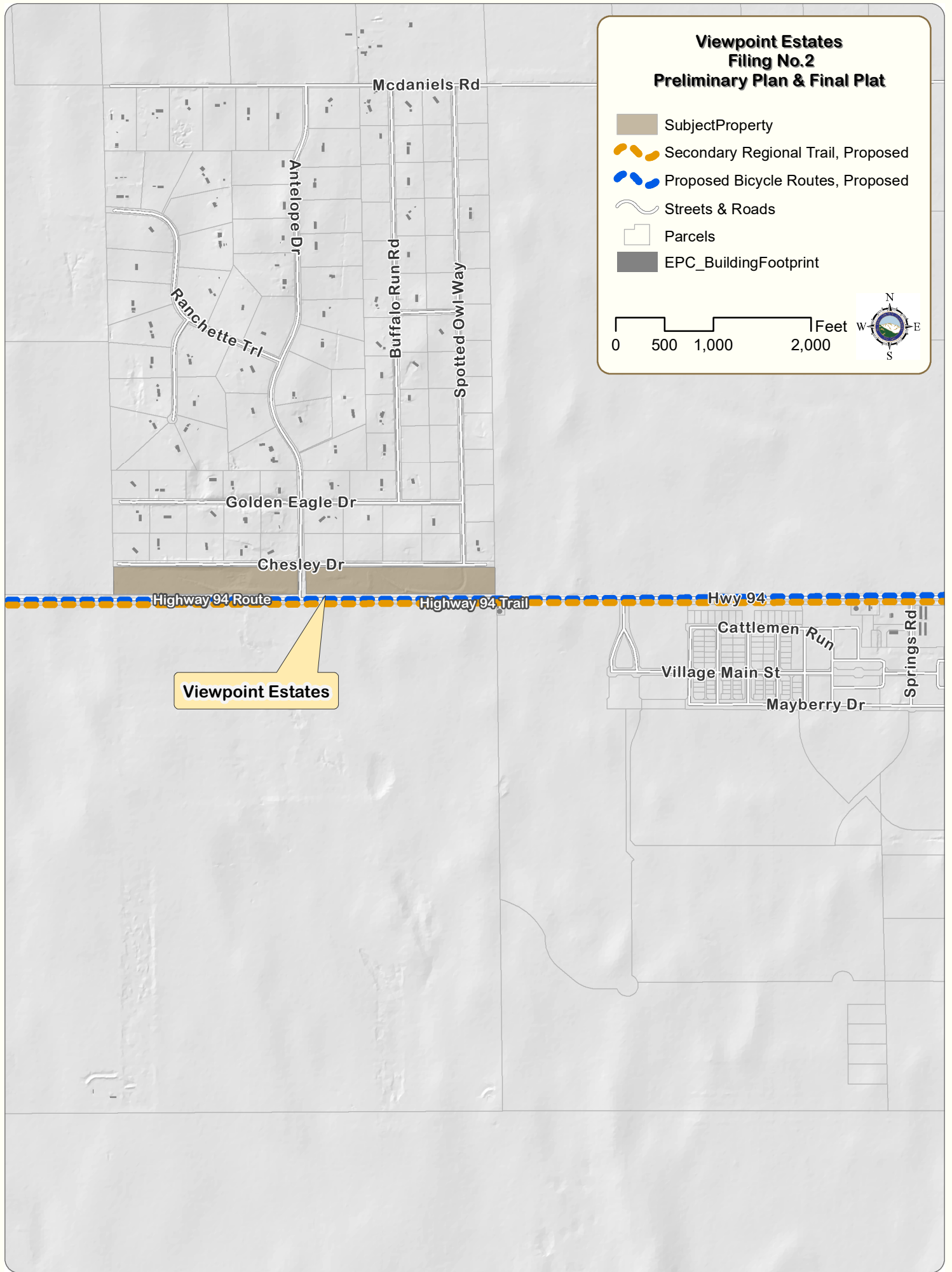
#### **Recommended Motion (Filing No. 1 Final Plat):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Viewpoint Estates Filing No.2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,220.

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

-  SubjectProperty
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Streets & Roads
-  Parcels
-  EPC\_BuildingFootprint

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

January 12, 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:	Viewpoint Estates Filing No.2	Application Type:	Preliminary Plan
PCD Reference #:	SP215	Total Acreage:	24.33
		Total # of Dwelling Units:	7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.72
		Regional Park Area:	4
		Urban Park Area:	5
MVE, Inc.	Viewpoint Estates, LLC	Existing Zoning Code:	RR-2.5
1903 Lelaray Street, Suite 200	PO Box 6797	Proposed Zoning Code:	RR-2.5
Colorado Springs, CO 80909	Colorado Springs, CO 80934		

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 ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 5		
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: 5		
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 Viewpoint Estates Filing No.2 Preliminary Plan: require fees in lieu of land dedication for regional park purposes on forthcoming final plat.

Park Advisory Board Recommendation:

Development  
Application  
Permit  
Review



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

January 12, 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:	Viewpoint Estates Filing No.2	Application Type:	Final Plat
PCD Reference #:	SF2142	Total Acreage:	24.33
		Total # of Dwelling Units:	7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.72
		Regional Park Area:	4
MVE, Inc.	Viewpoint Estates, LLC	Urban Park Area:	5
1903 Lelaray Street, Suite 200	PO Box 6797	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80909	Colorado Springs, CO 80934	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.
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LAND REQUIREMENTS		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 5		
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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 Viewpoint Estates Filing No.2 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,220.

Park Advisory Board Recommendation:



October 6, 2021

PCD File No.:

**LETTER OF INTENT  
VIEWPOINT ESTATES FILING NO.2  
A VACATION AND REPLAT OF LOTS 71 & 72, VIEWPOINT ESTATES  
PRELIMINARY PLAN**

**Owner/Applicant:**

Viewpoint Estates, LLC  
P.O. Box 6797  
Colorado Springs, CO 80934

**Consultant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO  
(719) 635-5736  
Charles Crum, P.E.  
chuckc@mvecivil.com

**Site Location Size and Zoning:**

The proposed subdivision to be known as “Viewpoint Estates Filing No. 2” is located in a portion of the West Half of the West Half of the East Half of Section 10, Township 14 South, Range 63 West of the 6<sup>th</sup> P.M., El Paso County, Colorado. The property has El Paso County Tax Schedule No.'s 34100-10-001 & 34100-09-001. The current addresses for the properties are 21209 & 21307 Chesley Drive and is currently two a vacant parcels. The proposed subdivision is located on the south side of Chesley Drive, north of Colorado Highway 94 and bisected east & west by Antelope Drive. The area of land under consideration for vacating and replatting is 24.332± acres and the property is zoned Residential Rural (RR-2.5).

**Project Description:**

Viewpoint Estates Filing No. 2 Preliminary Plan is intended to accommodate seven (7) single family rural residential home sites in accordance with the existing RR-2.5 zoning in a manner that is compatible with the existing surrounding neighborhood. The subdivision layout is intended to preserve natural features to the greatest extent while providing desirable home sites on the 24.332± acre site. The subdivision area is composed of Lots 71 & 72, Viewpoint Estates recorded in the records of El Paso County, Colorado recorded in 1999 to be vacated and replatted into seven (7) rural residential single-family lots totaling 22.137± acres with each being at least 2.5 acres in area. Along with Tracts A & B totaling 2.195± acres of right of way convenience to CDOT for Colorado Highway 94.

Access to the lots in the subdivision will from Chelsey Drive connecting to Colorado Highway 94 via existing Antelope Drive. The Drives and State Highway are public and paved asphalt roads. Water for

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

each lot will be provided by Ellicott Utilities Company, LLC. Wastewater disposal will be provided by individual On-site Wastewater Treatment Systems (OWTS). Electric service will be provided by Mountain View Electric Association. Natural Gas is not anticipated to be extended to the site. Residents may choose to have on-site propane tanks and propane deliveries.

### **Requests:**

The Owner/Applicant is requesting approval of the Viewpoint Estates Filing No.2 Preliminary Plan. Approval will generate the Vacating and Re-plating Lots 71 & 72, Viewpoint Estates, 24.332± acres, into seven (7) single-family rural residential lots in the RR-2.5 zone and Tracts A & B as additional right of way for Colorado Highway 94. This request is submitted concurrently with the Final Plat application for Viewpoint Filing No. 2.

### **Justification:**

This Preliminary Plan is consistent with the requirements of the existing RR-2.5 zoning with respect to the layout, land use (single-family residential), lot size, minimum building setbacks, water supply and wastewater disposal.

The proposed subdivision is compatible with the surrounding land uses and neighborhood listed above and coincides with the all adjacent County zoning. The surrounding properties are a mix of platted and unplatted parcels, all being 2.5 acres or larger. The proposed Preliminary Plan application is in conformance with the goals, objectives, and policies of the Master Plan and the applicable Topical Master Plan elements as discussed below.

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

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

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

**Your El Paso Master Plan (2021)** is a comprehensive document communicating a vision for many factors that influence the quality of in El Paso County, including Land Use. The Master Plan provides a strategy to achieve the vision by putting forth goals and policies that can be used as a framework for decision-making regarding development of the County.

The site is not located in a designated key area of the county. The site is designated a Large-Lot Residential Placetype in the Master Plan. The Primary Land Use of this placetype is Single Family Detached housing with Agriculture, Commercial Retail, Commercial Service and Parks and Open Space as Supporting Land Uses. The location of this site and existing infrastructure is suited to single family residential use.

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



In the Land Use category, Goal 1.1 is “*Ensure compatibility with established character and infrastructure capacity*”. This area of the County is conducive to rural residential development that allows residential use of property but preserves the natural character of the landscape. The proposed 2.5 acre minimum lot size subdivision is compatible with the existing neighborhood and surrounding development. The existing community character is preserved with this proposed Preliminary Plan. The proposed density is less than allowed by zoning since enough acreage exists to allow up to seven rural residential lots. The proposed density will not overburden the capacity of the land to support the water and wastewater needs of the development. The site will remain rural residential and is surrounded by existing rural residential developments on the north, south, east, and west sides of the site. The development will therefore be a part of the transition from the potentially higher densities on the south. Goal 2.2 is “*Preserve the character of rural and environmentally sensitive areas*”. The proposed subdivision will keep the prairie land nature of the area intact. The 2.5-acre lot density has reduced impact on environmental conditions. Density and land use are compatible with the surrounding area and the natural features of the site will remain preserved, even with the addition of five (5) more residences on the site. The project maintains the rural character of site and neighborhood.

The proposed Preliminary Plan is in compliance with the **Parks Master Plan (2013)**, which does not appear to call for parks in the site. The Parks Master Plan appears to call for a secondary Regional Trail along Colorado Highway 94 (Ellicott Highway). This trail could be accommodated for within the 25' wide right of way strip to be conveyed to Colorado State Highway as additional right of way. Any required Park Fees will be paid at the time of plating.

The proposed subdivision is in compliance with the **2040 Major Transportation Corridors Plan (MTCP)**. An additional 25 feet of right-of-way is being dedicated for Colorado Highway 94 on the southern edge of the site. This dedication will allow for 25 feet of additional right-of-way as requested by CDOH.

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

Viewpoint Estates is located in the Ellicott Utilities District and will receive their potable water for each lot with their existing purchased water taps.

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

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

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

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

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

Water service is to be provided by Ellicott Utilities Company, LLC. A Water Supply Report detailing supply and demand has been prepared and submitted for this project.

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

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

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

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

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

The proposed Preliminary Plan is consistent with the submitted Final Drainage Letter. There are no recommended drainage improvements for the subdivision. The the owner will comply with the requirements of the drainage report.

Public Improvements: *“The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development.”*

There are no public improvements associated with this Preliminary Plan. Public roads in existing public right of way exist adjacent to the subdivision. The Final Plat for the subdivision will dedicate additional 25' of right-of-way for Colorado Highway 94 along the subdivisions southern boundary.

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

All seven (7) proposed lots will be accessed via existing Chesley Drive. Driveway permits will be requested for the newly subdivided lots at the time single family building permits are applied for.

Compatibility: *“The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities.”*

Viewpoint Estates Filing No. 2, by nature of the 2.5 acre rural residential subdivision type, preserves the natural physical features of the site to a great extent. The existing adjacent roadways and lot layouts with 'No-Build' areas are designed to preserve significant natural features and existing contours. Including right of way convenience the proposed gross density of 1 lot per 3.476 acres (0.288 Units per acre) is less than allowed within the RR-2.5 zone. The 'No Build' areas created open by the Preliminary Plan for the individual lots of Viewpoint Estates Filing No. 2. incorporate open space elements into the design. The existing roadways and connection to the existing transportation system at Colorado Highway 94 is efficient and does not add new public roads for county maintenance. A Natural Features Report has been prepared and submitted for the site. No wetlands or waters were found in the project area. The site does not contain suitable habitat for federally threatened and endangered species. The owners will follow the recommendations of the Natural Feature Report.

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

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provides police protection for the site and surrounding area. Viewpoint Estates is located within the Ellicott Fire Protection District which is providing fire protection for the site and has agreed to serve this subdivision. Water will be provided by Ellicott Utilities Company, LLC. Sanitary sewer will be provided by individual OWTS systems as discussed above. The property is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Centurylink Telephone, and Ellicott School District No.22, which will serve the subdivision. Transportation is being facilitated by the existing adjacent roadway system.

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

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

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

The subdivision is in accordance with the Land Development Code with respect to zoning, lot size, building setbacks, provision of utilities and storm drainage.

#### **Existing and Proposed Facilities:**

Existing drainage improvements within this parcel are related to the existing residential use in Viewpoint Estates as previously platted and constructed. Drainage facilities consist of existing piping previously constructed within existing Detention Basin Easements within the proposed Viewpoint Estates Filing No. 2. Individual water service lines, wastewater facilities, and new electric service lines will be extended and constructed by the future lot owners at the time of their residence construction. There are no other facilities or subdivision improvements required for this site.

**Total Number Of Residential Units And Densities:**

The gross area of Viewpoint Estates is 24.332± acres and is proposed to contain 7 rural residential Single Family Units with 2.195± acres of right of way to be conveyed to CDOT for Colorado Highway 94. The gross density including right of way dedication is therefore 0.288 units per acre. The net area to be used for residential lots is 22.137± acres with an average net lot area of 3.476± acres.

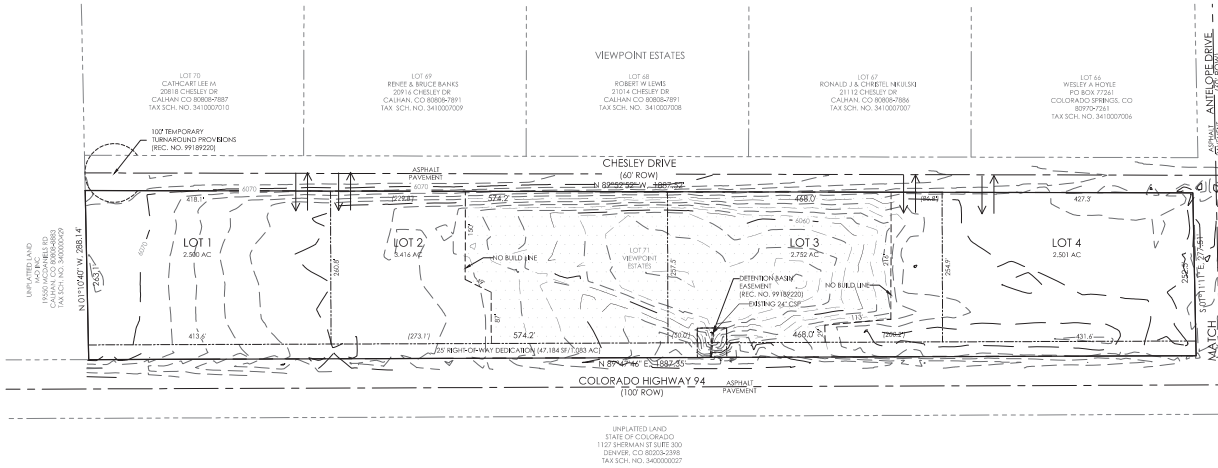
**Traffic Impact and Traffic Impact Fees:**

The seven (7) proposed single family residential units will access existing Chesley Drive a private road on the north side of the subdivision. A Traffic Memo has been prepared that details the expected traffic generation for the subdivision. This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 19-471. The owners have elected to not be included in any Public Improvements District. Traffic Impact Fees will be paid at time of building permit.

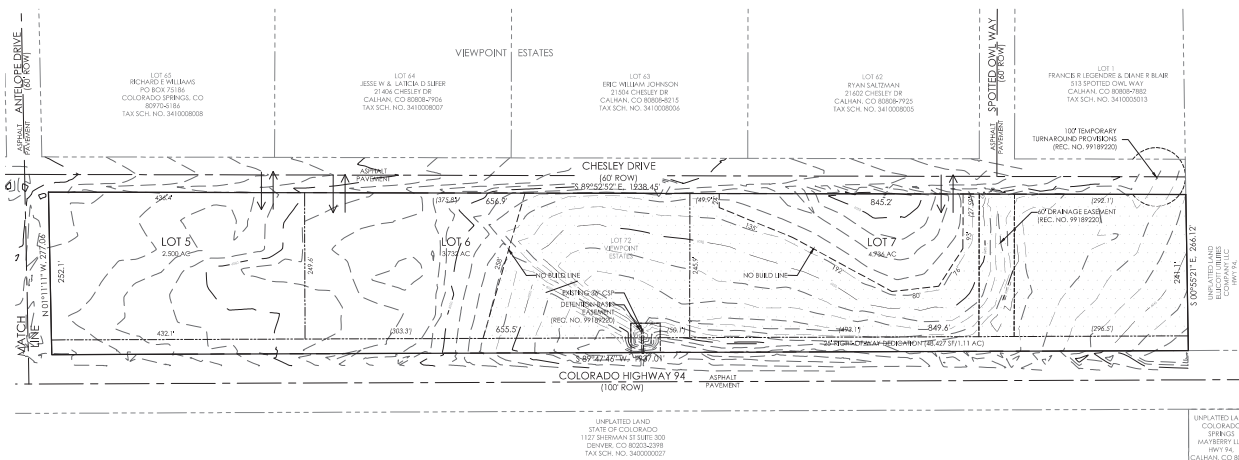
*Z:\61099\Documents\Correspondance\61099-Letter Of Intent-Prelim Plan.odt*

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

PRELIMINARY PLAN  
FOR  
VIEWPOINT ESTATES FILING NO. 2  
PORTION OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO



PRELIMINARY PLAN FOR LOT 71



PRELIMINARY PLAN FOR LOT 72

**OWNERS/APPLICANTS**

VIEWPOINT ESTATES, LLC  
PO BOX 4977  
COLORADO SPRINGS CO, 80934-4977

**CONSULTANT/ENGINEER**

M.V.E. INC.  
1001 ELABAY STREET, SUITE 200  
COLORADO SPRINGS, CO 80909  
(719) 434-0734

**TAX SCHEDULE NO.**

341001001 & 341000001

**AREA**

24,392 ACRES

**LOTS 1 - 7, VIEWPOINT ESTATES FILING NO. 2**

7 LOTS = 24,392 ACRES  
NO BUILD AREA WITHIN LOTS = 1,604 ACRES  
1 LOT = 3,448 ACRES

ACCESS TO BE FROM CHESLEY DRIVE.

