

**COMMUNITY SERVICES DEPARTMENT**

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

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, June 8, 2022 – 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>
<b>1. Call Meeting to Order</b>	Chair	
<b>2. Approval of the Agenda</b>	Chair	Approval
<b>3. Approval of Minutes</b> <i>(April Minutes due to May meeting cancellation)</i>	Chair	Approval
<b>4. Introductions / Presentations</b>		
A. Alan Rainville Proclamation	Chair	Approval
B. Pikes Peak Chapter - National Society of the Sons of the American Revolution	Scott Tanner	Information
C. Lease renewal for Black Forest Section 16	Kathy Andrew	Endorsement
<b>5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)</b>	Chair	
<b>6. Development Applications</b>		
A. Falcon Meadows at Bent Grass Filing No. 3 Final Plat	Greg Stachon	Approval

<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
B.	Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan	Ross Williams	Approval
C.	Homestead North at Sterling Ranch Filing No. 1 Final Plat	Ross Williams	Approval
D.	Homestead North at Sterling Ranch Filing No. 2 Final Plat	Ross Williams	Approval
E.	The Cottages at Mesa Ridge Final Plat	Ross Williams	Approval
F.	Flying Horse North Sketch Plan	Ross Williams	Approval
G.	Creekside at Lorson Ranch Filing No. 2 PUDSP	Ross Williams	Approval
H.	The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan	Ross Williams	Approval
<b>7.</b>	<b>Information / Action Items</b>		
A.	2022 - 2023 Officer Elections	Chair	Approval
B.	Pikes Peak Birding and Nature Festival	Jessica Miller	Information
<b>8.</b>	<b>Monthly Reports</b>	Staff	Information
<b>9.</b>	<b>Board / Staff Comments</b>		
<b>10.</b>	<b>Adjournment</b>		



*Minutes of the April 13, 2022  
El Paso County Park Advisory Board Meeting  
Centennial Hall, 200 S. Cascade  
Colorado Springs, Colorado*

Members Present:

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

Staff Present:

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

Absent: Anne Schofield

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: **Lois Landgraf made a motion to approve the meeting agenda. Alan Rainville seconded the motion. The motion carried 5 - 0.**

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

(The vote to approve the agenda was repeated to be in quorum compliance. Due to technical issues there was no quorum for the first vote).

3. Approval of Minutes: **Alan Rainville made a motion to approve the March 9, 2022, meeting minutes. Lois Landgraf seconded the motion. The motion carried 5 - 0.**
4. Introductions and Presentations:
- A. **Bear Creek Community Garden Presentation**

Todd Hegert, Bear Creek Community Garden Association, (BCGA) stated that El Paso County has renewed the facility use agreement for the operation of the Bear Creek Community Garden for another 5 years. The BCGA provides 104 garden plots. In addition to growing vegetables for personal use, the BCGA designates plots to grow produce which is donated to local non-profit organizations. Over the years, thousands of pounds of produce have been donated to the Cheyenne Mountain Zoo, Colorado Senior Homes, Care & Share and the Marian House Soup Kitchen.

5. Citizen Comments:

Susan Davies, Trails and Open Space Coalition (TOSC) stated that her organization conducted an equestrian trail user meeting to explore how the public can be made more aware on how to properly navigate encounters with equestrian trail users. She also thanked staff for a successful grand opening of the Santa Fe Open Space and the great trails and signage that was added to this newest El Paso County open space. Mrs. Davis stated that through grant funding the TOSC trails ambassador program can be continued for another year. This program is educating trail users through casual encounters on how to properly conduct themselves (leave no trace behind, dogs on leash etc.) and is also providing information to trail users to which other trails could be of interest to them.

Chair Ed Hartl thanked the Park Advisory Board members and staff for their support during his absence due to a knee replacement.

Gary Sherwood, citizen, addressed the Park Advisory Board to request a rule change to allow Class 1 E-bikes on trails. Director Todd Marts stated that Class 1 E-bikes are allowed on County Regional trails.

(Kiersten Steel joined the meeting at 1:48 pm.)

Commissioner Stan VanderWerf provided comments on several topics: County attorney change, Santa Fe Open Space grand opening, water reuse / recycling proposals, personal exercise goals.

6. Development Applications:

**A. Walden Preserve 2 Filing No. 5 – Final Plat**

Jason Meyer provided an overview of the Walden Preserve 2 Filing No. 5 – Final Plat and addressed questions by the board.

**Alan Rainville recommended that the Planning Commission and Board of County Commissioners include the following conditions when considering and/or approving the Walden Preserve 2 Filing No. 5 Final Plat: (1) Require fees in lieu of land dedication for regional park purposes in the amount of \$23,000 and urban park fees in the amount of \$14,500; (2) Developer shall be responsible for relocation and construction of the existing Cherry Creek Trail within Tract C; (3) Show on this Final Plat and dedicate to El Paso County a 25-foot trail easement within Tract C that allows for public access, as well as construction and maintenance of the Cherry Creek Secondary Regional Trail. Lois Landgraf seconded the motion. The motion carried 6 - 0.**

**B. Kinch Final Plat**

Greg Stachon provided an overview of the Kinch Final Plat and addressed a question by the board.

**Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Kinch Minor Subdivision: (1): Designate and provide to El Paso County a 25-foot-wide trail easement along the western boundary immediately adjacent to the public right-of-way for Milam Road that allows for public access, as well as construction and maintenance by El Paso County of the Milam Road Secondary Regional Trail. (2) Require fees in lieu of land dedication for regional park purposes in the amount of \$1,840. Alan Rainville seconded the motion. The motion passed 6 – 0.**

7. Information / Action Items:

**A. Park Lands Agreement – The Glen at Widefield Filing No. 11**

Jason Meyer presented the Park Lands Agreement request by the Glen Development Company. Ryan Watson with Glen Development Company addressed questions by the board.

**Alan Rainville moved to endorse the approval of the Park Lands Agreement with Glen Development Company for The Glen at Widefield Filing No. 11. Lois Landgraf seconded the motion. The motion passed 6 – 0.**

**B. Park Lands Agreement – Skyline at Lorson Ranch Filing No. 1**

Jason Meyer presented the Park Lands Agreement request by Lorson LLC, for Skyline at Lorson Ranch Filing No. 1.

**Susan Jarvis-Weber moved to endorse the approval of the Park Lands Agreement for Skyline at Lorson Ranch Filing No. 1 subject to final revisions by the County Attorney's Office and Board of County Commissioners. Lois Landgraf seconded the motion. The motion passed 6 – 0.**

**C. Park Lands Agreement – Windermere Filing No. 1**

Greg Stachon presented the Park Lands Agreement request by Eagle Development Company and addressed questions by the board.

**Alan Rainville moved to endorse the approval of the Park Lands Agreement with Eagle Development Company for Windermere Filing No. 1. Lois Landgraf seconded the motion. The motion passed 6 – 0.**

8. Monthly Reports:

Susan Jarvis-Weber inquired about the new-hiring process. Brian Bobeck stated that despite holding a job fair it's a challenge. Employees are also leaving for better paying positions. He stated that it will be an interesting year to cover even basic tasks this year.

9. Board/Staff Comments:

Theresa Odello stated that the Broadmoor Garden Club donated \$1,000 for improvements to the outdoor garden at the entrance of the Bear Creek Nature Center. Theresa Odello recounted a story of an exotic snake which was found by staff around the Fountain Creek Nature Center trail system. The python was safely secured and brought to Humane Society. Todd Marts stated that Rainbow Falls Historic Site is still closed due to rockslides at the parking lot area. Mitigation solutions are being discussed and the site will reopen as soon as it is safe to do.

10. Adjournment: **The meeting adjourned at 2:54 p.m.**

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Susan Jarvis-Weber, Secretary

## **Resolution**

**WHEREAS,** Alan Rainville served as a Commissioner District #4 representative to the El Paso County Park Advisory Board from May 2016 to May 2022; and

**WHEREAS,** Mr. Rainville's leadership and commitment have contributed significantly to the development of the El Paso County system of parks, trails, open space, recreation and cultural programs and facilities; and

**WHEREAS,** Mr. Rainville served as Vice Chairperson of the Park Advisory Board, chaired the Board meetings several times, and actively participated in Nature Center Special Events; and

**WHEREAS,** Mr. Rainville exhibited a strong desire for transparency and public participation in all aspects of the operation of El Paso County Parks and encouraged citizens to participate in public planning process and provide input on park projects; and

**WHEREAS,** Mr. Rainville fostered unity and consensus and helped create an environment where all citizens felt heard and respected; and

**WHEREAS,** Mr. Rainville's insight, enthusiasm, and positive attitude have been appreciated by both the Park Advisory Board and staff.

**NOW, THEREFORE, BE IT RESOLVED** that the Park Advisory Board hereby expresses its appreciation to Alan Rainville for his years of dedicated volunteer service for the citizens of El Paso County.

**AND BE IT FURTHER RESOLVED** that this Resolution be recorded in the minutes of the El Paso County Park Advisory Board Meeting, and thereafter preserved as a tribute to Alan Rainville's volunteer service, and an executed copy thereof be first read and then delivered to Mr. Rainville

**DONE THIS** 8<sup>th</sup> day of June 2022, at Colorado Springs, Colorado.

Park Advisory Board of El Paso County, Colorado

By:

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Ed Hartl, Chair

## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** Pikes Peak Chapter - National Society of the Sons of the American Revolution

**Agenda Date:** June 8, 2022

**Agenda Item Number:** #4 - B

**Presenter:** Scott Tanner, Chairman, Veterans' Committee

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

#### **Background Information:**

The Colorado Society was admitted into the National Society of the Sons of the American Revolution (SAR) on July 1, 1896. Since 1896, the Colorado Society membership has grown from 16 Charter Members, with chapters being activated and later closing. At the close of 2021, the Colorado Society had five chapters with 463 members statewide.

The Chapters work closely with their respective communities to keep alive the Patriotic ideals for which our ancestors fought and died in the American Revolution. Some of the ways the SAR does this is by awarding Certificates and Medals for Public Service, Displaying the American Flag, Good Citizenship, Scouting, Reserve Officer Training Corps (ROTC) and Junior Reserve Officer Training Corps (JROTC).

Through consistent and proper display of the United States Flag within the Veterans Memorial located in Bear Creek Regional Park, the Pikes Peak Chapter of the Sons of the American Revolution would like to recognize El Paso County Parks for their efforts.

#### **Recommended motion:**

Information Item

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Lease renewal for Black Forest Section 16

**Agenda Date:** June 8, 2022

**Agenda Item Number:** #4 - C

**Presenter:** Kathy Andrew, El Paso County Community Services  
Environmental Division Manager

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

#### **Background Information:**

##### **SUMMARY:**

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

##### **BACKGROUND:**

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

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

#### **Recommended Motion:**

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

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Falcon Meadows at Bent Grass Filing No. 3 Final Plat

**Agenda Date:** June 8, 2022

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

**Presenter:** Greg Stachon, Landscape Architect

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

#### **Background Information:**

NES, Inc., on behalf of Challenger Homes, Inc., is requesting approval of the Falcon Meadows at Bent Grass Filing No. 3 Final Plat for 49 single-family residential lots on 12.7 acres. This is the third filing of the approved Falcon Meadows at Bent Grass PUD Preliminary Plan.

The 2013 El Paso County Parks Master Plan shows the proposed Woodmen Hills Secondary Regional Trail running adjacent to Filing No. 3 along its northern and eastern boundary. The section of trail to the north of Filing No. 3 was previously dedicated to El Paso County in Bent Grass Filing No. 2. The section of trail that lies to the east of Filing No. 3 will be dedicated within Bent Grass Filing No. 4. Therefore, no trail easement dedications are required for Bent Grass Filing No. 3.

The Bent Grass Filing No. 3 Final Plat contains two open space tracts, Tracts A and B. These open space tracts total 0.66 acres and are 5.1% of the total area of Filing No. 3. However, Filing No. 3 is the third phase of the larger Falcon Meadows at Bent Grass development. The overall development totals 67 acres with 25 acres of open space, which equates to 37% of the overall site. This percentage exceeds the 10% minimum open space requirement for PUD zoning.

Since there are no impacts to County trails on this filing, staff recommends fees in lieu of land for regional and urban park purposes.

#### **Recommended Motion (Falcon Meadows at Bent Grass Filing No. 3 Final Plat):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Falcon Meadows at Bent Grass Filing No. 3 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$22,540 and urban park fees in the amount of \$14,210 will be required at time of the recording of the final plat.



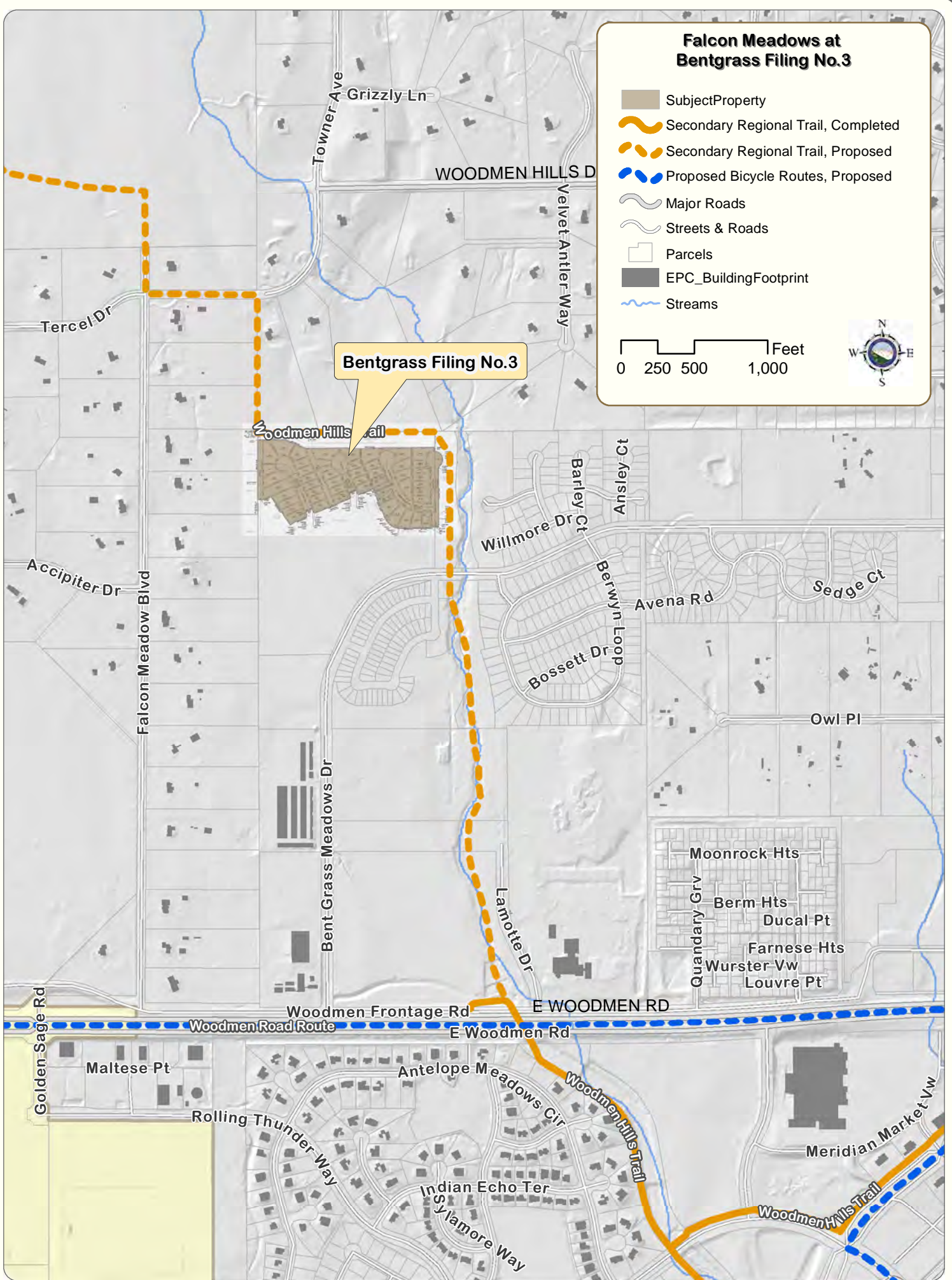
# **Falcon Meadows at Bentgrass Filing No.3**

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

0 250 500 1,000 Feet



**Bentgrass Filing No.3**



Development  
Application  
Permit  
Review



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

May 11, 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:	Falcon Meadows at Bent Grass Filing No.3	Application Type:	Final Plat
PCD Reference #:	SF-2216	Total Acreage:	35.00
		Total # of Dwelling Units:	49
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	3.50
Challenger Homes	NES Inc.	Regional Park Area:	2
8605 Explorer Dr.	619 N. Cascade Ave. Suite 200	Urban Park Area:	3
Colorado Springs, CO 80920	Colorado Springs, CO 80903	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 49 Dwelling Units = 0.951		Neighborhood:	0.00375 Acres x 49 Dwelling Units =	0.18
Total Regional Park Acres: 0.951		Community:	0.00625 Acres x 49 Dwelling Units =	0.31
		Total Urban Park Acres:		0.49
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 49 Dwelling Units =	\$5,586
\$460 / Dwelling Unit x 49 Dwelling Units = \$22,540		Community:	\$176 / Dwelling Unit x 49 Dwelling Units =	\$8,624
Total Regional Park Fees: \$22,540		Total Urban Park Fees:		\$14,210

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and / or approving the Falcon Meadows at Bent Grass Filing No.3 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$22,540 and urban park fees in the amount of \$14,210 will be required at time of the recording of the final plat.

Park Advisory Board Recommendation:

## **FALCON MEADOWS AT BENT GRASS FILING 3**

### **LETTER OF INTENT**

**FEBRUARY 2022**

**OWNER/APPLICANT:**

Challenger Homes  
8605 Explorer Dr.  
Colorado Springs, CO 80920

**CONSULTANT:**

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

**TAX ID:** 5301000019, 5301201061

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### **REQUEST**

N.E.S. Inc. on behalf of Challenger Homes request approval of the Falcon Meadows at Bent Grass Filing 3 Plat for 49 single-family residential lots, and 2 tracts on 12.74 acres.

### **PROJECT DESCRIPTION & CONTEXT**

The Falcon Meadows at Bent Grass Filing 3 Plat contains 49 lots northwest of Bent Grass Meadows Drive. The Plat is a 12.74-acre portion of the Falcon Meadows at Bent Grass PUD and Preliminary Plan consisting of 67 total acres. The PUD and Preliminary Plan includes 267 single-family lots; approximately 25 acres of open space, trail corridors, and drainage; and roughly 10.5 acres of public right-of-way. Filing 3 is the third of four phases comprising the Falcon Meadows at Bent Grass PUD and Preliminary Plan.

There are two tracts platted on the site (0.66 acres). Tracts A and B are designated open space, public access, utilities, and drainage.

The properties surrounding Bent Grass Filing No. 3 include:

**North:** The Meadows Filing 3 (RR-5)

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

**South:** Falcon Meadows Filing No. 2 (slightly lower density) and Filing 1 (higher density)

**West:** The Meadows 5-acre residential subdivision (RR-5)





### **SUPPORTING DOCUMENTS**

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

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

**TRAFFIC:** Two full movement accesses are proposed off Bent Grass Meadows Drive, which connect internally to form a loop through Filing 2, with cul-de-sacs serving Filing 3 off of Daelyn Drive and Henzlee Place. This provides the two points of access required by Chapter 8.4.4.D of the Land Development Code.

Upon final buildout, Falcon Meadows at Bent Grass can be expected to generate about 2,520 vehicle trips on the average weekday, with about half entering and exiting in a 24-hour period. During the morning peak hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 49 vehicles would enter, and 148 vehicles would exit the site. During the afternoon peak hour, which generally occurs for one hour between 4:15 and 6:15 p.m., about 167 vehicles would enter, and 98 vehicles would exit the site. The Traffic Impact Study prepared by LSC Transportation Consultants is included in this submittal.

**AIR QUALITY:** The proposed residential use will not negatively impact air quality. The Filing 3 development is located within a developing area with two convenient access points to Bent Grass Meadows Drive and Woodmen Road providing shorter travel time to employment and commercial facilities.

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

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

**FLOODPLAINS:** A review of El Paso County FEMA FIRM panels indicates the property is identified as Zone X flood zone, which consists of areas of minimal flood risk. The project is within FEMA Firm panel 08041C0553G, El Paso County.

**GEOLOGIC & SOIL HAZARDS:** The most significant geologic constraints to development recognized at this site are faults/seismicity, radioactivity/radon gas, and expansive/compressible soils. Lots 1-4 have shallow groundwater. The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing appropriate planning, common engineering and construction practices. Stiffened slab foundations are required for lots 1-4, in areas where groundwater is anticipated to be shallower than 14 feet below ground. The build has agreed to restrict construction to non-basement foundation types on these lots. None of these conditions are anticipated to preclude the proposed development (Soils & Geology Study, December 2021, prepared by RMG).

**VEGETATION & WILDLIFE:** The majority of the site is tall native grasses and weeds. There are some deciduous trees near the eastern boundary.

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

#### **DISTRICTS SERVING THE PROPERTY**

The following districts will serve the property:

- Woodmen Hills Metro District will provide water and wastewater services. A will serve letter is provided with this application.
- Mountain View Electric Association will provide electric service. A will serve letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A will serve letter is provided with this application.

- Falcon Fire Protection District will provide fire protection and emergency services. A will serve letter is provided with this application.
- School District 49 will serve the property.
- Pikes Peak Library District.
- Bent Grass Metropolitan District ownership and maintenance of tracts and open space.
- Woodmen Road Metropolitan District

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

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

#### **EPC PARKS MASTER PLAN**

The Plan shows a secondary regional trail running north to south east of Filing 3, through the drainage way on Filing 2. This drainageway is to be channelized with a 15-foot maintenance access that will serve a dual purpose as a trail. This trail is included in Tract E of Filing 2 and is within a 25-foot trail easement for the benefit of the El Paso County Community Services Department. There are also multiple 6-foot gravel trails throughout the open space tracts within the Falcon Meadows at Bent Grass development that connect the community to this regional trail.

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

No provisions in the MTCP affect this development.

#### **YOUR EPC MASTER PLAN**

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

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

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

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

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

#### **WATER MASTER PLAN**

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

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

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

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

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

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

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

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

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

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

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

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

Full build out of the Woodmen Hills Metro District (District) is anticipated within the 2040 timeframe. The Water Resources Report indicates that the District has sufficient supply to meet the expected need at full build out by 2040 and 2060. Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the projected demand is 6,403-acre feet. As stated in the Water Resources Report, this development is projected to need 91.78-acre feet of water per year. The District has committed this amount of water to the Falcon Meadows at Bent Grass project. Current supply is 1,459.5-acre feet on a 300-year basis.

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

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

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

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

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



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

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

Filing 3 is consistent with the Falcon Meadows PUD Preliminary Plan that was approved in July 2021. The PUD Preliminary Plan analyzed the then applicable County Policy Plan and the Falcon/Peyton Small Area Plan, as well as the current County Water Master Plan. The development is also consistent with the new County Master Plan and the goal of providing additional housing at various densities in an urbanizing area.

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

Filing 3 is consistent with the approved PUD Preliminary Plan.

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

Filing 3 is consistent with the subdivision design standards and regulations as discussed with the PUD Preliminary Plan. All necessary studies, plans, reports and supporting materials have been submitted. The subdivision design standards set out in Chapter 8 of the Land Development Code are met.

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

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

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

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

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

The most significant geologic constraints to development recognized at this site are faults/seismicity, radioactivity/radon gas, and expansive/compressible soils. Lots 1-4 have shallow groundwater. The geologic conditions encountered at this site are relatively common to the immediate area and mitigation can be accomplished by implementing appropriate planning, common engineering and construction practices. Stiffened slab foundations are required for lots 1-4, in areas where groundwater is anticipated to be shallower than 14 feet below ground. The build has agreed to restrict construction to non-basement foundation types on these lots. None of these conditions are anticipated to preclude the proposed development (Soils & Geology Study, December 2021, prepared by RMG).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*\\Nes02\projects\Challenger\Falcon Meadows at Bent Grass Filing 3\Admin\Submittals\Final Plat\1st Submittal\Falcon Meadows at BG Filing 3 Plat\_Letter of Intent.docx*

**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

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# CHALLENGER HOMES

PUD PRELIMINARY PLAN  
FALCON MEADOWS AT BENT GRASS  
FOR  
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERDIAN ROAD  
FALCON, CO 80831 - EL PASO COUNTY

[illegible]

Project No:	CLH000017
Drawn By:	CMWJ
Checked By:	RGD
Date:	02/09/2021

PRELIMINARY UTILITY  
PLAN

C3.2

Sheet 8 of 11

# FALCON MEADOWS AT BENT GRASS

## FILING NO. 3

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

### KNOW ALL MEN BY THESE PRESENTS

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

### LEGAL DESCRIPTION

A PORTION OF TRACT A AND A PORTION OF TRACT F, FALCON MEADOWS AT BENT GRASS  
FILING NO. 2, SITUATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH,  
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF  
COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE  
COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE  
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 13 SOUTH,  
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARS N00°41'4"W, MONUMENTED BY THE  
WEST QUARTER CORNER OF SAID SECTION 1, BEING A ½" IRON WITH 2" ALUMINUM CAP  
STAMPED "PLS 2865", AND MONUMENTED BY THE NORTH SIXTEENTH CORNER COMMON TO  
SECTIONS 1 AND 2, BEING A 1-1/2" ALUMINUM CAP STAMPED "PLS 11624", WITH ALL  
BEARINGS HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST  
QUARTER OF SAID SECTION 1;

THENCE WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF  
SAID SECTION 1, S00°41'4"E, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID  
TRACT A, BEING THE POINT OF BEGINNING;

THENCE WITH THE NORTH LINES OF SAID TRACT A AND SAID TRACT F, N89°36'34"E, A  
DISTANCE OF 187.29 FEET;

THENCE WITH THE NORTH LINES OF SAID TRACT F THE FOLLOWING 2 COURSES:

- 1) S67°07'54"E, A DISTANCE OF 151.95 FEET;
- 2) N89°36'34"E, A DISTANCE OF 678.89 FEET TO THE NORTHEAST CORNER OF SAID  
TRACT F;

THENCE WITH THE EAST LINES OF SAID TRACT F THE FOLLOWING 3 COURSES:

- 1) S00°35'26"E, A DISTANCE OF 25.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE  
TO THE RIGHT;
- 2) WITH SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  
154°2'55", HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 129.03 FEET, AND A  
CHORD BEARING S23°17'58"E, A CHORD DISTANCE OF 101.41 FEET TO THE BEGINNING OF  
A REVERSE CURVE TO THE LEFT;
- 3) WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°24'56", HAVING A  
RADIUS OF 50.00 FEET, AN ARC LENGTH OF 38.76 FEET, AND A CHORD BEARING  
S21°42'02"W, A CHORD DISTANCE OF 57.80 FEET;

THENCE WITH THE EXTENDED EAST LINE OF SAID TRACT F, S00°36'24"E, A DISTANCE OF  
322.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 371°50", HAVING A  
RADIUS OF 525.00 FEET, AN ARC LENGTH OF 29.30 FEET, AND A CHORD BEARING N19°50'30"W,  
A CHORD DISTANCE OF 29.30 FEET;

THENCE S02°41'28"W, A DISTANCE OF 36.77 FEET TO A POINT ON THE EAST RIGHT OF WAY  
LINE OF HENZLEE PLACE;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF HENZLEE PLACE, N87°18'34"W, A  
DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HENZLEE PLACE;

THENCE WITH SAID WEST RIGHT OF WAY LINE OF HENZLEE PLACE, S02°41'26"W, A DISTANCE OF  
8.92 FEET TO THE NORTHEAST CORNER OF LOT 95, FALCON MEADOWS AT BENT GRASS FILING  
NO. 2;

THENCE WITH THE NORTH LINES OF LOTS 95 THROUGH 108, FALCON MEADOWS AT BENT GRASS  
FILING NO. 2, THE FOLLOWING 7 COURSES:

- 1) S89°30'12"W, A DISTANCE OF 208.15 FEET;
- 2) N85°31'25"W, A DISTANCE OF 19.84 FEET;
- 3) N73°39'22"W, A DISTANCE OF 27.61 FEET;
- 4) N58°39'57"W, A DISTANCE OF 32.39 FEET;
- 5) N42°28'25"W, A DISTANCE OF 32.39 FEET;
- 6) N27°16'17"W, A DISTANCE OF 29.93 FEET;
- 7) N22°53'30"W, A DISTANCE OF 155.00 FEET;

THENCE WITH SAID SOUTH RIGHT OF WAY LINE OF DAELYN DRIVE, N67°06'21"E, A DISTANCE OF  
8.15 FEET;

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF DAELYN DRIVE, N22°53'39"W, A  
DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DAELYN DRIVE;

THENCE WITH SAID NORTH RIGHT OF WAY LINE OF DAELYN DRIVE, S67°06'21"W, A DISTANCE OF  
106.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A  
RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING N67°53'39"W,  
A CHORD DISTANCE OF 16.97 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF KITTRICK  
PLACE;

THENCE WITH SAID EAST RIGHT OF WAY LINE OF KITTRICK PLACE, N22°53'39"W, A DISTANCE OF  
23.89 FEET;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF KITTRICK PLACE, S67°06'21"W, A  
DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF KITTRICK PLACE;

### LEGAL DESCRIPTION (CONTINUED)

THENCE WITH SAID WEST RIGHT OF WAY LINE OF KITTRICK PLACE, S22°53'39"E, A DISTANCE OF  
23.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A  
RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING S22°06'21"W,  
A CHORD DISTANCE OF 16.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF  
DAELYN DRIVE;

THENCE WITH SAID NORTH RIGHT OF WAY LINE OF DAELYN DRIVE, S67°06'21"W, A DISTANCE OF  
249.12 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A  
RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING N67°53'39"W,  
A CHORD DISTANCE OF 16.97 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ISABEL  
PLACE;

THENCE WITH SAID EAST RIGHT OF WAY LINE OF ISABEL PLACE, N22°53'39"W, A DISTANCE OF  
23.89 FEET;

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF ISABEL PLACE, S67°06'21"W, A  
DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ISABEL PLACE;

THENCE WITH SAID WEST RIGHT OF WAY LINE OF ISABEL PLACE, S22°53'39"E, A DISTANCE OF  
23.89 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'00", HAVING A  
RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING S22°06'21"W,  
A CHORD DISTANCE OF 16.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF  
DAELYN DRIVE;

THENCE WITH SAID NORTH RIGHT OF WAY LINE OF DAELYN DRIVE, S67°06'21"W, A DISTANCE OF  
68.63 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12°24'01", HAVING A  
RADIUS OF 255.00 FEET, AN ARC LENGTH OF 48.97 FEET, AND A CHORD BEARING S00°42'01"W,  
A CHORD DISTANCE OF 48.80 FEET TO THE SOUTHEAST CORNER OF LOT 26, FALCON MEADOWS  
AT BENT GRASS FILING NO. 2;

THENCE WITH THE EAST LINE OF SAID LOT 22, N35°19'45"W, A DISTANCE OF 230.66 FEET, TO  
THE NORTHEAST CORNER OF SAID LOT 22;

THENCE WITH THE NORTH LINE OF SAID LOT 22, S67°06'21"W, A DISTANCE OF 57.64 FEET TO  
THE NORTHWEST CORNER OF SAID LOT 22, SAID POINT BEING ON THE EAST LINE OF SAID  
TRACT A, FALCON MEADOWS AT BENT GRASS FILING NO. 2;

THENCE S89°45'41"W, A DISTANCE OF 35.00 FEET TO A POINT ON THE WEST LINE OF SAID  
TRACT A, SAID POINT ALSO BEING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SAID SECTION 1;

THENCE WITH SAID WEST LINE OF SAID TRACT A AND THE WEST LINE OF THE SOUTHWEST  
QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, N00°41'4"W, A DISTANCE OF  
44.43 FEET TO THE POINT OF BEGINNING;

CONTAINING 12.74 ACRES (554,878 SQUARE FEET), MORE OR LESS.

### DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC  
RIGHT OF WAY AND EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED DOES HEREBY GRANT  
AND CONVEY TO THE COUNTY OF EL PASO ALL STREETS AND EASEMENTS FOR PUBLIC USE.  
THIS TRACT OF LAND HEREIN PLATTED SHALL BE KNOWN AS 'FALCON MEADOWS AT BENT  
GRASS FILING NO. 3', IN THE COUNTY OF EL PASO COUNTY, COLORADO.

### VICINITY MAP

1" = 200'



### OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST  
AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT,  
SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER  
THE NAME AND SUPERVISION OF BENT GRASS RESIDENTIAL FILING NO. 2. ALL PUBLIC  
IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES  
HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL  
PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL, FOR SAME,  
WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF  
COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY  
RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE  
BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY  
DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS  
SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE  
EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND  
EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND  
REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

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

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

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

### NOTARY

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } ss.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

\_\_\_\_\_, AS \_\_\_\_\_ OF \_\_\_\_\_

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

### SUMMARY

49 LOTS 9.50 ACRES 74.6%  
2 TRACTS 0.66 ACRES 5.2%  
RIGHT OF WAY 2.58 ACRES 20.2%

### PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THIS PLAT OF FALCON MEADOWS AT BENT GRASS FILING NO. 3 WAS APPROVED FOR FILING BY  
THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EL PASO COUNTY, COLORADO \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

### ACCEPTANCE CERTIFICATE FOR TRACTS

BENT GRASS METROPOLITAN DISTRICT

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

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

BY: \_\_\_\_\_, EL PASO COUNTY

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } ss.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

\_\_\_\_\_, AS \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

### EASEMENTS

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

### SURVEYOR'S CERTIFICATE

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

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

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

### NOTICE

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

ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY  
MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMBATS A CLASS TWO (2)  
MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED  
STATUTES.

### CLERK AND RECORDER

STATE OF COLORADO }  
COUNTY OF EL PASO } ss.

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

\_\_\_\_\_, O' CLOK \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

AND IS DULY RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE  
RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROCKMAN, RECORDER

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

### FEES

BRIDGE FEE (FALCON BASIN): \_\_\_\_\_

EL PASO COUNTY SCHOOL FEE (D49): \_\_\_\_\_

URBAN PARK FEE (AREA 3): \_\_\_\_\_

REGIONAL PARK FEE (AREA 2): \_\_\_\_\_

FALCON DRAINAGE BASIN FEE: \_\_\_\_\_



## FALCON MEADOWS AT BENT GRASS FILING NO. 3

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

#	Date	Issue / Description	HL
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Prepared By:	CH400000010
Drawn By:	BMJ
Checked By:	BJP
Date:	08/03/21



# FALCON MEADOWS AT BENT GRASS FILING NO. 3

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

## GENERAL NOTES

- 1) THE PURPOSE OF THE PLAT IS TO CREATE 49 NEW LOTS, 2 TRACTS, PUBLIC RIGHT OF WAYS AND EASEMENTS.
- 2) FIELD WORK WAS COMPLETED ON: FEBRUARY 19, 2021.
- 3) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 4) ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 5) MAILBOXES: MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.
- 6) PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_. IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO WAIVE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RECONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON OTHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 7) TRACTS SHALL BE UTILIZED AS SPECIFIED IN THE TRACT TABLE, AS SHOWN. OWNERSHIP AND MAINTENANCE OF ALL TRACTS SHALL BE VESTED IN THE ENTITIES SPECIFIED IN THE TRACT TABLE.
- 8) ADJACENT INDUSTRIAL AREAS: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- 10) THIS PLAT HAS BEEN PLAT CHECKED BY PP880, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER \_\_\_\_\_.
- 11) WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METROPOLITAN DISTRICT SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS.
- 12) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- 13) ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
- 14) ADDRESSES: THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 15) THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS DRIVE.
- 16) WOODMEN ROAD DISTRICT NOTE: ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUCH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING CONSTRUCTION OF SPECIFIED IMPROVEMENTS TO WOODMEN ROAD.
- 17) ENVIRONMENTAL: DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING MOUSE).
- 18) SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- 19) THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PUD PRELIMINARY PLAN, RECORDED AT RECEPTION NUMBER 22186560.
- 20) MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

## UTILITY CONTACTS

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

UTILITY REVIEW – GAS  
COLORADO SPRINGS UTILITIES  
1521 HANCOCK CORY ROAD  
COLORADO SPRINGS, CO 80903  
CONTACT: CALEB SAVAGE  
EMAIL: CLEANSAGE@CSUT.ORG  
TEL: (719) 668-1855

ELECTRIC  
MOUNTAIN VIEW ELECTRIC  
11144 E WOODMEN RD  
FALCON, CO 80831  
TEL: (719) 495-2283

- 21) THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO. 206001091.
- 22) THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS OR ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-47), OR ANY AMENDMENTS THEREOF, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- 23) NOTE REGARDING STORMWATER DRAINAGE: ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 24) THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY. THE BENT GRASS METROPOLITAN DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. BENT GRASS METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE CHANNEL IN TRACT E UNTIL THE NECESSARY CHANNEL STABILIZATION IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ACCEPTED FOR MAINTENANCE BY EL PASO COUNTY.
- 25) ALL FENCES WILL BE CONSTRUCTED, OWNED, AND MAINTAINED BY HOME OWNERS.
- 26) THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY GALLOWAY & COMPANY, INC. TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY OR TITLE THEREOF, GALLOWAY & COMPANY INC. RELIED UPON THE INFORMATION OR TITLE COMMITMENT/REPORT PROVIDED AT THE TIME OF SURVEY BY THE CLIENT. TITLE COMMITMENT PROVIDED BY CLIENT AND PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 37695116, WITH A COMMITMENT DATE OF JULY 29, 2021, 07:30 AM.
- 27) ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 22112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

## GEOLOGIC HAZARDS

THE FOLLOWING PROJECT SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOILS AND GEOLOGY STUDY, FALCON MEADOWS AT BENT GRASS, EL PASO COUNTY, COLORADO BY ROCKY MOUNTAIN GROUP (RMG) DATED \_\_\_\_\_, IN FILE FALCON MEADOWS AT BENT GRASS FILING NO. 3, #P\_\_\_\_\_, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- FAULTS/SEISMICITY: (LOTS 1-49)
- RADIOACTIVITY/RADON GAS: (LOTS 1-49)
- EXPANSIVE/COMPRESSIBLE SOILS: (LOTS 1-49)
- SHALLOW GROUND WATER: (LOTS 1-4)

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

THE BUILDER HAS AGREED TO RESTRICT CONSTRUCTION TO NON-BASEMENT FOUNDATION TYPES IN AREAS WHERE GROUNDWATER IS ANTICIPATED TO BE SHALLOWER THAN 14 FEET BELOW GROUND SURFACE (LOTS 1-4).



## FALCON MEADOWS AT BENT GRASS FILING NO. 3

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

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Project No. CS-4000020-16  
Drawn By: JRM  
Checked By: BJD  
Date: 08/03/21

**Galloway**

155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
19.900.7220 • [GallowsUS.com](http://GallowsUS.com)



FALCON MEADOWS AT BENT GRASS FILING NO. 3

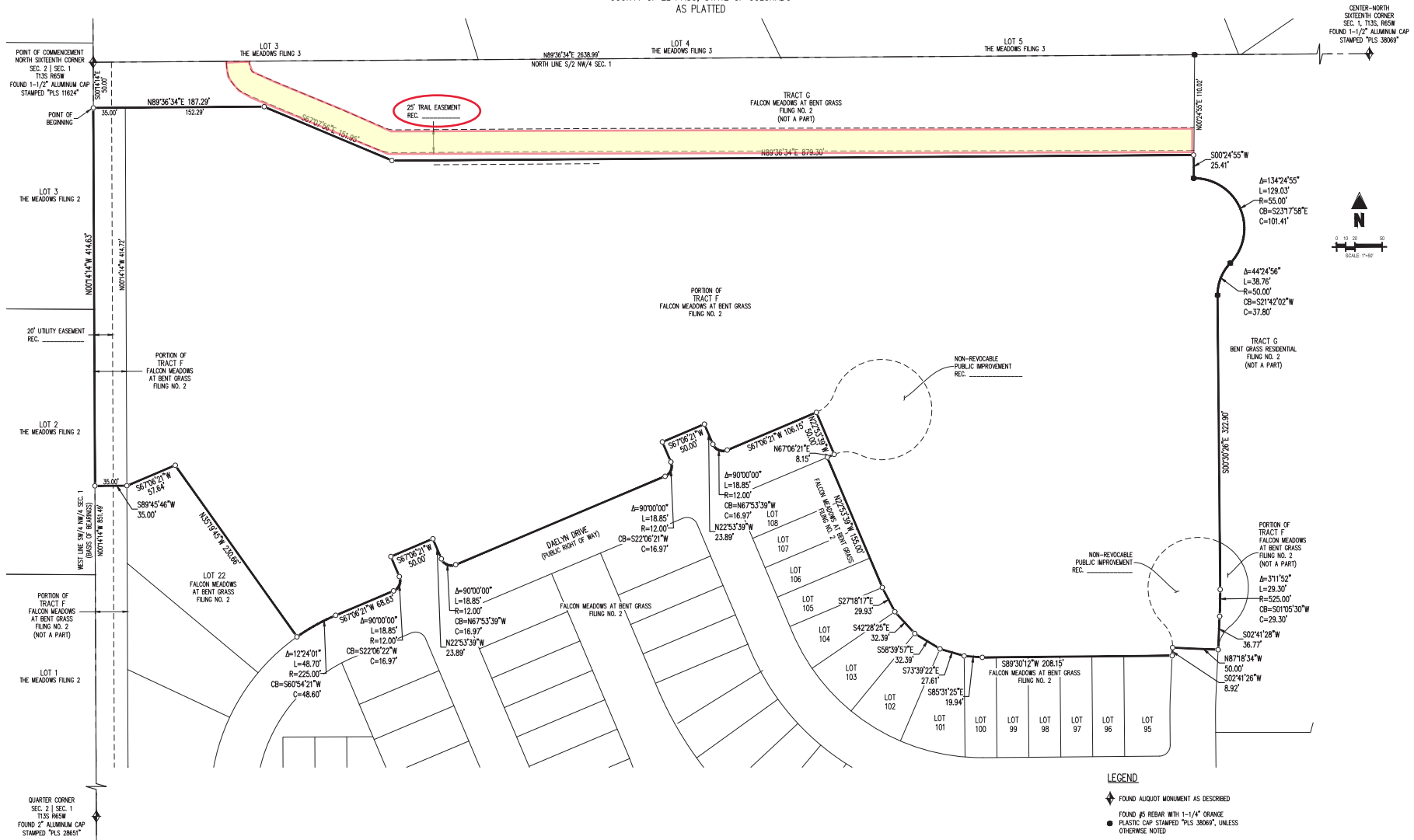
A REPLAY OF A PORTION OF TRACT G, BENT GRASS RESIDENTIAL FILING NO. 2 AND  
A PORTION OF THE WEST HALF OF SECTION 1,  
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

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Project No:	CLJ-H000020.10
Drawn By:	EMV
Checked By:	RJD
Date:	06/02/21

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SET 3 OF 4



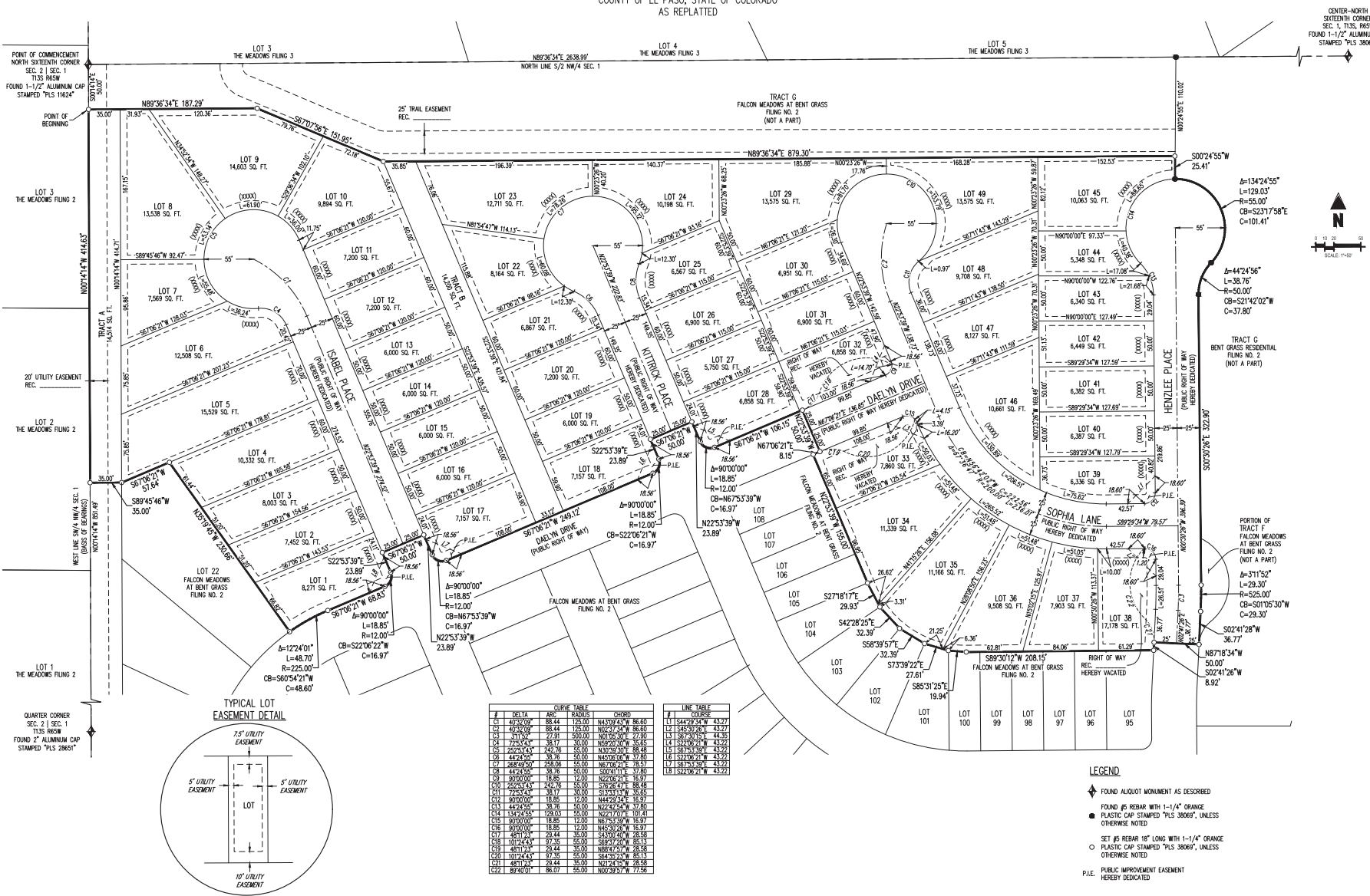
# FALCON MEADOWS AT BENT GRASS FILING NO. 3

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



## FALCON MEADOWS AT BENT GRASS FILING NO. 3

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



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Project No. CS-2009020-10  
Drawn By: [Signature]  
Checked By: [Signature]  
Date: 08/09/21



## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan

**Agenda Date:** June 8, 2022

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

This is a request for endorsement by N.E.S., Inc. on behalf of SR Land, LLC, for approval of Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan, which includes 138 single-family residential lots on 19.65 acres. The Park Advisory Board previously endorsed the Copper Chase at Sterling Ranch PUD Preliminary Plan on March 13, 2019; however, the applicant has made major modifications to the plan and has resubmitted the application under a new file number. Previously included as Tract E in Sterling Ranch Filing No. 2 Final Plat, the property is now being submitted separately, and is currently zoned RR-5 and RS-5000 with a concurrent rezone to PUD. The property is located along Vollmer Road, near its intersection with the future extension of Marksheffel Road.

The 2013 El Paso County Parks Master Plan shows a branch of the Sand Creek Regional Trail impacted by this project. This branch, located along a proposed extension of Marksheffel Boulevard, will connect the primary alignment of the Sand Creek Regional Trail, located immediately east and adjacent the property along Sand Creek, to City of Colorado Springs trails located to the west of the project site. Furthermore, the proposed Vollmer Road Bicycle Route is located immediately west of the project location. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the right-of-way in the future. The property is not located within any candidate open space land.

The current application shows 3.64 acres (18.5%) of open space, dedicated to landscaping, utilities, and public open space with park amenities, with an interconnected trail and sidewalk system that affords the residents easy access to the surrounding neighborhood, as well as to the western and main branches of the Sand Creek Regional Trail. The applicant's Letter of Intent, while correctly outlining recreational opportunities within the overall Sterling Ranch development, incorrectly states that no trails are impacted by Copper Chase at Sterling Ranch. As previously noted above, a western branch of the Sand Creek Regional Trail is impacted by the project. Staff recommends that the applicant update the Letter of Intent to reflect the impact.

When the Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan was endorsed by the Park Advisory Board in 2019, staff recommended that the developer install a 5-foot wide gravel trail adjacent to the sidewalk on the proposed extension of Marksheffel Road on the street side to accommodate equestrians who may be accessing the Sand Creek Regional

Trail from locations to the west, as well as dedicate to El Paso County a 25-foot wide trail easement for public access and maintenance of the trail.

Since that time, a Final Plat, Letter of Intent, and Landscape Plans for nearby Sterling Ranch Filing No. 2 were resubmitted and updated to reflect a revised street cross-section for Marksheffel Road. This section of road, east of Vollmer Road and southeasterly to the City of Colorado Springs, is under consideration for acceptance by the City of Colorado Springs, and therefore, the street and adjacent sidewalk plans have been updated to City engineering and traffic standards.

With the inclusion of a detached meandering sidewalk and landscaping along the north side of Marksheffel Road, as well as a lack of planned gravel-surfaced City trails to the west of Vollmer Road, El Paso County Parks no longer requires a 25' trail easement or 5-foot-wide adjacent gravel trail along this section of Marksheffel Road. The planned sidewalks will suffice for pedestrian movement along this stretch of road, serving as the local connection to the proposed Sand Creek Primary Regional Trail. When the Sand Creek Regional Trail is constructed at a later time, El Paso County Parks may request that the installation of trail signage be allowed along these sidewalks in an effort to direct residents to the regional trail corridor.

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

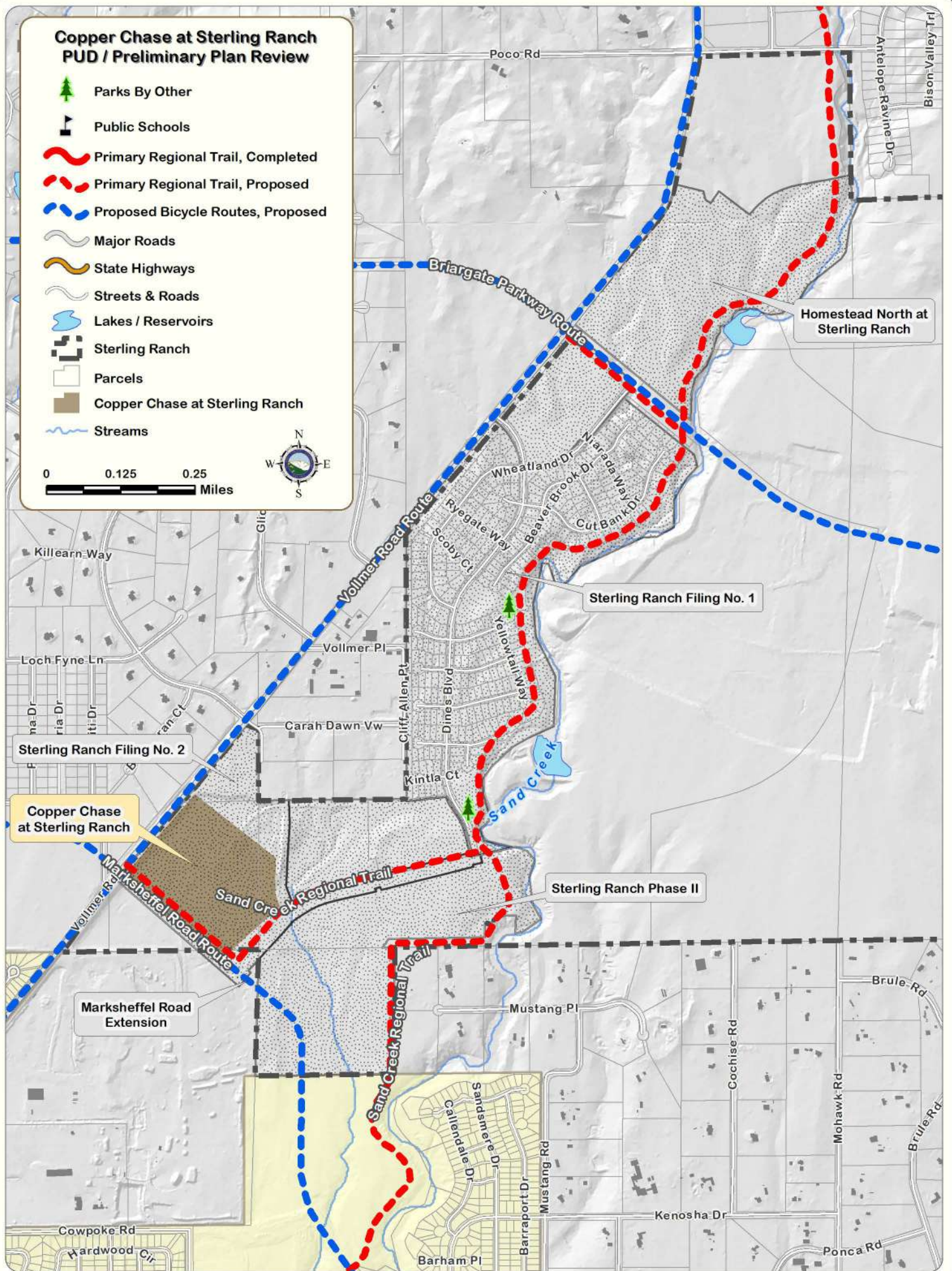
**Recommended Motion (PUD Development Plan and Preliminary Plan):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$63,480 and urban park purposes in the amount of \$40,020 will be required at time of the recording of the forthcoming Final Plat(s).

# **Copper Chase at Sterling Ranch PUD / Preliminary Plan Review**

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  Lakes / Reservoirs
-  Sterling Ranch
-  Parcels
-  Copper Chase at Sterling Ranch
-  Streams

0 0.125 0.25  
Miles





Development  
Application  
Permit  
Review



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

May 11, 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:	Copper Chase at Sterling Ranch PUD/Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-22-002	Total Acreage:	19.65
		Total # of Dwelling Units:	138
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	17.56
SR Land, LLC / Morley Bentley	N.E.S., Inc.	Regional Park Area:	2
20 Boulder Crescent	Andrea Barlow	Urban Park Area:	2
Suite 102	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80903	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>	
Regional Park Area: 2		Urban Park Area: 2	
0.0194 Acres x 138 Dwelling Units = 2.677		Neighborhood:	0.00375 Acres x 138 Dwelling Units = 0.52
Total Regional Park Acres: 2.677		Community:	0.00625 Acres x 138 Dwelling Units = 0.86
		Total Urban Park Acres: 1.38	
<b>FEE REQUIREMENTS</b>			
Regional Park Area: 2		Urban Park Area: 2	
\$460 / Dwelling Unit x 138 Dwelling Units = \$63,480		Neighborhood:	\$114 / Dwelling Unit x 138 Dwelling Units = \$15,732
Total Regional Park Fees: \$63,480		Community:	\$176 / Dwelling Unit x 138 Dwelling Units = \$24,288
		Total Urban Park Fees: \$40,020	

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 Copper Chase at Sterling Ranch PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$63,480 and urban park purposes in the amount of \$40,020 will be required at time of the recording of the forthcoming Final Plat(s).
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Park Advisory Board Recommendation:

# **COPPER CHASE AT STERLING RANCH PUD PRELIMINARY PLAN**

## **LETTER OF INTENT**

**APRIL 2022**

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### **OWNER:**

SR LAND/MORLEY BENTLEY  
20 BOULDER CRESCENT ST. SUITE 102  
COLORADO SPRINGS, CO. 80903

### **APPLICANT:**

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

### **CONSULTANT:**

N.E.S. INC.  
ANDREA BARLOW  
619 N. CASCADE AVE. SUITE 200  
COLORADO SPRINGS, CO 80903  
719.471.0073  
[abarlow@nescolorado.com](mailto:abarlow@nescolorado.com)

### **SITE DETAILS:**

**TSN:** 5200000364; 5233000011; 5232400002; 5300000173

**ADDRESS:** VOLLMER RD

**ACREAGE:** 19.651 AC

**CURRENT ZONING:** RS-5000

**CURRENT USE:** VACANT

## REQUEST

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

1. A PUD Preliminary Plan for Sterling Ranch at Copper Chase; a 138 lot single family detached development.
2. A rezone from RS-5000 (Residential Suburban) to PUD (Planned Unit Development)
3. A Finding of water sufficiency with the Preliminary Plan and subsequent Final Plat to be approved administratively.
4. PUD Modification of ECM Sections 2.3.3.F.3, 2.5.2.C.4, 2.3.2 Table 2-7 and 2.5.2.C.3 in relation to the minimum tangent length between broken back curves, mid-block crossings, minimum centerline curve radius, intersection spacing and mid block curb ramps.

## LOCATION

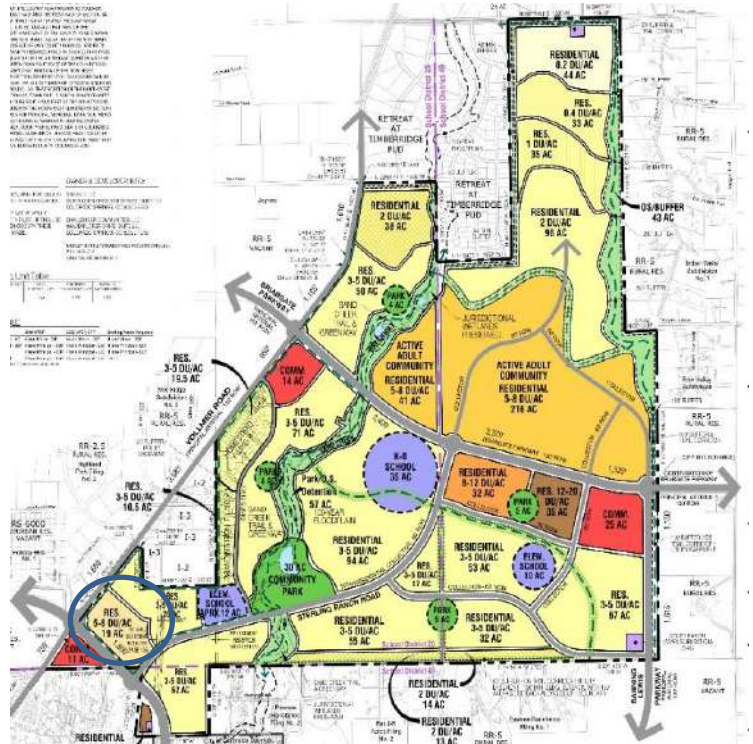
Copper Chase at Sterling Ranch is 19.6514 acres located east of the intersection of Marksheffel Road and Vollmer Road. The property is currently vacant, undeveloped land. The property is located southeast of the intersection of Vollmer Road and the proposed extension of Marksheffel Road.



## PROJECT CONTEXT

The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. The Copper Chase area is identified on the Sketch Plan with a density range of 5-8 du/acre. Vollmer Road is to the North. To the northeast is an area designated as 3-5 du/acre. To the southeast is residential 3-5 du/acre, and to the southwest is 11 acres designated for commercial.

Existing zone on site is RS-5000 with proposed rezone to PUD. The higher density residential at the corner of Vollmer and Marksheffel is appropriate for a location adjacent to an interchange of principal arterial streets and opposite future commercial. It will provide a transition from this intersection and commercial to the single-family within Sterling Ranch. The proposed density is consistent with the Amended Sketch Plan approved in 2018.



## PROJECT DESCRIPTION

The project proposes 138 single family detached units on 19.65 acres, for a proposed density of 7 dwelling units per acre. The lots front and are entered from the three streets, Blue Feather Point, Salt Fork Point, and Lost Trail Point. The project proposes a 5-foot side, a 20-foot front, and 15' rear setbacks are provided on all lots. The minimum lot area is 3,200 square feet.

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

**COMPATIBILITY/TRANSITIONS:** The site is surrounded by residential development, or vacant land zoned for residential. To the east is vacant land zoned RR-5. To the north are RR-2.5 lots. Sterling Ranch is to the west, zoned RS-5000.

**ACCESS AND CIRCULATION:** A full-movement access is provided at the intersection of Alzada Drive and Outcrop Point. A  $\frac{3}{4}$  movement access is provided at the intersection of Bynum Drive and Salt Fork Point. Alzada Drive and Bynum Drive are both planned to be constructed as Urban Local streets as part of Sterling Ranch Filing No. 2.

**TRAFFIC:** A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the entirety of the Phase One Preliminary Plan (*Sterling Ranch Phase One, Traffic Impact Analysis, February 2015*). An updated Traffic Memo has been prepared in support of Copper Chase at Sterling Ranch, which incorporates subsequent analysis related to traffic estimates generated by buildout of Sterling Ranch

Phase I and Phase II, and The Retreat at Timber Ridge. Sterling Ranch Filing No. 2 includes the construction of Marksheffel Road between Vollmer Road and Sterling Ranch Road, and Sterling Ranch Road will be constructed from Marksheffel Road to Dines Boulevard, thereby connecting it to the southern point of Filing No. 1.

**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 Vollmer Rd, E Woodmen Rd, and Highway 24, providing shorter travel time to employment and commercial facilities.

**WATER:** Sterling Ranch Metro District #1 has sufficient supply and infrastructure in the area to serve this development. The total commitment of the Sterling Ranch System includes 1,087.5 SFE in the Sterling Ranch Service Area and 167 SFE in the Retreat service area. The total Sterling commitments stand at 442.52 acre-feet and available supply is now 697.39 acre-feet.

This specific site of 138 single family lots includes 143 SFE. The total commitment is 50.45 acre-feet. A Water Resources Report, provided by RESPEC, is included in this submittal.

**WASTEWATER:** The wastewater commitment is for 22,704 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from Cooper Chase represents roughly 2.34 % of the contractual capacity available to the Falcon Area Water and Wastewater Authority (FAWWA). FAWWA therefore has more than adequate wastewater treatment capacity to provide service to Copper Chase. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

**NOISE:** The Land Development Code requires the impacts of noise pollution to residents be mitigated. A noise study conducted by LSC in December of 2021 is included with this submittal. The Noise Study found that with a minimum 6-foot-high noise barrier all noise levels in the development will be below 67 decibels. The noise barrier referenced by the study determined to be a rigid material, with a density of at least four pounds per square foot. It identifies a 6-foot sound wall adjacent to Marksheffel Road and Vollmer Rd to address this recommendation.

**WILDLIFE:** Wildlife that has been viewed on the site and surrounding areas including rodents, deer, and carnivores. Potential for several species of mammals, rodents, fish, and vegetation is possible but unlikely to be impacted by the project. As development occurs within Sterling Ranch, care will be taken to minimize human and wildlife conflicts within reasonable limits.

**FLOODPLAIN:** This site, 8335 Vollmer Road is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0529G, effective 12.07.2018.

**GEOLOGIC HAZARDS:** The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.



**WILDFIRE:** The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed as a moderate risk with one small pocket of high risk near the northeast corner.

**SCHOOLS:** Two school sites are identified on the Sketch Plan within the District 20 boundary. The Branding Iron Filing 2 Plat includes a site for an elementary school which is consistent with the Sketch Plan. Recent discussions with School District 20 indicate that they still have a need for the Branding Iron school site and that the 11.53 acres identified and the proposed location northwest of Sterling Ranch Road and Dines Boulevard is acceptable. A second 35-acre K-8 school site located east of the Sand Creek Channel on Briargate Parkway is identified on the Sketch Plan and is anticipated to serve this development in the future.

**TRAILS AND OPEN SPACE:** The Sterling Ranch Phase I Preliminary Plan included an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. This system of open spaces, trails and parks is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. Landscape trail buffers are provided along the Marksheffel and Vollmer right of ways, providing buffers of 30' at Marksheffel and 50' at Vollmer between the roadways and this development. Parks will be maintained by the Sterling Ranch Metropolitan District. Copper Chase at Sterling Ranch provides connections to this parks, trails, and open space system. There is 60,755 SF of open space provided in this PUD (21,425 SF required).

**DRAINAGE:** The drainage improvements associated with the Copper Chase at Sterling Ranch are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

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

Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas. The utility commitment letters are submitted with this application.

**DISTRICTS SERVING THE PROPERTY:**

The following districts will serve the property:

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

## **PUD MODIFICATION:**

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

	<b>LDC/ECM Section</b>	<b>Category</b>	<b>Standard</b>	<b>Modification</b>	<b>Justification</b>
<b>1</b>	ECM Section 2.5.2.C.4	<b>Mid-block crossings</b>	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	Blue Feather Point exceeds 600 feet without a mid-block crossing.	The deviation is being requested in order to promote a reasonable sidewalk layout to accommodate pedestrian traffic from a logical access point that is considered comparable or superior to that of the ECM standards.
<b>2</b>	ECM Section 2.3.3.F.3	<b>Broken Back Curves</b>	Minimum tangent length between broken back curves (200')	Blue Feather Point 101' minimum tangent length between broken back curves	Create a more efficient development in terms of land devoted to transportation facilities and to maximize land for single family and open space land uses on an irregularly shaped infill development parcel.
<b>3</b>	ECM Section 2.3.2, Table 2-7	<b>Minimum Centerline Radius &amp; Intersection Spacing Standards</b>	Minimum centerline radius (200') and minimum intersection spacing standards (175') for urban local roadways	125' Minimum Centerline Radius and 134' Minimum Intersection Spacing	Create a more efficient development in terms of land devoted to transportation facilities and to maximize land for single family land uses on an irregularly shaped infill development parcel.
<b>4</b>	ECM Section 2.5.2.C.3	<b>Mid-Block Ramps on Local Roadways "T" Intersections</b>	All "T" intersections shall have a minimum of four curb ramps	2 PED ramps at Blue Feather Point and Lost Trail Point northeastern intersection. 2 PED ramps at Blue Feather Point and Salt Fork Point northeastern intersection. 2 PED ramps at Blue Feather Point and Blue Feather Point intersection.	Promote safer pedestrian circulation paths that function similar to or superior to that of the ECM standards and responds to market demands of lot density and various site constraints.

Section 2.5.2.C.4 of the ECM states that block lengths in excess of 600 feet shall require pedestrian access to be provided approximately midway through the block. In this area of development for the 138

lots, the need for a midblock crossing is not considered necessary as there is no pedestrian destination in these areas that would necessitate a midblock crossing that the current attached sidewalks and open space trail connections won't already facilitate.

Section 2.3.3.F.3 of the ECM states that 200 feet is the minimum tangent length between broken back curves. Along Blue Feather Point the minimum tangent length between broken back curves is 101 feet to create a more efficient development in terms of land devoted to transportation facilities and to maximize land for single family and open space land uses on an irregularly shaped infill development parcel.

Section 2.3.2, Table 2-7 of the ECM states that 200 feet is the minimum centerline radius and 175 feet is the minimum intersection spacing for urban local roadways. Along Blue Feather Point the minimum centerline radius is 125' and the minimum intersection spacing is 134 feet. The design of Blue Feather Point creates a more efficient development in terms of land devoted to transportation facilities and to maximize land for single family land uses on an irregularly shaped infill development parcel.

ECM Section 2.5.2.C.3 of the ECM states that all "T" intersections shall have a minimum of four curb ramps. Two curb ramps are proposed at the northeastern intersections of Blue Feather Point and Lost Trail Point, Blue Feather Point and Salt Fork Point and Blue Feather Point and Blue Feather Point. This curb ramp placement promotes safer pedestrian circulation paths that function similar to ECM standards.

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

The relevant County Plans for Sterling Ranch are the Your El Paso Master Plan, the Water Master Plan, and the Black Forest Preservation Plan, the 2040 Major Transportation Corridor Plan, and the Parks Master Plan. A detailed analysis of the relationship of the Sterling Ranch Sketch Plan and the goals and objectives of these plans was previously provided with the Sketch Plan. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.

#### **YOUR EL PASO MASTER PLAN**

The new County Master Plan denotes the site as a suburban residential placetype, which consists of predominantly single-family homes while supporting multi-family, neighborhood commercial, and parks. The Copper Chase at Sterling Ranch PUD Preliminary Plan proposes 138 single family detached residential units, which aligns with this placetype. This plan also aligns with the curvilinear pattern of streets that characterizes the suburban residential placetype.

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

The PUD Preliminary Plan is also consistent with Core Principle 1, Land Use and Development, which seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of

the county,” in addition to goal 1.1, “ensure compatibility with established character and infrastructure capacity.”

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

#### **BLACK FOREST PRESERVATION PLAN GOALS & POLICIES**

The project area is primarily within the Gateway unit boundary of the Black Forest Preservation Plan and is specifically described as “area is perceived as more urban in nature”. The Gateway area borders the Transition unit providing a buffer in land uses and densities from the forested timbered area and the urbanizing area proposed.

*Goal 1.2 Allow nodes of higher density residential, commercial, and industrial development only in those areas designated on the Concept Plan and described in the Land Use Scenario.*

*Goal 1.4 Provide for a mix of compatible uses within designated urban density areas.*

*Goal 3.2 Give careful consideration to clustering alternatives in areas appropriate for subdivision as a means of preserving more open space, minimizing costs and environmental impacts and promoting aesthetic quality.*

*Goal 3.5 Generally support residential development which compliments and enhances the area’s terrain, vegetation, and natural resources.*

The proposed development provides for an additional housing option and transition in density for this urbanizing area. The proposed PUD zoning and single family detached residential density is compatible with the recently approved and developing subdivisions. By providing smaller lots and clustering them near the intersection of Vollmer and Marksheffel, the project provides preservation of the Sand Creek Channel and opportunity for trail connections and open space in the area.

#### **WATER MASTER PLAN**

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

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

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

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

Sterling Ranch Metro District has sufficient supply and infrastructure in the area to serve this development. The total commitment of the Sterling Ranch System includes 1,087.5 SFE in the Sterling Ranch Service Area and 167 SFE in the Retreat service area. The total Sterling commitments stand at 442.52 acre-feet and available supply is now 697.39 acre-feet.

The Sterling Ranch System includes both decrees and determinations. Local groundwater rights are associated with three service area portions; Sterling Ranch, The Retreat, and The Ranch. The system

includes a central system and some well and septic systems. The Water Resources report primarily focuses on the central supply and does not include the 41 rural style lots in the Retreat served by wells in the calculations.

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

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

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

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

In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC. And the Bar X Water. In addition to adding off-site sources, additional priority is to acquire and invest in additional renewable water supplies. Future supply has been contracted for and implementation is under way. A substantial amount of Not Non-tributary water is available on the Sterling Ranch site and is the purpose of a pending augmentation plan. This water rights case will result in a gain of 9,215 acre-feet of water. This case is expected to be needed by 2029 and expected to be completed by 2022. This provides adequate service for the development of 1,828 SFE. Beyond the 1,828 will require the completion of the Bar X Northern Delivery Project providing physical and legal water to Sterling.

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

## **2040 MAJOR TRANSPORTATION CORRIDOR PLAN**

The 2040 Functional Classification map shows adjacent roads Vollmer and Black Forest Roads as minor arterials. Woodmen Road is an expressway.

The 2040 Improvements map identified the most proximate roadway improvement to the site is the county road capacity improvements to Vollmer Rd between Marksheffel Rd and Stapleton Drive. There will be rural county road upgrades to Vollmer Rd north of the site. The extension of Briargate Parkway will add a new roadway connection just north of the site. The 2060 corridor preservation plan depicts that Briargate Pkwy will become a principal arterial. Vollmer Road is expected a minor collector by 2040.

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

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The site is 5 miles from the 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.

## **PROJECT JUSTIFICATION**

Chapter 4.2.6.D of the LDC allows the combination of a preliminary plan with a PUD development plan, provided all review and approval standards for both the PUD development plan and preliminary plan are met. The PUD/Preliminary Plan for Copper Chase at Sterling Ranch is consistent with the PUD zoning and preliminary plan approval criteria set forth in Chapter 4.2.6.D & 4.2.6.E of the LDC as follows:

### **1. The proposed PUD District zoning advances the stated purposes set forth in this Section;**

The Copper Chase at Sterling Ranch PUD will advance the following purposes of the PUD District designation:

- *To permit adjustment to changing public and private needs and to foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;*  
The proposed smaller lot residential development is meeting a need and demand for more attainable housing product.
- *To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;*  
The Copper Chase at Sterling Ranch PUD includes smaller lots that require more design flexibility than afforded by standard zoning districts.
- *To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood*

*design and by the conservation and more efficient use of open space ancillary to said buildings;*

The growing demands of the local population are for smaller homes that are more affordable and have less maintenance. The Copper Chase at Sterling Ranch PUD provides the flexibility to provide a housing product that meets this demand.

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

There are several employment and shopping centers in close proximity to the site, as well as churches and schools that provide community facilities.

**2. The application is in general conformity with the Master Plan;**

The relevant County Plans for Copper Chase at Sterling Ranch PUD are the Your El Paso County Master Plan, Black Forest Perservation Plan, the 2040 Major Transportation Corridor, the County Parks Master Plan, and the Water Master Plan. Copper Chase at Sterling PUD is in general conformity with these plans as described above.

**3. The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;**

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of residential lots is consistent with the County Master Plan and provides a transition between the surrounding single-family lots to the north and east and future commercial to the south.

**4. The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;**

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

**5. The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;**

The development provides a transitional use of a higher density single-family detached that provides a buffer from the commercial to the lower density residential.

**6. The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;**

The units are limited to 35-feet, which is compatible with the surrounding existing and proposed

development. The proposed development is buffered from future commercial to south by Mark Sheffel Road and associated landscaping, a noise wall and landscaping is proposed along Vollmer road on the northwest and the site is buffered by landscape tracts associated with Sterling Ranch Filing No. 2 on the east.

**7. Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;**

There are no unique or significant historical, cultural, recreational, aesthetic or natural features to be preserved.

**8. Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;**

Open space and trails are identified on the PUD Preliminary Plan and provide residents with walking and access to biking opportunities.

**9. The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g. fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;**

The Traffic Impact Memo demonstrates that the development will not materially impact existing levels of service on surrounding roads. All required utilities are available to the development and the required will serve letters are provided. The proposed project will not negatively impact the levels of service of County services and facilities.

**10. The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;**

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

**11. The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;**

There are no mineral rights owners on this property.

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

PUD modifications are requested of the Engineering Criteria manual Section 2.5.2.C.4, 2.3.3.F, 2.3.2 Table 2-7 and 2.5.2.C.3. The justification for these is set out above. The proposed PUD modifications allow for a more efficient layout that minimizes grading, thereby achieving the identified benefits in



Chapter 4.2.6.F.2.h by providing a more livable environment, more accessible open space and a more efficient pedestrian system within the development.

**13. The owner has authorized the application.**

Yes.

**PUD Preliminary Plan**

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

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

See above analysis.

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

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

**3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;**

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

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

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by the Sterling Ranch Metropolitan District and the Water resources report provided by RESPEC and JDS Hydro.

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

The wastewater commitment is for 22,704 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

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

These matters are addressed in the Soils, Geology, and Geologic Hazard Study provided by Entech Engineering Inc.

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

These matters are addressed in the Drainage Report prepared by M&S Civil.

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

All lots will be accessible by new public streets that comply with the LDC and ECM.

**9. The proposed subdivision has established an adequate level of compatibility by**

**a. incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;**

There are no natural physical features on the site. Sufficient open space is provided in Tracts B-K.

**b. incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;**

Appropriate provision is made in this regard given the context of the site and surrounding area. Sidewalks are included throughout the project and connect to the surrounding Sterling Ranch trails and open space.

**c. incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;**

The site is surrounded by landscape tracts that are part of this project and Filing 2 as required by the LDC and the Sterling Ranch Sketch Plan.

**d. incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and**

There are no environmentally sensitive areas on the property.

**e. incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;**

The Traffic Report by LSC Transportation Consultants Inc. demonstrates that the development will not materially impact existing levels of service on surrounding County Roads as identified through the Sketch Plan process and the Phase 1 Preliminary Plan. The reports relating to water supply, wastewater treatment and drainage demonstrate that there will be no negative impact on the levels of service of County services and facilities.

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

Water and sanitary service is provided by the Sterling Ranch Metro District. Natural gas is provided by Colorado Springs Utilities. The required will serve letters are included with this submittal.

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

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

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

The proposed subdivision meets the applicable sections of these parts of the Code, subject to the requested PUD modification and deviation requests.

**Section 5.3.5.B: Map Amendment (Rezoning) Criteria**

**1. THE APPLICATION IS IN GENERAL CONFORMANCE WITH THE EL PASO COUNTY MASTER PLAN INCLUDING APPLICABLE SMALL AREA PLANS OR THERE HAS BEEN A SUBSTANTIAL CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD SINCE THE LAND WAS LAST ZONED;**

As stated above, the project provides an additional housing option, a transition in densities, and fulfills the need to provide attainable housing in the County.

**2. THE REZONING IS IN COMPLIANCE WITH ALL APPLICABLE STATUTORY PROVISIONS, INCLUDING BUT NOT LIMITED TO C.R.S. §30-28-111 §30-28-113, AND §30-28-116;**

As the proposed rezoning fulfils the goals of the County Master Plan and is a compatible transition between the adjacent subdivisions and therefore complies with the statutory provisions that allow County's to establish limit, regulate, or amend zoning within the unincorporated parts of El Paso County in the interests of public health, safety and welfare.

**3. THE PROPOSED LAND USE OR ZONE DISTRICT IS COMPATIBLE WITH THE EXISTING AND PERMITTED LAND USES AND ZONE DISTRICTS IN ALL DIRECTIONS; AND**

As noted above, compatibility is defined as *"a state in which two things are able to exist or occur together without problems or conflict."* It does not mean that the two things must be identical. The zone change to PUD transitions from the RS-5000 zoning to the north and east and the RR-2.5 zoning to the west of Vollmer and the RR-5 and I-3 zoning to the south.

**4. THE SITE IS SUITABLE FOR THE INTENDED USE, INCLUDING THE ABILITY TO MEET THE STANDARDS AS DESCRIBED IN CHAPTER 5 OF THE LAND DEVELOPMENT CODE, FOR THE INTENDED ZONE DISTRICT.**

The proposed lots will meet the use and dimensional standards for the PUD zone as set out in Chapter 5 of the Land Development Code (LDC). The site is suitable for proposed residential lots and it provides a transition between residential use types. The project has adequate access to Alzada Drive, Bynum Drive and Sterling Ranch Ranch Road and has access to adequate utilities.

# COPPER CHASE AT STERLING RANCH

EL PASO COUNTY, COLORADO

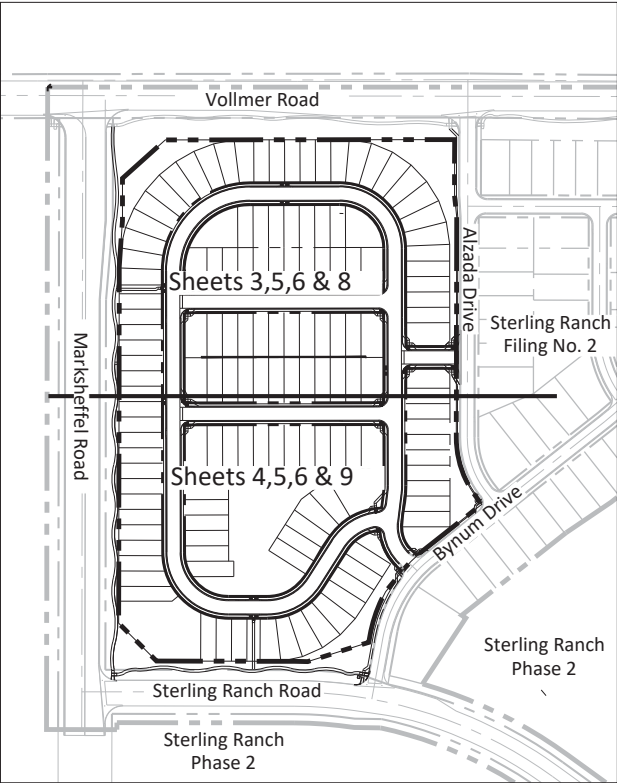
A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST,  
AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH P.M.

## PUD DEVELOPMENT/PRELIMINARY PLAN

### LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 32, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4, SW 1/4) OF SECTION 33, T12S, R65W OF THE 6<sup>TH</sup> P.M., AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 5, T13S, R65W OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO, BEING TRACT E, "STERLING RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 22, IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE.

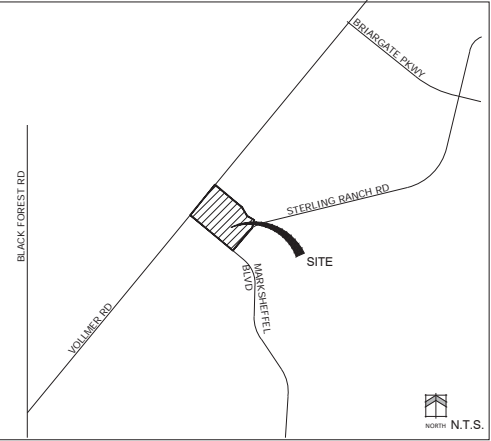
SAID PARCEL CONTAINS 856,016 SQUARE FEET (19.651 ACRES, MORE OR LESS).



CONTEXT MAP / SHEET INDEX MAP



### VICINITY MAP



### SITE DATA

Tax ID Number:	5200000364; 5233000011; 5232400002; 5300000173
Total Area:	19.651 AC
Development Schedule:	Fall 2022
Sketch Plan:	SKP 18-803 (Approved 2018)
Current Zoning:	RS-5000
Proposed Zoning:	PUD
Current Use:	Vacant
Proposed Use:	Residential
Number of Lots:	138
Proposed Density:	7.0 DU/AC
Lot Standards:	
Average Lot Size:	3,724 SF
Minimum Lot Size:	3,200 SF
Minimum Lot Width:	30 FT
Maximum Lot Coverage:	40%
Lot Setbacks:	
Front:	20 FT
Side:	5 FT (10 FT Corner Lot Adjacent to ROW)
Rear:	15 FT
PUD Open Space:	
Formula:	10% of 857,000 SF
Required:	85,700 SF
Usable:	21,425 SF (25%)
Provided:	158,994 SF
Usable:	60,755 SF Tract H (38%)

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

	LDC/ECM Section	Category	Standard	Modification	Justification
1	ECM Section 2.3.3.F.3	Broken Back Curves	Minimum tangent length between broken back curves (200')	Blue Feather Point 101' minimum tangent length between broken back curves	Create a more efficient development in terms of land devoted to transportation facilities and to maximize land for single family and open space land uses on an irregularly shaped infill development parcel.
2	ECM Section 2.5.2.C.4	Mid-block Ramps on Local Roadways	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	Blue Feather Point exceeds 600 feet without a mid-block crossing.	Promote a reasonable sidewalk layout to accommodate pedestrian traffic from a logical access point that is considered comparable or superior to that of the ECM standards.
3	ECM Section 2.3.2, Table 2-7	Minimum Centerline Radius & Intersection Spacing Standards	Minimum centerline radius (200') and minimum intersection spacing standards (175') for urban local roadways	125' Minimum Centerline Radius and 134' Minimum Intersection Spacing	Create a more efficient development in terms of land devoted to transportation facilities and to maximize land for single family land uses on an irregularly shaped infill development parcel.
4	ECM Section 2.5.2.C.3	Mid-Block Ramps on Local Roadways "T" Intersections	All "T" intersections shall have a minimum of four curb ramps	2 PED ramps at Blue Feather Point and Lost Trail Point northeastern intersection. 2 PED ramps at Blue Feather Point and Salt Fork Point northeastern intersection. 2 PED ramps at Blue Feather Point and Blue Feather Point intersection.	Promote safer pedestrian circulation paths that function similar to or superior to that of the ECM standards and responds to market demands of lot density and various site constraints.

### LAND USE DATA TABLE

LAND USE	ACRES	% OF LAND
SINGLE FAMILY	12.0	61%
ROAD R.O.W	4.101	20%
OPEN SPACE TRACTS	3.64	19%

### PROJECT TEAM

Owner/Developer:	Challenger Communities, LLC 8605 Explorer Drive, Suite 250 Colorado Springs, CO 80920
Applicant:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

### SHEET INDEX

Sheet 1 of 9:	Cover Sheet
Sheet 2 of 9:	Tract Exhibit
Sheet 3 of 9:	PUD Site Plan
Sheet 4 of 9:	PUD Site Plan
Sheet 5 of 9:	Preliminary Grading Plan
Sheet 6 of 9:	Preliminary Utility Plan
Sheet 7 of 9:	Landscape Notes & Details
Sheet 8 of 9:	Landscape Plan
Sheet 9 of 9:	Landscape Plan

### GENERAL PROVISIONS

- A. **Authority.** This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.
- B. **Applicability.** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.
- C. **Adoption.** The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Copper Chase at Sterling Ranch is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the El Paso County Land Development Code; and that the El Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- D. **Relationship to County Regulations.** The provisions of this Development Plan shall prevail and govern the development of Copper Chase at Sterling Ranch, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code in effect at the time of the PUD plan approval (or owner acknowledge the PUD changes with the Code), or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. **Enforcement.** To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- F. **Conflict.** Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.
- G. **Maximum Level of Development.** The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan for development within the specified planning areas is the maximum development requested for platting or construction (plus any approved density transfers). The actual number of dwellings or level of development may be less due to subdivision or Site Development Plan requirements, land carrying capacity, or other requirements of the Board of County Commissioners.
- H. **Project Tracking.** At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community Development, in order to assure maximum development limits are not exceeded.
- I. **Overall Project Standards.** The standard zoning requirements of El Paso County Land Development Code, as amended, including off-street parking, landscaping, site development, accessory and temporary uses, and use by special review and variance processes shall apply to this PUD, except as modified below.
- J. **Utility Providers.** The following utility providers will serve the Copper Chase at Sterling Ranch PUD Preliminary Plan area:  
Water: Sterling Ranch Metropolitan District No. 1  
Wastewater: Sterling Ranch Metropolitan District No. 1  
Gas: Colorado Springs Utilities  
Electric: Mountain View Electric

### DEVELOPMENT GUIDELINES

- A. **Project Description:** Copper Chase at Sterling Ranch is a planned residential community on 19.65 acres of land located East of Vollmer Rd. and Marksheffel Rd. The project is planned a single family detached community.
- B. **Principal Uses:** Principal uses within Copper Chase at Sterling Ranch subdivision include single family detached dwelling units, open space, and trails. The use of any property within the subdivision as a Child Care Center, Family Care Home or Group Home shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended. Marijuana Clubs and Marijuana Grow Facilities are not permitted within this subdivision.
- C. **Temporary Uses:** Temporary uses are limited to model home/subdivision sales office, construction equipment storage and field office, yard sales, and seasonal produce sales, and are subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended.
- D. **Accessory Uses:** Accessory uses shall be subject to the regulations of Chapter 5 of the El Paso County Land Development Code, as may be amended. Accessory uses within this subdivision are subject to the following:  
Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping)  
Residential home occupation
- E. **Accessory Structures:**  
Accessory structures shall be defined as completely enclosed structure having a door(s) or window(s) are not permitted within Copper Chase at Sterling Ranch. Gazebos are defined as open structures that cannot be enclosed with either windows or doors are permitted within the lot or common open space owned and maintained by the Copper Chase at Sterling Ranch Home Owners Association.
- F. **Signs:** Signs shall be permitted to identify entryways to Copper Chase at Sterling Ranch community. The maximum size of the Community Entryway Sign shall be 100 square feet with a maximum height of (8) feet. Sign size shall be measured by drawing the smallest rectangle around the text of the sign. For double sided signs, only one sign face shall contribute to the maximum size.
- G. **Development Standards:**  
1. Maximum building height: thirty-five (35) feet.  
2. Setback minimums:  
    Front: (20) feet minimum. Corner lot: Driveway access point will be at the Corner lot's front yard.  
    Side: (5) feet minimum Standard and Corner Lots adjacent to tract  
    Side: (10) feet minimum Corner Lots adjacent to ROW  
    Rear: (15) feet minimum Standard and Corner Lots.  
3. Minimum Lot Width: 30'  
4. Minimum Lot Size: 3,200 sf  
5. Minimum Lot Depth: 95'  
6. No projections into the tracts owned and maintained by the Copper Chase at Sterling Ranch Home Owners Association or the Sterling Ranch Metro Districts will be permitted.
- H. **Streets.** Streets within Copper Chase at Sterling Ranch subdivision provide general vehicular circulation throughout the development. All Streets shall be paved unless otherwise indicated on the Development Plan. Sidewalks will be provided as illustrated on this plan.

### GENERAL NOTES

- All sidewalks shown on development plan are to be 5' concrete unless otherwise specified.
- This site, 8335 Vollmer Road is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C05296, effective 12.07.2018.
- 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.
- Landscape entry features, open space tracts, parks and trails shall be owned and maintained by the Copper Chase at Sterling Ranch Home Owners Association.
- All open space/trail/landscape tracts shall be limited to non-motorized use only, except for maintenance and emergency vehicles.
- There shall be no direct lot access to Vollmer Road, Marksheffel Road and Sterling Ranch Road.
- Geologic Hazard Note: (to be customized based upon the individual circumstances)  
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report Soil, Geology and Geologic Hazard Study Copper Chase at Sterling Ranch El Paso County, Colorado by Entech Engineering dated March 7, 2022 in file \_\_\_\_\_ available at the El Paso County Planning and Community Development Department:
  - Potential Shallow Groundwater (All Lots)
  - Hydrocompaction (Lots 6-12, 15-28, 41-63, 73-115 and 120-138)In Areas of High Groundwater:  
Due to high groundwater in the area, all foundations shall incorporate an underground drainage system.

### Ownership Certification

SR Land LLC  
Name of Landowner

Landowner's Signature, notarized

I/we \_\_\_\_\_ a (one of the following: qualified title insurance company, title company, title attorney, or attorney at law) duly qualified, insured, or licensed by the State of Colorado, do hereby certify that I/we have examined the title of all lands depicted and described hereon and that title to such land is owner in fee simple by \_\_\_\_\_ at the time of this application.

Notarized signature

OR Name of Attorney and registration number

### Board of County Commissioners Certification

This PUD/preliminary plan for Copper Chase at Sterling Ranch was approved for filing by the El Paso County, Colorado Board of County Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (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.

President, Board of County Commissioners \_\_\_\_\_ date \_\_\_\_\_

Director, Planning & Community Development Department \_\_\_\_\_ date \_\_\_\_\_

### Clerk and Recorder Certification

State of Colorado )  
                                  )  
El Paso County )

I hereby certify that this Plan was filed in my office on this \_\_\_\_\_ (day) of \_\_\_\_\_ (month), 20\_\_\_\_ at \_\_\_\_\_ o'clock a.m./p.m. and was recorded per Reception No. \_\_\_\_\_

El Paso County Clerk and Recorder



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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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

## Copper Chase at Sterling Ranch

8335 Vollmer Road

PROJECT INFO

DATE: 03.25.2022  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Iiten

STAMP

### Entitlement

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

### Cover Sheet

SHEET TITLE

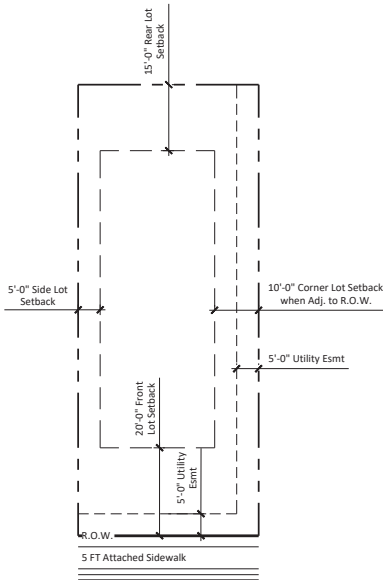
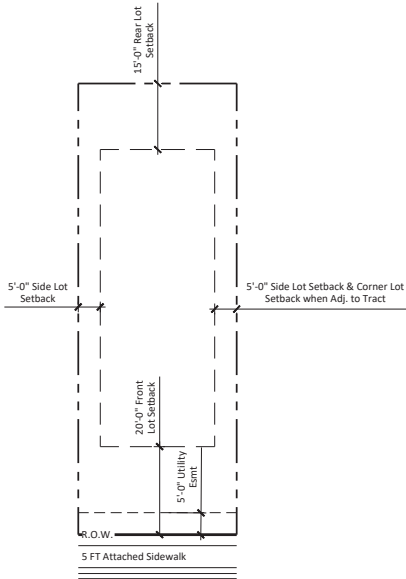
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OF

9

SHEET NUMBER

PLAN FILE #

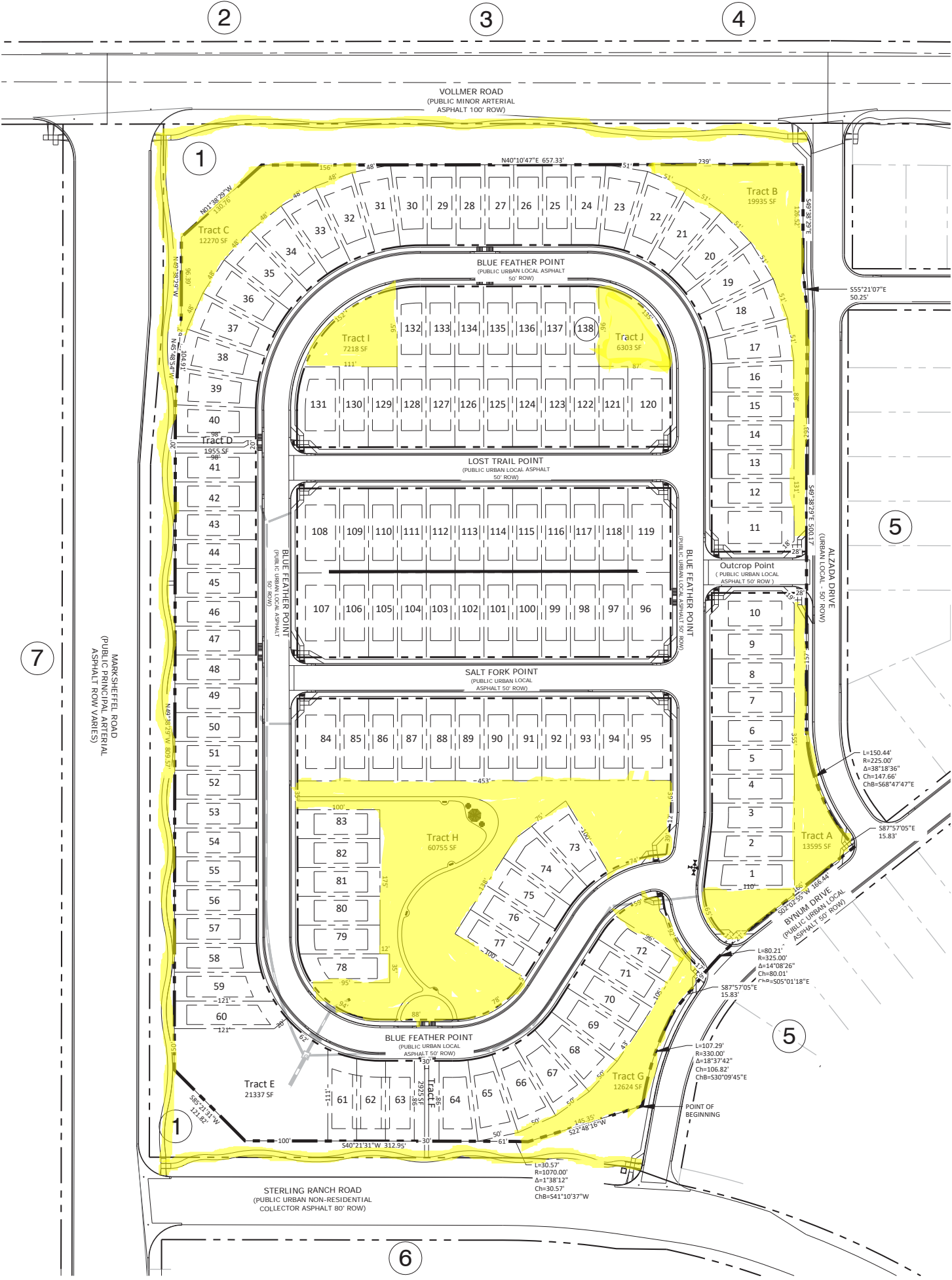


TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	13595	0.31	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
B	19935	0.46	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
C	12270	0.28	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
D	1955	0.04	Landscape, Drainage, Utilities	Copper Chase at Sterling Ranch HOA
E	21337	0.49	Landscape, Stormwater, Utilities	Copper Chase at Sterling Ranch HOA
F	2925	0.07	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
G	12624	0.29	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
H	60347	1.39	Park, Utilities	Copper Chase at Sterling Ranch HOA
I	7218	0.17	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
J	6303	0.14	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
Total Tract Area:		3.64		

ADJACENT OWNERS

	Name	Mailing Address	City, State, Zip
1	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
2	EL PASO COUNTY	200 S CASCADE AVE	COLORADO SPRINGS CO, 80903
3	TYRONE & CECILIA SMITH	6145 PADRE CT	COLORADO SPRINGS, CO 80922
4	ALBINO FLETES & SANDRA HIGUERA REBOLLAR	9225 BEN TIRIRAN CT	COLORADO SPRINGS CO, 80908
5	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
6	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903
7	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 80903



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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Copper Chase  
at Sterling  
Ranch

8335 Vollmer Road

DATE: 03.25.2022  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Item

Entitlement

DATE	BY	DESCRIPTION

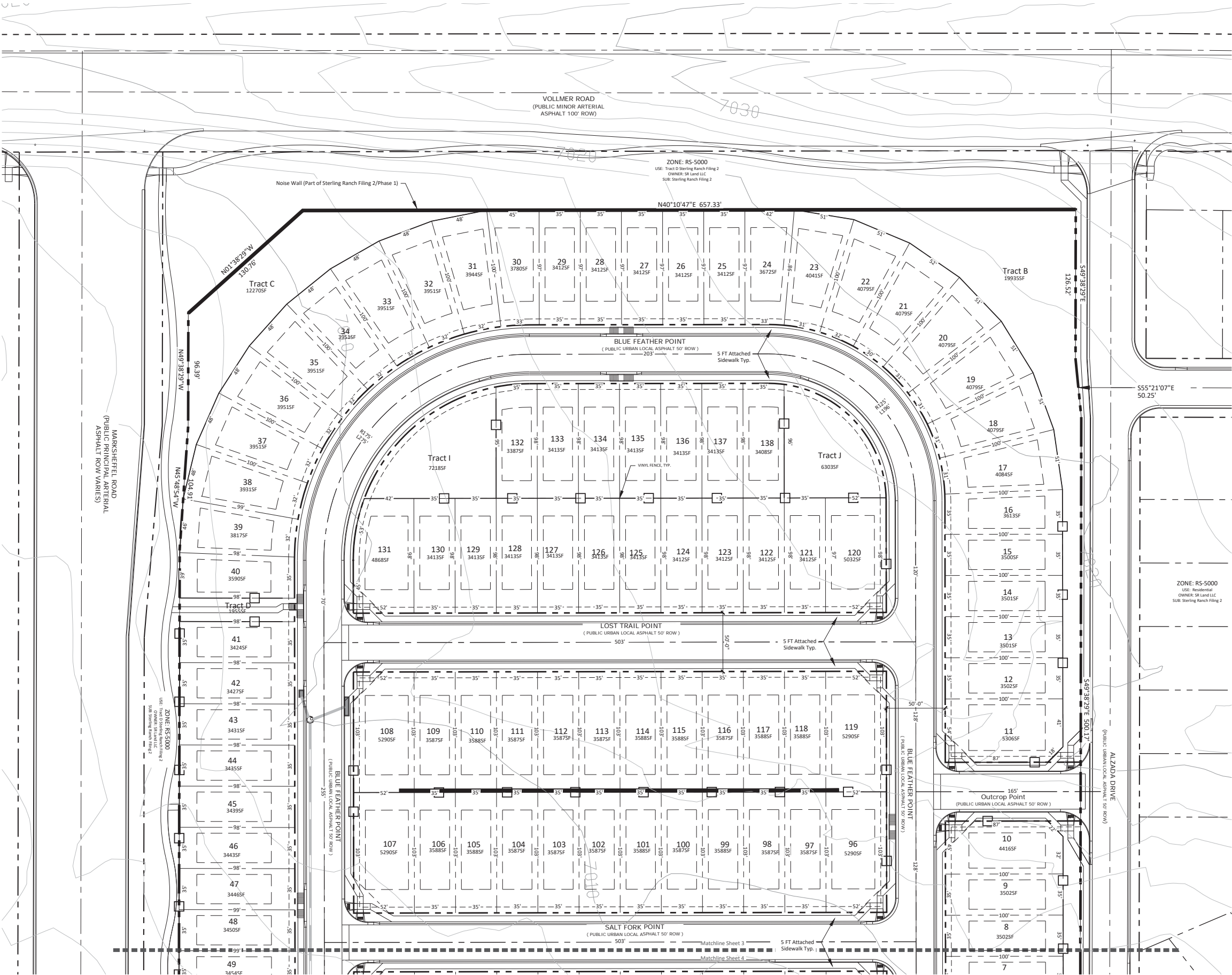
Tract Exhibit

2  
2 OF 9



LINETYPE LEGEND

Property Boundary	
R.O.W.	
Lot Setbacks	
Easement	
Proposed Retaining Wall	



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Copper Chase  
at Sterling  
Ranch

8335 Vollmer Road

ZONE: RS-5000  
USE: Residential  
OWNER: SR Land LLC  
SUB: Sterling Ranch Filing 2

DATE:  
PROJECT MGR:  
PREPARED BY:

03.25.2022  
A. Barlow  
B. Item

Entitlement

DATE: BY: DESCRIPTION:

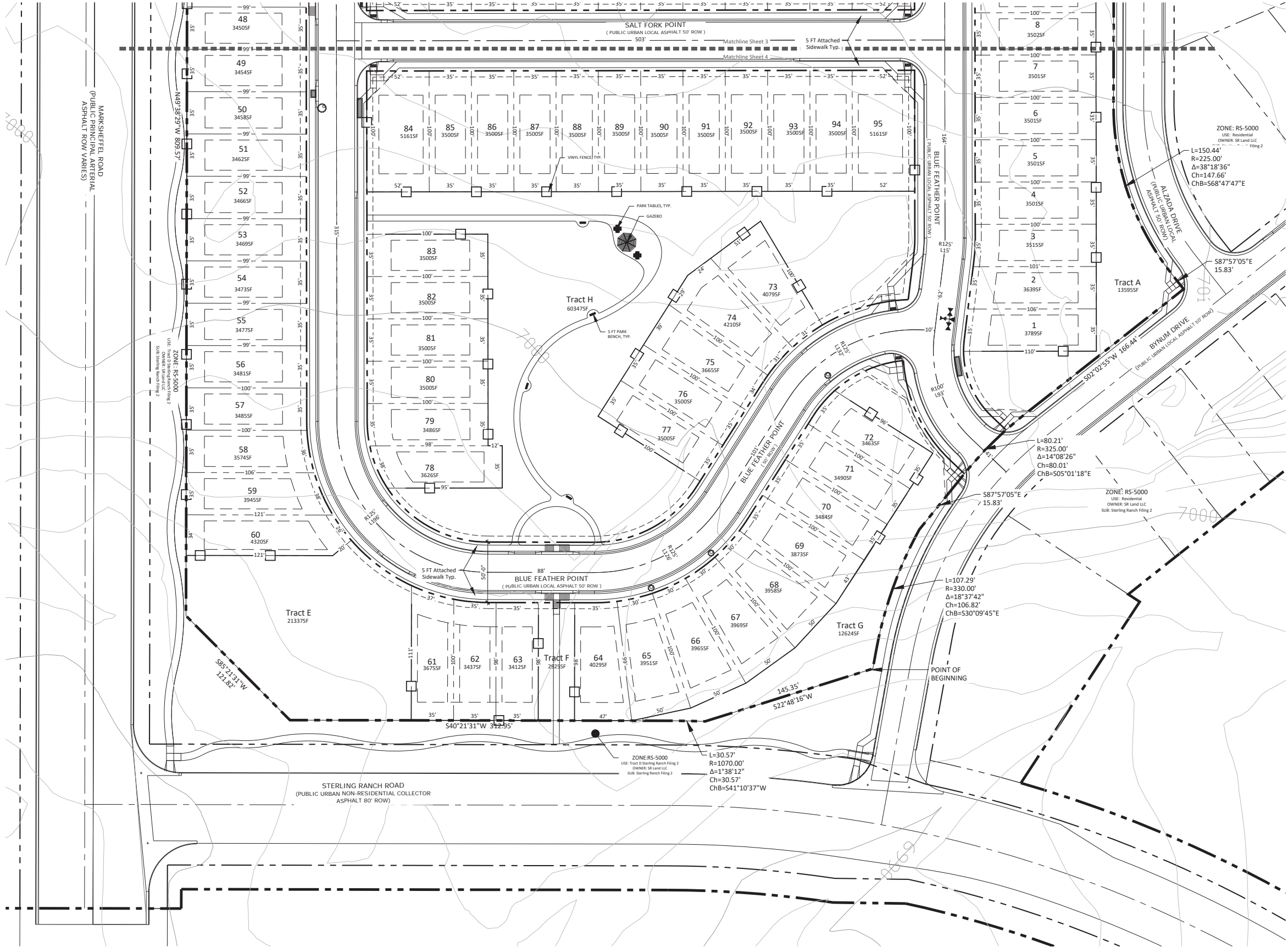
PUD Site Plan

3

3 OF 9

LINETYPE LEGEND

Property Boundary	
R.O.W.	
Lot Setbacks	
Easement	
Proposed Retaining Wall	



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Copper Chase  
at Sterling  
Ranch

8335 Vollmer Road

PROJECT INFO

DATE: 03.25.2022  
PROJECT MGR: A. Barlow  
PREPARED BY: B. Item

STAMP

Entitlement

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / DIVISION

SHEET TITLE

PUD Site Plan

4

4 OF 9

PLANNING





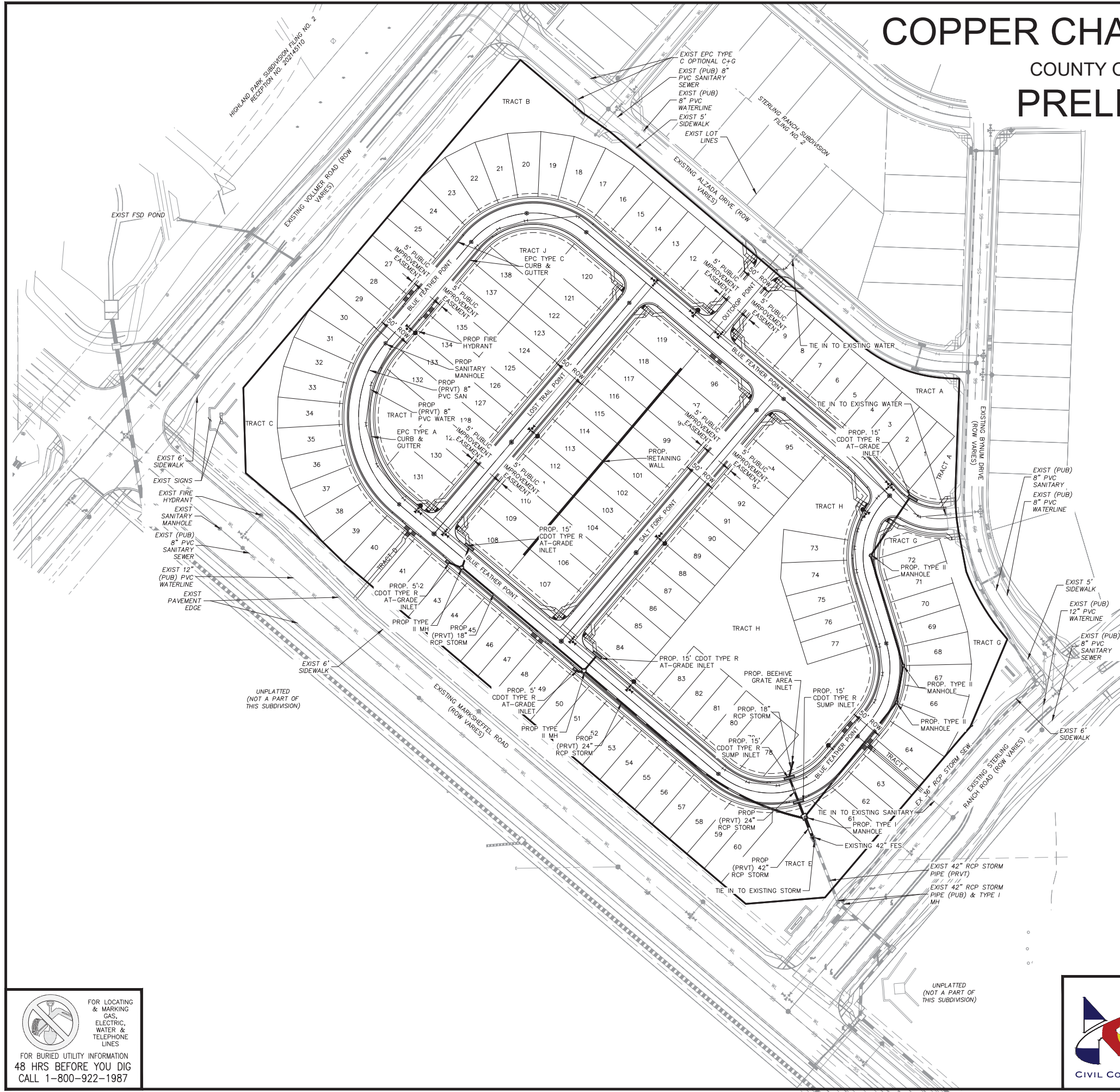


# COPPER CHASE AT STERLING RANCH

COUNTY OF EL PASO, STATE OF COLORADO

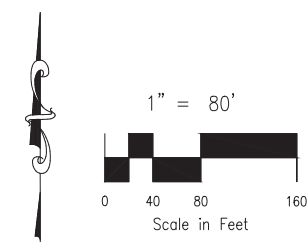
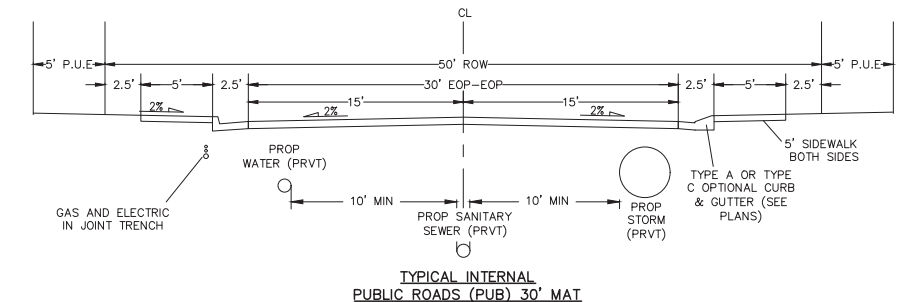
## PRELIMINARY UTILITIES

DECEMBER 2021



### LEGEND

- |  |                          |  |                           |
|--|--------------------------|--|---------------------------|
|  | PROP STORM SEWER PIPE    |  | EXISTING STORM SEWER PIPE |
|  | PRIVATE UTILITY EASEMENT |  | EXISTING FIRE HYDRANT     |
|  | PROPOSED LOT LINE        |  | EXISTING SANITARY MANHOLE |
|  | SITE BOUNDARY            |  | EXISTING SIGN             |
|  | PROP MAJ CONT            |  | EX. WATER VALVE           |
|  | PROP MIN CONT            |  | CROSSSPAN                 |
|  | EXIST MAJ CONT           |  | PROPOSED INLET            |
|  | EXIST MIN CONT           |  | EXISTING INLET            |
|  | EXIST SANITARY           |  | EXISTING SANITARY MH      |
|  | EXIST WATER              |  | EXISTING FIRE HYDRANT     |
|  | PROP 8" PVC SANITARY     |  | PROPOSED SANITARY MH      |
|  | PROP 8" PVC WATER        |  | FLARED END SECTION        |
|  |                          |  | PROPOSED WATER BEND       |
|  |                          |  | PROPOSED FIRE HYDRANT     |
|  |                          |  | PROPOSED WATER VALVE      |



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48 HRS BEFORE YOU DIG  
CALL 1-800-922-1987



212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485

COPPER CHASE AT STERLING RANCH

PRELIMINARY UTILITIES

PROJECT NO. 09-014

DESIGNED BY: CVW  
DRAWN BY: CVW  
CHECKED BY: VAS

SCALE:  
HORIZONTAL:  
1"=80'  
VERTICAL:  
N/A

DATE: 12/13/21

SHEET 6 OF 9

PU01

# COPPER CHASE AT STERLING RANCH

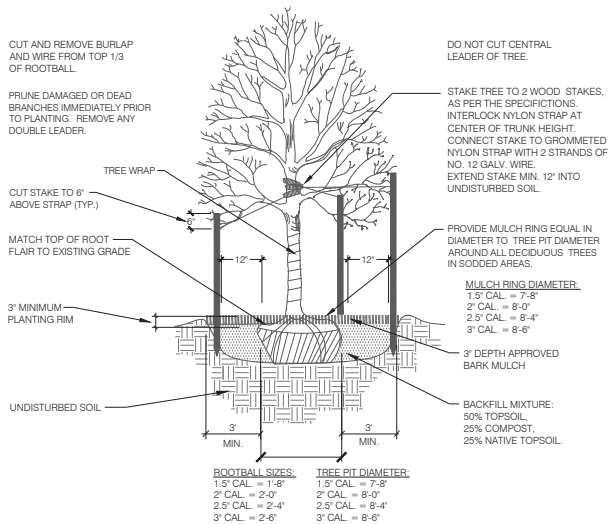
EL PASO COUNTY, COLORADO

A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST,  
AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH P.M.

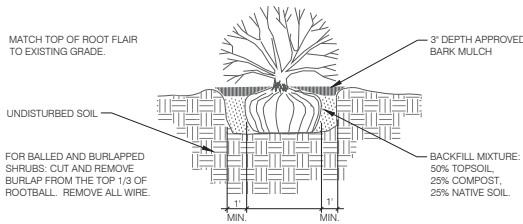
## PUD DEVELOPMENT/PRELIMINARY PLAN

### LANDSCAPE NOTES

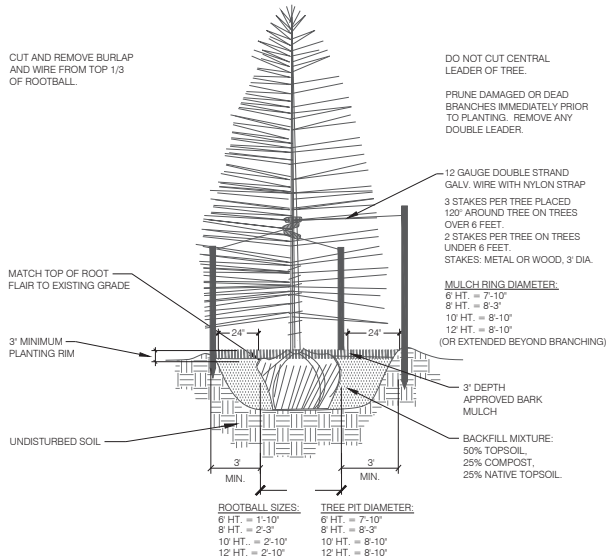
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.



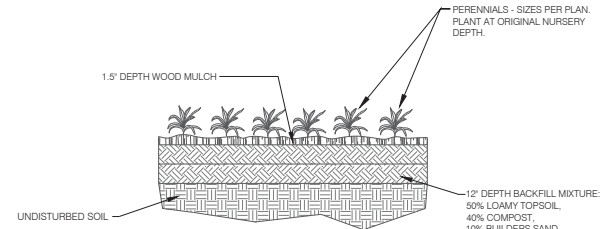
1 DECIDUOUS TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



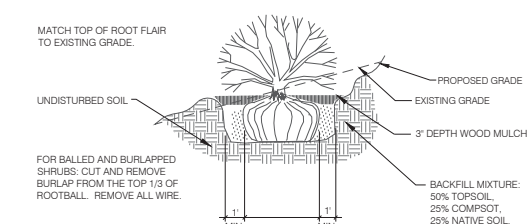
3 SHRUB PLANTING DETAIL  
SCALE: NOT TO SCALE



2 CONIFEROUS TREE PLANTING DETAIL  
SCALE: NOT TO SCALE



4 PERENNIAL / GROUND COVER PLANTING  
SCALE: NOT TO SCALE



5 SHRUB PLACEMENT ON SLOPES  
SCALE: NOT TO SCALE

### PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	24	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B
	Coc	5	Celtis occidentalis / Common Hackberry	60'	50'	2" Cal.	B&B
	Ccr	1	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B
	Mxr	13	Malus x `Radiant` / Radiant Crabapple	25'	20'	2" Cal.	B&B
	Oma	4	Quercus macrocarpa / Burr Oak	60'	50'	3" Cal.	B&B
EVERGREEN TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ped	30	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B
	Pfl	11	Pinus flexilis / Limber Pine	50'	30'	6" HT	B&B
	Ppo	2	Pinus ponderosa / Ponderosa Pine	80'	40'	6" HT	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxc	75	Caryopteris x clandonensis `Blue Mist` / Blue Mist Shrub	4'	4'	5 GAL	CONT
	Cse	14	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT
	Je	10	Juniperus virginiana `Globosa` / Globe Eastern Redcedar	3'			
	Pod	9	Physocarpus opulifolius `Diablo` / Diablo Ninebark	8'	8'	5 GAL	CONT
	Pb	18	Pinus mugo `Big Tuna` / Mountain Pine	5'	6'	5 GAL.	CONT
	Pc	168	Pinus mugo `Compacta` / Dwarf Mugo Pine	3'	3'	5 GAL.	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	310	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5'	2'	1 GAL	CONT
	Cl	43	Chasmanthium latifolium `Little Tickler` / Little Tickler Northern Sea Oats	3'			

### GROUND COVER SCHEDULE

	COBBLE 2"-4" Cripple Creek Gold Ore -	6,943 sf
	NATIVE GRASS Upland Native Seed Mix -	91,331 sf
	ROCK MULCH 3/4" Cimarron Granite -	8,034 sf
	TALL FESCUE SOD -	51,781 sf



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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### Copper Chase at Sterling Ranch

8335 Vollmer Road

DATE: 03.25.2022  
PROJECT MGR: B. Iten  
PREPARED BY: J. Smith

### Entitlement

DATE: BY: DESCRIPTION:

### Landscape Notes & Details

7

7 OF 9





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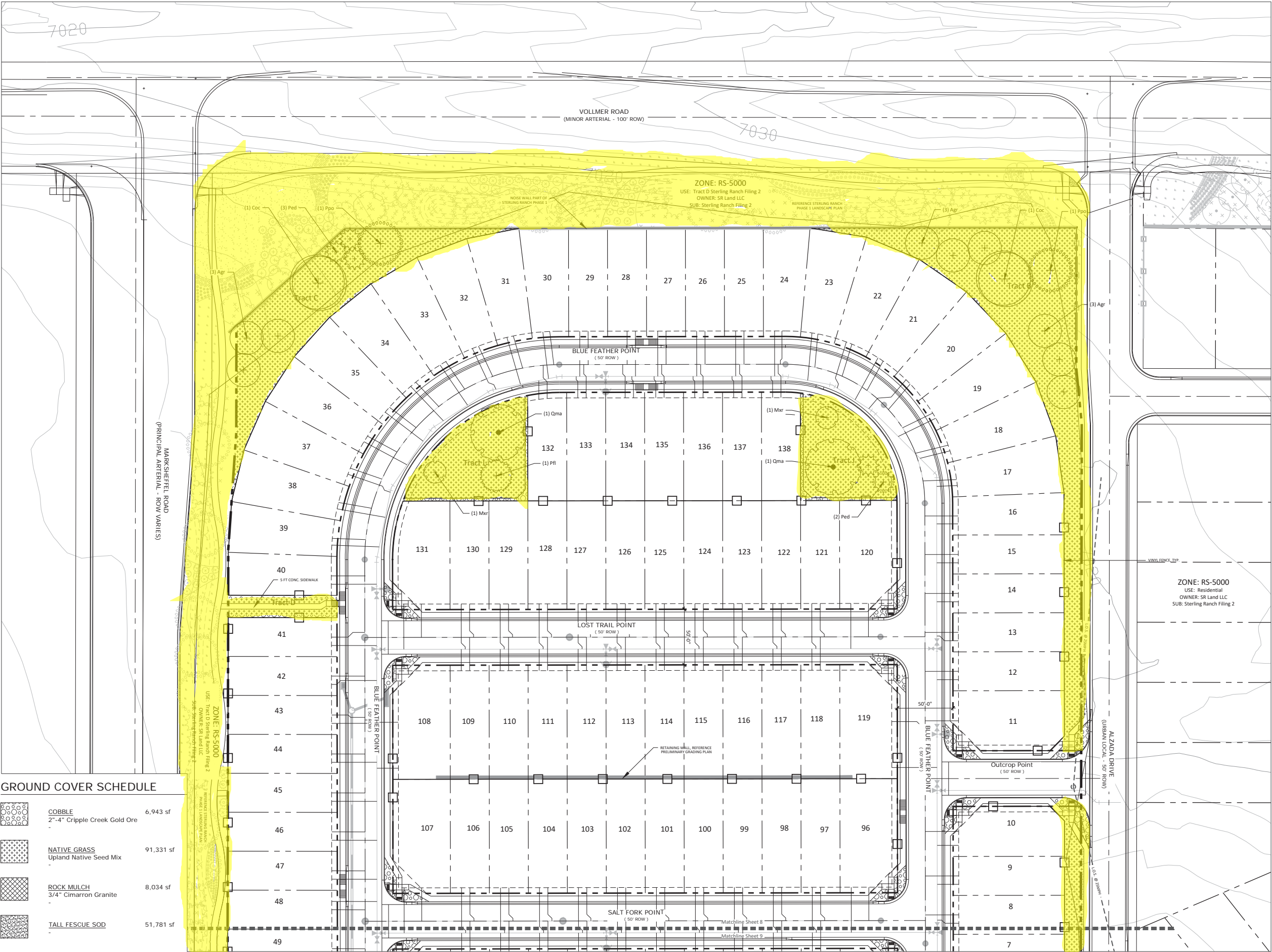
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Landscape Plan

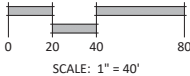
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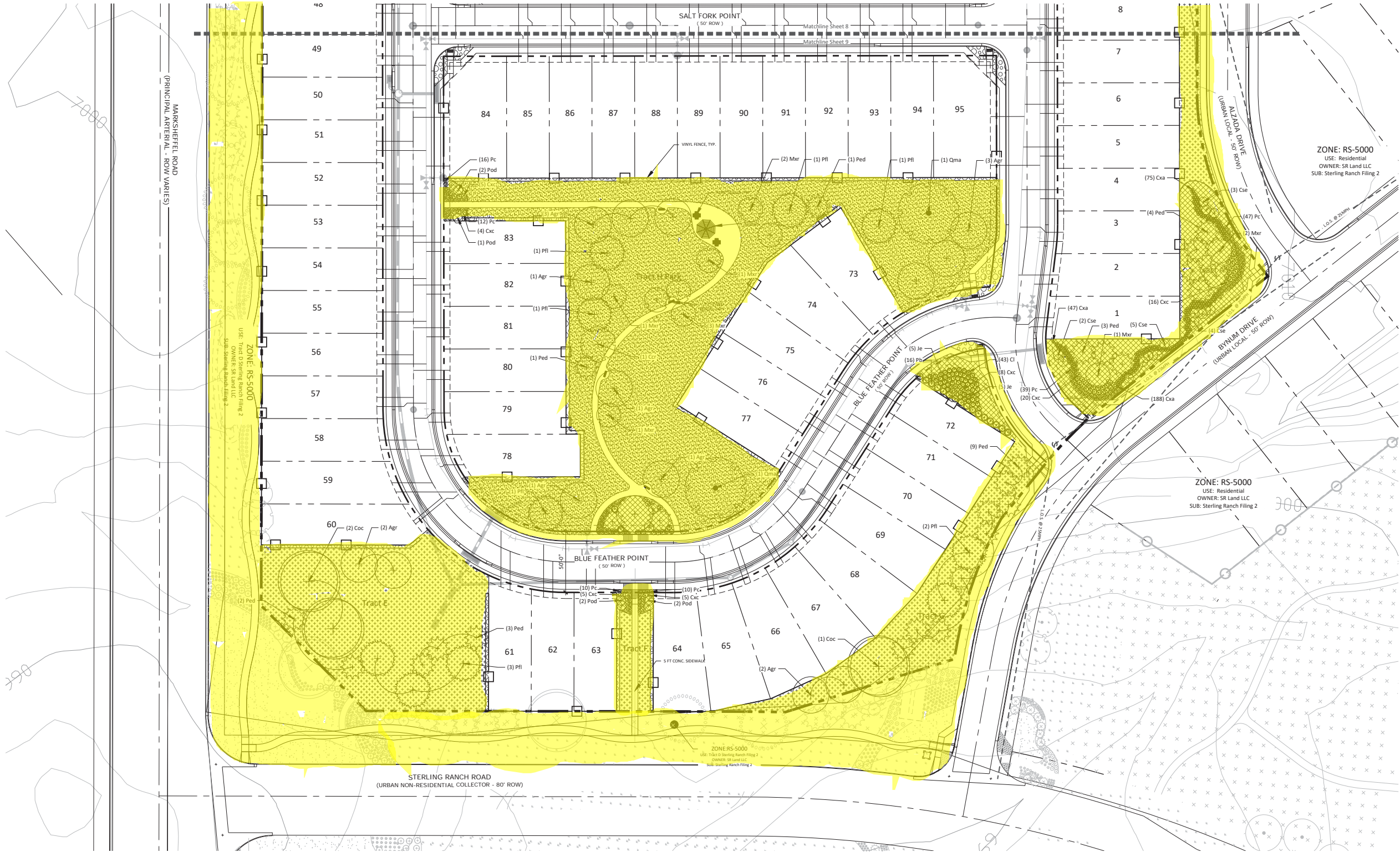


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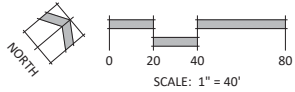






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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Copper Chase  
at Sterling  
Ranch

8335 Vollmer Road

PROJECT INFO

DATE:  
PROJECT MGR:  
PREPARED BY:

03.25.2022  
B. Iton  
J. Smith

STAMP

ISSUE INFO

Entitlement

DATE:	BY:	DESCRIPTION:

SHEET TITLE

Landscape Plan

SHEET NUMBER

9  
9 OF 9

PLANT FILE #

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Homestead North at Sterling Ranch Filing No. 1 Final Plat

**Agenda Date:** June 8, 2022

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

This is a request by N.E.S., Inc. on behalf of SR Land, LLC, for endorsement of the Homestead North at Sterling Ranch Filing No. 1 Final Plat, which includes 73 single-family residential lots on 42.14 acres. The property is currently zoned RS-6000, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses generally north-south through the eastern portion of the property, along the western bank of Sand Creek. The proposed regional trail is depicted in the Homestead North at Sterling Ranch Phase I Preliminary Plan, labeled as "15' County Gravel Trail," and will be collocated with a maintenance access road along the western bank of Sand Creek. The Preliminary Plan also shows concrete sidewalks/trails located adjacent Vollmer Road and the future Briargate Parkway extension. These additional non-County trails will allow for direct off-street connectivity to the Sand Creek Regional Trail for the residents and visitors of Sterling Ranch.

Furthermore, the proposed Vollmer Road Bicycle Route, Briargate Parkway Bicycle Route, and the Briargate Parkway extension of the Sand Creek Trail are located immediately west and south of the project location, respectfully. Dedicated public rights-of-way and planned concrete sidewalks already exist along the aforementioned bicycle routes and trail alignment, so no easement requests are necessary at those locations; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future. The Briargate Parkway extension of the Sand Creek Trail will be located on the southern side of Briargate Parkway and is therefore not impacted by the project.

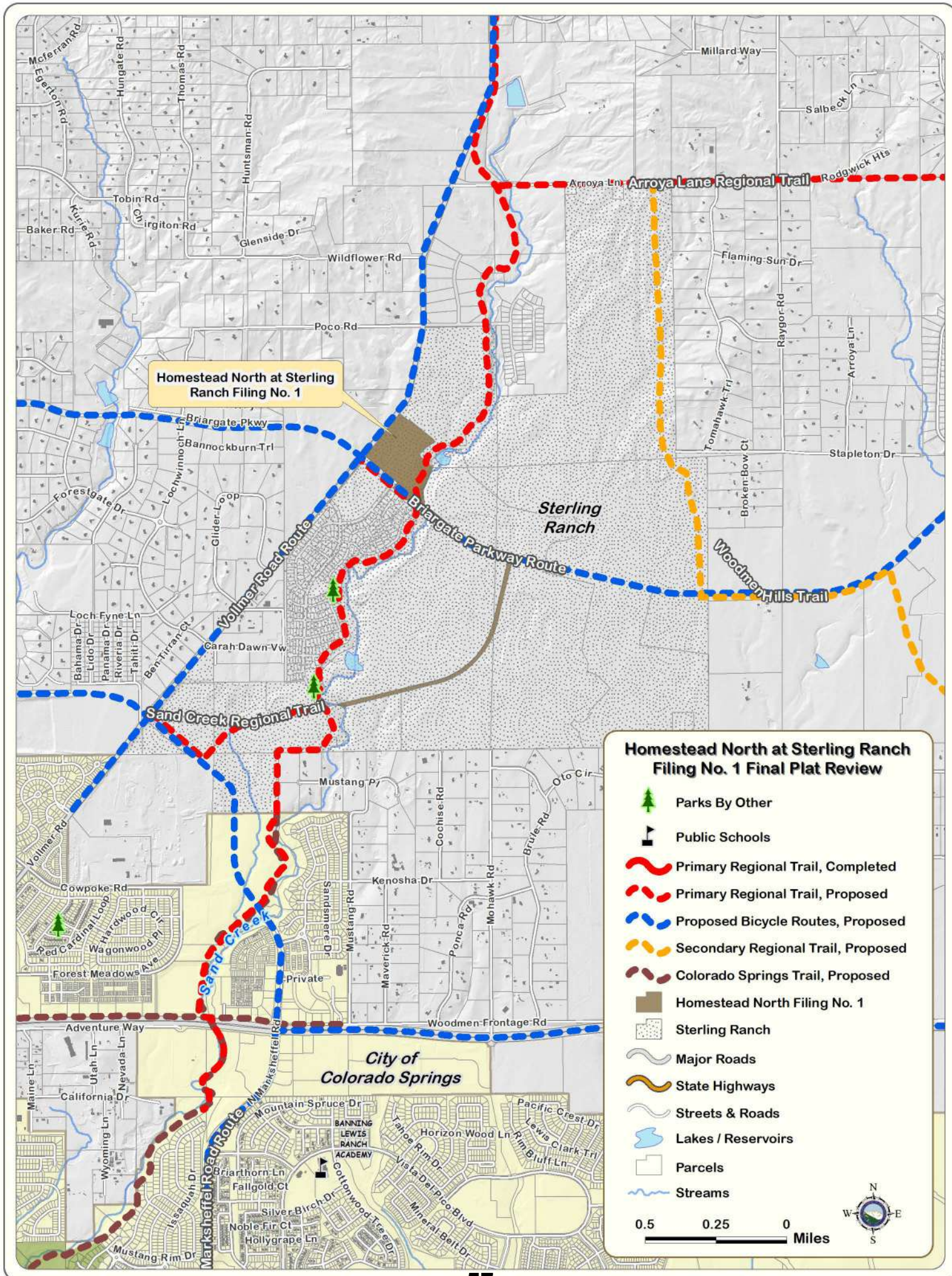
Homestead North at Sterling Ranch Filing No. 1 contains 7.97 acres dedicated to open space, parks, trails, and landscape tracts, comprising 18.9% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. A 0.87-acre neighborhood park is planned for Tract B, while the tract table also lists a park for Tract F, the same tract in which the Sand Creek Regional Trail is located. The location for this second park was identified in a February 2022 update of the Preliminary Plan and Landscape Plans as being located just outside and immediately adjacent Filing No. 1.

Due to the location of the Sand Creek Primary Regional Trail within the Homestead North at Sterling Ranch Filing No. 1 Final Plat, El Paso County Parks staff recommends that the applicant designate, provide, and dedicate to El Paso County a 25-foot trail easement that allows for public access, as well as construction and maintenance of the regional trail. Furthermore, staff recommends fees in lieu of land dedication for regional and urban park purposes.

**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 Homestead North at Sterling Ranch Filing No. 1 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 1, within Tract F, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of this Final Plat; 2) fees in lieu of land dedication for regional park purposes in the amount of \$33,580 and urban park fees in the amount of \$21,170 will be required upon recording of this Final Plat.







Development  
Application  
Permit  
Review



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

May 11, 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.

<b>Name:</b>	Homestead North at Sterling Ranch Filing No. 1 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-22-013	<b>Total Acreage:</b>	42.14
		<b>Total # of Dwelling Units:</b>	73
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	4.33
SR Land	N.E.S., Inc.	<b>Regional Park Area:</b>	2
James Morley	Andrea Barlow	<b>Urban Park Area:</b>	2
20 Boulder Crescent Street, Suite 102	619 North Cascade Avenue, Suite 200	<b>Existing Zoning Code:</b>	RS-6000
Colorado Springs, CO 80903	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RS-6000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
<b>LAND REQUIREMENTS</b>		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres): <b>YES</b>	
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 2</b>	
0.0194 Acres x 73 Dwelling Units = 1.416		Neighborhood: 0.00375 Acres x 73 Dwelling Units =	0.27
<b>Total Regional Park Acres: 1.416</b>		Community: 0.00625 Acres x 73 Dwelling Units =	0.46
		<b>Total Urban Park Acres:</b>	<b>0.73</b>
<b>FEE REQUIREMENTS</b>			
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 2</b>	
\$460 / Dwelling Unit x 73 Dwelling Units = \$33,580		Neighborhood: \$114 / Dwelling Unit x 73 Dwelling Units =	\$8,322
<b>Total Regional Park Fees: \$33,580</b>		Community: \$176 / Dwelling Unit x 73 Dwelling Units =	\$12,848
		<b>Total Urban Park Fees:</b>	<b>\$21,170</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 Homestead North at Sterling Ranch Filing No. 1 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 1, within Tract F, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of this Final Plat; 2) fees in lieu of land dedication for regional park purposes in the amount of \$33,580 and urban park fees in the amount of \$21,170 will be required upon recording of this Final Plat.

Park Advisory Board Recommendation:

# **HOMESTEAD NORTH AT STERLING RANCH FILING 1 FINAL PLAT**

**LETTER OF INTENT**

**MARCH 2022**

---

**OWNER/APPLICANT:**

SR LAND  
20 BOULDER CRESCENT ST. SUITE 102  
COLORADO SPRINGS, CO 80903

**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:** 5233000017 & 5228000030

**ADDRESS:** VOLLMER ROAD AND BRIARGATE PARKWAY

**ACREAGE:** 42.1386

**CURRENT ZONING:** RR-5 AND RS-6000

**CURRENT USE:** VACANT

## REQUEST

SR Land, LLC. requests approval of a Final Plat for Homestead North at Sterling Ranch Filing No. 1 on 42.1386 acres, including 73 Single Family Lots, 8 tracts and rights of way. A finding of water sufficiency will be issued with the Homestead North Phase 1 Preliminary Plan, of which the Homestead North at Sterling Ranch Filing No. 1 Final Plat is part, thus it is requested that this Final Plat be approved administratively.

## LOCATION

Homestead North at Sterling Ranch Filing No. 1 is located east of Vollmer Road. The residential portion of the site is north of Briargate Parkway. The majority of the Briargate Parkway and Sterling Ranch Road portion of the site is located east of the Sand Creek Channel.



## PROJECT CONTEXT/DESCRIPTION

**CONTEXT:** The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. Homestead North Phase 1 Preliminary Plan is currently under review and covers 77.7136 acres. The Homestead North Phase 1 Preliminary Plan contains 147 single-family lots and tracts for landscaping, drainage, and utilities to be completed in multiple filings. The property was rezoned to RS-6000 in June 2021.

This request is for Homestead North at Sterling Ranch Filing No. 1 Final Plat on 42.1386 acres of the Homestead North Phase 1 Preliminary Plan area. The Final Plat includes 73 Single Family Lots, 8 tracts and rights of way.

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

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

**TRAILS AND OPEN SPACE:** The Plat includes approximately 5 acres of interconnected trails and open space including open space along Sand Creek providing a regional trail connection. This project provides a 6' wide sidewalk along Briargate Parkway and Vollmer Road, which will connect to the trail network south of Briargate Parkway and to the 12' trail and maintenance access road proposed with the Sand Creek Channel design providing a regional trail connection. This system of trails and open space is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and provide an amenity to the residents. Trails and Open Space will be maintained by the Sterling Ranch Metropolitan District.

**TRAFFIC:** A Traffic Impact Memo *Homestead North Filing 1 Traffic Technical Memorandum* dated February, 2022 has been prepared in support of Homestead North Phase 1 Preliminary Plan Traffic Impact Study. Filing No. 1 is part of this preliminary plan. The TIS and Memo identifies all required off-site road improvements. Road improvements for Homestead North at Sterling Ranch Filing No. 1 interior roadways will be constructed to the most current El Paso County Engineering Criteria Manual.

**DRAINAGE:** The drainage improvements associated with Homestead North Phase 1 Preliminary Plan and Homestead North at Sterling Ranch Filing No. 1 are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

**GEOLOGIC HAZARDS:** The Geohazard Evaluation Report for Homestead North at Sterling Ranch Filing No. 1 prepared by Entech Engineering Inc., dated February 2022, found the site to be suitable for development with proper mitigation techniques. All identified constraints in the Homestead North at Sterling Ranch Filing No. 1 area can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Geohazard Evaluation Report.

**FLOODPLAIN:** The eastern portion of Homestead North at Sterling Ranch Filing No. 1 is adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018. The remainder of the Filing area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

**WETLANDS:** The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sketch Plan and preserved as a natural feature. The corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail.

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

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

**DISTRICTS SERVING THE PROPERTY:**

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

**PROJECT JUSTIFICATION**

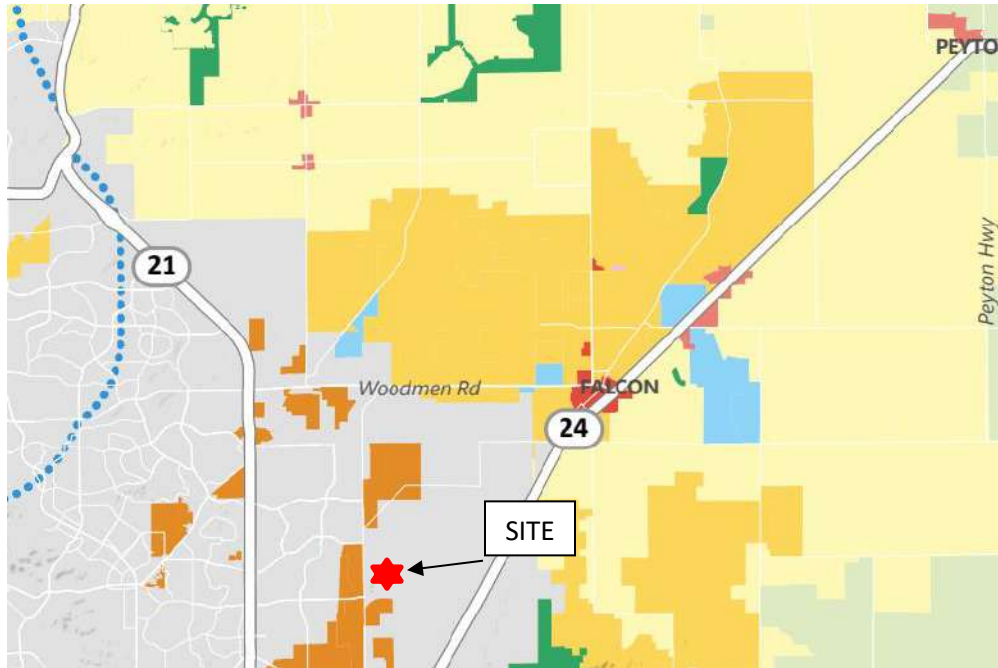
The Final Plat addressed the Final Plat Review Criteria in Chapter 7.2.1.D.3.F of the LDC as follows:

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

**El Paso County Master Plan**

Homestead North at Sterling Ranch Filing No. 1 is identified in the County Master Plan Place-Based approach as a Suburban Residential Placetype and as an area for New Development on the Areas of Change Map. Suburban Residential Placetypes is characterized by predominantly residential areas with single-family detached housing as the primary land use, generally with a density up to five units per acre. With 73 units on 42.1386 acres, the gross density of Homestead North at Sterling Ranch Filing No. 1 is 1.7 units per acre, this includes approximately 16.4 acres of Briargate and Sterling Ranch ROW. Excluding the 16.4 acres of Briargate Parkway and Sterling Ranch ROW the 73 units on 25.7386 acres is 2.8 units per acre. This is consistent with the Suburban Residential Placetype.

Homestead North at Sterling Ranch Filing No. 1 complies with the Master Plan Placetypes and Areas of Change Maps. It is also consistent with the Core Principles and Goals for Housing and Communities Priority Development Areas to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.



### **Water Master Plan**

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

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

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

The March 2022 Water Resources Report for the Homestead North Phase 1 Preliminary Plan identified an existing 300-year water supply available to the Falcon Area Water and Wastewater Authority/ Sterling Ranch Metropolitan District of 697.39/Fa-acre-feet/year. The current balance of commitments of water supply for Falcon Area Water and Wastewater Authority are 380.23 AF of water which includes Retreat, Sterling Ranch Phase One (7 plats), Sterling Ranch Phase Two and Homestead North Phase 1. Homestead North Phase 1 proposes 147 single-family lots which will generate a water demand of 62.47-acre-feet/year and there is sufficient water available to serve this number of lots. The Sterling Ranch Metropolitan District No. 1 has issued a commitment letter to provide Homestead North Phase 1 with the required 62.47-acre-feet/year of which Homestead North at Sterling Ranch Filing No. 1 is a part. The State Engineer's Office has issued findings of water sufficiency and dependability for the Homestead North Phase 1 Preliminary Plan, of which the Homestead North Sterling Ranch Filing No. 1 Final Plat is part. It is anticipated the County Attorney's Office will issue similar finding and be provided when available.

The policies relevant to the Homestead North at Sterling Ranch Filing No. 1 Final Plat are as follows:

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

A finding of water sufficiency and dependability was issued for the Phase 2 Preliminary Plan.

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

The Sterling Ranch system has opportunity to connect with both the Cherokee Metro District and Woodmen Hills Metro District storage and delivery facilities.

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

Sterling Ranch wastewater is discharged into the Meridian System which in turn has potential to convert some reusable flows to available physical supplies.

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

The Sterling Ranch system has opportunity to connect with both the Cherokee Metro District and Woodmen Hills Metro District storage and delivery facilities.

*Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060). In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC. And the Bar X Water. In addition to adding off-site sources, additional priority is to acquire and invest in additional renewable water supplies. Future supply has been contracted for and implementation is under way. A substantial amount of Not Non-tributary water is available on the Sterling Ranch site and is the purpose of a pending augmentation plan.*

*Goal 5.4 – Promote the long-term use of renewable water.*

As noted above, Sterling Ranch wastewater is discharged into the Meridian System, which in turn has potential to convert some reusable flows to available physical supplies.

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

The Water Resources Report identifies sufficient water availability for this filing.

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

The suburban level development proposed by Homestead North at Sterling Ranch Filing No. 1 is served by centralized utilities provided by Sterling Ranch Metropolitan District No. 1.

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

A detailed analysis of the relationship of the Sterling Ranch Sketch Plan and the goals and objectives of these plans were previously provided with the Zoning and Preliminary Plan submittals, with findings of consistency having been made by the Planning Commission and Board of County Commissioners with the RS-6000 rezone. **These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.** Homestead North at Sterling Ranch Filing No. 1 is consistent with the approved Sketch Plan, Zoning and Preliminary Plan.

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

The Homestead North at Sterling Ranch Filing No. 1 Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations.

**4. EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;**

The Water Resources Report identifies sufficient water availability for this filing.

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

A Wastewater Disposal Report was prepared by JDS Hydro for the development. The purpose of the report was to show that the proposed wastewater discharge is within the acceptance criteria of the Sterling Ranch Metro District. The sanitary sewer system, design, and modeling results conform to



all applicable criteria set forth by El Paso County. A commitment letter from the SRMD to provide wastewater service to the Homestead North Subdivision is included with this submittal.

- 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)];**

All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions.

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

Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual.

- 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;**

As outlined in the preliminary plan, all lots will be accessible by new public streets that comply with the LDC and ECM except where deviations are requested to the intersection spacing between Briargate Parkway and Jane Kirkham Drive and Perry Owens Dr. and Robert Allison Cir. Street names have been approved by El Paso–Teller County 911 Authority.

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

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

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

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

- 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;**

Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code.

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

All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.

**12. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8;**

The subdivision complies with all applicable sections of the LDC.

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

The extraction of any known commercial mining deposit will not be impeded by this subdivision.

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# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33  
AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

## BE IT KNOWN BY THESE PRESENTS:

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

## LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, THE SOUTHEAST QUARTER OF SECTION 28, SECTION 33 AND THE WEST HALF OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N74°01'25"W A DISTANCE OF 2,850.18 FEET, TO THE NORTHEASTERLY CORNER OF STERLING RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINES OF SAID STERLING RANCH FILING NO. 3, THE FOLLOWING TWO (2) COURSES;

- N40°32'14"W A DISTANCE OF 31.04 FEET;
- N76°13'42"W A DISTANCE OF 113.48 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 80' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID EASEMENT, THE FOLLOWING THREE (3) COURSES:

- N76°19'20"E A DISTANCE OF 1,901.81 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,460.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1,601.47 FEET, TO A POINT OF TANGENT;
- N13°28'29"E A DISTANCE OF 1,203.84 FEET;

THENCE ON A LINE BEING 15.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTHERLY LINE OF THAT 160' ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441, THE FOLLOWING THREE (3) COURSES:

- N76°31'31"W A DISTANCE OF 267.57 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,065.00 FEET, A CENTRAL ANGLE OF 26°05'19" AND AN ARC LENGTH OF 940.26 FEET, TO A POINT OF TANGENT;
- N50°26'12"W A DISTANCE OF 1,355.04 FEET, TO THE SOUTHEASTERLY CORNER OF BRIARGATE PARKWAY AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714151;

THENCE ON THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINES OF SAID BRIARGATE PARKWAY, THE FOLLOWING TWO (2) COURSES:

- N39°33'48"E A DISTANCE OF 130.00 FEET;
- N50°26'12"W A DISTANCE OF 810.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N39°33'48"E A DISTANCE OF 1,018.96 FEET;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOURTEEN (14) COURSES:

- S50°28'09"E A DISTANCE OF 220.07 FEET;
- N39°31'51"E A DISTANCE OF 20.92 FEET;
- S50°26'12"E A DISTANCE OF 574.81 FEET;
- S36°32'11"E A DISTANCE OF 65.00 FEET, TO A POINT ON NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N36°32'11"W, HAVING A RADIUS OF 1,043.00 FEET, A CENTRAL ANGLE OF 05°38'09" AND AN ARC LENGTH OF 102.59 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 755.00 FEET, A CENTRAL ANGLE OF 19°32'10" AND AN ARC LENGTH OF 257.43 FEET, TO A POINT OF TANGENT;
- S39°33'48"W A DISTANCE OF 33.69 FEET;
- S50°26'12"E A DISTANCE OF 365.58 FEET;
- S19°42'21"W A DISTANCE OF 180.77 FEET;
- S32°15'45"W A DISTANCE OF 71.66 FEET;
- S41°47'19"W A DISTANCE OF 88.37 FEET;
- S14°57'52"W A DISTANCE OF 155.36 FEET;
- S03°04'57"E A DISTANCE OF 208.19 FEET;
- S05°19'07"E A DISTANCE OF 22.87 FEET;

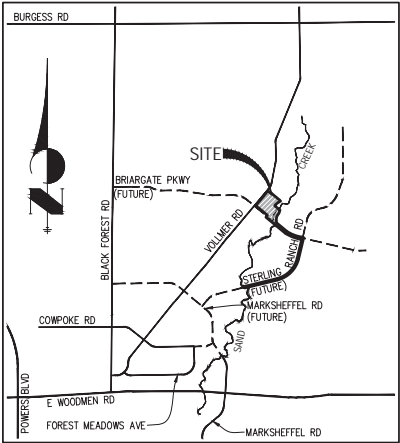
THENCE ON A LINE BEING 15.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID 160' ACCESS AND UTILITY EASEMENT, THE FOLLOWING THREE (3) COURSES:

- S50°26'12"E A DISTANCE OF 725.53 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 26°05'19" AND AN ARC LENGTH OF 881.07 FEET, TO A POINT OF TANGENT;
- S76°31'31"E A DISTANCE OF 347.57 FEET, TO A POINT ON THE EASTERLY LINE OF SAID 80' ACCESS AND UTILITY EASEMENT;

THENCE ON THE EASTERLY AND SOUTHERLY LINES OF SAID EASEMENT, THE FOLLOWING THREE (3) COURSES:

- S13°28'29"W A DISTANCE OF 1,333.84 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,540.00 FEET, A CENTRAL ANGLE OF 62°50'51" AND AN ARC LENGTH OF 1,689.22 FEET, TO A POINT OF TANGENT;
- S76°19'20"W A DISTANCE OF 1,787.08 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,835,559 SQUARE FEET OR 42.1386 ACRES.



VICINITY MAP

N.T.S.

## ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A-H ARE FOR LANDSCAPE PURPOSES, DRAINAGE, STORMWATER, PARK, TRAILS, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 2.

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

AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 2

STATE OF COLORADO )  
 ) SS  
COUNTY OF EL PASO )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

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

AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 2

WITNESS MY HAND AND OFFICIAL SEAL:

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

NOTARY PUBLIC: \_\_\_\_\_

## EASEMENTS:

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

## OWNERS CERTIFICATE/ DEDICATION STATEMENT:

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS, LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALES AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1, EL PASO COUNTY, COLORADO.

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

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

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

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF SR LAND, LLC

STATE OF COLORADO )  
 ) SS  
COUNTY OF EL PASO )

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

AS: \_\_\_\_\_ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

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

THE AFOREMENTIONED, \_\_\_\_\_ HAS  
EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

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

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF SR LAND, LLC

STATE OF COLORADO )  
 ) SS  
COUNTY OF EL PASO )

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

AS: \_\_\_\_\_ OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

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

## SURVEYOR'S CERTIFICATE:

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

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

## NOTICE:

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

## PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

CHAIR, PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

## BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

## CLERK AND RECORDER

STATE OF COLORADO )  
 ) SS  
COUNTY OF EL PASO )

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

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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

CHUCK BROERMAN, RECORDER

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

JOB NO. 25188.00  
FEBRUARY 9, 2022  
SHEET 1 OF 6



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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1  
A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33  
AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

PLAT NOTES.