**SETBACKS**

FRONT SETBACK = 20'  
REAR SETBACK = 20'  
SIDE SETBACKS = 10'

**ZONING**

R100000 (RESIDENTIAL RURAL)

**LEGAL DESCRIPTION**

LOTS 71 AND 72, VIEWPOINT ESTATES AS RECORDED UNDER RECEPTION NO. 99189220, OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

**FLOODPLAIN STATEMENT**

BOTH LOTS 71 AND 72, VIEWPOINT ESTATES ARE LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA, AREA OF MINOR FLOOD HAZARD AND ZONE "X" (SPRINKLER) SUBCATEGORIC ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 16042C0002, AND MAP NUMBER 16042C0002, EFFECTIVE DISASTER 1, 2018.

**NO BUILD AREA**

NO BUILDING STRUCTURES TO BE LOCATED IN NO BUILD AREAS. FENCES ALLOWED SO AS NOT TO IMPROVE DRAINAGE RUNOFF FLOW.

**STREET CLASSIFICATIONS**

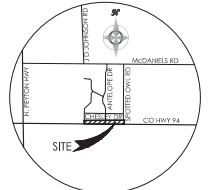
ALL DRIVES ARE CLASSIFIED AS TYPICAL URBAN RESIDENTIAL COLLECTOR

**EASEMENTS**

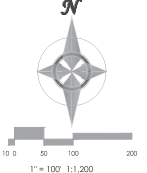
UNLESS OTHERWISE SHOWN, ALL EASEMENTS ARE RECORDED UNDER "VIEWPOINT ESTATES", RECEPTION NO. 09189220, OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.

**STANDARD COUNTY PLAT NOTES**

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THE SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT.
- 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. STRUCTURED, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPER THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LINES WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATED WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTS PROVIDED 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 ALL 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 CULVERTS FOR LAND DEVELOPMENT COVERED BY SECTION 4.1.1.2 AND 4.2.2.1.2.2, DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL BE REQUIRED TO BE APPROVED BY THE TRI-STATE METROPOLITAN FIRE PROTECTION DISTRICT.



VICINITY MAP  
NOT TO SCALE



**LEGEND**

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- NO BUILD LINE
- NO BUILD AREA

PROPOSED INGRESS/EGRESS

**ABBREVIATIONS**

- AC ACRES
- NO. NUMBER
- REC. RECEPTION
- ROW RIGHT-OF-WAY
- SCH. SCHEDULE
- SF SQUARE FEET

PRELIMINARY PLAN  
VIEWPOINT ESTATES  
FILING NO. 2

**MVE, INC.**  
ENGINEERS SURVEYORS

1903 Lacey Street, Suite 300  
Colorado Springs, CO 80909  
719.635.5736 www.mveinc.com

AVE PROJECT: 61099  
AVE DRAWING: PRELIM-03  
DATE: NOVEMBER 8, 2021  
SHEET: 1 OF 1



November 10, 2021

**LETTER OF INTENT  
VIEWPOINT ESTATES FILING NO. 2  
A VACATION AND REPLAT OF LOTS 71 & 72, VIEWPOINT ESTATES  
(MVE Proj. No. 61099)**

**Owner/Applicant:**

Viewpoint Estates, LLC  
P.O. Box 6797  
Colorado Springs, CO 80934

**Consultant:**

M.V.E., Inc.  
1903 Lelaray Street, Suite 200  
Colorado Springs, CO  
(719) 635-5736  
Charles Crum, P.E.  
chuckc@mvecivil.com

**Site Location Size and Zoning:**

The proposed subdivision to be known as “Viewpoint Estates Filing No. 2” is located in a portion of the West Half of the West Half of the East Half of Section 10, Township 14 South, Range 63 West of the 6<sup>th</sup> P.M., El Paso County, Colorado. The property has El Paso County Tax Schedule No.'s 34100-10-001 & 34100-09-001. The current addresses for the properties are 21209 & 21307 Chesley Drive and is currently two vacant parcels. The proposed subdivision is located on the south side of Chesley Drive. The area of land under consideration for vacating and replating is 24.33± acres and the property is zoned Residential Rural (RR-2.5).

**Request and Justification:**

The request is for approval of a Vacation and Replat of a parcel of land currently composed of Lots 71 & 72, Viewpoint Estates as in the records of El Paso County, Colorado recorded in 1999. Approval will generate the Vacating and Re-plating Lots 71 & 72, Viewpoint Estates, 24.332± acres, into seven (7) single-family rural residential lots in the RR-2.5 zone and Tracts A & B as additional right of way for Colorado Highway 94. The property is proposed to be vacated and replatted in order to create more lots for residential use. This vacation and replat will comply with the zone density requirements. The proposed use will be residential as the zone is RR-2.5.

The Owner/Applicant is requesting approval of the Replat for “Viewpoint Estates Filing No. 2 ”. The property is eligible for subdivision under El Paso County Land Development Code. The proposed lots will provide adequate sites for new residences.

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

This application meets the Vacation and Replat submittal requirements, the standards for Divisions of Land in Chapter 7 (Section 7.2.3(A)(3) and Section 7.2.3(C)., and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Vacation and Replats are reviewed and approved in consideration of the following review criteria found in the El Paso County Land Development Code.

Vacation

1. *Vacation of the recorded plat will not leave any lots or parcels without adequate utility or drainage easements.* This vacation is accompanied by the replat creating seven (7) lots in Viewpoint Estates Filing No. 2 of which will provide the necessary utility and drainage easements.
2. *Vacation of the recorded plat will not vacate road rights-of-way or access easements needed to access other property.* No road right-of-way or access easements are being vacated with this proposed vacation action. Area for temporary turn arounds at the ends of Chesley Drive will remain with easements created on the end lots to accommodate said turn arounds.
3. *Vacation of the recorded plat will not inhibit the provision of adequate public facilities or services to other property as required by this Code.* There are not public facilities or services that will be affected by the vacation of the subject property. Also, the vacation action is accompanied by the replat that will replace the vacated portion with viable legal conforming lots for residential use.
4. *Vacation of the recorded plat is consistent with the Master Plan.* This proposed vacation is accompanied by a replat which is consistent with the Master Plan and satisfies the required findings for a Final Plat. There is no aspect of the proposed vacation that conflicts with the goals and policies of the Master Plan.
5. *Vacation of the recorded plat will not adversely affect the public health, safety, and welfare.* There is no aspect of this vacation that will adversely affect the public health, safety, and welfare. The proposed vacation action will make way for the proposed replat which will enable the use of the vacant property which is in an established neighborhood.
6. *Where the lots or parcels are subject to any CC&Rs or other restrictions, that any potential conflict with the CC&Rs or other restrictions resulting from the vacation of the plat has been resolved.* There are no recorded CC&R's or other restrictions resulting from the vacation.

Replat

1. *The replat complies with this Code, and the original conditions of approval associated with the recorded plat.* The proposed replat complies with the Land Development Code. The replat does not affect any original conditions of approval of the 1999 recorded plat. The replat will establish seven (7) lots and two tracts for right of way conveyance to The State of Colorado for Highway 94. The adjacent street right-of-way will remain in place. Appropriate easements will be established in the subdivision.

2. *No nonconforming lots are created, and in the case of existing nonconforming lots, the nonconformity is not increased.* The purpose of the replat is to establish seven (7) lots. No nonconforming lots will be created as indicated on the proposed Vacation and Replat.
3. *The replat is in keeping with the purpose and intent of this Code.* The proposed replat will establish seven (7) new lots in place of the existing two lots which will meet the requirements contained in the Land Development Code in size, area and provision of adequate public facilities and services. The development and use of the lots will be in conformance with the requirements of the Land Development Code.
4. *The replat conforms to the required findings for a minor or major subdivision, whichever is applicable.* This replat conforms to the required findings for a Subdivision Plat as contained within the standards for Divisions of Land in Chapter 7, and the standards for Subdivisions in Chapter 8 of the El Paso County Land Development Code (2016). Subdivisions are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code. Each criteria is listed below followed by the appropriate justification:
  - 1) *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan.* The Master Plan is comprised of several elements. One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following policies from the Policy Plan as they specifically relate to this request:
    - **Goal 3.1** *Protect and enhance the quality, quantity and dependability of water supplies.*  
**Policy 3.1.4** *Encourage more systematic monitoring and reporting of water quality in individual wells.* The replat of seven lots will obtain water from Ellicott Utilities Company Municipal Water System.
    - **Goal 6.1.b** *Support growth and development in the unincorporated County in a manner which reasonably limits long term public costs, provides for the development of supporting infrastructure, preserves environmental quality, provides economic opportunities, and otherwise enhance the quality of life.*  
**Policy 6.1.3** *Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.* The replat will allow the owners of said seven (7) lots to utilize the existing infrastructure adjacent to the lot to preserve environmental quality of adjacent lands.  
**Policy 6.1.11** *Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses.* The replat will allow the owners of the seven (7) new lots to utilize adjacent road alignments.
    - The proposed subdivision is in compliance with the 2040 Major Transportation Corridors Plan (MTCP). The site is not adjacent to existing or proposed transportation thoroughfares.
    - The proposed subdivision is in compliance with the Master Plan for Mineral Extraction. No separate mineral estate owners were found for the property. Although the proposed and existing development on this and the surrounding properties is not compatible with potential mineral extraction operations, the site will not hinder mineral extraction to a greater degree than other typical residential developments.



- The proposed subdivision is in compliance with the El Paso County Water Master Plan (2018). The Water Resources will be provided by without causing injury to decreed water rights.
5. *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.* Access to the new lots is provided by existing Chesley Drive, a 60' wide public right-of-way that is constructed with asphalt surface and roadside ditches. The replatted lots will access the public road with standard El Paso County rural driveway entrances.
6. *The approval will not adversely affect the public health, safety, and welfare.* There is no aspect of this replat that will adversely affect the public health, safety, and welfare.

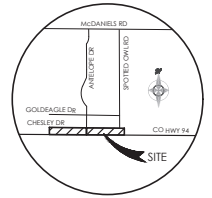
#### Easements

Existing platted easements are being vacated with the Vacation Request and new easements are being created by the Replat to replace them. New side lot line easements will also be added on all common lot lot lines between the proposed seven (7) lots. The sole responsibility for maintenance of the these easements will be vested with the property owner.

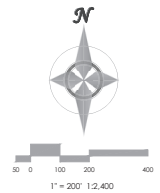
#### Traffic Impact

The proposed replat, Viewpoint Estates Filing No. 2, will access the public Chesley Drive as asphalt road which connects State Highway 93. The subject replatted property with five (5) more lots is expected to generate 47.20 trips per day more. Therefore, a Transportation Impact Study (TIS) is not required for the replat. This replat creates five (5) additional lots in the existing subdivision and will have a minimal effect of generating additional traffic compared to the previously platted subdivision.

A VACATION AND REPLAT OF LOTS 71 AND 72, VIEWPOINT ESTATES  
A PORTION OF SECTION 10, TOWNSHIP 14 SOUTH, RANGE 63 WEST,  
OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE



SECTION 36  
T36N  
R120E

LOT 70 LOT 69 LOT 68 LOT 67 LOT 66 LOT 65 LOT 64 LOT 63 LOT 62 LOT 61

VIEWPOINT ESTATES

VIEWPOINT ESTATES

CHESLEY DRIVE (60 ROW)

LOT 71  
VIEWPOINT ESTATES  
20.04

LOT 72  
VIEWPOINT ESTATES  
244.12

COLORADO HIGHWAY 94 (100 ROW)

N 89°52'52" W 1887.52'

N 89°47'46" E 1887.35'

S 89°52'52" E 1938.43'

S 89°47'46" W 1937.01'

777.81' E  
630'11.11" W  
N 0°11'11" W 227.05'

AS - PLATTED

THAT VIEWPOINT ESTATES, LLC ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LOTS 71 AND 72 OF VIEWPOINT ESTATES, AS RECORDED IN RECEPTION NO. 99189220,  
OF THE PUBLIC RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO,

CONTAINING 24.332 ACRES MORE OR LESS.

1. BEARING REFLECTS TO HEREIN ARE BASED ON THE NORTHERN LINE OF LOT 71, VERNON ESTATES, BEARING N 2° 52' W.

2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M.V.E. CO. TO DETERMINE OBTAINMENT OF EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, TITLE AND OTHER MATTERS OF RECORD, M.V.E. CO. RECEIVED THE TITLE COMMITMENT FILE NO. 5513-346883. AS PREPARED BY FIRST AMERICAN TITLE COMPANY, INC. DATED OCTOBER 29, 2021.

3. ALL CORNERS SET WITH M.V.E. & BEARER WITH SURVEYORS ALUMINUM PINS L.S. 276021 FOUND WITH THE GRADUAL, UNLESS OTHERWISE NOTED.

4. ACCORDING TO FLA. FLOOD INSURANCE RATE BY COMMUNITY CREDIT FUEL NO. 0804102891 G. DATED DECEMBER 7, 2018 THE PROPERTY IS LOCATED IN FLA. DESIGNATED FLOOD HAZARD AREA "ZONE X".

5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMEANCE AN ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IF NO EVENT MAY AN ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMEANCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SIGNED HEREIN. (SECTION 13-80-105 C.R.S.).

POTABLE WATER SHALL BE PROVIDED AND SUPPLIED BY ELICOTT UTILITIES COMPANY.

UNLESS OTHERWISE INDICATED, ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LINES WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 15 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. THE DETENTION BASIN EASEMENT AS RECORDED UNDER RECEPTION NO. 099189220, OF THE RECORDS OF EL PASO COUNTY, SHALL REMAIN IN FULL FORCE AND EFFECT ON THIS REPLATED PROPERTY.

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: FINAL DRAINAGE REPORT; WASTE-WATER DISPOSAL REPORT MEMO; GEOLOGIC & SOILS MEMO; FIRE PROTECTION REPORT; WILDFIRE AND HAZARD REPORT.

- [illegible]

TRACTS A & B SHALL BE DEDICATED TO THE STATE OF COLORADO BY SEPARATE DOCUMENT FOR FUTURE COLORADO HIGHWAY 94 RIGHT-OF-WAY.

I, RANDALL D. HENRY, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAN OF "VIEWPOINT ESTATES PLING NO. 2," TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 02/11/2020. BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE/ROUNDING ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAN 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 AND IS NOT A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.

RANDALL D. HENCY  
COLORADO REGISTERED PLS #27605  
FOR AND ON BEHALF OF M.V.E., INC.

THIS PLAT FOR "VIEWPOINT ESTATES FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR	DATE
---	------

THIS PLAT FOR "VIEWPOINT ESTATES FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

## 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 \_\_\_\_\_, 2021, A.D.

AND IS DULY RECORDED AT RECEIPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHARLES D. BROERMAN, RECORDER

BY: \_\_\_\_\_

SCHOOL FEE:

PARK FEE:

BRIDGE FEE:

DRAINAGE FEE:

VIEWPOINT ESTATES, LLC, HAVE CAUSED SAID LOTS TO BE SURVEYED, VACATED, AND REPLATED INTO LOTS, TRACTS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING REPLAT, WHICH REPLAT IS DRAWN TO A FIXED SCALE AS INDICATED HEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID LOTS, AND EASEMENTS WHICH REPLAT SHALL BE KNOWN AS "VIEWPOINT ESTATES FILING NO. 2", EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF THE AFOREMENTIONED OWNERS HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

IN WITNESS WHEREOF THE AFOREMENTIONED OWNERS HAVE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021 A.D.

CHARLES M. MCALLISTER  
VIEWPOINT ESTATES, LLC, MANAGER

STATE OF COLORADO )  
COUNTY OF EL PASO ) ss

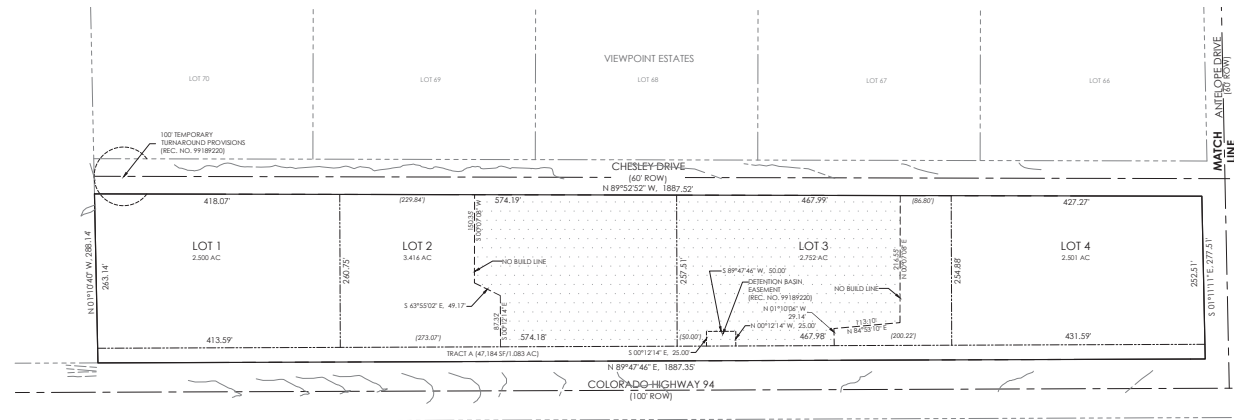
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021  
BY \_\_\_\_\_  
AS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

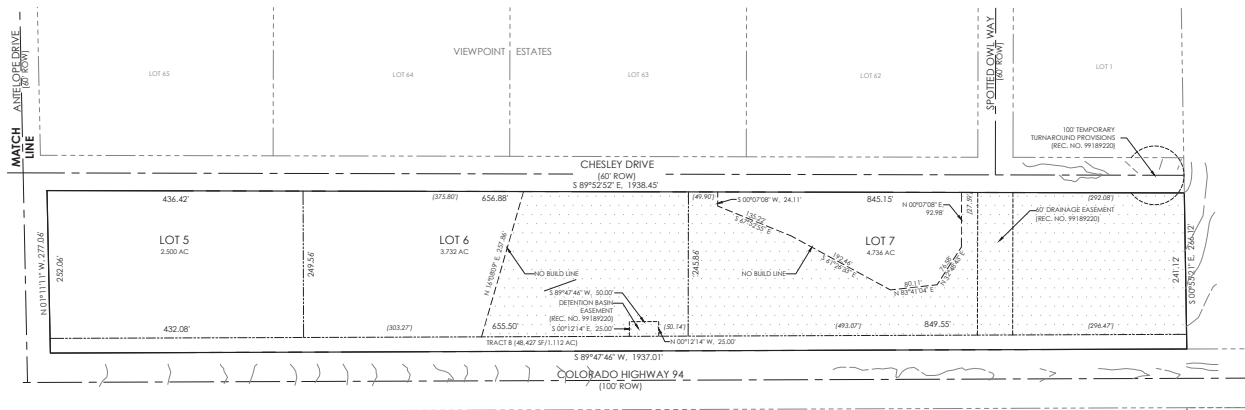
WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC

COUNTY OF EL PASO 155 PCD FILE NO. XXXX

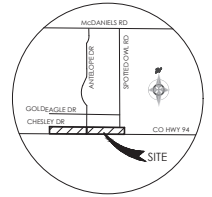
<p><b>OWNER OF RECORD</b>          AT TIME OF PLATING:            VIEWPOINT ESTATES, LLC.          PO BOX 4797          COLORADO SPRINGS CO.          80934-6797          (719)-338-5223</p>	<p><b>FINAL PLAT</b>  <b>VIEWPOINT ESTATES</b>  <b>FILING NO. 2</b></p>
<p><b>VIEWPOINT ESTATES, LLC.</b>          PO BOX 4797          COLORADO SPRINGS CO.          80934-6797          (719)-338-5223</p>	<p><b>MVE, INC.</b>    <b>ENGINEERS SURVEYORS</b>          1903 Liberty Street, Suite 100          Colorado Springs CO 80909          719.625.5736 www.mveinc.com</p>
<p><b>VIEWPOINT ESTATES, LLC.</b>          PO BOX 4797          COLORADO SPRINGS CO.          80934-6797          (719)-338-5223</p>	<p><b>MVE PROJECT:</b>          61099  <b>MVE DRAWING:</b>          PLAT-PS1    <b>DATE:</b>          NOVEMBER 8, 2021    <b>SHEET:</b>          SHEET 1 OF 2</p>



AS-REPLATTED LOT 71, VIEWPOINT ESTATES



AS-REPLATTED LOT 72, VIEWPOINT ESTATES



## LEGEND

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - PROPOSED LOT LINE
- - - EASEMENT LINE
- - - ROAD CENTERLINE
- - - NO BUILD LINE
- - - NO BUILD AREA

## ABBREVIATIONS

- AC ACRES
- NO. NUMBER
- REC. RECEIPT
- ROW RIGHT-OF-WAY
- SCH. SCHEDULE
- SF SQUARE FEET

FINAL PLAT  
VIEWPOINT ESTATES  
FILING NO. 2

**MVE, INC.**  
ENGINEERS SURVEYORS

1903 Lacey Street, Suite 300  
Colorado Springs, CO 80909  
719.635.5736 www.mveinc.com

MVE PROJECT:  
61099  
MVE DRAWING:  
PLAT#52  
DATE:  
NOVEMBER 8, 2021  
SHEET:  
SHEET 2 OF 2

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Eagleview Estates Preliminary Plan

**Agenda Date:** January 12, 2022

**Agenda Item Number:** #6 - B

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### Background Information:

This is a request by N.E.S., Inc., on behalf of PT Eagleview, LLC, for endorsement of Eagleview Estates Preliminary Plan. The original Eagleview Estates Preliminary Plan was approved by the Board of County Commissioners in 2007 but has since expired. Eagleview Estates, zoned RR-2.5, is located southeast of the intersection of Arroyo Lane and Raygor Road, west of the unincorporated Town of Falcon. This proposed 121.21-acre development will include 38 single-family residential lots, with an average lot size of 2.95 acres. The property is within the Falcon-Peyton Small Area Master Plan and Black Forest Preservation Plan boundaries.