1. BASIS OF BEARINGS:  
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.
2. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
3. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN SP 20-08 OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
14. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PLAT NOTES.

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
16. A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 08041C0533G AND 08041C0535G, EFFECTIVE DATE DECEMBER 7, 2018.
17. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYERS SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1 AND 2.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22. SPECIAL DISTRICT DISCLOSURE:  
A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
23. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
24. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.  
  
PURSUANT TO RESOLUTION \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO VOLLMER ROAD OR BRIARGATE ROAD.

TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP/MAINTENANCE
A	53,458	1.2272	LANDSCAPE, DRAINAGE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
B	37,974	0.8718	PARK	STERLING RANCH METRO DISTRICT
C	3,109	0.0714	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
D	4,745	0.1089	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
E	1,739	0.0399	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
F	226,839	5.2075	LANDSCAPE, PARK, TRAILS, UTILITIES, STORMWATER	STERLING RANCH METRO DISTRICT
G	17,663	0.4055	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
H	1,673	0.0384	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
TOTAL TRACT AREA	347,200	7.9706		
TOTAL ROW AREA	979,037	22.4756		
TOTAL LOT AREA	509,322	11.6924		
TOTAL AREA	1,835,559	42.1386		

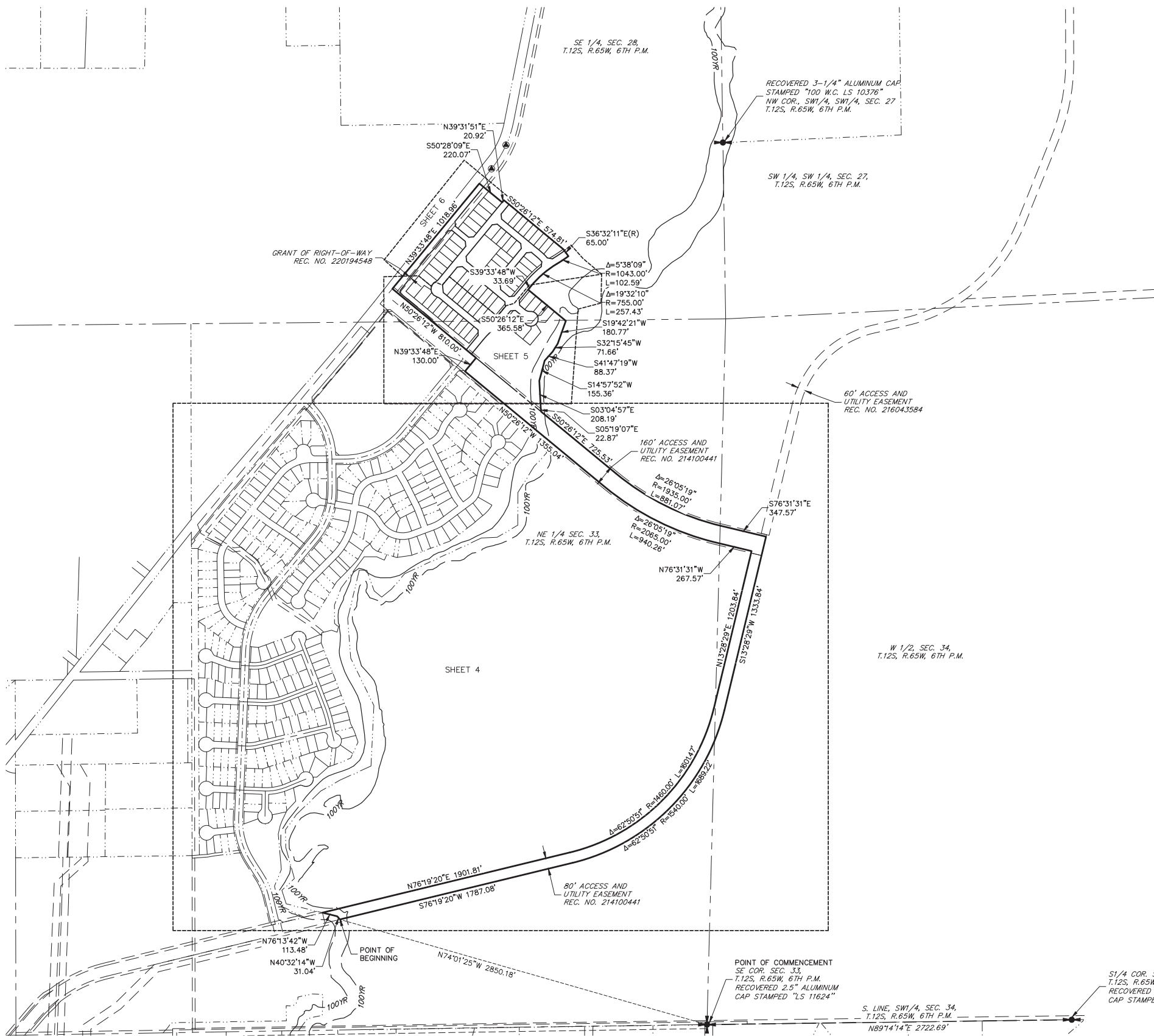
JOB NO. 25188.00  
FEBRUARY 9, 2022  
SHEET 2 OF 6



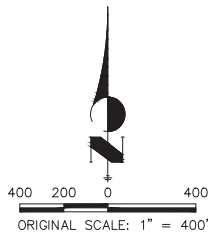
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Fort Collins 970-491-9888 • www.jrengineering.com

# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33  
AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND	
●	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE
○	SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
S.F.	SQUARE FEET
####	ADDRESS
(R) RB	RADIAL BEARING
*	NOT A PART OF THIS SUBDIVISION
---	PROPOSED SUBDIVISION BOUNDARY
---	PROPOSED LOT LINE
---	PROPOSED RIGHT-OF-WAY LINE
---	PROPOSED CENTERLINE
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING CENTERLINE



JOB NO. 25188.00  
FEBRUARY 9, 2022  
SHEET 3 OF 6

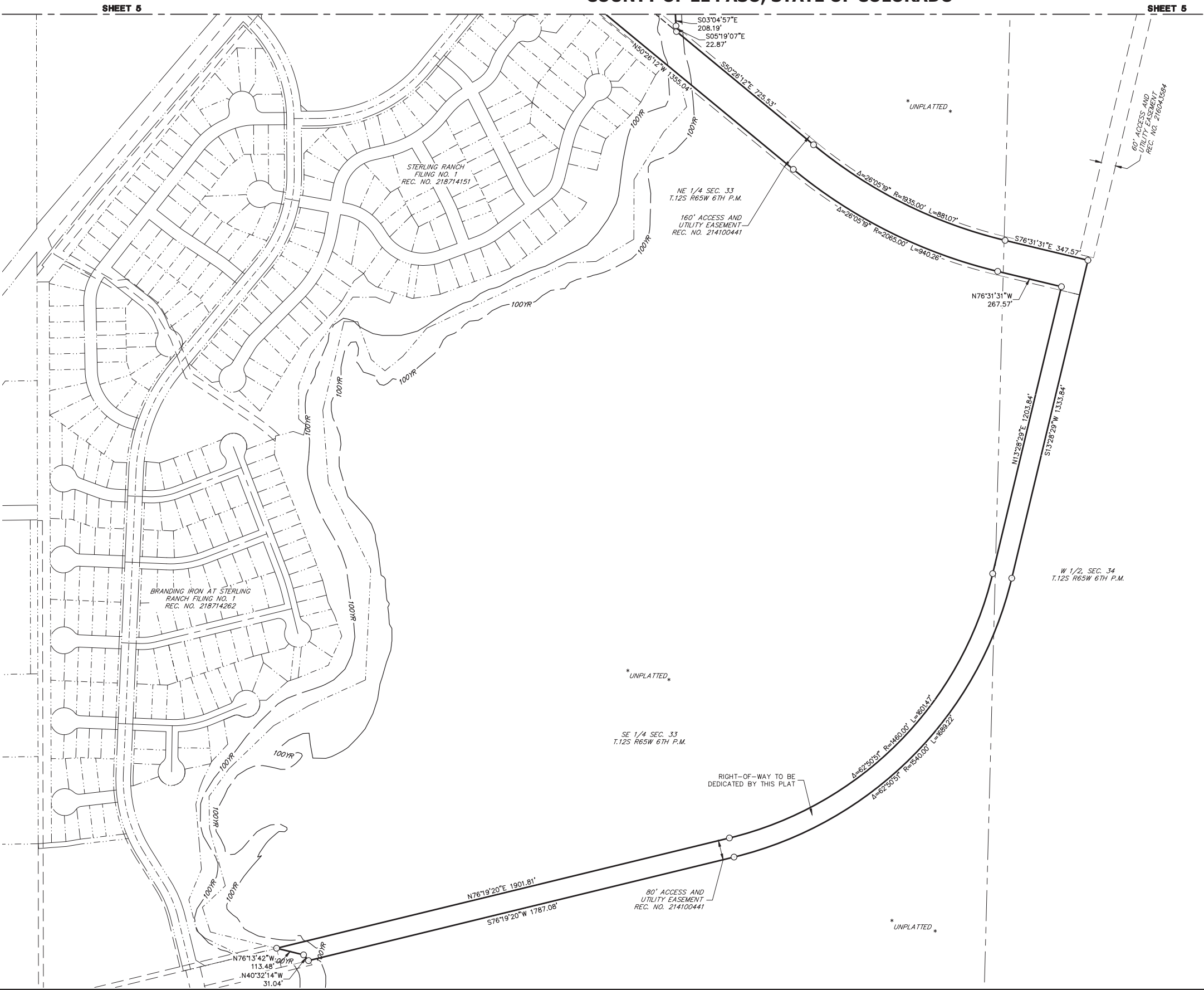


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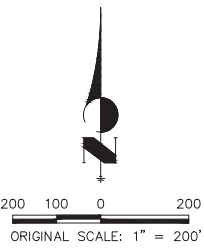


# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33  
AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO



LEGEND	
	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE
	SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
S.F.	SQUARE FEET
####	ADDRESS
(R) RB	RADIAL BEARING
*	NOT A PART OF THIS SUBDIVISION
	PROPOSED SUBDIVISION BOUNDARY
	PROPOSED LOT LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED CENTERLINE
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING CENTERLINE



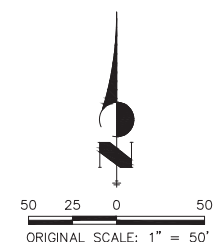
JOB NO. 25188.00  
FEBRUARY 9, 2022  
SHEET 4 OF 6



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**A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33  
AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO**

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C33	39°20'06"	30.00'	20.60'
C34	93°14'57"	30.00'	48.83'
C35	38°40'25"	37.50'	25.31'
C36	15°01'20"	62.50'	16.39'
C37	38°40'25"	62.50'	42.19'
C38	39°20'06"	5.00'	3.43'



●	RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE
○	SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
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(R) RB	RADIAL BEARING
✱	NOT A PART OF THIS SUBDIVISION
_____	PROPOSED SUBDIVISION BOUNDARY
_____	PROPOSED LOT LINE
_____	PROPOSED RIGHT-OF-WAY LINE
_____	PROPOSED CENTERLINE
.....	EXISTING PROPERTY LINE
.....	EXISTING RIGHT-OF-WAY LINE
.....	EXISTING CENTERLINE

JOB NO. 25188.00  
FEBRUARY 9, 2022  
SHEET 5 OF 6



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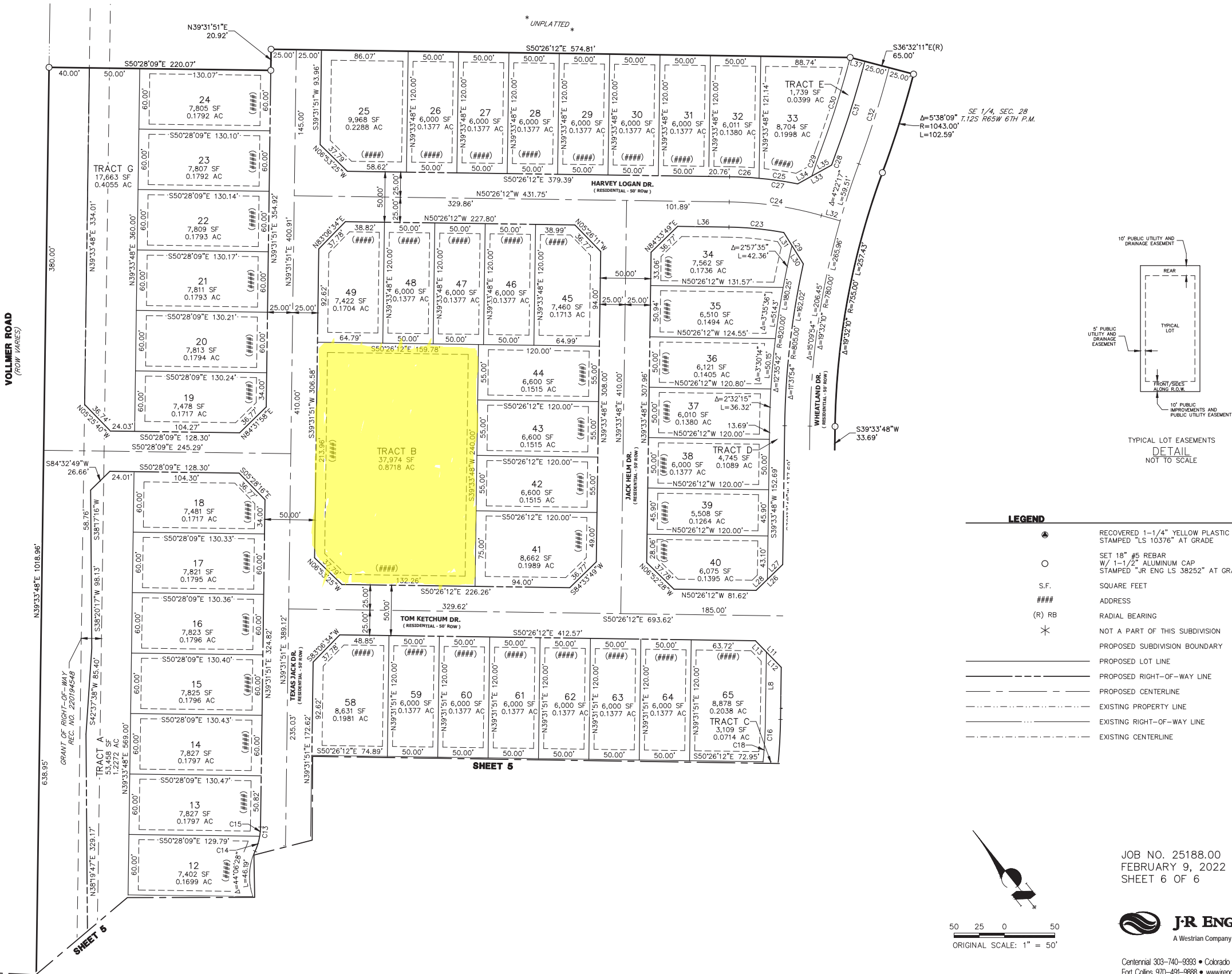


# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1

A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33  
AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°16'44"E	49.88'
L2	N00°08'04"W	39.22'
L3	N00°08'04"W	23.06'
L4	N00°08'04"W	16.16'
L5	N88°09'38"W	36.12'
L6	N88°09'38"W	20.86'
L7	N88°09'38"W	15.26'
L8	N39°33'48"E	66.73'
L9	S39°33'48"W	51.73'
L10	S39°33'48"W	51.73'
L11	N05°26'12"W	36.77'
L12	N05°26'12"W	21.21'
L13	N05°26'12"W	15.56'
L14	S84°33'48"W	36.77'
L15	S84°33'48"W	21.21'
L16	S84°33'48"W	15.56'
L17	N39°33'48"E	66.73'
L18	S50°26'12"E	52.50'
L19	N50°26'12"W	52.50'
L20	S01°55'26"E	21.99'
L21	N71°01'31"E	26.17'
L22	N05°26'12"W	36.77'
L23	N05°26'12"W	15.56'
L24	N05°26'12"W	21.21'
L25	S50°26'12"E	15.00'
L26	S84°33'48"W	36.77'
L27	S84°33'48"W	21.21'
L28	S84°33'48"W	15.56'
L29	N06°46'27"E	36.60'
L30	N06°46'27"E	21.27'
L31	N06°46'27"E	15.33'
L32	N35°16'19"W	19.39'
L33	N80°19'02"W	38.48'
L34	N80°19'02"W	16.03'
L35	N80°19'02"W	22.45'
L36	S50°26'12"E	50.89'
L37	S36°32'11"E	15.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°17'58"	540.00'	59.37'
C2	6°17'58"	565.00'	62.12'
C3	5°09'36"	565.00'	50.88'
C4	1°08'22"	565.00'	11.24'
C5	5°01'14"	175.00'	15.33'
C6	5°09'27"	200.00'	18.00'
C7	4°58'31"	225.00'	19.54'
C8	0°01'31"	590.00'	0.26'
C9	1°42'12"	605.00'	17.99'
C10	23°33'23"	60.00'	24.67'
C11	19°33'30"	60.00'	20.48'
C12	3°59'53"	60.00'	4.19'
C13	23°43'38"	60.00'	24.85'
C14	14°55'31"	60.00'	15.63'
C15	8°48'07"	60.00'	9.22'
C16	6°17'58"	525.00'	57.72'
C17	1°40'54"	525.00'	15.41'
C18	4°37'04"	525.00'	42.31'
C19	6°17'58"	540.00'	59.37'
C20	6°17'58"	565.00'	62.12'
C21	6°17'58"	590.00'	64.87'
C22	4°57'22"	605.00'	52.33'
C23	9°39'37"	325.00'	54.80'
C24	15°09'54"	350.00'	92.64'
C25	5°55'20"	375.00'	38.76'
C26	4°28'18"	375.00'	29.27'
C27	10°23'38"	375.00'	68.03'
C28	0°44'37"	805.00'	10.45'
C29	1°55'19"	820.00'	27.50'
C30	5°38'09"	978.00'	96.20'
C31	5°38'09"	993.00'	97.68'
C32	5°38'09"	1018.00'	100.13'



JOB NO. 25188.00  
FEBRUARY 9, 2022  
SHEET 6 OF 6

**J-R ENGINEERING**  
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# HOMESTEAD NORTH PHASE 1

## EL PASO COUNTY, COLORADO

### PRELIMINARY PLAN

SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

#### LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

#### Landscape Setbacks

See Code Section/Policy 320 &317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Briargate Parkway	Principal Arterial	25	1,431	1 / 20'	71/67
Vollmer Road	Minor Arterial	20	1,230	1 / 25'	49/45

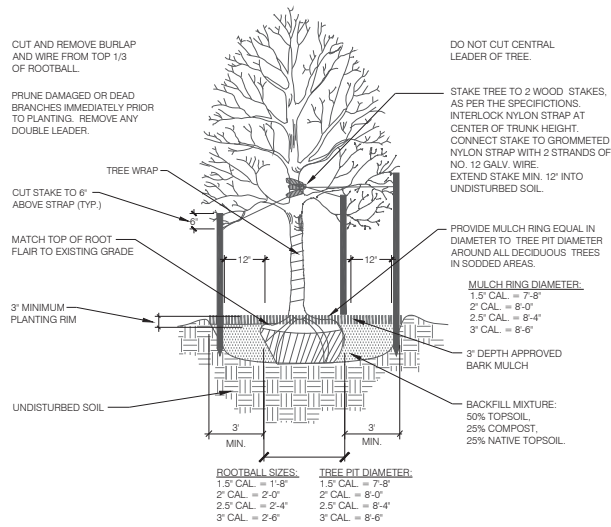
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
30/30	0/0	BP	75% / 75%
50/50	0/0	VR	75% / 75%

#### PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	46	Acer grandidentatum / Bigtooth Maple	30'	30'	3" Cal.	B&B
	Ccr	24	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B
	Mxx	24	Malus x `Hopa` / Hopa Crab Apple	25'	25'	2" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pcl	67	Pinus contorta latifolia / Lodgepole Pine	70'	15'	8' HT	B&B
	Pfl	9	Pinus flexilis / Limber Pine	50'	30'	6' HT	B&B
	Ppo	20	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cse	10	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT
	Jta	26	Juniperus sabinia `Tamariscifolia` / Tamarix Savin Juniper	6'	8'	5 GAL	CONT
	Pod	25	Physocarpus opulifolius `Diablo` / Diablo Ninebark	8'	8'	5 GAL	CONT
	PM	30	Pinus mugo `Mops` / Mugo Pine	4'	4'	5 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	238	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5'	2'	1 GAL	CONT
	Pvm	109	Panicum virgatum / Switch Grass	4'	1.5'	1 GAL	CONT
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Srf	48	Solidago rugosa `Fireworks` / Wrinkleleaf Goldenrod	3'	2'	1 GAL	CONT

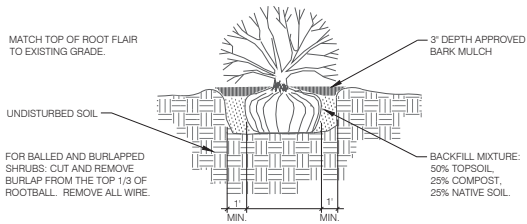
#### GROUND COVER LEGEND

	CEDAR WOOD MULCH
	TALL NATIVE GRASS UPLAND NATIVE SEED MIX
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX
	ROCK MULCH
	COBBLE
	TALL FESCUE SOD



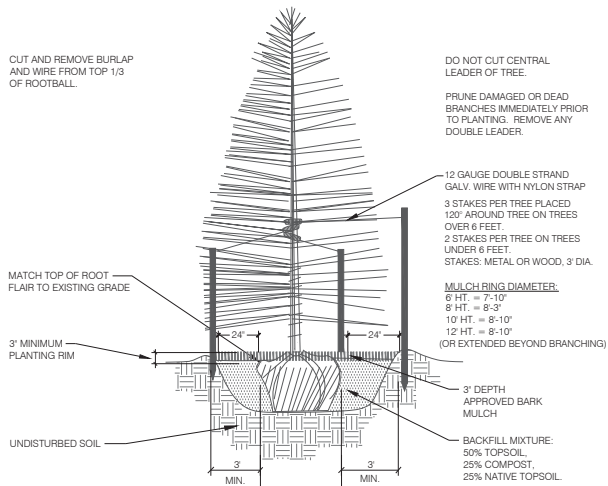
#### 1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



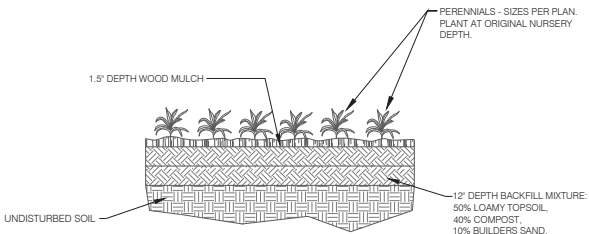
#### 3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



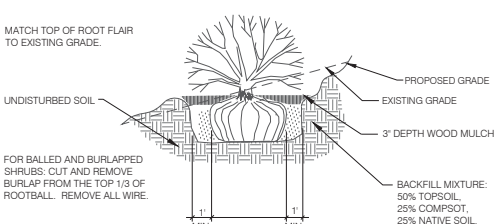
#### 2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



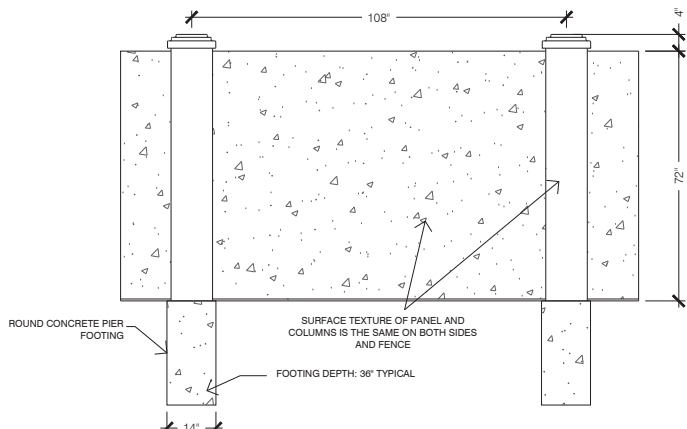
#### 4 PERENNIAL / GROUND COVER PLANTING

SCALE: NOT TO SCALE



#### 5 SHRUB PLACEMENT ON SLOPES

SCALE: NOT TO SCALE



#### 6 6' CONCRETE BLOCK NOISE WALL

SCALE: NOT TO SCALE

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NES

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

Tel. 719.471.0073  
Fax 719.471.0267

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#### STERLING RANCH HOMESTEAD NORTH

#### PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. ITEN & N. BROWER

#### ENTITLEMENT


DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS
10.25.2021	B.I.	PER COUNTY COMMENTS
02.15.2022	B.I.	PER COUNTY COMMENTS


#### LANDSCAPE NOTES & DETAILS


22 OF 25





GROUND COVER LEGEND


- 

CEDAR WOOD MULCH
- 

TALL NATIVE GRASS  
UPLAND NATIVE SEED MIX
- 

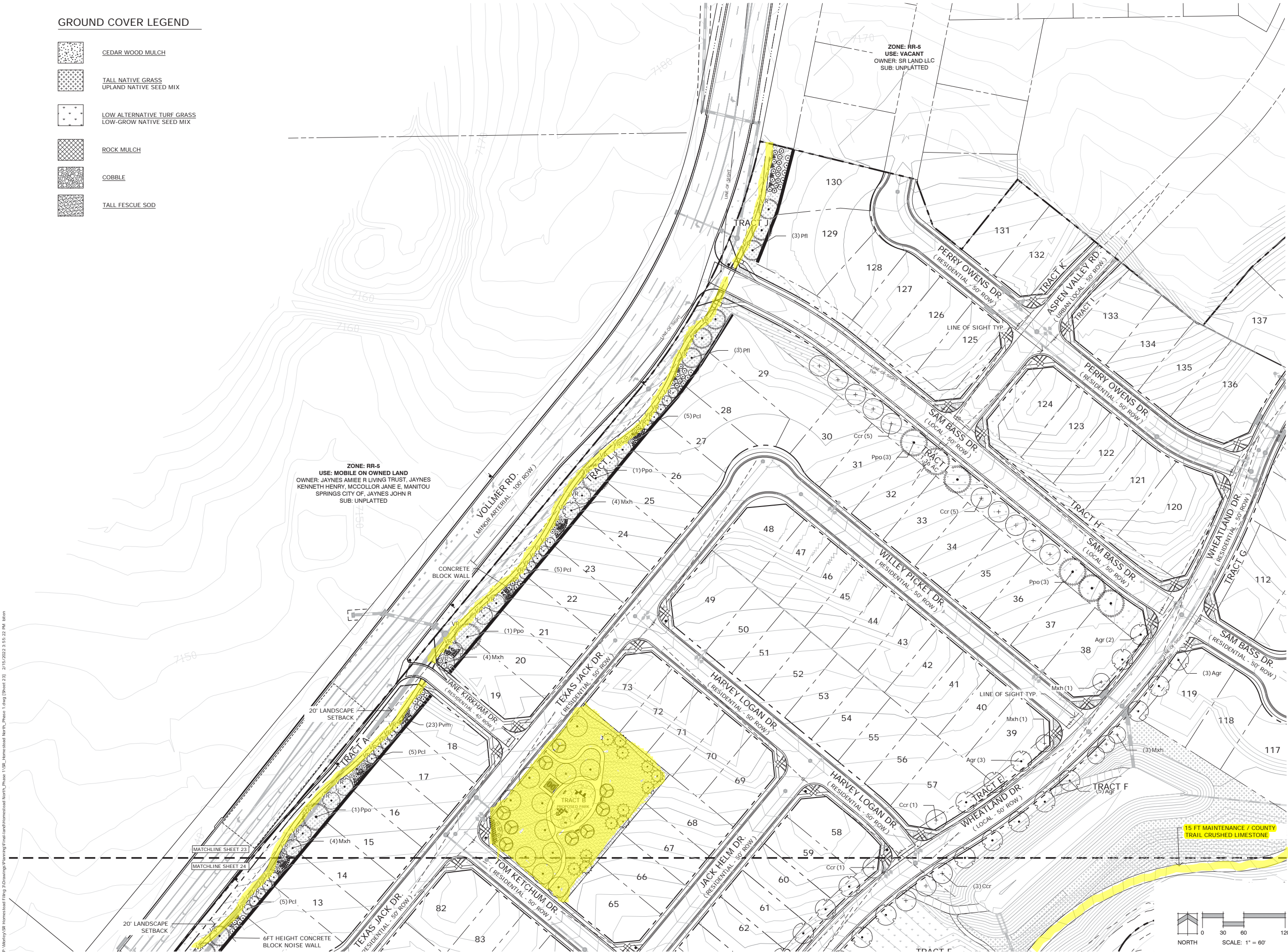
LOW ALTERNATIVE TURF GRASS  
LOW-GROW NATIVE SEED MIX
- 

ROCK MULCH
- 

COBBLE
- 

TALL FESCUE SOD

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STERLING RANCH  
HOMESTEAD  
NORTH

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. ITEN & N. BROWER

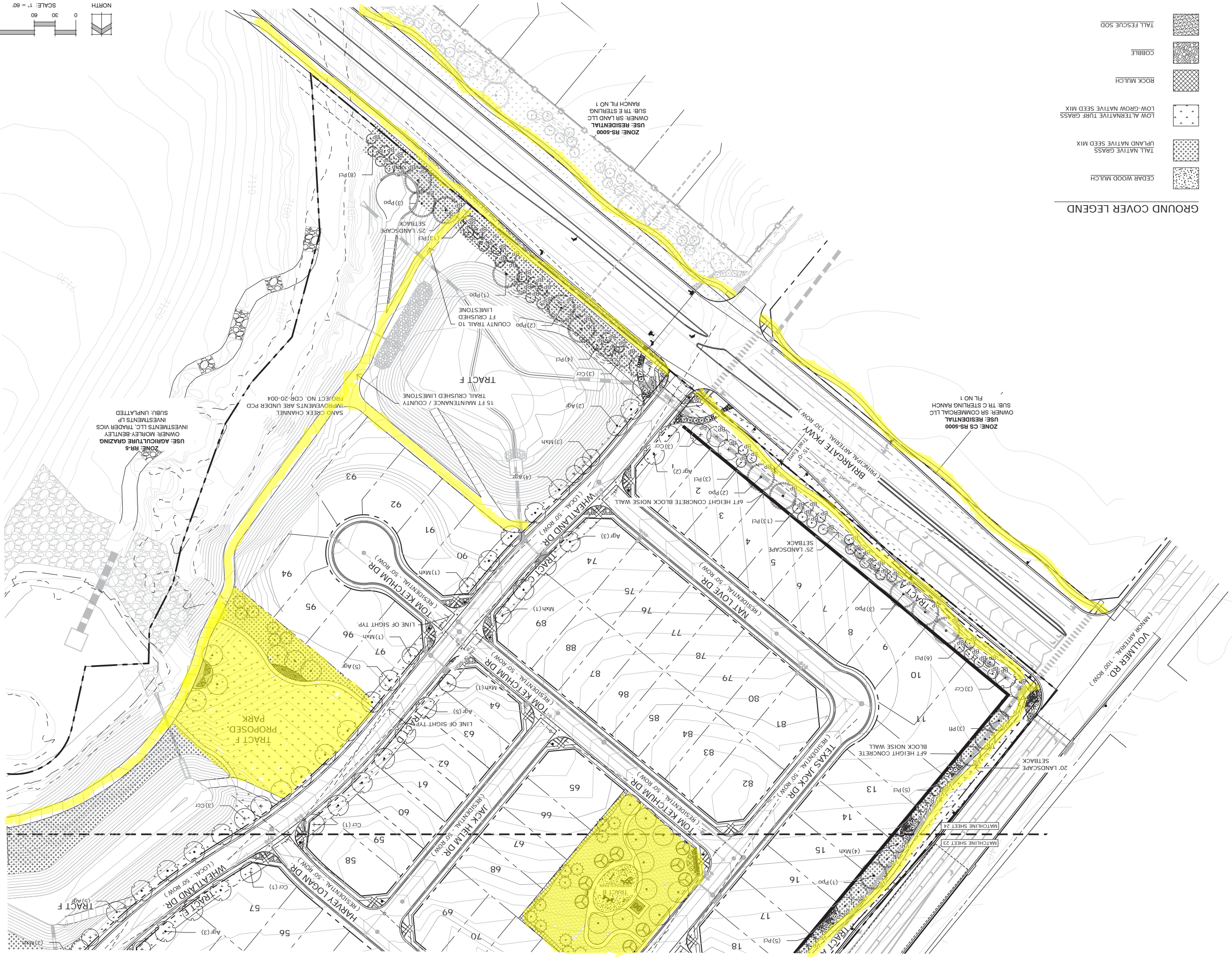
ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS
10.25.2021	B.I.	PER COUNTY COMMENTS
02.15.2022	B.I.	PER COUNTY COMMENTS

LANDSCAPE PLAN



- GROUND COVER LEGEND
- TALL NATIVE GRASS
  - UPLAND NATIVE SEED MIX
  - LOW-GROW NATIVE TURF GRASS
  - ROCK MULCH
  - COBBLE
  - TALL FESCUE SOD
  - CEDAR WOOD MULCH



PLANNED LANDSCAPE ARCHITECT

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Colorado Springs, CO 80903

N.E.S. Inc.

LANDSCAPE ARCHITECTURE

Urban Design

Land Planning

STERLING RANCH NORTH

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09/15/2020

PROJECT MGR: E. GANNAWAY

PREPARED BY: B. ITEN & N. BROWER

ENTITLEMENT

DATE	BY	DESCRIPTION
03/12/2021	B.I.	PER COUNTY COMMENTS
08/02/2021	B.I.	PER COUNTY COMMENTS
10/25/2021	B.I.	PER COUNTY COMMENTS
02/15/2022	B.I.	PER COUNTY COMMENTS

LANDSCAPE PLAN

24 OF 25

SCALE: 1" = 60'

0 30 60 120

NORTH

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Homestead North at Sterling Ranch Filing No. 2 Final Plat

**Agenda Date:** June 8, 2022

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

This is a request by N.E.S., Inc. on behalf of SR Land, LLC, for endorsement of the Homestead North at Sterling Ranch Filing No. 2 Final Plat, which includes 74 single-family residential lots on 36.30 acres. The property is currently zoned RS-6000, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses generally north-south through the eastern portion of the property, along the western bank of Sand Creek. The proposed regional trail is depicted in the Homestead North at Sterling Ranch Phase I Preliminary Plan, labeled as "15' County Gravel Trail," and will be collocated with a maintenance access road along the western bank of Sand Creek. The Preliminary Plan also shows concrete sidewalks/trails located adjacent Vollmer Road.

Furthermore, the proposed Vollmer Road Bicycle Route is located immediately west of the project location. Dedicated public rights-of-way and planned concrete sidewalks already exist along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the Vollmer Road right-of-way in the future.

Homestead North at Sterling Ranch Filing No. 2 contains 14.55 acres dedicated to open space, parks, trails, and landscape tracts, comprising 40% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. According to the Homestead North at Sterling Ranch Phase I Preliminary Plan, a neighborhood park is planned for Tract H (formerly Tract F) alongside the proposed 25' easement for the Sand Creek Regional Trail. Although not shown on the Final Plat, the applicant's representative, N.E.S., has confirmed to EPC Parks staff that the park will be included on the plan and in the tract table of future Filing No. 2 Final Plat submittals.

Due to the location of the Sand Creek Primary Regional Trail within the Homestead North at Sterling Ranch Filing No. 2 Final Plat, El Paso County Parks staff recommends that the applicant designate, provide, and dedicate to El Paso County a 25-foot trail easement that allows for public access, as well as construction and maintenance of the regional trail, and show the dedication within the Final Plat and General Plat Notes. Furthermore, staff recommends fees in lieu of land dedication for regional and urban park purposes.

**Recommended Motion (Filing No. 2 Final Plat):**

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







Development  
Application  
Permit  
Review



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

June 8, 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.

<b>Name:</b>	Homestead North at Sterling Ranch Filing No. 2 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-22-018	<b>Total Acreage:</b>	36.30
		<b>Total # of Dwelling Units:</b>	74
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	5.10
SR Land	N.E.S., Inc.	<b>Regional Park Area:</b>	2
James Morley	Andrea Barlow	<b>Urban Park Area:</b>	2
20 Boulder Crescent Street, Suite 102	619 North Cascade Avenue, Suite 200	<b>Existing Zoning Code:</b>	RS-6000
Colorado Springs, CO 80903	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RS-6000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
<b>LAND REQUIREMENTS</b>		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres): <b>YES</b>	
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 2</b>	
0.0194 Acres x 74 Dwelling Units = 1.436		Neighborhood:	0.00375 Acres x 74 Dwelling Units = 0.28
<b>Total Regional Park Acres: 1.436</b>		Community:	0.00625 Acres x 74 Dwelling Units = 0.46
		<b>Total Urban Park Acres: 0.74</b>	
<b>FEE REQUIREMENTS</b>			
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 2</b>	
\$460 / Dwelling Unit x 74 Dwelling Units = \$34,040		Neighborhood:	\$114 / Dwelling Unit x 74 Dwelling Units = \$8,436
<b>Total Regional Park Fees: \$34,040</b>		Community:	\$176 / Dwelling Unit x 74 Dwelling Units = \$13,024
		<b>Total Urban Park Fees: \$21,460</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 Homestead North at Sterling Ranch Filing No. 2 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 2, within Tract H and in the General Plat Notes, that allows for public access, as well as construction and maintenance of the Sand Creek Primary Regional Trail, and dedicate the easement to El Paso County prior to the recording of this Final Plat; 2) fees in lieu of land dedication for regional park purposes in the amount of \$34,040 and urban park fees in the amount of \$21,460 will be required upon recording of this Final Plat.

Park Advisory Board Recommendation:

# **HOMESTEAD NORTH AT STERLING RANCH FILING 1 FINAL PLAT**

## **LETTER OF INTENT**

**APRIL 2022**

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### **OWNER/APPLICANT:**

SR LAND  
20 BOULDER CRESCENT ST. SUITE 102  
COLORADO SPRINGS, CO 80903

### **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:** 5228000030

**ADDRESS:** VOLLMER ROAD AND BRIARGATE PARKWAY

**ACREAGE:** 36.3038

**CURRENT ZONING:** RS-6000

**CURRENT USE:** VACANT

## REQUEST

SR Land, LLC. requests approval of a Final Plat for Homestead North at Sterling Ranch Filing No. 2 on 36.3038 acres, including 74 Single Family Lots, 8 tracts and rights of way. A finding of water sufficiency will be issued with the Homestead North Phase 1 Preliminary Plan, of which the Homestead North at Sterling Ranch Filing No. 2 Final Plat is part, thus it is requested that this Final Plat be approved administratively.

## LOCATION

Homestead North at Sterling Ranch Filing No. 2 is located east of Vollmer Road and north of Homestead North at Sterling Ranch Filing No. 1.



## PROJECT CONTEXT/DESCRIPTION

**CONTEXT:** The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. Homestead North Phase 1 Preliminary Plan is currently under review and covers 77.7136 acres. The Homestead North Phase 1 Preliminary Plan contains 147 single-family lots and tracts for landscaping, drainage, and utilities to be completed in multiple filings. The property was rezoned to RS-6000 in June 2021.

This request is for Homestead North at Sterling Ranch Filing No. 2 Final Plat on 36.3038 acres of the Homestead North Phase 1 Preliminary Plan area. The Final Plat includes 74 Single Family Lots, 8 tracts and rights of way.

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

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

**TRAILS AND OPEN SPACE:** The Plat includes approximately 4.5 acres of interconnected trails and open space including open space along Sand Creek providing a regional trail connection. This project provides a 12' trail and maintenance access road proposed with the Sand Creek Channel design providing a regional trail connection. This system of trails and open space is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and provide an amenity to the residents. Trails and Open Space will be maintained by the Sterling Ranch Metropolitan District.

**TRAFFIC:** A Traffic Impact Memo *Homestead North Filing 2 Traffic Technical Memorandum* dated April, 2022 has been prepared in support of Homestead North Phase 1 Preliminary Plan Traffic Impact Study. Filing No. 2 is part of this preliminary plan. The TIS and Memo identifies all required off-site road improvements. Road improvements for Homestead North at Sterling Ranch Filing No. 2 interior roadways will be constructed to the most current El Paso County Engineering Criteria Manual.

**DRAINAGE:** The drainage improvements associated with Homestead North Phase 1 Preliminary Plan and Homestead North at Sterling Ranch Filing No. 2 are consistent with the Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase One. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual.

**GEOLOGIC HAZARDS:** The Geohazard Evaluation Report for Homestead North at Sterling Ranch Filing No. 2 prepared by Entech Engineering Inc., dated February 2022, found the site to be suitable for development with proper mitigation techniques. All identified constraints in the Homestead North at Sterling Ranch Filing No. 2 area can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Geohazard Evaluation Report.

**FLOODPLAIN:** The eastern portion of Homestead North at Sterling Ranch Filing No. 2 is adjacent to Sand Creek, is mapped within Zone A of the FEMA Floodplain Map No. 08041C0533G, dated December 7, 2018. The remainder of the Filing area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

**WETLANDS:** The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sketch Plan and preserved as a natural feature. The corridor is incorporated as part of the open space system and an extension of the Sand Creek Trail.

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

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

**DISTRICTS SERVING THE PROPERTY:**

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

**PROJECT JUSTIFICATION**

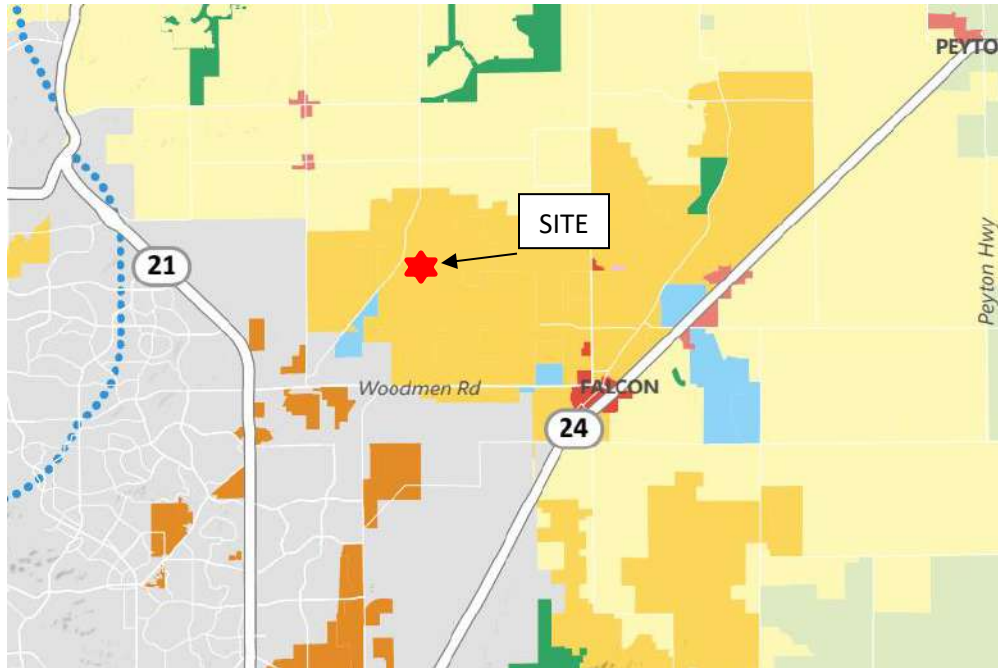
The Final Plat addressed the Final Plat Review Criteria in Chapter 7.2.1.D.3.F of the LDC as follows:

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

**El Paso County Master Plan**

Homestead North at Sterling Ranch Filing No. 2 is identified in the County Master Plan Place-Based approach as a Suburban Residential Placetype and as an area for New Development on the Areas of Change Map. Suburban Residential Placetypes is characterized by predominantly residential areas with single-family detached housing as the primary land use, generally with a density up to five units per acre. With 74 units on 36.3038 acres, the gross density of Homestead North at Sterling Ranch Filing No. 2 is 2.0 units per acre. This is consistent with the Suburban Residential Placetype.

Homestead North at Sterling Ranch Filing No. 2 complies with the Master Plan Placetypes and Areas of Change Maps. It is also consistent with the Core Principles and Goals for Housing and Communities Priority Development Areas to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.



### **Water Master Plan**

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

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

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

The March 2022 Water Resources Report for the Homestead North Phase 1 Preliminary Plan identified an existing 300-year water supply available to the Falcon Area Water and Wastewater Authority/ Sterling Ranch Metropolitan District of 697.39/Fa-acre-feet/year. The current balance of commitments of water supply for Falcon Area Water and Wastewater Authority are 380.23 AF of water which includes Retreat, Sterling Ranch Phase One (7 plats), Sterling Ranch Phase Two and Homestead North Phase 1. Homestead North Phase 1 proposes 147 single-family lots which will generate a water demand of 62.47-acre-feet/year and there is sufficient water available to serve this number of lots. The Sterling Ranch Metropolitan District No. 1 has issued a commitment letter to provide Homestead North Phase 1 with the required 62.47-acre-feet/year of which Homestead North at Sterling Ranch Filing No. 2 is a part. The State Engineer's Office has issued findings of water sufficiency and dependability for the Homestead North Phase 1 Preliminary Plan, of which the Homestead North Sterling Ranch Filing No. 2 Final Plat is part. It is anticipated the County Attorney's Office will issue similar finding and be provided when available.

The policies relevant to the Homestead North at Sterling Ranch Filing No. 2 Final Plat are as follows:

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

A finding of water sufficiency and dependability was issued for the Homestead North Preliminary Plan.

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

The Sterling Ranch system has opportunity to connect with both the Cherokee Metro District and Woodmen Hills Metro District storage and delivery facilities.

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

Sterling Ranch wastewater is discharged into the Meridian System which in turn has potential to convert some reusable flows to available physical supplies.

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

The Sterling Ranch system has opportunity to connect with both the Cherokee Metro District and Woodmen Hills Metro District storage and delivery facilities.

*Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060). In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC. And the Bar X Water. In addition to adding off-site sources, additional priority is to acquire and invest in additional renewable water supplies. Future supply has been contracted for and implementation is under way. A substantial amount of Not Non-tributary water is available on the Sterling Ranch site and is the purpose of a pending augmentation plan.*

*Goal 5.4 – Promote the long-term use of renewable water.*



As noted above, Sterling Ranch wastewater is discharged into the Meridian System, which in turn has potential to convert some reusable flows to available physical supplies.

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

The Water Resources Report identifies sufficient water availability for this filing.

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

The suburban level development proposed by Homestead North at Sterling Ranch Filing No. 2 is served by centralized utilities provided by Sterling Ranch Metropolitan District No. 1.

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

A detailed analysis of the relationship of the Sterling Ranch Sketch Plan and the goals and objectives of these plans were previously provided with the Zoning and Preliminary Plan submittals, with findings of consistency having been made by the Planning Commission and Board of County Commissioners with the RS-6000 rezone. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space. Homestead North at Sterling Ranch Filing No. 2 is consistent with the approved Sketch Plan, Zoning and Preliminary Plan.

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

The Homestead North at Sterling Ranch Filing No. 2 Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations.

**4. EITHER A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE WATER SUPPLY STANDARDS [C.R.S. § 30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE, OR, WITH RESPECT TO APPLICATIONS FOR ADMINISTRATIVE FINAL PLAT APPROVAL, SUCH FINDING WAS PREVIOUSLY MADE BY THE BOCC AT THE TIME OF PRELIMINARY PLAN APPROVAL;**

The Water Resources Report identifies sufficient water availability for this filing.

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

A Wastewater Disposal Report was prepared by JDS Hydro for the development. The purpose of the report was to show that the proposed wastewater discharge is within the acceptance criteria of the Sterling Ranch Metro District. The sanitary sewer system, design, and modeling results conform to

all applicable criteria set forth by El Paso County. A commitment letter from the SRMD to provide wastewater service to the Homestead North Subdivision is included with this submittal.

- 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)];**

All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions.

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

Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual.

- 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;**

As outlined in the preliminary plan, all lots will be accessible by new public streets that comply with the LDC and ECM except where deviations are requested. Street names have been approved by El Paso–Teller County 911 Authority.

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

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

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

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

- 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;**

Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code.

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

All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.

**12. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8;**

The subdivision complies with all applicable sections of the LDC.

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

The extraction of any known commercial mining deposit will not be impeded by this subdivision.

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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2
A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND NE1/4 OF SECTION 33,
ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, THE EAST 1/2 OF SECTION 28, AND THE NORTHEAST 1/4 OF SECTION 33, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N11°20'29"W A DISTANCE OF 5,356.78 FEET, TO THE NORTHEASTERLY CORNER OF TRACT F, HOMESTEAD NORTH AT STERLING RANCH FILING NO 1 RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINE OF SAID STERLING RANCH FILING NO. 1, THE FOLLOWING EIGHT (8) COURSES:

- 1.N50°26'12"W A DISTANCE OF 365.58 FEET;
- 2.N39°33'48"E A DISTANCE OF 33.69 FEET, TO A POINT OF CURVE;
- 3.ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 755.00 FEET, A CENTRAL ANGLE OF 19°32'10" AND AN ARC LENGTH OF 257.43 FEET, TO A POINT OF REVERSE CURVE;
- 4.ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1043.00 FEET, CENTRAL ANGLE OF 05°38'09" AND AN ARC LENGTH OF 102.59 TO A POINT OF NON-TANGENT;
- 5.N36°32'11"W A DISTANCE OF 65.00 FEET;
- 6.N50°26'12"W A DISTANCE OF 574.81 FEET;
- 7.S39°31'51"W A DISTANCE OF 20.92 FEET;
- 8.N50°28'09"W A DISTANCE OF 220.07 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

- 1.N39°33'48"E A DISTANCE OF 142.53 FEET, TO A POINT OF NON-TANGENT CURVE;
- 2.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N51°22'27"W, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 14°21'26" AND AN ARC LENGTH OF 207.98 FEET, TO A POINT OF NON-TANGENT COMPOUND CURVE;
- 3.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°15'37"W, HAVING A RADIUS OF 774.82 FEET, A CENTRAL ANGLE OF 12°31'54" AND AN ARC LENGTH OF 169.47 FEET, TO A POINT OF NON-TANGENT;

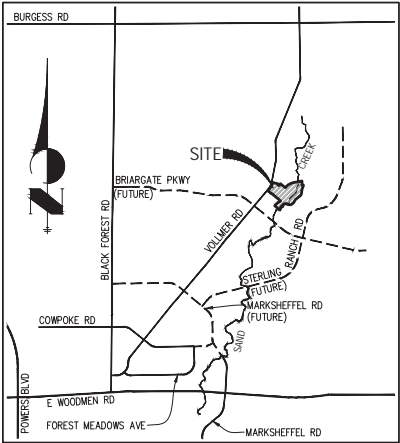
THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

- 1.S76°20'29"E A DISTANCE OF 275.24 FEET;
- 2.S11°07'11"W A DISTANCE OF 3.91 FEET;
- 3.S20°05'15"E A DISTANCE OF 68.42 FEET;
- 4.S51°17'41"E A DISTANCE OF 52.77 FEET;
- 5.N38°42'19"E A DISTANCE OF 130.03 FEET;
- 6.S51°16'53"E A DISTANCE OF 128.03 FEET;
- 7.S51°17'40"E A DISTANCE OF 80.48 FEET;
- 8.S51°18'16"E A DISTANCE OF 124.15 FEET;
- 9.S63°15'15"E A DISTANCE OF 10.26 FEET;
- 10.N39°48'59"E A DISTANCE OF 110.92 FEET;
- 11.N48°27'49"E A DISTANCE OF 87.13 FEET;
- 12.N55°58'31"E A DISTANCE OF 87.13 FEET;
- 13.N63°35'09"E A DISTANCE OF 87.13 FEET;
- 14.N71°09'48"E A DISTANCE OF 87.13 FEET;
- 15.N78°01'26"E A DISTANCE OF 79.85 FEET;
- 16.N79°18'16"E A DISTANCE OF 441.05 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27;

THENCE ON SAID WEST LINE, S00°53'15"E A DISTANCE OF 220.84 FEET;

THENCE DEPARTING SAID WEST LINE THE FOLLOWING TWENTY TWO (22) COURSES:

- 1.N87°34'53"E A DISTANCE OF 73.60 FEET;
- 2.S04°00'08"W A DISTANCE OF 38.86 FEET;
- 3.S23°30'33"W A DISTANCE OF 96.02 FEET;
- 4.S17°58'09"W A DISTANCE OF 105.84 FEET;
- 5.S07°20'33"W A DISTANCE OF 248.45 FEET;
- 6.S27°44'47"W A DISTANCE OF 82.16 FEET;
- 7.S51°16'10"W A DISTANCE OF 361.44 FEET;
- 8.S29°35'35"W A DISTANCE OF 198.68 FEET;
- 9.S56°06'51"W A DISTANCE OF 68.55 FEET;
- 10.S51°10'06"W A DISTANCE OF 86.23 FEET;
- 11.S82°29'37"W A DISTANCE OF 85.63 FEET;
- 12.N82°52'49"W A DISTANCE OF 82.74 FEET;



VICINITY MAP

N.T.S.

13.N63°10'02"W A DISTANCE OF 59.72 FEET, TO A POINT OF NON-TANGENT CURVE;

14.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S52°33'19"W, HAVING A RADIUS OF 43.53 FEET, A CENTRAL ANGLE OF 66°07'59" AND AN ARC LENGTH OF 50.25 FEET, TO A POINT OF REVERSE CURVE;

15.ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 208.41 FEET, A CENTRAL ANGLE OF 21°27'48" AND AN ARC LENGTH OF 78.07 TO A POINT OF REVERSE CURVE;

16.ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.46 FEET, A CENTRAL ANGLE OF 85°24'40" AND AN ARC LENGTH OF 127.39 TO A POINT OF TANGENT;

17.S12°28'27"W A DISTANCE OF 90.70 FEET;

18.S87°04'53"W A DISTANCE OF 91.55 FEET;

19.S01°04'54"W A DISTANCE OF 49.42 FEET;

20.S27°12'58"W A DISTANCE OF 75.48 FEET;

21.S12°38'34"W A DISTANCE OF 55.41 FEET;

22.S19°42'21"W A DISTANCE OF 4.79 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,581,395 SQUARE FEET OR 36.3038 ACRES

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A-H ARE FOR LANDSCAPE PURPOSES, TRAILS, UTILITIES, AND DRAINAGE AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 2.

BY: \_\_\_\_\_
AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 2

STATE OF COLORADO )
) SS
COUNTY OF EL PASO )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A.D.

BY: \_\_\_\_\_
AS: \_\_\_\_\_ OF STERLING RANCH METROPOLITAN DISTRICT NO. 2

WITNESS MY HAND AND OFFICIAL SEAL:

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

NOTARY PUBLIC: \_\_\_\_\_

EASEMENTS:

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

OWNERS CERTIFICATE/ DEDICATION STATEMENT.

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS, LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALES AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2, EL PASO COUNTY, COLORADO.

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

THE AFOREMENTIONED, SR LAND, LLC HAS
EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

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

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF SR LAND, LLC

STATE OF COLORADO )
) SS
COUNTY OF EL PASO )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

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

THE AFOREMENTIONED, \_\_\_\_\_ HAS
EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

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

PRINTED NAME: \_\_\_\_\_

AS: \_\_\_\_\_ OF \_\_\_\_\_

STATE OF COLORADO )
) SS
COUNTY OF EL PASO )

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

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

SUMMARY:

74 LOTS	15.6236 ACRES	43.03%
8 TRACTS	14.5489 ACRES	40.08%
RIGHTS-OF-WAY	6.1313 ACRES	16.89%
TOTAL	36.3038 ACRES	100.00%

FEES:

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

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

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

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

SURVEYOR'S CERTIFICATE:

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

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

NOTICE:

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

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

CHAIR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER

STATE OF COLORADO )
) SS
COUNTY OF EL PASO )

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

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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

CHUCK BROERMAN, RECORDER

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

JOB NO. 25188.00
FEBRUARY 24, 2022
SHEET 1 OF 5



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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2  
A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND NE1/4 OF SECTION 33,  
ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

PLAT NOTES.

1. BASIS OF BEARINGS:  
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.
2. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
3. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN SP 20-08 OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
14. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PLAT NOTES.

15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR CONDITIONS.)
16. A PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0535G, EFFECTIVE DATE DECEMBER 7, 2018.
17. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYERS SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1 AND 2.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22. SPECIAL DISTRICT DISCLOSURE:  
A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
23. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
24. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.  
  
PURSUANT TO RESOLUTION \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2, AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO VOLLMER ROAD OR BRIARGATE ROAD.

TRACT	AREA (SF)	AREA (AC)	USE	OWNERSHIP/MAINTENANCE
A	41,739	0.9582	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
B	15,523	0.3564	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
C	1,676	0.0385	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
D	1,680	0.0386	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
E	6,921	0.1589	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
F	1,581	0.0363	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
G	1,937	0.0445	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
H	569,093	13.0646	LANDSCAPE, STORMWATER, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
TOTAL TRACT AREA	640,150	14.6958		
TOTAL ROW AREA	265,398	6.0927		
TOTAL LOT AREA	675,847	15.5153		
TOTAL AREA	1,581,395	36.3038		



JOB NO. 25188.00  
FEBRUARY 24, 2022  
SHEET 2 OF 5



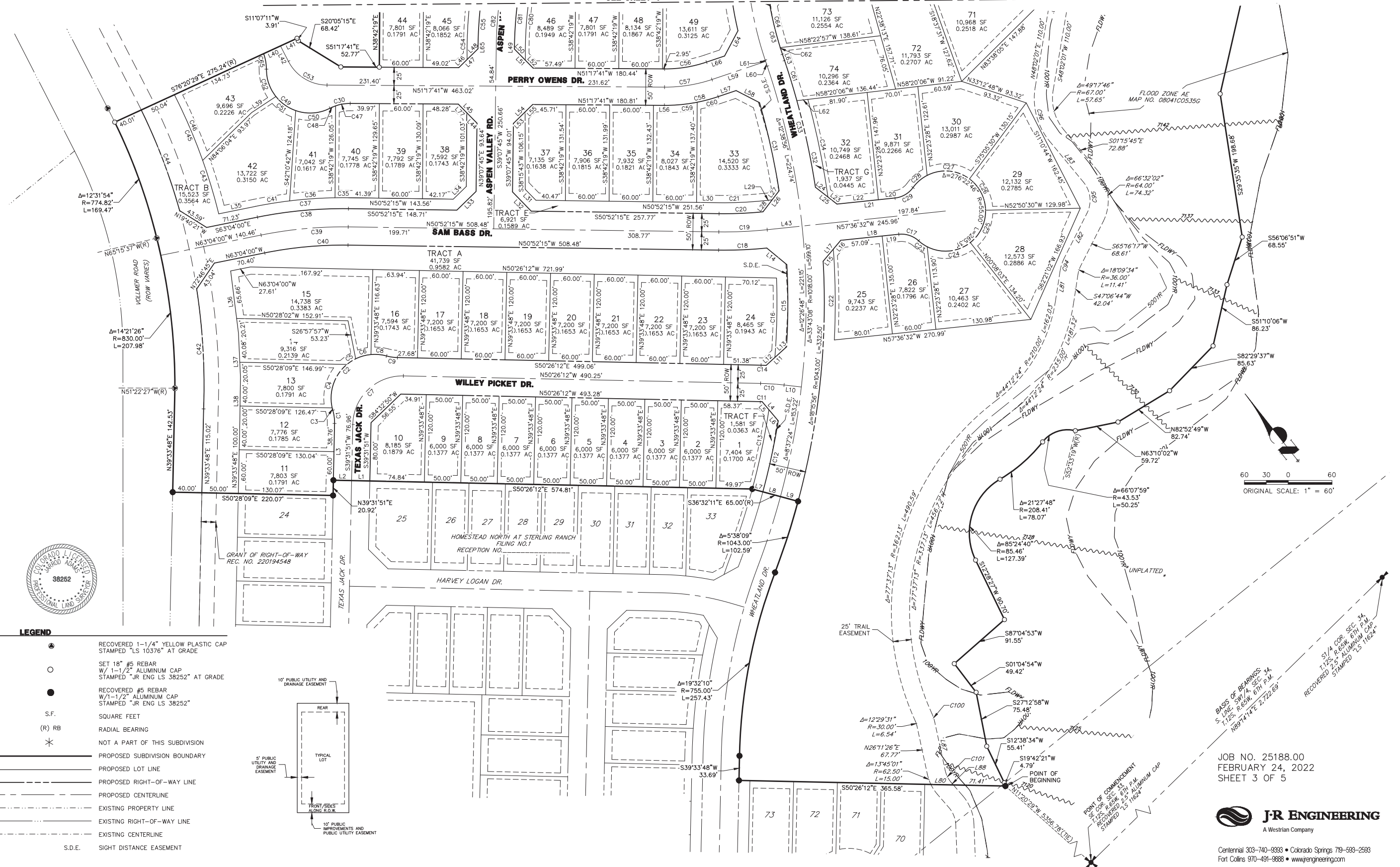
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# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND NE1/4 OF SECTION 33,  
ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

SEE SHEET 4



**J.R. ENGINEERING**  
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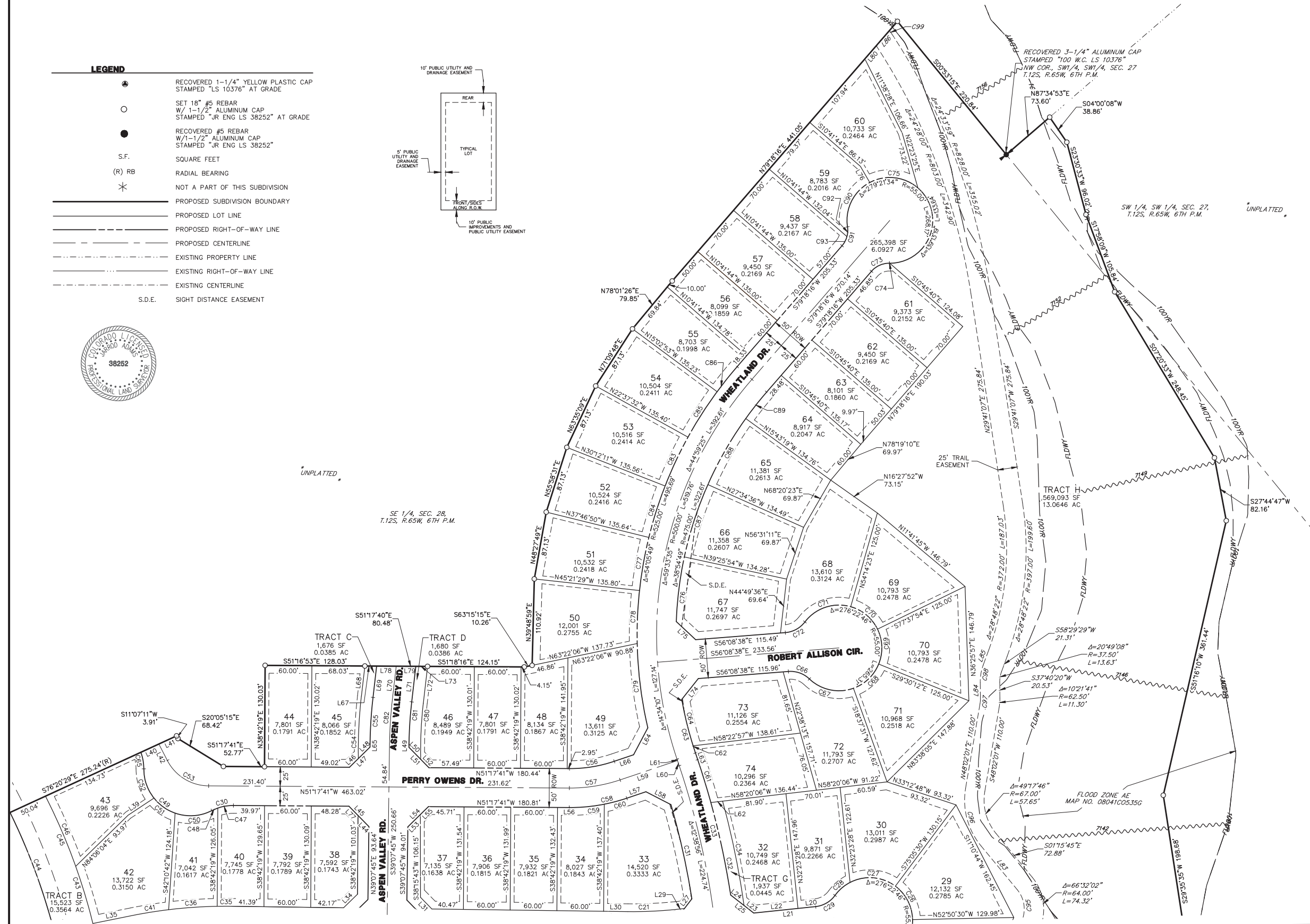
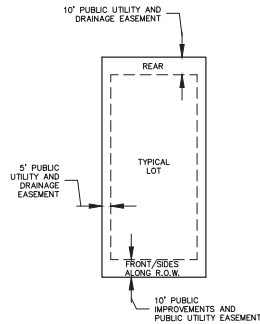


# HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2

A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND NE1/4 OF SECTION 33,  
ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

## LEGEND

- RECOVERED 1-1/4" YELLOW PLASTIC CAP  
STAMPED "LS 10376" AT GRADE
- SET 18" #5 REBAR  
W/ 1-1/2" ALUMINUM CAP  
STAMPED "JR ENG LS 38252" AT GRADE
- RECOVERED #5 REBAR  
W/ 1-1/2" ALUMINUM CAP  
STAMPED "JR ENG LS 38252"
- S.F. SQUARE FEET
- (R) RB RADIAL BEARING
- \* NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- S.D.E. SIGHT DISTANCE EASEMENT



60 30 0 60  
ORIGINAL SCALE: 1" = 60'

JOB NO. 25188.00  
FEBRUARY 24, 2022  
SHEET 4 OF 5



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SEE SHEET 3

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2  
A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE E1/2 OF SECTION 28 AND NE1/4 OF SECTION 33,  
ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50°26'12"W	25.00'
L2	N50°26'12"W	25.00'
L3	N39°31'51"E	77.84'
L4	S01°44'12"E	34.25'
L5	N01°44'12"W	14.39'
L6	S01°44'12"E	19.85'
L7	S36°32'11"E	15.00'
L8	N36°32'11"W	25.00'
L9	N36°32'11"W	25.00'
L10	N45°09'22"W	23.81'
L11	S86°03'55"W	37.75'
L12	S86°03'55"W	16.14'
L13	S86°03'55"W	21.60'
L14	S12°00'09"E	35.68'
L15	N78°26'10"E	21.72'
L16	N78°26'10"E	15.78'
L17	N78°26'10"E	37.51'
L18	N57°36'32"W	80.01'
L19	N57°36'32"W	22.92'
L20	N57°36'32"W	22.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N57°36'32"W	80.01'
L22	N57°36'32"W	57.09'
L23	S13°39'14"E	15.78'
L24	S13°39'14"E	21.72'
L25	S13°39'14"E	37.50'
L26	N75°45'21"E	36.32'
L27	N75°45'21"E	15.70'
L28	N75°45'21"E	20.62'
L29	N57°36'32"W	11.00'
L30	N50°52'15"W	31.08'
L31	S05°52'15"E	20.92'
L32	S05°52'15"E	36.77'
L33	N84°07'45"E	36.77'
L34	S84°08'04"W	25.03'
L35	N63°04'00"W	51.21'
L36	N31°12'27"E	85.88'
L37	N35°44'27"E	60.13'
L38	N39°09'24"E	60.00'
L39	S85°05'41"E	39.80'
L40	N76°20'28"W	25.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S76°20'29"E	25.02'
L42	N11°07'11"E	23.81'
L43	S57°36'32"E	48.12'
L44	N06°04'58"W	20.00'
L45	N06°04'58"W	36.63'
L46	S83°55'02"W	16.03'
L47	S83°55'02"W	36.91'
L48	S83°55'02"W	20.88'
L49	S39°07'45"W	3.65'
L50	S06°04'58"E	21.61'
L51	S06°04'58"E	36.63'
L52	N06°04'58"W	15.02'
L53	S83°55'02"W	22.44'
L54	S83°55'02"W	36.91'
L55	S83°55'02"W	14.46'
L56	N51°17'41"W	15.09'
L57	N70°15'19"W	25.94'
L58	S24°22'01"E	36.15'
L59	N70°15'19"W	77.72'
L60	S19°44'41"W	7.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N19°44'41"E	1.98'
L62	N58°20'06"W	15.17'
L63	S19°44'41"W	9.01'
L64	S66°13'27"W	39.14'
L65	S39°07'45"W	4.02'
L66	N70°15'19"W	26.15'
L67	S51°17'40"E	15.09'
L68	S44°56'48"W	38.80'
L69	S44°56'48"W	40.44'
L70	S44°56'48"W	43.17'
L71	S44°56'48"W	45.91'
L72	S44°56'48"W	47.55'
L73	S51°17'40"E	15.09'
L74	N76°49'56"E	34.18'
L75	N08°35'01"W	33.96'
L76	S08°15'24"W	23.86'
L77	N06°04'58"W	16.64'
L78	S51°17'40"E	25.15'
L79	S51°17'40"E	25.15'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	17°23'27"	60.00'	18.21'
C2	121°45'17"	60.00'	127.50'
C3	3°17'02"	60.00'	3.44'
C4	6°31'4'35"	60.00'	66.23'
C5	13°45'55"	60.00'	14.41'
C6	20°51'09"	60.00'	21.84'
C7	90°01'56"	68.00'	106.85'
C8	20°36'36"	60.00'	21.58'
C9	14°19'54"	60.00'	15.01'
C10	5°16'50"	350.00'	32.26'
C11	0°27'42"	325.00'	2.62'
C12	5°45'19"	993.00'	99.74'
C13	6°30'41"	978.00'	111.15'
C14	1°05'01"	375.00'	7.09'
C15	6°30'29"	993.00'	112.79'
C16	6°23'22"	977.54'	109.01'
C17	48°11'23"	35.00'	29.44'
C18	6°26'02"	590.00'	66.25'
C19	6°44'17"	565.00'	66.45'
C20	6°24'12"	540.00'	60.35'
C21	6°44'17"	525.00'	61.74'
C22	6°45'02"	1058.00'	124.66'
C23	15°08'02"	55.00'	14.53'
C24	65°18'45"	55.00'	62.70'
C25	52°58'34"	55.00'	50.85'
C26	52°04'00"	55.00'	49.98'
C27	64°01'27"	55.00'	61.46'
C28	26°51'58"	55.00'	25.79'
C29	48°11'23"	35.00'	29.44'
C30	27°25'38"	60.00'	28.72'
C31	7°08'45"	993.00'	123.85'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C32	6°40'21"	1043.00'	121.46'
C33	9°50'40"	1043.00'	179.21'
C34	7°24'16"	1058.00'	136.73'
C35	1°45'47"	605.00'	18.62'
C36	5°55'05"	605.00'	62.49'
C37	12°11'45"	605.00'	128.78'
C38	12°11'45"	590.00'	125.59'
C39	12°11'45"	565.00'	120.26'
C40	12°11'45"	540.00'	114.94'
C41	4°30'53"	605.00'	47.67'
C42	10°52'10"	870.00'	165.05'
C43	13°07'37"	762.61'	174.72'
C44	10°24'16"	814.82'	147.97'
C45	13°07'37"	762.61'	174.72'
C46	7°22'07"	762.61'	98.08'
C47	19°30'16"	60.00'	20.42'
C48	7°55'22"	60.00'	8.30'
C49	11°16'09"	60.00'	122.80'
C50	46°25'00"	60.00'	48.61'
C51	32°08'23"	60.00'	33.66'
C52	38°42'46"	60.00'	40.54'
C53	62°24'52"	60.00'	65.36'
C54	7°36'07"	605.00'	80.27'
C55	5°49'03"	590.00'	59.90'
C56	19°08'45"	175.00'	58.48'
C57	18°57'38"	200.00'	66.19'
C58	19°07'27"	225.00'	75.10'
C59	11°30'45"	225.00'	45.21'
C60	7°36'41"	225.00'	29.89'
C61	3°10'20"	1043.00'	57.74'
C62	1°09'14"	475.00'	9.57'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C63	8°33'11"	475.00'	70.91'
C64	7°23'57"	475.00'	61.34'
C65	20°42'37"	60.00'	21.69'
C66	48°11'23"	35.00'	29.44'
C67	63°25'14"	55.00'	60.88'
C68	48°07'42"	55.00'	46.20'
C69	48°07'42"	55.00'	46.20'
C70	48°07'42"	55.00'	46.20'
C71	68°34'24"	55.00'	65.83'
C72	48°11'23"	35.00'	29.44'
C73	49°40'47"	30.00'	26.01'
C74	0°27'28"	55.00'	0.44'
C75	68°52'58"	55.00'	66.12'
C76	10°06'01"	475.00'	83.73'
C77	7°33'23"	525.00'	69.24'
C78	7°26'12"	525.00'	68.14'
C79	11°55'04"	525.00'	109.20'
C80	7°52'43"	525.00'	72.19'
C81	5°49'03"	540.00'	54.83'
C82	5°49'03"	565.00'	57.37'
C83	7°33'37"	525.00'	69.28'
C84	7°33'30"	525.00'	69.26'
C85	7°33'46"	525.00'	69.30'
C86	4°30'18"	525.00'	41.28'
C87	11°47'48"	475.00'	97.80'
C88	11°48'09"	475.00'	97.85'
C89	5°12'50"	475.00'	43.23'
C90	70°47'49"	55.00'	67.96'
C91	49°40'47"	30.00'	26.01'
C92	24°00'21"	30.00'	12.57'
C93	25°40'26"	30.00'	13.44'



JOB NO. 25188.00  
FEBRUARY 24, 2022  
SHEET 5 OF 5



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Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

# HOMESTEAD NORTH PHASE 1

## EL PASO COUNTY, COLORADO

### PRELIMINARY PLAN

SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF  
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

#### LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
- ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

#### Landscape Setbacks

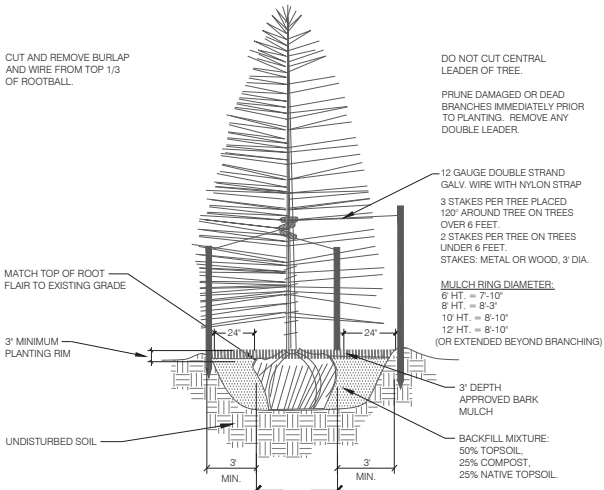
See Code Section/Policy 320 &317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Briargate Parkway	Principal Arterial	25	1,431	1 / 20'	71/67
Vollmer Road	Minor Arterial	20	1,230	1 / 25'	49/45

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
30/30	0/0	BP	75% / 75%
50/50	0/0	VR	75% / 75%

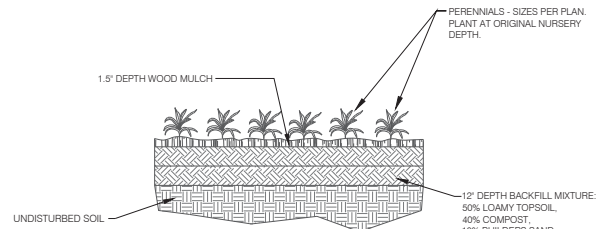
#### PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	46	Acer grandidentatum / Bigtooth Maple	30'	30'	3" Cal.	B&B
	Ccr	24	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B
	Mxx	24	Malus x `Hopa` / Hopa Crab Apple	25'	25'	2" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pcl	67	Pinus contorta latifolia / Lodgepole Pine	70'	15'	8' HT	B&B
	Pfl	9	Pinus flexilis / Limber Pine	50'	30'	6' HT	B&B
	Ppo	20	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cse	10	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT
	Jta	26	Juniperus sabinia `Tamariscifolia` / Tamarix Savin Juniper	6'	8'	5 GAL	CONT
	Pod	25	Physocarpus opulifolius `Diablo` / Diablo Ninebark	8'	8'	5 GAL	CONT
	PM	30	Pinus mugo `Mops` / Mugo Pine	4'	4'	5 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	238	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5'	2'	1 GAL	CONT
	Pvm	109	Panicum virgatum / Switch Grass	4'	1.5'	1 GAL	CONT
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Srf	48	Solidago rugosa `Fireworks` / Winkleleaf Goldenrod	3'	2'	1 GAL	CONT



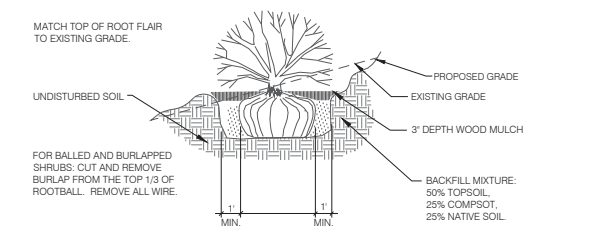
#### CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



#### PERENNIAL / GROUND COVER PLANTING

SCALE: NOT TO SCALE



#### SHRUB PLACEMENT ON SLOPES

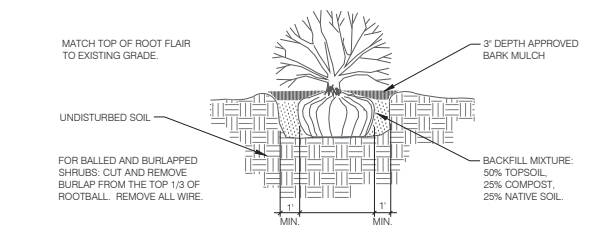
SCALE: NOT TO SCALE

#### GROUND COVER LEGEND

	CEDAR WOOD MULCH
	TALL NATIVE GRASS UPLAND NATIVE SEED MIX
	LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX
	ROCK MULCH
	COBBLE
	TALL FESCUE SOD

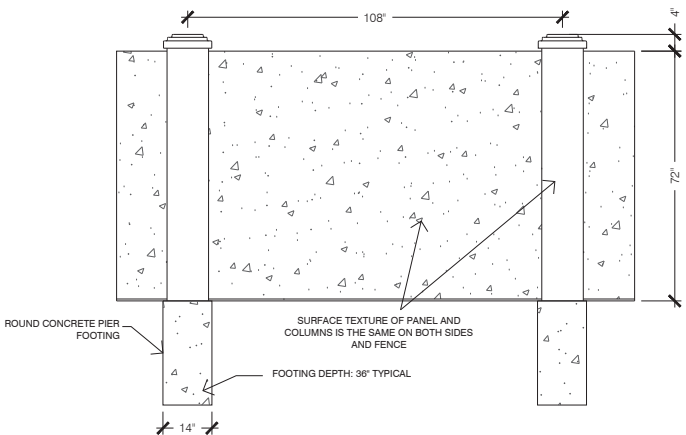
#### DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



#### SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



#### 6' CONCRETE BLOCK NOISE WALL

SCALE: NOT TO SCALE

Land Planning  
Landscape  
Architecture  
Urban Design

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Fax 719.471.0267

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#### STERLING RANCH HOMESTEAD NORTH

#### PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. ITEN & N. BROWER

#### ENTITLEMENT

DATE:	BY:	DESCRIPTION:
03.12.2021	B.I.	PER COUNTY COMMENTS
08.02.2021	B.I.	PER COUNTY COMMENTS
10.25.2021	B.I.	PER COUNTY COMMENTS
02.15.2022	B.I.	PER COUNTY COMMENTS

#### LANDSCAPE NOTES & DETAILS

22 OF 25



GROUND COVER LEGEND

- CEDAR WOOD MULCH
- TALL NATIVE GRASS  
UPLAND NATIVE SEED MIX
- LOW ALTERNATIVE TURF GRASS  
LOW-GROW NATIVE SEED MIX
- ROCK MULCH
- COBBLE
- TALL FESCUE SOD

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STERLING RANCH  
HOMESTEAD  
NORTH

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 09.15.2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. ITEN & N. BROWER

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02.15.2022	B.I.	PER COUNTY COMMENTS

LANDSCAPE PLAN

23 OF 25

P:\Marketing\SR\_Homestead\_Filing\_3\Drawings\Planning\Final-Land\Homestead North\_Phase 1.dwg [Sheet 23] 2/15/2022 3:55:22 PM Iten



STERLING RANCH  
HOMESTEAD  
NORTH  
PRELIMINARY PLAN  
EL PASO COUNTY, CO

DATE: 09.15.2020  
PROJECT MGR: E. GANAWAY  
PREPARED BY: B. ITEN & N. BROWER

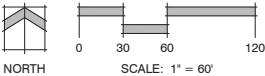
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02.15.2022	B.I.	PER COUNTY COMMENTS

LANDSCAPE PLAN

GROUND COVER LEGEND

- CEDAR WOOD MULCH
- TALL NATIVE GRASS  
UPLAND NATIVE SEED MIX
- LOW ALTERNATIVE TURF GRASS  
LOW-GROW NATIVE SEED MIX
- ROCK MULCH
- COBBLE
- TALL FESCUE SOD



## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** The Cottages at Mesa Ridge Final Plat

**Agenda Date:** June 8, 2022

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

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

The 2013/2022 Parks Master Plan shows no project impacts to El Paso County proposed or existing parks, trails, or open space. Widefield Community Park and Fountain Creek Regional Park are located approximately 1.75 miles northwest and southwest of the site, respectively. Cross Creek Regional Park, owned and managed by Fountain Mutual Metropolitan District, is located 0.50 mile south of the project site. The proposed South Powers Boulevard Primary Regional Trail, South Powers Boulevard Bicycle Route, and South Marksheffel Road Bicycle Routes are located immediately east and adjacent the site, while the proposed Fontaine Boulevard Bicycle Route is located approximately one mile north. These trail or route alignments are located within dedicated public rights-of-way, including the adjacent 260-foot South Powers Boulevard right-of-way, so no trail easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

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

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



**Recommended Motion: (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 Cottages at Mesa Ridge Final Plat: require fees in lieu of land dedication for regional park purposes in the total amount of \$56,120 and urban park fees in the total amount of \$35,380. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

# The Cottages at Mesa Ridge Final Plat Review



Parks By Other



Public Schools

Primary Regional Trail, Completed

Primary Regional Trail, Proposed

Proposed Bicycle Routes, Proposed

Secondary Regional Trail, Completed

Secondary Regional Trail, Proposed

Colorado Springs Trail, Proposed

The Cottages at Mesa Ridge

Major Roads

State Highways

US Highways

Streets & Roads

Parcels

0.5 0.25 0 Miles



City of  
Colorado Springs

City of  
Colorado  
Springs

City of  
Fountain

The Cottages at  
Mesa Ridge

Fountain Creek  
Regional Park

Cross Creek  
Regional Park  
(FMMD)

Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT

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

May 11, 2022

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

Name:	The Cottages at Mesa Ridge Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-014	Total Acreage:	10.22
		Total # of Dwelling Units:	122
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	29.84
Goodwin Knight	HR Green Development, LLC	Regional Park Area:	4
Dave Morrison	Ken Huhn	Urban Park Area:	4
8605 Explorer Drive, Suite 250	7222 Commerce Center Drive, Suite 220	Existing Zoning Code:	PUD
Colorado Springs, CO 80920	Colorado Springs, CO 80919	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

<b>LAND REQUIREMENTS</b>	Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):	YES
Regional Park Area: 4	Urban Park Area: 4	
0.0194 Acres x 122 Dwelling Units = 2.367	Neighborhood: 0.00375 Acres x 122 Dwelling Units = 0.46	
Total Regional Park Acres: 2.367	Community: 0.00625 Acres x 122 Dwelling Units = 0.76	
	Total Urban Park Acres: 1.22	
<b>FEE REQUIREMENTS</b>	Urban Park Area: 4	
Regional Park Area: 4	Neighborhood: \$114 / Dwelling Unit x 122 Dwelling Units = \$13,908	
\$460 / Dwelling Unit x 122 Dwelling Units = \$56,120	Community: \$176 / Dwelling Unit x 122 Dwelling Units = \$21,472	
Total Regional Park Fees: \$56,120	Total Urban Park Fees: \$35,380	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Cottages at Mesa Ridge Final Plat: require fees in lieu of land dedication for regional park purposes in the total amount of \$56,120 and urban park fees in the total amount of \$35,380. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

Park Advisory Board Recommendation:



**COTTAGES**  
**at**  
**MESA RIDGE**  
**Final Plat**

**Letter of Intent**

**April 1, 2022**

**Property Owner:**

CSJ NO 1 LLC  
Bobby Ingels  
Norwood Development Group  
111 S TEJON STREET, SUITE 222, COLORADO SPRINGS, CO, 80903  
Phone: 719.593.2619

**Authorized Representative:**

Dave Morrison  
Goodwin Knight  
Phone: 719.598.5190 Ext: 2027  
Email: dmorrison@GoodwinKnight.com  
Property address: TBD  
Property tax schedule number: 5529100006

**Applicant:**

Ken Huhn  
Phone: 720-602-4965  
Email: khuhn@hrgreen.com  
HR Green Development, LLC



## Specific request and size of the area included in the request

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

The purpose of this application is to request approval of a final plat. The Preliminary Plan/PUD identified the detailed design of the project as well the development standards for the proposed use, access, easements, etc. necessary for the development. The approved and recorded final plat will create one 10.21 acre lot. This is necessary to legalize existing single lot parcel. The proposed density is 11.94 DU/ Acre.