The 2013 El Paso County Parks Master Plan shows impacts to two regional trails: the Arroyo Lane Primary Regional Trail and the Woodmen Hills Secondary Regional Trail. The applicant's Letter of Intent correctly states the following:

*"The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The site is 4 miles from the Pinerias Open Space and 7 miles from Black Forest Regional Park. It is in close proximity to various trailheads as well. There is a proposed county trail going through the site on the El Paso County Master Plan, however, this trail is being diverted through The Ranch and Sterling Ranch developments, as the current location necessitates going through multiple 5-acre lots to the south."*

Since 2018, a reroute of the Woodmen Hills Secondary Regional Trail was proposed to better align with other proposed major developments in the area, including Bent Grass, The Ranch, and Sterling Ranch, all of which are located to the south or southwest of Eagleview Estates. However, the applicant did not consider the Arroyo Lane Regional Trail, which runs east-west across the northern portion of the project area and was present in the Trails Master Plan portion of the 2013 Parks Master Plan. Trail easements have been established at The Retreat at TimberRidge and Paint Brush Hills, located to the west and east, respectively. Therefore, staff recommends that a 25' trail easement be designated along the northern edge of Eagleview Estates, which will allow for the construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail.

Because the Eagleview Estates subdivision is zoned RR-2.5, the project is not subject to the El Paso County Land Development Code's 10% open space requirement. Large 2.5-acre lots, natural landscaping, and various drainage easements designated to protect local wetlands and waterways, including a tributary of the Upper Black Squirrel Creek, greatly reduce overall impacts to the surrounding environment.

In addition to the aforementioned trail easement dedication, staff recommends regional park fees in lieu of land dedication due at the time of the recording of the forthcoming Final Plat(s).

**Recommended Motion (Preliminary Plan):**

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







Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT

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

January 12, 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:	Eagleview Estates Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-21-016	Total Acreage:	121.21
		Total # of Dwelling Units:	38
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.78
PT Eagleview, LLC	N.E.S., Inc.	Regional Park Area:	2
Joe DesJardin	Andrea Barlow	Urban Park Area:	3
1864 Woodmoor Drive, Suite 100	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RR-2.5
Monument, CO	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.	
<b>LAND REQUIREMENTS</b>		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres): <b>NO</b>	
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 3</b>	
0.0194 Acres x 38 Dwelling Units = 0.737		Neighborhood:	0.00375 Acres x 38 Dwelling Units = 0.00
<b>Total Regional Park Acres: 0.737</b>		Community:	0.00625 Acres x 38 Dwelling Units = 0.00
		<b>Total Urban Park Acres: 0.00</b>	
<b>FEE REQUIREMENTS</b>			
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 3</b>	
\$460 / Dwelling Unit x 38 Dwelling Units = \$17,480		Neighborhood:	\$114 / Dwelling Unit x 38 Dwelling Units = \$0
<b>Total Regional Park Fees: \$17,480</b>		Community:	\$176 / Dwelling Unit x 38 Dwelling Units = \$0
		<b>Total Urban Park Fees: \$0</b>	

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 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.

Park Advisory Board Recommendation:

## **EAGLEVIEW ESTATES PRELIMINARY PLAN**

### **LETTER OF INTENT**

**DECEMBER 2021**

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**OWNER:**

PT EAGLEVIEW LLC,  
1864 WOODMOOR DR, STE 100,  
MONUMENT, COLORADO 80132

**APPLICANT:**

PT EAGLEVIEW LLC, JOE DESJARDIN,  
1864 WOODMOOR DR, STE 100  
MONUMENT, CO 80132  
719.476.0800  
JDESJARDIN@PROTERRACO.COM

**CONSULTANT:**

N.E.S. INC.  
ANDREA BARLOW  
619 N. CASCADE AVE. SUITE 200  
COLORADO SPRINGS, CO 80903  
719.471.0073  
ABARLOW@NESCOLORADO.COM

**SITE DETAILS:**

**TSN:** 5226000001; 5226000002

**ADDRESS:** ARROYA LN

**ACREAGE:** 121.21 ACRES

**CURRENT ZONING:** RR-2.5

**CURRENT USE:** VACANT

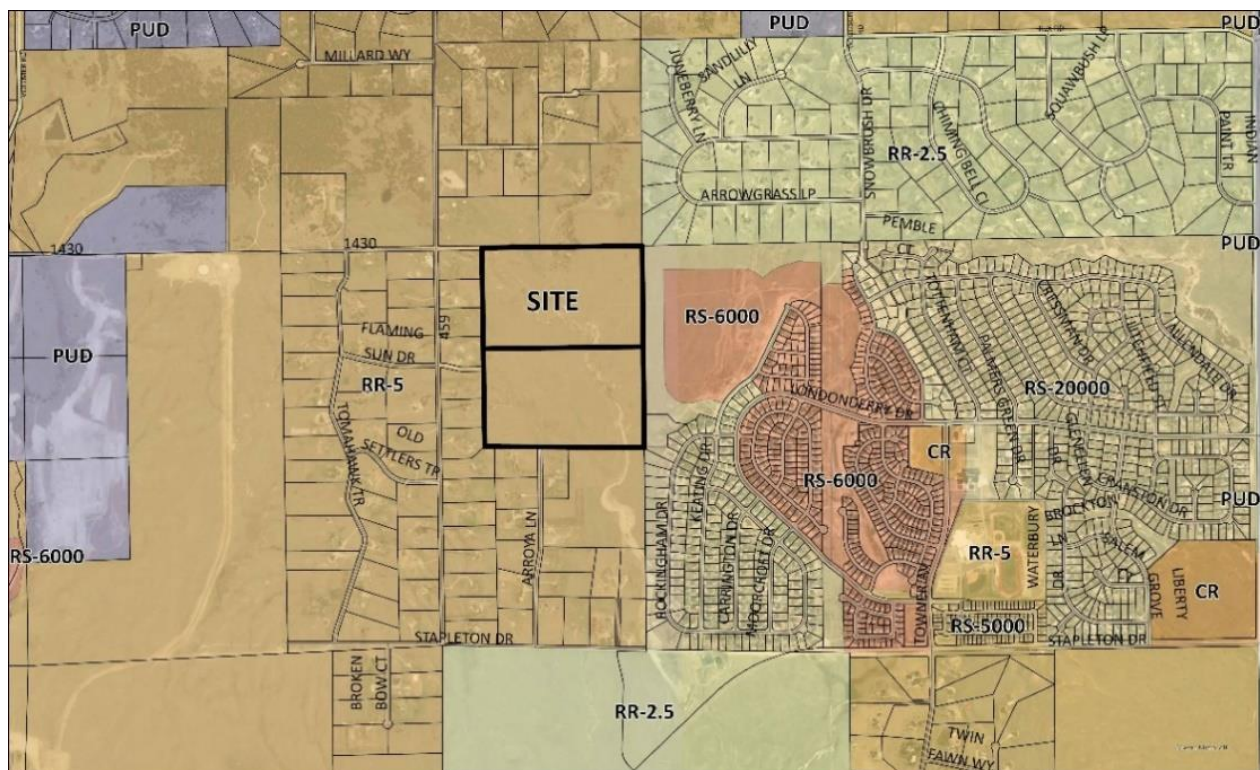


## REQUEST

N.E.S. Inc. on behalf of PT Eagleview LLC requests approval of a reconsideration of a Preliminary Plan for Eagleview Estates. This Preliminary Plan was approved in 2007 and has since expired. The proposed plan is largely the same, with one modified street intersection at South Arroya Lane and Flaming Sun Drive.

## LOCATION

The 121.21-acre project site lies southeast of the intersection of Raygor Road and Arroya Lane in northeast El Paso County. The site is surrounded by residential development, including RR-5 to the west and north, vacant land zoned RS-6000 due east, and RR-2.5 to the south. The Paintbrush Hills Subdivision is to the southeast.



## PROJECT DESCRIPTION & CONTEXT

In 2007, the County approved the Eagleview Estates Preliminary Plan to include 38 single-family residential lots on the 121.21-acre site. This plan has since expired. This submittal is proposing to reinstate a Preliminary Plan. Minor changes have been made to the street configuration to establish better continuity on the site and avoid street naming issues.

There are 38 proposed lots with an average lot size of 2.95 acres. The minimum lot size is 2.5 acres. Buildings will not exceed 30 feet in height.

**ACCESS AND CIRCULATION:** Access to the site is proposed by three existing intersections at Raygor Road/Arroya Lane, Raygor Road/Flaming Sun Drive, and Stapleton Drive/Arroya Lane. There are three deviations included in this submittal, which are outlined on page 5 of this letter of intent. A Traffic Impact Study, provided by LSC Transportation Consultants, is included in this submittal.

**COMPATIBILITY/TRANSITIONS:** The site is surrounded by residential development, or vacant land zoned for residential. Immediately to the north are single family lots zoned RR-5. To the east is a vacant 88.6-acre parcel zoned RS-6000 RS-20000, adjacent to the Paint Brush Hills subdivision (RS-20000). To the south and west of the site are single family RR-5 lots. The proposed single-family attached residential use at 0.31 du/ac adequately fits in with surrounding land uses. This provides a transition from RR-5 to the west and north and the R-6000 to the east.

**AIR QUALITY:** The proposed residential use will not negatively impact air quality. The proposed development is located within a developing area with convenient access to Stapleton Drive, Meridian Road, and Highway 24, providing shorter travel time to employment and commercial facilities.

**WATER:** Water will be provided by individual site wells. The proposed residential development is not a source of water pollution. The site is suitable for individual on-site wastewater treatment systems (OWTS). Contamination of surface and subsurface water resources should not occur provided the OWTS sites are evaluated and installed according to El Paso County and State Guidelines and properly maintained. A Water Resources Report, provided by JDS Hydro, is included in this submittal.

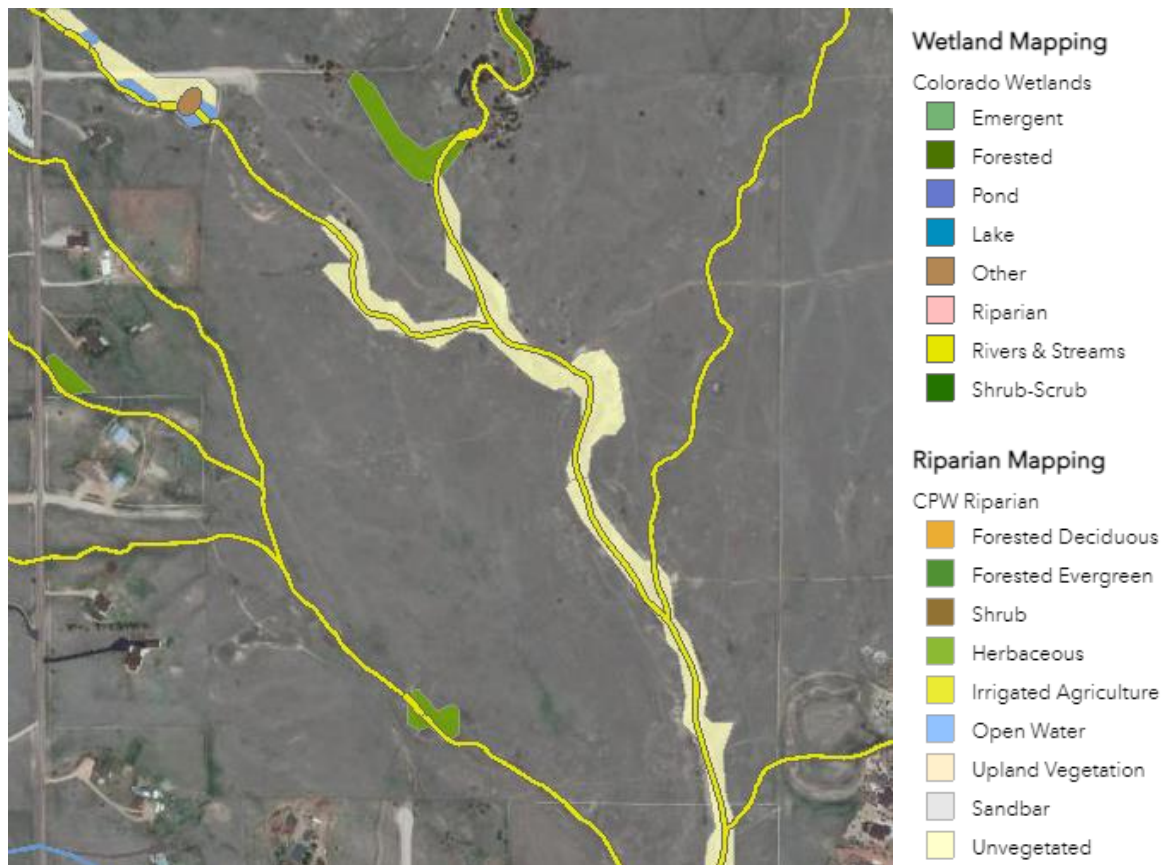
**FLOODPLAINS:** A review of El Paso County FEMA FIRM panels indicates no portions of the project area are within a FEMA flood risk area. Thus, the flood risk is deemed by FEMA as 'minimal.'

**GEOLOGIC & SOIL HAZARDS:** The Soils and Geology Report for the proposed residential development, prepared by Entech Engineers, is included in this submittal. Geologic hazards encountered at the site include seasonally shallow groundwater, drainage areas, artificial fill, expansive soils, and potentially unstable slopes along the main drainage areas. The geologic conditions of the site are common and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. November 2021). The western half of lot 31 and lot 32 are within a drainage easement. **The drainage easements are no-build areas and have a shared access easement.**

**VEGETATION & WILDLIFE:** The area is within the Foothill Grasslands ecoregion, composed of a mixture of tall and mid-grasses and isolated pine trees. Much of the site seems to have been lightly disturbed by cattle grazing in the past. No globally-sensitive vegetation communities are present on site. There are several noxious weeds on site. A Noxious Weed Management Plan was prepared by Bristlecone Ecology and is included in this submittal. The site provides a moderate quality habitat for some grassland and riparian wildlife, and while development would inevitably affect some potential habitat for wildlife, expected impact is relatively low.

**USE OF, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER:**

The Natural Features and Wetlands Report, prepared by Bristlecone Ecology, is included in this submittal. The report details that the main stem of the tributary to Black Squirrel Creek is mapped as an intermittent stream running north to south near the center of the project area. Site reconnaissance revealed that many of the aquatic resources depicted in NWI/NHD data are not present on site. Impacts resulting to the wetlands from construction are expected to require a Section 404 permit from the USACE.



**DISTRICTS SERVING THE PROPERTY:**

The following districts will serve the property:

- Water will be provided by individual wells.
- Wastewater will be on individual septic systems.
- Mountain View Electric Association will provide electric service. A will serve letter is provided with this application.
- Black Hills Energy will provide natural gas service. A will serve letter is provided with this application.

- Falcon Fire Protection District will provide fire protection and emergency services. A will serve letter is provided with this application.
- Falcon School District 49 will serve the property.

**PROPOSED WAIVERS:** A Waiver of 8.4.3(C)(2)(e) of the Land Development Code is requested. Chapter 8.4.3(C)(2)(e) of the LDC states requires lots to have access from a public road. Lots 12, 32, and 37 do not have direct access from a public road and will be accessed via a shared access easement over the adjacent lot. The requested waiver will help to protect existing topography and natural features by avoiding unnecessary extension of public roads. The applicant is prepared to review with the fire department or respond to fire concerns as needed in future submittals.

**PROPOSED DEVIATIONS:** Three deviation requests are included in this submittal.

Deviation 1 – The Engineering Criteria Manual (ECM) states that a right-turn lane is required for access within a peak-hour that exceeds 50 vehicles per hour. This threshold is expected to be exceeded but there are significant constraints to constructing an eastbound right turn. There are significant slopes, a utility pole and boxes, and limited ROW along Burgess. Once Raygor is connected to the south, the right turn volumes are projected to fall below the threshold.

Deviation 2 - The ECM states rural cul-de-sacs or non-through roads shall not exceed 1,600 feet. Deviation 2 requests four non-through streets that exceed 1,600 feet. This deviation is only needed until the Raygor connection south to Stapleton is established or another road connection is made. The applicant is prepared to review with the fire department or respond to fire concerns as needed in future submittals.

Deviation 3 – This request details that Raygor Road ROW and cross section do not meet the ECM standard for a minor collector, and a deviation is requested. This proposes to keep Raygor Road as an unimproved roadway.

**RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS:**

The Master Plan for the County comprises the recently adopted El Paso County Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the Parks Master Plan.

**YOUR EPC MASTER PLAN**

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. This placetype consists of predominantly single family detached residential areas, and is supportive of single-family attached, multifamily residential, commercial retail, parks, and open space. Aligning with the Preliminary Plan, this placetype deviates from the traditional grid pattern of streets, containing a more curvilinear pattern. The Suburban Residential placetype suggest and density of up to 5 du/ac and the Preliminary Plan proposes single-family detached residential development at a density of 0.31 du/ac. This is consistent with the suburban density placetype objectives.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area is identified as a “New development” area. New Development Areas will be significantly transformed as new development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to adjacent development. This site provides a consistent transition from the higher density subdivision to the east, and the larger, more rural development to the north, west, and south.

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

It is also consistent with Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types”, as well as Goal 2.2 to “preserve the character of rural and environmentally sensitive areas” and Goal 2.3 to “locate attainable housing that provides convenient access to goods, services, and employment”.

#### **WATER MASTER PLAN**

The project is located within Region 3, the Falcon area. This growth area is projected to experience significant growth by 2040. By 2060, the AF per year is expected to nearly double in Region 3. Region 3 has sufficient supply and existing infrastructure in the area to serve this development. By 2060, a 14% increase in supply is needed.

A Water Resources Report, prepared by JDS Hydro, is included in this submittal. The report indicates an anticipated 0.47 acre-feet of water per year for each lot. The current water rights and augmentation plan in place are adequate to meet the estimated overall demand of 17.90 AF/year for thirty-eight (38) lots. Further discussion of water quantity sufficiency and dependability of supply are included in the Water Resources Report.

Per El Paso County criteria, the 300-year supply of water for the subject property appears to be more than adequate for full buildout, which would include both the 2040 and 2060 scenarios. However, the proposed supply in the Dawson aquifer is based on non-renewable sources. If needed beyond the 300-year supply, the subdivision has water rights in the Denver, Arapahoe, and Laramie-Fox Hills (LFH) formations, although a portion of the LFH water right is dedicated to augmentation to offset post-pumping depletions.

The proposed residential development satisfies the following policies of the County Policy Plan and the Water Master Plan.

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

*Goal 4.2 – Support the efficient use of water supplies.*

*Policy 4.3.6 – Encourage well monitoring throughout the County, with an emphasis on the Denver Basin aquifer fringe areas.*

*Policy 4.1.2 – Encourage more systematic monitoring and reporting of water quality in individual wells.*

*Goal 6.0 – Require adequate water availability for proposed development.*

## **2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)**

The 2040 Functional Classification map shows adjacent roads Briargate and Meridian as principal arterials. Burgess Road is a minor arterial, and Woodmen Road is an expressway.

The 2040 Improvements map identified the most proximate roadway improvement to the site is the Briargate proposed new roadway connection, with county road capacity improvements to Stapleton Drive. The 2060 corridor preservation plan depicts that Briargate Pkwy will become a principal arterial. Burgess Road is expected to be improved between 2040 and 2060. There are no planned improvements to the immediate streets accessing the site in the MTCP.

## **EL PASO COUNTY PARKS MASTER PLAN**

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The site is 4 miles from the Pineries Open Space and 7 miles from Black Forest Regional Park. It is in close proximity to various trailheads as well. There is a proposed county trail going through the site on the El Paso County Master Plan, however, this trail is being diverted through The Ranch and Sterling Ranch developments, as the current location necessitates going through multiple 5-acre lots to the south.

## **PROJECT JUSTIFICATION**

The Eagleview Estate Preliminary Plan addressed the Preliminary Plan Review Criteria in Chapter 7.2.1.D.C if the LDC as follows:

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

The development is consistent with the intent of the El Paso County Master Plan as outlined above.

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

The proposed development meets all the County Code Preliminary Plan requirements.

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

There is no approved Sketch Plan for this property. The proposed subdivision is in conformance with the subdivision design standards other than the requested waivers, which are discussed in



more detail below. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

- Adequate provision for traffic, drainage, open space, recreation and parks;
- Provision of properly designed roads to provide for safe and convenient vehicular circulation and identification of required road improvements;
- Adequate provision for water, sewer and other utilities;
- Ensuring that structures will harmonize with the physical characteristics of the site;
- Ensuring that land is divided into lots that are of adequate size and configuration for the purpose for which they are intended to be used; and
- Protecting the natural resources, considering the natural vegetation.

- 4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE (THIS FINDING MAY NOT BE DEFERRED TO FINAL PLAT IF THE APPLICANT INTENDS TO SEEK ADMINISTRATIVE FINAL PLAT APPROVAL);**

Water is provided by individual site wells operated through a state approved water replacement plan. Region 3 has sufficient supply and existing infrastructure in the area to serve this development. By 2060, a 14% increase in supply is needed. Discussions of water quantity sufficiency and dependability of supply for this project are included in the submitted Water Resources Report, prepared by JDS Hydro. The report indicates an anticipated 0.47 acre-feet of water per year for each lot. The current water rights and augmentation plan in place are adequate to meet the estimated overall demand of 17.90 AF/year for thirty-eight (38) lots.

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

The proposed sewage disposal is individual on-site septic systems. These systems comply with all state and local laws and regulations.

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

The Soils and Geology report, provided by Entech Engineering, which outlines all soil and topographical conditions, is included in this submittal. The report determined the site to be suitable for the proposed developed and achievable by avoidance or proper mitigation through standard construction methods. No geographic hazards are anticipated to preclude the proposed development.

**7. ADEQUATE DRAINAGE IMPROVEMENTS COMPLYING WITH STATE LAW [C.R.S. § 30-28-133(3)(c)(VIII)] AND THE REQUIREMENTS OF THIS CODE AND THE ECM ARE PROVIDED BY THE DESIGN;**

A preliminary drainage report, provided by Kimley Horn is included in this submittal. The report outlines the site design for the 5-year and 100-year storm events drainage system. The site runoff and storm drain facilities will not adversely affect the downstream and surrounding developments. One sub regional detention pond is being proposed and will capture and control a portion of the onsite and upstream offsite flows.

All roadways and drainage facilities within dedicated rights of way and specified easements will be constructed to El Paso County standards and owned and maintained by El Paso County.

**8. THE LOCATION AND DESIGN OF THE PUBLIC IMPROVEMENTS PROPOSED IN CONNECTION WITH THE SUBDIVISION ARE ADEQUATE TO SERVE THE NEEDS AND MITIGATE THE EFFECTS OF THE DEVELOPMENT;**

The location and design of public improvements such as the public rights-of-way adequately services the residents of the subdivision.

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

The lots that do not have direct access to a public street will be accessed by a shared/common access easement, in order to preserve topography and natural features. Street names have been approved by El Paso–Teller County 911 Authority.

**10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY (1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION; (2) INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY; (3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES; (4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND (5) INCORPORATING PUBLIC FACILITIES OR INFRASTRUCTURE, OR PROVISIONS THEREFORE, REASONABLY RELATED TO THE PROPOSED SUBDIVISION SO THE PROPOSED SUBDIVISION WILL NOT NEGATIVELY IMPACT THE LEVELS OF SERVICE OF COUNTY SERVICES AND FACILITIES;**

The subdivision incorporates the characteristics of a suburban residential placetype. The layout provides a transition from the high density residential to the east and the rural, large lot residential to the west and north. The project supports infill to a currently vacant property, that is detailed as a priority development area in the Master Plan. The layout is mindful of the environmentally sensitive streams on site, displayed on the Preliminary Plan as drainage easements. The proposed subdivision will not negatively impact any levels of county services or place a strain on its facilities.



**11. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, OPEN SPACE AND TRANSPORTATION SYSTEM, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;**

Necessary services are outlined above and adequately serve the proposed subdivision. Letters of commitment from these entities have been received and included in the application.

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

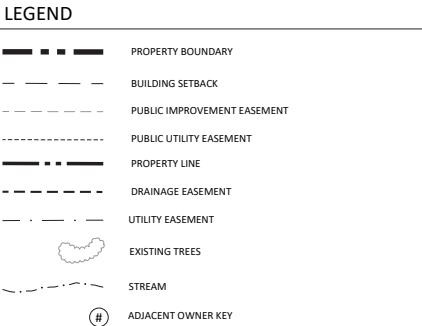
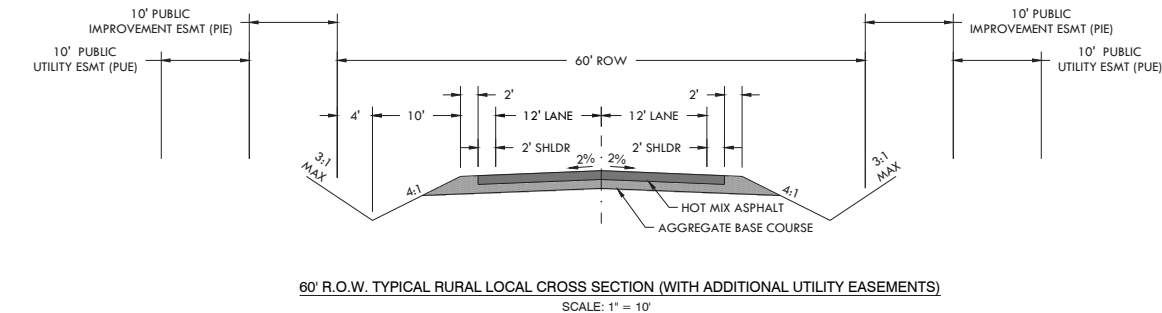
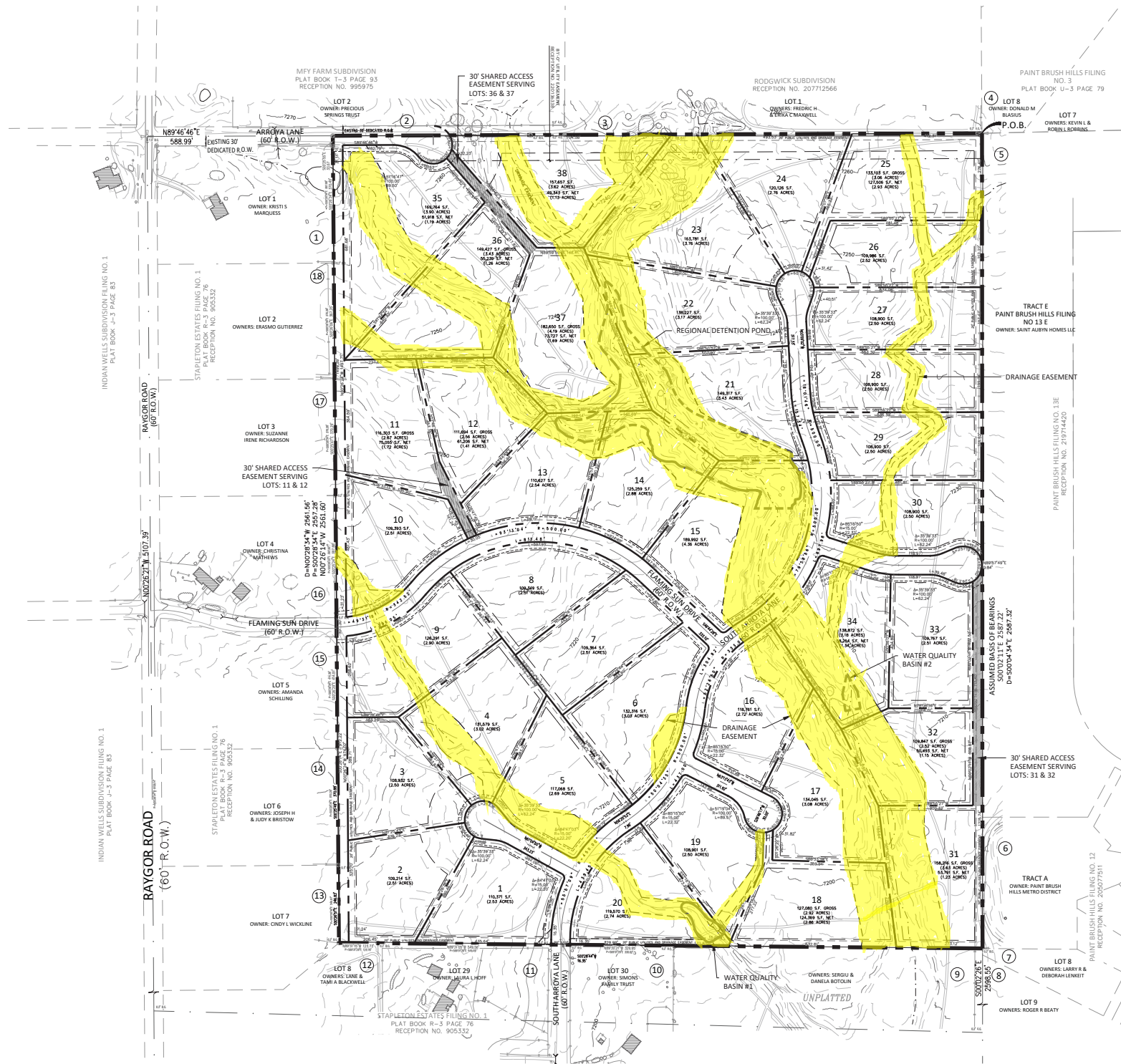
A fire commitment letter is included in this submittal, providing evidence of proper methods for fire protection.

This area falls under the Falcon Fire Protection district. The 133-square-mile fire district extends from Peyton Highway on the east to County Line Road on the north to Black Forest Road on the west and one mile north of Colorado Highway 94 on the south. The District serves more than 23,400 citizens and protects almost 10,000 structures. Ninety-four percent of the structures within the District are residential and 6 percent are commercial buildings. The Falcon Fire Protection district actively maintains 4 stations and has adequate facilities and resources to serve this development.

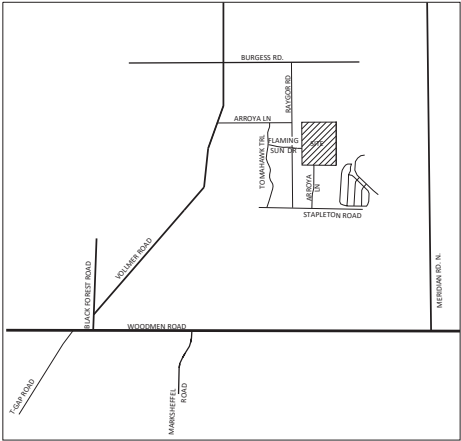
**13. THE PROPOSED SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8 OF THIS CODE.**

The subdivision meets all applicable sections of the code.

EAGLEVIEW SUBDIVISION  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN



VICINITY MAP



PROJECT TEAM

OWNER/DEVELOPER: PT Eagleview LLC  
1864 Woodmoor Dr., Suite 100  
Monument, CO 80132  
APPLICANT: N.E.S. Inc.  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
CIVIL ENGINEER: Kimley Horn  
2 N. Nevada Ave., Suite 300  
Colorado Springs, CO 80903

SITE DATA

Tax ID Number: 5226000001, 5226000002  
Total Area: 121.21 AC  
Development Schedule: Fall 2022  
Drainage Basin: West Tributary of the Falcon Drainage Basin  
Current Zoning: RR-2.5  
Current Use: Vacant  
Proposed Use: Rural Residential  
Proposed Density: 0.31 DU/AC  
Lot Standards:  
Average Lot Size: 2.95 AC  
Minimum Lot Size: 2.50 AC  
Minimum Lot Width: 200'  
Maximum Lot Coverage: None  
Maximum Building Height: 30 ft  
Building Setbacks:  
Front: 25 ft  
Side: 15 ft  
Rear: 25 ft  
Drainage & Utility Easements:  
Front: 10 ft  
Side: 10 ft  
Rear: 10 ft  
Perimeter: 20 ft

ADJACENT PROPERTY OWNERS

- Kristi S. Marquess - 10475 Raygor Road, Colorado Springs, CO 80908
- Precious Springs Trust - 10535 Raygor Road, Colorado Springs, CO 80908
- Fredric H. & Erica C. Maxwell - 7390 Clovis Way, Colorado Springs, CO 80908
- Donald M. Blasius 10585 Arrowgrass Loop, Colorado Springs CO 80908
- Saint Aubyn Homes LLC - 212 N Wahsatch Ave, Ste 301, Colorado Springs, CO 80903
- Paint Brush Hills Metro District - 9985 Tower Ave, Peyton, CO 80831
- Larry R Lenkeit - 9890 Rockingham Drive, Peyton, CO 80831
- Roger Beaty - 9876 Rockingham Drive, Peyton, CO 80831
- Sergiu & Daniela - Botolin9725 Arroya Lane, Peyton, CO 80831
- Simons Family Trust - 9825 Arroya Lane, Colorado Springs, CO 80908
- Laura L. Hoff - 9850 Arroya Lane, Colorado Springs, CO 80908
- Lane & Tami A. Blackwell - 9915 Raygor Road, Colorado Springs, CO 80908
- Cindy L Wickline - 9975 Raygor Road, Colorado Springs, CO 80908
- Joseph H. & Judy K. Bristow - 10065 Raygor Road, Colorado Springs, CO 80908
- Amanda & James Schilling - 10155 Raygor Road, Colorado Springs, CO 80908
- Christina Mathews - 9750 Flaming Sun Drive, Colorado Springs, CO 80908
- Suzanne Irene Richardson - 10295 Raygor Road, Colorado Springs, CO 80908
- Erasmo Gutierrez & Nidia T. Vargas - 10385 Raygor Road, Colorado Springs, CO 80908

GENERAL NOTES

- Water to be provided via individual on site wells.
- Waste water to be individual on site septic systems
- This property is located within and serviced by Mountain View Electric Association District, Black Hills Energy Gas Service District, Falcon Fire Protection District, and the Falcon School District.
- All roadways and drainage facilities within dedicated rights of way and specified easements to be constructed to El Paso county standards and to owned and maintained by El Paso County.
- Proposed method of guaranteeing funds will be one of any approved acceptable to the El Paso County Attorneys Office.
- Lots 11 & 12, 31832, and 36 & 37 shall have a shared driveway to be constructed by the developer.
- Mountain View Electric Association requires that their easements be exclusive of grading and drainage easements.
- A 16' wide gravel driveway and culvert shall be constructed over the drainage easement within the subdivisions estimate of guaranteed funds.
- Driveways access to lot No. 5 shall be limited to Flaming Sun Drive.
- The developer shall be responsible for constructing the driveway and drainage crossing on lot 38. The cost of the construction shall be included within the estimate of guaranteed funds.
- This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0535G, effective December 7, 2018.
- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
- Geotechnical Constraints and Hazards may be encountered as follows:
  - Potentially Seasonal High Groundwater may be exist in drainage areas. Recommend minimum 30" foundation depth and installation of subsurface perimeter drain.
  - Seasonal High Groundwater areas are mostly within drainageways. These areas are not suitable for structures and septic fields.
  - Expansive Soils are sporadic and have not been mapped. If encountered, over excavation and replacement is recommended.
  - Potentially Unstable Slopes due to steep slopes adjacent to drainageways. A minimum 30 feet setback should be maintained.
  - Artificial Fill is associated with earthen dams. If beneath foundation, material shall be removed and recompacted.Mitigation measures and a map of the hazard area can be found in the "Soil, Geology, and Geologic Hazard Study" by Logan Langford November 19, 2021, in file [redacted] available at the El Paso County Planning and Community Development Department.

LEGAL DESCRIPTION

AS DESCRIBED IN TITLE COMMITMENT:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MFY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE SOUTH 00 DEGREES 04 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 2587.32 FEET TO THE CENTER CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 31 MINUTES 29 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 978.90 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, NORTH 89 DEGREES 31 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, 1032.07 FEET; THENCE NORTH 00 DEGREES 34 SECONDS WEST, 2561.56 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MFY FARM SUBDIVISION, 2028.78 FEET TO THE POINT OF BEGINNING.

AS MEASURED:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MFY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE 500'02'11"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 2587.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26; THENCE N89°28'49"W, A DISTANCE OF 978.75 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE N89°31'16"W, ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 1063.31 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID

Page 1 of 2  
STAPLETON ESTATES FILING NO. 1; THENCE N00°26'14"W ALONG THE EAST LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 2561.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE N89°46'46"E, ALONG SAID NORTH LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MFY FARM SUBDIVISION, A DISTANCE OF 2059.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 121.20 ACRES OF LAND, MORE OR LESS.



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

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

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EAGLEVIEW SUBDIVISION

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 12/10/2021  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. WENSON

PRELIMINARY PLAN

1

1 OF 1

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Forest Lakes Filing No. 7 Final Plat

**Agenda Date:** January 12, 2022

**Agenda Item Number:** #6 - C

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

This is a request by Classic Consulting Engineers & Surveyors, LLC, on behalf of FLRD #2, LLC, for approval of the Forest Lakes Filing No. 7 Final Plat, which consists of 79 single-family residential lots on approximately 82.5 acres. The Forest Lakes development is located west of the Interstate 25 and Baptist Road interchange on Forest Lakes Drive, surrounding Beaver Creek, Bristlecone Lake, and Pinon Lake. Filing No. 7 is a part of Forest Lakes Phase II PUD Preliminary Plan, which was endorsed by the Park Advisory Board in February 2018 and approved by the Board of County Commissioners in April 2019.