Goodwin Knight is submitting this project requesting approval of a Final Plat necessary to legalize existing parcel to create a single lot. The plan proposes up to 122 attached (for rent) dwelling units, sales center/amenity center, & open space.

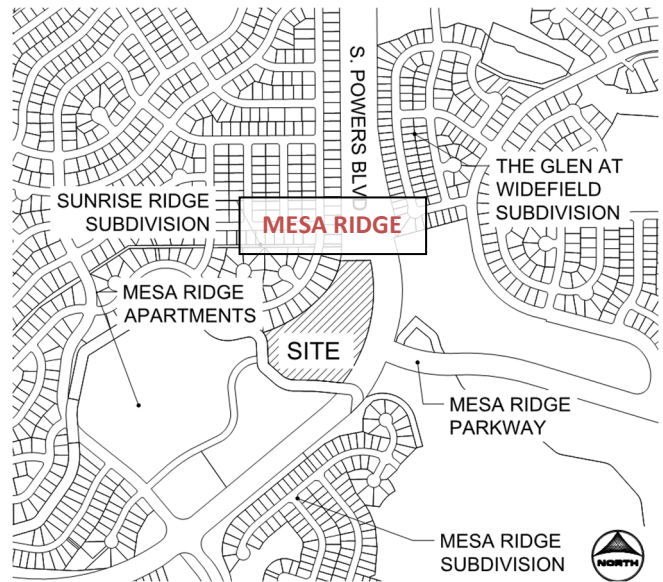
The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses, particularly the open space areas along the east side of the project. The final plat will create 5.08 acres of open space which is 50% of the total site acreage where only 10% of open space is required within the PUD zoning district.

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

## Site Location and Access

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

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



## Existing Zoning and Adjacent Zoning

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

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

## Existing Features and Easements

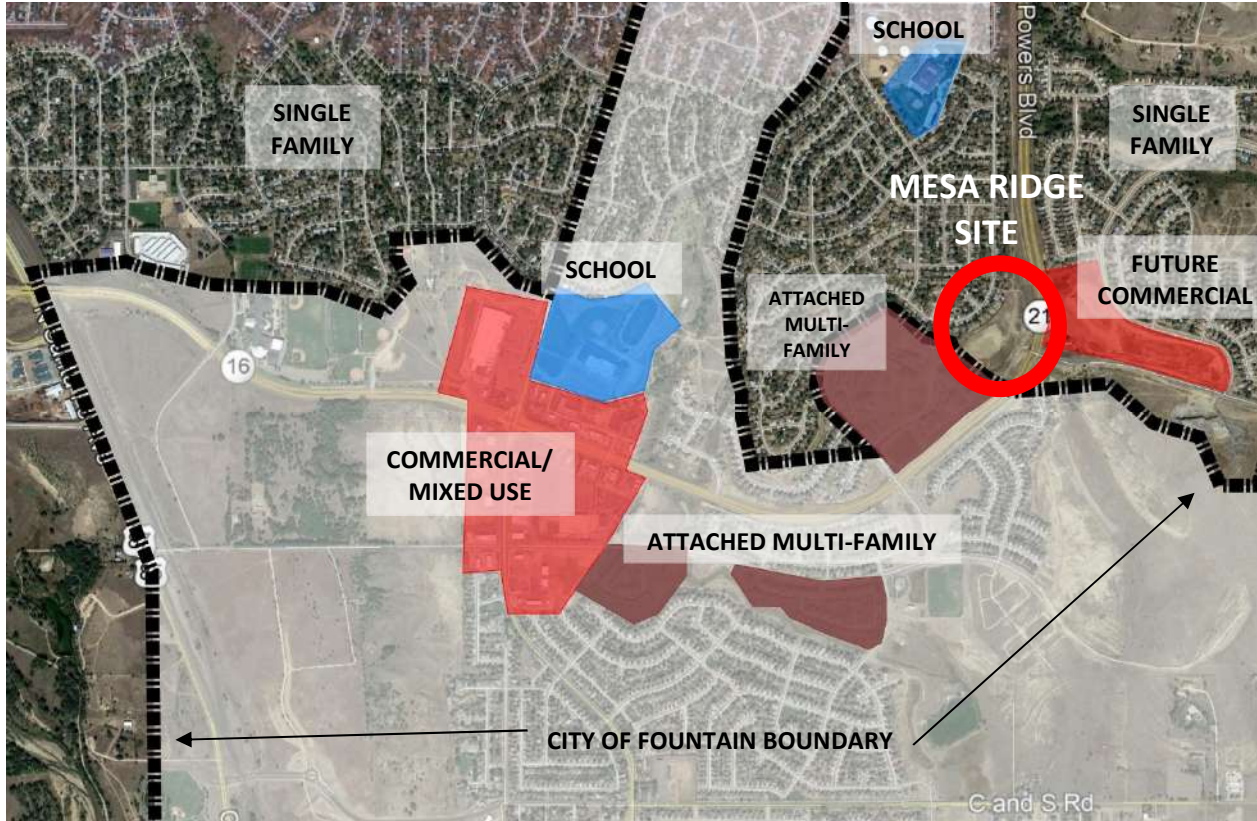
The property is currently vacant and the topography drains from northwest to southeast. Existing features include an existing drainage ditch along the western edge of S. Powers Boulevard and an existing irrigation canal that runs along the site's southern boundary and partly off of the property. Existing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

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



## Compliance with the definition of the proposed use and any applicable use specific standards within the Land Development Code.

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



## Proposed request and compliance with the applicable requirements of the Land Development Code

Proposed Land Use and PUD Zoning:

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

### Residential Land Use:

The proposed land use is two-family attached residential consisting of 122 units that are modular

manufactured homes constructed in a factory. This residential land use proposed will be a good transitional use from single family detached on the west to the future commercial on the east and the existing multi-family (apartments) south/southwest of the property.

#### Proposed Residential Housing Product

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

#### **Summary**

The PUD proposes minimum perimeter setbacks and minimum building separations. The requirements are a 15' minimum perimeter buffer which the applicant has met. Regarding open space, with this efficient site plan layout, while 10% open space is required by the County, this project proposes 50% of open space, far exceeding the County requirement. The additional open space is provided as a trade-off for PUD modifications proposed with this submittal. By reducing unit size and obtaining site plan efficiency the applicant can offer more affordable and attainable rentable units.

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

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

#### **Amenity Center and Open Space:**

The site plan for the Cottages at Mesa Ridge incorporates significant open space and landscape. A clubhouse, landscaped open space, buffers, playground, dog park and trails have been provided for future residents. The clubhouse is located near the main entrance to the community and will serve the residents with a common area, dog wash, office, restrooms, package delivery, outside deck with fire pit and a playground. As demonstrated in the exhibit and table below, over half of the project, 50% of the total site area, will be in open space, landscape areas and amenities (shown in green).

	LAND USE SUMMARY	AREA (SQ.FT.)	AREA (ACRES)	% OF TOTAL
1	BUILDING (DWELLING UNITS, AMENITY & GARAGES)	90,428	2.08	20%
2	PAVED SURFACE (SIDEWALKS, PARKING, ROADWAY, TRASH PAD)	118,661	2.72	27%
3	PAVED IRRIGATION DITCH	1,969	0.05	0%
4	WALKING PATH (CRUSHED GRANITE)	2,437	0.06	1%
5	FIRE ACCESS ROAD	10,096	0.23	2%
	<b>OPEN SPACE:</b>			
6	OPEN SPACE OUTSIDE EASEMENTS	134,000	3.08	30%
7	OPEN SPACE WITHIN EASEMENTS	40,056	0.92	9%
8	OPEN SPACE PERIMETER BUFFER OUTSIDE EASEMENTS	31,151	0.72	7%
9	OPEN SPACE PERIMETER BUFFER WITHIN EASEMENTS	16,196	0.37	4%
	<b>SUBTOTAL ALL OPEN SPACE (6-9)</b>		<b>5.08</b>	<b>50%</b>
	<b>SUBTOTAL ALL IMPERVIOUS SURFACE(1+2+3)</b>		<b>4.85</b>	<b>47%</b>
	<b>TOTAL SITE AREA</b>	<b>445,104</b>	<b>10.22</b>	

### **Final Plat Review Criteria**

The Cottages at Mesa Ridge Final Plat, supporting documents, and reports are in conformance with the review and approval criteria per El Paso County Code. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability are currently pending approval with the PUD/preliminary plan approvals (PUDSP2111)

### **Final plat consistency with any applicable preliminary plan and the associated zoning district standards.**

*The proposed plat is consistent with the Preliminary Plan and associated PUD Zoning District that has been submitted and reviewed by El Paso County.*

### **Provision of utilities, including any proposed phasing.**

*The project will not be phased.*

### **Constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request and how these areas have been incorporated into the development or will otherwise be mitigated.**

- 1. All Geological hazards can typically be mitigated with engineering design and construction methods commonly deployed in the area.*
- 2. No floodplain*
- 3. The topography in the study area has been altered over time by land use, most notably by construction of the ditch, roadway, and housing developments. In recent years, staging and stockpiling associated with construction activities have resulted in significant changes.*
- 4. The only hydrologic feature mapped in the study area is the fountain ditch, which is a concrete-lined irrigation structure unlikely to have jurisdictional status under the clean water act. Drainage features formed by surface flows and a small area supporting some hydrophytic plant species were observed, but none met the criteria to be mapped as wetlands or water bodies.*
- 5. Soils within the study area are mapped as nelson-tassel fine sandy loams, 3 to 18 percent slopes and stoneham sandy loam, 3 to 8 percent slopes (nrsc 2021b). Land use in the study area has likely altered many of the characteristics of the topsoil.*

6. *The vegetation within the study area represents an altered state from the reference condition for the local area. While some native grasses and forbs occur, much of the study area is dominated by naturalized grasses and weedy forbs.*
7. *The wildfire risk and expected wildfire intensity in the study area are moderate. The surface fuels consist of grasses and few shrubs. The study area has access for emergency vehicles and the adjacent roadways provide significant fuel breaks.*

#### **Anticipated traffic generation and access**

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

#### **Proposed payment of the County's Road Impact Fee (e.g., inclusion into a PID, payment at time of building permit, etc.)**

*TBD*

#### **A discussion detailing all proposed public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.**

##### **Off Site Improvements:**

- A. *Items to be maintained by the City of Fountain:*
  - *Landover Lane (public roadway)*
  - *Storm Sewer (within R.O.W and proposed easement along west side of Landover Lane)*
- B. *Items to be maintained by the Mesa Ridge Metropolitan District No. 1.:*
  - *Detention/Water Quality Basin – Existing Pond and modified outlet structure*
- C. *Items to be maintained by the Owner of the Cottages of Mesa Ridge*
  - *All proposed surface improvements within the 80' Fountain Mutual Irrigation Ditch Co. tract along the south edge of the Development.*
  - *The private storm sewer within the 80' Fountain Mutual Irrigation Ditch Co. tract along the south edge of the Development. (Excludes existing and proposed Irrigation Pipe and ditch)*

##### **On Site Improvements:**

- A. *Items to be maintained by the Owner of the Cottages of Mesa Ridge:*
  - *All open space areas (landscaping, walls, irrigation system, fences)*
  - *All private driveways and sidewalks*
  - *The Private 4" water line distributions system including services meter vaults and backflow equipment.*
- B. *Items to be maintained by the Fountain Sanitation District:*
  - *The 8" Sanitary Sewer mains and manholes*
- C. *Items to be maintained by the Widefield Water District:*
  - *The proposed 8" watermain, valves and hydrants*

**A discussion detailing any proposed waivers and an analysis of how the requested waiver meets the approval criteria in Chapter 7 of the Land Development Code that were not otherwise approved with any applicable preliminary plan.**

*No waivers are requested with this Final Plat*

**Proposed or approved deviations from the County's Engineering Design Standards (e.g., Engineering Criteria Manual) that were not otherwise presented with any applicable preliminary plan.**

*No deviations are requested with this Final Plat submittal.*

**A discussion summarizing any community outreach efforts by the applicant that have occurred or are planned as part of the request.**

- *The applicant notified and held a neighborhood meeting on November 18, 2021*
- *Adjacent Property Owner Notifications have been sent out to let the community know that a Final Plat application has been made.*

**Final Plat-Criteria for Approval. In approving a final plat, the approving authority shall find that:**

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

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

*The Cottages at Mesa Ridge is identified in the County Master Plan Place-Based approach as a Suburban Residential Placetype. Suburban residential place types look to detached single-family land uses as primary land uses. Supportive land uses in this place type acknowledge attached single family, multi-family, commercial retail, commercial service, parks and open space and institutional uses.*

*The Cottages at Mesa Ridge, intends to incorporate two-family residential development (attached units for rent) with supporting parks, trails and open space. The development intent is focused around smart growth principles to create a vibrant and attractive community. Placetypes and Core Principles and Goals of the County Master Plan for Housing and Communities Priority Development Areas to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.*

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

#### Land Use & Development

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

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

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

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

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

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



uses". **This project is a unique type development that is different from most for rent communities in the County.**

2021 Master Plan Element: Housing & Communities

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

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

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

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

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

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

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

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

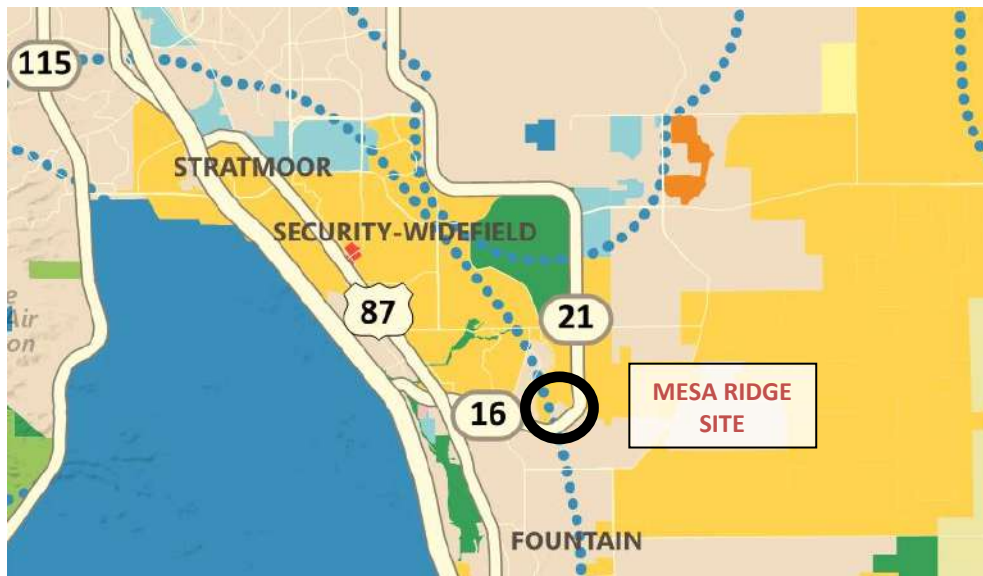
*Priority: Permit projects that include a mix of housing types and increase market-driven affordability, including promoting missing middle housing options (duplexes, triplexes, multiplexes, courtyard apartments, and townhouses) on infill parcels within single-family neighborhoods to increase density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

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

2021 El Paso County Master Plan - Suburban Residential Placetype

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





The Master Plan describes Suburban Residential as:

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

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

Supporting

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

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

**2021 El Paso County Master Plan - Housing Mix**

**Regarding housing mixes the County Master Plan states:**

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

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

**2021 El Paso County Master Plan - Affordability**

**Regarding Affordability, the Master plan states:**

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

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

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

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

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

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

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

*The proposed residential subdivision also satisfies the following Objectives of the County Master Plan:*

Objective LU3.1 Development should be consistent with the allowable land uses set forth in the placetypes first and second to their built form guidelines.

*The Cottages at Mesa Ridge Development is consistent with the Master Plans intent for suburban placetypes which incorporate single family attached uses as a primary use with supporting parks, trails and open space.*

Objective LU3-3: The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single-family detached housing.

*The proposed residential product is supportive of the primary land use noted for suburban residential placetypes.*

**Objective HC1-4: In Suburban Residential areas, clustered development should be encouraged to increase density while also preserving open space and such development should consist of a mix of single-family detached, single-family attached, and multifamily units.**

***The Cottages at Mesa Ridge will add to the variety of housing types and densities and provides significant open space at 50 % of the total site.***

Objective HC4-1: Denser housing development should occur in Suburban Residential, Urban Residential, Rural Center, and Regional Center placetypes.

*The project provides denser housing in the Suburban Residential Placetype in an area with a mix of residential types and densities fitting well in the context of the region.*

***Objective TM1-4: Encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when maintenance is needed.***

***The Cottages at Mesa Ridge development promotes connected opens spaces, trails and parks.***

Objective CFI3-5: Continue to improve coordination with fire districts, developers, and other groups to ensure that new development provides appropriate fire suppression water supplies and infrastructure.

*The project team has coordinated with the Security Fire Protection District throughout the process and a site plan has been developed to meet their approval which provides adequate emergency access for this property. Fire hydrants have been added throughout the site to meet the design criteria*

Objective CFI3-9: Ensure wastewater treatment systems will be properly operated and maintained and that they will not exceed the maximum treatment capacity if future growth is planned.

*Wastewater Service Commitments have been provided address the capacity to serve the development.*

**Proper County Water Master Plan compliance provided below.**

*The proposed residential subdivision satisfies the following policies of the County Water Master Plan:*

Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.

*The proposed subdivision is located within the Widefield Water & Sanitation District service area and a supportive Will Serve Letter noting the Districts ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.*

Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.

*The proposed development will connect to the existing central water and wastewater. Will Serve Letters have been provided for the proposed development.*

Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.

*An appropriate Will Serve Letter has been provided by Widefield Water & Sanitation District to serve the noted subdivision adequately and noting their current capacities to serve. The Colorado Division of Water Resources State Engineers Office has issued an opinion that the proposed water supply can be provided without causing injury to decreed water rights, and the supply is expected to be adequate.*

Given these statements by the County Master Plan, Cottages at Mesa Ridge aligns well with these goals by proposing smaller homes, for rent, that are in a more affordable price range as opposed to large estates lots that promote urban sprawl and un-affordable to many El Paso County residents.

- **The subdivision is in substantial conformance with the approved preliminary plan;**

*The proposed subdivision is in substantial conformance with the submitted preliminary plan.*

- **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 subdivision is consistent with the subdivision design standards and regulations and meets all items listed above per this review criteria.*

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

*The request for a finding of sufficiency was previously made by the BoCC at the time of preliminary plan approval (PUDSP2111) The Development is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services will be extended to this proposed development. There are no proposed wells or individual septic systems. WWSD has provided letters of intent to serve commitment letters for this project. The district has also provided the water quality report as required by El Paso County.*

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

*A public wastewater system will be provided for by the Fountain Sanitation District. District provided commitment letters have been provided as part of the approved PP/PUD indicating capacity to provide wastewater disposal services for this development.*

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

*A Geology and Soils Report was prepared by ENTECH Engineering Inc. (dated 12/22/21) and is included with the submittal package. As part of this report, exploratory test borings were completed. There are no significant geological hazards found to be present. The Geologic constraints found to be present include:*

- *artificial fill*
- *collapsible soils*
- *expansive soils*
- *groundwater and floodplain areas*
- *shallow bedrock*
- *potentially seasonal shallow groundwater Mitigation method: slab-on grade foundations.*

*These geologic and engineering conditions are relatively common to the area, and can be satisfactorily mitigated through proper engineering design, and construction practices.*

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

*Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings. A Final Drainage Report for this development was included for review and approval by El Paso County.*

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

*Legal and physical access is provided to parcels by public rights-of-way or recorded easement*

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

*The necessary services, including police and fire protection, recreation, utilities, and transportation systems, will be made available to serve the proposed subdivision as follows:*

*Police: El Paso County police department will serve this property*

*Fire: Security Fire Protection District will serve this property*

*Recreation: El Paso County Parks has not required dedicated acreage for parks however the open space and trail system is open to the public.*

*Utilities - The following utilities are provided.*

*Sanitary Sewer: Fountain Sanitation District*

*Water: Widefield Water and Sanitation District*

*Gas: Black Hills Energy*

*Electric: Fountain Electrical Department*

*School: Widefield School District 3*

*Transportation:*

*Roads: Access to site vial Landover Lane City of Fountain roadway.*

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

*The proposed project and plans comply with Chapter 6 of the Code. One main access point is provided and one emergency access is provided for this development. The applicant worked with the Security Fire District and received approval of the emergency access for this property. A fire protection report illustrating the available fire protection measures was provided with the approved PP/PUD submittal. In addition, a fire protection district commitment to serve this development has also been provided.*

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

*Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision. A Final Drainage Report, Traffic Report and Geotechnical Report are submitted with this application package. The provision of adequate roads, utilities and public facilities is planned as part of the community. The existing detention pond will be utilized to mitigate the stormwater impacts of the development. The Traffic Impact analysis prepared by LSC addresses the impacts related to traffic. The off site improvements required by this analysis are defined in Table 4. Roadway Improvements (located within the report).*

- **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 necessary public facilities or infrastructure, for impacts reasonably related to the proposed subdivision shall be constructed in accordance with the submitted Construction Drawings so that the impacts of the subdivision will be adequately mitigated. Public improvements will be constructed as necessary including municipal utilities, roadways, and pedestrian sidewalks. Any supplemental or required SIA documents will be provided as necessary.*

#### Water

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

#### Wastewater

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

#### Storm Sewer

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

#### Drainage

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

#### Gas

*The type of homes proposed for this development are built to not require gas service. They will require only and electric service which will be provided by City of Fountain Electrical Department.*

*Summary of utility providers:*

- Widefield Water and Sanitation District
- Fountain Sanitation District
- City of Fountain Electrical Department
- Security Fire Protection District

#### Utility Easement Standards

*Sections 8.4.5.G.4.b.i and 8.4.6.C.2.d.i "Easement Location and Dimensions" requires utility easements be placed along lot and tract lines, specifically five-feet (5') side and seven-feet (7') rear lot lines. Residences are units for rent and therefore will not be platted on a lot thus the referenced sections do not directly apply to this development. The plan provides front easements along the private driveways*



*that will be utilized by all utility service providers. This development is setup for one (1) lot with perimeter setbacks and minimum building separations. The actual residential unit will be constructed on reinforced slab (slab on grade) foundations with no basements or sub-floor/sub-grade storage or crawl spaces. Utility services will be connected to each unit from the front.*

*Private Driveway Access and Utility Easement*

*The private driveways (and associated access and utility easement) allow this product to be site designed with appropriate pavement width, easement location, parking and pedestrian facilities. This allows efficiency of the site plan layout which results in more land area in open spaces and other amenities. This project has 50% of open space due to the efficiency of the private driveway and overall layout. Pedestrian paths in connection with sidewalks along the access easement allow the residents to easily connect to the community open spaces and amenities. This site plan encourages non-motorized links to the external pedestrian networks that can connect users to the greater region.*

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

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

**• The extraction of any known commercial mining deposit shall not be impeded by this subdivision**

*No commercial mining deposits exist on the property*

MESA RIDGE SUBDIVISION FILING No. 10

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

KNOW ALL BY THESE PRESENTS:

That CSJ No. 1, LLC, a Colorado limited liability company, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION:

BEGINNING at the Northwest corner of the Northwest Quarter of Section 28, Township 15 South, Range 65 West of the 6th Principal Meridian;  
thence N 89°41'59" E along the North line of said Northwest Quarter, a distance of 117.30 feet to a point on the West line of Powers Boulevard as recorded under Book 6788 at Page 531 of the records of the El Paso County Clerk and Records Office;  
thence along the West line of said Powers Boulevard, 933.14 feet along the arc of a 1,096.98 foot radius curve to the right, having a central angle of 48°44'17" and a chord that bears S 12°56'23" W, 905.26 feet to a point on the Northerly line of that parcel of land described under Book 5506 at Page 1290 of said records;  
thence the following eight (8) courses along said Northerly lines and Easterly lines of said parcel of land described under Book 5506 at Page 1290:  
1) N 84°16'00" W, a distance of 198.99 feet;  
2) 48.11 feet along the arc of a 540.00 foot radius tangent curve to the left, having a central angle of 04°53'33" and a chord that bears N 86°42'46" W, 46.10 feet;  
3) N 89°09'33" W, a distance of 124.09 feet;  
4) 100.02 feet along the arc of a 140.00 foot radius tangent curve to the right, having a central angle of 40°56'07" and a chord that bears N 68°41'30" W, 97.91 feet;  
5) N 48°13'27" W, a distance of 126.77 feet;  
6) 6.49 feet along the arc of an 8.00 foot radius tangent curve to the right, having a central angle of 46°29'23" and a chord that bears N 24°58'45" W, 6.31 feet;  
7) N 01°44'04" W, a distance of 137.18 feet;  
8) 87.71 feet along the arc of a 135.00 foot radius tangent curve to the left, having a central angle of 37°13'35" and a chord that bears N 20°21'02" W, 86.18 feet to the Southwest corner of Lot 15, Block 3, Sunrise Ridge Subdivision Filing No. 8 as recorded under Reception No. 1722613 of said records;  
thence the following two (2) courses along the Easterly line of said Sunrise Ridge Subdivision Filing No. 8:  
1) 511.39 feet along the arc of a 1,034.60 foot radius curve to the left, having a central angle of 28°19'14" and a chord that bears N 58°13'41" E, 506.20 feet to a point of compound curvature;  
2) 283.12 feet along the arc of a 500.00 foot radius curve to the left, having a central angle of 32°26'36" and a chord that bears N 27°50'47" E, 279.35 feet to a point on the North line of the Northeast Quarter of Section 29, Township 15 South, Range 65 West of the 6th Principal Meridian;  
thence N 89°57'13" E along the North line of said Northeast Quarter, a distance of 115.21 feet to the Point of Beginning.

Containing a calculated area of 445,104 square feet (10.218) acres of land, more or less.

DEDICATION

The above owner has conveyed said parcel of land to be platted into a lot and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as MESA RIDGE SUBDIVISION FILING No. 10 in the County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, CSJ No. 1, LLC, a Colorado Limited Liability Company, has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

David D. Jenkins, Authorized Agent  
CSJ No. 1, LLC, a Colorado Limited Liability Company

OWNERS CERTIFICATE

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, a street, and easements as shown hereon under the name and subdivision of MESA RIDGE SUBDIVISION FILING No. 10. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

OWNER:

CSJ No. 1, LLC, a Colorado Limited Liability Company

By: \_\_\_\_\_  
David D. Jenkins

Title: Authorized Agent

NOTARIAL:

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

The above and aforementioned instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

By: David D. Jenkins, Authorized Agent

Witness my hand and seal:

My Commission expires \_\_\_\_\_

Notary Public \_\_\_\_\_

EASEMENT STATEMENT:

The exterior boundaries of Lot 1 as shown hereon are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the property owner.

SURVEYOR'S NOTES

1. 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.
2. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment No. 30685LIG, with an effective date of February 23, 2022 as provided by Legacy Title Group and Old Republic National Title Insurance Company.
5. This survey was performed in the field on June 5, 2020.
6. The overall subject parcel contains a calculated area of 445,104 square feet (10.218 acres) of land, more or less.
7. BASIS OF BEARINGS: Bearings are based upon a line from the North Quarter corner of Section 29 and the North Quarter corner of Section 28, Township 15 South, Range 65 West of the 6th P.M., monumented at the North Quarter corner of Section 29 with a 3.25" aluminum cap in concrete stamped "PLS 4842" and monumented at the North Quarter corner of Section 28 with a #6 rebar and 3.25" aluminum cap stamped "PLS 14611", and is assumed to bear N 89°49'38" E, a field measured distance of distance of 5281.32 feet.
8. The subject property shown herein lies within Zone X, areas determined to be outside the 500-year floodplain, as shown on Federal Emergency Management Agency flood insurance rate map number 08041C0956G, effective December 7, 2018.
9. This site is not within a designated F.E.M.A. floodplain as determined by the flood insurance rate map number 08041C0956G, effective December 7, 2018.
10. There shall be no direct Lot access to South Powers Boulevard or Mesa Ridge Parkway.

11. Geologic hazard note:

The following Lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report "Subsurface Soil Investigation Parkway Property" prepared by Entech Engineering Inc., Job No. 211100 dated August 18, 2021 and is held in the records of the El Paso County Planning and Community Development Departments.

12. The parties responsible for this plan have familiarized themselves with the current accessibility criteria and specifications and the proposed plan reflects the 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 guideline enacted or promulgated under or with respect to such laws.

13. The property shown hereon is located within the Mesa Ridge Metropolitan District No. 2, per the document recorded at Reception No. 220038072 of the records of the El Paso County Clerk and Recorder.

14. No Lots shall be sold, conveyed, or transferred to a Party other than one that purchases the entire Subdivision, whether by Deed or by Contract, unless and until the required Public and Common development improvements for the Subdivision have been constructed and completed in accordance with the Subdivision Improvements Agreement recorded at Reception No. \_\_\_\_\_ and the approved construction plans and preliminary acceptance of said improvements has been received from El Paso county. Should a Party purchase the entire Subdivision, Lots within the Subdivision may be sold, conveyed, or transferred and have building permits issued upon receipt of collateral acceptable to the County which is sufficient to guarantee construction of the improvements in the approved financial assurance estimate. If subdivider or a purchaser posts collateral more than ninety (90) days following plat recording, an updated financial assurance estimate may be required. This Plat restriction may be removed or rescinded by the Board of County Commissioners or, if permitted by the Subdivision improvements agreement, by the planning and community development department director upon either approval of an alternative form of collateral or completion and preliminary acceptance by the El Paso board of county commissioners of all improvements required to be constructed and completed in accordance with said subdivision improvements agreement. The partial release of Lots for sale, conveyance or transfer may only be granted in accordance with any planned partial release of Lots authorized by the Subdivision improvements agreement.

15. The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County road impact fee program resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittal. The fee obligation, if not paid at Final Plat recording, shall be documented on all sales documents and on Plat notes to ensure that a title search would find the fee obligation before sale of the Property.

16. All property within this subdivision, except Right of Way Dedications as shown hereon, is subject to a declaration of covenants as recorded at Reception No. \_\_\_\_\_, of the records of the El Paso County Clerk and Recorder.

17. Notice of potential aircraft overflight and noise impact associated with airport: this serves as notice of potential aircraft overflight and noise impacts on this property due to its close proximity to an airport, which is being disclosed to all prospective purchasers considering the use of this property for residential and other purposes. this property is subject to the overflight and associated noise of arriving and departing aircraft during the course of normal airport operations.

18. All property owners are responsible for maintaining proper storm water drainage in and through their Property. Public drainage easements as specifically noted on the Plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage Easements.

19. No driveway shall be established unless an access permit has been granted by El Paso County.

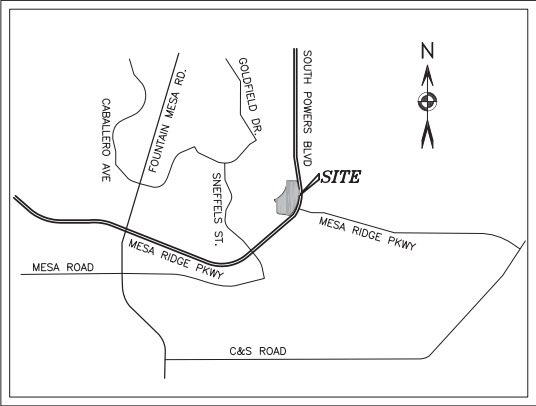
20. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

21. The following reports have been submitted in association with the Preliminary Plan or Final Plat for this Subdivision and are on file at the County Planning and Community Development Department: transportation impact study; drainage report; water resources report; wastewater disposal report; geology and soils report; fire protection report; noise report.

22. Developer shall comply with Federal and State laws, regulations, ordinances, review and permit requirements, and other Agency requirements, if any, of applicable Agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife service regarding the endangered species act, particularly as it relates to the listed species (e.g., Preble's Meadow jumping mouse).

23. The addresses exhibited on this Plat are for informational purposes only. They are not the legal description and are subject to change.

24. The land within the Plat is zoned RS-6000/CAD-O as identified within PCD file number \_\_\_\_\_. The PUD development plan, guidelines and landscape plan are recorded at **Reception No.** \_\_\_\_\_



VICINITY MAP  
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE:

I Spencer J. Barron, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on October 6, 2021, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

Spencer J. Barron  
Colorado Professional Land Surveyor No. 38141  
For and on behalf of Barron Land, LLC

COUNTY APPROVAL

This plat for MESA RIDGE SUBDIVISION FILING No. 10 was approved for filing by the El Paso County, Colorado Planning and Community Development Department this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Planning and Community Development Director \_\_\_\_\_ Date \_\_\_\_\_

RECORDING

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at \_\_\_\_\_ O'clock \_\_M., this day of \_\_\_\_\_, 2022 A.D., and is duly recorded under Reception Number \_\_\_\_\_ of the records of El Paso County, Colorado.

Fee: \_\_\_\_\_

Surcharge: \_\_\_\_\_

Chuck Broerman, Recorder

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

FEES:

School Fee: \_\_\_\_\_

Bridge Fee: \_\_\_\_\_

Park Fee: \_\_\_\_\_

Drainage Fee: \_\_\_\_\_

SHEET LEGEND:

SHEET 1: Legal description, notes and vicinity map

SHEET 2: Boundary detailed information

SHEET 3: Easement detailed information

DATE: 02/28/2022 REVISIONS			
No.	Remarks	Date	By

PCD File No. \_\_\_\_\_

**BARRON**  **LAND**

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2790 N. Academy Blvd, Suite 311 P: 719.360.8827  
Colorado Springs, CO 80917 F: 719.466.6527  
www.BARRONLAND.com

PROJECT No.: 20-035 SHEET 1 OF 3

FINAL PLAT

COUNTY OF EL PASO, STATE OF COLORADO


$$1'' = 50'$$


LEGEND:

- |        |   |
|--------|---|
| ●      | FOUND SECTION MONUMENT AS NOTED   |
| ●      | FOUND #4 REBAR WITH RED PLASTIC CAP<br>STAMPED "ROCKWELL PLS 19586" UNLESS NOTED<br>OTHERWISE |
| ■      | FOUND #5 REBAR WITH ORANGE PLASTIC CAP<br>STAMPED "PLS 38141"                                 |
| (M)    | FIELD—MEASURED DIMENSIONS   |
| (R)    | RECORD DIMENSIONS   |
| REC.   | RECEPTION   |
| R.O.W. | RIGHT—OF—WAY  |
| AC     | ALUMINUM CAP  |
| (XXX)  | PROPOSED ADDRESS  |
| ——     | SUBJECT PARCEL LINES  |
| ——     | ADJACENT PARCEL LINES   |
| ——     | SECTION LINES   |
| ——     | EASEMENT LINES  |

**SHEET LEGEND:**

SHEET 1: Legal description, notes and vicinity map

SHEET 2: Boundary detailed information

SHEET 3: Easement detailed information

DATE: 02/28/2022		REVISIONS	
No.	Remarks	Date	By

PCD File No. \_\_\_\_\_



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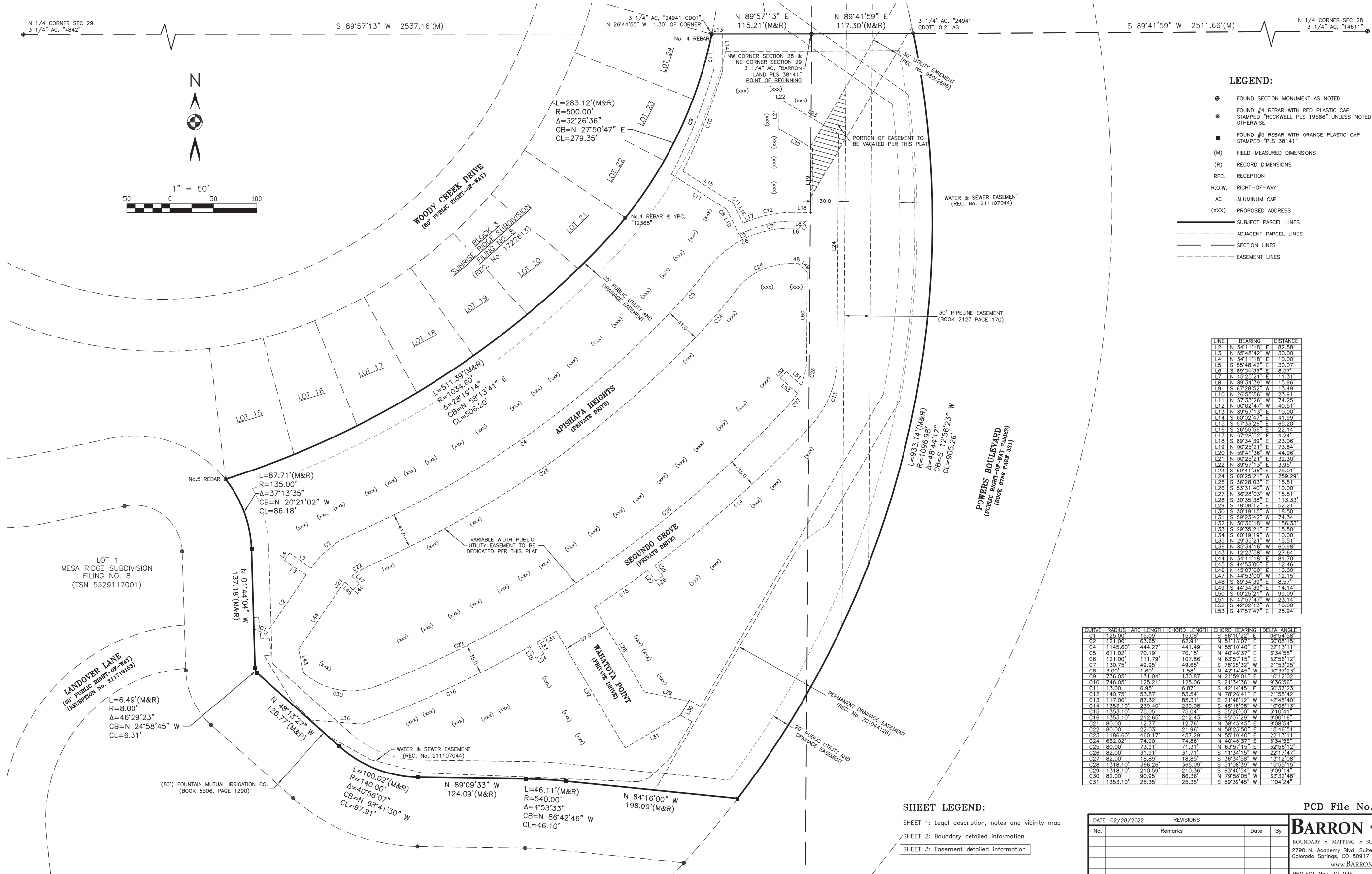
PROJECT No.: 20-035

SHEET 2 OF 3

FINAL PLAT

MESA RIDGE SUBDIVISION FILING No. 10

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



LEGEND:

- FOUND SECTION MONUMENT AS NOTED
- FOUND #4 REBAR WITH RED PLASTIC CAP STAMPED "ROCKWELL PLS 19586" UNLESS NOTED OTHERWISE
- FOUND #5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- REC. RECEPTION
- R.O.W. RIGHT-OF-WAY
- AC ALUMINUM CAP
- (XXX) PROPOSED ADDRESS

- SUBJECT PARCEL LINES
- - - ADJACENT PARCEL LINES
- SECTION LINES
- - - EASEMENT LINES

LINE	BEARING	DISTANCE
L2	N 34°11'18" E	82.58'
L3	N 55°48'42" W	30.00'
L4	N 34°11'18" E	10.00'
L5	S 55°48'42" E	30.07'
L6	S 89°34'39" E	8.57'
L7	N 45°25'21" E	11.31'
L8	N 89°34'39" W	15.96'
L9	S 67°28'52" W	13.49'
L10	N 26°55'56" W	23.91'
L11	N 57°33'26" W	74.25'
L12	N 00°02'47" W	40.51'
L13	N 89°57'13" E	10.00'
L14	S 00°02'47" E	41.99'
L15	S 57°33'26" E	65.20'
L16	S 26°55'56" E	22.14'
L17	N 67°28'52" E	4.24'
L18	N 89°34'39" E	23.06'
L19	N 00°25'21" E	73.84'
L20	N 59°41'36" W	44.96'
L21	N 00°25'21" E	32.30'
L22	N 89°57'13" E	3.96'
L23	S 59°41'36" E	75.01'
L24	S 00°25'21" W	259.22'
L25	S 36°28'03" E	15.51'
L26	S 53°31'40" W	10.00'
L27	N 36°28'03" W	13.51'
L28	S 30°35'38" E	113.33'
L29	S 78°08'12" E	52.21'
L30	S 30°19'15" W	18.50'
L31	S 59°23'42" W	74.34'
L32	N 30°36'18" W	156.33'
L33	S 29°35'21" E	15.50'
L34	S 60°19'19" W	10.00'
L35	N 29°35'21" W	15.51'
L36	N 85°34'16" W	60.98'
L37	N 12°23'58" W	27.64'
L38	N 34°11'18" E	81.70'
L39	S 44°53'00" E	12.46'
L40	N 45°07'00" E	10.00'
L41	N 44°53'00" W	12.15'
L42	N 89°34'39" E	8.57'
L43	N 44°34'39" E	14.14'
L44	S 00°25'21" W	99.09'
L45	N 47°57'47" E	23.14'
L46	S 42°02'13" W	10.00'
L47	S 47°57'47" E	25.94'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	15.09'	15.08'	S 66°10'22" E	06°54'58"
C2	121.00'	63.65'	62.91'	N 51°13'07" E	30°08'15"
C3	1145.60'	444.27'	441.49'	N 55°10'40" E	22°13'11"
C4	611.02'	70.19'	70.15'	N 40°46'37" E	6°34'56"
C5	121.00'	111.79'	107.86'	N 63°59'15" E	52°56'12"
C6	130.75'	49.95'	49.65'	S 78°25'32" W	21°53'25"
C7	3.00'	1.60'	1.58'	N 42°14'45" W	30°37'23"
C8	736.05'	131.04'	130.87'	N 21°59'01" E	10°12'02"
C9	746.05'	125.01'	125.06'	S 21°34'36" W	9°36'56"
C10	13.00'	6.95'	6.87'	S 42°14'45" E	30°37'23"
C11	140.75'	53.87'	53.54'	N 78°26'41" E	21°55'42"
C12	117.00'	87.32'	85.31'	S 21°48'12" W	42°45'40"
C13	1353.10'	239.40'	239.08'	S 48°15'08" W	10°08'13"
C14	1353.10'	75.05'	75.04'	S 55°20'00" W	3°10'41"
C15	1353.10'	212.65'	212.43'	S 65°07'29" W	9°00'16"
C16	80.00'	12.77'	12.76'	N 38°45'44" E	9°08'54"
C17	80.00'	22.03'	21.96'	N 58°23'50" E	15°46'51"
C18	1186.60'	460.17'	457.29'	N 55°10'40" E	22°13'11"
C19	652.02'	74.90'	74.86'	N 40°46'37" E	6°34'56"
C20	80.00'	73.91'	71.31'	N 63°57'15" E	52°56'12"
C21	82.00'	31.91'	31.71'	S 11°34'15" W	22°17'47"
C22	82.00'	18.89'	18.85'	S 36°34'58" W	13°12'08"
C23	1318.10'	366.26'	365.09'	S 51°08'39" W	15°55'15"
C24	1318.10'	210.59'	210.36'	S 63°40'54" W	9°09'14"
C25	82.00'	90.95'	86.36'	N 79°58'05" W	63°32'48"
C26	1353.10'	25.35'	25.35'	S 59°39'45" W	1°04'24"

SHEET LEGEND:

- SHEET 1: Legal description, notes and vicinity map
- SHEET 2: Boundary detailed information
- SHEET 3: Easement detailed information

DATE:	02/28/2022	REVISIONS		
No.	Remarks	Date	By	

PCD File No. \_\_\_\_\_

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PROJECT No.: 20-035 SHEET 3 OF 3



THE COTTAGES AT MESA RIDGE  
PUD/ PRELIMINARY PLAN

LANDSCAPE PLAN

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

No change from latest  
PUD/PP submittal 3/2/22

GENERAL LANDSCAPE PLAN NOTES:

\*A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER. ALL INTERNAL LANDSCAPE AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY BY OWNER AFTER INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

IRRIGATION:

- ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE.
- ALL NATIVE LOW GROW SEEDING SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT.

SHRUB/TREE PLANTING NOTES:

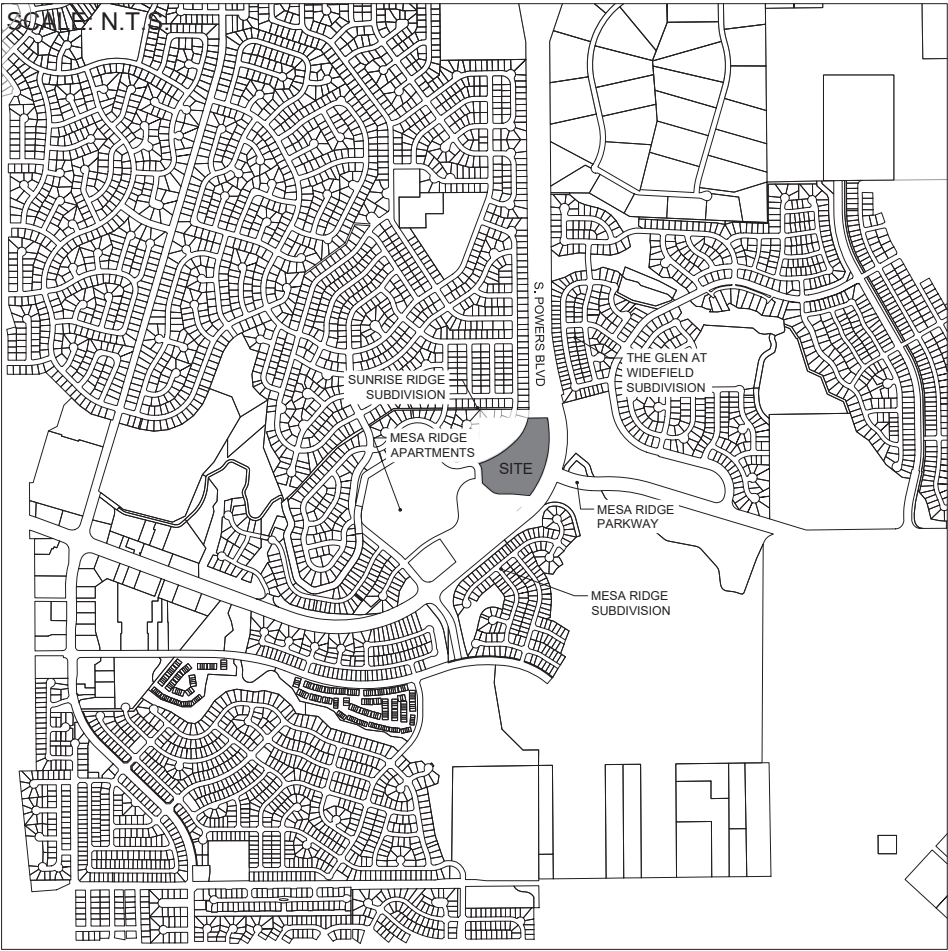
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
- PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTS BED RECEIVING 3" DEPTH MIN. ROCK WOOD ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND ROCK MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION, AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
  - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISL FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
  - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL BLANKET AFTER SEEDING. REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.
  1. FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
  2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDD IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDD DURING THE SAME SEASON.

VICINITY MAP

SCALE: N.T.S.



SITE DATA

EXISTING ZONING: RS-6000 CAD-0  
PROPOSED ZONING: PUD  
EXISTING USE: VACANT  
PROPOSED USE: 2-FAMILY DWELLINGS, CLUBHOUSE, OPEN SPACE & RECREATIONAL AMENITIES  
BUILDING HEIGHT: 35' MAXIMUM  
TOTAL DEVELOPMENT AREA: 10.21 ACRES  
PROPOSED DENSITY: 11.94 DU/ACRE(GROSS & NET, NO R.O.W)  
OPEN SPACE REQUIRED: 10%  
OPEN SPACE PROVIDED: 51% 5.23 ACRES (EXCLUDES FIRE ACCESS RD. & IRR. DITCH)

SITE AREA: 445,103.7 SQ. FT. (10.22 AC)

LANDSCAPE SETBACKS

SEE COUNTY CODE SECTION 6.2.2.B & 6.2.2.G(1)

STREET NAME OR ZONE BOUNDARY	STREET CLASSIFICATION	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROV.	SHRUB SUBSTITUTIONS REQUIRED/PROVIDED	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GOUND PLANE VEG. REQUIRED/PROVIDED
S. POWERS BLVD.	PRINCIPLE ARTERIAL	25' / 25'	933'	1 / 20'	47 / 47	N/A	PB	75% / 75%
NORTH WEST BOUNDARY	ZONE DISTRICT BNDY	15' / 15'	795'	1 / 30'	27 / 43	N/A	NWB	75% / 75%

LANDSCAPE BUFFERS & SCREENS

SEE CODE SECTION 6.2.2.D(2)

STREET NAME OR PROPERTY LINE	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/25')	EVERGREEN TREES REQ. (33%) /PROV.	LENGTH OF 6' OPAQUE STRUCTURE REQ./PROV.	BUFFER TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ. / PROV.
NORTH BOUNDARY	15' / 15'	233'	10 / 10	3 / 8	233' / 0'	NB	75% / 75%
WEST BOUNDARY	15' / 15'	232'	10 / 10	3 / 3	232' / 0'	WB	75% / 75%
SOUTH WEST BOUNDARY	15' / 15'	596'	24 / 25	8 / 17	596' / 596'	SWB	75% / 75%

INTERNAL LANDSCAPE

SEE CODE SECTION 6.2.2.E

NET SITE AREA (SF)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQUIRED/PROVIDED	INTERNAL TREES (1/500 SF) REQUIRED/PROVIDED	SHRUB SUBSTITUTIONS REQUIRED/PROVIDED	PERCENT GROUND PLANE VEG. REQ./PROV.
445,104 (10.22 AC)	15%	66,765 SF / 244,207 SF	134 / 208	N/A	75% (244,207 SF/ 192,195 SF) /78%

SHEET INDEX:

- SHEET L.01: COVER SHEET  
SHEET L.02: LANDSCAPE PLAN  
SHEET L.03: LANDSCAPE PLAN  
SHEET L.04: LANDSCAPE PLAN  
SHEET L.05: LANDSCAPE PLAN  
SHEET L.06: LANDSCAPE PLAN  
SHEET L.07: LANDSCAPE PLAN  
SHEET L.08: DETAILS  
SHEET L.09: DETAILS

CLIENT

GOODWIN KNIGHT  
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ENGINEER

HR GREEN INC.  
7222 COMMERCE CENTER DR.  
SUITE #220  
COLORADO SPRINGS, CO 80919  
720.602.4965

LANDSCAPE ARCHITECT

HR GREEN INC.  
5619 DTC PARKWAY #1150  
GREENWOOD VILLAGE, CO 80111  
720.602.4999

SEEDING SPECIFICATIONS

PAWNEE BUTTES SEED INC.

NATIVE SEEDING

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

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

GROUNDCOVER LEGEND/QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	TURF SOD	28,030	SQUARE FEET
	1-1/2" DENVER GRANITE (3" DEPTH - SEE PROJECT MANUAL)	22,896	SQUARE FEET
	2-4" ARKANSAS TAN RIVER ROCK (4" DEPTH - SEE PROJECT MANUAL)	53,083	SQUARE FEET
	NATIVE SEEDING	135,022	SQUARE FEET
	GRANITE DECORATIVE BOULDERS (2'-3' IN WIDTH)	104	QUANTITY

GROUND COVER NOTES

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- ALL COBBLE AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.



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



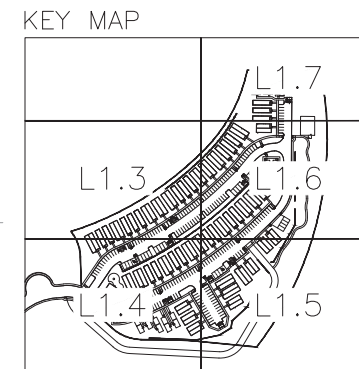
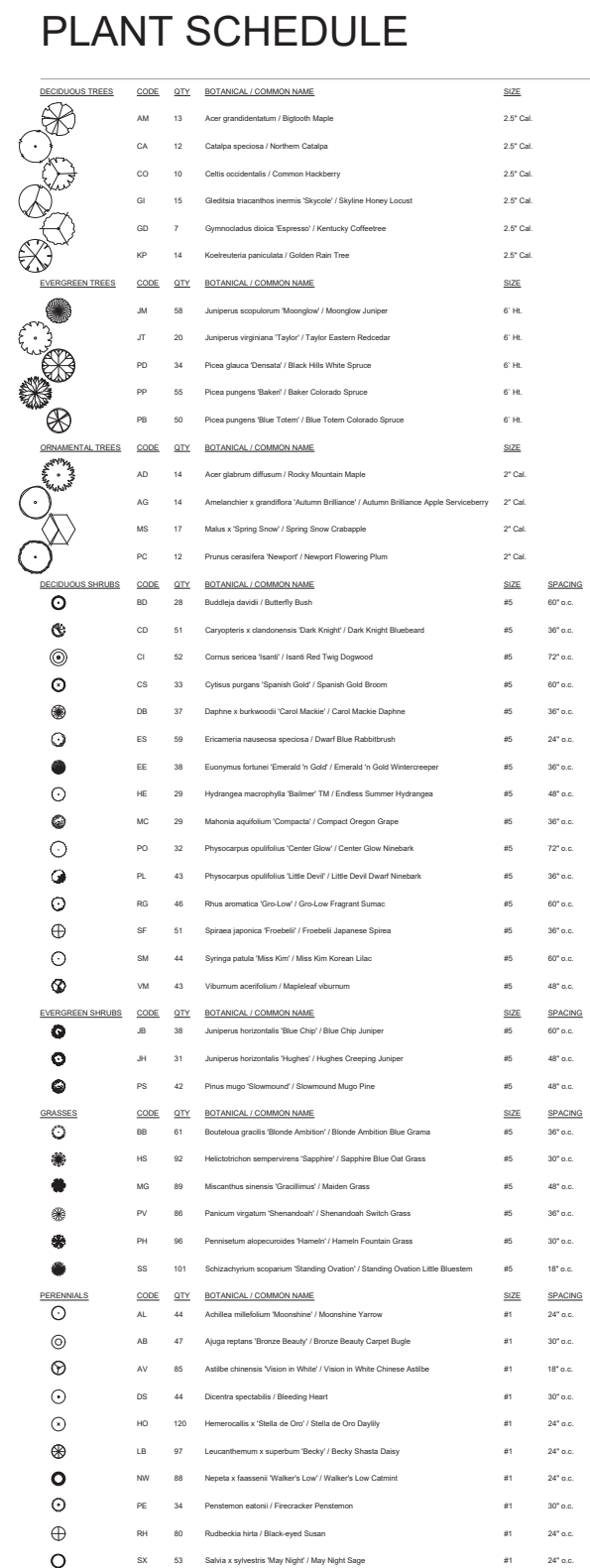
PUD LANDSCAPE PLAN  
COVER SHEET

SHEET  
L.01

13



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



TURF SOD

1-1/2" GRANITE ROCK

2-4" COBBLE ROCK

NATIVE SEEDING



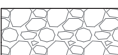
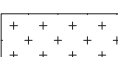
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# NORTHWEST PROPERTY BOUNDARY

	TURF SOD
	1-1/2" GRANITE ROCK
	2-4" COBBLE ROCK
	NATIVE SEEDING

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



PUD LANDSCAPE PLAN  
LANDSCAPE PLAN

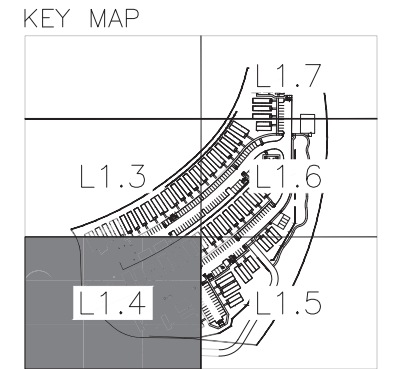
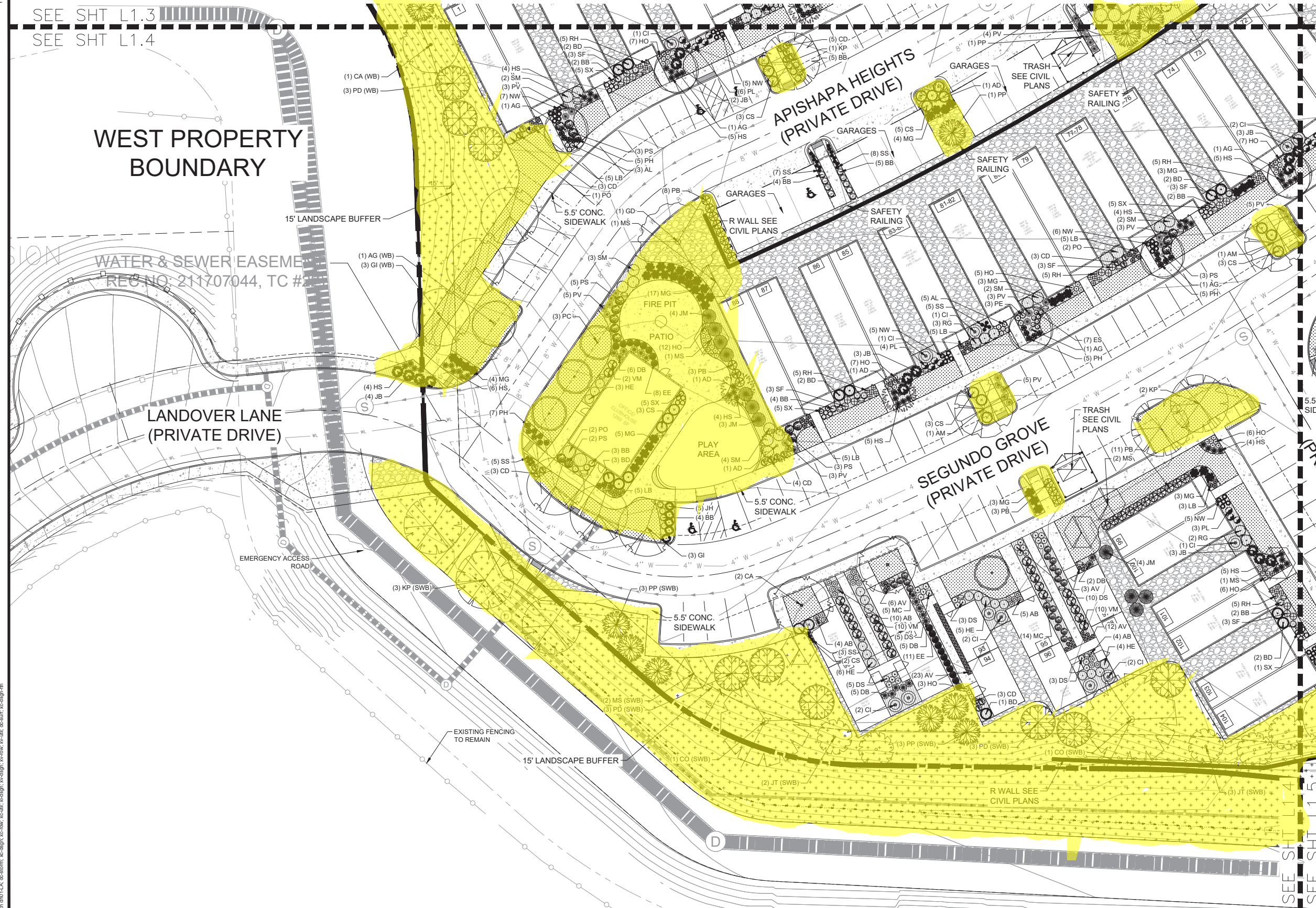
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# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

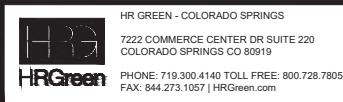
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- ## GROUNDCOVER LEGEND
- |   |                     |
|---|---------------------|
|  | TURF SOD            |
|  | 1-1/2" GRANITE ROCK |
|  | 2-4" COBBLE ROCK    |
|  | NATIVE SEEDING      |

- ### GROUND COVER NOTES
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THE COTTAGES AT MESA RIDGE  
GOODWIN KNIGHT  
EL PASO COUNTY, COLORADO



PUD LANDSCAPE PLAN

LANDSCAPE PLAN

SHEET  
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16

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# POWERS BOULEVARD (PRINCIPLE ARTERIAL)

PERMANENT DRAINAGE EASEMENT  
(REC. No. 201044126, TC #9 & #20)

A schematic diagram of a curved road layout, likely for a transit or infrastructure project. The road is shown as a series of connected segments, with five labeled sections: L1.3, L1.4, L1.5, L1.6, and L1.7. The road curves from the bottom left towards the top right. L1.5 is highlighted in a grey box, indicating it is the current focus of the discussion. The diagram also shows various road features like lanes, sidewalks, and potential transit stops or stations.

TURF SOD

1-1/2" GRANITE ROCK

2-4" COBBLE ROCK

NATIVE SEEDING

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SCALE

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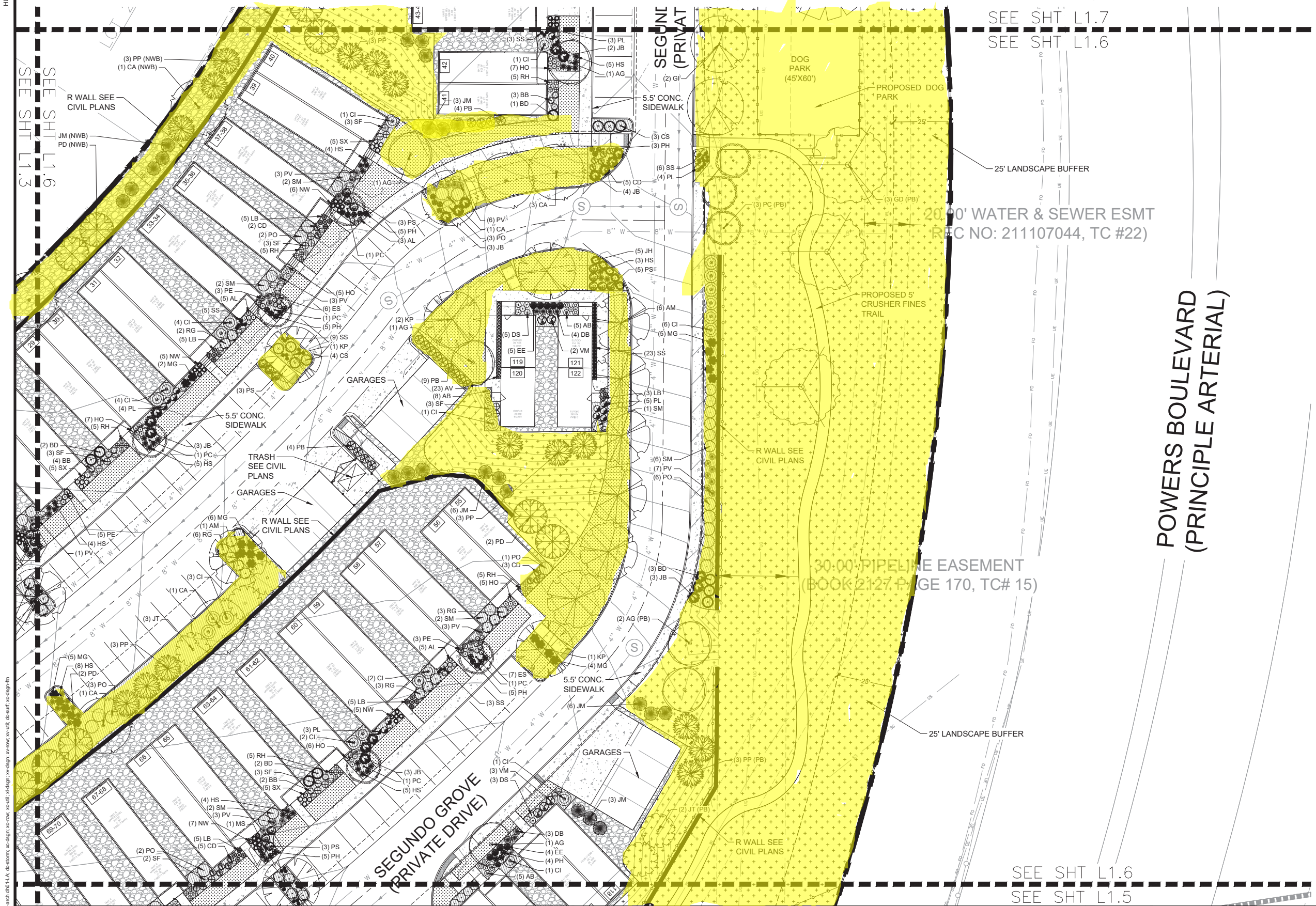
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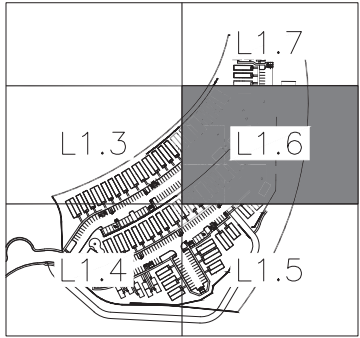
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THE COTTAGES AT MESA RIDGE  
PUD/ PRELIMINARY PLAN

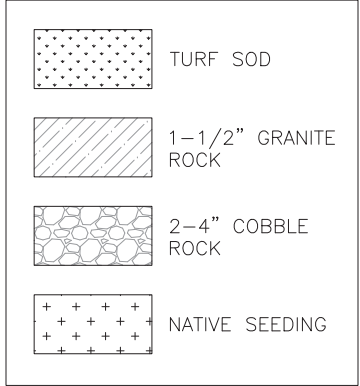
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KEY MAP



GROUNDCOVER LEGEND



GROUND COVER NOTES

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POWERS BOULEVARD  
(PRINCIPLE ARTERIAL)



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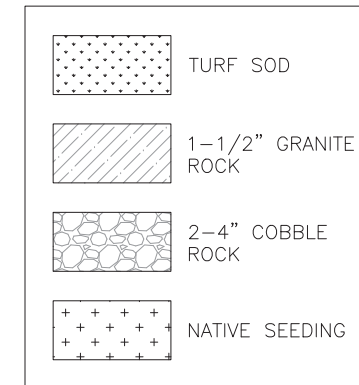
PUD LANDSCAPE PLAN  
LANDSCAPE PLAN

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




GROUND COVER NOTES

1. ALL PLANTINGS IN SHRUB BEDS SHALL RECEIVE WOOD MULCH RINGS AROUND INDIVIDUAL PLANTS - SEE PLANTING DETAILS.
2. ALL ROCK MULCH AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.
3. ALL COBBLE AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.