The El Paso County Parks Master Plan (2013) shows no open space, park facilities, or trails directly impacted by or within the project area. The proposed Forest Lakes Secondary Regional Trail, which has connections to the existing New Santa Fe Regional Trail and the proposed Baptist Road Bicycle Route, is located approximately 0.25 mile north of the project site. When completed, the Forest Lakes Trail will ultimately connect the New Santa Fe Regional Trail to Pike National Forest lands immediately west of the Forest Lakes community.

The Open Space Master Plan of the Parks Master Plan shows both the Foothills and Forest Lakes Candidate Open Spaces encompassing or immediately adjacent the project site, respectively. Natural resource values within the Forest Lakes area are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (PMJM, a federally threatened species), as well as herbaceous, grassland, and riparian vegetation. This area contains habitat parameters likely critical to the mouse persistence. The Foothills area represents a significant transition between diverse natural attributes of the High Plains and the complex elements of the Front Range mountain habitats. The U.S. Fish and Wildlife Service has issued a clearance letter to the developer allowing for the formation of residential lots outside of the 300-foot PMJM habitat zone.

The Forest Lakes Phase II PUD Preliminary Plan contains 201 acres of open space, far exceeding the 10% PUD open space requirement. Filing No. 7 contains 51.64 acres of open space, comprising 62% of the filing. Tract A, at 36 acres in size, contains an interconnected network of internal trails with varying degrees of difficulty, providing for a wide range of hiking opportunities for the residents of Forest Lakes. Staff appreciates Forest Lakes' continuing efforts to provide recreational amenities for its residents and the citizens of El Paso County.

County Parks acknowledges the waiver of regional park fees as outlined in the PAB-endorsed recommended motions for 2001 Forest Lakes Phase I PUD Preliminary Plan as well as the 2003 Forest Lakes Filing No. 1 Final Plat for the developer's construction of the Forest Lakes Secondary Regional Trail. Furthermore, staff recommends urban park fees in lieu of land dedication for urban park purposes. Should the developer indicate their intention to submit a request for a Park Lands Agreement to address credits against urban park fees for Filing No. 7, staff will review the agreement, and if acceptable, will submit it for endorsement by the Park Advisory Board, prior to the recording of the Final Plat. If no park lands agreement is requested, total final plat urban park fees would amount to \$22,910.

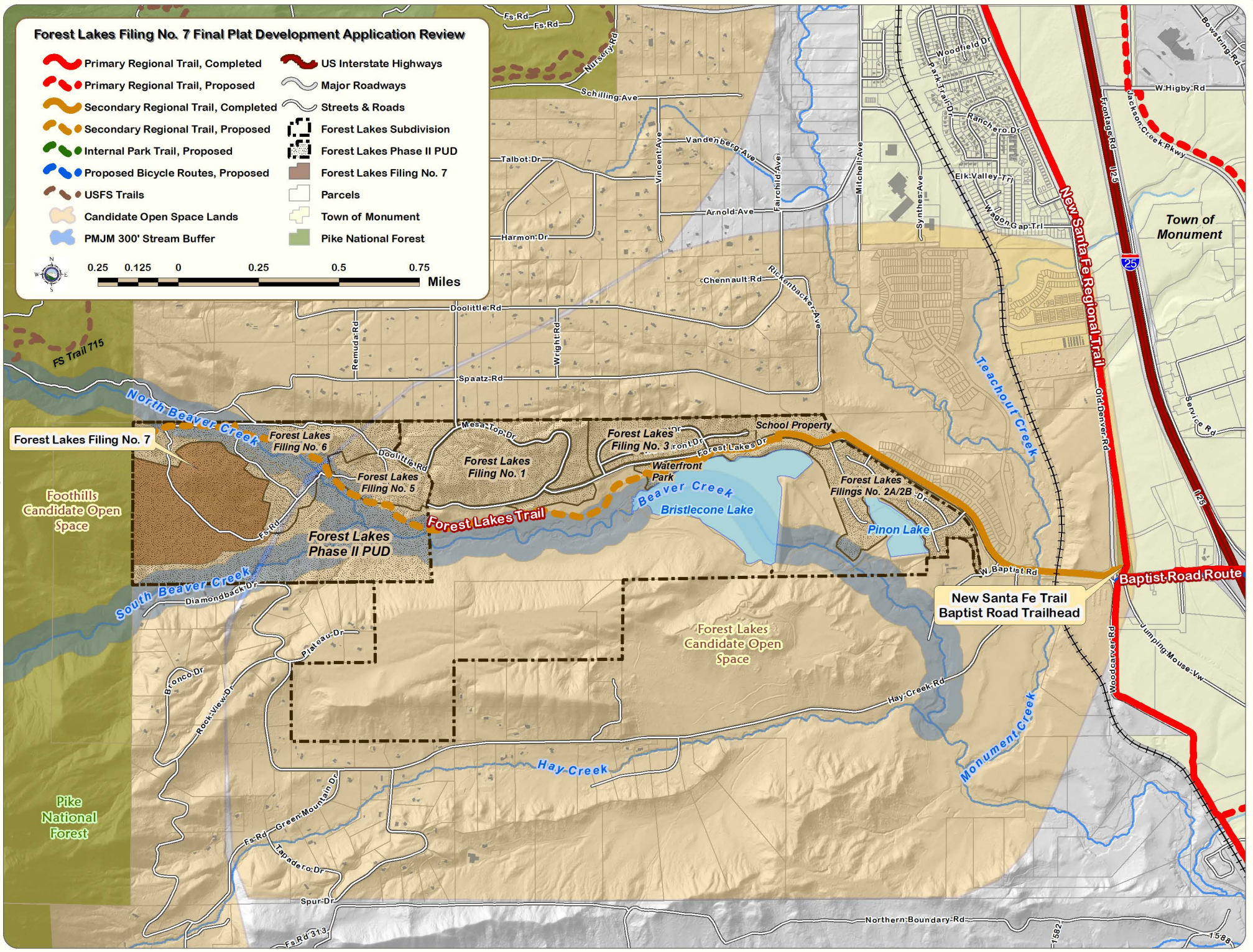
**Recommended Motion (Filing No. 7 Final Plat):**

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



# Forest Lakes Filing No. 7 Final Plat Development Application Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- USFS Trails
- Candidate Open Space Lands
- PMJM 300' Stream Buffer
- US Interstate Highways
- Major Roadways
- Streets & Roads
- Forest Lakes Subdivision
- Forest Lakes Phase II PUD
- Forest Lakes Filing No. 7
- Parcels
- Town of Monument
- Pike National Forest





Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT

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

January 12, 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:	Forest Lakes Filing No. 7 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-21-049	Total Acreage:	82.50
		Total # of Dwelling Units:	79
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	2.39
FLRD #2, LLC	Classic Consulting Engineers & Surveyors LLC	Regional Park Area:	1
Jim Boulton	Kyle Campbell	Urban Park Area:	1
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80921	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
<b>LAND REQUIREMENTS</b>		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres): <b>YES</b>	
<b>Regional Park Area: 1</b>		<b>Urban Park Area: 1</b>	
0.0194 Acres x 79 Dwelling Units = 1.533		Neighborhood:	0.00375 Acres x 79 Dwelling Units = 0.30
<b>Total Regional Park Acres: 1.533</b>		Community:	0.00625 Acres x 79 Dwelling Units = 0.49
		<b>Total Urban Park Acres: 0.79</b>	
<b>FEE REQUIREMENTS</b>			
<b>Regional Park Area: 1</b>		<b>Urban Park Area: 1</b>	
\$460 / Dwelling Unit x 79 Dwelling Units = \$36,340		Neighborhood:	\$114 / Dwelling Unit x 79 Dwelling Units = \$9,006
<b>Total Regional Park Fees: \$36,340</b>		Community:	\$176 / Dwelling Unit x 79 Dwelling Units = \$13,904
		<b>Total Urban Park Fees: \$22,910</b>	

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 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.

Park Advisory Board Recommendation:



**Forest Lakes Filing No. 7  
Administrative Final Plat  
Letter of Intent**

**OWNER:**

FLRD #2, LLC  
2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
(719) 592-9333

**DEVELOPER:**

Classic Homes  
2138 Flying Horse Club Dr.  
Colorado Springs, CO 80921  
(719) 592-9333

**APPLICANT/CONSULTANT:**

Classic Consulting Engineers & Surveyors, LLC  
619 N. Cascade Ave., Suite 200  
Colorado Springs, CO 80903  
(719) 785-0790

**SITE LOCATION:**

Filing No. 7 is generally located west of the two extensions of Mesa Top Road (Filing No. 6).

**Size:**

Filing No. 7: 82.504 Acres

**Zoning:**

PUD (Existing)

**Conformance to El Paso County Master Plans:**

Proposed community adherence to existing Master Plans in El Paso County to be addressed by reviewing the following:

- 2021 El Paso County Master Plan
- 2018 Water Master Plan
- 2040 Major Transportation Corridor Plan
- 2013 Parks Master Plan

**2021 El Paso County Master Plan:**

The proposed site is located within the Tri-Lakes “key area” and is defined within the Master Plan as a “Suburban Residential” placetype. Suburban Residential Placetypes include primary land uses of:

- Single-Family Detached

The proposed final phase of the westerly Filing No. 7 single-family detached residential community falls within the defined anticipated uses. Also, per the Master Plan.

*“Suburban Residential is characterized by predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area. The Suburban Residential placetype generally supports accessory dwelling units. This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern.”*

This proposed neighborhood is similar to the existing adjacent Forest Lakes neighborhoods in that it is also single-family detached.

This small neighborhood is not identified as a “Priority Development Area”, which is defined as areas where, *“development should be prioritized elsewhere (in priority development areas) to efficiently utilized and extend existing infrastructure, conserve water resource, and strengthen established neighborhoods.”*

As this site is the last undeveloped parcel in this overall portion of the master planned community, and will utilize existing roadway, utility and drainage infrastructure it does adhere to the desired goal of this designation, even though it was not identified as such.

**2018 Water Master Plan**

The El Paso County Water Master Plan (2018) has three main purposes; better understand present conditions of water supply and demand; identify efficiencies that can be achieved; and encourage best practices for water demand management through the comprehensive planning and development review process. Relevant policies are as follows:

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

*Goal 1.2 – Integrate water and land use planning.*

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

*Policy 4.1.4 – Work collaboratively with water providers, stormwater management agencies, federal agencies, and State agencies to ensure drinking water sources are protected from contamination and meet or exceed established standards.*

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

The subject property is located within Region 2, Forest Lakes Metro District Service Area, which is expected to experience significant growth in the County by 2060. Specifically, the plan states:



Region 2 has a current water supply of 13,607-acre feet per year and a current demand of 7532-acre feet per year. The 2040 water supply is projected to be 20,516-acre feet per year and the projected demand is 11,713-acre feet.

The Forest Lakes Metro District has provided a water and wastewater commitment letter to serve the development. The District indicates it has ample supply of water to service this development and future developments within the District. The District's water supply includes the Dillon Well and recently constructed surface water treatment plant.

Forest Lakes Metro District provides water service and has committed to serve the property. Water quantity, quality and dependability are sufficient and previously approved.

#### **2040 Major Transportation Corridor Plan**

Per the 2040 Major Transportation Corridor Plan, no improvements to any directly adjacent roadways west of I-25 are reflected to need to take place. All adjacent roadways that surround this site are constructed, leaving this final westerly phase as a small suburban enclave.

Traffic Impact fees will be required to be paid per the section defining said fees later in this letter.

#### **2013 Parks Master Plan**

This site (located in the Northwest Sub Area) is identified in the 2013 "Parks Master Plan" as containing a proposed secondary regional trail as reflected graphically on the "Trails Master Plan". This trail system has been planned for and constructed within this community as development has taken place to the east. No proposed parks are reflected on the "Parks Master Plan" exhibit. As approved on the PUD/Preliminary Plan, this overall community contains planned open space areas in general conformance with the "Open Space Master Plan" exhibit. Park fees will be required to be accounted for during this application process.

#### **REQUEST:**

Applicant requests that the 82.504 acres be platted to reflect a total of 79 lots.

The following tracts are also proposed:

<b>Filing 7:</b>	Tract A	1,568,962sf	(open space, trails, drainage, public utilities, mail boxes)
	Tract B	12,167sf	(open space, trails, drainage, public utilities)
	Tract C	96,380sf	(open space, trails, drainage, public utilities)
	Tract D	574,905sf	(open space, trails, public utilities, drainage)

All tracts will be for open space, public and private drainage, public utilities and improvements and be owned and maintained by Forest Lakes Metropolitan District (FLMD). All the proposed land uses and open spaces are in accordance with the previously approved PUD/Preliminary Plan.

#### **PHASED CONSTRUCTION AND ANTICIPATED DEVELOPMENT SCHEDULE:**

Filing No. 7 utilizes the existing public roadway and utility infrastructure installed with Forest Lakes Filing No. 6. No phasing of Filing No. 7 is proposed.

**DEVIATION REQUESTS:**

A deviation request for Filing No. 7 is being requested for the Foothills Flash Court cul-de-sac length (see attached).

**JUSTIFICATION:**

The proposed Filings 7 is the next logical phase of this previously approved residential community. The layout of the street network is unchanged from the previously approved anticipated design. The total quantity of lots in this area is unchanged from the approved PUD/Preliminary Plan.

This proposed plat within the developing Forest Lakes Community is proposed in accordance with the approved Forest Lakes PUD Development Plan and Preliminary Plan.

The proposed development will provide single family residential housing lots.

Required fees will be paid at time of plat recording.

This application meets the final plat submittal requirements, the standards for Divisions of Land in Chapter 7, and the standards for Subdivision in Chapter 8 of the El Paso County Land Development Code (2016). Final Plats are reviewed and approved in consideration of the review criteria found in the El Paso County Land Development Code.

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

One of the elements is the El Paso County Policy Plan (1998), which does not include site-specific land use policies, but establishes broad policies and goals which are intended to serve as a framework for decision-making regarding development of the County. The project satisfies the following relevant policies from the Policy Plan as they specifically relate to this request: **Policy 6.1.3** – Encourage new development which is contagious and compatible with previously developed areas in terms of factors such as density, land use and access. **Policy 6.1.4** – Encourage the logical timing and phasing of development to allow for the efficient and economical provision of facilities and services. **Policy 6.2.11** – Encourage compatible physical character, density and scale in existing neighborhoods.

The proposed subdivision is consistent with the surrounding residential zoned properties to the east. The proposed subdivision is adjacent to and is the logical extension of the previously platted Forest Lakes Filing No. 6. The proposed subdivision is the continuation of the ongoing Forest Lakes development with similar lot sizes and densities as the completed phases of Forest Lakes as well as existing residential development in the immediate vicinity. The site is not contained within any Small Area Plans of the County. The proposed subdivision plat is in compliance with the Parks Master Plan. The proposed subdivision is also in compliance with the Master Plan for Mineral Extraction as no separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

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

The proposed Final Plat is consistent and in conformance with the previously approved 2019 Preliminary Plan Amendment for the Forest Lakes development.

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 proposed Final Plat is prepared in accordance with all applicable subdivision design standards. Please see the attached Deviation Request.

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

The site is contained within the service area of the Forest Lakes Metropolitan District and the District has agreed to serve the property. The Office of the State Engineer has reaffirmed adequate water supply for the last four Final Plat applications contained within the operable PUD Development Plan/Preliminary Plan.

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

The site is contained within the service area of Forest Lakes Metropolitan District and the District has agreed to serve the property. The sanitary sewer mains to serve the proposed site will be extended from mains already constructed in Filing No. 6, which were approved by the District.

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 soils report has been prepared for the site and the owner will comply with the recommendations of the report.

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.*

The Forest Lakes development has planned a comprehensive drainage system that continues to be developed as each project phase is constructed. Filing No. 7, will add adequate drainage improvements necessary to serve this subdivision.

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.*

Each proposed lot on the site will access a public street. Forest Lakes Filing No. 7 will provide the westerly extensions of Mesa Top Road to complete the planned loop roadway network.

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

The site is located within the jurisdiction of the El Paso County Sheriff's Office. The Sheriff's office currently provided police protection for the site and surrounding area. Forest Lakes Filing No. 6 is located within the Tri-Lakes Monument Fire Protection district. Fire Hydrant locations for the site will be approved by the district as depicted on the community construction drawings. Water and Sanitary Sewer infrastructure is being provided by the developer in accordance with Forest Lakes Metropolitan District standards. The completed development will include natural open space. Transportation is provided by the adjacent existing and proposed public roadway system.

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

Forest Lakes Filing No. 7 is located within the Tri-Lakes Monument Fire Protection District. The water main system is designed to provide adequate fire flows at the site as required by Tri-Lakes Metropolitan District. Fire Hydrant locations for the site will be reviewed and approved.

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.*

No off-site impacts have been identified. The owner has requested the property be admitted to PID #2.

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.*

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

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

The subdivision meets the requirements of the Land Development Code and previous subdivision plat filings were approved by the BOCC in 2014 and 2016.

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

No separate mineral estate owners were found for the property and the existing development on surrounding properties is not compatible with any potential mineral extraction operations.

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

All adjacent roadway and utility infrastructure are in place to support the next logical phases of development for this previously approved residential community.

The existing off-site road is Mesa Top Road (60' row), as constructed by this owner/developer in cooperation with El Paso County with Filing No. 6

Existing facilities provided in adjacent Forest Lakes Filing No. 6 include a portion of Mesa Top Road (60 ROW), as well as the associated mainline utilities and utility services.

#### **Utility Providers:**

Water and Wastewater: Forest Lakes Metro District

Gas: Black Hills Energy

Electrical: Mountain View Electric

#### **UTILITIES- WATER AND SEWER:**

Water and sewer will be provided by Forest Lakes Metropolitan District. The district has provided a detailed Service Commitment letter which explains how capacity is available for the planned development. The developer will construct all streets, utilities and storm drainage improvements. Utilities will be routed underground in the public streets and utility easements per El Paso County design standard. Forest Lakes Metropolitan District will provide maintenance of the proposed water and sewer system.

#### **FIRE PROTECTION:**

Forest Lakes Filing No. 7 is located completely within the Tri-Lakes Monument Fire Protection District and the District has provided a letter of agreement to serve.

#### **PROPOSED USES, RELATIONSHIP BETWEEN USES AND DENSITIES:**

Single-Family parcels are adjacent to the site on the east (Filing No. 5 and No. 6). Densities of this proposal are comparable to densities to the existing surrounding subdivisions within the Forest Lakes Community.

#### **LANDSCAPING AND BUFFERING:**

No community landscaping is proposed as a part of this filing.

**PROPOSED ACCESS LOCATIONS:**

Access locations have been previously identified as Mesa Top Road. This community's development will complete the connection of the two Mesa Top Road stubs constructed with Filing No. 6 to create a fully looped roadway system. All proposed public access points are full movement. A Traffic Impact Study memorandum for the proposed development is provided with this application.

**TRAFFIC IMPACT FEES:**

This development is subject to fees established by the El Paso County Road Impact Fee Program per El Paso County Resolution Number 18-471. The owner is petitioning for inclusion of the new residential lots into the Public Improvements District No. 2 (the 10 mil PID). Single-family Detached dwelling in the 10mil PID is \$1,221.00. This fee will be paid at the time of building permit issuance.