NOT FOR CONSTRUCTION

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NO.	DATE	BY	REVISION DESCRIPTION



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COLORADO SPRINGS CO 80919  
PHONE: 719.300.4140 TOLL FREE: 800.728.7801  
FAX: 844.273.1057 | [HRGreen.com](http://HRGreen.com)

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



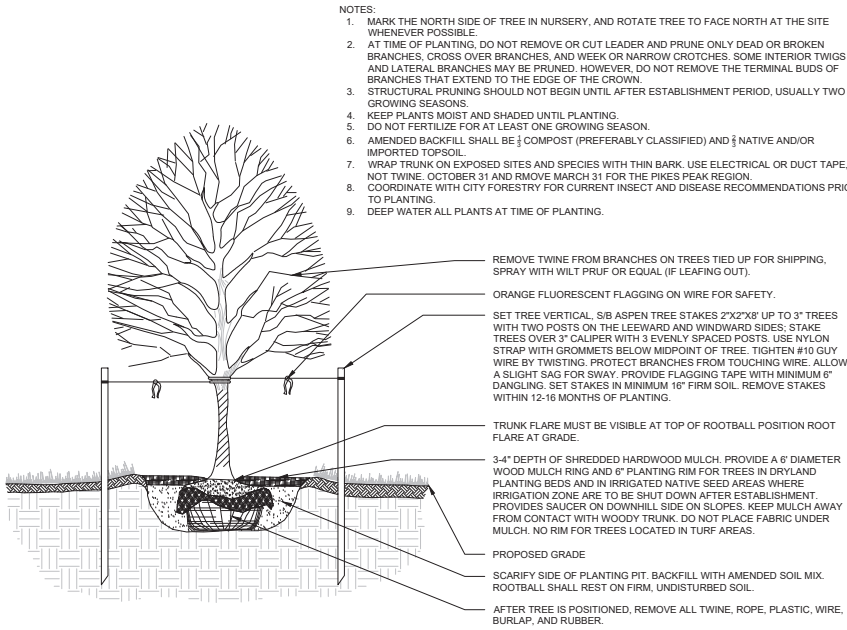
PUD LANDSCAPE PLAN  
LANDSCAPE PLAN

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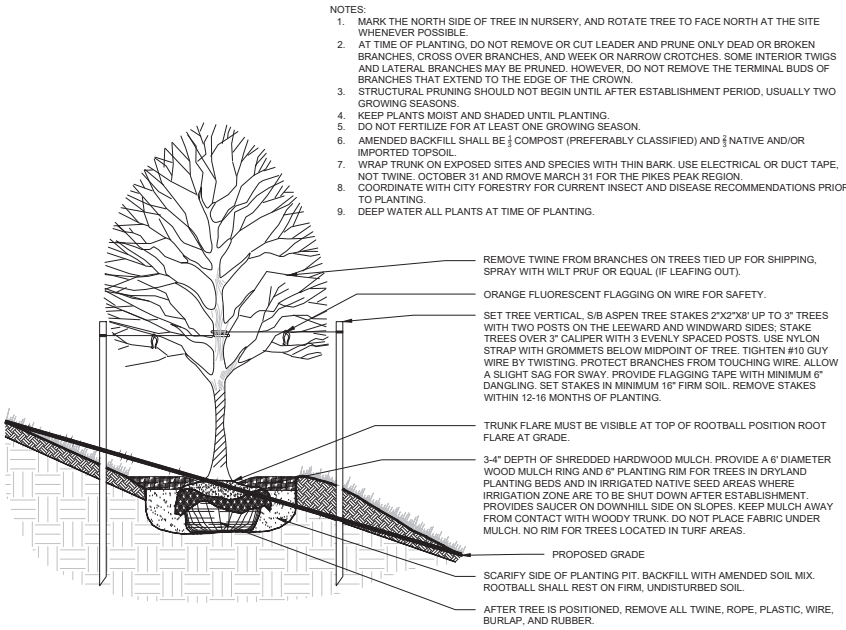
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# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

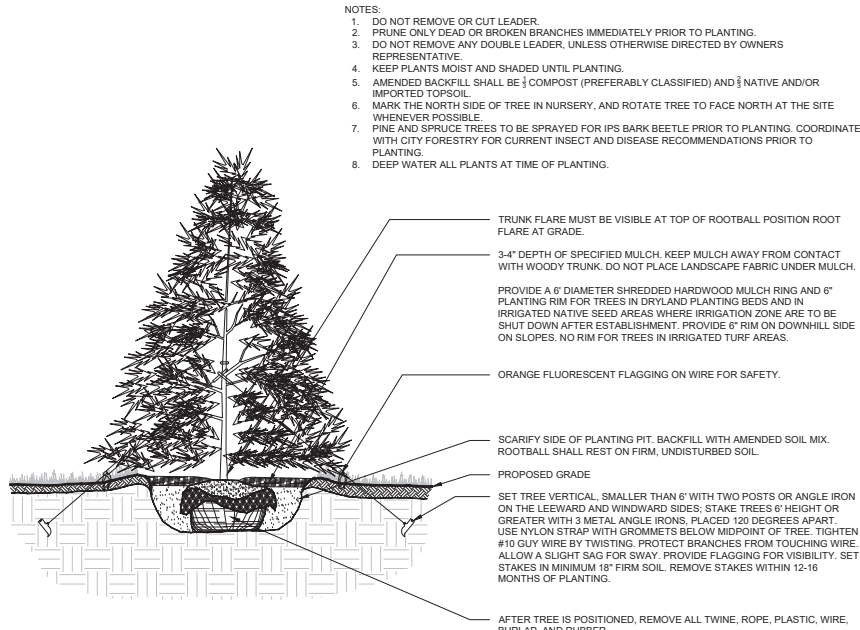
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& THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO



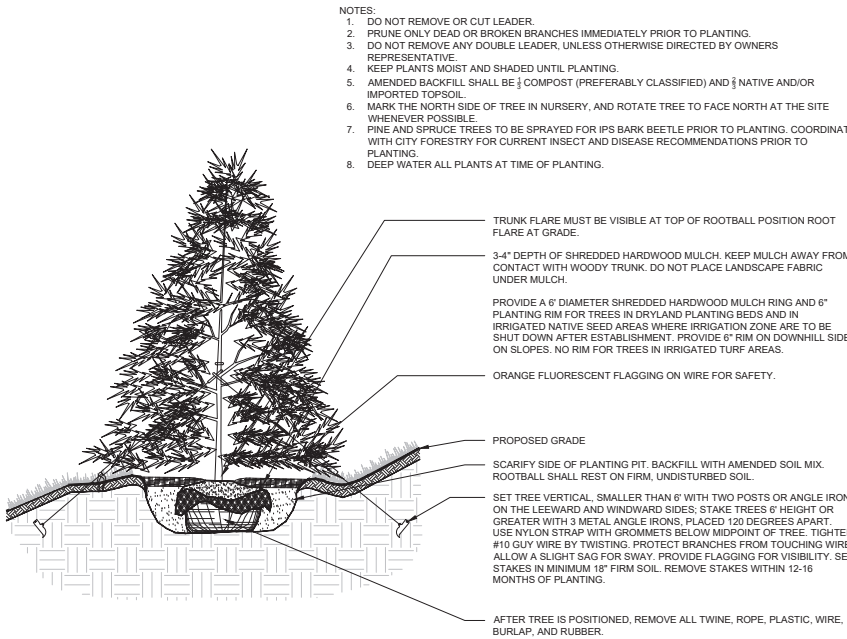
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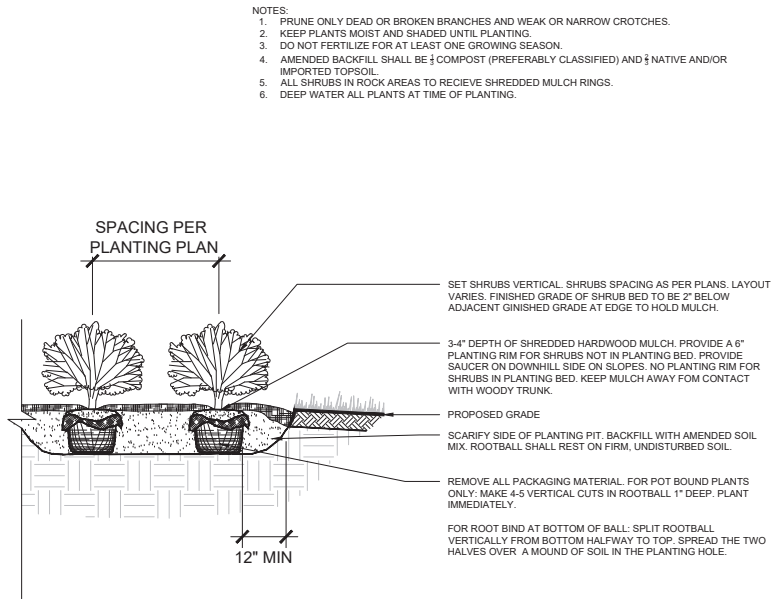
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SCALE: NTS



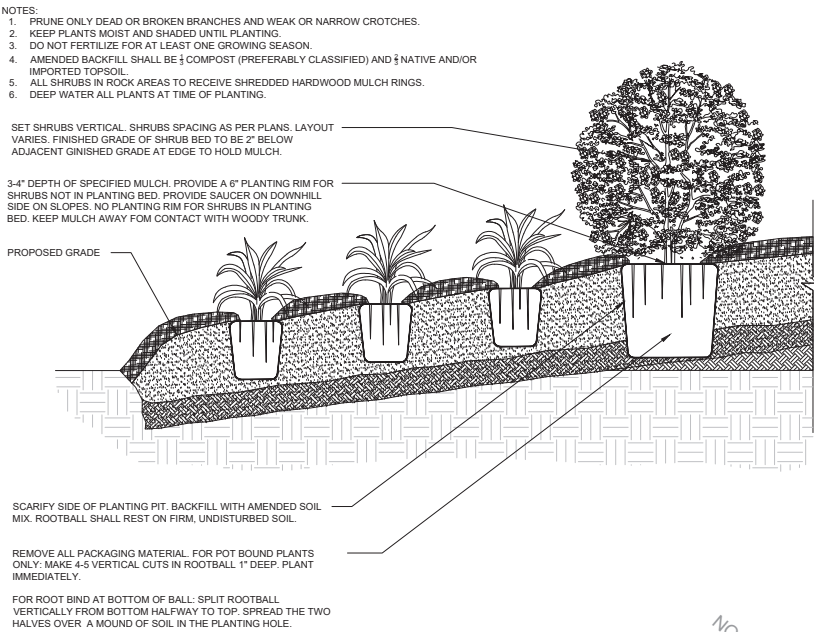
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SCALE: NTS



4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)  
SCALE: NTS



5 TYP. SHRUB PLANTING DETAIL  
SCALE: NTS




6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)  
SCALE: NTS

HR GREEN Xref: xgl-1 arch d10-1 LA ds-storm, xc-dgnt, xc-rw, xc-ill, x4-dgnt, xc-dgnt, xrow, xv-ill, dc-aurl, xc-dgnt-1b


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



PUD LANDSCAPE PLAN  
DETAILS

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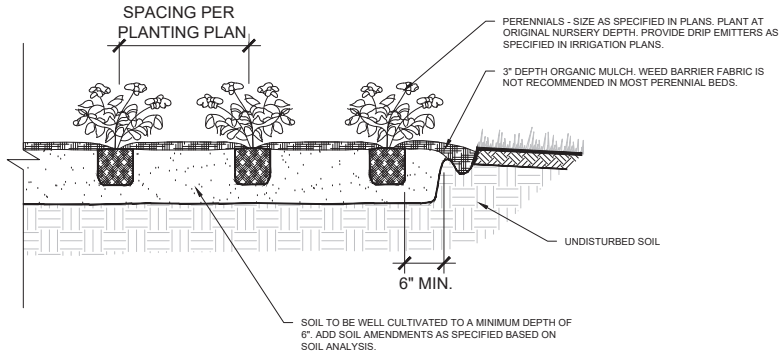
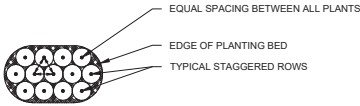
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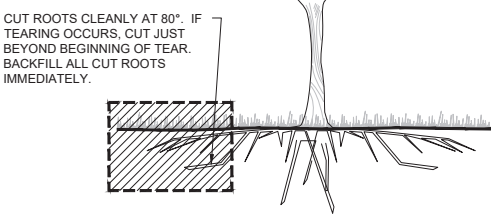
# THE COTTAGES AT MESA RIDGE PUD/ PRELIMINARY PLAN

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

- NOTES:
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  2. PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
  3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
  4. AMENDED BACKFILL SHALL BE  $\frac{1}{3}$  COMPOST (PREFERABLY CLASSIFIED) AND  $\frac{2}{3}$  NATIVE AND/OR IMPORTED TOPSOIL.
  5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

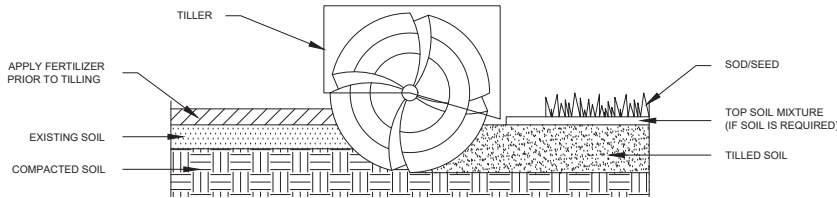


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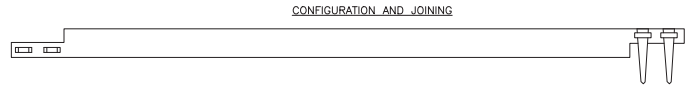
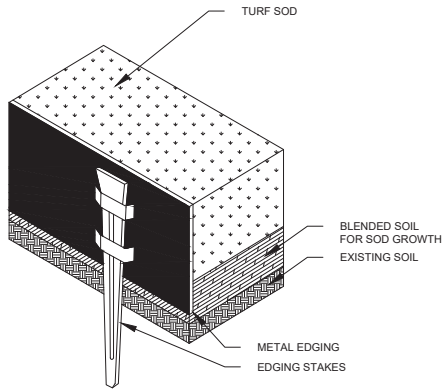


2 TYP. ROOT PRUNING DETAIL  
SCALE: NTS

- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.
  2. APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS.
  3. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
  4. MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED.
  5. TILLED SOIL SHALL BE SMOOTHLY RAKED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.



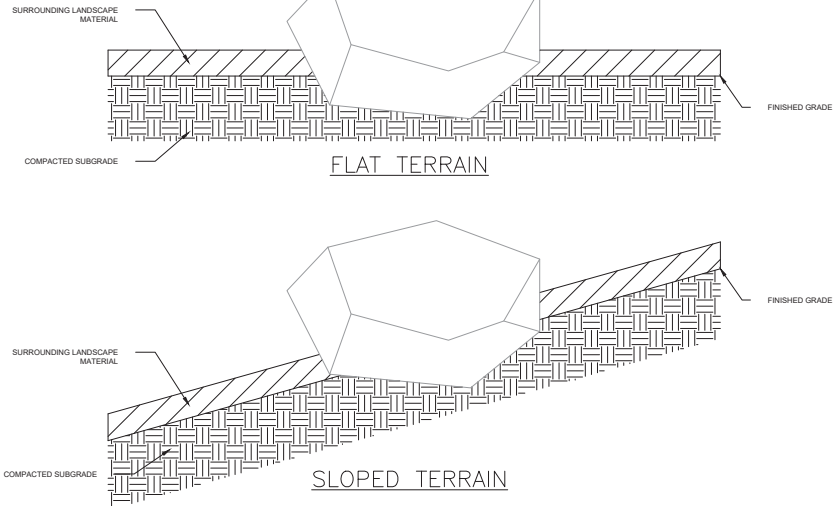
3 TYP. SOIL PREPARATION (ALL AREAS)  
SCALE: NTS



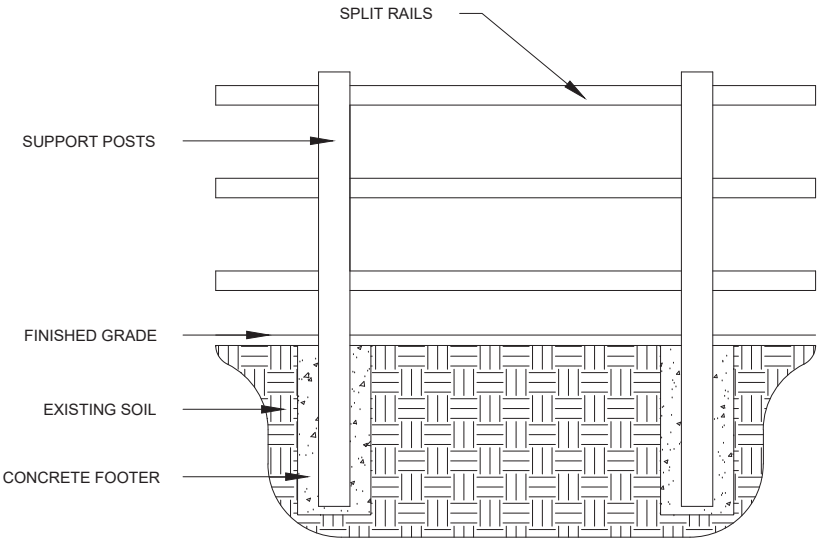
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.
  3. USE GREEN COLOR ONLY.
  4. CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

4 TYP. METAL EDGING DETAIL  
SCALE: NTS

- NOTES:
1. DECORATIVE BOULDERS ARE TO BE BURIED IN FINISHED GRADE.  $\frac{1}{2}$  TO  $\frac{3}{4}$  OF THE BOULDER SHALL BE BURIED.
  2. DECORATIVE BOULDERS ARE TO BE ARKANSAS TAN BOULDER IF THEY ARE LOCATED WITHIN DENVER GRANITE 1-1/2" ROCK. IF IT IS LOCATED WITHIN THE 2-4" ARKANSAS RIVER ROCK, BOULDER SHALL BE DENVER GRANITE BOULDERS. ALL DECORATIVE BOULDERS SHALL BE 2-3 FT IN LENGTH.



5 TYP. DECORATIVE BOULDER IN TERRAIN  
SCALE: NTS




6 TYP. SPLIT RAIL PERIMETER/SAFETY FENCING  
SCALE: NTS

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



PUD LANDSCAPE PLAN  
DETAILS

SHEET  
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21

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Flying Horse North Sketch Plan

**Agenda Date:** June 8, 2022

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

This is a request for endorsement by NES, Inc., on behalf of Flying Horse Development, LLC, for approval of the Flying Horse North Sketch Plan. The total proposed subdivision totals 1,459, which includes the 557-acre Filing No. 1 and golf course, which have already been plated and partially constructed and are not located in this Sketch Plan. The remaining 912.5 acres are included in this Sketch Plan, and include approximately 1,571 mixed-density residential lots, commercial lots, and open spaces. The property is located immediately north of Black Forest Regional Park, bounded by State Highway 83 on the west, Black Forest Road on the east, and Hodgen Road to the north. This project area is within the Black Forest Preservation Plan area.

Previously, the Park Advisory Board endorsed the Flying Horse North PUD Development Plan in May 2016. Consistent with the endorsed PUD Development Plan, the Flying Horse North Sketch Plan proposes a dedication of open space that exceeds the 10% minimum requirement by providing 200.9 acres, or nearly 22% of the site, as open space. This includes a fitness center adjacent a large community park, numerous neighborhood parks, no-build zones along local drainageways, approximately 2.8 miles of the proposed Fox Run Regional Trail, and approximately 4.5 miles of interconnected neighborhood trails. The Sketch Plan also includes transitional residential lots (smaller acreages transitioning to larger lots) landscape buffers along boundaries with adjacent subdivisions, including the southern boundary with Cathedral Pines, where El Paso County Parks owns several narrow bands of property to accommodate internal Black Forest Regional Park trails.

As noted, the 2013 El Paso County Parks Master Plan shows an alignment of the Fox Run Regional Trail running through the project area. During early assistance meetings, the applicant's representative worked closely with Parks staff to plan the proposed conceptual trail alignment. This was an important step of the initial process, as this Primary Regional Trail links to several other regional trails and connects the adjacent Black Forest Regional Park to Fox Run Regional Park.

The Flying Horse North Sketch Plan shows the regional trail alignment commencing at the northeastern corner of Black Forest Regional Park, running primarily north/south through interconnected open spaces, neighborhood parks, and drainages, where the trail connects to Hodgen Road at the project's northeast corner. Additionally, the

applicant is proposing an internal trail system throughout the project area to be owned and maintained by a Homeowners Association. The County trail will be designated as multi-use and allow for hiking, biking, and equestrian access.

In the submitted and thorough Letter of Intent, the applicant takes numerous opportunities to describe the recreational nature of the overall Sketch Plan:

- *“...the FHN project promotes walkability and bikeability with the significant open space and trail system that is well connected internally to the site and externally to the regional County Trail. This system will provide an important connection to Black Forest Regional Park, allowing walkers and bikers to easily access the park...”*
- *“...FHN will be utilizing the FHN Metro District to construct many of the high-quality facilities and plentiful parks and open space areas, such as the large park and fitness center...”*
- *“The overall FHN (sketch plan) proposes a coordinated and connected system of parks, trails, and open space that is equitably distributed within the community. A Regional Trail is provided that will go through FHN connecting from the south near Cathedral Pines to the east/northeast along the FHN southern boundary. Then the alignment will generally connect through the FHN open space system, ultimately connecting to Hodgen Road. The County Trail will be open to the public and will be placed in an easement. The remaining trail system for FHN will be owned and maintained by the District or a Homeowners Association.”*

Staff is pleased with the applicant's continuing efforts to provide a high level of recreational facilities and amenities to the residents and visitors of Flying Horse North. The interconnected system of parks, trails, and open spaces will only serve to promote recreation, fitness, and a healthy lifestyle. In addition, El Paso County Parks staff fully supports the regional trail as shown on the Sketch Plan, and recommends the applicant provide a 25-foot wide public regional trail easement to be dedicated to the County via forthcoming final plats for public access, construction, and maintenance of the primary regional trail.

Although regional and urban park fees are calculated generally at the Preliminary Plan stage, and assessed on the Final Plats, the applicant has included a Subdivision Summary Sheet stating the preliminary number of residential lots as 1,571. As such, 2022 regional and urban park fees have been calculated for this Sketch Plan, but minor changes in lot numbers should be expected as the planning process moves forward. In the future, regional and urban park fees will be calculated based upon the calendar year of each plat submittal, and therefore required for each Final Plat.

#### **Recommended Motion (Sketch 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 Flying Horse North Sketch Plan: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be dedicated to the County via forthcoming final

plat(s); and (2) fees in lieu of land dedication for regional park purposes in the amount of \$722,660 and urban park purposes in the amount of \$455,590 will be finalized at time of the submittal of the forthcoming preliminary plan(s) and required at time of the recording of the forthcoming final plat(s). Park Lands Agreements may be acceptable alternatives to regional and urban park fees, provided the agreements are submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat(s).

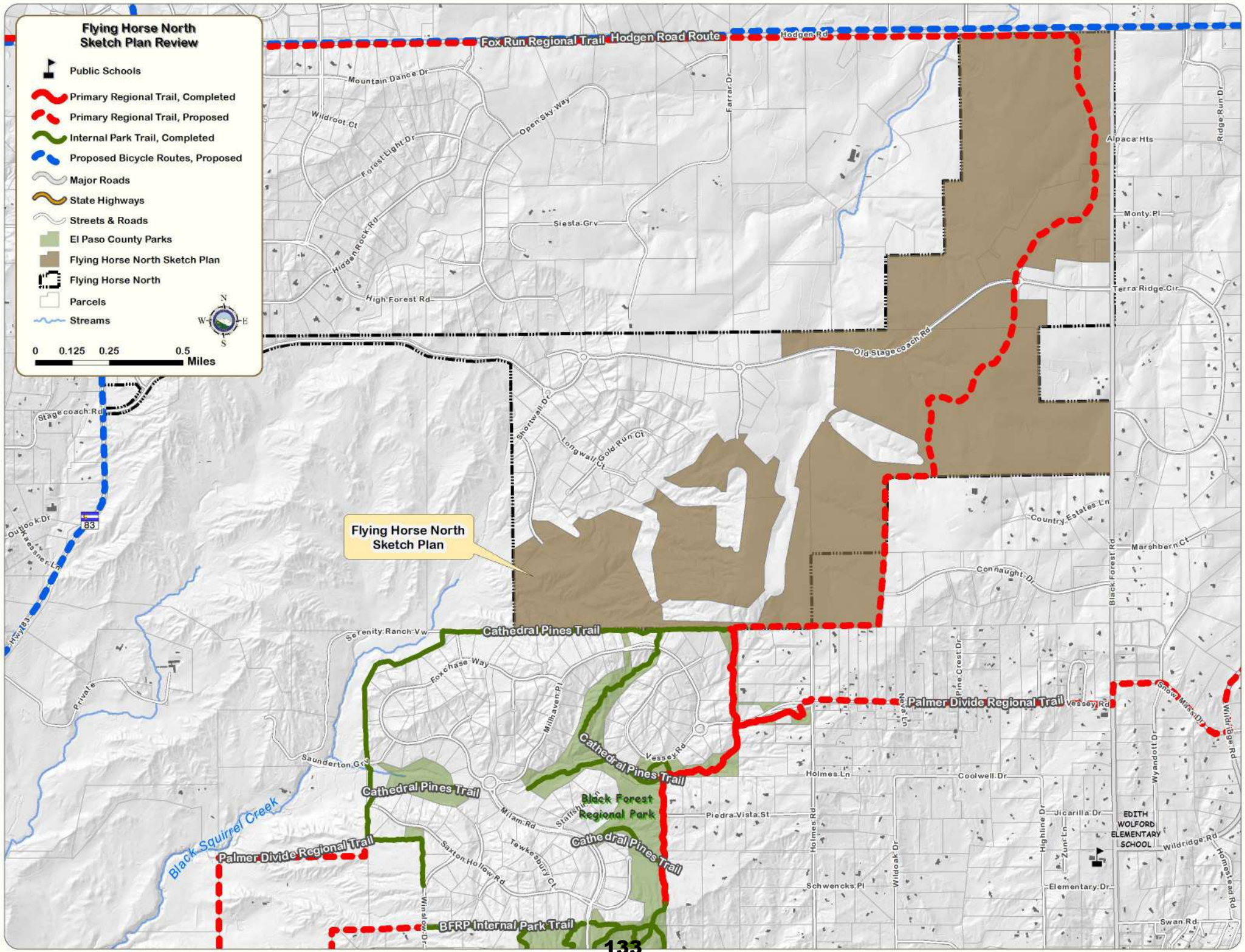


# Flying Horse North Sketch Plan Review

- Public Schools
- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Internal Park Trail, Completed
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- El Paso County Parks
- Flying Horse North Sketch Plan
- Flying Horse North
- Parcels
- Streams



0 0.125 0.25 0.5  
Miles



Flying Horse North  
Sketch Plan

Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT

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

May 11, 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.

<b>Name:</b>	Flying Horse North Sketch Plan	<b>Application Type:</b>	Sketch Plan
<b>PCD Reference #:</b>	SKP-22-003	<b>Total Acreage:</b>	912.50
		<b>Total # of Dwelling Units:</b>	1,571
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	4.30
Flying Horse North Development, LLC	HR Green Development, LLC	<b>Regional Park Area:</b>	2
Drew Balsick	Phil Stuepfert	<b>Urban Park Area:</b>	1, 2
2138 Flying Horse Club Drive	1975 Research Parkway, Suite 230	<b>Existing Zoning Code:</b>	PUD/RR-2.5
Colorado Springs, CO 80921	Colorado Springs, CO 80920	<b>Proposed Zoning Code:</b>	PUD/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):	YES
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 1, 2</b>	
0.0194 Acres x 1571 Dwelling Units = 30.477	Neighborhood: 0.00375 Acres x 1571 Dwelling Units = 5.89	
<b>Total Regional Park Acres: 30.477</b>	Community: 0.00625 Acres x 1571 Dwelling Units = 9.82	
	<b>Total Urban Park Acres: 15.71</b>	
FEE REQUIREMENTS		
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 1, 2</b>	
\$460 / Dwelling Unit x 1571 Dwelling Units = \$722,660	Neighborhood: \$114 / Dwelling Unit x 1571 Dwelling Units = \$179,094	
<b>Total Regional Park Fees: \$722,660</b>	Community: \$176 / Dwelling Unit x 1571 Dwelling Units = \$276,496	
	<b>Total Urban Park Fees: \$455,590</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 Flying Horse North Sketch Plan: (1) designate and provide to El Paso County a 25-foot wide public regional trail easement that allows for public access, as well as construction and maintenance by El Paso County of the Fox Run Primary Regional Trail, and the easement be dedicated to the County via forthcoming final plat(s); and (2) fees in lieu of land dedication for regional park purposes in the amount of \$722,660 and urban park purposes in the amount of \$455,590 will be finalized at time of the submittal of the forthcoming preliminary plan(s) and required at time of the recording of the forthcoming final plat(s). Park Lands Agreements may be acceptable alternatives to regional and urban park fees, provided the agreements are submitted by the applicant, reviewed and approved by the County, and executed prior to recording the Final Plat(s).

Park Advisory Board Recommendation:



# FLYING HORSE NORTH

## SKETCH PLAN SUBMITTAL

### Letter of Intent

March 17, 2022



Owner:

**Flying Horse Development, LLC**

Applicant:

**HR Green Development, LLC**



## Introduction

The Flying Horse North community (hereafter called FHN) is approximately 1,459 acres with part of the property already constructed including the Filing 1 estate lots and a private golf course. The Flying Horse Development, LLC (owner) desires to develop the remaining land of approximately 912.5 acres with 1571 residential units, a luxury resort hotel 225 rooms (keys) with associated rental units. The proposal also includes some commercial areas and a potential fire station near Black Forest Road and Hodgen Road. The FHN team is submitting this Sketch Plan with the associated documents and reports and is requesting approval of all submitted items including:

- Letter of Intent (hereafter called LOI) by HR Green Development, LLC
- Master Development Drainage Plan by HR Green Development, LLC
- Master Traffic Impact and Access Analysis by SM ROCHA, LLC
- Geologic Hazard Study and Preliminary Subsurface Soils Investigation by Entech
- Preliminary Wetland Delineation Report including Noxious Weed Management Plan and Impact Identification Report by Bristlecone Ecology
- Water Resources and Wastewater Disposal Report by HR Green Development, LLC
- Sketch Plan Drawings by HR Green Development, LLC
- Will serve letters from Black Hills Energy and Mountain View Electric Association (MVEA)

The format of this document follows the LOI checklist and also addresses each of the Sketch Plan Criteria for Approval.

## LOI Checklist Items

1. Owner name/email for responsible party, applicant name, property address, property tax schedule number
2. Current zoning of the property.
3. Discussion detailing the specific request and size of the area included in the request.
4. Discussion identifying and acknowledging any applicable overlay zoning
5. Summary of the proposed request and how it complies with each of the Criteria of Approval in Chapter 7 and the Subdivision Design Standards in Chapter 8 of the Land Development Code.
6. Discussion summarizing how the proposed sketch plan is consistent with the El Paso County Master Plan, including all applicable elements of the Master Plan (e.g., Water Master Plan, **Parks Master Plan**, etc.).
7. Discussion summarizing the feasibility of providing utilities to the proposed development, including the provision of utilities by a proposed or existing special district or other municipal provider.
8. Discussion summarizing any constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request.
9. Discussion summarizing all proposed major roadway alignments through the sketch plan area and any connections to existing major roadways.
10. Discussion summarizing how drainage ways and floodplains through the plan area, and offsite as appropriate, are proposed to be protected, changed, or improved.
11. Discussion regarding the surrounding area and how the proposal fits within the context of the area and any potential impacts that may be caused by the proposed development.
12. Discussion summarizing potential public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.
13. Discussion summarizing any community outreach efforts by the FHN that have occurred or are planned as part of the request.



El Paso County's Sketch Plan Review Criteria are also listed throughout the LOI. Each item listed below are addressed when relevant subjects are discussed. This LOI provides description on how FHN has met each Review Criteria.

## Sketch Plan County Review Criteria for Approval

El Paso County requires a Sketch Plan demonstrating how the proposal meets the Criteria for Approval. In approving a Sketch Plan, the Board of County Commission shall find that:

- A. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;
- B. The proposed subdivision is in conformance with the requirements of this Code;
- C. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;
- D. The water supply report provides sufficient information to identify compliance with the water supply standards and identifies any need for additional water supplies;
- E. Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;
- F. The soil is suitable for the subdivision;
- G. The geologic hazards do not prohibit the subdivision
- H. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.];
- I. The design of the subdivision protects the natural resources or unique landforms;
- J. The proposed methods for fire protection
- K. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

**NOTE:** Review Criteria are addressed periodically within this LOI identified by this graphic representation (white text with brown background).

## LOI CHECKLIST ITEMS

### 1. Owner/Applicant Name

**Owner:**

Flying Horse Development, LLC  
Mr. Drew Balsick  
drew@flyinghorsedevelopment.com

**Applicant:**

HR Green Development, LLC  
Mr. Phil Stuepfert  
pstuepfert@hrgreen.com

### 2. Current Zoning of the Property

The current zoning of the property is PUD (Planned Unit Development).

### 3. Specific Request and Size of Area

The FHN community (hereafter called “FHN”) is generally located east of Highway 83, north and south of Stagecoach Road which transverses through the center of the property in an east/west direction. The property is also southwest of the intersection of Hodgen Road and Black Forest Road as shown on Figure 1. The total overall FHN property consists of approximately 1459.5 acres however this Sketch Plan proposal is for the remaining undeveloped land of approximately 912.5 acres. The approved Filing 1 is NOT included in this submittal. See Figure 2 showing the Filing 1 area (blue color) that is NOT included in this submittal.

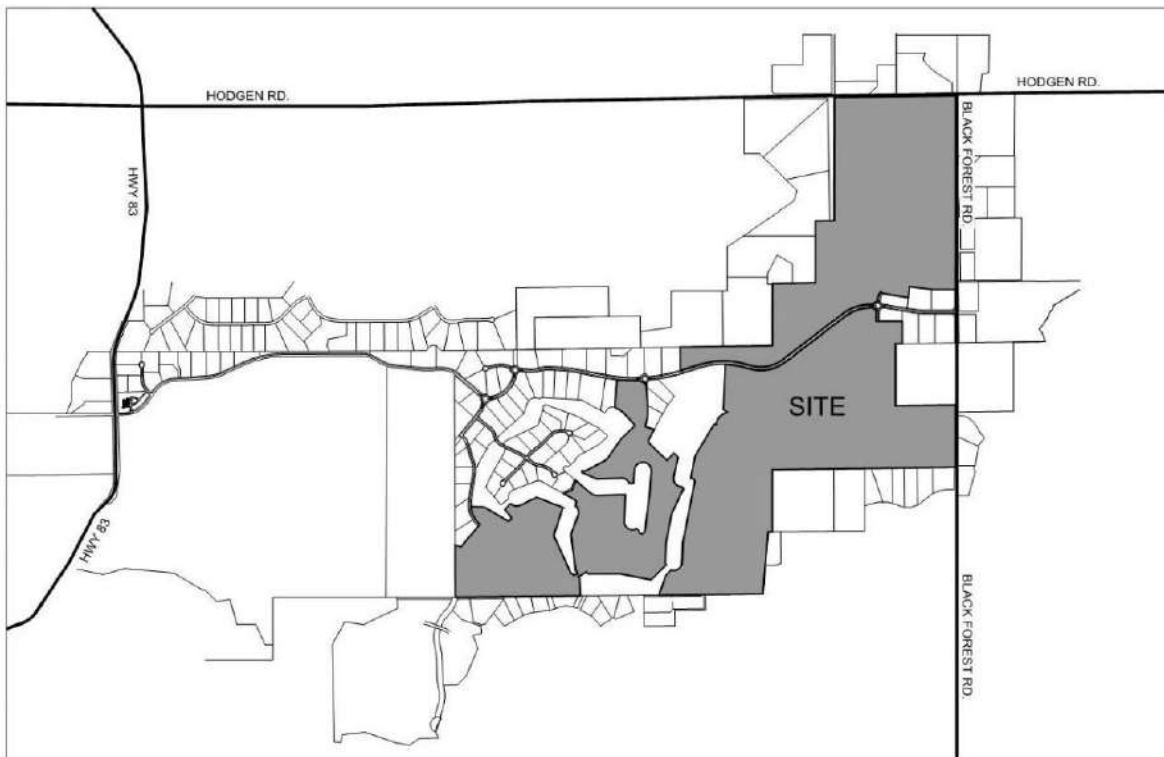


Figure 1-Vicinity Map

Flying Horse Development, LLC is hereby submitting the Sketch Plan and requesting approval by El Paso County. The Sketch Plan proposes primarily residential uses at various densities. The project also includes some commercial uses such as a luxury resort hotel, new golf clubhouse, and fitness center. This community will have significant open space (minimum of 22%) connected by trails and walkways. At full buildout of the entire FHN property it is estimated the total FHN property will consist of about 30% open space which includes the +- 208 acre golf course. The County open space requirement is just 10%, therefore this community far exceeds the minimum requirement for open space. Below is a breakdown of the total FHN property and what is included in this Sketch Plan submittal.

DESCRIPTION	SUB-TOTALS	TOTALS
Filing 1 existing lots (blue color)- <u>not included in this Sketch Plan</u>	+/- 349.0 acres	
Filing 1 existing golf course (blue color)- <u>not included in this Sketch Plan</u>	+/- 208.0 acres	
Total Filing 1 total acreage (blue color) - <u>not included in this Sketch Plan</u>		+/- 557.0 acres
FHN SKETCH PLAN SUBMITTAL <u>Includes all remaining un-developed land (vacant) in FHN shown on the exhibit:</u> Filing 2 - one lot (yellow color) Filing 3 -luxury hotel/golf casitas (rentals), branded flats, new clubhouse, some commercial and 2.5 acre lots (green color) Remaining filings (orange color)		+/- 912.5 acres
Total FHN property - includes approved/constructed Filing 1 lots and golf course and all future remaining filings		+/- 1459.5 acres

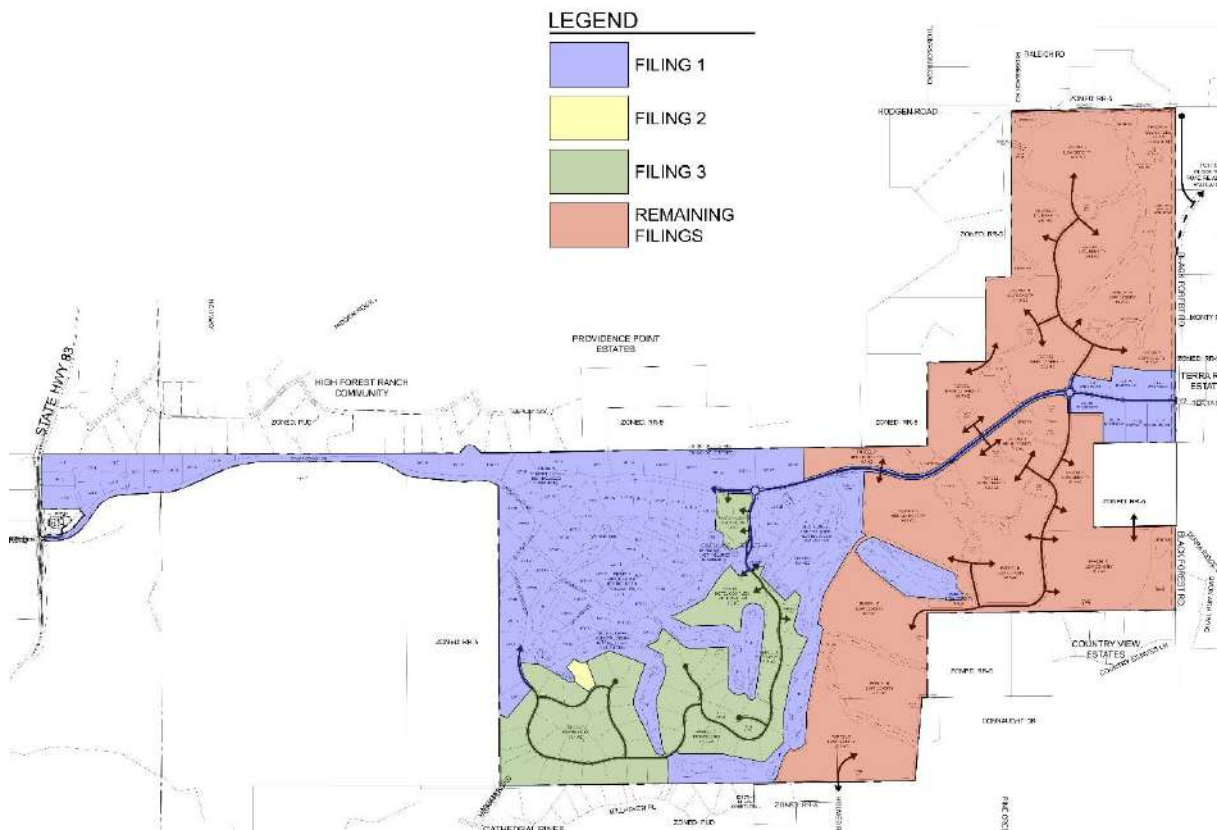


Figure 2- FHN Filing Exhibit

The following land uses are shown on the FHN Master Plan and are proposed in this request.

### **Residential Land Use:**

FHN is primarily proposing residential land uses with the maximum number of residential units at 1571 units. FHN will offer a variety of housing choices with varying lot sizes, densities and price ranges. The largest lots (2.5 acre estate lots) are planned in the south area of the property within the Black Forest area. Lower density parcels are currently planned to be in the range of 1/4 to 1/2 acre lots with 1 acre lots on the perimeter edge. Final product widths and depths are not determined at the time of Sketch Plan and will not be finally determined until the Preliminary Plan/PUD stage. The lower density parcels are located on the perimeter of the site in order to provide appropriate land use transitions to the adjacent estate lots in the area. The medium and higher density residential parcels are located internal to the site to lessen impact on surrounding areas. This provides good land use transitions from internal higher density parcels to lower densities on the perimeter of FHN. Large landscape buffers are also shown on the property perimeter with the largest buffers along Black Forest Road. While the final buffer widths are not determined yet, they will exceed the County requirements.

### **Commercial and non-residential uses:**

Three parcels are planned for commercial related uses as described below.

- Parcel “T” is the proposed luxury hotel consisting of +- 225 keys (rooms) and a combination of golf casita units and ancillary buildings. Golf casitas are homes/units that function as “hotel rooms” or rental units.
- Parcel “A” is a commercial parcel as shown in the northeast corner of the property at Black Forest Road and Hodgen Road intersections. This parcel is intended for general commercial uses and may also include a potential fire station site for the Black Forest Fire District.
- To the north adjacent to the luxury hotel is a commercial area proposed (labeled “Commercial/Golf Club”) for a new clubhouse for the golf course. It may also include a restaurant and some other commercial uses.
- A Fitness Center is planned on the eastern part of the property adjacent to Stagecoach Road and north of the large proposed park. The proposed County Regional Trail is planned just east of the Fitness Center and park. A smaller Amenity Club is located south of the luxury resort hotel that may be a small building with a potential pool and other amenities.

### **Parks, Open Space and Trails:**

The overall FHN project already has a large amount of open space with the constructed golf course (+- 208 acres) which is part of Filing 1. With this proposal the golf course will have no changes. The existing golf course and associated 81 lots (Filing 1) are not included in the Sketch Plan submittal. The remaining undeveloped land of 912.5 acres is the focus of this Sketch Plan submittal. On this remaining 912.5 acres FHN is proposing a well-designed community with significant open space (22% - 209.9 acres) which includes a mix of open space features described further below. The FHN trails will ultimately connect to the County Regional Trail and the Black Forest Regional Park south of this site.

Many of the existing drainageways will become part of the large open space network that will serve as the trail backbone of FHN. This design will allow



*Figure 3- Existing golf course will remain intact and is not a part of this Sketch Plan submittal.*



residents to seamlessly circulate on trails internally with minimal crossings of streets and providing the important regional connection to Black Forest Regional Park. The County regional trail from Cathedral Pines through FHN will provide an ultimate connection near Hodgen Road. As shown on the Sketch Plan the following parks, open space and trail amenities are proposed:

- Large community park (south of the proposed Fitness Center)
- Multiple pocket parks
- Approximately 15,000 linear feet of County public trail (on FHN property) providing a key regional connection for this area
- Approximately 24,000 linear feet of community wide trails internal to the FHN community
- Miles of additional sidewalks will be located within individual parcels
- Significant landscape buffers and setbacks along Black Forest Road

#### Landscape Buffers:

Large landscape buffers are proposed adjacent to existing large lot residential homes on the east side of Black Forest Road-see Figure 4. East of parcel "F" the buffer will be smaller where estate lots are planned. A lot of the buffer area should remain undisturbed, however where it is disturbed through the construction process will be re-established with native vegetation. This large buffer will provide a significant setback from communities such as Terra Ridge that is just east of FHN. The lower density parcels are located west of this large buffer which provides a good land use transition. While the FHN lots will be smaller than Terra Ridge lot sizes the FHN team has recognized the importance to provide these large buffers and keep the higher density parcels more internal to property away from Black Forest Road. On the southern boundary of FHN there are landscape buffers located in those areas as well adjacent to Country View Estates. In addition to the landscape buffer, larger lots (+/- one acre) are shown along the property line providing an appropriate land use transition from Country View Estates. North of those larger lots the lower density parcels are planned.



Figure 4- Large buffers are planned along Black Forest Road to minimize impact to estate lots to the east named Terra Ridge

#### SKETCH PLAN REVIEW CRITERIA ITEM "C" - The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area.

Applicant comment: FHN is compatible with existing and proposed land uses within and adjacent to the property as described above and throughout this document. While the smaller lots/units are higher density than the surrounding Black Forest area, the master plan provides significant buffering and setbacks. Additionally, the FHN higher density parcels are sited internal to the site with lower densities on the perimeter. Estate lots (2.5 acres) are placed on the south area next to Cathedral Pines 2.5 acre lots. The FHN proposed perimeter buffers far exceed County Code. Buffers are also provided between non-residential and residential areas per land development code Chapter 6. This Plan does not contemplate or change any plans to Milam Road.

#### 4. Identify and acknowledge any applicable overlay zoning

The current zoning is PUD (Planned Unit Development). The overall property has previously obtained a Preliminary Plan approval for 2.5 acre lot sizes with a total quantity of 283 lots. The approved plans for the Filing 1 area show 2.5 acre lots in the forested area north of the existing Cathedral Pines community. This previously approved land use allocation will remain intact as originally planned for that area with the intent to preserve many of the existing trees as possible.

#### 5. Compliance with the Criterial of Approval in Chapter 7 and the Subdivision Design Standards in Chapter 8 of the Land Development Code

Per the Early Assistance meeting held for this project and the Intergovernmental Agreement (IGA), the City of Colorado Springs is requiring FHN streets be designed and constructed to City standards in case of future annexation. The reason for this is the FHN property falls within the "Potential Annexation Area" and therefore the IGA applies to this property. The FHN team will work cooperatively with the City and County on a site-specific agreement for the improvements. For other standards where County requirements will be applied from Chapter 7 and 8, the project will be in compliance. The County Land Development Code indicates that a Sketch Plan should address the feasibility of the division of land including review of:

- Schematic design
- Ability to obtain water and sanitation
- Location of geologic hazards
- Identification of environmentally sensitive areas and wildlife habitat areas
- Source of required services
- Vehicular and pedestrian circulation
- Relationship to surrounding land uses
- Evaluation of wildfire hazards
- Conformance with the requirements of the Code and Master Plan.

The FHN Sketch Plan is also in general compliance of the 2040 Major Transportation Corridors Plan, Water Master Plan, and the County Parks Master Plan as described in this LOI.

#### **SKETCH PLAN REVIEW CRITERIA ITEM "B" - The proposed subdivision is in conformance with the requirements of this Code;**

**Applicant comment:** The FHN subdivision (community) will be in conformance with the requirements of the County Code and applicable City Code regarding streets. This LOI and the supporting reports demonstrates the FHN Sketch Plan satisfies these requirements. The project has the ability to obtain water and sanitation for the development. Identification of environmentally sensitive areas and wildlife habitat areas has been completed and the natural drainageways have been respected. Vehicular and pedestrian access/circulation has been addressed and well planned. FHN is sensitive to the surrounding land uses and the applicant has evaluated and planned for the wildfire hazards.

## 6. Consistency with the El Paso County Master Plan, including all applicable elements of the Master Plan (e.g., Water Master Plan, Parks Master Plan, etc.).

El Paso County has multiple master plans including the recently approved Master Plan (approved in 2021). The following County Master Plans are addressed in this section:

- **Master Plan (2021)**
- **Parks Master Plan**
- **Water Master Plan**

The FHN Sketch Plan is in general compliance and intent of the goals, objectives, and policies of the County Master Plans as described below.

### El Paso County Master Plan (2021)

The County recently approved the new Master Plan which replaced all previous sub-area plans and previous plans. For example, the Black Forest Preservation Plan is no longer a guiding document and therefore the new County Master Plan shall guide the decision making process for this project. This section of the LOI demonstrates compliance with many items identified in the Plan. The bold italic narrative are elements or quotes directly from the County Master Plan.

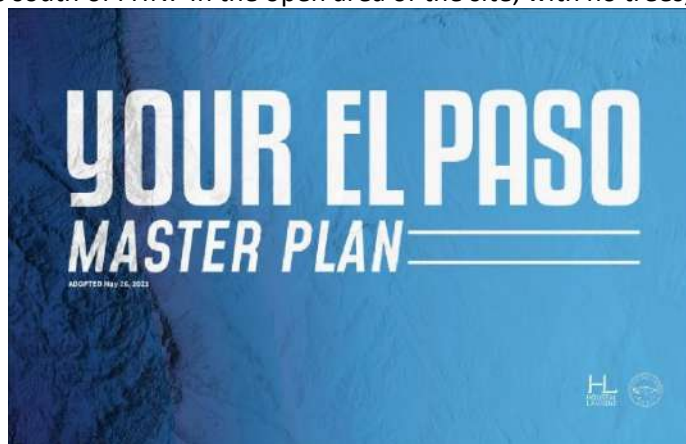
The introduction of the Master Plan states:

***“As one of the most desirable places to live in the United States, El Paso County is experiencing unprecedented growth, and is expected to increase in population by more than 250,000 people in the next 30 years”.***

Due to this growth more housing is needed in multiple areas of the County of all types, sizes and price ranges. The Master Plan further states that the County:

***“seeks to balance conservation with new growth and development and recognizes the absolute importance of being good stewards of the natural environment”.***

This challenge of balancing both growth and preservation is demonstrated in the FHN project. In the forested areas of the site (southern area) the largest estate lots (2.5 acres) are located in that region so that a majority of the trees can remain. This also provides logical land use transitions from Cathedral Pines 2.5 acre estate lots south of FHN. In the open area of the site, with no trees, the density increases and smaller lots are proposed. The counter balance to smaller lots is to provide large areas of open space (over 22 % of the site area) which contains many of the major drainage ways with connected trails throughout. Overall, the FHN proposal aligns with many of the El Paso County’s Master Plan Core Principles and Goals as described below in this LOI.



## **2021 Master Plan Element: Land Use & Development**

The Master Plan lists many Land Use and Development Core Principle and Goals and the following are most relevant to the FHN proposal:

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

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

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

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

Regarding Goal 1.1, FHN design aims to be compatible with logical land use transitions and buffering. It is understood that the surrounding Black Forest area is comprised of larger lot estates. Therefore, sensitivity was implemented in multiple ways through sound planning approaches. One example is the provision of large landscape buffering along Black Forest Road. On the west side of this existing road development areas have been pulled back significantly. See Figure 4 demonstrating this scenario. Furthermore, where a development parcel abuts Black Forest Road in the southeast corner (See Figure 5), a large buffer is provided and larger lots will be placed on the south perimeter. Lower density parcels are also located west of Black Forest Road to provide good land use transitions for this area.

Furthermore, in the southwest area of FHN adjacent to Cathedral Pines, large estate lots (2.5 acres) are placed within the forested areas which helps to preserve many of the existing trees (part of the Black Forest). It also places similar sized estate lots adjacent to Cathedral Pines 2.5 acre lots. This ensures compatibility with established character of the immediate area to the south.

Regarding Goal 1.3, FHN encourages a range of development types to support a variety of land uses. A wide range of lot sizes are proposed from large estate lots to smaller 1/4 acre lots and some attached residential in the higher density parcels. This provides housing for multiple income levels in this area of the County. Also, some commercial uses are proposed which are needed in this region of the County.



***Figure 5- A large buffer (over 500' in some areas) is provided in the southeast part of FHN along Black Forest Road***

Goal 1.4 discusses the idea that “development pays for itself”. The utilities and infrastructure for this project will be provided by the developer through multiple mechanisms such as the FHN Metropolitan District, Cherokee Metropolitan District (or similar water/wastewater provider) and with the setup of an HOA (Homeowners Association) for the long-term maintenance of those facilities.



## **2021 Master Plan Element: Housing & Communities**

The Master Plan lists the following Housing and Communities Core Principle and associated goals. FHN meets or exceeds the following:

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

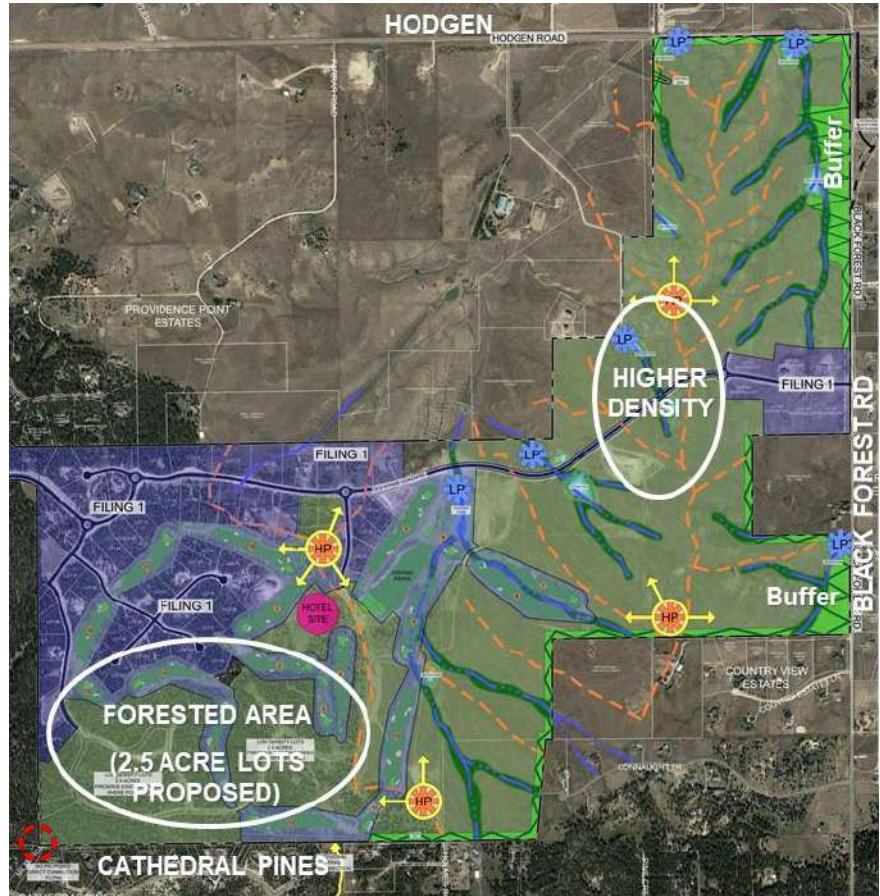
***Goal 2.1 - Promote development of a mix of housing types in identified areas.***

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

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

Regarding Goal 2.1, FHN proposes a mix of housing types with some attached product and medium/higher densities placed internal to the site and lower density lots on the project perimeter as shown in Sketch Plan.

Regarding Goal 2.2 there is some forested areas (part of the Black Forest) in the southwest area of the property. FHN is proposing 2.5 acre estate lots to match the same and preserve as many trees as possible in that area. This is an identical approach to other communities in the area like High Forest Ranch (north of FHN) and Cathedral Pines (south of FHN). Also, the major drainageways on the open (non-tree areas) are respected in the FHN plan to preserve the character of the topography and provide a well-connected trail system. See Figure 6. These corridors can provide a habitat for wildlife and as importantly permanent open space for the future residents.



***Figure 6 - Existing drainageways (dark green color) will be utilized as open space/trail corridors. Large estate lots (2.5 acres) are placed in the forested areas to match the character of Cathedral Pines and to preserve many trees.***

Regarding Goal 2.4, FHN will provide multiple housing types (attached and detached residential) with various lot sizes, square feet, densities and price ranges. This mix of residential housing types supports the concept of aging-in-place housing options to meet residents' needs through all stages of life.

## **2021 Master Plan Element: Transportation & Mobility**

The Master Plan lists Core Principle and associated goals for Transportation and Mobility. FHN meets or exceeds the following:

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

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

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

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

Regarding Goal 4.1, while the goal is focused more on regional connections for the entire County, FHN does have the east west connection of Stagecoach Road which will be kept intact with this additional development. This will maintain the connection between Highway 83 and Black Forest Road which will be the primary east-west route for this development. For more information regarding traffic please see the Traffic Impact Study by SM Rocha, LLC.

Regarding Goal 4.2 the FHN project promotes walkability and bikeability with the significant open space and trail system that is well connected internally to the site and externally to the regional County Trail. This system will provide an important connection to Black Forest Regional Park allowing walkers and bikers to easily access the park. There also will be a significant amount of sidewalks throughout the FHN community that will all connect to the network of trails and this overall system.

Regarding Goal 4.4 the FHN community will be creating the FHN Metro District that will fund a sustainable funding mechanism for transportation infrastructure and maintenance. Additionally, for other major infrastructure such sanitary sewer, FHN will connect to a District such as Cherokee Metropolitan District. While some of the final decisions have not been solidified there will be a sustainable funding mechanism in place for construction and long term maintenance likely through the FHN Metro District that will be formed for this project.



*Figure 6- FHN will connect it's trail system to the County Regional Trail and Black Forest Regional Park*

## **2021 Master Plan Element: Community Facilities & Infrastructure**

The Master Plan lists the following Core Principle and associated goals in regard to Community Facilities and Infrastructure. While many of these goals are intended for Countywide, the FHN project meets many of these goals.

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

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

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

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

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

Regarding Goal 5.1, FHN will be utilizing the FHN Metro District to construct many of the high-quality facilities and plentiful parks and open space areas such as the large park and fitness center as shown on Figure 8. While many are private facilities they do provide a community asset for future residents of FHN. The luxury resort hotel will be high quality and will serve a large geographic region that expands beyond Colorado and can enhance the quality of life for future residents of this community. The FHN Metro District will also be constructing miles of infrastructure such as sanitary sewer, water, and stormwater for this property.

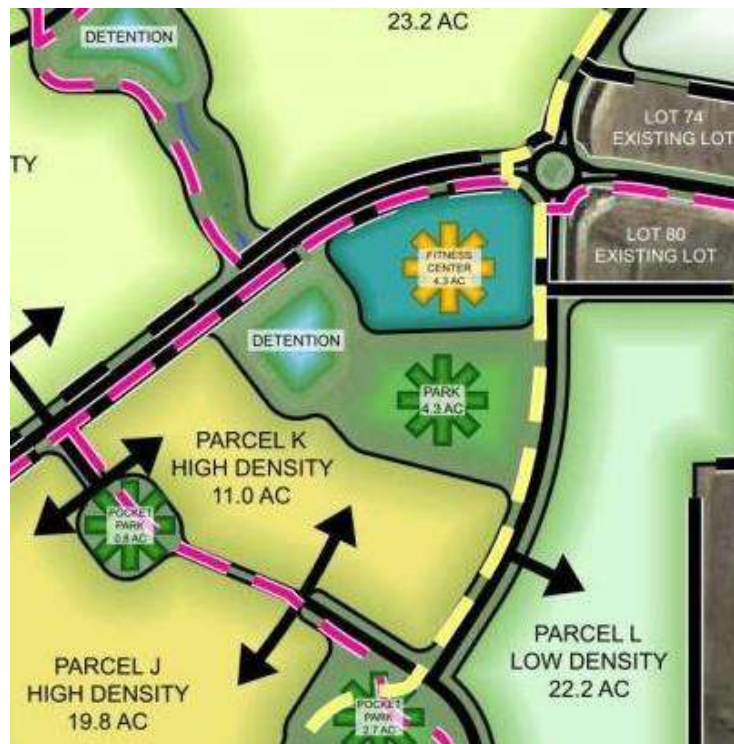
Regarding Goal 5.2, FHN will improve the effectiveness of public safety through coordination, funding, and planning. This community will provide safe roads internal to the property as required by the codes and ordinances. By adding a municipal water system the community will provide fire hydrants throughout the project supplying the fire district with this important asset.

Regarding Goal 5.3, FHN will ensure adequate provision of utilities to manage growth and development by providing a municipal water and sanitary system through the use of the FHN Metropolitan District and Cherokee Metropolitan District.

Regarding Goal 5.4, the FHN project is providing best management practices to protect water quality and minimize impacts of flooding. A well-designed stormwater control system will be implemented that includes full spectrum detention ponds where needed. Many of the existing drainageways will be preserved that will aid in protecting water quality for the area and minimize flooding downstream.

#### 2021 Master Plan Element: Water

Because of the El Paso County Water Master Plan, which is addressed later in this submittal, the overall Master Plan only briefly addresses water. FHN complies with many of the directives laid out in the Master Plan related to water including:



*Figure 7- A large park and fitness center is located central to the project adjacent to the higher density parcels.*



- Encourage development that incentivizes and incorporates water-efficient landscaping principles
- Minimize the percentage of landscaped area covered with non-native turf and increasing the percentage of landscape areas that can be covered with non-living material

FHN will include restrictions on the square footage of irrigated turf each residential lot is allowed. Additionally, the open spaces will be predominately native vegetation and not irrigated while the parks will be designed to incorporate xeric landscaping as much as possible.

- Promote urban level development in areas served by centralized utilities

FHN will be served by a centralized water and wastewater system to support the level of development proposed. If the water source for the central water system is from the Denver Basin, the wells will likely be Arapahoe wells due to the productivity of that aquifer in the project area. This further complies with the Master Plan which states that EPC should “incentivize the use of deeper Arapahoe and Laramie-Fox Hills aquifers by central providers...”

The Master Plan references the Pikes Peak Area Council of Governments Water Quality Management Plan (208 Plan) regarding wastewater. One of the primary goals of the 208 Plan is to “avoid the proliferation of individual wastewater treatment facilities and/or wastewater treatment entities.” Wastewater from FHN is anticipated to be treated by Cherokee Metropolitan District at their existing Water Reclamation Facility which aligns with the objectives of the 208 Plan.

#### 2021 Master Plan Element: Recreation & Tourism

The Master Plan lists the following Recreation and Tourism Core Principle and associated goals. FHN meets or exceeds the following:

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

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

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

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

One of the main features FHN will provide to support the Recreation and Tourism element is a luxury resort hotel that will bring significant tourism to El Paso County. FHN also provides quality outdoor recreation with the fitness club, amenity center, parks, open space and trails. Ultimately the entire FHN community provides significant open space, parks and trails. The future residents of this community can enjoy the variety of recreational amenities. The surrounding area can utilize the County trail through FHN.

#### 2021 Master Plan Element: Environment & Natural Resources

The Master Plan lists Environment & Natural Resources Core Principles and associated goals. FHN meets or exceeds the following:

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

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

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

The FHN project has thoroughly examined the environment and natural resources of the site through various sources of data as described in the environmental report. Following review of these resources and completing the environmental study, there is minimal impact to the natural resources of the property. In some cases this project can enhance the natural resources by controlling runoff with the proposed detention ponds. Also, by preserving many of the existing drainage ways, FHN will create improved greenway corridors that will provide habitat for wildlife. The residents will be able



to walk on trails and enjoy the enhanced natural resources. See the Natural Features and Wetlands Report by Bristlecone for further information.

#### 2021 El Paso County Master Plan - Potential Areas for Annexation

The Master Plan discusses the following subject of potential areas of annexation by stating:

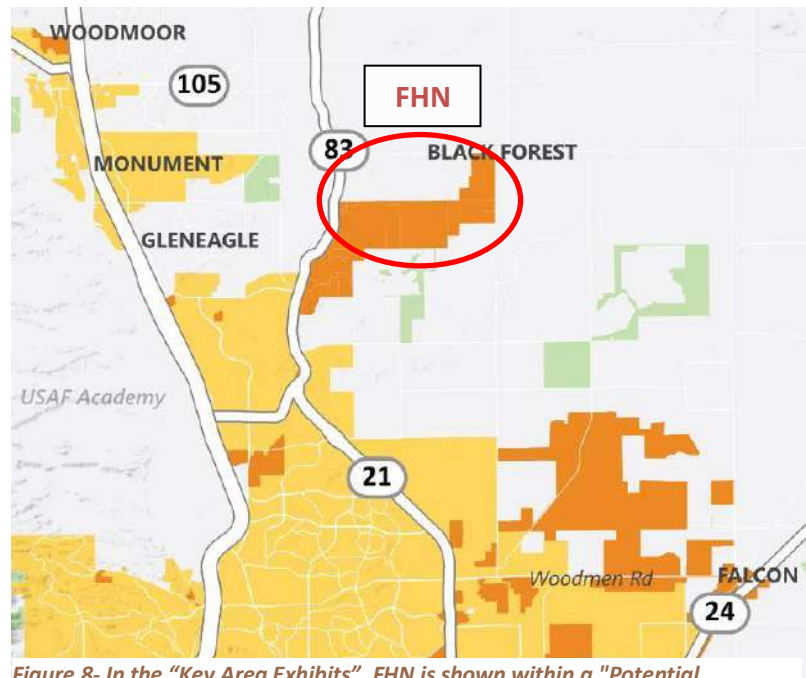
***“As the largest municipality in El Paso County, Colorado Springs is expected to grow in population over the next several decades. As a result of this growth, Colorado Springs, and other municipalities including Fountain and Monument, will need to annex parts of unincorporated County to plan for and accommodate new development. This will either occur through new development within existing municipal limits or the annexation of subdivisions in unincorporated parts of the County.”*** - 2021 El Paso County Master Plan

As shown on Figure 9, the FHN property is in the “Potential Annexation Area” for the City of Colorado Springs. Due to this fact and per the request of the City, this project will follow the Intergovernmental Agreement (IGA). Therefore, the FHN streets will be designed to City standards and in the future the property may be annexed into the City. Also, higher densities than the surrounding area are requested since it will be served by municipal infrastructure that can support smaller lots.

The Master Plan discusses the following subject of potential areas of annexation by stating:

***“As established in the Key Areas section of this Plan, it is anticipated that several unincorporated parts of El Paso County will be annexed into adjacent municipalities, particularly the City of Colorado Springs. All of the identified areas are located just outside municipal limits, which would make annexation easier for both the County and the associated municipality. This proximity simplifies the ability to extend municipal services into***

***these regions. Access to services, namely water and wastewater, is the most important factor in the County for determining appropriate areas for annexation. The County coordinated with the larger municipalities help identify these areas.”*** - 2021 El Paso County Master Plan



***Figure 8- In the “Key Area Exhibits”, FHN is shown within a “Potential Annexation Area” and therefore higher densities are being requested for this site.***

As stated in the Master Plan the City and the County coordinated with the larger municipalities to identify potential annexation areas. As shown in the graphic the FHN property is shown within the potential annexation area and is close to the existing City boundary. FHN is also near urban centers as shown on Figure 10 such as:

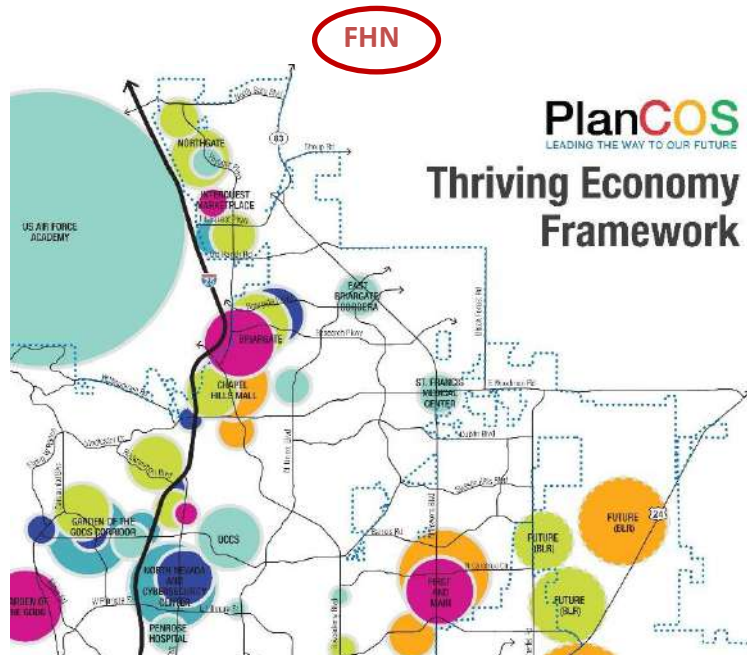
- Northgate
- Interquest Marketplace
- Air Force Academy

These key areas in northern Colorado Springs are growing and thriving areas of the City. There are many jobs in this expanding area within 15-20 minutes of the FHN property. Therefore, it is logical to have a mix and variety of housing types and densities as proposed on FHN. The northern part of Colorado Springs is one of the fastest growing areas of the City. Furthermore, as shown on Figure 11, the nearby Transportation network is easily accessible via State Highway 83.

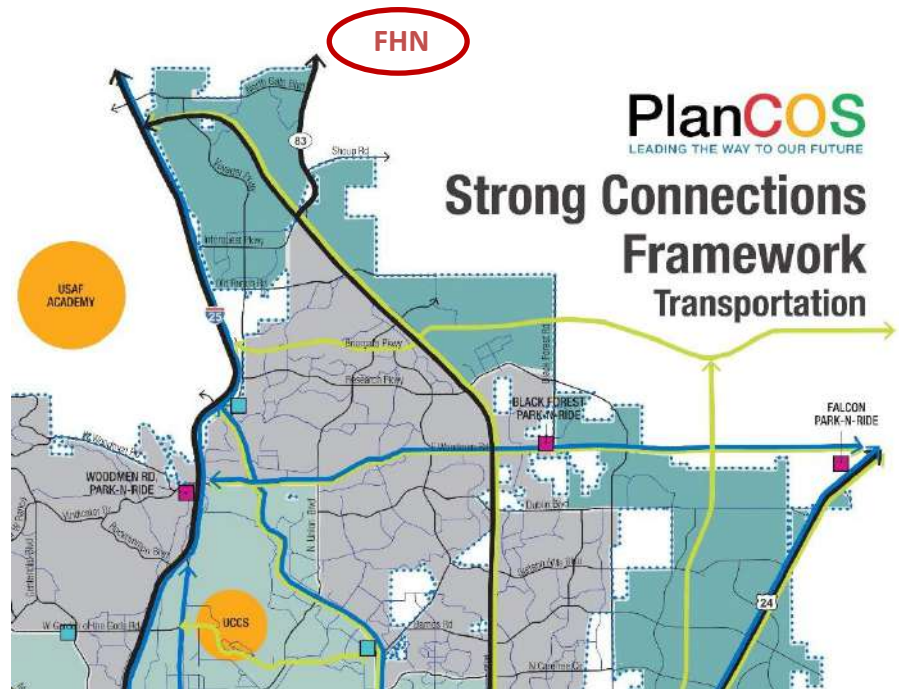
One of FHN major entranceways is at Highway 83 and Stagecoach Road. This allows residents of this community to reach a major north-south arterial (Highway 83) within a few minutes and connect to Northgate Blvd and Powers Blvd in approximately 10 to 15 minutes.

The Master Plan discusses cost of infrastructure and the lack of funds for El Paso County. This is important as FHN will utilize a Metro District to construct the road network and much of the major infrastructure needed for this project. Regarding costs of infrastructure, the County Master Plan states:

***“For the County, as a government entity, the cost of maintaining infrastructure and services is an important factor when evaluating locations for future potential annexation. New development will increase the strain on the County’s existing infrastructure and will***



**Figure 9- The FHN community is within 10-15 minutes of one of the fastest growing parts of the City (Northgate commercial center).**



**Figure 10-Residents of FHN can easily access Highway 83 and quickly connect to Powers Blvd and Northgate Blvd within 10-15 minutes.**

***eventually necessitate the construction of new facilities to ensure all parts of the County are appropriately served. For example, El Paso County struggles to adequately maintain its existing roadway network. The development of more neighborhoods in outlying areas will increase use of roadways and related maintenance costs, and further exacerbate gaps in roadway funding.***” - 2021 El Paso County Master Plan

It is commonly known that the County struggles and has challenges with adequately maintaining its existing roadway network. With this property in the potential annexation area the roadways for this project will initially be maintained by the County and in the longer term possibly by the City. If this occurs this could reduce the cost of maintenance for the County. Additionally, with the creation of the FHN Metropolitan District the cost to construct the infrastructure will be covered by this Metro District.

The Master Plan discusses Sustainable Growth and that the County must determine how and when areas under its jurisdiction should and can be annexed by a municipality to establish a growth pattern for the future. A formalized growth pattern will help the County better plan for financial impacts associated with infrastructure management. The County Master Plan lists many recommendations which are intended to facilitate sustainable growth across El Paso County. Some of the relevant recommendations relating to FHN are:

- ***Coordinate regularly with municipalities to maintain knowledge of plans for annexation.***
- ***Continue to evaluate development impact fees, requiring adequate private investment to ensure any long-term maintenance of new development will not overburden County resources, and will be served by adequate infrastructure until they can be incorporated if necessary or desired.***
- ***Prioritize the annexation of existing unincorporated County enclaves as opportunities arise.***
- ***Improving the process of transferring publicly owned infrastructure through the annexation process***

These recommendations have been followed and will be followed as the FHN project proceeds through the process. FHN is following the recently formed IGA between the City and the County and discussions have been held with both entities, including the EA (Early Assistance) meeting.

## **2021 Master Plan Element: Small Towns & Rural Communities**

The County Master Plan discusses the following subject of potential areas of annexation by stating:

***“Similarly, unincorporated rural communities have commercial uses and community facilities that serve surrounding residents and create a sense of community even without a formalized municipal governmental boundary. The unincorporated areas that comprise this Key Area are Black Forest, Ellicott, Hanover, Peyton, Rush, Truckton, and Yoder. Regardless of municipal status, all of these places function as a community that supports the needs of a significant portion of the County’s rural population. To better serve this population, additional commercial development should be prioritized in the unincorporated places, or where appropriate, additional commercial development should be annexed by the municipalities.”*** - 2021 El Paso County Master Plan



**Figure 11 – Commercial is planned at the southwest corner of Hodgen & Black Forest Road to serve the surrounding residents and FHN.**



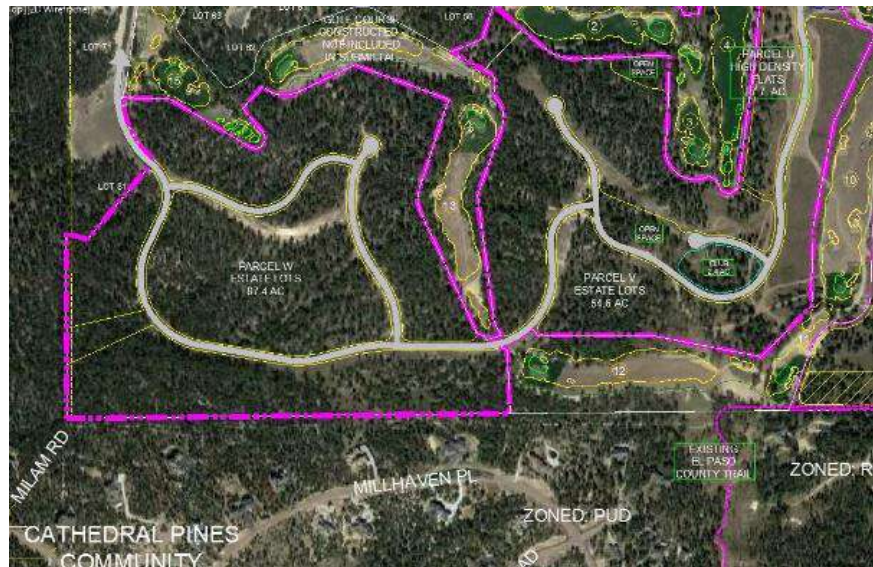
FHN is proposing commercial at the southwest corner of Black Forest Road and Hodgen Road that will provide some commercial uses for both the residents of FHN and the surrounding region. See Figure 12. This proposed land use (Parcel A) includes a potential fire station. These land uses are appropriate for this intersection and specific location.

## 2021 Master Plan Element: Forested Areas

The Master Plan discusses the following subject of Forested Areas stating:

***“This Key Area includes parts of the County where natural forests are the predominant feature such as the Black Forest....new development and any redevelopment in these locations should be of a lower intensity to mitigate any impacts on the Forest, properly manage stormwater, provide safe access to major roads and state highways for the traveling public and emergency response vehicles and adhere to the strictest building codes to prevent any hazards such as fires and soil erosion related to poor planning, design, and construction. Managed residential growth, along with supportive commercial uses, have helped the other forested areas preserve their natural amenities while supporting the daily needs of a thriving local community...Each development proposal should also be reviewed on a case-by-case basis to determine its specific impact on the forested area and the established character of the individual community. - 2021 El Paso County Master Plan***

It is understood that the Black Forest is a valuable natural resource, therefore, FHN proposes 2.5 acre estate lots in the forested areas as shown in Figure 13. This is a similar approach to what has been constructed in the area with the Cathedral Pines and High Forest Ranch which also have 2.5 acre lot sizes. Those communities are immediately north and south of FHN. The proposed land use allocation and layout of the area in the Black Forest will preserve as many trees as possible and will have a very similar character to the surrounding area.



**Figure 12-Large estate lots (2.5 acres) are proposed in the forested areas to preserve the trees and match lot size with Cathedral Pines.**

## 2021 El Paso County Master Plan - Areas of Change

The Master Plan discusses the following subject of Areas of Change by stating:

***“As El Paso County plans for growth and development over the coming decades, it is anticipated that some areas of the County will change more significantly than other areas. Some areas will continue to be designated for conservation and protection, some developed areas may see some infill redevelopment, while others will be completely transformed as new development takes place in currently undeveloped areas.” - 2021 El Paso County Master Plan***



The FHN property falls within the “Area of Change” (orange color shown on Figure 14) per the Master Plan and as shown on the graphic below. The entire Black Forest area and the Town of Monument area has experience significant growth and change in the last couple of decades. This trend is likely to continue however the amount of vacant land is fairly minimal except for the FHN property and some property immediately west and southwest of FHN. Since this property falls within an Area of Change and a Potential Annexation area (per the County Master Plan), this site falls within an area anticipated to have some change in the future.

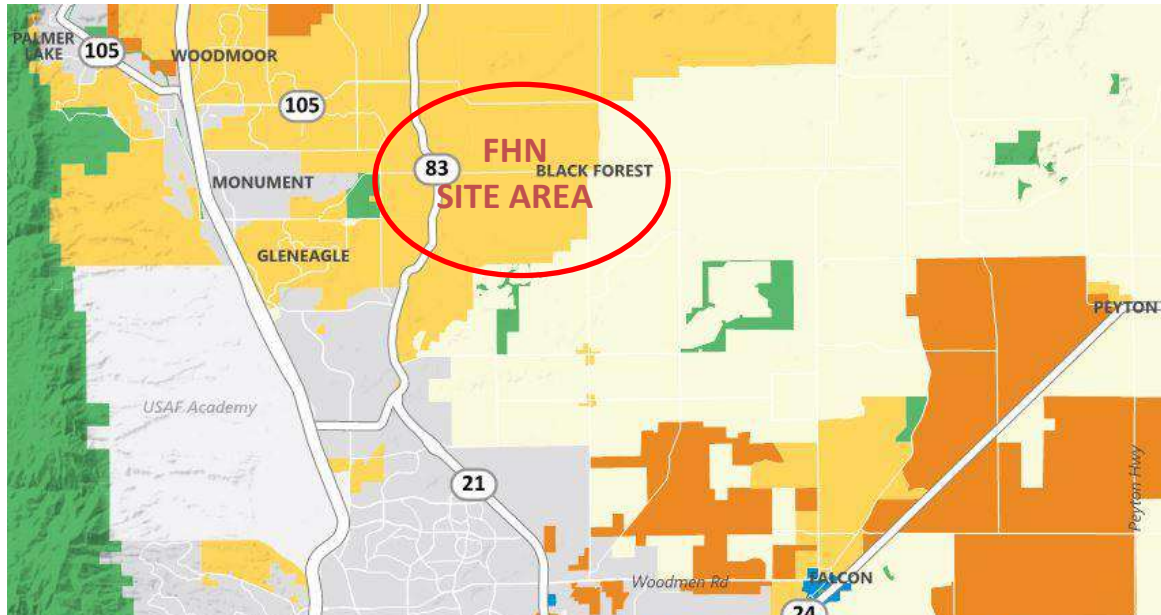


Figure 13-The FHN property is shown in an area of change on the new County Master Plan

The Master Plan further discusses “Minimal Change: Developed” stating:

**“Developed areas of minimal change are largely built out but may include isolated pockets of vacant or underutilized land. These key sites are likely to see more intense infill development with a mix of uses and scale of redevelopment that will significantly impact the character of an area.”** - 2021 El Paso County Master Plan

The FHN remaining property is vacant and the proposal is to smaller lots (higher densities than the surrounding area). To minimize the impact to the surrounding areas, the FHN plan proposes land use transitions (lower densities) on the edges of the property. Furthermore, large buffers are included in areas along Black Forest Road. On the southeast part of the property one acre lots are shown along the entire southern edge next to Country View Estates. Lastly, 2.5 acre estate lots are located in the southwest part of FHN, adjacent to Cathedral Pines 2.5 acre lots.

## **2021 El Paso County Master Plan – Priority Development Area**

The Master Plan discusses “Priority Development Areas” and the FHN property falls within this designation as seen on Figure 15 with the cross hatch.

While it is generally in an area of the County with larger lots and lower densities, this property can annex into the City of Colorado Springs in the future. Also, the FHN property is within 10-15 minutes of major City growth.

Due to this growth in the immediate area it is logical that this region of the County will have change occurring over time.

There are pockets of Suburban Residential in the region and with this property possibly being annexed to the City the proposed overall density of 1.1 units/acre is appropriate. When focused on just the 912.5 acres that is the

focus of this Sketch Plan the density is approximately 1.72 units/acre. While higher density than the immediate surrounding area, appropriate land use transitions and buffers have been implemented.



**Figure 14- FHN property is within the "Priority Development Area" identified in the County Master Plan.**

## **2021 El Paso County Master Plan - Environmental Considerations:**

The Master Plan discusses key environmental considerations such as:

- Development Influence
- Water Ecosystems & Habitats
- Wildlife Habitat
- Environmental Tourism
- Sense of Place
- Recreation

The relevant items are addressed below on how the FHN proposal aligns well with these considerations.

### **Development Influence**

The Master Plan states:

***“Accommodating the County’s significant growth will not be easy, particularly when paired with the desire to protect open space and undeveloped land. By employing conservation design standards for new development, the County can balance development with environmental stewardship and protect valued areas and habitats. Regardless of the type or location of development, conservation design principles should be used to inform, evaluate, and guide new development to ensure best practices are being utilized on an incremental basis to safeguard the environment and protect open space and environmental features.”*** - 2021 El Paso County Master Plan

The FHN Sketch Plan recognizes that part of the Black Forest is on the southwest part of the property. To help preserve and protect this important natural resource the 2.5 acre estate lots are placed throughout that area in order to preserve as many trees as possible. Higher densities are

located on the east part of the site where no trees exist. In these areas there are existing drainage ways that are preserved and utilized as expansive open space corridors. This will allow the creation of a naturalized corridor as it will be planted with Colorado native grasses and forbs. See the exhibit on this page showing the existing drainage corridors (highlighted in blue) that now create the open space, trail and wildlife corridors within the FHN community.

#### Water Ecosystems & Habitats

The Master Plan states:

**“Watershed planning and flood control management help protect developed areas from the impacts of natural hazards and prohibiting development in a floodplain reduces the likelihood of flooding events. With water quality and access being a priority throughout the County, prohibiting development in these locations can be critical.” - 2021 El Paso County Master Plan**

The FHN meets this goal by avoiding the floodplain area in the northwest part of the site near Hodgen Road. Also, the existing drainage way corridors are respected as shown on Figure 16 (blue highlighted area). As shown on the proposed Sketch Plan these existing drainage ways have been incorporated into the massive open space and trail system throughout FHN. This open space and trail system will also connect to the County regional trail to the south which provides a regional connection to the Black Forest Regional Park. These natural drainageways will also provide wildlife habitat as they will be landscaped with Colorado native vegetation and will be permanently preserved in perpetuity.



*Figure 15-Existing drainage ways are preserved within open space corridors (blue highlighted area).*

#### Wildlife Habitat

The Master Plan states:

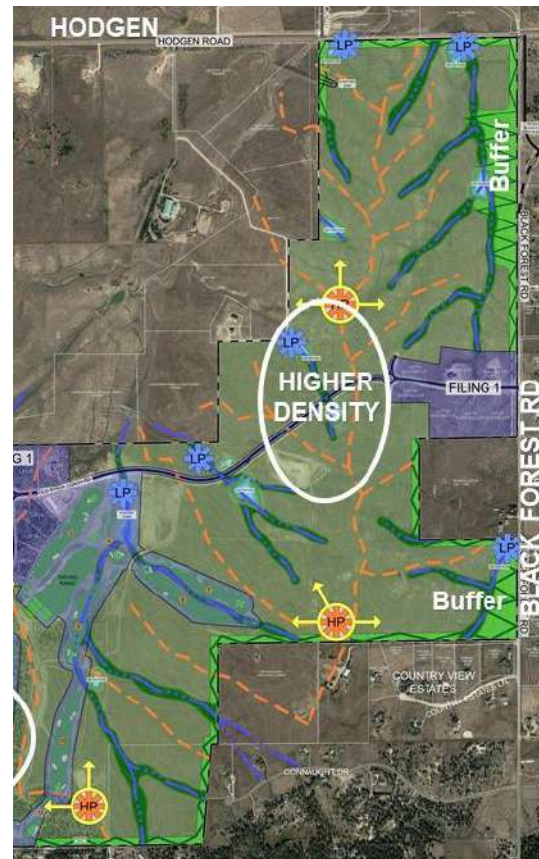
**“There are eight threatened species in El Paso County, and together with hundreds of other nonthreatened species, whose valued habitats cover nearly the entire County. While some areas of the County are considered higher value for the habitat they provide and the biodiversity they support, areas of valuable wildlife habitat exist throughout the County. For instance, parts of the northern riparian areas are home to the federally threatened Preble’s Meadow Jumping Mouse.” - 2021 El Paso County Master Plan**

The FHN property does not have any significant environmental issues and there is no known threatened species on the property per the environmental report prepared by Bristlecone Ecology. The FHN site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. Development of the site could impact some habitat for wildlife, but based on the findings, impacts to grassland species is relatively low, and to woodland species as moderate to low. Designated open spaces as shown on the Sketch Plan will conserve some of the open grassland habitats and possibly improve the quality through supplemental plantings. Implementation of a stormwater management plan will assist in protecting water quality in downstream reaches, which will provide additional benefits to aquatic species including invertebrates. Increased flows and riparian tree and shrub plantings will introduce riparian and wetland habitats that do not currently exist, diversifying the property. Detention facilities may add seasonal water features that could support additional wildlife such as waterfowl. Few sensitive species were present and only in small numbers, and thus are not expected to be affected any more than other species. No state listed species were present.



To alleviate any significant impacts to wildlife, larger 2.5 acre lots are proposed in the forested areas. Riparian tree plantings along drainageways will enhance and integrate the existing grassland habitats with high-value riparian ecosystems. The creation of detention facilities is expected to create small pockets of marshes/wetlands. Therefore, species that occur in drainageways are expected to benefit from the habitat restoration and management plan for the drainages and open space. Implementation of the stormwater management plan will assist in protecting water quality in the drainages. Additional measures to reduce impacts to wildlife include:

- Limiting the use of herbicides, pesticides, and fertilizers;
- Minimizing the installation of fencing; and when fencing is needed, use wildlife friendly fences or include specific wildlife crossings along fence lines.
- Minimize road crossings for the open space corridors to reduce conflict with vehicles.
- Managing pets to avoid conflicts with wildlife.



*Figure 16- Drainage corridors were identified early in the planning process to be preserved as future open space corridors.*

## **Tourism**

The Master Plan states:

***“Each year, hundreds of thousands of people visit the County from all around the world to spend time in its state and regional parks, hike its mountains, and simply enjoy the beauty of its natural, well-protected landscape. These visitors contribute millions of dollars to the local economy through dining, lodging, transportation, retail, and entertainment. As a catalyst for tourism in El Paso County, emphasizing the natural environment is important.”*** - 2021 El Paso County Master Plan



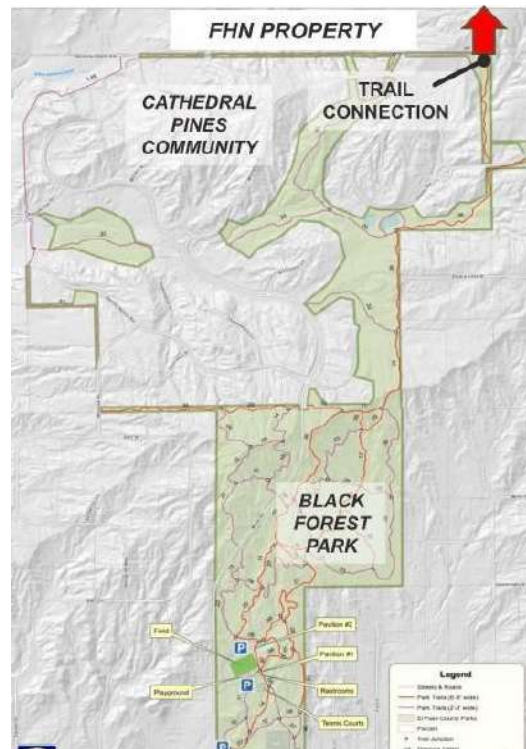
*Figure 17-A luxury resort hotel is planned on FHN that will serve as a major tourism destination.*

While the comment is intended for the entire Pikes Peak region, the FHN project and designed master plan supports this statement in several ways. First, the luxury resort hotel facility (Figure 18) will bring thousands of visitors from around the United States and potentially the world to El Paso County. These visitors be able to enjoy the amenities within the FHN community and throughout the region spending dollars in El Paso County. These visitors will contribute millions of dollars to the local economy. The Master Plan also states:



***“El Paso County’s natural environment creates opportunities for year-round active and passive recreation. These amenities provide options for exercise such as hiking the mountains, biking on the trails, or simply by spending time in nature, watching animals in their natural habitat, studying and identifying plants, or just taking a rest.” - 2021 El Paso County Master Plan***

FHN expands on this idea of creating opportunities for year-round active and passive recreation with the plentiful parks, open space and trails that are proposed within the community. The existing natural drainageways on the property are respected and transformed into significant open space and trail corridors. Most importantly, with the existing County trail connection from FHN into the Black Forest Regional Park this will provide residents of FHN and the surrounding community to enjoy the natural environment year-round. See Figure 19. The existing golf course also offers a recreational amenity for visitors and residents. The connection point from the Black Forest Regional Park to FHN is indicated with the red arrow on the graphic. The regional trail connection will occur at this location and will traverse through FHN all the way to Hodgen Road. This regional trail will be placed on an easement granting full public access to surrounding residents.



***Figure 18-FHN will provide a regional trail connection to this regional asset and construct the trail to Hodgen Road.***

The Master Plan states:

***“Tourism to parks and recreation destinations bolsters patronage at local businesses and serves as an economic driver for the County”...“The legacy of the parks, opens spaces, and trail systems in the County must not only be protected and enhanced to meet the needs of the growing population, but also continue to balance tourism in a sustainable and equitable manner.” - 2021 El Paso County Master Plan***

While this was addressing the Countywide system, FHN supports this concept and aligns very well with this goal. The FHN open space and trail system meets the needs of the growing population not only in this area but also Countywide. This balance of growth yet providing areas for visitors and residents to recreate outside is implemented in the FHN master plan.

The Master Plan further states:

***“Tourism can account for a large share of a community’s economy, and this is true for El Paso County, which is a hub for outdoor recreation not only in the State, but also for the county. Millions of people visit El Paso County each year and according to Visit Colorado Springs, the tourism and promotional nonprofit for the Pikes Peak Region, in 2018 visitors spent about \$2.25 billion dollars in the region. Tourism also supports the local economy through job creation, as the third largest employment industry in the Pikes Peak Region, providing over 20,000 jobs.” - 2021 El Paso County Master Plan***

The Master Plan goes on to address the importance of tourism and the associated economic impact from this industry stating:

***“Tourism is one of El Paso County’s strongest industries with year-round outdoor events***

***and pristinely preserved natural resources drawing thousands of visitors to the region every year. El Paso County boasts over 55 exciting things to do and see in the region. From its rich natural features home to the Garden of the Gods... to major destinations such as the U.S. Air Force Academy”***

***“The County should continue to maintain and improve existing natural assets and destinations including parks, trails, and open space facilities that support outdoor recreation tourism in the region.”***

***“The County should support efforts secure additional funding for branding and marketing specifically targeting tourist attractions and activities in the off season to promote year-round tourism. Additionally, the County should encourage hotels and restaurants...”*** - 2021 El Paso County Master Plan

The tourism that comes along with the luxury resort hotel will help to support the local economy through job creation and adding jobs to the thriving tourism industry in the County. It will also add yet another destination in the region that will draw people from throughout the United States and beyond. FHN aligns with this recommendation of adding hotels and restaurants to promote year-round tourism. The positive fiscal impact will be significant due to the hotel facilities and additional development of the remaining property as described in the fiscal analysis below.

#### **FHN Fiscal Analysis**

A Fiscal Analysis was completed for the project to explore the positive tourism impact of FHN. Much of the focus is the luxury resort hotel but this analysis also looks at the remaining vacant land to be developed. The proposed development includes a +- 225 room (keys) facility with associated rental units and a mix of single family and attached residential homes. THK Associates, Inc has prepared an estimate of annual and total revenues from property, sales and accommodation taxes for a 20-year period. See Figure 20 which is a summary table depicting these revenues over a twenty-year period. FHN has potential, over the next twenty years, to generate \$119,578,702 in tax revenue to El Paso County. In addition to the estimated revenues, it is projected the

<b>Twenty-Year Fiscal Impacts To El Paso County with Consideration for a 1.9x Economic Multiplier</b>		
	<b>Impacts over Twenty Years</b>	<b>With Consideration for Multiplier (1.9x)</b>
El Paso County	\$62,936,159	\$119,578,702
Property Tax Revenues to All Providers	\$312,649,940	\$594,034,885

Source: THK Associates, Inc.

*Figure 19 - The positive fiscal impact to the County and region is significant over a twenty year timeframe.*

development of FHN to generate \$3,167,376 to the Pikes Peak Regional Building Department, \$10,397,953 to El Paso County, and \$27,455,800 to Cherokee Metro District, with most one-time fees occurring prior to or during the construction time period. Other positive impacts from the proposed development include both temporary and permanent employment. The analysis also estimates tax revenues to other service providers in addition to El Paso County.

**Housing** – This project will provide additional housing at various densities in an urbanizing area of the County. While much of the surrounding area is in larger estate lots, the County needs more diverse housing for all income levels. FHN will offer a diverse range of housing with appropriate land use transitions to the surrounding larger lots by use of large buffers and lower densities on the perimeter of the project. One (1) acre lots are placed on the perimeter of the property in multiple areas as shown on Figure 21 (hatched areas). Country View Estates is one of the areas where both a buffer and one acre lots are proposed along the common property line.



**Figure 20**–One acre lots are located along the entire southern boundary of FHN to minimize impact to adjacent estate lots (Country View Estates).

#### 2021 El Paso County Master Plan - Housing Mix

Regarding housing mixes the County Master Plan states:

***“Housing variety provides multiple options to support residents regardless of income, household size, and age. Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all.”*** - 2021 El Paso County Master Plan

This statement aligns well with the FHN project as with a project of this size, a large variety of housing types are proposed. While specific lot sizes are not finalized at this time, it is anticipated there will be a mix of the following housing products:

- Estate lots (2.5 acres) – Single Family Detached
- 1 acre lots – Single Family Detached
- 1/4 to 1/2 acre lots – Single Family Detached
- Attached residential (Duplex, Flats, Townhomes)
- 

LAND USE CATEGORY	UNITS	% OF TOTAL
Estate Lots (2.5 acre)	64	4 %
Low Density Residential	935	60 %
Medium Density Residential	341	22 %
High Density Residential	231	14 %
Total	1571	

#### 2021 El Paso County Master Plan - Placetype

Regarding Placetypes the County Master Plan shows this area as “Large Lot Placetype”. In this category the following uses are listed:

##### Primary:

- Single Family Detached

##### Supporting Land Use:

- Agriculture
- Parks and Open Space
- Commercial/retail (limited)
- Commercial service (limited)
- Parks and open space

The FHN project proposes primarily single family detached, both 2.5 acre estate lots and smaller lots. FHN also proposes two parcels that are at 6/units per acre that are more central to the site. The higher density parcels (i.e. duplex and townhomes) do not align with the Large Lot Placetype, however those parcels are purposely surrounded by lower density single family detached parcels. This provides a buffer to the higher density parcel and units. The lower densities and large buffers on the perimeter provide good separation from the larger estate lots in the area. Lastly, where the Cathedral Pines 2.5 acre lots abut the FHN property, this proposal shows a large parcel of similar sized lots at 2.5 acres within the forested areas. Therefore, Large Lot Placetype is proposed on FHN in the forested areas next to adjacent 2.5 acre lots and Suburban Residential is located in the open areas with no trees.

FHN also proposes “Suburban Residential Placetype” in the non-forested areas which is primarily the east area of the property. In this category the following uses are listed:

**Primary:**

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

**NOTE – The FHN density for the entire property (including Filing 1 and the golf course) will be at one (1) unit per acre, well below the 5 units/acre.**

**Supporting Land Use:**

- **Single Family Attached**
- **Multi-family Residential (NOT PROPOSED AT FHN)**
- **Parks and Open Space**
- **Commercial/retail (limited)**
- **Commercial service (limited)**
- **Parks and open space**

While Suburban Residential is not specifically shown on the FHN site, similar densities and type of development are within approximately 1.5-2 miles away (Flying Horse and Sanctuary Point). Also, the Town of Monument to the west is growing rapidly with urban densities at or above this FHN proposed densities.

**IMPORTANT NOTE:**

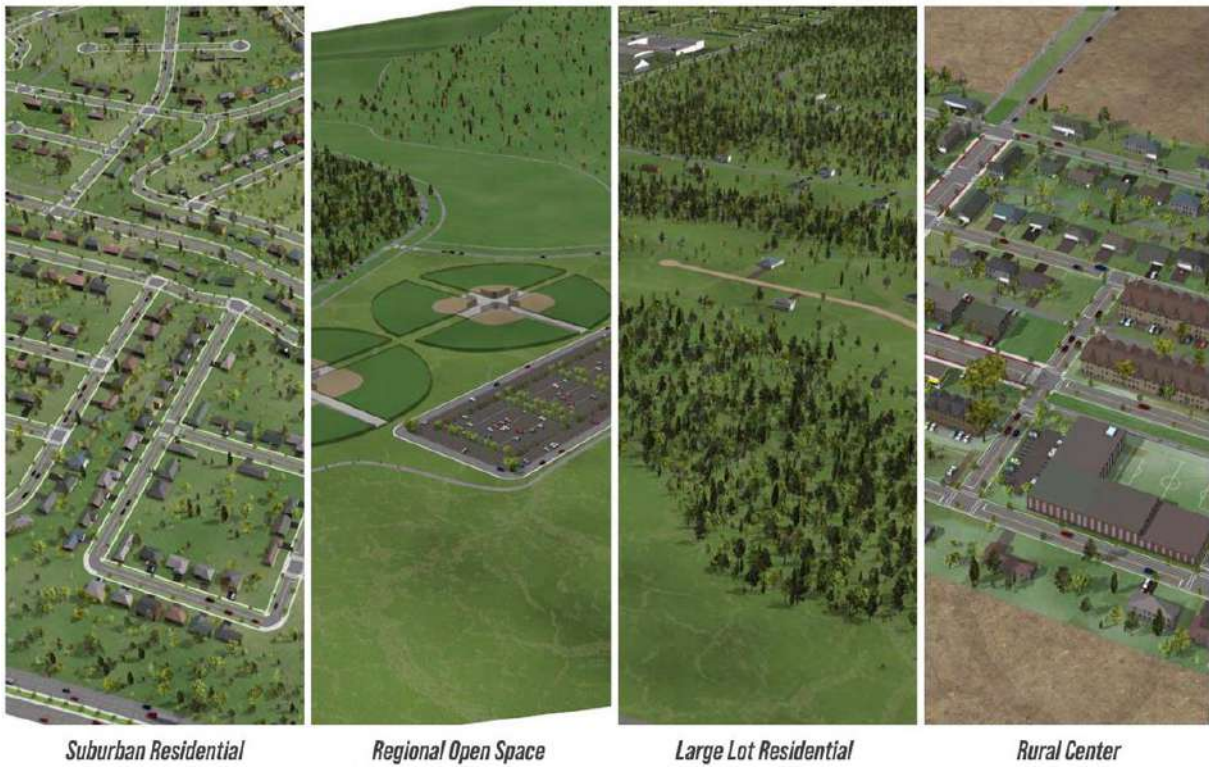
FHN at the time of full completion, the entire FHN project (including Filing 1 and the golf course) will result in a density of approximately one (1) unit/acre which is a low density when compared to other projects within a couple miles of this project.

As shown in the County Master Plan Figure 23 shows a natural progression of Rural Center, Large Lot Residential, Regional Open Space and Suburban Residential. These land uses or Placetypes complement each other well and are logical land use transitions. The FHN proposal fits into this land use relationship in the following way:

- Rural Center (proposed commercial at Black Forest Road and Hodgen and the commercial in Black Forest) – The County Master Plan shows commercial at this intersection
- Large Lot Residential (2.5 acre lots in the Black Forest area)
- Regional Open Space (nearby Fox Run Regional Park)
- Suburban Residential (higher density areas in the open, non-tree areas)



Therefore, the proposal of Suburban Residential along with Large Lot Placetype and Rural Center type use is common in land use planning across the U.S.



*Figure 21 - FHN fits within the Large Lot Residential Placetype however proposes some higher densities as well. The Suburban Residential Placetype is a logical land use transition if buffered correctly.*

## Implementation of the 2021 County Master Plan

The County Master Plan addresses implementation of the goals and principals of the plan and how applications should be evaluated. Regarding Land Use Applications and Master Plan, it states:

***“The Planning Commission and Board of County Commissioners conduct open and public hearings on land use applications and take an action on the application, which will typically include a finding of consistency or inconsistency with the Master Plan. In making this finding, the Planning Commission and Board of County Commissioners are asked to weigh the merits of each individual land use application against all applicable components of the Master Plan. \_ Approval of a land use application does not necessarily require a finding that the application is fully consistent with each and every applicable component of the Master Plan, likewise, denial of an application does not necessarily require a finding of inconsistency with all applicable components of the Master Plan.”*** - 2021 El Paso County Master Plan

Regarding this statement, the FHN project is in compliance with most aspects of the Master Plan as outlined in this LOI. However, there are some elements where the project does not meet the intent such as the Large Lot Placetype. This is typical when evaluating any land use decision such as a Comprehensive Plan or Master Plan in other municipalities. The determination to approve should be based on substantial compliance of most, but not every item in the plan. With this submittal Flying Horse Development, LLC strongly believes FHN is in substantial compliance with the following County plans:

- **Master Plan (2021)**
- **Parks Master Plan**
- **Water Master Plan**
- **2040 Major Transportation Corridor Plan (MTCP)**

The Master plan further states that the County Master Plan should be open and flexible stating:

***“A Flexible Plan - Recognizing that it is impossible to foresee or forecast all future land use or development requests and given the unpredictable nature of land use requests, this Plan was written with the intention of remaining open and flexible. Moving forward, while using the Master Plan as a foundational guide for decision-making, it will be the role of County officials to implement the Plan by making decisions on land use requests in a manner that best fits the needs and vision of El Paso County.”*** - 2021 El Paso County Master Plan

Therefore, the Master Plan it is intended to be a guide for land use decisions. This proposal is higher density than the surrounding area, however in exchange for this the following elements are proposed:

- Landscape buffers in many of the areas on the perimeter of the site
- Very large expansive buffers west of Black Forest Road
- Lower densities placed on the perimeter (i.e. one acre lots along the southern property line)
- Estate lots (2.5 acres) have been placed in the forested areas on the south side adjacent to the Cathedral Pines estate lots that are also 2.5 acres.
- Quality community with expansive open space, parks and trails (over 22%).
- Luxury resort hotel that will be a tremendous asset for El Paso County

When examining all of the Sketch Plan checklist items and the Review Criteria it is clear that FHN complies substantially with the 2021 County Master Plan.

## El Paso County Parks Master Plan

The County Parks Master Plan has several goals that FHN compliments well. The narrative below describes how this project meets the intent of many goals.

Note: Narrative that is bold is directly from the County's Parks Master Plan.

### **OVERALL SYSTEM MISSION/ROLE**

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

The overall FHN proposes a coordinated and connected system of parks, trails, and open space that is equitably distributed within the community. A Regional Trail is provided (yellow dashed line on Figure 24) that will go through FHN connecting from the south near Cathedral Pines to the east/northeast along FHN southern boundary. Then the alignment will generally connect through the FHN open space system ultimately connecting to Hodgen Road. The County trail will be open to the public and will be placed in an easement. The remaining trail system for FHN will be owned and maintained by the District or a Homeowners Association.



**Figure 22-FHN has provided a coordinate and connected system of parks, trails and open space internal to the site and externally to Black Forest Regional Park**

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

FHN provides passive parks, active parks and open space that is appropriate for this site. FHN well exceeds the County 10% requirement for open space and proposes a well-designed trail and open space system. FHN is asking for higher densities than the surrounding area yet provides 22% of the developed area in open space. Once the entire FHN community is complete for all 1,459 acres, approximately 30% of the site will be in open space that includes the golf course.

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

With Black Forest Regional Park south of this property, it is logical to connect the FHN trail system to the existing County trail and provide an extension to the north all the way to Hodgen Road. This trail system will help fill potential "gaps" in the regional system by making this key connection.

The Master Plan discusses regional trails as follows:

### **REGIONAL TRAILS**

**Goal 1: Work collaboratively with others to create a continuous, connected system of regional trails. Provide an overall vision for system of regional trails within the County and connected to adjacent counties and participate in the Regional Non-motorized Trails and Bike Plan Update to identify standards and address needs as part of a multi-modal transportation network. Ensure that regional trail corridors are secured.**

As mentioned previously, with this FHN project, the County is securing this Regional Trail extension all the way to Hodgen Road. The FHN team has been in contact with County Parks department to discuss

preliminary alignments of this regional trail. This trail will be placed on an easement so it can be used by the public outside of FHN. With this project a regional trail corridor will be secured that will allow generations to utilize this important asset for the surrounding Black Forest area residents.

#### **OPEN SPACE**

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

FHN will help facilitate this goal of enhancing natural features and areas by respecting the significant drainage-ways by preserving them as trail/open space corridors that will fit well within the overall County's open space system. While a County park is not desired on this property by the Parks department, the community will provide significant parks for future residents. This concept supports the greater goal of the County Parks goal of protecting and enhancing the unique natural features.

## **El Paso County Water Master Plan**

The El Paso County Water Master Plan (WMP) identifies eight different planning regions in the County. FHN falls in Region 2 which includes the Monument area and the western portion of Black Forest. The existing central water systems in Region 2 are all located in the Monument area. Region 2 is the only region in El Paso County that is projected to have an average-year water surplus in 2060.

Cherokee Metropolitan District (CMD) has signed a letter of intent to serve and provide water and wastewater service for the proposed project. CMD has a diverse water portfolio which includes both renewable and nonrenewable water sources. The exact source water to be committed for this development has not yet been identified.

The following is a list of goals and policies from the WMP that the proposed project is consistent with:

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

The proposed water sources for this project are either renewable or meet the 300-year rule for quantity. The water system will be designed with redundant equipment and backup power generation for critical facilities to ensure dependability. Additionally, multiple water sources will serve to mitigate any potential single source failure. CMD's existing water treatment facilities all meet or exceed EPA primary standards and any new treatment facilities that may be required will be designed to do the same to ensure high quality water for the proposed development.

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

CMD has existing infrastructure in the project area due to the proximity to the CMD Sundance system. Some or all of the existing Sundance infrastructure could be utilized by the proposed development, reducing the amount of new infrastructure required to serve the proposed development with water.

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

While additional water treatment may be required for the proposed development, CMD's existing infrastructure, including treatment, will be used to provide water for the project.

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

CMD has a variety of source water supplies which mitigates potential water supply emergencies.



***Policy 4.3.3 – Incentivize the use of deeper Arapahoe and Laramie-Fox Hills aquifers by central water providers, leaving or deferring the use of the shallower aquifers for the more dispersed domestic well users.***

While the exact source water(s) to be dedicated to the proposed development has not yet been identified, if new wells are drilled, they are anticipated to be Arapahoe and Laramie-Fox Hills. By utilizing these aquifers, the proposed development would not impact the surrounding lots individual (typically Dawson) wells.

***Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.***

As noted above, even though the proposed development is not adjacent to the CMD existing service area, CMD has water infrastructure adjacent to the proposed development. By partnering with CMD as the water provider, this project would utilize existing infrastructure to some extent.

***Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.***

FHN will be served by an existing central water system as the average lot size is less than 2.5 acres.

***Policy 6.0.4 – Encourage development that incentivizes and incorporates water efficient landscaping principles.***

FHN will include restrictions on the square footage of irrigated sod each residential lot is allowed. Additionally, the open spaces will be predominately native vegetation and not irrigated while the parks will be designed to incorporate xeric landscaping as much as possible.

**SKETCH PLAN REVIEW CRITERIA ITEM “D” - The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;**

**Applicant comment: The FHN water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies. FHN will be served with a municipal water system likely provided by Cherokee Metropolitan District which is addressed in the Water Resource Report.**

## **Traffic and Access**

Please see the Traffic Study for detailed information regarding traffic and transportation. Considering the conceptual nature of the proposed development, future access will generally include multiple access drives along all exterior roadways bordering the proposed development and along Old Stagecoach Road. Primary points of entry to the overall development are provided at the following locations: one full-movement access serving as the east leg of the State Highway 83 and Stagecoach Road intersection, and one full-movement access serving as the west leg of the Black Forest Road and Old Stagecoach Road intersection.

The development addresses other items as outlined in the County Master Plan as follows. Bold text is taken directly from the 2021 County Master Plan.

***“Multimodal Access - While all placetypes would benefit from a safe, walkable, and connected street network, multimodal access is a defining and critical feature in Urban Residential, Rural Center, and Regional Center placetypes and other areas that promote a mix of uses and mobility options. The County should encourage sidewalks and other multimodal facilities in all new development in placetypes, as appropriate, and upgrade existing infrastructure to these types of facilities when needed”. - 2021 El Paso County Master Plan***

FHN will provide sidewalks throughout the development and a connected street and trail network as shown on the Sketch Plan. Additionally, FHN will provide the County Regional Trail in a north/south direction as shown on the plan. Details to be worked out with the County Parks department.

***Subdivision Access - Local access is key to connecting residents to the region and residents have identified subdivision access as a primary concern. Input received as part of Your El Paso County outreach process cited a need for subdivision communities to have two points of access, or two ways in and out. Generally, single access subdivisions create points of high traffic and congestion where they join the primary street network and are disconnected from other neighborhoods by roads that dead end at cul-de-sac. Having two points of access allows for a more contiguous street network and would remove these barriers. - 2021 El Paso County Master Plan***

FHN is providing two main points of access but also allowing for multiple secondary connections to adjacent properties as shown on the Sketch Plan.

***“Providing multiple points of access to a subdivision also improves efficiency in emergency response times, and allows for better pedestrian and bicycle access across neighborhoods. Better access can be the difference between a resident or visitor choosing to walk over drive to their destination. Increased access especially with multimodal options for walking and biking has the opportunity to reduce vehicular travel and ultimately congestion and stress on roadway infrastructure. The County should continue to require that new subdivision developments in the County have multiple points of access to existing roadways to minimize congestion and improve emergency access. They should be sited in a manner that improves connectivity to adjacent areas.” - 2021 El Paso County Master Plan***

FHN is providing multiple access points and is including a key connection to Holmes Road on the south side that will allow emergency access and as a potential fire evacuation route north and south.

***“Existing subdivisions should also be encouraged to find ways to expand points of access and open up connections to neighboring developments and subdivisions such as through stub roads or easements.” - 2021 El Paso County Master Plan***

FHN has provided multiple points of access with neighboring properties with potential stub roads or easements. Details to be worked out at time of Preliminary Plan and Plat stage.

***Responsibilities & Maintaining Roads - There are jurisdictional responsibilities assigned to ensure roads are properly maintained in the County, however, funding has been a consistent challenge for the County to keep up with road maintenance demands. Thus, highlighting a real need to share responsibilities with municipalities to maintain at a minimum County roadways segments that are within their municipal boundary or develop agreements with the municipalities to maintain roadways within and near enclaves. In addition to taking responsibility of existing County roads, as municipalities grow and annex adjacent lands for***

***development it is critical that they also take responsibility to maintain the roadways within, or otherwise primarily serving, these annexed areas rather than leave them to the County or PPRTA.*** - 2021 El Paso County Master Plan

FHN roads are being designed to City standards with the possibility to be annexed in the future per the IGA. In the near term El Paso County will be responsible for the maintenance.

#### ***Biking On- & Off-Street Opportunities***

***There are existing “on and off-street” bicycle facilities throughout the County, a majority of which exist within Colorado Springs. Whether located on- and off-street, trails accommodate cyclists and pedestrians in their own delineated space as they navigate roadways. However, on major roads with high traffic volumes and higher vehicular speeds, only confident cyclists will regularly use unprotected on-street options.*** - 2021 El Paso County Master Plan

FHN is providing many on and off street bicycle facilities as shown on the plan. Additionally at the Preliminary Plan stage sidewalks and connected streets will accommodate cyclists and pedestrians.

## **Stormwater Management**

The FHN Sketch Plan is in general compliance and intent of the goals, objectives, and policies of the County Master Plans as it regards to Stormwater as described below.

***“The effective management of stormwater runoff is critical due to its potential to affect stream water quality, riparian zone habitat and wetlands, flood conveyance capacity, and sediment loading and transport. Hydrologic impacts from urbanization can cause water quality problems, aggregation/degradation of stream channels, increased temperature, and sedimentation, which can have a corresponding effect on aquatic habitat, groundwater recharge and streamflow.”*** - 2021 El Paso County Master Plan

The Master plan further states:

***Stormwater detention, retention ponds, or other best management practices (BMPs) should be required to minimize flooding, maximize infiltration, and minimize water quality impacts from impervious surface contaminants. Common structural BMPs are stormwater detention and retention ponds, methods to minimize directly connected impervious surface areas, and irrigated grass buffer strips. Nonstructural BMPs include stormwater quality-control planning, adoption of criteria and standards, illicit discharge controls, and general education programs.*** - 2021 El Paso County Master Plan

FHN understands the importance of stormwater and that it is critical not only in the Black Forest area but throughout the County. The majority of the development that drains to Black Squirrel Creek and is within the heavily forested area of the Black Forest will remain larger 2.5 acre lots sans the new hotel site which will have a full spectrum detention facility. The large homesites have a much smaller impact on the stormwater rate and quality than more densely developed areas within the East Cherry Creek Drainage basin. Still development within the Black Forest is properly managed, routed and treated to meet El Paso County’s master plan by using natural swales to convey flows via hard infrastructure and integrated water quality features that blend with the landscape typical of rural and large-lot residential development. Within the East Cherry Creek Drainage Basin, open spaces are maintained along historic drainageways which will continue to convey stormwater from the developed site. As the project progresses these drainageways will be evaluated and designed using low impact development techniques to convey water through naturalized swales and ditches.

Dispersed throughout the development will be strategically placed detention ponds to provide attenuation of storm flows along with water quality as full spectrum detention ponds. Discharges from the development will be at or below historic levels into the existing receiving channels, streams and areas.

The FHN (per the MDDP) is planning for and providing effective management of stormwater runoff that will protect the stream water quality, riparian zone habitat and flood conveyance capacity, and sediment loading and transport. The following elements from the County Master Plan are being met with the FHN project:

- *No direct discharge of stormwater into a lake, stream, or perennial drainage ways.*
- *FHN will provide erosion and sedimentation control plans*
- *Disturbance management and revegetation plans will be developed*
- *FHN will provide stabilization during disturbance*
- *Monitoring will be performed during disturbance with regular inspections*
- *Financial assurances will be secured to ensure that erosion control plans are implemented*

**SKETCH PLAN REVIEW CRITERIA ITEM “A” - The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;**

Applicant comment: As described above in this document, the FHN Sketch Plan is in general compliance with the goals, objectives and policies of the following El Paso County documents:

- **El Paso County Master Plan (2021)**
- **Parks Master Plan**
- **County Water Master Plan**
- **2040 Major Transportation Corridor Plan (MTCP)**

## **7. Feasibility of providing utilities to the proposed development, including the provision of utilities by a proposed or existing special district or other municipal provider.**

### **FHN Metropolitan District**

FHN Metropolitan District (FHNMD) will be formed to provide bonding to fund construction of the roads, utility infrastructure, waterways/wetlands, parks and trails. For the ongoing maintenance of those facilities that are not dedicated to the County, a District will be formed to provide on-going services for those facilities/areas. FHN Metropolitan Districts will provide water and Cherokee Metropolitan District to provide sewer. Refer to the water resource and wastewater report for further information and details. Other districts or entities serving FHN

- Mountain View Electric Association Inc. (MVEA) will provide electric service to the property.
- Black Forest Fire Protection District
- District 20 and District 38 (schools)
- El Paso County Conservation District
- Cherokee Metropolitan District (sewer service)
- FHN Metro Districts (water service)
- Black Hills Energy (Natural Gas Service)

The Wastewater infrastructure collection system is planned to be installed by FHN Metro District (FHNMD). FHNMD will tie into an existing wastewater system for conveyance to the Cherokee Metropolitan District (CMD) Wastewater Treatment Plant. See Wastewater Disposal Report for more detailed information.

The Water infrastructure is planned to be installed by FHN Metro District (FHNMD). Cherokee Metropolitan District (CMD) has signed a Letter of Intent to Serve FHN with water. Discussions are ongoing regarding the exact water source(s) to be committed to this development.



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

All services required to support the FHN development are or will be available. The FHN Metropolitan District will be formed to provide bonding to fund construction of the roads, stormwater infrastructure, parks and trails and for the ongoing maintenance of those facilities that are not dedicated to the City or County. The FHN Metropolitan District will enter into an Inter-Governmental Agreement with Cherokee Metropolitan District (or similar District) for the provision of water and wastewater service. All other necessary services will be provided as described above.

**SKETCH PLAN REVIEW CRITERIA ITEM “E” - Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;**

**Applicant comment: Services will meet the needs of the FHN community (subdivision) as described in this LOI.**

## **8. Constraints, hazards, and potentially sensitive natural or physical features (e.g., wetlands, protected species habitat, floodplain, geological, etc.) within the area included within the request.**

El Paso County’s new Master Plan was reviewed in order to provide the following recommendations to effectively manage the natural resources in order to protect and preserve the natural environment in accordance with El Paso County’s vision.

### **Water Features**

Surface Water – There is little surface water on the site. Surface water is almost entirely derived from precipitation, consisting of runoff from snowmelt and surface flows from storm events. Proposed detention facilities will temporarily detain runoff onsite and direct it into existing natural drainageways. As designed the intent is to avoid water pollution as the stormwater facilities should adequately address urban runoff into drainageways and ultimately water resources. These facilities will be designed to comply with local, state and federal guidelines.

Riparian Areas – There are currently few riparian areas existing on the property. Development will increase riparian availability and diversity, providing additional wildlife habitat at the site. Creation of open space tracts along drainageways will ensure preservation of new riparian areas as well as promote access to these areas for recreation through trail systems.

### **Natural Resources & Land Conservation**

Federal & State Land – There is no federal or state land on the site. Conservation easements will not be acquired, though open space tracts will be established and maintained by the Metro District or an HOA.

### **Wetland Habitat and Waters of the U.S.**

Please refer to the Natural Features and Wetland Report by Bristlecone Environmental for detailed information.

**Floodplains:**

The property contains portions of floodplain in the northwest corner of the property near Hodgen Road. This development will avoid this floodplain and therefore no impacts will occur.

**Noise**

The Land Development Code requires the impacts of noise pollution to residents to be mitigated. The proposed development is located adjacent to other residential uses and the noise impact will be very minimal. Some commercial uses are proposed however appropriate site planning and landscape buffers planned to minimize any negative impacts for air quality. For example, the commercial planned in the northeast corner of the site is not immediately next to significant residential homes and buffers are located to the south and west of the parcel, thus minimizing impact to adjacent residential uses. No industrial uses (or other noise pollution uses) are planned or requested on FHN and therefore noise pollution is not a factor.

**Air Quality**

The proposed residential use will not negatively impact air quality. The proposed development is located adjacent to other residential uses. Some commercial uses are proposed however they have appropriate site planning and landscape buffers planned to minimize any negative impacts for air quality. No industrial uses are planned or requested on FHN which could potentially affect air quality.

**Soil Hazards and Geologic Information:**

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

**Vegetation**

Vegetation will be unavoidably disturbed through the development. The vast majority of the site is classified as either Foothill Grasslands, which is the primary ecosystem type that will be impacted, or Pine-Oak Woodlands, which will largely be preserved. The site is generally of moderate quality and impacts are not expected to imperil or substantially harm either of these ecosystems, though development of the site will result in the loss of a few hundred acres of grasslands. No globally-sensitive vegetation communities are present, and one state-sensitive vegetation community is present (Shortgrass Prairie). FHN is on the fringe of the Ponderosa Pine Woodlands, a globally and state stable vegetation community. There are many mature trees on the property, mostly along the ridgelines of the western portion of the site where large estate lots are planned. The majority of the woodlands on the site will be incorporated into the development and will thus be preserved; as such, significant impacts are not expected. Development of the site will likely increase and improve riparian habitat along the swales in the eastern half of the site through the planting of trees along drainages and the presence of more consistent hydrologic flows. There is currently almost no riparian or wetland habitat on the property. The highest quality habitat on the site is within the forested areas, primarily in the western half of the site. As mentioned, these areas will largely be preserved and incorporated, so the highest quality habitats on the site will remain. See the Natural Features and Wetlands Report by Bristlecone for further information.

**Aquatic Resources**

Per the Natural Features and Wetlands Report by Bristlecone, there are few aquatic resources on the site. Site reconnaissance also revealed that many of the aquatic resources depicted in the NWI/NHD data are not present on the site at all. Given that the project will preserve many of the on-site drainages and adjacent open space buffer areas, there is good potential to improve native vegetation

and aquatic resources by:

1. Creating a habitat restoration and management plan for the drainages and open space areas
2. Increasing native vegetation in the disturbed shortgrass prairie areas by seeding with native species;
3. Including requirements in the Codes, Covenants and Restrictions (CCRs) to preserve native vegetation and minimize non-native landscaping and irrigation;
4. Implementing a stormwater management plan and preparing a natural channel stabilization plan for some of the drainages
5. Implementing an integrated noxious weed management plan

#### **Soils**

Per the report by Bristlecone, approximately 62% of the site is rated 'Not Limited' for dwelling with or without basements, while approximately 33% is rated 'Somewhat Limited', and the remaining 5% of the site, on the far western edge, is rated 'Very Limited' (NRCS 2022b). This project will not interfere with the extraction of mineral deposits.

#### **SKETCH PLAN REVIEW CRITERIA ITEM "F" - The soil is suitable for the subdivision;**

**Applicant comment:** The soils and Geology Report prepared by Entech indicates that the soils are generally suitable for development. While there are some expansive and collapsible soils, these are sporadic and can be mitigated by proper engineering design and construction techniques. About 95% of the site has "no limitations" or "somewhat limited" soils, therefore the majority of the site does not have any major soil issues.

#### **SKETCH PLAN REVIEW CRITERIA ITEM "G" - The geologic hazards do not prohibit the subdivision, or can be mitigated;**

**Applicant comment:** The Soils and Geology Report prepared by Entech the geologic hazards do not prohibit the subdivision, or can be mitigated.

#### **SKETCH PLAN REVIEW CRITERIA ITEM "H" - The subdivision will not interfere with the extraction of any known commercial mining deposit.**

**Applicant comment:** The El Paso County Master Plan for Mineral Extraction shows Upland Deposits of sand and gravel, with silt and clay. The Soils and Geology Report prepared by Entech identifies xxxxxxxx

Accordingly, this project will not interfere with the extraction of mineral deposits.

## **9. Proposed major roadway alignments through the sketch plan area and any connections to existing major roadways.**

Please see the Traffic Study for detailed information regarding traffic and transportation.

Considering the conceptual nature of the proposed development, future access will generally include multiple access drives along all exterior roadways bordering the proposed development and along Old

Stagecoach Road. Primary points of entry to the overall development are provided at the following locations: one full-movement access serving as the east leg of the State Highway 83 and Stagecoach Road intersection, and one full-movement access serving as the west leg of the Black Forest Road and Old Stagecoach Road intersection. Internal roadway alignments will be well planned providing connections to Old Stagecoach Road or other requested connections required by the County.

## **10. Address how drainageways and floodplains through the plan area, and offsite as appropriate, are proposed to be protected, changed, or improved.**

FHN has provided protection of most of the major drainageways and avoided the floodplain in the northwest corner of the property. **The drainageways have been protected and will be large open space corridors as reflected in the proposed master plan.** Please refer to the Natural Features and Wetland Report by Bristlecone for more detailed information.

### **SKETCH PLAN REVIEW CRITERIA ITEM “I” - The design of the subdivision protects the natural resources or unique landforms;**

**Applicant comment:** The area that has part of the Black Forest, is proposed as 2.5 acre estate lots to protect many of the existing trees. Much like Cathedral Pines, High Forest Ranch and other surrounding project. The FHN design respects the significant drainage-ways through the property as open space and trail corridors. These drainage-ways will be retained or redirected and will be preserved within open space tracts. There are no federally threatened or endangered plant species on the property. There are no wetlands on this proposed area.

## **11. Discussion regarding the surrounding area and how the proposal fits within the context of the area and any potential impacts that may be caused by the proposed development.**

As described previously in this LOI, FHN project fits within the context of the area and any potential impacts that may be caused by the proposed development are factored into the FHN master plan design.

### **Identification and location of sites of historical or archeological interest:**

There are no known sites of historical or archeological interest on the property.

### **Identification and location of sites of natural or scenic importance:**

The FHN property has part of the Black Forest in the southwest area of the site. This area has natural and scenic importance much like the area surrounding this property. As with other surrounding developments such as Cathedral Pines (south of FHN) and High Forest Ranch (north of FHN), this design locates the largest estate lots (2.5 acres) in this area to preserve as many trees as possible.

### **Social Impacts**

The proposed Sketch Plan provides the opportunity for a range of housing product at a variety of price points. This will provide housing for varying demands and lifestyle options, which will ensure that the proposed housing is both attractive to and attainable by a variety of purchasers. The luxury resort hotel, Fitness Club, numerous parks/trails and the existing golf course will be the main social activity of the community. This will provide a venue for recreational activities, social events, and community entertainment. This will help to provide a strong and connected community, which will have a positive social impact for these residents.



## **Landscape Buffers**

As described previously in this LOI, significant landscape buffers are provided that far exceed County Code.

## **Wildfire**

Wildfire hazard for FHN was evaluated using the Colorado State Forest Service's (CSFS) online Wildfire Risk Assessment Portal (WRAP; CSFS 2020). WRAP allows professionals, planners, and the public to access the best scientific information regarding wildfire risk and establish prevention and mitigation measures accordingly. According to WRAP, the wildfire risk for the Project site is approximately 30% "Moderate Risk", approximately 40% "Low Risk", and approximately 30% "Lowest Risk" (CSFS 2020; Figure 5: Wildfire Hazard Map – Wildfire Risk). "Wildfire Risk" is determined by CSFS by combining the burn probability rating of a site with the values-at-risk rating. While FHN has a low to very low rating of values and assets that would be adversely impacted by wildfire, the burn probability for the entire site is rated about 40% "Low" to "Low-Moderate" and about 60% "Moderate" (CSFS 2020; Figure 6: Wildfire Hazard Map – Burn Probability). Counterintuitively, the areas mapped for "Moderate" burn probability are not the forested portions of the site, but rather the areas of contiguous grasslands on the eastern half of the site

Roughly 30% of the site is mapped as "Moderate" wildfire risk while the remaining 70% is mapped as "Low" or "Lowest" risk. The lowest risk areas of the site include the wooded western half of the property, while the moderate risk areas are the grasslands to the east. The site is rated low in terms of values and assets present that could be lost to wildfire; it is rated low to low-moderate in terms of burn probability based on the available fuels at the site. Development of the site would result in a reduction of the available fuels for wildfires, while simultaneously increasing the values and assets present on the site. As such, the overall wildfire risk index for the Project is expected to stay close to the same as a result of development. The nearest fire response is Station 2 in the Black Forest FPD, which is 1.18 miles away.

### **SKETCH PLAN REVIEW CRITERIA ITEM "J" - The proposed methods for fire protection.**

**Applicant comment:** The site lies within the jurisdiction of Black Forest Fire Protection District and will serve this property and development. A municipal water system (pipes and fire hydrants in streets) will be throughout the entire FHN project.

### **SKETCH PLAN REVIEW CRITERIA ITEM "K" - The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.**

**Applicant comment:** As noted above, there are few physical or environmental constraints to the development of the property and those that have been identified will be mitigated during construction. The impact identification analysis demonstrates that the site is suitable for the proposed development.

## **12. Potential public and private improvements, including onsite and offsite improvements, and the plan for ongoing ownership and maintenance of each improvement.**

FHN has a plan for ongoing ownership and maintenance of each improvement. This District will be formed to provide bonding to fund construction of the roads, major utility infrastructure, waterways, parks and trails. For the ongoing maintenance of those facilities that are not dedicated to the County, this District will provide on-going maintenance.

At this time it is planned that Cherokee Metropolitan District will provide wastewater treatment and water to FHN. For this proposal of increased density, a municipal water distribution and sanitary collection system will be needed and will be funded through the use of the mechanisms such as the FHN Metropolitan District. Refer to the water resource and wastewater report for further information and details.

For streets, per the IGA agreement, the County will be responsible for maintenance unless this project is annexed into the City of Colorado Springs. Streets will be designed to City standards per the IGA.

## **13. Summarize community outreach efforts by the applicant that have occurred or are planned as part of the request.**

FHN has made significant efforts prior to this Sketch Plan submittal including four (4) neighborhood meetings. Additionally a project website has been setup that provides basic information with an area for anyone to submit questions at any time. The FHN teams has provided answers to many of the questions submitted online and will continue that effort throughout the process. Most importantly, the FHN team held the neighborhood meetings for input from the community. These meetings were held at Discovery Canyon school campus (within 10 minutes of the FHN property). The groups that were invited and meeting dates are as follows:

- **FHN Filing 1 residents** - January 18, 2022
- **Cathedral Pines** - January 20, 2022
- **High Forest Ranch** - January 25, 2022
- **Black Forest area residents** - January 27, 2022

In total approximately 900 people were invited with invitation letters mailed to each residence. The main purpose of the meetings was for the FHN team to listen to concerns and comments. A short presentation was provided at each meeting. An opportunity to sign a petition against the development was also offered to all attendees. The applicant is submitting these signatures to the County so they are on record.

Throughout the four meetings various concerns and questions were voiced which are summarized below in the table.

<b>MOST COMMON QUESTIONS/CONCERNS BY NEIGHBORS</b>	<b>HOW THE QUESTION/CONCERN IS BEING ADDRESSED</b>
<i>WATER - Concerns with the availability of water and how this project might impact the Dawson aquifer wells.</i>	FHN will be served by a municipal water system, likely Cherokee Metro District or similar entity. Shallow wells are not the main source of water for FHN. Proof of sufficiency will have to be processed through the County and State at time of Preliminary Plan/PUD.
<i>DENSITY - Concern that the lots are too small and density is too high for this area.</i>	FHN is providing 2.5 acre lots in the forested areas next to the 2.5 acre lots in Cathedral Pines which is a good land use relationship. In other areas where adjacent estate lots exist, FHN is proposing larger lots along the property line. Higher density parcels (up to 6 du/ac) are in the center of FHN buffered by lower densities and landscape buffers.
<i>APARTMENTS – concern that the Attached parcels will be apartments.</i>	FHN is not proposing apartments. The attached product will likely be single family attached such as duplex and townhomes
<i>INFORMATION NOT DISCLOSED FOR FILING 1 RESIDENTS - Some FHN Filing 1 residents feel they were not told this could type of development could happen (i.e. was not disclosed).</i>	Filing 1 residents were informed of this potential development expansion through a disclosed document that was signed by each Filing 1 lot purchaser. It stated FHN could be annexed and higher density lots, commercial and potentially a hotel may be developed in the future.
<i>TRAFFIC – concern that this development will overload the existing roads</i>	FHN is aware some transportation improvements may be needed. Please see the Traffic Study for more detailed information.
<i>MILAM ROAD - Cathedral Pines resident expressed concern with Milam Road being extended into FHN creating significant traffic problems</i>	FHN is not proposing any changes to Milam Road extension, nor is any construction for Milam planned. The Milam alignment, requested by the County as part of Cathedral Pines traverses west of FHN on property not controlled/owned by FHN.
<i>HIGHWAY 83 – concern that this road cannot handle the additional traffic</i>	CDOT controls this road, not the developer, however FHN will cooperate with future improvements as needed.
<i>COUNTY PROCESS – there was some concern about the approval process for FHN</i>	The FHN team and County planners explained this project will follow the required approval process of Sketch Plan, PUD/Preliminary Plan and Plats.
<i>COUNTY MASTER PLAN COMPLIANCE – neighbors feel that the new County Master Plan is not being met with this proposal.</i>	As defined in this document the majority of the Sketch Plan Review Criteria is being met. FHN strongly believes and has demonstrated this project is in general compliance with most of the items in the new County Master Plan.
<b>COUNTY REGIONAL TRAIL - Desire to have the trail extended through FHN and be for public use</b>	<b>FHN will extend the trail through the FHN to Hodgen Road. It will be for public use.</b>
<i>POTENTIAL ANNEXATION - Concern if annexed to the City what would happen?</i>	FHN is processing through the County, however streets will be designed to City standards per the IGA agreement.
<i>FIRE - Concern with fire hazards with FHN and the area.</i>	FHN will provide a municipal water system which also provides fire hydrants throughout FHN.
<i>LIGHTING - Concern lighting from the hotel and development will be too bright causing light pollution</i>	FHN will comply with building regulations.
<b>OPEN SPACE – questions about how much open space is being provided</b>	<b>FHN at time of completion will provide approximately 30% open space (includes the golf course) for the entire 1,459 acres. However, for the specific area proposed for expansion (912.5 acres and 1571 units) about 22% open space is provided. County requirement is only 10%.</b>

## Conclusion

The FHN proposal meets the majority of the County Review Criteria as described in this LOI and in this summary.

### EL PASO COUNTY SKETCH PLAN REVIEW CRITERIA SUMMARY

REVIEW CRITERIA	CRITERIA MET	DESCRIPTION
<i>A. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;</i>	YES	The FHN subdivision is in <u>general conformance with the majority of aspects of the 2021 Master Plan.</u>
<i>B. The proposed subdivision is in conformance with the requirements of this Code;</i>	YES	FHN <u>will meet</u> the County Code and City standards for streets.
<i>C. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;</i>	YES	FHN is <u>compatible</u> with existing uses (and proposed) by placing 2.5 acres lots in forested areas next to Cathedral Pines and with large buffers and lower densities on the perimeter.
<i>D. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies;</i>	YES	FHN water supply report <u>does provide</u> the requested data. FHN <u>will be served by a municipal water system.</u>
<i>E. Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities;</i>	YES	Services <u>are available</u> through current service Districts and with the creation of FHN Metro District and Cherokee Metro District.
<i>F. The soil is suitable for the subdivision;</i>	YES	Per the Geotech Report the <u>soils are suitable</u> for development as proposed.
<i>G. The geologic hazards do not prohibit the subdivision, or can be mitigated;</i>	YES	There are <u>NO geologic hazards</u> that would prohibit this development.
<i>H. The subdivision will not interfere with the extraction of any known commercial mining deposit.</i>	YES	FHN <u>will not interfere with any extraction</u> of any known commercial mining deposit
<i>I. The design of the subdivision protects the natural resources or unique landforms;</i>	YES	FHN design <u>protects natural resources and unique landforms</u> by placing the estate lots (2.5 acres) in the forested areas and in higher density areas major drainageways are protected in open space corridors.
<i>J. The proposed methods for fire protection</i>	YES	Black Forest Fire District will serve this development. FHN provides a municipal water system (with fire hydrants).
<i>K. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.</i>	YES	The FHN plan design and this LOI demonstrates how this development <u>is appropriate and mitigates</u> these listed items.



# FLYING HORSE NORTH SKETCH PLAN

A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## NOTES

### GENERAL NOTES

- A TOTAL OF 1,471 DWELLING UNITS ARE PROPOSED WITHIN THE FLYING HORSE NORTH SKETCH PLAN ON APPROXIMATELY 912.5 ACRES. THE SUBMITTAL ALSO, INCLUDES A LUXURY RESORT HOTEL AND GOLF CASITAS (UNITS) WITH 225 KEYS (ROOMS).
- CLUSTERING OF UNITS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED, BUT NOT REQUIRED, SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN ALTERNATIVES.
- A DENSITY TRANSFER MAY BE PERMITTED ON FLYING HORSE NORTH FOR ALL RESIDENTIAL DISTRICTS. THIS TRANSFER WOULD BE PROPOSED AT THE TIME OF REZONING AND/OR PRELIMINARY PLAN (WHERE APPROPRIATE) AND WOULD NEED TO BE REVIEWED BY STAFF TO ENSURE THAT THE OVERALL DEVELOPMENT CONCEPT IS ADHERED TO. A DENSITY TRANSFER NOT TO EXCEED TWENTY PERCENT (20%) OF THE MAXIMUM UNITS FOR EACH PARCEL IS PERMITTED. THE TRANSFERRED DENSITY SHALL MEET ALL MINIMUM REQUIREMENTS OF THE RECEIVING AREA SUCH AS LOT SIZE, SETBACKS, ETC. IN NO CASE SHALL THE OVERALL DENSITY CAP EXCEED THE TOTAL UNITS APPROVED FOR THE PROJECT.
- SPECIFIC DEVELOPMENT STANDARDS SUCH AS SETBACKS, LOT COVERAGE, BUILDING HEIGHTS AND LAND USES SHALL BE ADDRESSED WITH A SUBSEQUENT ZONING OF THE PROPERTY AT A LATER DATE. THESE STANDARDS WILL EITHER FOLLOW SPECIFIC PROPOSED PUD DEVELOPMENT PLANS OR PER COUNTY ZONING STANDARDS IF FOLLOWING "STRAIGHT ZONING" OF THE COUNTY.
- ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE HOA (TO BE NAMED) OR FLYING HORSE NORTH METROPOLITAN DISTRICT WITH THE EXCEPTION OF THE COUNTY TRAIL AS DEPICTED ON THE SKETCH PLAN.
- ALL DETENTION PONDS AND CROSS LOT DRAINAGE DITCHES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS PROVIDING ACCESS FOR MAINTENANCE TO THE FLYING HORSE NORTH METROPOLITAN DISTRICT OR HOA (TO BE NAMED).
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO BLACK FOREST ROAD EXCEPT FOR THE EXISTING STAGECOACH ROAD ACCESS AND POTENTIAL COMMERCIAL ACCESS.
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- ALL ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION AND GAS TO BE PROVIDED BY BLACK HILLS ENERGY. NATURAL GAS EASEMENTS WILL BE PROVIDED AS REQUIRED.
- SITE LIGHTING, IF REQUIRED, WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF EL PASO COUNTY LAND DEVELOPMENT CODE.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AN OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO ANY LISTED SPECIES.
- THE FOLLOWING DISTRICTS WILL SERVE THE PROPERTY  
LEWIS-PALMER DISTRICT 38 AND ACADEMY DISTRICT 20  
FIRE EMERGENCY - BLACK FOREST FIRE PROTECTION DISTRICT  
EMERGENCY SERVICES - BLACK FOREST FIRE PROTECTION DISTRICT  
TELECOM/FIBER - FORCE BROADBAND & COMCAST  
PIKES PEAK LIBRARY DISTRICT  
ELECTRICAL SERVICES - MVEA
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.

## FLOODPLAIN NOTES:

- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP NUMBERS '08041C0305G' AND '08041C0315G' WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
- THE EXISTING FLOODPLAIN BOUNDARIES ARE INTENDED TO REMAIN AND DEVELOPMENT WILL OCCUR OUTSIDE THE FLOODPLAIN LIMITS.
- NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

## PUBLIC STREETS

- PER THE INTERGOVERNMENTAL AGREEMENT, THE CITY OF COLORADO SPRINGS WILL REQUIRE THE STREETS TO BE DESIGNED AND CONSTRUCTED TO THE CITY STANDARDS.
- SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL STREETS AND INTERIOR TO DEVELOPMENT PARCELS, PARKS AND TRAIL SYSTEMS.
- PUBLIC STREETS WITHIN THIS DEVELOPMENT SHALL PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY AND SHALL BE PAVED.
- UNTIL APPROVED BY THE COUNTY ENGINEER ALL ACCESS POINTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND NON-BINDING UPON THE COUNTY APPROVAL OF THIS SKETCH PLAN AMENDMENT SHALL NOT BE INTERPRETED TO INCLUDE APPROVAL OF ANY ACCESS TO ANY PUBLIC ROADS. THE COUNTY ENGINEER SHALL APPROVE ALL ACCESSES IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OF THE ENGINEERING CRITERIA MANUAL AT THE TIME OF PUD DEVELOPMENT PLAN AND/OR SUBDIVISION SUBMITTAL AND REVIEW.

## PRIVATE STREETS

- ANY FUTURE PRIVATE STREETS, IF PROPOSED, WILL BE PRIVATELY OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1 OR HOA (HOMEOWNERS ASSOCIATION-TO BE NAMED).

## PHASING PLAN:

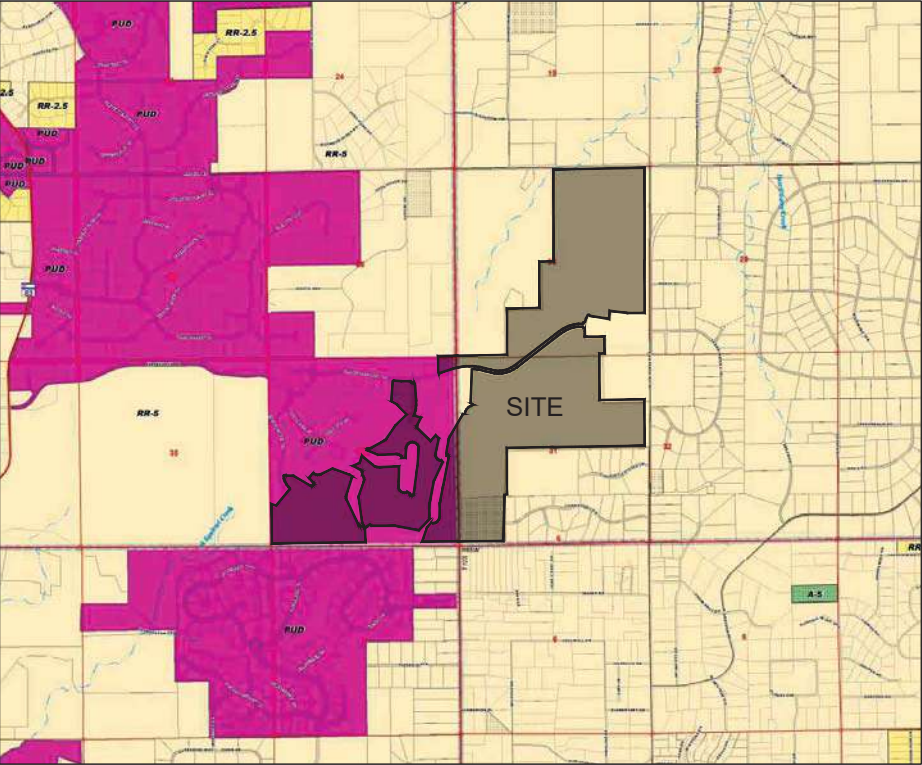
- THE FLYING HORSE NORTH PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES AND PLATTED IN MULTIPLE FILINGS, WHICH HAVE YET TO BE DETERMINED. THE SEQUENCE OF CONSTRUCTION AND DEVELOPMENT IS NOT DEPENDENT UPON UTILITIES OR INFRASTRUCTURE.

## GEOLOGIC HAZARDS DISCLOSURE STATEMENT:

- AREAS OF PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGICAL CONDITIONS, INCLUDING SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUND WATER, ARTIFICIAL FILL, LOOSE AND EXPANSIVE SOILS AND SLOPE STABILITY. THESE CONDITIONS CAN BE MITIGATED BY AVOIDANCE, RE-GRADING, PROPER ENGINEERING DESIGN, AND CONSTRUCTION TECHNIQUES. A MAP OF THE HAZARD AREAS AND PROPOSED MITIGATION MEASURES CAN BE FOUND IN THE GEOLOGICAL HAZARD STUDY AND WASTEWATER STUDY PREPARED BY ENTECH ENGINEERING INC., DATED JANUARY 15, 2019. FURTHER STUDIES OF THESE CONDITIONS SHALL BE PROVIDED WITH EITHER PRELIMINARY OR FINAL PLANS.

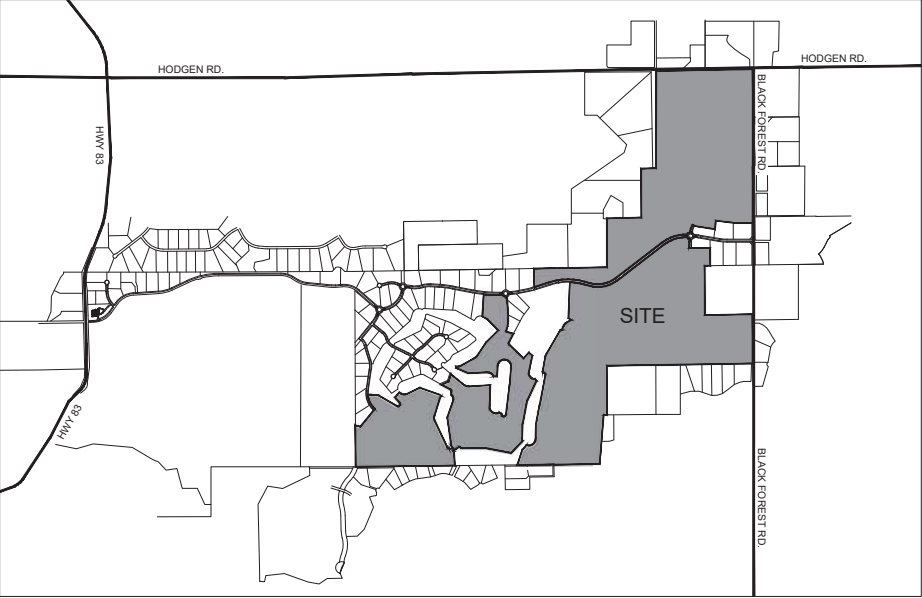
## ZONING MAP

SCALE = N.T.S



## VICINITY MAP

SCALE = N.T.S



## SHEET INDEX

- SHEET 1 OF 4: COVER SHEET  
SHEET 2 OF 4: SKETCH PLAN  
SHEET 3 OF 4: ADJACENT PROPERTY MAP  
SHEET 4 OF 4: ADJACENT PROPERTY OWNERS

### OWNER/DEVELOPER:

FLYING HORSE DEVELOPMENT LLC  
2138 FLYING HORSE CLUB DRIVE  
COLORADO SPRINGS, CO 80921

### PLANNER/LANDSCAPE ARCHITECT:

HRGREEN DEVELOPMENT, LLC  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
720.602.4941

### CIVIL ENGINEER:

HRGREEN DEVELOPMENT, LLC  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
720.602.4965

### ECOLOGIST:

BRISTLECONE ECOLOGY  
2023 W. SCOTT PLACE  
DENVER, CO 80211  
971.237.3906

### TRANSPORTATION CONSULTANTS:

SM ROCHA, LLC  
DENVER, CO 80211  
303.458.9798

## SITE DATA

EXISTING LAND USE:	VACANT
EXISTING ZONING:	PUD & RR-5
SITE ACREAGE:	912.5 AC
MAXIMUM NUMBER OF UNITS:	1,571
MAXIMUM GROSS DENSITY:	1.72 DU/AC
TOTAL AREAS (SEE LAND USE CHART ON SHEET 2)	
RESIDENTIAL:	644.3 AC
ESTATE LOTS	161.7 AC
LOW DENSITY	346.4 AC
MEDIUM DENSITY	97.7 AC
HIGH DENSITY	38.5 AC
PARK/OPEN SPACE:	200.9 AC
OPEN SPACE	182.4 AC
PARKS/POCKET PARKS	18.5 AC
OPEN SPACE WITHIN PARCELS	(-37.4 AC)*
AMENITIES:	6.7 AC
FITNESS CENTER	4.3 AC
CLUBHOUSE	2.4 AC
HOTEL/GOLF CASITAS	18.0 AC
ROAD RIGHT-OF-WAY	63.0 AC
COMMERCIAL:	17.0 AC

NOTE (\*) - 37.4 ACRES OF OPEN SPACE WILL BE INCLUDED WITHIN PARCELS, HOWEVER, IS NOT SHOWN ON THE PLAN.