FOREST LAKES FILING NO. 7  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH  
PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE NORTHERLY BOUNDARY OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 4 REBAR AND RED PLASTIC SURVEYORS CAP STAMPED "ROCKWELL PLS 19586" ASSUMED TO BEAR N89°29'26"E, A DISTANCE OF 3103.31 FEET.

COMMENCING AT THE NORTHWESTERLY CORNER OF FOREST LAKES FILING NO. 1 RECORDED UNDER RECEPTION NO. 206712407, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE S48°34'02"W, A DISTANCE OF 2775.21 FEET TO THE SOUTHWESTERLY CORNER OF LOT 60 AS PLATTED IN FOREST LAKES FILING NO. 6 RECORDED UNDER RECEPTION NO. 221714770 SAID POINT BEING THE POINT OF BEGINNING;

THENCE S42°14'52"W, A DISTANCE OF 149.83 FEET TO A POINT ON CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N34°59'58"W, HAVING A DELTA OF 22°00'14", A RADIUS OF 450.00 FEET AND A DISTANCE OF 172.82 FEET TO A POINT OF TANGENT;  
THENCE S77°00'16"W, A DISTANCE OF 33.55 FEET;  
THENCE S69°52'46"W, A DISTANCE OF 80.62 FEET;  
THENCE S59°39'02"W, A DISTANCE OF 83.82 FEET;  
THENCE S77°00'16"W, A DISTANCE OF 13.90 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°55'22", A RADIUS OF 955.00 FEET AND A DISTANCE OF 365.41 FEET TO A POINT ON CURVE;  
THENCE S35°30'10"W, A DISTANCE OF 112.01 FEET;  
THENCE S44°21'05"W, A DISTANCE OF 62.50 FEET;  
THENCE S68°18'31"W, A DISTANCE OF 47.71 FEET;  
THENCE S85°29'48"W, A DISTANCE OF 28.62 FEET;  
THENCE S69°24'54"W, A DISTANCE OF 103.48 FEET;  
THENCE S80°20'02"W, A DISTANCE OF 144.53 FEET;  
THENCE N85°31'11"W, A DISTANCE OF 196.24 FEET;  
THENCE N89°47'34"W, A DISTANCE OF 264.22 FEET;  
THENCE S83°59'23"W, A DISTANCE OF 158.43 FEET;  
THENCE N89°46'49"W, A DISTANCE OF 438.74 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO;  
THENCE N00°13'11"E ON SAID WEST LINE, A DISTANCE OF 1741.37 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 6;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FOREST LAKES FILING NO. 6 THE FOLLOWING TWENTY--SEVEN (27) COURSES:

- S75°46'18"E, A DISTANCE OF 581.80 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S75°46'18"E, HAVING A DELTA OF 03°15'17", A RADIUS OF 525.00 FEET AND A DISTANCE OF 29.82 FEET TO A POINT ON CURVE;
- S72°31'01"E, A DISTANCE OF 170.00 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S72°31'01"E, HAVING A DELTA OF 25°13'46", A RADIUS OF 355.00 FEET AND A DISTANCE OF 156.32 FEET TO A POINT ON CURVE;
- N47°17'16"W, A DISTANCE OF 170.00 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S47°17'16"E, HAVING A DELTA OF 47°1'21", A RADIUS OF 525.00 FEET AND A DISTANCE OF 436.97 FEET TO A POINT OF TANGENT;
- S89°35'55"E, A DISTANCE OF 271.00 FEET;
- N00°24'05"E, A DISTANCE OF 5.00 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S00°24'05"W, HAVING A DELTA OF 62°03'00", A RADIUS OF 175.00 FEET AND A DISTANCE OF 189.52 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 40°00'20", A RADIUS OF 225.00 FEET AND A DISTANCE OF 157.10 FEET TO A POINT OF TANGENT;
- S67°33'15"E, A DISTANCE OF 216.00 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 16°43'30", A RADIUS OF 325.00 FEET AND A DISTANCE OF 94.87 FEET TO A POINT ON CURVE;
- S39°10'15"W, A DISTANCE OF 140.00 FEET;
- S50°49'45"E, A DISTANCE OF 148.00 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°11'30", A RADIUS OF 365.00 FEET AND A DISTANCE OF 185.96 FEET TO A POINT OF TANGENT;
- S80°01'15"E, A DISTANCE OF 99.34 FEET;
- S54°10'11"E, A DISTANCE OF 55.57 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S54°10'11"E, HAVING A DELTA OF 22°26'27", A RADIUS OF 680.00 FEET AND A DISTANCE OF 266.33 FEET TO A POINT OF TANGENT;
- S13°23'21"W, A DISTANCE OF 72.42 FEET;
- S76°36'39"E, A DISTANCE OF 138.00 FEET;
- S13°23'21"W, A DISTANCE OF 112.00 FEET;
- S76°36'39"E, A DISTANCE OF 12.00 FEET;
- S13°23'21"W, A DISTANCE OF 187.58 FEET TO POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29°25'54", A RADIUS OF 270.00 FEET AND A DISTANCE OF 138.69 FEET TO A POINT ON CURVE;
- S47°10'45"E, A DISTANCE OF 60.00 FEET;
- S73°14'40"E, A DISTANCE OF 87.48 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 05°39'10", A RADIUS OF 345.00 FEET AND A DISTANCE OF 34.04 FEET THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 82,504 ACRES.

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B, C AND D WITH USES STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE FOREST LAKES METROPOLITAN DISTRICT.

BY: \_\_\_\_\_ AS \_\_\_\_\_  
OF FOREST LAKES METROPOLITAN DISTRICT.

STATE OF COLORADO }  
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. BY \_\_\_\_\_ AS \_\_\_\_\_ OF FOREST LAKES METROPOLITAN DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

OWNER'S 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 REPLATTED SAID LANDS INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF FOREST LAKES FILING NO. 7. 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 COMMUNICATIONS 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:

FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF  
FLRD #2, LLC A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO }  
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF FLRD #2, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

LIEN HOLDER:

ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF  
ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO

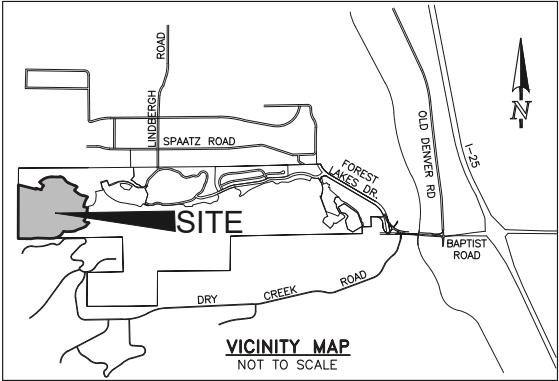
STATE OF COLORADO }  
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF  
ZIONS BANCORPORATION, N.A. DBA VECTRA BANK COLORADO  
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION AUGUST 2, 2021.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- FLOODPLAIN STATEMENT:  
A PORTION OF THIS SITE, FOREST LAKES FILING NO. 7, IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY GRAPHIC REPRESENTATION OF THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0266G AND 08041C0267G, DATED DECEMBER 7, 2018. (ZONE X)
- THE ADDRESSES ( ) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- WATER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- SEWER SERVICE SHALL BE SUPPLIED BY FOREST LAKES METROPOLITAN DISTRICT.
- ELECTRIC SERVICES SHALL BE SUPPLIED BY (MVEA) MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- GAS SERVICES SHALL BE SUPPLIED BY BLACK HILLS ENERGY.
- FIRE PROTECTION BY THE TRI--LAKES MONUMENT FIRE PROTECTION DISTRICT.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN AND/OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT ANALYSIS; PRELIMINARY/FINAL DRAINAGE REPORT; SOIL, GEOLOGY AND GEOLOGICAL HAZARD STUDY; WATER AVAILABILITY STUDY; NATURAL FEATURES REPORT; SUBDIVISION OR PROJECT PERCOLATION TEST RESULTS; EROSION CONTROL REPORT.
- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OR RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON COMMITMENTS FOR TITLE INSURANCE ISSUED BY CAPSTONE TITLE, ORDER NO. 200555 WITH AN EFFECTIVE DATE OF AUGUST 7, 2021 AT 8:00 A.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4--508.
- TRACT A IS FOR OPEN SPACE, TRAILS, DRAINAGE, PUBLIC UTILITIES, MAILBOXES, AND PARKING AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT B IS FOR OPEN SPACE, TRAILS, PUBLIC UTILITIES AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT C IS FOR OPEN SPACE, TRAILS, PUBLIC UTILITIES AND DRAINAGE AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- TRACT D IS FOR OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE AND PRESERVATION AREA AND SHALL BE OWNED AND MAINTAINED BY THE FOREST LAKES METROPOLITAN DISTRICT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.



GENERAL NOTES: (CONTINUED)

- NO LOT OR INTEREST THEREIN SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDED OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, THE EXECUTIVE DIRECTOR, AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE FOREST LAKES METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED IN BOOK 5065 AT PAGE 1279 AND BOOK 5165 AT PAGE 326 AND AS AMENDED.
- THE FOREST LAKES METROPOLITAN DISTRICT WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471). AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION.
- UNLESS SHOWN OTHERWISE, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:
  - A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE FRONT LINES OF EACH LOT.
  - A 7.50 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE REAR LINES OF EACH LOT.
  - A 5.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG BOTH SIDE LOT LINES OF EACH LOT.
  - A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG STREETS, WHEN FRONT EASEMENT IS NOT APPROPRIATE.
  - A 20.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG PERIMETER OF SUBDIVISION.
- THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER UNLESS OTHERWISE NOTED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 79 LOTS. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 4 TRACTS.
- PURSUANT TO RESOLUTION \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. \_\_\_\_\_ THE PARCELS WITHIN THE PLATTED BOUNDARIES OF FOREST LAKES FILING NO. 7 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
- THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN PINON PINES METROPOLITAN DISTRICT NO. 2 BY INSTRUMENTS RECORDED UNDER RECEPTION NOS. 204033348 & 208042748.
- GEOLOGIC HAZARDS DISCLOSURE STATEMENT: AREAS OF THE PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONDITIONS INCLUDING SHALLOW GROUNDWATER, EXPANSIVE SOILS AND BEDROCK, AND POTENTIAL FOR FLOOD, EROSION AND DEBRIS FLOW. THESE CONDITIONS CAN BE MITIGATED BY AVOIDANCE, PROPER ENGINEERING DESIGN, AND CONSTRUCTION TECHNIQUES. A MAP OF THE HAZARD AREAS AND PROPOSED MITIGATION MEASURES CAN BE FOUND IN THE GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION PREPARED BY CTL THOMSON INC., DATED JULY 18, 2018 AND IS HELD IN THE FOREST LAKES FILINGS 5, 6, & 7 PUD/PRELIMINARY PLAN AMENDMENT FILE (PUDSP-18--001) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. A DEBRIS FLOW/MUD FLOW ANALYSIS PREPARED BY CTL THOMPSON INC., DATED AUGUST 6, 2018 IS ALSO HELD IN THIS FILE. THE PROPOSED LOT LAYOUT AND DRAINAGE DESIGN ADDRESSES THE RECOMMENDATIONS OF THAT ANALYSIS.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS TO BE INCLUDED IN THE FOREST LAKES HOMEOWNERS ASSOCIATION. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FOREST LAKES RESIDENTIAL ARE RECORDED UNDER RECEPTION NO. 215119474 AND AS AMENDED.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE FOREST LAKES PUD AS RECORDED UNDER RECEPTION NO. 219053733 AND AMENDED BY RECEPTION NO. 219159875.
- PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION NO. \_\_\_\_\_
- A DETENTION MAINTENANCE/BMP AGREEMENT HAS BEEN RECORDED AT RECEPTION NO. \_\_\_\_\_

SUMMARY TABLE:

LOTS/TRACTS	AREA	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE MAILBOXES, PARKING)	1,568,962 SF	44%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT B (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE)	12,167 SF	(<1%)	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT C (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE)	96,380 SF	3%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
TRACT D (OPEN SPACE, TRAILS, PUBLIC UTILITIES, DRAINAGE)	574,905 SF	16%	FOREST LAKES METROPOLITAN DISTRICT	FOREST LAKES METROPOLITAN DISTRICT
LOTS (79 TOTAL)	1,068,636 SF	30%	INDIVIDUAL LOT OWNERS	INDIVIDUAL LOT OWNERS
PUBLIC R.O.W.	272,803 SF	8%	COUNTY	COUNTY
TOTAL	3,593,853 SF	100%		

SURVEYOR'S STATEMENT:

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

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

NOTICE:

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

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR FOREST LAKES FILING NO. 7 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 (NAME OF DOCUMENT TO BE DETERMINED). 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.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT

COUNTY ASSESSOR

CLERK AND RECORDER:

STATE OF COLORADO }  
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_ 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

FEE: \_\_\_\_\_

SURCHARGE: \_\_\_\_\_

SCHOOL FEE: DISTRICT 38

BRIDGE FEE: NO BRIDGE FEES

URBAN PARK FEE: LAND IN LIEU OF FEES

REGIONAL PARK FEE: LAND IN LIEU OF FEES

DRAINAGE FEE: BEAVER CREEK BASIN \_\_\_\_\_ CREDITS

OWNER:

FLRD #2, LLC  
6385 CORPORATE DRIVE, SUITE 200  
COLORADO SPRINGS, CO 80919  
719--592--9333

NO	REVISION	DATE

PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

CLASSIC  
CONSULTING

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

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

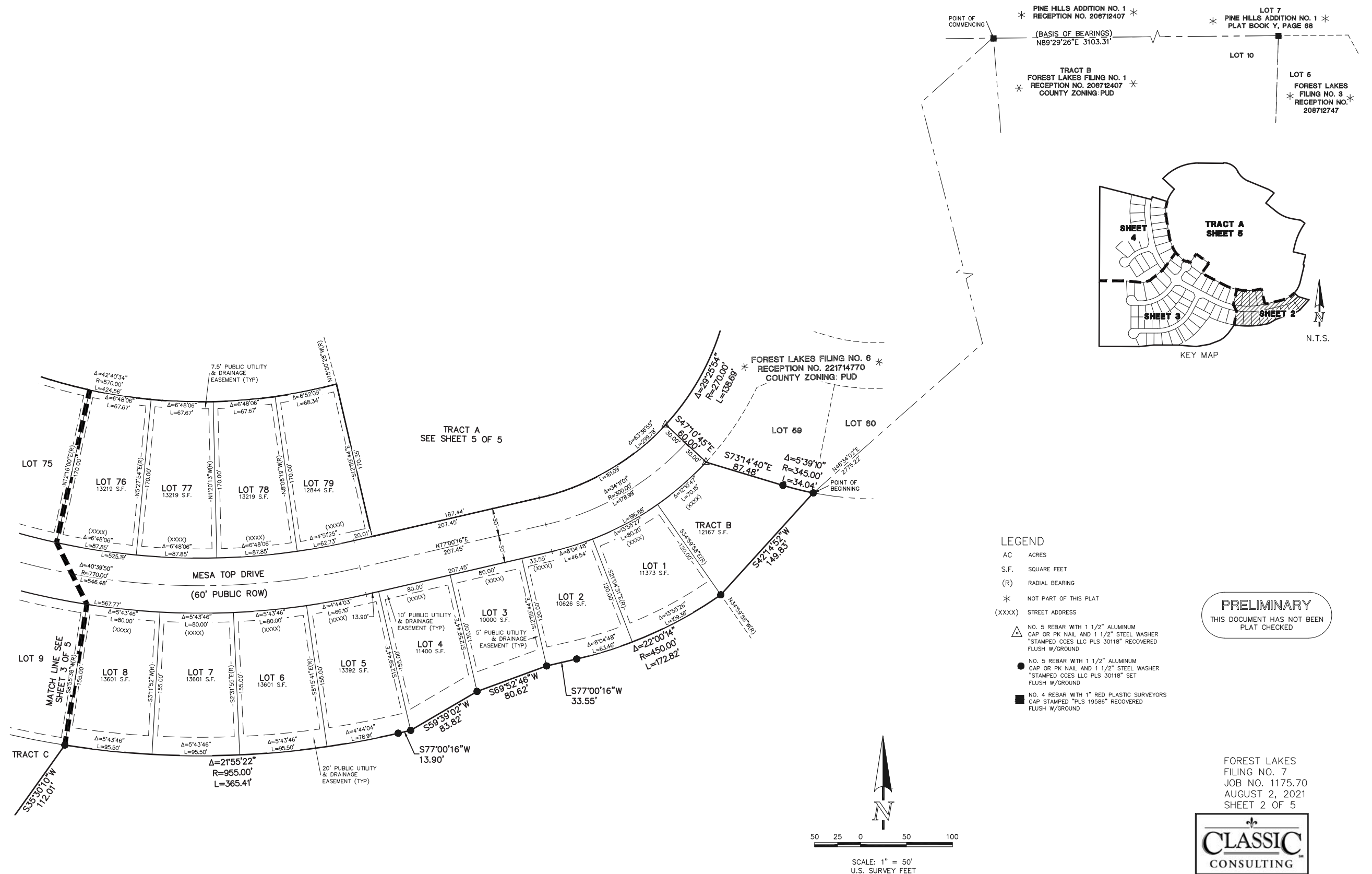
PCDD FILE NO.

FOREST LAKES  
FILING NO. 7  
JOB NO. 1175.70  
AUGUST 2, 2021  
SHEET 1 OF 5



# FOREST LAKES FILING NO. 7

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH,  
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



**PRELIMINARY**  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

FOREST LAKES  
FILING NO. 7  
JOB NO. 1175.70  
AUGUST 2, 2021  
SHEET 2 OF 5



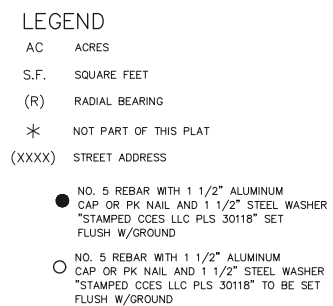
619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 (Fax)

PCDD FILE NO.