COUNTY FILE NUMBER: #####

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NO.	DATE	BY	REVISION DESCRIPTION



FLYING HORSE NORTH  
DEVELOPMENT, LLC.  
EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN  
COVER SHEET

SHEET  
SP.1

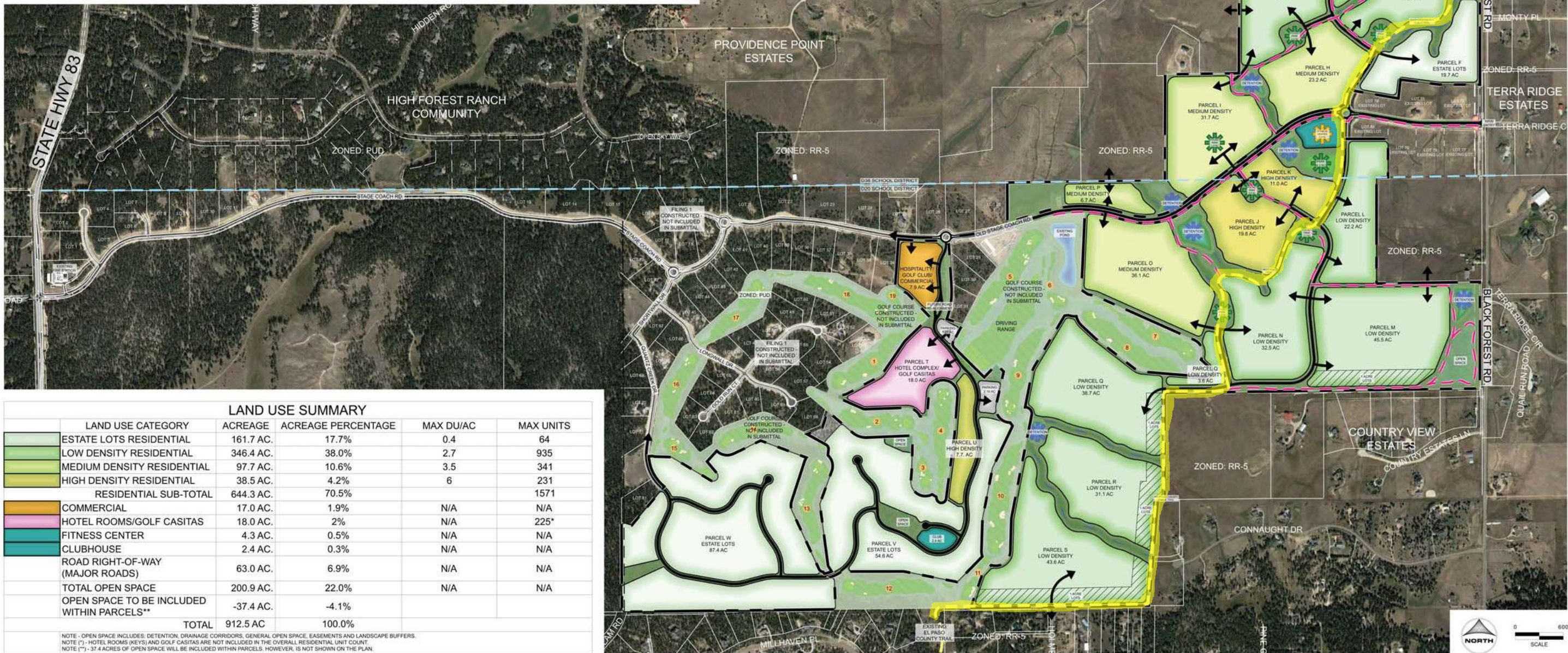
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# FLYING HORSE NORTH SKETCH PLAN

## LEGEND

	ESTATE LOTS		SCHOOL DISTRICT LINE
	LOW DENSITY		FHN TRAIL
	1 ACRE LOTS		PUBLIC COUNTY TRAIL
	MEDIUM DENSITY		DRAINAGE WAY
	HIGH DENSITY		PARK/POCKET PARK
	HOSPITALITY/GOLF CLUB/COMMERCIAL		FITNESS CENTER
	HOTEL COMPLEX		POTENTIAL FIRE STATION
	CLUB		PROPOSED DETENTION
	HOTEL PARKING		
	ROADWAY		
	DETENTION		
	SITE BOUNDARY		



### LAND USE SUMMARY

LAND USE CATEGORY	ACREAGE	ACREAGE PERCENTAGE	MAX DU/AC	MAX UNITS
ESTATE LOTS RESIDENTIAL	161.7 AC.	17.7%	0.4	64
LOW DENSITY RESIDENTIAL	346.4 AC.	38.0%	2.7	935
MEDIUM DENSITY RESIDENTIAL	97.7 AC.	10.6%	3.5	341
HIGH DENSITY RESIDENTIAL	38.5 AC.	4.2%	6	231
RESIDENTIAL SUB-TOTAL	644.3 AC.	70.5%		1571
COMMERCIAL	17.0 AC.	1.9%	N/A	N/A
HOTEL ROOMS/GOLF CASITAS	18.0 AC.	2%	N/A	225*
FITNESS CENTER	4.3 AC.	0.5%	N/A	N/A
CLUBHOUSE	2.4 AC.	0.3%	N/A	N/A
ROAD RIGHT-OF-WAY (MAJOR ROADS)	63.0 AC.	6.9%	N/A	N/A
TOTAL OPEN SPACE	200.9 AC.	22.0%	N/A	N/A
OPEN SPACE TO BE INCLUDED WITHIN PARCELS**	-37.4 AC.	-4.1%		
<b>TOTAL</b>	<b>912.5 AC</b>	<b>100.0%</b>		

NOTE - OPEN SPACE INCLUDES: DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE, EASEMENTS AND LANDSCAPE BUFFERS.  
NOTE (\*) - HOTEL ROOMS (KEYS) AND GOLF CASITAS ARE NOT INCLUDED IN THE OVERALL RESIDENTIAL UNIT COUNT.  
NOTE (\*\*) - 37.4 ACRES OF OPEN SPACE WILL BE INCLUDED WITHIN PARCELS, HOWEVER, IS NOT SHOWN ON THE PLAN.

HR GREEN North, EX-Topic, EX-Altas, apt 1-ARCH (PH)

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APPROVED: PLS  
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JOB NUMBER: 211030  
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IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO. DATE BY REVISION DESCRIPTION

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HRGreen

FLYING HORSE NORTH  
DEVELOPMENT, LLC.  
EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN  
SKETCH PLAN DRAWING

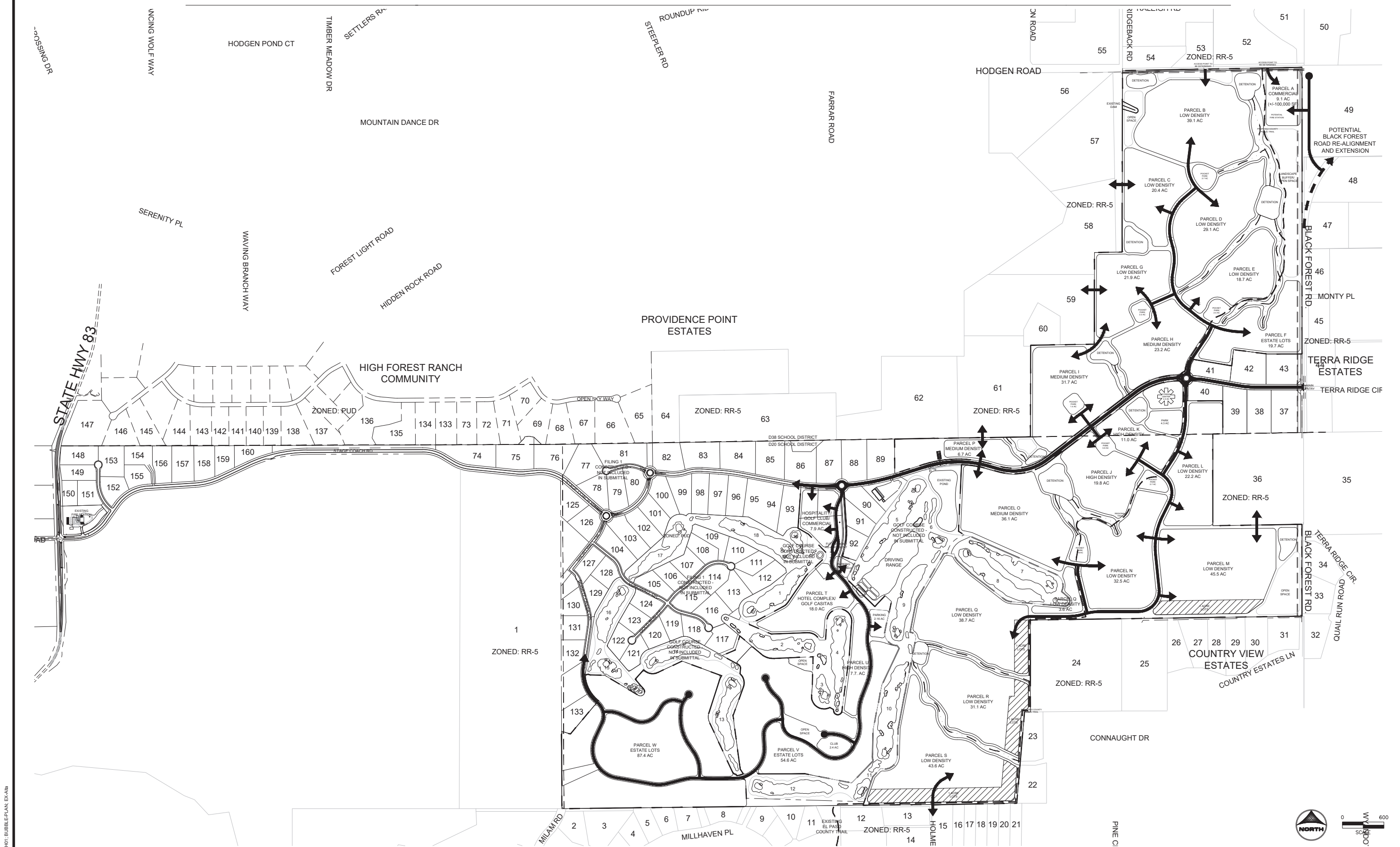
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# FLYING HORSE NORTH SKETCH PLAN

179



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APPROVED: PLS JOB NUMBER: 211030  
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ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



FLYING HORSE NORTH  
DEVELOPMENT, LLC.  
EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN  
ADJACENT PROPERTY DATA MAP

SHEET  
SP.3  
3

FLYING HORSE NORTH SKETCH PLAN

ADJACENT PROPERTY OWNERS

1. SHAMROCK SS LLC ZONING - RR-5 15555 HWY 83 COLORADO SPRINGS, CO	17.SELF BOB J ZONED - RR-5 5910 VESSEY ROAD COLORADO SPRINGS, CO	33. WINNINGHAM AARON JASON ZONED - RR-5 14940 QUAIL RUN ROAD COLORADO SPRINGS, CO	49. WHITNEY CHRISTOPHER D ZONED - RR-5 16485 BLACK FOREST ROAD COLORADO SPRINGS, CO	65. BREWER GEORGE F II ZONED - PUD 15501 OPEN SKY WAY COLORADO SPRINGS, CO	81. SIDWELL DUSTIN JEFFREY ZONED - PUD 4990 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	97. KELLY J PHELAN TRUST ZONED - PUD 5155 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	113. VILLAGREE LLC ZONED - PUD 5231 GOLD RUN COURT COLORADO SPRINGS, CO	129. ST AUBYN JARED ZONED - PUD 15233 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	145. HOUSE JAMIE GLEN ZONED - PUD 15575 WINDING TRAIL ROAD COLORADO SPRINGS, CO
2. BRI J FAMILY TRUST ZONED - PUD 4820 FOXCHASE WAY COLORADO SPRINGS, CO	18.JONES INGRID L ZONED - RR-5 5940 VESSEY ROAD COLORADO SPRINGS, CO	34. LYNDE ROBERT A ZONED - RR-5 15015 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	50. BERENS MARK E ZONED - RR-5 6850 HODGEN ROAD COLORADO SPRINGS, CO	66. MONTGOMERY MONTIE C ZONED - PUD 15547 OPEN SKY WAY COLORADO SPRINGS, CO	82. SPARKS DUSTIN R ZONED - PUD 5070 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	98. WINGO JAMES D ZONED - PUD 5115 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	114. S&J TRUST ZONED - PUD 5201 GOLD RUN COURT COLORADO SPRINGS, CO	130. MOMBER SIMON R ZONED - PUD 15232 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	146. MATALIUS ANDREW J III ZONED - PUD 15525 WINDING TRAIL ROAD COLORADO SPRINGS, CO
3. PIASECKI NANCY L REVOC TRUST ZONED - PUD 4940 FOXCHASE WAY COLORADO SPRINGS, CO	19.RUPP JERRREY D ZONED - RR-5 5970 VESSEY ROAD COLORADO SPRINGS, CO	35. SPLIT PINE RANCH LIVING TRUST ZONED - RR-5 15385 BLACK FOREST ROAD COLORADO SPRINGS, CO	51. MOLES JUSTIN ZONED - RR-5 16550 BLACK FOREST ROAD COLORADO SPRINGS, CO	67. RANGER CANDACE S LIVING TRUST ZONED - PUD 15593 OPEN SKY WAY COLORADO SPRINGS, CO	83. SPILLERS STEVEN HOWARD ZONED - PUD 5150 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	99. KIM MICHAEL SANG-HAK ZONED - PUD 5075 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	115. CHAVEZ XAVIER D ZONED - PUD 5141 GOLD RUN COURT COLORADO SPRINGS, CO	131. SHABE ERIC M ZONED - PUD 15182 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	147. WATSON RANDY ZONED - PUD 15520 WINDING TRAIL ROAD COLORADO SPRINGS, CO
4. BRINGARD FAMILY LICING TRUST ZONED - PUD 14465 MILLHAVEN PLACE COLORADO SPRINGS, CO	20. LITTLETON STANLEY ZONED - RR-5 6010 VESSEY ROAD COLORADO SPRINGS, CO	36. APODACA LESLIE E ZONED - RR-5 15380 BLACK FOREST ROAD COLORADO SPRINGS, CO	52. MUNSON BRANDON J ZONED - RR-5 16710 BLACK FOREST ROAD COLORADO SPRINGS, CO	68. JANNELLE EVA ALLEN REVOCABLE TRUST ZONED - PUD 15639 OPEN SKY WAY COLORADO SPRINGS, CO	84. PECK JAMES D ZONED - PUD 5230 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	100. TEUSCHER KURT ZONED - PUD 5035 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	116. DALY FAMILY TRUST ZONED - PUD 14911 LONGWALL DRIVE COLORADO SPRINGS, CO	132. ZACHAR MICHAEL R ZONED - PUD 15132 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	148. MARSHALL KARLYE ZONED - PUD 15480 BILLINGS COURT COLORADO SPRINGS, CO
5. ALLAN NEAL A ZONED - PUD 14425 MILLHAVEN PLACE COLORADO SPRINGS, CO	21. SWANSON BRECK C ZONED - RR-5 6030 VESSEY ROAD COLORADO SPRINGS, CO	37. DERKSEN PROPERTIES LLC ZONED - PUD 6755 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	53. MILLER ROBERT S ZONED - RR-5 6520 HODGEN ROAD COLORADO SPRINGS, CO	69. STUDHOLME FAMILY TRUST ZONED - PUD 15685 OPEN SKY WAY COLORADO SPRINGS, CO	85. WELLER ERICH G ZONED - PUD 5310 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	101. DOWNS BRADLEY JAMES ZONED - PUD 55305 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	117. STIMPLE FAMILY LLLP ZONED - PUD 14842 LONGWALL DRIVE COLORADO SPRINGS, CO	133. HARVEY SETH A ZONED - PUD 15032 QUARTZ CREEK DRIVE COLORADO SPRINGS, CO	149. VANCE ERZA G ZONED - PUD 15450 BILLINGS COURT COLORADO SPRINGS, CO
6. ALEX & AUTUMM SIMPSON ZONED - PUD 14385 MILLHAVEN PLACE COLORADO SPRINGS, CO	22. HOOKS GROUP LP ZONED - RR-5 6005 CONNAUGHT DRIVE COLORADO SPRINGS, CO	38. NGUYEN LINH T ZONED - PUD 6715 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	54. JOHN R SHANTZ & BELINDA S ZONED - PUD 16547 RIDGEBACK ROAD COLORADO SPRINGS, CO	70. MAHER FAMILY REVOC LIVING TRUST ZONED - PUD 4961 HIGH FOREST ROAD COLORADO SPRINGS, CO	86. LAM TU T ZONED - PUD 5390 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	102. KAVERMAN JOSEPH A ZONED - PUD 5215 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	118. CREPS DARREL E III ZONED - PUD 14912 LONGWALL DRIVE COLORADO SPRINGS, CO	134. PITTS JOHN ZONED - PUD 4661 HIGH FOREST ROAD COLORADO SPRINGS, CO	150. PRI #2 LLC ZONED - PUD HIGHWAY 83 COLORADO SPRINGS, CO
7. MAITHILI VENKATACHALLAM ZONED - PUD 14345 MILLHAVEN PLACE COLORADO SPRINGS, CO	23. MCILRATH WILLIAM F TRUSTEE ZONED - RR-5 6010 CONNAUGHT DRIVE COLORADO SPRINGS, CO	39. MONACO57 LIVING TRUST ZONED - PUD 6675 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	55. NAVARETTE JEANINE A ZONED - RR-5 6280 HODGEN ROAD COLORADO SPRINGS, CO	71. STEPHENSON TRAVIS ZONED - PUD 4901 HIGH FOREST ROAD COLORADO SPRINGS, CO	87. LUERS BEACH LLC ZONED - PUD 5470 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	103. PIEPER RANDALL L ZONED - PUD 5125 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	119. CAIN JASON ZONED - PUD 14982 LONGWALL DRIVE COLORADO SPRINGS, CO	135. LAVEZZO NICHOLAS J ZONED - PUD 1601 HIGH FOREST ROAD COLORADO SPRINGS, CO	151. MCKENZIE J THOMAS ZONED - PUD 15420 BILLINGS COURT COLORADO SPRINGS, CO
8. DULANEY KIMBERLY L ZONED - PUD 14325 MILLHAVEN PLACE COLORADO SPRINGS, CO	24. WAY MARGARET E ZONED - RR-5 14820 BLACK FOREST ROAD COLORADO SPRINGS, CO	40. ST HENRYS LLC ZONED - PUD 6595 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	56. ANDREWS SCOTT W ZONED - RR-5 HODGEN ROAD COLORADO SPRINGS, CO	72. JOHNSON LIVING TRUST ZONED - PUD 4841 HIGH FOREST ROAD COLORADO SPRINGS, CO	88. GREENWOOD TAYLOR J ZONED - PUD 5550 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	104. SHECTER TRUST ZONED - PUD 15291 LONGWALL DRIVE COLORADO SPRINGS, CO	120. DICKEY MICHAEL R ZONED - PUD 5021 GOLD RUN CT COLORADO SPRINGS, CO	136. HIGH FOREST RANCH HOMEOWNERS ZONED - PUD 4541 HIGH FOREST ROAD COLORADO SPRINGS, CO	152. JONE LUCAS ZONED - PUD 15419 BILLINGS COURT COLORADO SPRINGS, CO
9. SMITH PAUL R ZONED - PUD 14265 MILLHAVEN PLACE COLORADO SPRINGS, CO	25. ABELL LIVING TRUST ZONED - RR-5 6620 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	41. SMITH AARON ZONED - PUD 6590 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	57. DEIM CONNIE ZONED - PUD SUNDANCE RANCH LANE COLORADO SPRINGS, CO	73. RAMIREZ MELODY B ZONED - PUD 4781 HIGH FOREST ROAD COLORADO SPRINGS, CO	89. LONG RUSSEL I ZONED - PUD 5630 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	105. CHRISTOPHER MICHAEL MARSHALL ZONED - PUD 15051 LONGWALL DRIVE COLORADO SPRINGS, CO	121. LIDDIARD JEREMY ZONED - PUD 5013 GOLD RUN CT COLORADO SPRINGS, CO	137. SALGADO PAUL R ZONED - PUD 4415 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	153. ROGER WILLIAM T ZONED - PUD 15479 BILLINGS COURT COLORADO SPRINGS, CO
10.ANDERSON MATTHEW P ZONED - PUD 5025 VESSEY ROAD COLORADO SPRINGS, CO	26. HERRON PATRICK J ZONED - RR-5 6650 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	42. HARRIS GEORGE D ZONED - PUD 6670 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	58. BR&C INC ZONED - RR-5 30-11-65 COLORADO SPRINGS, CO	74. FOWLER NORMAN W ZONED - PUD 4670 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	90. PECK MICHAEL S ZONED - PUD 5555 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	106. BECKER JACOB J ZONED - PUD 5142 GOLD RUN COURT COLORADO SPRINGS, CO	122. MILLER SCOTT G ZONED - PUD 5012 GOLD RUN CT COLORADO SPRINGS, CO	138. JOHNSON GREGG ZONED - PUD 4365 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	154. DOMBROWSKI MICHAEL J ZONED - PUD 3680 STAGECOACH ROAD COLORADO SPRINGS, CO
11.ESPENLAUB ECTON ZONED - PUD 4985 VESSEY ROAD COLORADO SPRINGS, CO	27. ABELL LIVING TRUST ZONED - RR-5 6620 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	43. MCCGRATH DONALD T ZONED - PUD 6750 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	59. BR&C INC ZONED - RR-5 30-11-65 COLORADO SPRINGS, CO	75. OLSON TYRONE L ZONED - PUD 4760 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	91. RENNER LLC ZONED - PUD 15331 ALLEN RANCH ROAD COLORADO SPRINGS, CO	107. KEV PARTNERS LTD ZONED - PUD 5172 GOLD RUN COURT COLORADO SPRINGS, CO	123. BRENNAN THOMAS LIVING TRUST ZONED - PUD 5022 GOLD RUN CT COLORADO SPRINGS, CO	139. ROMANS LIVING TRUST ZONED - PUD 4315 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	155. ROBIN SCOTT BROWN LIVING TRUST ZONED - PUD 3590 STAGECOACH ROAD COLORADO SPRINGS, CO
12.DILLINGHAM MICHAEL V ZONED - RR-5 14498 HOLMES ROAD COLORADO SPRINGS, CO	28. COPPOCK AARON O ZONED - RR-5 6680 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	44. MIKUSKA ERIC ZONED - RR-5 15645 TERRA RIDGE CIRCLE COLORADO SPRINGS, CO	60. CHEROKEE METROPOLITAN DISTRICT ZONED - RR-5 30-11-65 COLORADO SPRINGS, CO	76. JONES CHRISTOPHER P ZONED - PUD 4850 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	92. BOOGAARD RYAN ZONED - PUD 15271 ALLEN RANCH ROAD COLORADO SPRINGS, CO	108. HENDRICKS JAMES ZONED - PUD 5202 GOLD RUN COURT COLORADO SPRINGS, CO	124. WINTER CHARLES C ZONED - PUD 5082 GOLD RUN CT COLORADO SPRINGS, CO	140. RYAN CHRISTOPHER J ZONED - PUD 4265 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	156. JACKOWIAK RYAN ZONED - PUD 3770 STAGECOACH ROAD COLORADO SPRINGS, CO
13.THOMAS JOHN K ZONED - RR-5 14490 HOLMES ROAD COLORADO SPRINGS, CO	29. MACEDO JUAN H LOMEIL ZONED - RR-5 6710 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	45. GARD DIANA M ZONED - RR-5 6835 MONTY PLACE COLORADO SPRINGS, CO	61. SUNDANCE RANCH OF BLACK FOREST ZONED - RR-5 HODGEN ROAD COLORADO SPRINGS, CO	77. WALTERS MICHAEL A ZONED - PUD 4910 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	93. ALEXANDER SCOTT E ZONED - PUD 5395 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	109. C&O LIVING TRUST ZONED - PUD 5232 GOLD RUN COURT COLORADO SPRINGS, CO	125. THEOBARD CHARLES N ZONED - PUD 4945 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	142. STREVELL MICHAEL W ZONED - PUD 4165 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	157. BALSICK LUKE A ZONED - PUD 3860 STAGECOACH ROAD COLORADO SPRINGS, CO
14.ERNST CHARLES H ZONED - RR-5 14410 HOMES ROAD COLORADO SPRINGS, CO	30. SOMBRIC WAYNE S ZONED - RR-5 6740 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	46. FRANKOVIS JESSE J ZONED - RR-5 6840 MONTY PLACE COLORADO SPRINGS, CO	62. SUNDANCE RANCH OF BLACK FOREST ZONED - RR-5 HODGEN ROAD COLORADO SPRINGS, CO	78. YOUNG MICHAEL J ZONED - PUD 4915 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	94. CLAWSON MATTHEW R ZONED - PUD 5355 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	110. ALBRIGHT MARK PHILLIP ZONED - PUD 5262 GOLD RUN COURT COLORADO SPRINGS, CO	126. HOWARTH WILLIAM ZONED - PUD 15290 SHORTWALL DRIVE COLORADO SPRINGS, CO	143. GOULD TODD E ZONED - PUD 4115 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	158. HIMES ELMER S ZONED - PUD 3950 STAGECOACH ROAD COLORADO SPRINGS, CO
15.WAUGH JOSHUA T ZONED - RR-5 14445 HOLMES ROAD COLORADO SPRINGS, CO	31. HOPSON SEAN ZONED - RR-5 6770 COUNTRY ESTATES LANE COLORADO SPRINGS, CO	47. OLIVAS SOCORRO J ZONED - RR-5 6905 ALPACA HEIGHTS COLORADO SPRINGS, CO	63. SHELL JAMES R II ZONED - PUD 15550 FARRAR ROAD COLORADO SPRINGS, CO	79. DAY GREGORY ZONED -PUD 4955 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	95. PLAISTOWE NORMAN H ZONED - PUD 5315 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	111. VILIESIS TRUST ZONED - PUD 5292 GOLD RUN COURT COLORADO SPRINGS, CO	127. GERBER JOSEPH DAVID ZONED - PUD 15262 SHORTWALL DRIVE COLORADO SPRINGS, CO	144. DESAUTELS BRUCE T ZONED - PUD 4661 HIDDEN ROCK ROAD COLORADO SPRINGS, CO	159. OTERO THEODAORE M III ZONED - PUD 4040 STAGECOACH ROAD COLORADO SPRINGS, CO
16.HOFFPAUIR DAN W JR ZONED - RR-5 14495 HOMES ROAD COLORADO SPRINGS, CO	32. MCKINLEY DAVID R ZONED - RR-5 14920 QUAIL RUN ROAD COLORADO SPRINGS, CO	48. HILL DOUGLAS E ZONED - RR-5 6910 ALPACA HEIGHTS COLORADO SPRINGS, CO	64. SHELL JAMES R II ZONED - RR-5 15550 FARRAR ROAD COLORADO SPRINGS, CO	80. RZONACA THADDEUS ZONED - PUD 4995 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	96. RAMPART ENTERPRISES INC ZONED - PUD 5235 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	112. SHOPTAUGH GLENN MARK ZONED - PUD 5261 GOLD RUN COURT COLORADO SPRINGS, CO	128. COFFEY LAVANSON C III ZONED - PUD 15192 SHORTWALL DRIVE COLORADO SPRINGS, CO	145. HOUSE JAMIE GLEN ZONED - PUD 15575 WINDING TRAIL ROAD COLORADO SPRINGS, CO	160. HARRIS GUY MCALLISTER ZONED - PUD 4130 STAGECOACH ROAD COLORADO SPRINGS, CO

DRAWN BY: JAG

JOB DATE: 3/1/2022

BAR IS ONE INCH ON OFFICIAL DRAWINGS.

APPROVED: PLS

JOB NUMBER: 211030

0 11"

CAD DATE: 3/15/2022

IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

CAD FILE: J:\2021\211030\CAD\Drawgs\IC\Sketch-Plan\ADJACENT-PROPERTY

NO.	DATE	BY	REVISION DESCRIPTION



HRGreen.com

FLYING HORSE NORTH DEVELOPMENT, LLC.  
EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN  
ADJACENT PROPERTY DATA OWNERS

SHEET  
SP.4

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## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Creekside at Lorson Ranch Filing No. 2 PUDSP

**Agenda Date:** June 8, 2022

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

Request by Lorson, LLC for approval of Creekside at Lorson Ranch Filing No. 2 Planned Unit Development Plan and Preliminary Plan (PUDSP). The project site is centrally located within the larger Lorson Ranch Development along the Jimmy Camp Creek East Tributary.

Creekside at Lorson Ranch Filing No. 2 totals 6.01 acres and includes 38 single-family dwelling units, open space tracts totaling 1.34 acres, and rights-of-way totaling 1.33 acres. The applicant is proposing an overall density of 7-10 dwelling units per acre which is in agreement with the previously approved Lorson Ranch Minor Sketch Plan Amendment which was approved on April 21, 2016 (SKP-5-001).

Open Space tracts are located along the Jimmy Camp Creek East Tributary and around a detention basin. Due to the configuration of the proposed open space tracts, there are no proposed neighborhood parks or other recreational amenities. However, there is one neighborhood park located 0.22 miles to the southwest within Creekside South Filing No. 1, and another located 0.18 miles to the east within Lorson Ranch East Filing No. 4. Open Space dedication totals 22.37% of the site which meets the 10% minimum for PUD zoning.

The County Parks Master Plan shows no County regional trails or bicycle routes within the Creekside Filing No. 2 PUD area. However, there are several non-county trails nearby within the Lorson Ranch Development accessible by sidewalks. This includes a trail along the overhead powerline corridor and along the East Jimmy Camp Creek Tributary.

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$17,480 and urban park fees in the amount of \$11,020 will be required upon recording of the forthcoming final plat(s).

#### **Recommended Motion (PUD Plan and Preliminary Plan):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Creekside at Lorson Ranch Filing No. 2 PUD Development Plan and Preliminary Plan: Require fees in lieu of land dedication for regional park purposes in the amount of \$17,480 and urban park purposes in the amount of \$11,020 will be required upon recording of the forthcoming final plat(s).

Development  
Application  
Permit  
Review



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

May 16, 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:	Creekside at Lorson Ranch Filing No. 2	Application Type:	PUDSP
PCD Reference #:	PUDSP 223	Total Acreage:	6.01
		Total # of Dwelling Units:	38
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	15.81
Lorson, LLC	Matrix Design Group	Regional Park Area:	4
212 N. Wahsatch Ave	2435 Research Parkway	Urban Park Area:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

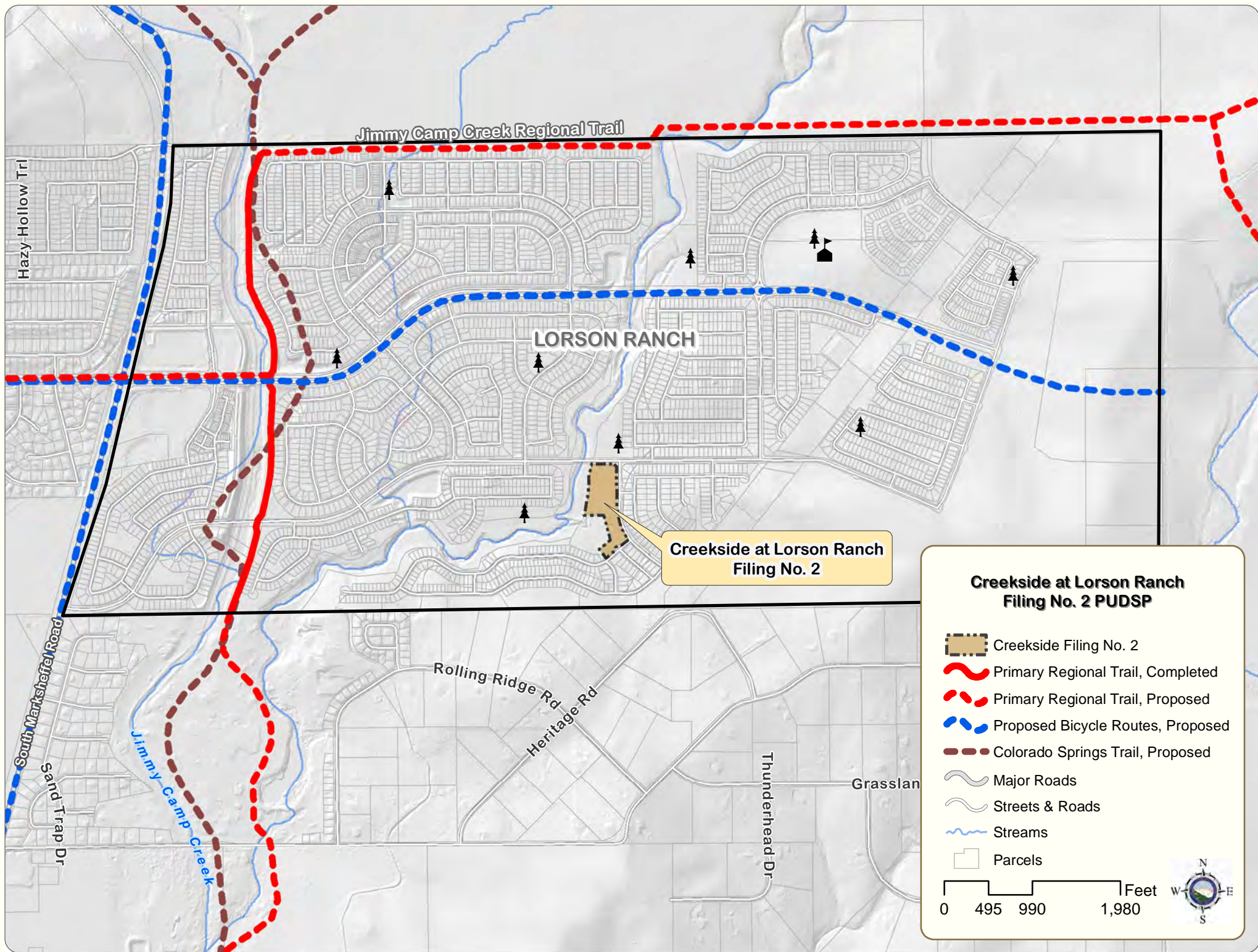
Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 38 Dwelling Units = 0.737		Neighborhood:	0.00375 Acres x 38 Dwelling Units =	0.14
Total Regional Park Acres: 0.737		Community:	0.00625 Acres x 38 Dwelling Units =	0.24
		Total Urban Park Acres:		0.38
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 38 Dwelling Units =	\$4,332
\$460 / Dwelling Unit x 38 Dwelling Units = \$17,480		Community:	\$176 / Dwelling Unit x 38 Dwelling Units =	\$6,688
Total Regional Park Fees: \$17,480		Total Urban Park Fees:		\$11,020

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition(s) when considering and/or approving Creekside at Lorson Ranch Filing No. 2 PUDSP: Require fees in lieu of land dedication for regional park purposes in the amount of \$17,480 and urban park purposes in the amount of \$11,020 will be required upon recording of the forthcoming final plat(s).

Park Advisory Board Recommendation: TBD





**CREEKSIDE AT LORSON RANCH FILING NO. 2**  
**LETTER OF INTENT**  
**Planned Unit Development, Preliminary Plan & Early Grading**

**May 02, 2022**



**PREPARED FOR:**

Lorson LLC et/ al  
212 N. Wahsatch Ave., Suite 301  
Colorado Springs, CO 80903

**PREPARED BY:**

Matrix Design Group  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920



**Owner/ Applicant:** Lorson LLC Nominee for Murray Fountain LLC  
212 N. Wahsatch Ave., Suite 301  
Colorado Springs, CO 80903  
Office: (719) 635-3200

**Planner:** Matrix Design Group  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920  
Office: (719) 575-0100

**Civil Engineer:** Core Engineering Group  
15004 1<sup>st</sup> Avenue S.  
Burnsville, MN 55306  
Office: (952) 303-4212

**Tax Schedule No:** 5523114075

**Site Location, Size, Zoning:**

Matrix Design Group, on behalf of Lorson LLC, is respectfully submitting development applications for the proposed Creekside at Lorson Ranch Filing No. 2 project to include a combined PUD Development Plan/ Preliminary Plan, request for early grading, and request for sufficiency of water findings to permit future administrative review of final plats. The site is 6.01 acres with 38 single family detached residential lots and 4 tracts located in the southern most portion of Lorson Ranch. The Creekside at Lorson Ranch Filing No. 2 is a continuation of the Lorson Ranch development. The site is currently zoned PUD with a density cap of 7-10 DU/ Acre. The Lorson Ranch Minor Sketch Plan Amendment, approved on April 21, 2016, depicts RM (Residential Medium 7-10 DU/ Acre). The proposed PUDSP application submittal includes 38 new single family lots on 6.01 acres for a density of 6.32 DU/ Acre and is in compliance with the approved Sketch Plan.

The site is bordered by the approved Creekside South at Lorson Ranch PUD zoned single-family property (Residential Medium 7-10 DU/ Acre) to the south; Jimmy Camp Creek East to the west; approved Lorson Ranch East Filing No. 4 PUD zoned single-family property (Residential Medium 7-10 DU/ Acre) to the east; and Lorson Boulevard (Major Residential Collector 64' Public R.O.W.) to the north. The parcel that makes up this submittal is vacant with no existing buildings, structures, or facilities. The site contains no natural drainage ways or significant natural features.

**Request & Justification:**

The purpose of this application is to request approval of a combined PUD Development and Preliminary Plan (PUDSP); a Pre-Development Early Grading Request; Early installation of Wet Utilities; and request for administrative review of future final plats with the findings of water sufficiency as part of this PUDSP submittal. The PUD Development and Preliminary Plan shows

the detailed design of the single-family detached residential community and open spaces; the necessary width and classification of public rights-of-way and public roadways; roadway centerline data; street grades; as well as identify the development standards for the proposed residential product types. The plan describes the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Infrastructure and grading operations are expected to be substantial, thus the early installation of utilities and grading request will permit construction operations to begin upon approval of the PUD/ Preliminary Plan and prior to Final Plat.

The proposed PUDSP illustrates 38 new detached single-family residential units on 6.01 acres for a density of 6.32 DU/ Acre. The PUDSP includes 1.34 acres of total open space and landscape area; and 1.33 acres of new public streets right-of -way. The site layout incorporates a minimum 35' x 85' (2,975 SF) lot size.

All streets shall be public, permitting on-street parking, with corner lots designed with additional corner lot width to accommodate sight distance and sidewalk requirements. In addition to the on-street parking, each lot will provide a full-length driveway for off-street parking. There shall be no direct access to any arterial or collector streets. Existing Fontaine Blvd. as well as Lorson Blvd. are designed to handle existing and proposed traffic expected within the Lorson Ranch community. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian circulation, taking advantage of surrounding land uses. Within the overall Lorson Ranch development, open space and community connections are planned providing access to open space corridors such as Jimmy Camp Creek to the west, pocket parks and the adjoining neighborhoods. This is achieved via planned trails through open space tracts, internal sidewalks, and the existing utility/ powerline easement. The PUDSP drawings illustrate 1 phase for the platting of individual lots and construction of housing. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

There is one proposed deviation request at this time.

1) Pedestrian Ramp Locations

The Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001) illustrates the proposed PUDSP area as RM (Residential Medium) with a permitted density of 7-10 DU/ Acre. The PUDSP submitted with this application remains consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 38 new single family lots on 6.01 acres for a density of 6.32 DU/ Acre.

A "Soils and Geology Study, the Creekside at Lorson Ranch Filing No. 02, El Paso County, Colorado" (RMG- Rocky Mountain Group, February 21, 2022) is included with the submittal package. As part of this report, 3 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, drainageways/ floodplains, faults and seismicity,

radon, and proposed grading, cuts & masses of fill, and erosion control. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Bedrock can be excavated using typical construction equipment. Exterior, perimeter foundation drains shall be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.

**El Paso County PUD Section 4.2.6(D) Approval Criteria**

1. *The proposed PUD District zoning advances the stated purposes set forth in this Section; The proposed project is currently zoned PUD and is a continuation of the existing overall Lorson Ranch development.*
2. *The application is in general conformity with the Master Plan; The proposed application is in general conformity with the Master Plan.*
3. *The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County; The project has been designed to not be detrimental to the health, safety, or welfare of the present or future inhabitants by meeting the submittal guidelines as illustrated in the zoning code and application packet.*
4. *The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area; The proposed property is suitable for the intended use and the use is compatible with both the existing and allowed land uses on the neighboring properties to the east, west, and south consisting of single family residential or open space. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying residential densities, perimeter buffering and provisions for both natural and built open space. There are no areas of significant historical, cultural, or recreational features found on site.*
5. *The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships; The proposed development is single family lots, open space, and R.O.W. Appropriate transitioning and buffering is provided.*
6. *The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community; The proposed development provides required landscaping and buffering that is appropriate and compatible with the type of development and the surrounding community.*

7. *Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;* The overall development of Lorson Ranch preserves numerous recreational open space corridors as well as Jimmy Camp Creek and the Jimmy Camp Creek East Tributary.
8. *Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;* The project site is proposing open space and pedestrian connections to existing trail systems within Lorson Ranch East.
9. *The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;* The location and design of the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.
10. *The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;* While there are no major recreational facilities such as large playfields proposed within Creekside at Lorson Ranch Filing No. 2, the project site is proposing open space and pedestrian connections to existing trail systems within Lorson Ranch East.
11. *The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;* There are no mineral estate owners on the real property known as The Creekside at Lorson Ranch Filing No. 2.
12. *Any proposed exception or deviation from the requirements of the zoning resolution or the subdivision regulations is warranted by virtue of the design and amenities incorporated in the development plan and development guide;* One deviation is requested at this time. See below for more information.
13. *The owner has authorized the application.* The Owner has authorized the application.

#### **Your El Paso County Master Plan**

##### **Baseline Considerations:**

1. *Is there a desirability or demand within the community for this use?*  
The proposed Creekside at Lorson Ranch Filing No. 2 would help to fulfill desirability and demand for additional housing and housing types within El Paso County. As illustrated in the recently approved Master Plan, the county should increase density to help reduce



land cost per unit for development with a primary focus on Suburban Residential placetypes.

2. *Does the market support the need for the use? Would the use be viable if built right now?*

There is a very high demand for the proposed land use and density as El Paso County and the City of Colorado Springs is experiencing a severe housing shortage.

3. *Would the use be providing necessary housing or essential goods and/or services?*

The proposed Creekside at Lorson Ranch Filing No. 2 will incorporate more single-family homes to help provide necessary and needed housing in this area of the county. The proposed density increase supports **Goal HC1:** Promote development of a mix of housing types in identified areas and **Goal HC3:** Locate attainable housing that provides convenient access to good, services and employment. The Creekside at Lorson Ranch Filing No. 2 development is near existing highways; will utilize existing infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities.

#### County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*

The proposed Creekside at Lorson Ranch Filing No. 2 development will be served by existing infrastructure to include water and wastewater services, electricity and roadways.

2. *Does the development trigger the need for such infrastructure?*

The proposed development does not trigger the need for new infrastructure as previous approvals contemplated the necessary infrastructure improvements. However, the proposed development will require expansion of existing facilities to accommodate the increased development meeting **Goal LU4:** Continue to encourage policies that ensure “development pays for itself”.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed Creekside at Lorson Ranch Filing No. 2 will require public street roadways to be designed and built to El Paso County Standards. Internal trail connections will be provided as necessary to connect to existing trail systems within the development. This supports **Goal TM2** Promote walkability and bike-ability by continuing the construction of trail corridors connecting this development with adjacent neighborhoods.

#### El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan and the new Your El Paso County Master Plan as discussed below. The site meets the My El Paso County Master Plan’s goals as listed above.*

2. *The subdivision is consistent with the purposes of this Code;* The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;* The subdivision is in conformance with previously approved 2016 minor sketch plan amendment for Lorson Ranch. The proposed project maintains a density of 7-10 DU/ acre or less as illustrated on the approved sketch plan.
4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);* A sufficient water supply has been committed to and will be provided for by the Widefield Water and Sanitation District. WWSD provided water commitment letters have been included as part of this application indicating capacity to provide sufficient quantity and quality of water for this development.
5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;* A public wastewater system will be provided for by the Widefield Water and Sanitation District. WWSD provided commitment letters have been included as part of this application indicating capacity to provide wastewater disposal services for this development.
6. *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];* A "Soils and Geology Study, the Creekside at Lorson Ranch Filing No. 02, El Paso County, Colorado" (RMG- Rocky Mountain Group, February 21, 2022) is included with the submittal package. As part of this report, 3 exploratory test borings were completed. Geologic hazards (as described in section 8.0 of the report) were not found to be present at this site. Potential geologic constraints (also as described in section 8.0 of the report) were found on site to include: expansive soils and bedrock, drainageways/ floodplains, faults and seismicity, radon, and proposed grading, cuts & masses of fill, and erosion control. Where avoidance is not readily achievable, the existing geologic and engineering conditions can be satisfactorily mitigated through proper engineering, design, and construction practices. Bedrock can be excavated using typical construction equipment. Exterior, perimeter foundation drains shall be installed around below-grade habitable or storage spaces. Surface water should be efficiently removed from the building area to prevent ponding and infiltration into the subsurface soil.
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;* Adequate drainage improvements; complying with State law, this Code and the

ECM are proposed and illustrated on the drawings. A preliminary drainage report for this development has been included for review and approval 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 the proposed public improvements are adequate to serve the needs and mitigate the effects of the development. Internal streets will provide for a looped circulation pattern through the development. There is no cut-through traffic or additional access beyond the access points provided. Public sidewalks will be constructed as necessary to provide pedestrian connections throughout the development.
9. *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;* Legal and physical access will be provided to all parcels by public rights-of-way.
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;* While there are no major recreational facilities such as large playfields proposed within Creekside at Lorson Ranch Filing No. 2, the project site is proposing open space and pedestrian connections to existing trail systems within Lorson Ranch East.
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;* All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for multiple years. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.
12. *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;* The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a fire protection district commitment to serve this development has been provided.

13. *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.* The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code. One deviation is requested at this time. See below for more information.

**El Paso County Water Master Plan:**

Creekside at Lorson Ranch Filing No. 2 is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Lorson Ranch filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within Creekside at Lorson Ranch Filing No. 2. The WWSD has provided an intent to serve commitment letter for the proposed 38 units and landscaping. The Creekside at Lorson Ranch Filing No. 2 will seek the Colorado State Engineer's sufficiency of water finding for both quantity and quality as part of this PUDSP permitting administrative review of future final plats.

Creekside at Lorson Ranch Filing No. 2 is located in Pressure Zone 6 (upper zone). WWSD has an existing 12" diameter potable water main in Lorson Boulevard and an 8" watermain in Trappe Drive, and a Booster Station (Rolling Hills Booster Pump Station) located on the north side of Grayling Drive east of Lamprey Drive. In addition, a 12" water main is constructed from Lorson Ranch to an offsite water tank (Rolling Hills Tank) which will serve this development.

The WWSD's has a current developed physical water supply of 5271 ac-ft of water per year and the three year running average actual use is 2898 ac-ft per year which is 55% of the existing available physical supply.

Water Demand calculations were completed based on the proposed zoning and densities. Water demand is 0.35 ac-ft/year for each single-family lot. This subdivision also includes irrigation for 0.2 acres of partially irrigated landscaping. The new water commitments are 13.66 ac-ft per year for the 38 lots and the landscaping (1 sfe).

Sewer loading calculations were completed based on the proposed zoning and densities. Sanitary loads of 205 Gal/Unit for single family residential lots can be expected.

The WWSD has excess capacity at their existing wastewater treatment plant to treat an additional 0.50 MGD of wastewater effluent. The proposed development will only contribute an additional 0.0100245 MGD of flow to the existing plant.

In addition, Creekside at Lorson Ranch Filing No. 2 meets the stated Goals and Policies:

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



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

**Master Plan for Mineral Extraction:**

The 1996 *Master Plan for Mineral Extraction* updates and supersedes the 1975 *El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits* as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the El Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Valley Fill’ containing sand and gravel with silt and clay deposited by water in one or a series of stream valleys. The proposed project does not contain any mineral deposits of commercial value.

**Total Number of Residential Units, Density, and Lot Sizes:** 38 Single-Family Detached Residential Units for a density of 6.32 DU/ Acre. The site layout incorporates a minimum 35’ x 85’ (2,975 SF) lot size.

**Total Number of Industrial or Commercial Sites:**

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

**Phasing Plan and Schedule of Development:**

The PUDSP drawings illustrate 1 phase for the platting of individual lots and construction of housing. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.

**Areas of Required Landscaping:**

The proposed PUDSP includes landscape design and streetscape planting requirements for the streetscapes along a portion of Lorson Boulevard and Trappe Drive. The landscape design includes a mix of deciduous and evergreen trees. There are no landscape waivers being requested at this time.

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

Per the EPCLDC, 0.60 acres or 10% of the total site area of open space is required within the PUD zoning district. The PUDSP proposes 1.344 acres of open space and landscape area totaling 22.37% of the overall site acreage. The open space tracts include elements such as landscaping and existing natural open space to remain. The total open space provided with this application is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment.

The owner/ developer will seek to enter into a Park Lands Agreement with the El Paso County Parks Department for application of urban park credits in relation to the development and

construction of the proposed pocket parks. Any Park Lands Agreement will be coordinated during the Final Plat process.

**Types of Proposed Recreational Facilities:**

While there are no major recreational facilities such as large playfields proposed within Creekside at Lorson Ranch Filing No. 2, the project site is proposing open space and pedestrian connections to existing trail systems within previous filings of Lorson Ranch.

**Community Outreach:**

Neighbor notification mailings were sent to surrounding properties as required by the LDC.

**Traffic Engineering:**

Vehicular access and street layout shall be as illustrated on the PUDSP with all roadways to be public, built to El Paso County standards. The applicant requests that platted lots within Creekside at Lorson Ranch Filing No. 2 be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution.

**School District:**

Projects (Plats) within El Paso County are required to either dedicate land or pay school district fees. Lorson Ranch has previously dedicated a school site which has been used as credits against the fees. There are currently no remaining credits available. Therefore, this plat will pay the School District #3 fees of \$207.00 per lot for a total of \$7,866 for 38 lots.

**Proposed Services:**

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

**Impacts associated with the PUD Development Plan & Preliminary Plan:**

Floodplain: This site is not located within a designated FEMA floodplain as determined by the flood insurance map, community map number '08041C0976G' effective date December 7, 2018.

Site Geology: RMG has provided a Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/ or Constraints on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

Wetlands: There are no drainage areas, drainage ways or water courses found on site, as a result there are not wetlands present. All drainage and erosion criteria have been met following El Paso County Development Standards.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher than normal amounts of dust during windy days. However, the proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

Water Pollution: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Visual Assessment: The natural mountain backdrop of the Rampart Range is perhaps the best natural feature of Creekside at Lorson Ranch Filing No. 2 community with sweeping views in nearly all directions. The scenic view shed is impaired somewhat by intervening development; however, the panoramic views remain quite spectacular.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include low-water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

The Colorado Division of Wildlife note the following as also present in the area.

- Prairie Dog
- Mule and White-Tailed Deer
- Pronghorn Antelope
- Fox species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that the application will have significant impacts on wildlife in the area.

**Deviation Request (see Deviation Request and Decision Form):**

1) PEDESTRIAN RAMPS AT T-INTERSECTIONS

Requested Deviation: Allow only two of three pedestrian ramps to be constructed at the T-intersection of Luneth Drive and Shunka Lane.

Justification: The intersection is in close proximity of another intersection with all the required ramps proposed/constructed. Installation of an additional ramp at this intersection is not feasible as the grading cannot meet ADA requirements along the ADA curb returns. The additional ramps may also be a safety concern as the removed crossing is at the edge of a large curve. The crossing at Luneth Drive and Akela Lane is approximately 120' feet away and provides a much safer intersection for pedestrian movements. The standard does not impose any particular hardship on the applicant. However, it will be more beneficial to pedestrian continuity and public safety.



CREEKSIDE AT LORSON RANCH FILING 2  
EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE  
6TH P.M., EL PASO COUNTY, STATE OF COLORADO

GENERAL PROVISIONS:

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) IS TO PROVIDE FOR 38 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS, OPEN SPACE, UTILITIES, AND DRAINAGE.

AUTHORITY: THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

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

ADOPTION: THE ADOPTION OF THIS DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS DEVELOPMENT PLAN FOR CREEKSIDE AT LORSON RANCH FILING 02 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED; AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS: THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF CREEKSIDE AT LORSON RANCH FILING 02 PROVIDED; HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

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

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

GENERAL NOTES:

- NO RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO COLLECTOR ROADWAY OR MINOR ARTERIAL ROADWAY CLASSIFICATIONS INCLUDING FONTAINE BOULEVARD AND LORSON BOULEVARD. ALL RESIDENTIAL LOTS WILL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETWAYS.
- ALL WATER SYSTEM ELEMENTS AND SANITARY SEWERAGE CONVEYANCE CONDUITS AND THEIR ASSOCIATED APPURTENANCES SHALL BE DEDICATED TO THE WIDFIELD WATER & SANITATION DISTRICT. ALL OTHER UTILITIES SHALL BE OWNED AS APPROPRIATED.
- ALL ELECTRICAL SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL LOTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN UTILITY EASEMENTS AS REQUIRED.
- PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS:  
FRONT: TEN FEET (10)  
SIDE: FIVE FEET (5)  
REAR: TEN FEET (10)
- STREET LIGHTS SHALL BE APPROVED BY EPC PCD AND WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH AND THE LORSON RANCH DESIGN GUIDELINES.
- FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND DESIGN GUIDELINES FOR LORSON RANCH.
- INTERNAL FENCING IS ALLOWED WITHIN INDIVIDUAL REAR & SIDE YARDS, UTILITY EASEMENTS, AND DRAINAGE EASEMENTS. FENCING DESIGN, MATERIALS, AND LAYOUT SHALL BE APPROVED BY THE DESIGN REVIEW COMMITTEE.
- NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- NEW SIDEWALKS, EXCEPT WITHIN OPEN SPACE OR WHEN NOT ADJACENT TO A STREET, ARE TO BE 5'-6" WIDE BY 5" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE. MINOR CHANGES TO RIGHT-OF-WAY, EASEMENTS AND LOTS WITH MAILBOX KIOSK DESIGN WILL NOT REQUIRE AMENDMENT TO THIS PUD/PRELIMINARY PLAN.
- INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES. WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- THE SUBDIVIDER/DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.
- ALL GAS SERVICE SHALL BE PROVIDED BY BLACK HILLS ENERGY.
- ELECTRIC SERVICE PROVIDED BY MOUNTAIN VIEW ELECTRIC.
- WATER & WASTEWATER SERVICE PROVIDED BY WIDFIELD WATER AND SANITATION DISTRICT.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

TRACT A "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" (CORRECTED) RECEPTION NO. 221714762

SAID PARCEL CONTAINS 261,761 SQUARE FEET (6.009 ACRES, MORE OR LESS).

STREETS:

- ALL STREETS SHALL BE PUBLIC AND SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
  - LANDSCAPING AREAS, COMMON OPEN SPACE AND BUFFERS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
  - STREETS WITHIN THIS DEVELOPMENT PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS AS ILLUSTRATED ON THIS PLAN.
- LANDSCAPE:
- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/ OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
  - PARK SITE LOCATIONS HAVE BEEN LOCATED IN TRACTS AS SHOWN ON THE DRAWINGS. LOCATIONS ARE SUBJECT TO CHANGE PENDING FUTURE FINAL DESIGN. PARK SITE AMENITIES AND TIMING OF CONSTRUCTION ARE TO BE DETERMINED WITH FUTURE COORDINATION WITH THE EL PASO COUNTY PARK DEPARTMENT.
  - LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.
  - ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
  - ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERRIS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
  - THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.
  - TRAILS TO BE SOFT SURFACE TO MATCH EXISTING TRAILS FOUND WITHIN LORSON RANCH. ANY FUTURE TRAILS SHALL BE PUBLIC. FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE FIELD BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES.
  - ANY FUTURE NON-REGIONAL TRAILS SHALL BE OWNED AND MAINTAINED BY THE LORSON RANCH METROPOLITAN DISTRICT.

ARCHITECTURAL CONTROL COMMITTEE REVIEW:

- INDIVIDUAL UNIT BUILD OUT, DESIGN, AND ARCHITECTURAL STYLE SHALL BE IN ACCORDANCE TO ARCHITECTURAL CONTROL COMMITTEE RULES AND REGULATIONS OF THE LORSON RANCH METRO DISTRICT ORS AS WELL AS THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LORSON RANCH, AND THE LORSON RANCH DESIGN GUIDELINES. PLEASE VISIT: WWW.LORSONRANCH.COM FOR MORE INFORMATION REGARDING REVIEW AND APPROVAL BY THE ARCHITECTURAL CONTROL COMMITTEE.

FLOODPLAIN NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0976G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

GEOLOGY & SOILS:

A "SOILS AND GEOLOGY STUDY, THE CREEKSIDE AT LORSON RANCH FILING NO. 02, EL PASO COUNTY, COLORADO" (RMG- ROCKY MOUNTAIN GROUP, FEBRUARY 21, 2022) IS INCLUDED WITH THE SUBMITTAL PACKAGE. AS PART OF THIS REPORT, 3 EXPLORATORY TEST BORINGS WERE COMPLETED. GEOLOGIC HAZARDS (AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE NOT FOUND TO BE PRESENT AT THIS SITE. POTENTIAL GEOLOGIC CONSTRAINTS (ALSO AS DESCRIBED IN SECTION 8.0 OF THE REPORT) WERE FOUND ON SITE TO INCLUDE: EXPANSIVE SOILS AND BEDROCK, DRAINAGEWAYS/ FLOODPLAINS, FAULTS AND SEISMICITY, RADON, AND PROPOSED GRADING, CUTS & MASSES OF FILL, AND EROSION CONTROL. WHERE AVOIDANCE IS NOT READILY ACHIEVABLE, THE EXISTING GEOLOGIC AND ENGINEERING CONDITIONS CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES. BEDROCK CAN BE EXCAVATED USING TYPICAL CONSTRUCTION EQUIPMENT. EXTERIOR, PERIMETER FOUNDATION DRAINS SHALL BE INSTALLED AROUND BELOW-GRADE HABITABLE OR STORAGE SPACES. SURFACE WATER SHOULD BE EFFICIENTLY REMOVED FROM THE BUILDING AREA TO PREVENT PONDING AND INFILTRATION INTO THE SUBSURFACE SOIL.

LAND OWNER CERTIFICATION

IN WITNESS WHEREOF, THE AFOREMENTIONED LORSON LLC, LOVE IN ACTION, AND LORSON LLC NOMINEE FOR LORSON CONSERVATION INVEST 2 LLLP HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO )  
EL PASO COUNTY )SS.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. BY

\_\_\_\_\_, WITNESS MY HAND AND SEAL:

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

COUNTY CERTIFICATION

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH BOARD RESOLUTION # \_\_\_\_\_ AND DATE \_\_\_\_\_ APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER CERTIFICATION

STATE OF COLORADO )  
EL PASO COUNTY )SS.

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK A.M./P.M. AND WAS RECORDED PER  
RECEPTION NO. \_\_\_\_\_

EL PASO COUNTY CLERK AND RECORDER

LAND USE:

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT)  
PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

CURRENT LAND USE: AG. GRAZING LAND  
PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL; PUBLIC & PRIVATE STREETS; LANDSCAPE SETBACKS; PARKS/ OPEN SPACE; TRAIL CORRIDORS; UTILITY EASEMENTS; DRAINAGE & DETENTION FACILITIES; SIGNAGE

SITE DATA TABLE:

TOTAL SITE ACREAGE	6.009 AC
PROPOSED SINGLE-FAMILY DWELLING UNITS	38 D.U.
PROPOSED GROSS DENSITY	6.32 D.U./AC

SITE DATA TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE FAMILY RESIDENTIAL (38 LOTS)	3.340 AC	55.58%
OPEN SPACE/ LANDSCAPE	1.344 AC	22.37%
PUBLIC STREETS RIGHTS-OF-WAY	1.325 AC	22.05%
TOTAL	6.009 AC	100.0%
NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 6.009 AC X .10 = 0.60 ACRES TOTAL OPEN SPACE PROVIDED IS 22.37% = 1.344 ACRES		

SHEET INDEX:

01	CS01	PUD TITLE SHEET
02	DT02	PUD TRACT MAP & DETAILS
03	DT03	PUD DETAILS
04-05	SP01-02	PUD SITE PLAN
06-08	LS01-03	LANDSCAPE PLANS

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

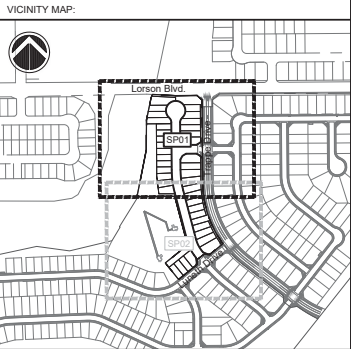
 2435 RESEARCH PARKWAY,  
SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

CIVIL ENGINEER:

CORE ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PHONE: (719) 570-1100

OWNER/DEVELOPER:

LORSON LLC  
212 N. WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200



PROJECT:

CREEKSIDE AT LORSON RANCH FILING 2  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MAY 02, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.016  
DRAWN BY: RAF  
CHECKED BY: JRA  
APPROVED BY: JRA  
SHEET TITLE:

PUD TITLE SHEET

CS01

SHEET 01 OF 08

PCD FILE NO.:

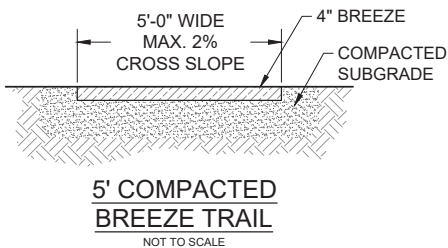
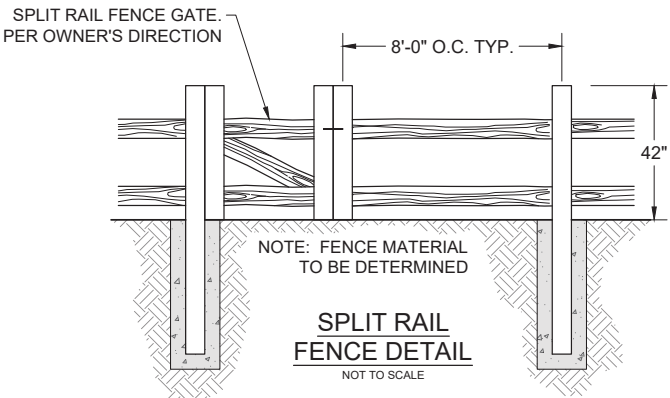
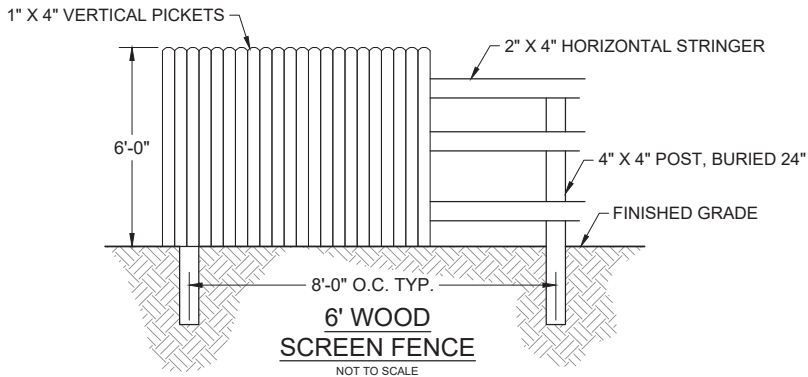
CREEKSIDE AT LORSON RANCH FILING 2

EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, T15S,  
R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

TRACT	SIZE (SF)	LANDSCAPE/ PARK OPEN SPACE/ TRAIL	POCKET PARK	SIGNAGE/ PUBLIC IMPROVEMENTS	DRAINAGE/ DETENTION	PUBLIC UTILITIES	OWNED BY	MAINTAINED BY
A	33,363	X		X	X	X	LRMD	LRMD
B	10,095	X		X	X	X	LRMD	LRMD
C	8,348	X		X	X	X	LRMD	LRMD
D	6,724	X		X	X	X	LRMD	LRMD
	58,530							

LRMD = LORSON RANCH METROPOLITAN DISTRICT



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

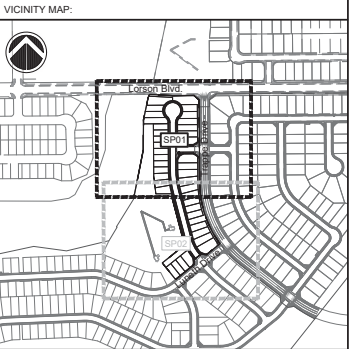


2435 RESEARCH PARKWAY,  
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COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX : (719) 575-0208

CIVIL ENGINEER:

CORE ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
212 N. WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200



PROJECT:  
CREEKSIDE AT LORSON RANCH FILING 2  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MAY 02, 2022

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF

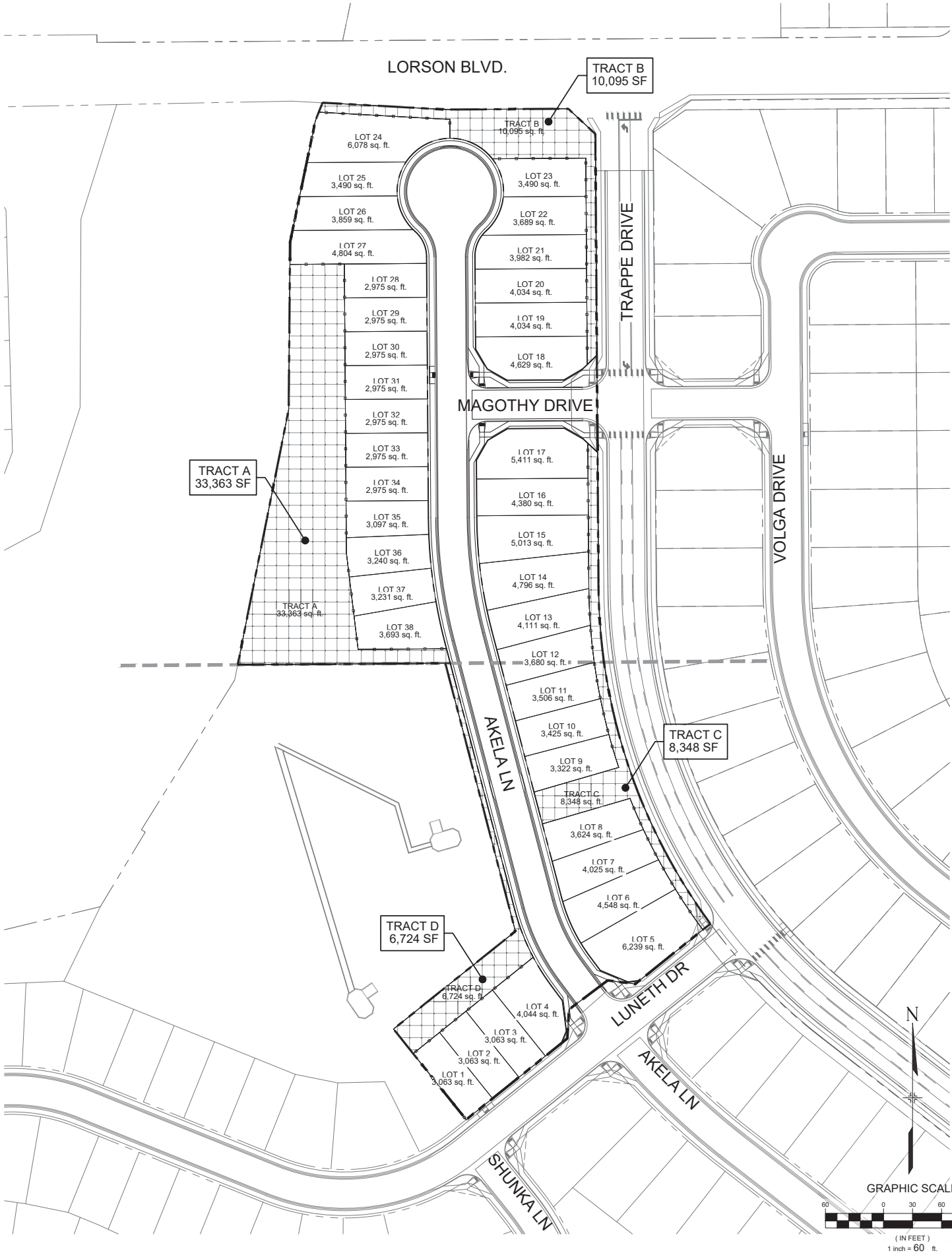
DRAWING INFORMATION:	
PROJECT NO:	21.1129.016
DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

PUD TRACT MAP  
AND DETAILS

DT01

SHEET 02 OF 08

PCD FILE NO.:



FILE LOCATION: S:\21.1129.016 CREEKSIDE AT LORSON RANCH\FILING 2\100 DWG\04 PLAN SET\DEVELOPMENT PLAN\DT01.DWG

EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

LENGTH VARIES

5' SIDEWALK

WIDTH VARIES

35'+

10' REAR SETBACK

10' CORNER LOT SIDE SETBACK

10' SETBACK STREET CORNER

5' SIDE SETBACK

5' SIDE SETBACK

20' FRONT SETBACK TO GARAGE

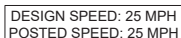
15' FRONT SETBACK

5' P.U.E. EASEMENT

5' SIDEWALK

PUBLIC STREET (50' R.O.W.)

85'+



NOTE:  
PAVEMENT SECTION TO BE DETERMINED  
BY HVEEM ANALYSIS AND DESIGN. DESIGN  
TO BE APPROVED BY EL PASO COUNTY PCD  
ENGINEERING.

NOT TO SCALE

### DIMENSIONAL STANDARDS FOR LOTS 1-38

8. **PROJECTION INTO SETBACKS**
- A. A COVERED/ SEMI-ENCLOSED PORCH MAY PROJECT INTO A REQUIRED FRONT OR REAR YARD SETBACK A MAXIMUM OF 10 FEET AND SHALL ONLY BE ENCLOSED ON A MAXIMUM OF TWO SIDES.
- B. OPEN AND UNENCLOSED PATIOS, FREESTANDING PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS MAY EXTEND INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS PROVIDED THE PATIO, DECK, PLATFORM, LANDING OR RAMP DOES NOT EXCEED 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE.
- C. OPEN AND UNENCLOSED PATIOS, PERGOLAS, DECKS, PLATFORMS, LANDINGS OR RAMPS EXCEEDING 18 INCHES IN HEIGHT MEASURED FROM THE FINISHED FLOOR TO ANY ADJACENT POINT OF THE FINISHED GRADE MAY EXTEND A MAXIMUM OF 10 FEET INTO REQUIRED FRONT OR REAR YARD SETBACKS AND A MAXIMUM OF 42 INCHES INTO SIDE YARD SETBACKS.
- D. AWNINGS, CHIMNEYS AND FLUES, SILLS, BELT COURSES, CORNICES, EAVES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN 2 FEET INTO REQUIRED FRONT, SIDE OR REAR YARD SETBACKS.
- E. CANTILEVERED BAY WINDOWS, NO GREATER THAN 12 FEET IN WIDTH, MAY PROJECT NOT MORE THAN 3 FEET INTO A REQUIRED FRONT OR REAR YARD SETBACK. THE WINDOW SHALL INCLUDE NO SUPPORTS THAT EXTEND INTO THE REQUIRED FRONT OR REAR YARD SETBACK.

PRINCIPAL USES:

- \*PRINCIPAL USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

TEMPORARY USES:

1. MODEL HOME/ SUBDIVISION SALES OFFICE
2. CONSTRUCTION EQUIPMENT AND FIELD OFFICES ONLY WHEN ASSOCIATED WITH A PERMITTED USE
3. YARD OR GARAGE SALES

\*TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

ACCESSORY USES:

1. RESIDENTIAL HOME OCCUPATION TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. RESIDENTIAL DAY CARE TO BE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
3. SOLAR ENERGY SYSTEMS PERMITTED FOR PERSONAL USE ONLY AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
4. PERSONAL USE GREEN HOUSE OR GARDEN. GROWING OF MARIJUANA IS NOT PERMITTED.
5. MOTHER-IN-LAW QUARTERS AS PART OF THE MAIN STRUCTURE. ONLY 1 PER LOT.

\*ACCESSORY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

**SPECIAL USES:**

1. CMRS FACILITY (STEALTH) PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.

### ACCESSORY STRUCTURES:

1. SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES TO INCLUDE STORAGE SHEDS, DECKS (ATTACHED OR DETACHED, COVERED OR UNCOVERED), GAZEBOS, PATIOS (COVERED OR UNCOVERED), HOT TUBS/ SPAS, AND POOLS.
2. FENCES, WALLS, OR HEDGES
3. MAILBOXES
4. PERSONAL USE ANTENNAS, RADIO FACILITIES, OR SATELLITE DISHES
5. PERSONAL USE SMALL CELL TOWER
6. DETACHED GUEST HOUSES, DETACHED GARAGES, OR CARPORTS ARE NOT PERMITTED.
7. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE PRIMARY RESIDENCE. NO ACCESSORY STRUCTURES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE, WITH THE EXCEPTION OF COVERED/ SEMI-ENCLOSED PORCHES.