A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH,  
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



PRELIMINARY  
THIS DOCUMENT HAS NOT BEEN  
PLAT CHECKED

FOREST LAKES  
FILING NO. 7  
JOB NO. 1175.70  
AUGUST 2, 2021  
SHEET 4 OF 5

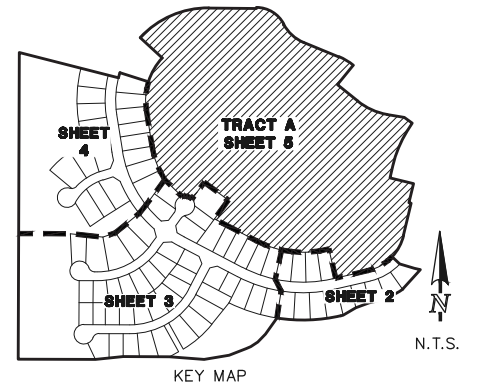
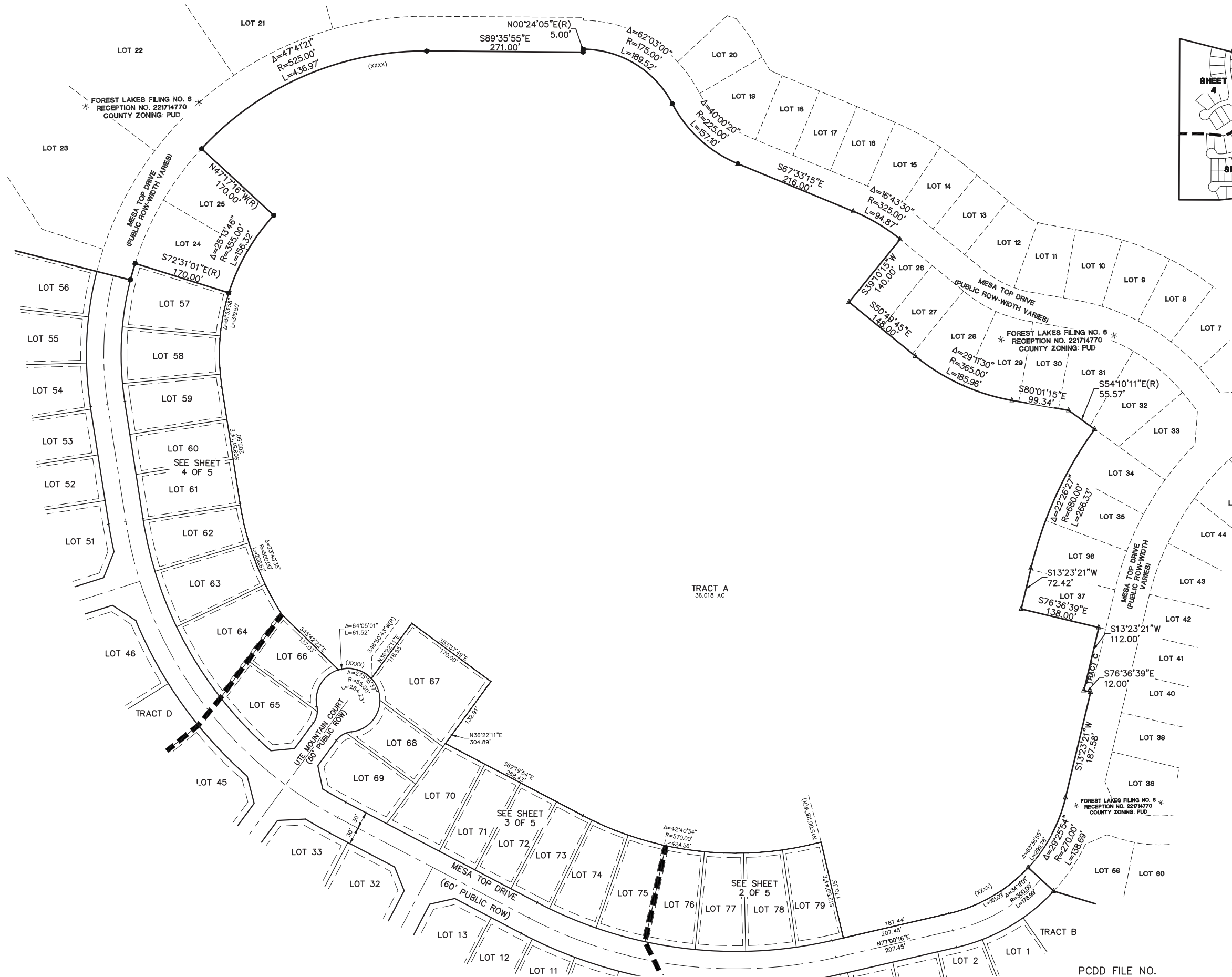


619 N. Cascade Avenue, Suite 200 (719)785-0790  
Colorado Springs, Colorado 80903 (719)785-0799 (Fax)

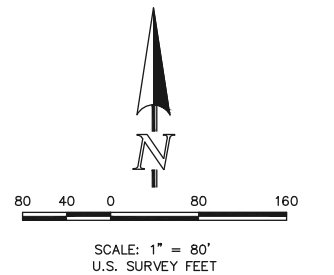
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# FOREST LAKES FILING NO. 7

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 11 SOUTH,  
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND**
- AC ACRES
  - (R) RADIAL BEARING
  - \* NOT PART OF THIS PLAT
  - (XXXX) STREET ADDRESS
  - NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP OR PK NAIL AND 1 1/2" STEEL WASHER "STAMPED CCES LLC PLS 30118" RECOVERED FLUSH W/GROUND
  - NO. 5 REBAR WITH 1 1/2" ALUMINUM CAP OR PK NAIL AND 1 1/2" STEEL WASHER "STAMPED CCES LLC PLS 30118" SET FLUSH W/GROUND



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PCDD FILE NO.

**El Paso County Park Advisory Board**

**Agenda Item Summary Form**

**Agenda Item Title:** 2022 Sunshine Act Memorandum

**Agenda Date:** January 12, 2022

**Agenda Item Number:** #7 - A

**Presenter:** Todd Marts, Director of Community Services

**Information:** **Endorsement:** X

**Background Information:**

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act, the Park Advisory Board annually endorses a memorandum at the January meeting that addresses the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

Please find enclosed the draft memorandum for consideration and / or endorsement.

**Recommended Motion:**

Move to endorse the 2022 Sunshine Act Memorandum.

## **MEMORANDUM**

**TO:** Kristy Smart, Clerk to the Board

**FROM:** Todd Marts, Director, Community Services Department

**RE:** 2022 Sunshine Act Memorandum  
Park Advisory Board / Park Fee Advisory Committee

**DATE:** January 12, 2022

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act (Sunshine Act), the following information addresses whereby each county Board or Commission shall notify the Clerk to the Board Manager of the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

The Director of Community Services, or his designee, shall be responsible for ensuring that appropriate notice of Park Advisory Board (PAB) and the Park Fee Advisory Committee (PFAC) meetings. Notice will be given in the form of an agenda which will state the date, time, and location of the meeting and a brief description of the agenda items for the respective meeting as required by the Sunshine Act. The respective agendas will be posted on the County's website.

The Director of Community Services, or his designee, shall serve as the official custodian of the PAB and PFAC meeting minutes. The record of all meeting minutes will be on file at the Community Service Department, 2002 Creek Crossing, Colorado Springs, Colorado, 80905, and are available at this location for public review and will be posted on the website.

This procedure for compliance with the Sunshine Act for the 2022 calendar year was endorsed by the El Paso County Park Advisory Board at their meeting on January 12, 2022.

Please contact me if you have questions or need additional information.

**El Paso County Parks  
2021 Action Plan**

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

Community Services Department								
Parks / Recreation & Cultural Services Divisions								
December 2021 Monthly Report								
<u>Facility Revenue Totals To Date</u>		2021				2020	2019	
		Budget	Current	Balance		Totals to Date	Totals to Date	
Parks Facility Reservation Revenue		\$ 180,000	\$ 228,126	\$ (48,126)		\$ 117,303	\$ 193,564	
County Fair / Fairgrounds		\$ 301,000	\$ 433,665	\$ (132,665)		\$ 86,310	\$ 351,240	
<b>Total</b>		<b>\$ 481,000</b>	<b>\$ 661,791</b>	<b>\$ (180,791)</b>		<b>\$ 203,613</b>	<b>\$ 544,804</b>	
<u>Fundraising Revenue</u>		2021	2021			2020	2019	
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 92,500	\$ (17,500)		\$ 20,000	\$ 85,250	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 65,500	\$ (20,500)		\$ 50,000	\$ 37,500	
Trust for County Parks	Park Operations	\$ 10,000	\$ 97,270	\$ (87,270)		\$ 56,625	\$ 42,290	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 29,123	\$ (4,123)		\$ 31,250	\$ 27,445	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 40,000	\$ 44,000	
<b>Total</b>		<b>\$ 195,000</b>	<b>\$ 324,393</b>	<b>\$ (129,393)</b>		<b>\$ 197,875</b>	<b>\$ 236,485</b>	
<u>Grant / 3rd Party Funding</u>		Awarded						
<u>Parks Division Reservations</u>	2021	2021	2021	2020	2020	2019	2019	
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance	
January	3	22	N/A	4	41	9	110	
February	5	233	N/A	12	879	14	546	
March	4	31	N/A	6	44	15	192	
April	157	3892	4.4	0	0	186	9519	
May	423	11907	4.1	47	274	338	18036	
June	506	14571	4.1	294	2869	517	23048	
July	466	16225	4.1	309	6153	436	24558	
August	493	17007	4.1	259	7213	408	21519	
September	398	16048	4	284	10208	338	20818	
October	180	9846	4.7	176	4840	106	17273	
November	14	467	N/A	11	199	16	539	
December	9	709	N/A	5	30	13	884	
<b>Total</b>	<b>2658</b>	<b>90958</b>	<b>4.2</b>	<b>1407</b>	<b>32750</b>	<b>2396</b>	<b>137042</b>	

<u>Parks Facility Reservations</u>		2021	2021	2020	2020	2019	2019	
<u>December</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<b><u>Bear Creek Regional Park</u></b>								
Archery Lanes						1	1	
Athletic Fields								
Pavilions								
Trails								
Vendor								
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room		3	26	2	20	7	68	
<b><u>Black Forest Regional Park</u></b>								
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts								
<b><u>Falcon Regional Park</u></b>								
Baseball Fields								
<b><u>Fountain Creek Regional Park</u></b>								
Athletic Fields								
Pavilions		3	240			3	300	
Trails		1	425			1	500	
Disc Golf Course								
Vendor								
<b><u>Fox Run Regional Park</u></b>								
Athletic Fields								
Gazebo								
Warming Hut		1	15			1	15	
Pavilions								
Vendor								
Trails								
<b><u>Homestead Ranch Regional Park</u></b>								
Pavilions								
Athletic Fields								
Trails								
<b><u>Palmer Lake Recreational Area</u></b>								
Palmer Lake Santa Fe Trail								
<b><u>New Santa Fe Trail</u></b>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<b><u>Paint Mines Trail</u></b>		1	3	3	10			
<b><u>Rock Island Trail</u></b>								
<b><u>Black Forest Section 16</u></b>								
<b><u>Rainbow Falls Historic Site</u></b>								
<b><u>Pineries Open Space</u></b>								
<b>Total Park Facility Reservations</b>		<b>9</b>	<b>709</b>	<b>5</b>	<b>30</b>	<b>13</b>	<b>884</b>	

<u>Fairgrounds Facility Reservations</u>		2021	2021	2021	2020	2020	2019	2019
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		0	0		9	478	8	447
February		6	178		12	271	16	782
March		8	459		3	170	17	846
April		20	1208		0	0	23	3213
May		16	1496		0	0	15	3519
June		12	1921		20	410	29	2931
July		1	80		17	1,338	29	2,931
August		26	3221		19	2291	17	4001
September		54	4,247		16	1850	21	3544
October		35	3241		18	913	15	3348
November		5	110		0	0	5	112
December		10	1030		0	0	12	2910
<b>Total</b>		<b>193</b>	<b>17,191</b>		<b>114</b>	<b>7,721</b>	<b>207</b>	<b>28,584</b>
<u>Fairgrounds Facility Reservations</u>		2021	2021	2020	2020	2019	2019	
<u>December</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	20	0	0	1	20	
Calhan Posse		1	20	1	21	1	46	
EPCC Holiday Shoppe		2	150	0	0	1	23	
Calhan HS Testing		1	40					
Wedding		2	150					
<u>Grand Stands Building</u>				13	65	7	56	
<u>Track</u>								
Wedding		1	100					
<u>Barns</u>								
<u>Float Building</u>		1	25					
<u>Livestock Arena</u>								
<u>Grounds -</u>								
Parade of Lights			500					
<u>Whitemore - Fairgrounds</u>								
4H Pet Supply Swap		1	25					
<u>Arena</u>								
<b>Month Total Fair Facility Reservations</b>		<b>10</b>	<b>1,030</b>	<b>14</b>	<b>86</b>	<b>10</b>	<b>145</b>	



<b>Vandalism Report</b>								
<b>Incident</b>	<b>Date</b>	<b>Location</b>	<b>Area</b>	<b>Cost</b>				
Fence damage	1/13/2021	Bear Creek Dog Park	Central District	\$1,400				
Graffiti	1/5/2021	Rainbow Falls	Central District	\$1,625				
Graffiti	1/2/2021	Widefield	Restroom	\$75				
Graffiti	1/16/2021	Widefield	Restroom	\$75				
Torn out playground safety surface, drilled holes	1/20/2021	Widefield	Playground	\$200				
Graffiti	1/7/2021	Widefield	Restroom	\$75				
Careless driver fence damage	1/29/2021	Rainbow Falls	Central District	\$900				
Sink smashed with rock	2/20/2021	Fox Run	Warming Hut	\$200				
Kiosk vandalized and bent	2/1/2021	Forest Green Open Space	North District	\$1,650				
Several glass blocks broken out off wall	2/2/2021	Homestead Ranch	Restroom	\$2,650.00				
14 incidents - vehicles driving / donuts on fields	2/1 - 28/2021	Fox Run	Multi Use Fields	\$1,400				
Vehicle driving / donuts on fields	2/1 - 28/2021	Black Forest	Multi Use Fields	\$100				
Graffiti	2/8/2021	Crews Gulch Tunnel	South District	\$100				
Graffiti	2/15/2021	Widefield Community Park	South District	\$100				
ATV trail damage	2/23/2021	Falcone Regional Park	Trail	\$300				
Vehicles driving / donuts on fields (2 incidents)	3/1-31/21	Fox Run	North District	\$200				
Damage to the speed bumps in the trailhead parking lot.	3/5/2021	Rock Island Regional Trail	East District	\$50				
Graffiti on memorial bench, tree, etc.	4/27/2021	Black Forest	North District	\$500				
Door to maintenance shop pried open (no theft)	4/5/2021	Homestead Ranch	East District	\$375				
Fire set to restroom	5/12/2021	Willow Springs Ponds	South District	\$21,560				
Damage to window and stucco due to rock throwing	5/19/2021	Homestead Ranch	East District	\$1,500				
Vehicle driving / donuts on fields	5/18/2021	Fox Run	North District	\$100				
Graffiti in Milam Rd tunnel	5/24/2021	Black Forest	North District	\$60				
Broken window and damage to caretaker building	6/5/2021	Rainbow Falls	Central District	\$180				
Damaged/broken picnic table	6/28/2021	Widefield Community Park	South District	\$1,500				
Graffiti in Milam tunnel	6/29/2021	Black Forest	North District	\$60				
Careless driver fence damage	6/19/2021	Rainbow Falls	Central District	\$1,450				
Driver drove thru split rail fence	7/1/2021	Fox Run	North District	\$50				
Irrigation valve box wires vandalized	7/1/2021	Black Forest	North District	\$200				
Graffiti in Fallen Timber restroom	7/14/2021	Fox Run	North District	\$100				
Graffiti in Baptist trailhead restroom	7/15/2021	Santa Fe Trail	North District	\$200				
Illegal trash dumping in the park	7/15/2021	Fox Run	North District	\$25				
Non-touch faucet smashed with rock (Warming Hut)	7/20/2021	Fox Run	North District	\$300				
Graffiti on playground slide	7/22/2021	Stratmoor Valley	South District	\$50				
Fire damage to bridge and fence	7/13/2021	BCRP(ESC)	Central District	\$13,407				
Graffiti on pavilion and street	7/16/2021	BCRP Terrace	Central District	\$480				
Vehicle damage on multi use field	8/16/2021	BCRP Terrace	Central District	\$300				
Stolen no-touch hand dryer in restroom	8/24/2021	Fox Run - Fallen Timber	North District	\$500				

Graffiti on trash can holder	8/3/2021	Hanson Trailhead	South District	\$20				
Illega trash dumping and cleanup	9/15/2021	Various sites	North District	\$100				
Graffiti in Baptist trailhead restroom	9/20/2021	Santa Fe Trail	North District	\$200				
Graffiti in Baptist trailhead restroom	9/22/2021	Santa Fe Trail	North District	\$200				
Hand dryer damaged	9/23/2021	Widefield Community Park	South District	\$520				
Graffiti on underpass wall	9/6, 9/21	Cruse Gulch	South District	\$150				
Broken Lexan at kiosk door, damaged sign	9/8/2021	Falcon dog park	East District	\$200				
Vehicle drove through gate	10/8/2021	Rainbow Falls	Central District	\$4,500				
Vehicle damage on turf	10/20/2021	Fox Run	North District	\$100				
Rocks in toilets	10/21/2021	Fox Run	North District	\$25				
Multiple small fires set inside restroom	10/21/2021	Widefield Community Park	South District	\$350				
Illegal trash dumping in parking lot (3)	11/1 - 11/3/ 2021	Baptist Trailhead	North District	\$75				
Open Space signs vandalized	11/1/2021	Forest Green Open Space	North District	\$50				
Fire set to restroom / hand dryer vandalized	11/8/2021	Widefield Community Park	South District	\$200				
Illegal tree cutting (multiple trees)	11/24/2021	Homestead Ranch	East District	\$700				
Removal of rail boards along tunnel	12/7/2021	Crews Gulch Tunnel	South District	\$500				
Vehicle damage on two separate fields	1/3/2021	Fox Run	North District	\$200				
Illegal tree cutting - 4 inch diameter spruce tree	12/6/2022	Bear Creek Terrace	Central District	\$750				
			<b>Total</b>	<b>\$62,837</b>				
<b>Volunteerism</b>		<b>2021</b>		<b>2020</b>		<b>2019</b>		
<b>Total for Year</b>	<b>Goal</b>	<b>Volunteers</b>	<b>Total Hours</b>	<b>Volunteers</b>	<b>Total Hours</b>	<b>Volunteers</b>	<b>Total Hours</b>	
January		106	372	193	824	196	925	
February		100	468	234	1,148	189	1098	
March		159	713	110	552	174	1193	
April		365	1,556	86	350	590	2398	
May		425	1,579	96	500	600	3179	
June		299	1,421	378	1,765	416	2649	
July		680	5,444	291	974	959	7904	
August		283	1,581	240	669	632	3123	
September		411	1,808	254	806	435	2012	
October		556	2,408	609	1371	905	3776	
November		324	1,021	208	618	272	1226	
December		167	834	76	260	220	1040	
<b>Totals</b>		<b>3875</b>	<b>19,205</b>	<b>2775</b>	<b>9,837</b>	<b>5588</b>	<b>30523</b>	
		<b>2021</b>						
<b>December</b>		<b>Volunteers</b>	<b>Total Hours</b>					
Park Advisory Board		9	35					
Fair Advisory Board		14	56					
Fairgrounds Corporation		10	30					
Fairgrounds Special Events		26	130					
Friends of the Nature Centers		36	331					
Adopt-A-Park / Trail / Volunteer Projects		72	252					
<b>Total</b>		<b>167</b>	<b>834</b>					

<b>Programming</b>		<b>2021</b>	<b>2021</b>	<b>2021</b>	<b>2020</b>	<b>2020</b>	<b>2019</b>	<b>2019</b>
<b>Totals for Year</b>		<b>Programs</b>	<b>Attendance</b>	<b>Evaluation</b>	<b>Programs</b>	<b>Attendance</b>	<b>Programs</b>	<b>Attendance</b>
January		25	218	4.93	45	755	40	461
February		27	230	4.96	47	2327	36	2303
March		50	753	4.90	17	361	62	1060
April		58	1006	4.98	0	0	185	4928
May		84	1377	4.99	12	4439	210	4415
June		68	1361	4.90	40	888	122	3937
July		71	3601	4.98	74	1962	120	4950
August		58	3598	4.90	92	1221	80	3347
September		84	2074	4.99	78	868	114	3325
October		88	7709	4.98	95	1182	127	6033
November		38	1101	4.99	30	372	54	1796
December		33	954	4.99	23	3420	35	2228
<b>Totals</b>	<b>800 / 21,000</b>	<b>684</b>	<b>23982</b>	<b>4.96</b>	<b>553</b>	<b>17795</b>	<b>1185</b>	<b>38783</b>
		<b>2021</b>	<b>2021</b>	<b>2021</b>				
<b>December</b>	<b>Facility</b>	<b>Programs</b>	<b>Attendance</b>	<b>Evaluation</b>				
Colorado Wildlife Detectives	BCNC	3	44	5.00				
Winter Adaptations	BCNC	2	22	5.00				
EPC Community Services Breakfast	BCNC	1	45					
Bear Creek by Candlelight	BCNC	1	250	4.90				
Birthday Party: All About Animals	BCNC	2	58	5.00				
COS Then and Now	BCNC	1	18					
Kids' Morning Out	BCNC	1	11					
Gingerbread Habitat Workshop	BCNC	1	35	5.00				
Audubon Christmas Bird Count	BCNC	1	6					
Outreach: Dinosaur Resource Center Free Kids Day	BCNC	1	125					
Mata	BCNC	1	6					
Nature Explorers: Leaves or no Leaves	BCNC	3	43	5.00				
Little Wonders: Winter Warmth	BCNC	2	29	5.00				
Nature Adventures: Winter Bugs	FCNC	2	26	5.00				
Active Adults: Hand Woven Ornaments	FCNC	1	8	4.90				
Program Room Rental	FCNC	2	50	5.00				
2s & 3s Outdoors: Fur & Feathers	FCNC	2	38	5.00				
Adult Bird Club Classroom	FCNC	1	6	5.00				
Adult Bird Club Field Trip	FCNC	1	6	5.00				
Nature Hikes with Santa	FCNC	4	128	5.00				
<b>TOTALS</b>		<b>33</b>	<b>954</b>	<b>4.99</b>				

**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

**December 2021**

**General Updates:**

1. Facility rentals have generated \$228,126 which exceeded our \$180,000 annual goal by 26%.

**Special Events:**

1. The YMCA of the Pikes Peak region held the 12<sup>th</sup> annual “Jingle Jog 5K” and “Kids Reindeer Romp” at Fountain Creek Regional Park and trail again this year. Approximately 500 runners participated in this fun early morning event.
2. Special event applications for 2022 have been submitted by many local organizations. The APEX cycling event, Pikes Peak Road Runners, COS Down Syndrome Association (Buddy Walk), Humane Society of the Pikes Peak Region (Pawtoberfest), Mad Moose Events (High Drive 10K and Pikes Peak Ultra), Kids on Bikes, Soccer Buddies and Falcon Rugby are just a few organizations that are hopeful to hold ‘normal’ events again in 2022.



*Picture from the “Jingle Jog 5K” @ Fountain Creek Regional Park*

**COMMUNITY SERVICES DEPARTMENT**

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

**COMMUNITY OUTREACH**  
**Monthly Report – December 2021**

Dana Nordstrom, Community Outreach Coordinator

**Community Outreach**

1. **Partners in the Park:** Please join us for our awards ceremony at the February Parks Advisory Board meeting to celebrate our 2021 Partners in the Park. We are currently seeking partnerships for Rainbow Falls, Homestead Ranch Regional Park, Fountain Creek Regional Park, and Falcon Regional Park. Please forward any potential partners to [dananordstrom@elpasoco.com](mailto:dananordstrom@elpasoco.com).
2. **El Paso County Fair:** El Paso County is once again planning for our 2022 Fair, July 16-23. The goal of \$75,000 is to help generate enough revenue to successfully operate the El Paso County Fair. Our core sponsors have been contacted and we are now at 50% to our goal.
3. **Friends Groups:** We will be hosting a County Friends Group Kick Off Event with Trails and Open Space Coalition in February or March of next year. Details coming soon!
4. **Fair & Events Center Small Animal Barn: Please join us for Boots in the Park, March 5, 2022** at the Fair & Events Center in Calhan. \$35 per person or \$250 for a table of eight. Picnic Basket is sponsoring our dinner for the evening and Mountain View Electric Association is our silent auction sponsor. Please support the new small animal barn and RSVP to 719-520-7880. For more information contact Dayna Buffington at [daynabuffington@elpasoco.com](mailto:daynabuffington@elpasoco.com).



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



HOLLY WILLIAMS  
CARRIE GEITNER  
LONGINOS GONZALEZ, JR.

## COMMUNITY SERVICES DEPARTMENT

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

### Recreation & Cultural Services Division Monthly Report – December 2021

Submitted by Theresa Odello, Recreation & Cultural Services Manager

#### Grants & Planning:

1. El Paso County Nature Centers were awarded a \$1,000 **grant from Broadmoor Community Church**. These funds will be used to purchase eight Koolerton transportable video microscopes. Items are held under the lens and projected onto the screen, where multiple people can view simultaneously. These easy-to-use microscopes can be utilized during educational programming at the nature centers as well as during outreach events in the community and will be a great benefit to the nature centers' educational aims.
2. The **117<sup>th</sup> El Paso County Fair is July 16<sup>th</sup> - 23<sup>rd</sup>**, and the theme this year is "Adventure Begins Here". We have added 7 new Fair Advisory Board members. Part of the planning process includes booking various entertainment. We are well underway in that process and look forward working with many partners to make it a successful year for the Fair.
3. This past month we have spent much of our time planning the first ever fundraiser for the El Paso County Fairgrounds to be held on March 5<sup>th</sup>, 2022. The **"Boots in the Park" fundraiser** is to help raise funds for the small animal barn build. Mountain View Electric is sponsoring the silent auction and the Picnic Basket is sponsoring the dinner. Entertainment will be provided by singer Mitch Carter. Invitations and marketing will begin mid-January.

#### Programs & Special Events:

1. Bear Creek Nature Center hosted their popular annual holiday event, **Bear Creek by Candlelight**, on the evening of Friday, December 3<sup>rd</sup>. Two hundred fifty community members of all ages attended and enjoyed the evening's various activities including live folk music from volunteer folk band Pepper Grass, chili dinner from event partner Texas Roadhouse, a luminary-lit trail hike, hot chocolate and cookies, Colorado Springs Conservancy student carolers, nature center education, visits with Santa Claus and a take-home ornament craft kit. Three staff members and twenty-one volunteers made this an enjoyable, multi-faceted event. Participant comments included, *"Very fun family event, great staff, volunteers, and environment."*
2. Bear Creek offered a new holiday program, **'Gingerbread Habitat Decorating'** workshop on the Saturday prior to Christmas. Participants purchased kits consisting of gingerbread bears, deer and trees and a variety of edible decorations with which they created their own unique habitat scenes to take home. In addition to using their creativity to design edible habitats,



participants enjoyed a puppet show to introduce them to the habitats and animal residents of Bear Creek and had the chance to visit and take pictures with Santa Claus. This well-received program earned evaluation scores of 5/5 and comments included, *“Wonderful!!! Thank you - a highlight of our holiday season”* and *“Fun and educational too!”*

3. Fountain Creek Nature Center hosted four full **Nature Hikes with Santa**. This annual event embraces the magic of nature as much as it does that of the holidays. After reading the classic “Night Before Christmas” story, children and their families are met by Santa who leads them along the Nature Trail, sharing his wisdom and kindness along the way. Returning to the Nature Center, families enjoyed hot cocoa, crafts, and music by the volunteer band Peppergrass.
4. Fountain Creek Nature Center offered another crafty program in the **Active Adults Series, Hand Woven Ornaments**. Part-Time Interpreter Andy led participants in creating their own elegant ornaments for the tree, around the house, or for gifts. This satisfying activity was made even better by its sustainable nature; ornament materials were sourced from old, repurposed magazines and calendars.
5. Fountain Creek Nature Center’s **Children’s Nature Series** continues to be a popular offering for young children and their families. This month 2’s and 3’s Outdoors was about Fur and Feathers and little ones learned the differences between mammals and birds with a puppet show, song, and games. In Nature Adventures, 3-to-6-year old’s discovered the ways bugs hide and sleep through the winter. Through activities and a guided hike, children are taught basic but important biology lessons as they achieve their physical and mental milestones.
6. The 2021 **Country Holiday Fair** on December 11<sup>th</sup> was a free event for the community with celebrity appearances from Santa, the Grinch, and Clyde the Donkey. Besides the over 50 vendors to shop from, the event included free activities for kids, bar service for adults, a Toys for Tots collection for the local shelter, and photograph opportunities with the celebrities mentioned previously. This new event brought over 1,500 people to the Fair and Events Center.





## Special Events and Program Calendar

January 13 - February 10, 2022

Date	Day of Week	Program	Location	Target Audience	Notes*
01/13&14	Thursday or Friday	2s & 3s Outdoors: Snow Bunnies	Fountain Creek Nature Center	Children age 2-3 with an adult	10-11:15 am / \$3 per person
1/15	Saturday	Fair Queen Clinic	Swink Hall/Owens Arena	Ladies ages 12-21 interested in learning about the El Paso County Fair Queen Program.	9am / \$30 per person
1/15	Saturday	Frozen Fauna	Fountain Creek Nature Center	All ages / Families	10 am - 12 pm / \$5 per person
1/16	Sunday	Full Moon Photography Workshop at Clear Spring Ranch	Clear Spring Ranch	Adults/ Hobby Photographers/ Those interested in learning more about photography	3:30-5:30 pm / \$20 per person / Led by 3 Peaks Photography & Design
01/19&20	Wednesday or Thursday	Nature Explorers: Fantastic Flurries	Bear Creek Nature Center	Children ages 4-5 with adult	10-11:30 am or 1-2:30 pm / \$3 per person
1/22	Saturday	Jr. Bird Club	Fountain Creek Nature Center	Children 8-15	8-11am / \$10 per person
1/22	Saturday	Active Adults: COS History Walk- Law & DISorder:	Pioneers Museum/ Downtown COS	Adults	2:45 pm or 3pm / \$15 per person includes prohibition-era cocktail or \$7 per person walk only / Led by Pioneers Museum staff
01/26&27	Wednesday or Thursday	Little Wonders: Where are They Hiding?	Bear Creek Nature Center	Children ages 2-3 with adult	10-11:15 am / \$3 per person
1/29	Saturday	Live Birds of Prey	Fountain Creek Nature Center	All ages	10-11am / \$5 per person
2/2	Wednesday	Nature's Classroom: Winter Adaptations	Bear Creek Nature Center	Children in grades 1-3 with an adult	1-3 pm / \$4 per person
02/3&4	Thursday or Friday	Nature Adventures: Winter Water Wonders	Fountain Creek Nature Center	Children age 3-6 with an adult	10-11:30am / \$3 per person
2/12	Saturday	Big Horn Sheet Day	Garden of the Gods	All Ages	FREE family event: nature hikes, activity booths, wildlife viewings, and more.
2/4	Friday	Kids' Night Out: For the Love of Nature	Bear Creek Nature Center	Children ages 6-11	5:30-9 pm / \$20 per child / Drop-off program, dinner included
2/5	Saturday	Children's Mindfulness Series, Meeting #1	Fountain Creek Nature Center	Children age 5-10 with an adult	10am-12pm / \$30 per child
2/9	Wednesday	Nature's Classroom: Winter Adaptations	Fox Run Regional Park	Children in grades 1-3 with an adult	1-3 pm / \$4 per person
2/10	Thursday or 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

\* 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  
DECEMBER 2021**

**Parks Planning**

**Capital Project Management / Planning:**

**Fountain Creek Regional Trail Repairs at Spring Run** – A portion of the Fountain Creek Trail near Janitell Road has sustained repeated damage from rain events. The existing concrete low water crossing is no longer functional and needs replacement. Staff has designed a new crossing and has completed initial permitting for the work with the Army Corp of Engineers. Staff is working with Procurement to obtain quotes to complete this repair in a timely manner. An RFQ was issued 12-10-2021 with quotes due 01-11-2022.

**Fox Run Regional Park Oak Meadows Restroom** – This project includes a renovation to the Oak Meadows restroom from a composting system to a flush system. The pit vault composting waste system will be removed, and existing leach field abandoned. A new on-site wastewater treatment system and leach field will be installed. Internal plumbing and fixtures will also be installed to convert the restroom to a flush system. Bids were due on November 10 with no response. Staff is strategizing on next steps.

**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. Bids were received in November and the contract will be awarded January 2022.

**Santa Fe Open Space** - The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction started in October and progressed quickly with trail network and interpretive site completed in November. Trail signs are being developed and will be manufactured in December-January. No opening date has been set.

**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.

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

**Paint Mines Interpretive Park** - The Paint Mines Interpretive Park Restoration Project was awarded to Smith Environmental & Engineering in September 2020. Substantial completion of the project has been issued. Additional erosion repair and ditching was performed by Veltrans LLC completed December 2021.

**Bear Creek Regional Park Restroom** – Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. A design contract was awarded to Tremmel Design Group (TDG) in May 2020. A kickoff meeting was held in May with preliminary concepts reviewed in June. A 60% design development plan set was delivered in September. Public input via website and sign postings was completed in October. Final design was completed in December 2020. Construction drawings were submitted to the Pikes Peak Regional Building Department in January and approved in April. An IFB to construct the restroom was advertised in January and awarded to Raine Building in early May. Demolition of the old restroom was completed in July. Excavation and underground utility coordination were completed in August. Building footers and underground utility installations were completed in September. Vertical walls and floors were completed in October. Roofing and interior framing is scheduled for November with completion anticipated early 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 three development permit applications to be presented for endorsement at the January 2022 PAB meeting and provided internal administrative comments for an additional ten applications during December 2021.

**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** – Unseasonably warm and dry weather continues to draw large numbers of visitors as our parks remain busy with pavilion use, field and trail usage, and pickleball play. Our team's primary focus has been cleaning facilities, removing fallen leaves and branches, box blading parking lots and trails, completing routine illegal camp checks, landscape bed maintenance, winter tree watering, and playground inspections.

A severe wind event ravaged Colorado Springs during this reporting period and due to multiple years of preventive tree care, Bear Creek Regional Park encountered minimal damage. Due to this event, park staff spent time inspecting properties, cutting up and removing larger fallen tree branches, raking / hand collecting smaller branches, repairing two damaged flagpoles, reinstalling temporary fencing at the community garden, and removing damaged surface at the tennis courts.

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

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.

Goat herder Lani Malmberg and more than five hundred of her cashmere, noxious weed eating goats arrived at Bear Creek Park on December 15<sup>th</sup>. This annual ten-day event provided by the Bear Creek Garden Association is one of the most popular happenings at the Park each year. Park users enjoy interactions with Lani and watching the herding dog, Betty, do her work. Central staff assists each year by installing t-posts and construction fencing around the large island flower bed, securing multiple trees in the area in a similar fashion, attending daily meetings, and providing water to the goats on a daily / as needed basis.

The Bear Creek Nature Center hosted two events in December requiring assistance from Central staff members. Tasks included cleaning parking lot area, landscape bed maintenance, trash collection and mowing of the overflow lot, removing / reinstalling large displays, setting up / breaking down tables and chairs, assistance acquiring a Christmas tree, and installing t-posts for signage along the trails.

**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. Extra attention was required at the park due to a severe wind event. Recently completed arbor work helped minimize damage to the area, however, staff removed multiple large branches and cleared other debris.

**Rainbow Falls Historic Site** – The site is currently closed and will reopen in early March 2022. Recreation and Cultural Services will hold multiple off season special events during this period that will require support from the Central team. Staff continues to monitor security cameras, remove trash, and monitor the site for new graffiti.

**Downtown Facilities** – Downtown staff members remain busy with general maintenance tasks including trash and leaf collection. Annual pruning operations and bed maintenance at multiple downtown properties will keep team members busy for the next few months.

**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 main event at the Fairgrounds this month was the Country Holiday Fair. Staff received fantastic support from a group of missionaries that assisted with all the setup necessary for the event. The event was well attended, and staff handled all the cleanup. We also hosted a few committee meetings this month in Swink Hall.

The team continues to refurbish floors throughout the Fairgrounds. The Livestock Arena Building floors were the first to be completely stripped and waxed. Staff has some minor painting to complete prior to winterizing for the season.

**Homestead Ranch Regional Park** – The team identified several minor repairs and projects that needed to be completed prior to reopening the restrooms in the spring. Caulking, painting, deep cleaning, playground swing inspections and repairs, and kiosk repairs were among the list of items staff were able to remedy.

**Falcon Regional Park** – All has been quite this month at Falcon Regional Park. Staff spent some time cleaning up tumble weeds that had collected along the fence lines.

**Falcon Regional Dog Park-** Staff received a few complaints about holes within the park and a large gap by one of the gates between the large and small dog section of the park. The team was able to fill all the large holes and added a new transition under the swinging gate to prevent the smaller dogs from getting out of the small dog area. While onsite the team straightened and repaired several parking lot timbers that were warped and damaged.

**Rock Island Regional Trail –** Due to the recent windstorm a few issues were found at Rock Island Regional Trailhead. Mostly broken branches and one tree that had fallen across the trail. Staff was able to remove hazards in areas accessible by guests. Several tree hazards exist in the natural wetlands area of the park. Our team installed t-posts and orange barrier fencing to notify the public to stay out of the area.

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

#### **North District:**

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

North District staff focused on finalizing fall clean up, pruning of plants, and removal of pine needles. Due to the recent windstorm, our primary efforts have focused on removing fallen trees, debris cleanup, and identifying and eliminating potential tree hazards.

**Black Forest Regional Park –** Routine patrols were conducted to remove native trash and check property conditions. Our primary goals in BFRP were to remove fallen trees, debris cleanup, and identify potential hazards from the recent windstorm.

Staff began phase II of the landscape renovation project and have removed all diseased and/or declining landscape materials.

**Pineries Open Space –** Efforts primarily focused on driving all trails throughout the park to remove fallen trees, debris cleanup, and identify any hazards from the recent windstorm. While patrolling trail corridors, efforts are made to remind guests of dog off leash policies. Trash removal from native park areas continues to be high priority.

**Santa Fe Regional Trail -** Staff patrolled the trail corridor to remove any fallen trees, debris, and to identify hazards from the recent windstorm. We also started repairing old trailhead signs and installed new signs at several locations. Staff set up for the Christmas Tree Recycling Program, and tree chipping is well underway.

**Black Forest Section 16 –** Patrols of the perimeter trail are performed daily, and individuals with dogs off leash are informed of County policies. Staff traveled all trails throughout the park to remove fallen trees, debris, and to identify potential hazards from the recent windstorm.

**Palmer Lake Recreation Area –** Routine patrols were conducted to remove trash and check property conditions. Parking lot and entrance road were graded. Staff continues to check all pit heaters to prevent frost damage.

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

**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 focus on winter clean-up projects and trail maintenance. Hand watering the newly planted trees has been a priority considering the dry conditions. The windstorm on December 15<sup>th</sup> damaged a few trees along the south trail system. The affected areas were addressed immediately. Fortunately, there was no damage to facilities or structures in the district. South District parks, trails, and facilities continue to be inspected and cleaned daily.

**Fountain Creek Regional Park** – FCRP hosted the Jingle Jog Fun Run for the YMCA on Dec 11<sup>th</sup>. Additional parking areas were cleared to provide overflow parking options. Pavilions were all deep cleaned thoroughly prior to the event.

Playground mulch was leveled, and additional material was added where needed.

During the high winds on December 15<sup>th</sup>, there was a small fire southwest of the Dog park near the edge of Fountain Creek. Fortunately, the Fountain Fire Department responded within minutes and the fire was extinguished before it had a chance to spread. We are so appreciative for their service!

**Willow Springs** – All native areas within the parking lots have been mowed for the season. A large willow tree on the north end of Willow Springs was damaged during the high winds. The tree has been removed from the property. The restroom repair project is still underway and continues to make progress.

**Kane Ranch Open Space** – There has been progress this month to establish power for the automatic entrance gate. Speed bumps have recently been delivered for the Kane Ranch parking lot and will be installed during the next reporting period.

**John Ceresa Memorial Park** - All leaves were mulched, blown, and removed from active use areas. The playground area was also blown and raked to remove leaves and other debris. In addition, all the small trees have been hand watered within the park.

**Clear Springs Ranch** – Trail apron native mowing is being addressed at Clear Springs this month along with trail grading and repairs. Additional clean-up of the picnic and pavilion area is also taking place to improve the aesthetics of common areas.