\*ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT, AS AMENDED

1. LOCATION OF PRIVATE 4'-5" WIDE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
2. OWNER/ BUILDER TO ENSURE DRIVEWAYS DO NOT CONFLICT WITH PEDESTRIAN RAMP TRANSITIONS.
3. ALL SIGHT DISTANCE TRIANGLES MUST BE WITHIN THE PUBLIC RIGHT-OF-WAY OR A SIGHT DISTANCE EASEMENT. IF THE LINE OF SIGHT CROSSES ONTO PRIVATE PROPERTY, A SIGHT DISTANCE EASEMENT SHALL BE DEDICATED TO EL PASO COUNTY TO PROVIDE THE REQUIRED SIGHT DISTANCE AT TIME OF FINAL PLAT. MAINTENANCE OF A SIGHT DISTANCE EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR METROPOLITAN DISTRICT UNLESS OTHERWISE APPROVED BY THE COUNTY.
4. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:



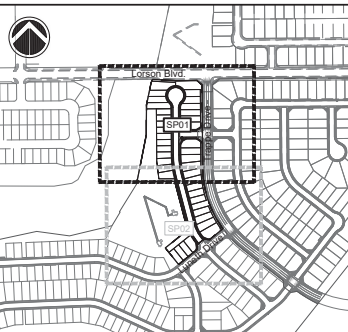
2435 RESEARCH PARKWAY,  
SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX : (719) 575-0208

**CIVIL ENGINEER:**  
**CORE ENGINEERING GROUP**  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PHONE: (719) 570-1100

OWNER/DEVELOPER

**LORSON LLC**  
212 N. WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200

VICINITY MAP:



PROJECT:

CREEKSIDE AT LORSON RANCH FILING 2  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MAY 02, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF

**DRAWING INFORMATION:**

PROJECT NO:	21.1129.016
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APPROVED BY: JRA

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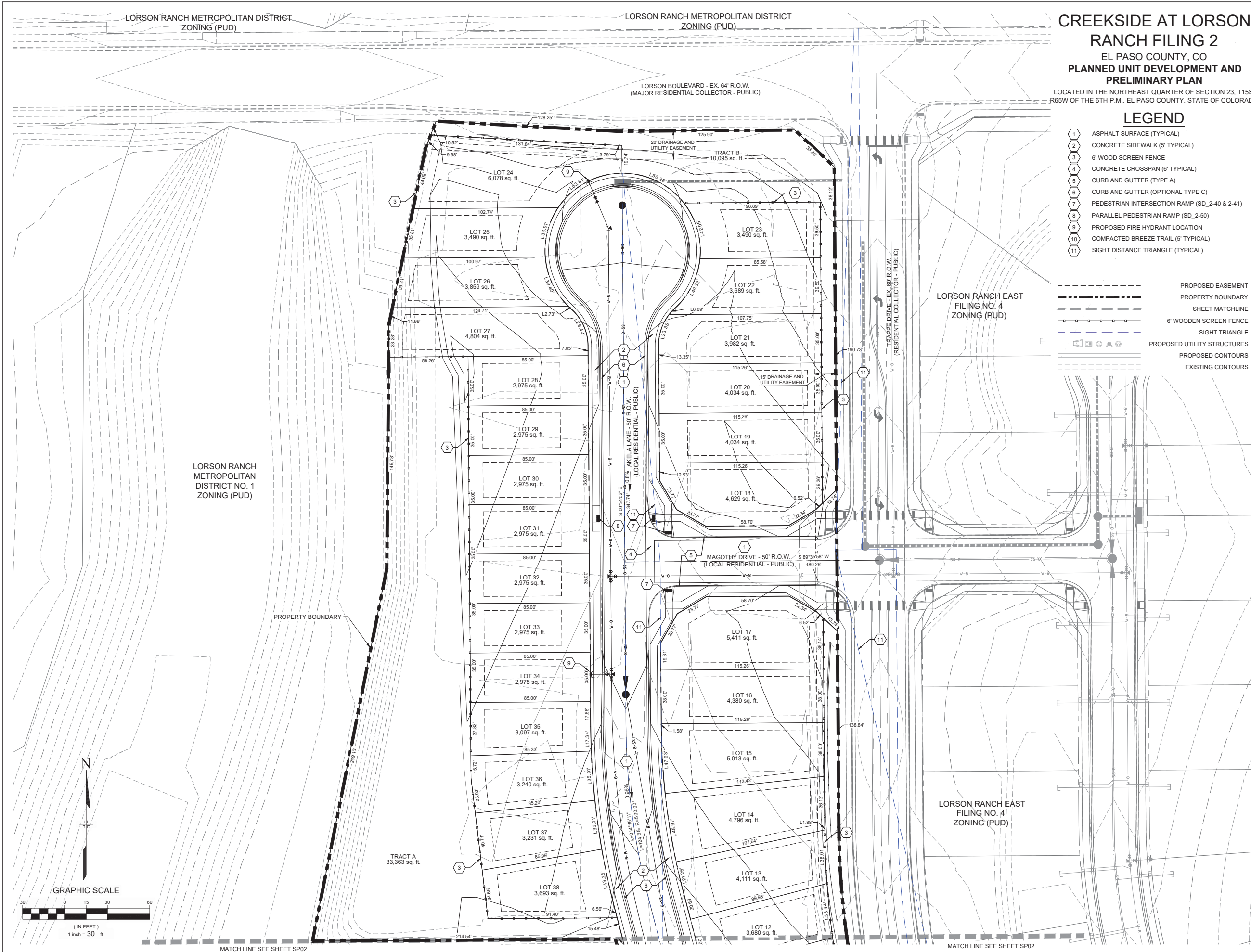
## DT02

SHEET 03 OF 08

PCD FILE NO.:



FILE LOCATION: S:\21.1129.016 CREEKSIDE AT LORSON RANCH\FILING 2\100 DWG\04 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



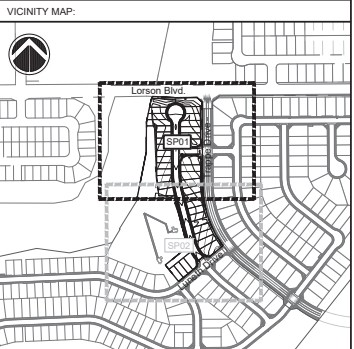
**CREEKSIDE AT LORSON RANCH FILING 2**  
**EL PASO COUNTY, CO**  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

- LEGEND**
- 1 ASPHALT SURFACE (TYPICAL)
  - 2 CONCRETE SIDEWALK (5' TYPICAL)
  - 3 6' WOOD SCREEN FENCE
  - 4 CONCRETE CROSSSPAN (6' TYPICAL)
  - 5 CURB AND GUTTER (TYPE A)
  - 6 CURB AND GUTTER (OPTIONAL TYPE C)
  - 7 PEDESTRIAN INTERSECTION RAMP (SD\_2-40 & 2-41)
  - 8 PARALLEL PEDESTRIAN RAMP (SD\_2-50)
  - 9 PROPOSED FIRE HYDRANT LOCATION
  - 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
  - 11 SIGHT DISTANCE TRIANGLE (TYPICAL)

- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6' WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT:  
**Matrix** 2435 RESEARCH PARKWAY, SUITE 300 COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100 FAX: (719) 575-0208  
CIVIL ENGINEER:  
CORE ENGINEERING GROUP  
15004 1ST AVENUE S. BURNSVILLE, MN 55306  
PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
212 N. WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200



PROJECT:  
**CREEKSIDE AT LORSON RANCH FILING 2**  
**PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN**

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MAY 02, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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CHECKED BY: JRA  
APPROVED BY: JRA  
SHEET TITLE:

**SITE PLAN**

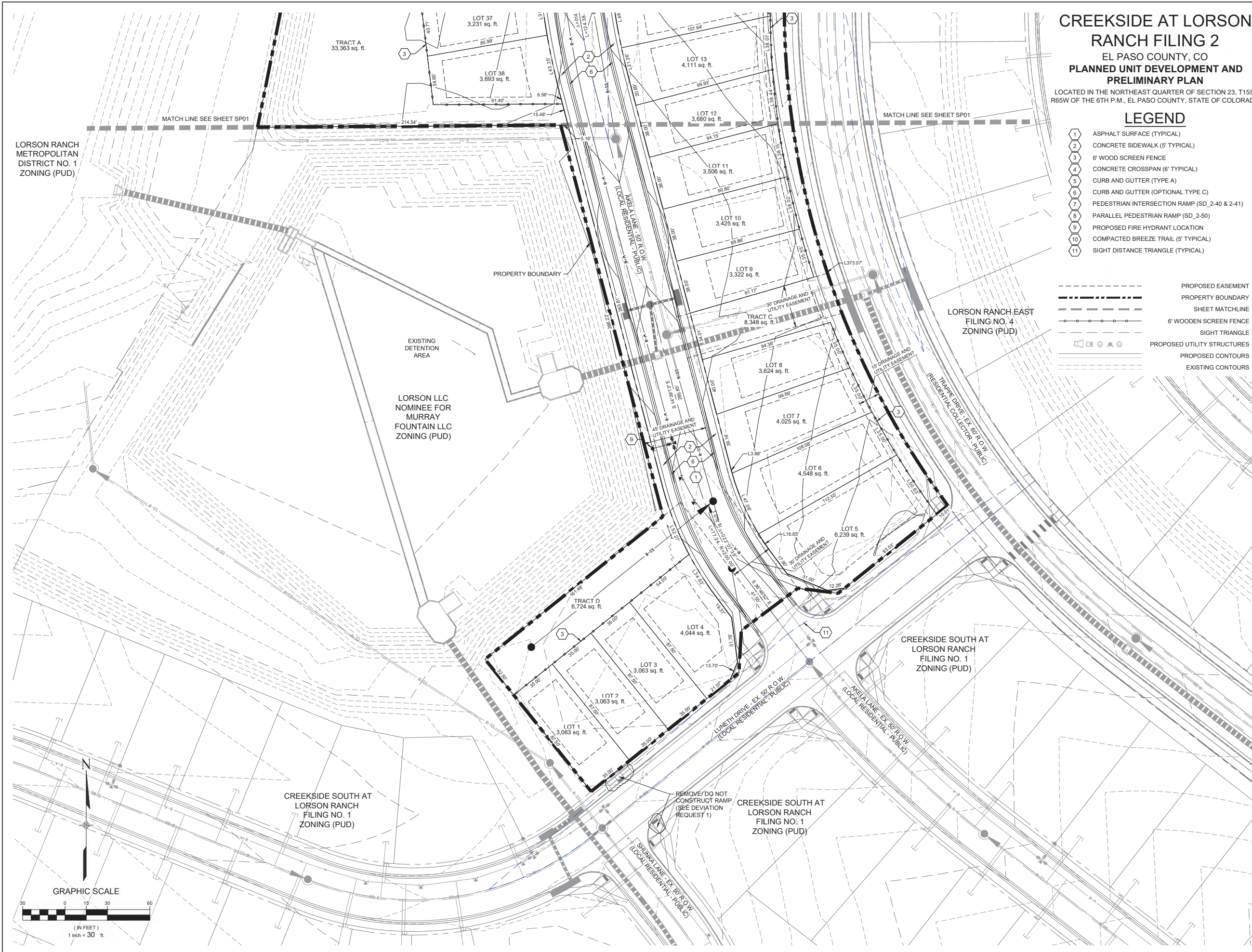
**SP01**

**SHEET 04 OF 08**

PCD FILE NO.:



FILE LOCATION: S:\21.1129.016 CREEKSIDE AT LORSON RANCH\PLANNING 2\100 DWG\04 PLAN SET\DEVELOPMENT PLANS\SP01.DWG



CREEKSIDE AT LORSON RANCH FILING 2  
EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

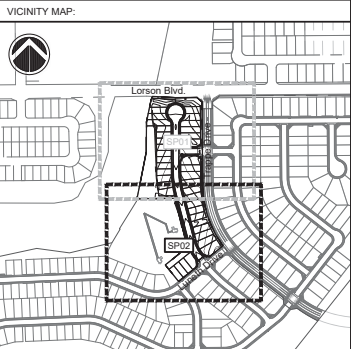
LEGEND

- 1 ASPHALT SURFACE (TYPICAL)
- 2 CONCRETE SIDEWALK (5' TYPICAL)
- 3 6' WOOD SCREEN FENCE
- 4 CONCRETE CROSSSPAN (6' TYPICAL)
- 5 CURB AND GUTTER (TYPE A)
- 6 CURB AND GUTTER (OPTIONAL TYPE C)
- 7 PEDESTRIAN INTERSECTION RAMP (SD\_2-40 & 2-41)
- 8 PARALLEL PEDESTRIAN RAMP (SD\_2-50)
- 9 PROPOSED FIRE HYDRANT LOCATION
- 10 COMPACTED BREEZE TRAIL (5' TYPICAL)
- 11 SIGHT DISTANCE TRIANGLE (TYPICAL)

- PROPOSED EASEMENT
- PROPERTY BOUNDARY
- SHEET MATCHLINE
- 6' WOODEN SCREEN FENCE
- SIGHT TRIANGLE
- PROPOSED UTILITY STRUCTURES
- PROPOSED CONTOURS
- EXISTING CONTOURS

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT:  
**Matrix** 2435 RESEARCH PARKWAY,  
SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208  
CIVIL ENGINEER:  
CORE ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
212 N. WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200



PROJECT:  
CREEKSIDE AT LORSON RANCH FILING 2  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MAY 02, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
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CHECKED BY: JRA  
APPROVED BY: JRA  
SHEET TITLE:

SITE PLAN

SP02

SHEET 05 OF 08

PCD FILE NO.:



FILE LOCATION: S:\21122916 CREEKSIDE AT LORSON RANCH\FILING 2\10.DWG 04 PLAN SET\DEVELOPMENT PLAN\LS01.DWG

GENERAL NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECTS APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ALL MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

SEEDING NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS IN ADDITION TO ANY REQUIRED SOIL AMENDMENTS. GRADE SHALL BE ADJUSTED FOR SOD/ GROUND COVER THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- ALL AREAS TO BE SEEDED SHALL BE TILED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPED SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G. WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE.
  - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
  - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
  - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
- STRAW CRIMPING: TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
- HYDRO-MULCHING (BASE BID): ORGANIC TACKIFIER SHALL BE USED. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES PER WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS NOTICED AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.
- ALL BARE AREAS TO BE RESEEDED WITH PROPER REMOVAL OF WEEDS. ALL NATIVE SEED AREAS ARE TO MEET STANDARD LOCAL JURISDICTION REQUIREMENTS FOR GERMINATION AND ESTABLISHMENT.

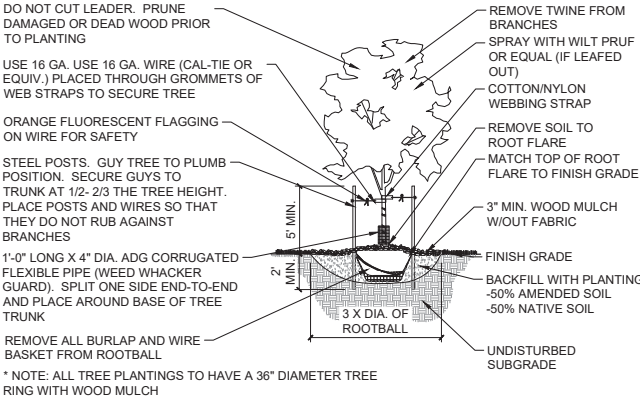
TREE PLANTING NOTES

- ALL TREE LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

SOIL AMENDMENT NOTES

- CONTRACTOR TO APPLY TO ALL AREAS 3 CY/ 1,000 SF ORGANIC MATTER COMPOST. TILL INTO TOP 6-8" OF SOIL. COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
- CONTRACTOR TO APPLY FERTILIZERS AS RECOMMENDED PER THE SOILS ANALYSIS.
- FERTILIZER RECOMMENDATIONS:

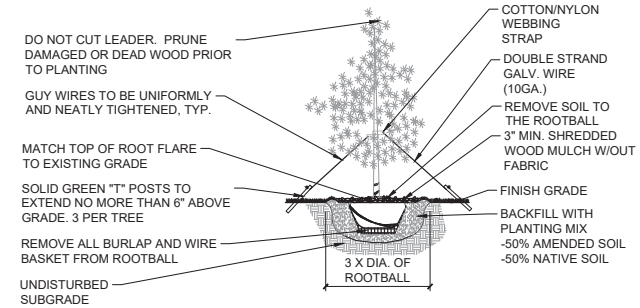
NITRATE:



1 DECIDUOUS TREE

NTS

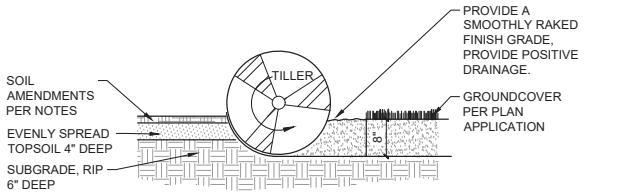
MS-STD-LS-01



2 EVERGREEN TREE

NTS

MS-STD-LS-02



NOTES:

- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
- COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
- FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.

3 SOIL PREP FOR ALL AREAS

NTS

MS-STD-LS-05

LANDSCAPE SITE REQUIREMENTS

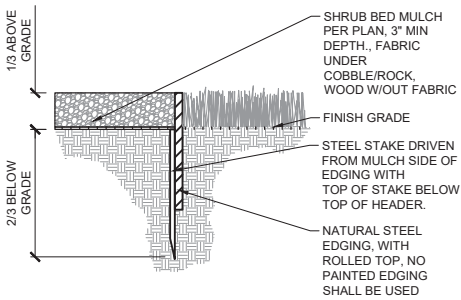
LANDSCAPE SETBACKS							
PLAN	STREET NAME/	STREET		SETBACK DEPTH		LINEAR	TREE/FEET
ABREV	ZONE BOUNDARY	CLASSICATION		REQ.	PROV.	FOOTAGE	REQUIRED
TD	TRAPPE DRIVE	COLLECTOR		10'	10'	840	1 / 30
LB	LORSON BLVD	COLLECTOR		10'	10'	280	1 / 30
		NO. OF TREES		SHRUB SUBSTITUTES		ORN GRASSES SUBS.	
						% LIVE GROUND PLANE	
		REQ.	PROV.	REQ.	PROV.	REQ.	PROV.
TD	28	28	--	0	--	--	0
LB	10	10	--	0	--	--	0

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	AU	8	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2" CAL.	B&B	40'	35'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	PH	12	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	6' HT.	B&B	25'	12'
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
	KP	6	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	1.5" CAL.	B&B	25'	25'
	MP	12	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRABAPPLE	1.5" CAL.	B&B	15'	15'

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	APPLICATION RATE	APPLICATION METHOD
NATIVE PRAIRIE MIX	PAWNEE BUTTE SEED	BLUE GRAMA BUFFALOGRASS SIDOATS GRAMA WESTERN WHEATGRASS GREEN NEEDLEGRASS SAND DROPSSEED	PER SUPPLIER RECOMMENDATION	BROADCAST
LOW GROW NATIVE	PAWNEE BUTTE SEED	ARIZONA FESCUE SANDBERG BLUEGRASS ROCKY MOUNTAIN FESCUE	PER SUPPLIER RECOMMENDATION	BROADCAST



NOTE:

ALL SHRUB BEDS COVERED WITH WOOD MULCH AND/OR ROCK MULCH (UP TO 6" SIZE) ARE TO BE ENCLOSED WITH STEEL EDGING TO SEPARATE BEDS FROM SOD AND SEED. NO EDGING NEEDED BETWEEN SOD AND NATIVE SEED OR BETWEEN TWO MULCH TYPES UNLESS OTHERWISE SPECIFIED.

4 STEEL EDGING

NTS

MS-STD-LS-12

CREEKSIDE AT LORSON RANCH FILING 2  
EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, T15S,  
R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

CONSULTANTS:

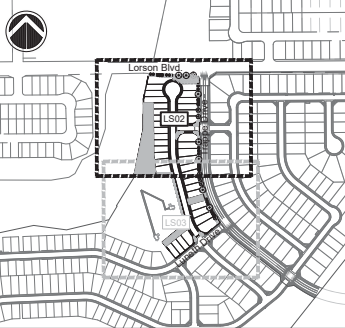
PLANNER/ LANDSCAPE ARCHITECT:  
 2435 RESEARCH PARKWAY,  
SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

CIVIL ENGINEER:  
CORE ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PHONE: (719) 570-1100

OWNER/DEVELOPER:

LORSON LLC  
212 N. WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200

VICINITY MAP:



PROJECT:

CREEKSIDE AT LORSON RANCH FILING 2  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MAY 02, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 21.1129.016

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

LANDSCAPE  
COVER

LS01

SHEET 06 OF 08

PCD FILE NO.:

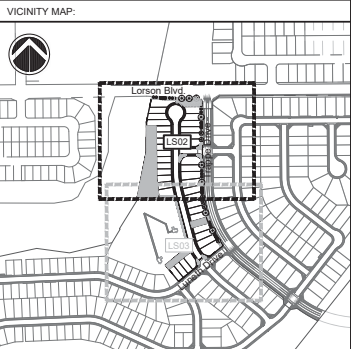
CREEKSIDE AT LORSON RANCH FILING 2  
EL PASO COUNTY, CO  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, T15S,  
R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

GROUND COVER LEGEND		
	1 1/2" ROCK TYPE: BLUE GREY RIVER ROCK SUPPLIER: C&C SAND & STONE DEPTH: 3" OVER WEED BARRIER FABRIC OR APPROVED EQUAL	13,536 SF
	NATIVE SEED-LOW MIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL	7,094 SF
	NATIVE SEED-TALL MIX NAME: PBSI NATIVE PRAIRIE MIX SUPPLIER: PAWNEE BUTTES SEED OR APPROVED EQUAL	40,494 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

CONSULTANTS:  
PLANNER/ LANDSCAPE ARCHITECT:  
 2435 RESEARCH PARKWAY,  
SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208  
CIVIL ENGINEER:  
CORE ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PHONE: (719) 570-1100

OWNER/DEVELOPER:  
**LORSON LLC**  
212 N. WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200



PROJECT:  
CREEKSIDE AT LORSON RANCH FILING 2  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MAY 02, 2022

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:	
PROJECT NO:	21.1129.016
DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

LANDSCAPE PLAN

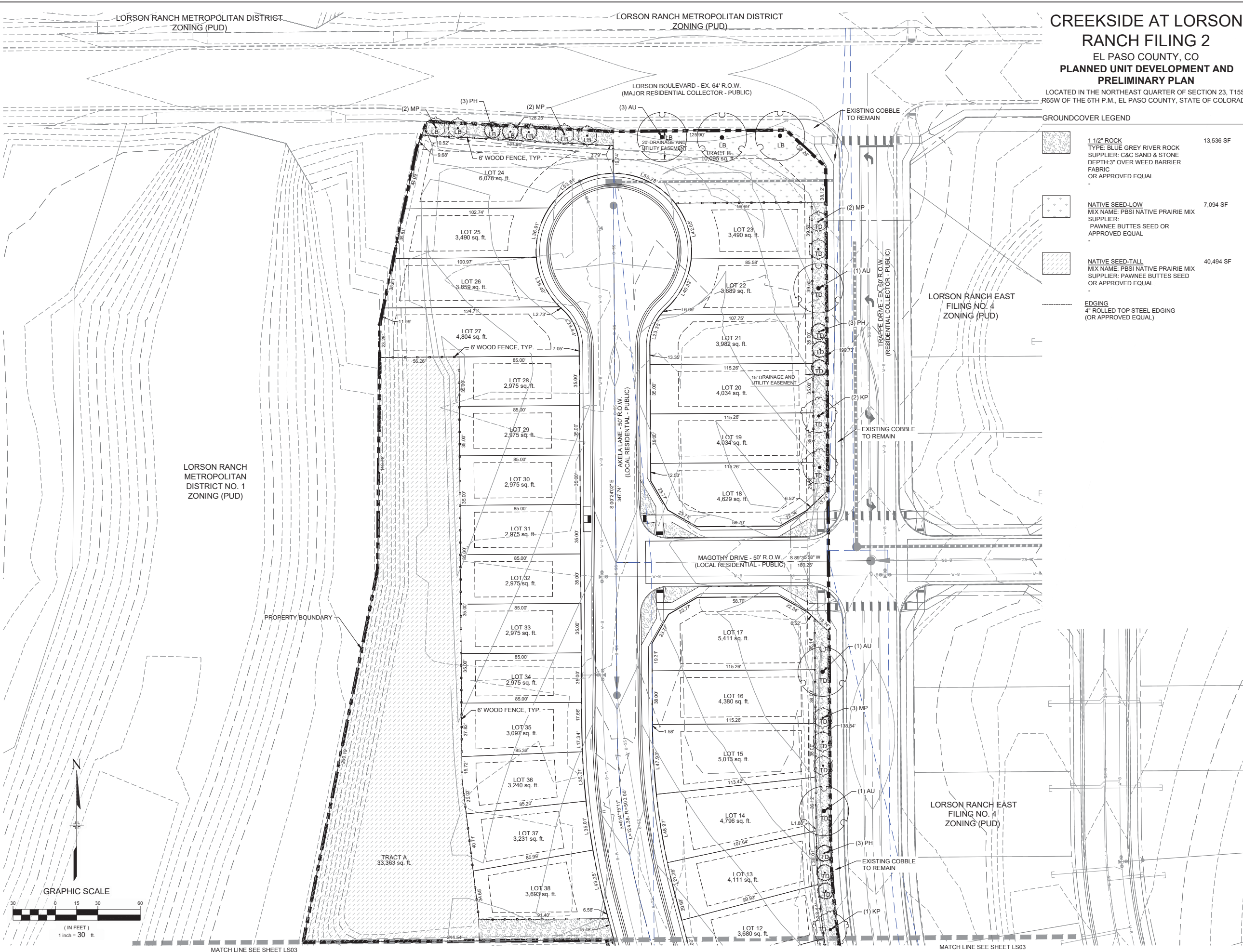
LS02

SHEET 07 OF 08

PCD FILE NO.:

203

FILE LOCATION: S:\21.1129.016 CREEKSIDE AT LORSON RANCH\FILING 2\100 DWG\04 PLAN SET\DEVELOPMENT PLAN\LS01.DWG







LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, T15S,  
R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, T15S,  
R65W OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO

1 1/2" ROCK  
TYPE: BLUE GREY RIVER ROCK  
SUPPLIER: C&C SAND & STONE  
DEPTH: 3" OVER WEED BARRIER  
FABRIC  
OR APPROVED EQUAL

13,536 SF

 NATIVE SEED-LOW 7,094 SF  
MIX NAME: PBSI NATIVE PRAIRIE MIX  
SUPPLIER:  
PAWNEE BUTTES SEED OR  
APPROVED EQUAL

	<u>NATIVE SEED-TALL</u>	40,494 SF
	MIX NAME: PBSI NATIVE PRAIRIE MIX	
	SUPPLIER: PAWNEE BUTTES SEED	
	OR APPROVED EQUAL	

----- EDGING  
4" ROLLED TOP STEEL EDGING  
(OR APPROVED EQUAL)

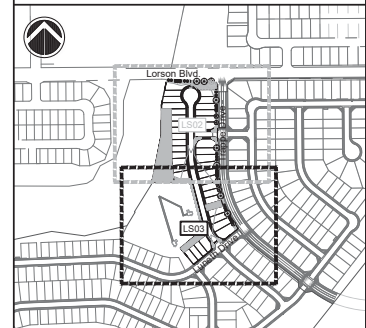
LORSON RANCH EAST  
FILING NO. 4  
ZONING (PUD)

CREEKSIDE SOUTH AT  
LORSON RANCH  
FILING NO. 1  
ZONING (PUD)

CREEKSIDE SOUTH AT  
LORSON RANCH  
FILING NO. 1  
ZONING (PUD)

CREEKSIDE SOUTH AT  
LORSON RANCH  
FILING NO. 1  
ZONING (PUD)

VICINITY MAP:



PROJECT:  
CREEKSIDE AT LORSON RANCH FILING 2  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN

EL PASO COUNTY, CO  
FIRST SUBMITTAL: MAY 02, 2022

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	05/02/2022	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO:	21.1129.016
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DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JBA

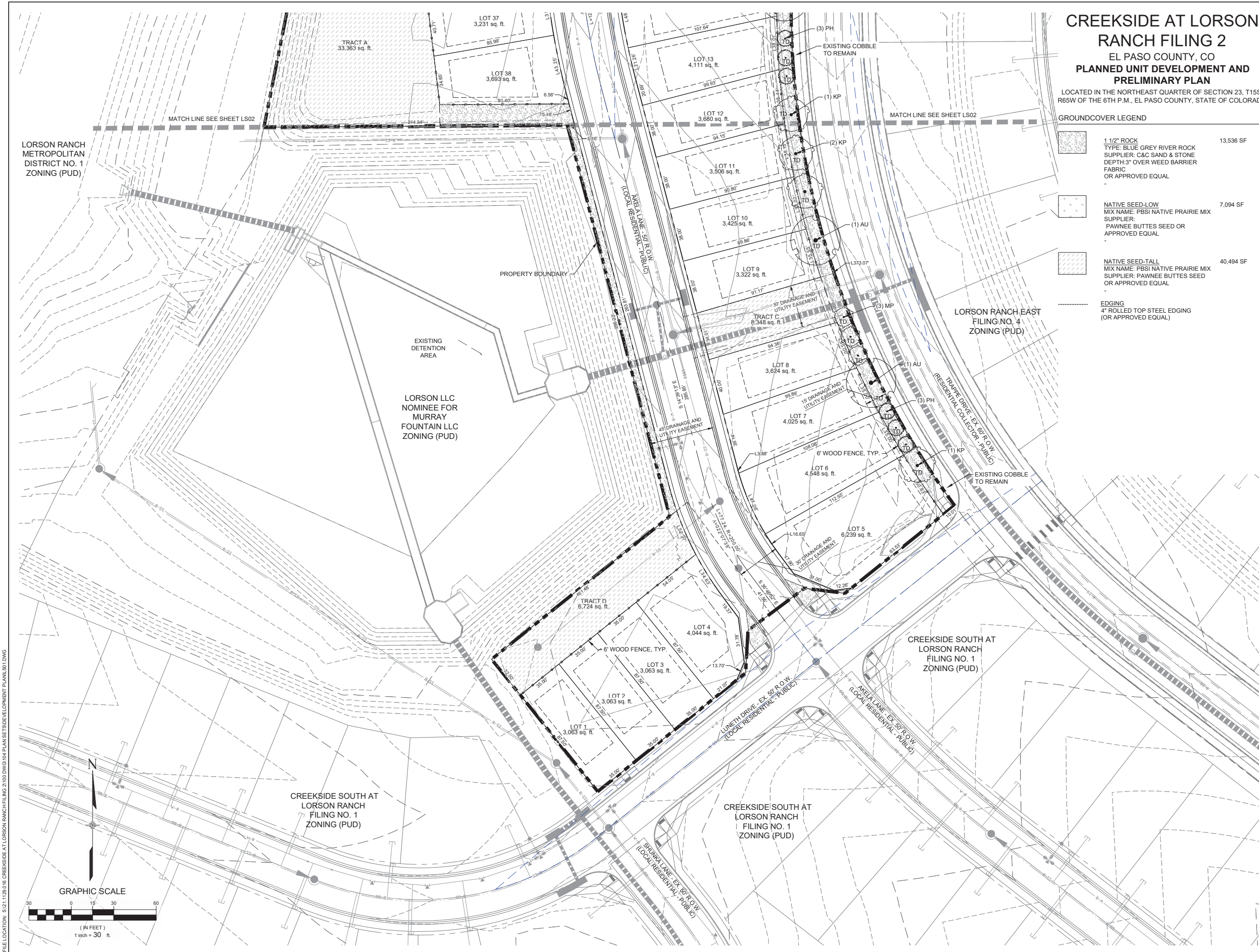
APPROVED BY: <u>                    </u>
SHEET TITLE: <u>                    </u>

LANDSCAPE PLAN

LS03

SHEET 08 OF 08

PCD FILE NO.:





## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan

**Agenda Date:** June 8, 2022

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

Request by N.E.S., Inc., on behalf of GTL, Inc., for approval of The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan. The Sanctuary is zoned PUD and is located within the Meridian Ranch development, northeast of the town of Falcon, north of Londonderry Drive, at the current terminus of Rex Road. The proposed 74.40-acre development will include 343 single-family residential lots, with a minimum lot size of 2,900 square feet, as well as four tracts designated as landscaping, park, open space, drainage, and utilities. The property is within the Falcon-Peyton Small Area Master Plan boundary.

The 2013/2022 El Paso County Parks Master Plan shows no parks, trails, or open spaces directly impacted by this proposed subdivision. Falcon Regional Park is immediately east and adjacent the project site, while the existing Eastonville and Meridian Ranch Regional Trails are located 0.25 mile to the east and north, respectively. The proposed Arroyo Lane Regional Trail alignment is located approximately 0.35 mile south of the property but will utilize paved Meridian Ranch sidewalks/trails already existing or planned along the north side of Londonderry Drive. Furthermore, paved sidewalks/trails along the proposed Rex Road extension to Eastonville Road will allow for additional pedestrian access to Falcon Regional Park and Dog Park. Combined, these proposed east-west pedestrian corridors will allow for effective connectivity between Falcon Regional Park, the Eastonville Regional Trail, and the overall Meridian Ranch development.

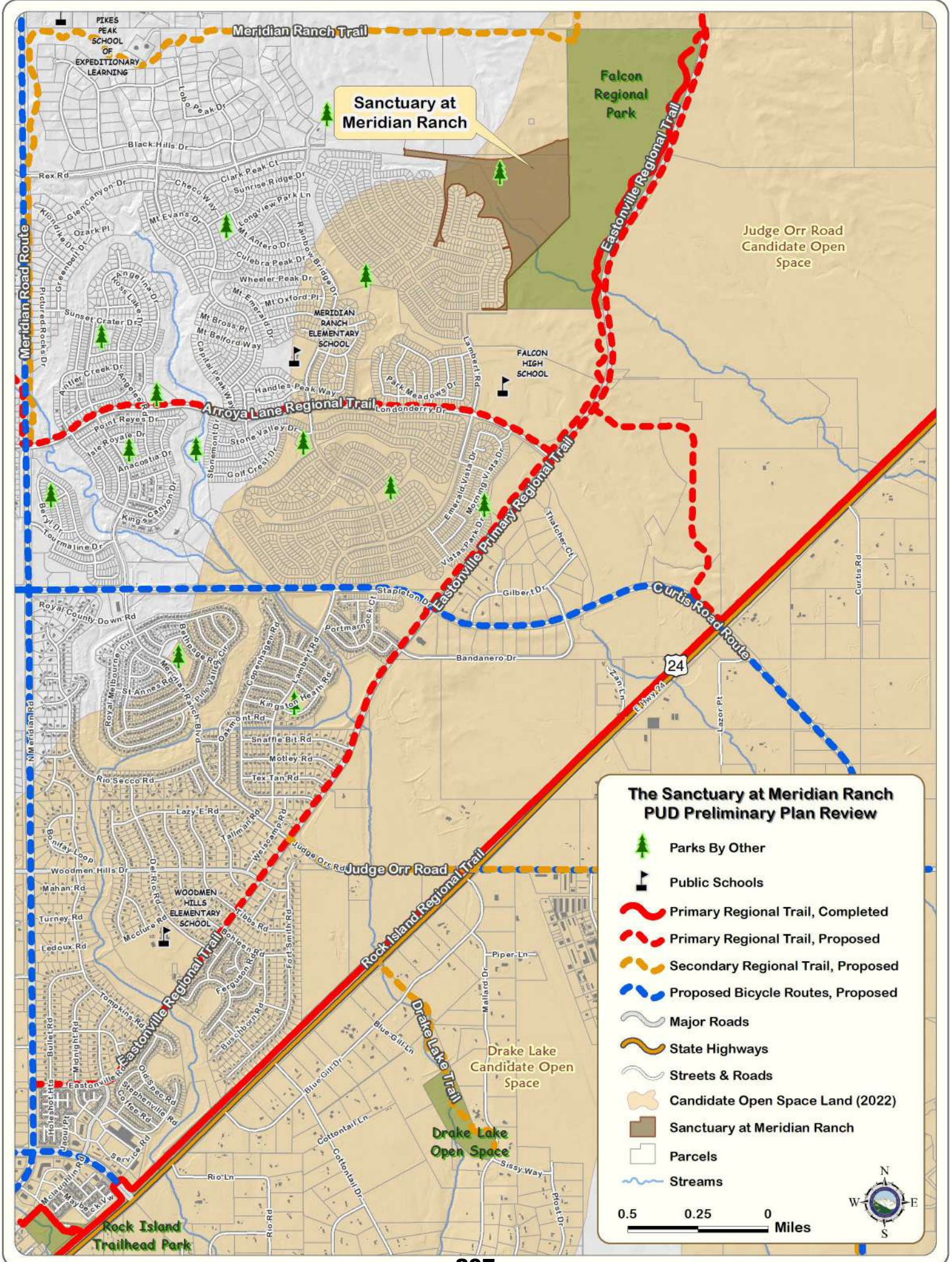
The open space dedication proposed within The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan comprises 33.4 acres, or nearly 45% of the subdivision, and therefore clearly exceeds the required open space dedication of 10%. A small neighborhood park is included in the plans for The Sanctuary at Meridian Ranch, situated along Rex Road and additional open space areas. The aforementioned trail and sidewalk network connects residents to a variety of recreation facilities in the Meridian Ranch Development, including nearby neighborhood parks, community and recreation centers, an 18-hole golf course, as well as future connectivity directly to Falcon Regional Park. Please refer to PUD Development Plan and Preliminary Plan/Landscape Plans for a detailed layout of the internal trail and sidewalk network, as well as its connectivity to adjacent Falcon Regional Park.

County Parks acknowledges the waiver of \$157,780 of regional park fees as outlined in the 2014 Park Lands Agreement (Resolution #14-313, Reception #214075741) which addressed provision of Falcon Regional Park lands and recommends urban park fees in lieu of land dedication for urban park purposes. As stated in the Letter of Intent, the developer intends to submit a request for a Park Lands Agreement to address credits against urban park fees for this subdivision. Parks staff will review the agreement, and if acceptable, will submit it for endorsement at an upcoming Park Advisory Board meeting, prior to the recording of forthcoming final plat(s). If no Park Lands Agreement is requested, urban park fees for The Sanctuary at Meridian Ranch would amount to \$99,470.

**Recommended Motion (PUD Development Plan and Preliminary Plan):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$99,470 will be required at time of the recording of the forthcoming final plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of the forthcoming final plat(s).







Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT

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

June 8, 2022

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

Name:	The Sanctuary at Meridian Ranch PUD Preliminary Plan	Application Type:	PUD / Prelim Plan
PCD Reference #:	PUDSP-22-004	Total Acreage:	74.40
		Total # of Dwelling Units:	343
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	11.53
GTL Development, Inc.	N.E.S., Inc.	Regional Park Area:	2
3575 Kenyon Street	Jon Romero	Urban Park Area:	3
San Diego, CA 92110	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	PUD
	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 (> 1 Dwelling Unit Per 2.5 Acres): <b>YES</b>	
Regional Park Area: 2		Urban Park Area: 3	
0.0194 Acres x 343 Dwelling Units = 6.654		Neighborhood:	0.00375 Acres x 343 Dwelling Units = 1.29
Total Regional Park Acres: 6.654		Community:	0.00625 Acres x 343 Dwelling Units = 2.14
		Total Urban Park Acres: 3.43	
<b>FEE REQUIREMENTS</b>			
Regional Park Area: 2		Urban Park Area: 3	
\$460 / Dwelling Unit x 343 Dwelling Units = \$157,780		Neighborhood:	\$114 / Dwelling Unit x 343 Dwelling Units = \$39,102
Total Regional Park Fees: \$157,780		Community:	\$176 / Dwelling Unit x 343 Dwelling Units = \$60,368
		Total Urban Park Fees: \$99,470	

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 Sanctuary at Meridian Ranch PUD Development Plan and Preliminary Plan: (1) regional park fees will not be required pursuant to the existing Park Lands Agreement for regional park land dedication; and (2) fees in lieu of land dedication for urban park purposes in the amount of \$99,470 will be required at time of the recording of the forthcoming final plat(s). A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording of the forthcoming final plat(s).
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Park Advisory Board Recommendation:



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## MERIDIAN RANCH: SANCTUARY

### PUD DEVELOPMENT / PRELIMINARY PLAN

#### LETTER OF INTENT

MAY 2022

**PROPERTY OWNER:**

Meridian Ranch Investments Inc.  
PO BOX 80036,  
San Diego, CA 92138

**DEVELOPER:**

GTL Development, Inc.  
3575 Kenyon Street,  
San Diego, CA 92110

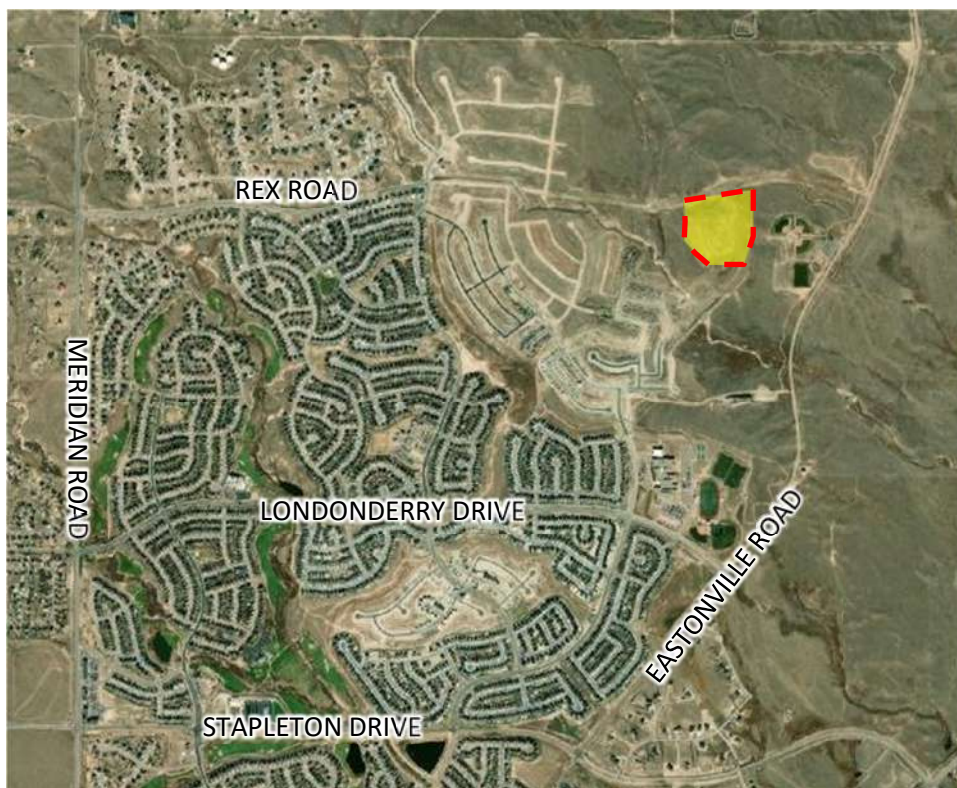
**CONSULTANT:**

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

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#### LOCATION

The Sanctuary at Meridian Ranch is located southeast of the intersection of Rex Road and Rolling Hills Drive, Peyton, Colorado. The site comprises of approximately 73 acres and is zoned PUD. To the northwest is the Estates at Rolling Hills Ranch residential development and to the west Rolling Hills Ranch of Meridian Ranch with Falcon Regional park on the eastern boundary of the property.



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#### REQUEST

GTL Inc. is requesting approval of the following applications:

1. A PUD Development/Preliminary Plan for the Sanctuary at Meridian Ranch, consisting of 343 single-family dwelling lots, landscaping, open space, and trails on approximately 74 acres.
2. The following PUD Modifications for the Estates at Rolling Hills Ranch No. 2

	LDC/ECM Section	Category	Standard	Modification	Justification
1	LDC Chapter 8.4.3(B)(2) and ECM Section 2.5.2.C.4	Mid-block crossings	Access ramps on local roadways shall be spaced no greater than 600 feet apart.	The deviation would eliminate mid-block pedestrian crossings between on the following streets: Rex Road, Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.	Adequate pedestrian accessibility is provided on both sides of the ROW with proper access ramps at the southern intersection.  There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate midblock pedestrian ramps.  The development has a focus on the trail system that meanders in an out of open space and local park space, the desire is to encourage the use of the trails instead of the interior
2	ECM Section F, SD 2-77	Urban Knuckle	40' SDT	Reduce driveway side SDT to 20'	To provide greater flexibility on driveway placement, particularly to increase distance between intersections and driveways while maintaining the overall knuckle design criteria.
4	ECM Section 2.2.4.B.3 & 2.3.2	Design Standards by Functional Classification	Construct Rex Road east of Estate Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTCP Map I4: 2040 Roadway Plan classification	The alternative design is to construct Rex Road east of Estate Ridge Drive as a half section of the Urban Minor Arterial.	The projected long term (2040) total ADT is estimated to be 7,470 vehicles per day (this project plus background traffic) which is below the threshold for an Urban Residential Collector.  With the projected low traffic volume and adjacent existing 60' right of way width proposal is to construct the half section roadway within an 80-foot right of way until such time as the full width section is deemed necessary.
5	ECM Section 2.5.2.C.3	Ramps at "T" intersections	Handicap and access ramps at "T" Intersections require a minimum of three handicap accessible crossings.	Pedestrian ramps located for either leg of T-intersections would interfere with the placement of the required driveways.	Eliminate a pedestrian crossing and associated pedestrian handicap ramps across the top of a T-intersections located along Retreat Peak Dr. and Shelter Creek Dr. and provide pedestrian ramps and handicap access across the streets at locations not more than 600' away from the intersections in question.

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

#### **PROJECT JUSTIFICATION**

##### **a. Consistency with Approved Sketch Plan**

An amendment to the Sketch Plan for Meridian Ranch was approved by the Board of County Commissioners on August 5<sup>th</sup>, 2021. This shows the land use designation of the area now comprising the Sanctuary at Meridian Ranch as MR-R9 (9 du/ac).

The PUD Development/Preliminary Plan for Sanctuary comprises 343 lots on approximately 74 acres, which represents a density of 4.635 dwellings per acre. The need to replat Tract D for a contiguous open space and drainage tract which was a part of the Rolling Hills Ranch PUD has increased the gross site area by ~25.5ac. If the replat of tract D was not necessary the existing Tract would still result in 7.02 dwellings per acre well below the approved Sketch Plans gross densities. The PUD Development/Preliminary Plan is, therefore, in accordance with the approved Sketch Plan.

##### **b. County Policy Plan, Water Master Plan and Small Area Plan Compliance**

Meridian Ranch is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Plan. As such it accords with the goals of the plan to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location.

The proposed residential subdivision satisfies the following policies of the County Policy Plan:

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

The proposed development supports the overall Sketch Plan intent and approved densities. The development is keeping and supportive of adjacent development proposals with regard to access and overall land uses. The proposed PUD density proposed in addition is contiguous with the existing developments to the west.

*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 PUD proposes to implement a compatible use that contextually is in keeping with past development proposals and the overall Sketch Plan. Proper landscaping, buffering and access, support the overarching development context and greater community vision that allow for the variety of densities in an accessible, and compatible manner.

The proposed residential subdivision satisfies the following policies of the County Water Master Plan:

*Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

The proposed subdivision is located within the Meridian Service Metropolitan District (MSMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

*Policy 5.5.1 – Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when the economies of scale to do so can be achieved.*

The proposed development is located within the MSMD and is proposed to connect to the existing central water and wastewater. Will Serve Letters have been provided for the proposed development.

*Policy 6.0.1 – Continue to require documentation of the adequacy or sufficiency of water, as appropriate, for proposed development.*

An appropriate Will Serve Letter has been provided noting the MSMD ability to serve the noted subdivision adequately and noting their current capacities to serve.

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

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

Full build out of the Meridian Service Metropolitan District (District) is anticipated within the 2040 timeframe. The Water Resources Report indicates that the District has sufficient supply to meet the expected need at full build out by 2040 and 2060. Region 3 has a current water supply of 7,164-acre feet per year and a current demand of 4,494-acre feet per year. The 2040 water supply is projected to be 7,921-acre feet per year and the project demand is 6,403-acre feet. As stated in the Water Resources



Report, this development is projected to need 32.5-acre feet of water per year and a planning need of 1,701 -acre feet per year. Current supply is 2,119-acre feet on a 300 year basis.

The District currently incorporates a 15% reserve into their future planning. Based on the needs, current supply, and reserve the District has sufficient water to meet the needs expected now and into the future with no shortages anticipated.

A Will Serve Letter for water and wastewater commitments has been provided by the District. Meridian Ranch is situated in the Upper Black Squirrel Creek Designated Groundwater Basin which is managed by the Upper Black Squirrel Creek Management District. MSMD currently services over 12,000 in equivalent population in several filings within Meridian Ranch, Falcon High School and portions of Latigo Trails as an out of district user.

The service area is located in the Upper Black Squirrel Creek Groundwater Management District and the water bearing formations in descending stratigraphic order are the Dawson, Denver, Arapahoe, and Laramie Fox Hills. These four aquifers are collectively known as the Denver Basin aquifers and are found approximately at depths of 500, 1,400, 1,900, and 2,500 feet below the ground surface.

The water system that serves Meridian Ranch is classified as a “public water system”, and meets all the applicable requirements of the CDPHE.

The water system uses groundwater as its primary source of supply. Filtration and disinfection facilities have been constructed at a central location to ensure good water quality. Elevation differences that exist throughout the property require that the distribution system is divided into two pressure zones to ensure that the water is delivered at no less than 40 psi during peak hour flow and at no more than 120 psi during periods of low use. Storage facilities and distribution piping are provided to ensure that the residual pressure requirements are achieved both during peak hour demands and during maximum day demands with a superimposed fire flow of 1500 gpm for the residential areas and up to 3500 gpm for commercial areas. The upper pressure zone (Zone 1) is a closed loop distribution system served by pumps that provide the required pressures, these are located in the same location as the filtration and disinfection facilities. The lower pressure zone (Zone 2) is a conventional gravity system served by storage tanks to provide the required pressures.

MSMD currently provides water service to 117 Latigo Trails home sites as out of district users. Latigo Trails is located within Zone 1 north of and adjacent to Meridian Ranch. The water used to provide this service comes from a Laramie Fox Hills well under permit no. 46406-F. This well is permitted for use within the Meridian Service Metropolitan District as well.

The District’s current use is based on an average of 20% renewable water sources and is actively seeking renewable sources and replacement sources with Cherokee Metro Water District to date.

c. Parks and Open Space Requirement

Sanctuary includes open space tracts approximately 33.3 acres in size with trail connections to the extensive trail and open space provisions within Meridian Ranch to include a proposed neighborhood park to the west and access to Falcon Regional Park to the east. The proposed Open Space dedication for the project of 33.3 acres achieves an 45% dedication exceeding the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b. As state above a need to include the entirety of Tract D has increased the noted open space by ~25.5 acres. The additional tract space prior to the noted replat area was 7.8 acres which resulted in a 16% dedication still exceeding the 10% requirement.

As required by Section 8.5.3 of the Land Development Code, the fees in lieu of park land dedication are \$295 per subdivision lot for Urban Parks and \$467 per subdivision lot for Regional Parks. The required fees in lieu for this project are:

	Sanctuary
Urban	\$101,185
Regional	\$160,181
Total	\$261,366

The regional park fees are offset by the dedication of land to the County for the Falcon Regional Park per the overall Parks Land Agreement for Meridian Ranch. Credit for the urban park fees will be requested through a Parks Land Agreement at the time of platting to offset the costs of construction the neighborhood park, landscaped open space and trail improvements referenced above.

d. Drainage

A Preliminary/Final Drainage Report for the Sanctuary is submitted with this application package.

e. Traffic

A Traffic Report prepared by LSC is submitted in support of this application which identifies the construction of Rex Road as an Urban 2-Lane Minor Arterial from the Rolling Ranch Drive to Shelter Creek Drive as part of the proposed development. This study is keeping with past approved traffic studies and shows that no significant changes were projected for the improvements noted in the recent 2021 Sketch Plan study which had identified the proposed development densities.

f. Geotechnical Report

A Geotechnical Report prepared by Entech Engineering Inc. is submitted in support of this application. In areas that shallow ground water is identified foundations perimeter drains are recommended when foundations are not able to be located above the identified groundwater levels.

g. Utilities

Meridian Service Metropolitan District will provide central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.

h. Wildlife

Sanctuary Filing 1 is in a developing area and there is no significant impact to wildlife.

In accordance with the impact identification report of the Meridian Ranch Sketch Plan, in 2009 the property was assessed for Preble's Meadow Jumping Mouse and Ute Ladies'-tresses Orchid habitat but was found to be unsuitable for these threatened species. The U.S. Fish and Wildlife Service reviewed the studies and agreed with these findings.

At the time of the 2009 Sketch Plan approval, the Colorado Division of Wildlife Impact Maps indicated that Pronghorn Antelope may range within the Sketch Plan area. Pronghorn Antelope are rated as being subject to potentially moderate impacts from the effects of development. The two drainage corridors within the Meridian Ranch Sketch Plan may allow for the migration of the Pronghorn Antelope. The fencing used within Meridian Ranch is compatible with the wildlife needs.

Criteria for Approval:

PUD Zoning:

- The application is in general conformity with the Master Plan;

***The proposed application is in keeping with the most recent 2021 Approved Sketch Plan and County Wide Master Plans as noted above.***

- The proposed development is in compliance with the requirements of this Code and all applicable statutory provisions and will not otherwise be detrimental to the health, safety, or welfare of the present or future inhabitants of El Paso County;

***The proposed development is in compliance with all County Code requirements and applicable statutory provisions and not detrimental to the health, safety and welfare of the inhabitants of El Paso County. The proposed development continually provides needed housing, adequate access to services, infrastructure and beneficial active community open space opportunities.***

- The subject property is suitable for the intended uses and the use is compatible with both the existing and allowed land uses on the neighboring properties, will be in harmony and responsive with the character of the surrounding area and natural environment; and will not have a negative impact upon the existing and future development of the surrounding area;

***The proposed development is per the Approved Sketch Plan and supports an approved land use intention for the proposed PUD development. The development continually promotes the access to and increased development of the surrounding natural environment that is sensitive to the impacts of the character of the community and neighboring communities through the promotion of increased access to open space and development of such.***

- The proposed development provides adequate consideration for any potentially detrimental use to use relationships (e.g. commercial use adjacent to single family use) and provides an appropriate

transition or buffering between uses of differing intensities both on-site and off-site which may include innovative treatments of use to use relationships;

***No incompatible uses are shown with the proposed development. Additional buffering is provided for density considerations with the similar residential uses to the west with increased open space dedications.***

- The allowed uses, bulk requirements and required landscaping and buffering are appropriate to and compatible with the type of development, the surrounding neighborhood or area and the community;  
***The proposed development is consistent with surrounding neighborhoods and use designations. Additional buffering is provided for density considerations with the similar residential uses to the west with increased open space dedications.***

- Areas with unique or significant historical, cultural, recreational, aesthetic or natural features are preserved and incorporated into the design of the project;  
***No significant preservation areas exist on site. Recreational open space opportunities are consistently incorporated into the Meridian Ranch development for a consistent and growing community need.***

- Open spaces and trails are integrated into the development plan to serve as amenities to residents and provide a reasonable walking and biking opportunities;  
***The proposed Open Space dedication for the project of 33.3 acres achieves an 45% dedication exceeding the 10% requirement as noted in the Land Development Code Section 4.2.6.F.8b.***

- The proposed development will not overburden the capacities of existing or planned roads, utilities and other public facilities (e.g., fire protection, police protection, emergency services, and water and sanitation), and the required public services and facilities will be provided to support the development when needed;  
***Appropriate infrastructure from the Meridian Service Metropolitan District provides central water and sanitary sewer service to the project. Mountain View Electric Association, Inc. will supply electricity service and Black Hills Energy will supply natural gas.***

- The proposed development would be a benefit through the provision of interconnected open space, conservation of environmental features, aesthetic features and harmonious design, and energy efficient site design;  
***The proposed development provides a 45% land dedication for open space. Recreational open space opportunities are consistently incorporated into the Meridian Ranch development for a consistent and growing community need.***

- The proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would unreasonably interfere with the present or future extraction of such deposit unless acknowledged by the mineral rights owner;  
***The proposed development does not propose or permit the use of land for mineral extraction.***

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



***Proposed deviations are consistent with past approvals and warranted based on past development regulations and design intents consistent with the County Land Development Code requirements.***

- The owner has authorized the application.

***Application is being submitted by the current land owner and developer.***

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## **APPENDIX A:**

### **SANCTUARY FILING 1 PUD: JUSTIFICATION FOR PROPOSED DEVIATIONS**

Chapter 4.2.6.F.2.g of the Land Development Code (LDC) allows for a PUD modification of a general development standard in the LDC or criteria of the Engineering Criteria Manual (ECM), provided at least one of the benefits identified in Chapter 4.2.6.F.2.h are met. Section 5.8 of the ECM establishes an additional mechanism whereby an engineering design standard can be modified provided the limits of consideration in ECM Section 5.8.6 are met and the modifications meets the criteria for approval in ECM Section 5.8.7.

The following deviations to the ECM are requested for the Sanctuary PUD (numbers correspond to PUD modification table on the PUD cover sheet and in the Letter of Intent).

#### **#1- Mid Block Crossings**

Nature of Request:

***Section of ECM from which Deviation Is Sought:*** 2.5.2.C.4

***Specific Criteria from which a Deviation Is Sought:*** 2.5.2.C.4 Access ramps on local roadways shall be spaced no greater than 600 feet apart.

***Proposed Nature and Extent of Deviation:*** The PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.F.2.h of the Land Development Code:

- *Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.*
- *Provision of additional open space – by encouraging the residents to use the trail system, the project provides better access to the open space in the development.*
- *The deviation would eliminate mid-block pedestrian crossings between on the following street: Rex Road, Crescent Creek Drive, Sunrise Ridge Drive and Highland Crest Drive.*

*There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate midblock pedestrian ramps.*

#### **ECM Section 5.8.6: Limits of Consideration:**

The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:

- The ECM standard is inapplicable to a particular situation.  
**N/A**
- Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.

N/A

- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

***The change is desired to achieve a specific design characteristic within the project. The development has a focus on the trail system that meanders in an out of open space and local park space, the desire is to encourage the use of the trails instead of the interior sidewalks. The design limits the use of mid-block pedestrian crossings that can create safety hazards by blocking or***

***hindering sight lines and placing pedestrians in danger. The design concept also creates an aesthetically pleasing, consistent sidewalk offset from the curb to sidewalk. Pedestrians will generally cross the street at any location regardless of the presence of a pedestrian ramp due to the typically low traffic volume found on local streets. A suggested revision would be to revise the criteria such that mid-block pedestrian ramps are required as deemed necessary to provide access to schools, shopping, transportation facilities or other community facilities and services similar to the City of Colorado Springs standards.***

#### **ECM Section 5.8.7: Criteria for Approval**

Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;

***Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On all the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.***

- The deviation will not adversely affect safety or operations;  
***The design enhances safety by eliminating potential dangerous mid-block crossings, where pedestrians enter the roadway from behind parked vehicles where lines of sight are limited or blocked. The deviation will also eliminate mid-block ramps where changes in direction of the sidewalk and/or grade could produce a tripping or stumbling hazard.***
- The deviation will not adversely affect maintenance and its associated cost; and  
***The deviation will not adversely affect the maintenance cost or the ability for maintenance vehicles to work on the street or within the right-of-way. Reducing mid-block pedestrian ramps will reduce the cost of maintenance due to eliminating signage and pavement markings***
- The deviation will not adversely affect aesthetic appearance.  
***The deviation will improve the aesthetic appearance by creating unswerving smooth offset line of the sidewalk from curb.***

- The deviation meets the design intent and purpose of the ECM standards.  
***The deviation meets the design intent and purposes of the ECM standards by meeting all other aspects of the standards with respect road design, road safety and pedestrian safety. There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate mid-block pedestrian ramps.***
- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.  
***The proposed design does not inhibit the program requirements with respect to water quality and storm water runoff during construction and future permanent facilities.***

## **#2- Urban Knuckle – Sight Distance Triangle**

Nature of Request:

***Section of ECM from which Deviation Is Sought:*** Section F, Standard Detail SD 2-77

***Specific Criteria from which a Deviation Is Sought:*** Section F SD\_2-77, Urban Knuckle, specifically the standard sight distance triangle (SDT) length.

***Proposed Nature and Extent of Deviation:*** The deviation is needed to accommodate the sight distance triangle for the anticipated vehicle speed of 15 mph around the corner of the knuckle.

*The proposed alternative will match the proposed change to the ECM by changing the SDT from 25' to 15' to accommodate the anticipated 15 mph travel speed around the knuckle corner.*

### **ECM Section 5.8.6: Limits of Consideration:**

*The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:*

- *The ECM standard is inapplicable to a particular situation.*  
***N/A***
- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*  
***N/A***
- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*  
***The change is needed to allow the ECM to match real world occurrence of vehicles traveling through the knuckle. A vehicle needs to slow to below the posted speed limit of 25 mph to approximately 15 mph, resulting in the need for a shorter sight distance triangle.***

### **ECM Section 5.8.7: Criteria for Approval**

*Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:*



- The deviation will achieve the intended result with a comparable or superior design and quality of improvement;  
**The deviation will match the proposed revision to the sight distance triangle of the Urban Knuckle found in the ECM.**
- The deviation will not adversely affect safety or operations;  
**The deviation will not adversely affect safety or operations in that the standard brings the ECM more aligned with real world actions.**
- The deviation will not adversely affect maintenance and its associated cost; and  
**The proposed deviation has no impact on maintenance and associated cost.**
- The deviation will not adversely affect aesthetic appearance.  
**The proposed deviation has no impact on the aesthetic appearance of the project.**
- The deviation meets the design intent and purpose of the ECM standards.  
**The deviation would meet the intent and purpose of the standard plan, which is to ensure sufficient Stopping Sight Distance on the horizontal curve.**
- The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.  
**The proposed design does not inhibit the program requirements with respect to water quality and storm water runoff during construction and future permanent facilities.**

### **#3- Design Standards by Functional Classification**

Nature of Request:

**Section of ECM from which Deviation Is Sought:** 2.2.4.B.3 & 2.3.2 Urban Minor Arterial & 2.3.2 Design Standards by Functional Classification

**Specific Criteria from which a Deviation Is Sought:** 2.3.2 Design Standards by Functional Classification, Table 2-6. The specific ECM standard a deviation is requested is the criteria to construct Rex Road east of Estate Ridge Dr as an Urban 4-lane Minor Arterial based on the 2016 MTCP Map I4: 2040 Roadway Plan classification

**Proposed Nature and Extent of Deviation:** The portion of Rex Road between Mt Gateway Drive and Sunrise Ridge Drive has been planned and constructed as an Urban Residential Collector with a standard right of way width of 60 feet. The projected long term (2040) total ADT is estimated to be 7,470 vehicles per day (this project plus background traffic) which is below the threshold for an Urban Residential Collector.

With the projected low traffic volume and adjacent existing 60' right of way width logic dictates to construct the half section roadway within an 80-foot right of way until such time as the full width section is deemed necessary. This roadway is listed on the 2040 Major Transportation Plan and therefore fully reimbursable by the County, this move will shift available funds to other higher priority roadways.

#### **ECM Section 5.8.6: Limits of Consideration:**

*The ECM Administrator may only consider a project-specific deviation to an existing standard when one of the following conditions is met:*

- *The ECM standard is inapplicable to a particular situation.*

**N/A**

- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*

***The previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9, located west of this project create a corridor of only 60' wide. This restriction provides sufficient room for an Urban Residential Collector and restricts the ability to construct the Urban Minor Arterial in this section west of the proposed project. This portion of Rex Road would require Rex Road to be constructed with lane tapers and redirects which could create confusion for the driver and pose unnecessary risk to future accidents. Any other alternative would require the acquisition of property for public and private entities in order to secure sufficient land to construct the Urban Minor Arterial west of the project and additional cost to the County as this roadway is identified in the 2040 Major Transportation Corridor Plan making Rex Road construction a reimbursable project.***

- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*

**N/A**

#### **ECM Section 5.8.7: Criteria for Approval**

*Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:*

- *The deviation will achieve the intended result with a comparable or superior design and quality of improvement;*

***The deviation will provide a comparable design in that the estimated ADTs for this section fall more than 50% below the threshold for an Urban Minor Arterial roadway section.***

***The design provides the southern half of the roadway (centerline to southern curb. This provides a better design in that when and if the roadway is widened to the full width Urban Minor Arterial, all of the improvements south of the centerline will provide a future cost savings without the need to redesign and/or remove/replace large portions of the roadway.***

- *The deviation will not adversely affect safety or operations;*  
***The Engineering Criteria Manual identifies 20,000 ADTs as the maximum volume of traffic that can be safely conveyed on an Urban Minor Arterial Street section, the estimated 2040 ADT is sufficiently below at 7,470 to justify a half section. Constructing a full width Urban Minor Arterial would require lane drop, tapers and redirects to accommodate the existing narrower***

***section to the west of Sunrise Ridge Dr. The design will have the travel lanes east and west of Sunrise Ridge match eliminating the need to include lane drops east of Sunrise Ridge Dr.***

***Merging traffic at lane drops and redirects create a potential risk for accidents east of the intersection. The half section will safely carry the anticipated total traffic volume from Eastonville Road to Mt. Gateway at the projected total traffic volume.***

- ***The deviation will not adversely affect maintenance and its associated cost; and  
The proposed deviation will not adversely impact maintenance for this street section in that it will not receive traffic higher than normal for this type of roadway classification***
- ***The deviation will not adversely affect aesthetic appearance.  
The deviation will not adversely affect the aesthetics of the area as it will match an already established street section.***
- ***The deviation meets the design intent and purpose of the ECM standards.  
The proposed deviation and design allows for the accommodation of the future widening of Rex Road to full width Urban Minor Arterial if and when it is deemed necessary due to any unforeseen increase traffic volume closer to the 20,000 ADTs***
- ***The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.  
The proposed deviation is not different than any other proposed roadway within El Paso County matching all other requirements for similarly classified roads and meets all requirements associated with the MS4 permit.***

#### **#4- Ramps at "T" Intersections**

Nature of Request:

***Section of ECM from which Deviation Is Sought: 2.5.2.C.3***

***Specific Criteria from which a Deviation Is Sought: Handicap and access ramps at "T" Intersections require a minimum of three handicap accessible crossings.***

***Proposed Nature and Extent of Deviation: Pedestrian ramps located on the west side of Retreat Peak Dr. at the intersections with Estes Ridge Dr., and Nederland Dr. and the east side of Shelter Creek Dr at the intersections with Arriba Dr. and Estes Ridge Dr. for either leg of T-intersection would interfere with the placement of the required driveway for residential lots.***

***Eliminate a pedestrian crossing and associated pedestrian handicap ramps across the top of a T-intersections located along Retreat Peak Dr. and Shelter Creek Dr. and provide pedestrian ramps and handicap access across the streets at locations not more than 600' away from the intersections in question. (see exhibit)***

#### **ECM Section 5.8.6: Limits of Consideration:**

*The ECM Administrator may only consider a project-specific deviation to an existing standard when **one** of the following conditions is met:*

- *The ECM standard is inapplicable to a particular situation.*

**N/A**

- *Topography, right-of-way, or other geographical conditions or impediments impose an undue economic hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.*

***Occasionally the layout of lots limit the ability of pedestrian crossing to be located across the tops of T-intersections. Placing a pedestrian crossing at such locations will cause undue restrictions for the lot and the location of the driveway for the lot.***

- *A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.*

**N/A**

#### **ECM Section 5.8.7: Criteria for Approval**

*Per ECM section 5.8.7 the request for a deviation may be considered if the request is not based exclusively on financial considerations. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with all of the following criteria:*

- *The deviation will achieve the intended result with a comparable or superior design and quality of improvement;*

***The deviation provides a superior design for the given lots by not restricting the use of the property frontage. Crossings are provided a short distance away at nearby intersections north and south of these locations.***

- *The deviation will not adversely affect safety or operations;*

***The deviation will not adversely affect safety or operations and will provide a superior design by allowing driveways to be located in such a way as to create a safer product. The design meets all other aspects of the criteria the impact to safety and operation is insignificant.***

- *The deviation will not adversely affect maintenance and its associated cost; and*

***The deviation will not adversely affect maintenance and its associated costs, in all other aspects, such as roadway width, slope, pavement type, turn around space, etc. meet El Paso County criteria.***

- *The deviation will not adversely affect aesthetic appearance.*

***The deviation will not adversely affect the aesthetic appearance of the project.***

- *The deviation meets the design intent and purpose of the ECM standards.*



***The deviation meets the design intent and purpose of the ECM standards by meeting all other aspects of the standards except the location of the pedestrian crossings across the street.***

- *The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.*

***The deviation has no impact on applicable control measures required to meet the County's MS4 permit.***



LEGAL DESCRIPTION - THE SANCTUARY FILING 1 AT MERIDIAN RANCH:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 20, IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, INCLUDING ALL OF TRACT G, ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH RECORDED WITH RECEPTION NO. 221714831 IN THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF REX ROAD IN THE ESTATES AT ROLLING HILLS RANCH FILING NO. 2, RECORDED WITH RECEPTION NO. 222714944 IN THE RECORDS OF EL PASO COUNTY, POINT BEING ON THE EASTERN BOUNDARY LINE OF SAID FILING;

THE FOLLOWING THREE (3) COURSES ARE ON SAID BOUNDARY LINE:

1. THENCE N07°26'02"E A DISTANCE OF 80.00 FEET;
2. THENCE N37°33'58"W A DISTANCE OF 31.11 FEET;
3. THENCE N07°26'02"E A DISTANCE OF 30.00 FEET;
4. THENCE S37°33'58"E A DISTANCE OF 31.11 FEET;
5. THENCE S42°31'58"E A DISTANCE OF 1387.37 FEET TO A POINT OF CURVE TO THE LEFT;
6. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1930.00 FEET, A DELTA ANGLE OF 29°02'43", AN ARC LENGTH OF 978.39 FEET, WHOSE LONG CHORD BEARS N82°54'40"E A DISTANCE OF 967.95 FEET;
7. THENCE N68°23'18"W A DISTANCE OF 399.50 FEET TO A POINT OF CURVE TO THE RIGHT;
8. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 02°03'13", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG CHORD BEARS N69°24'55"E A DISTANCE OF 73.48 FEET;
9. THENCE N08°23'21"E A DISTANCE OF 31.42 FEET;
10. THENCE N71°53'44"E A DISTANCE OF 60.00 FEET;
11. THENCE S42°31'53"E A DISTANCE OF 31.42 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
12. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2050.00 FEET, A DELTA ANGLE OF 02°03'13", AN ARC LENGTH OF 73.48 FEET, WHOSE LONG CHORD BEARS N69°24'55"E A DISTANCE OF 73.48 FEET TO A POINT ON THE WESTERN BOUNDARY OF FALCON REGIONAL PARK RECORDED WITH RECEPTION NO. 214096227;

THE FOLLOWING THREE (3) COURSES ARE ON SAID BOUNDARY LINE:

13. THENCE S00°13'03"E A DISTANCE OF 3457.61 FEET;
14. THENCE S45°14'36"W A DISTANCE OF 3695.45 FEET TO A POINT ON THE EASTERN BOUNDARY OF SADI ROLLING HILLS RANCH FILING NO. 2 AT MERIDIAN RANCH, POINT BEING ON THE EASTERN BOUNDARY OF SAID TRACT G;

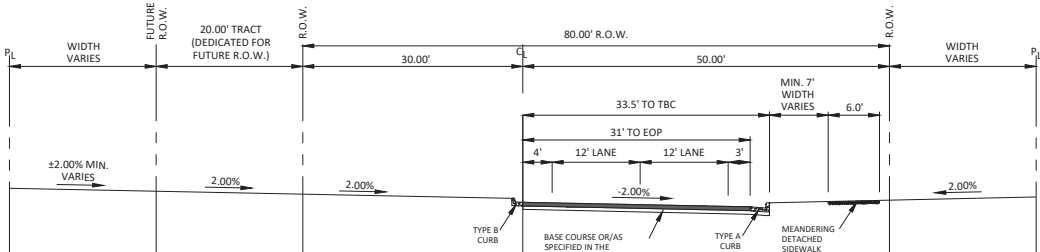
THE FOLLOWING FIFTY FOUR (54) COURSES ARE ON SAID BOUNDARY LINE OF TRACT G:

15. THENCE S00°11'44"E A DISTANCE OF 550.00 FEET;
16. THENCE N89°21'12"W A DISTANCE OF 434.55 FEET;
17. THENCE N44°25'12"W A DISTANCE OF 31.11 FEET;
18. THENCE S88°37'48"E A DISTANCE OF 345.03 FEET;
19. THENCE S89°21'12"E A DISTANCE OF 319.35 FEET;
20. THENCE N54°57'02"E A DISTANCE OF 140.35 FEET;
21. THENCE N07°17'28"W A DISTANCE OF 131.23 FEET;
22. THENCE N06°36'04"W A DISTANCE OF 92.75 FEET;
23. THENCE N00°11'44"W A DISTANCE OF 140.00 FEET;
24. THENCE N03°30'05"E A DISTANCE OF 68.00 FEET;
25. THENCE N18°30'43"E A DISTANCE OF 68.00 FEET;
26. THENCE N31°54'11"E A DISTANCE OF 148.26 FEET;
27. THENCE N15°40'41"E A DISTANCE OF 135.55 FEET;
28. THENCE N02°05'40"W A DISTANCE OF 173.54 FEET;
29. THENCE N15°46'29"W A DISTANCE OF 137.52 FEET;
30. THENCE S75°07'03"W A DISTANCE OF 130.10 FEET;
31. THENCE N17°05'06"W A DISTANCE OF 130.00 FEET;
32. THENCE N72°54'54"E A DISTANCE OF 130.00 FEET;
33. THENCE N17°05'06"W A DISTANCE OF 135.00 FEET;
34. THENCE N15°50'50"W A DISTANCE OF 140.00 FEET;
35. THENCE N15°41'41"W A DISTANCE OF 190.00 FEET;
36. THENCE N44°54'02"W A DISTANCE OF 100.00 FEET;
37. THENCE N77°50'23"W A DISTANCE OF 100.00 FEET;
38. THENCE S89°33'31"W A DISTANCE OF 144.08 FEET;
39. THENCE N81°38'27"W A DISTANCE OF 140.51 FEET;
40. THENCE N13°13'49"E A DISTANCE OF 25.00 FEET;
41. THENCE N34°17'58"W A DISTANCE OF 150.03 FEET;
42. THENCE N68°54'02"W A DISTANCE OF 120.00 FEET;
43. THENCE N21°09'09"W A DISTANCE OF 120.74 FEET;
44. THENCE N57°03'06"W A DISTANCE OF 159.45 FEET;
45. THENCE S45°18'37"W A DISTANCE OF 190.15 FEET;
46. THENCE N13°13'49"E A DISTANCE OF 83.94 FEET;
47. THENCE N25°28'40"W A DISTANCE OF 115.00 FEET;
48. THENCE N63°55'37"W A DISTANCE OF 120.00 FEET;
49. THENCE S85°11'52"W A DISTANCE OF 125.00 FEET;
50. THENCE S45°59'27"W A DISTANCE OF 115.00 FEET;
51. THENCE S07°31'57"W A DISTANCE OF 300.00 FEET;
52. THENCE S07°44'26"E A DISTANCE OF 64.26 FEET;
53. THENCE S02°52'31"W A DISTANCE OF 132.15 FEET;
54. THENCE S08°28'13"W A DISTANCE OF 130.45 FEET;
55. THENCE S14°41'57"W A DISTANCE OF 195.06 FEET;
56. THENCE S12°58'38"W A DISTANCE OF 140.44 FEET;
57. THENCE S14°40'50"W A DISTANCE OF 100.00 FEET;
58. THENCE S19°23'52"E A DISTANCE OF 96.71 FEET;
59. THENCE S34°40'06"E A DISTANCE OF 80.55 FEET;
60. THENCE N16°41'21"E A DISTANCE OF 150.00 FEET;
61. THENCE N79°59'14"W A DISTANCE OF 65.10 FEET;
62. THENCE S13°13'49"W A DISTANCE OF 120.00 FEET;
63. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 1570.00 FEET, A DELTA ANGLE OF 03°14'17", AN ARC LENGTH OF 61.32 FEET, WHOSE LONG CHORD BEARS N73°16'41"W A DISTANCE OF 61.32 FEET;
64. THENCE N24°44'20"E A DISTANCE OF 200.00 FEET;
65. THENCE N16°41'21"E A DISTANCE OF 150.00 FEET;
66. THENCE N14°42'15"E A DISTANCE OF 300.00 FEET;
67. THENCE N04°57'36"W A DISTANCE OF 290.00 FEET;
68. THENCE N07°26'02"E A DISTANCE OF 500.00 FEET;
69. THENCE N82°33'58"W A DISTANCE OF 782.00 FEET TO THE POINT OF BEGINNING;

THE ABOVE PARCEL OF LAND CONTAINS 74.394 ACRES, MORE OR LESS.

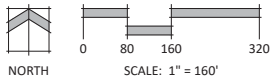
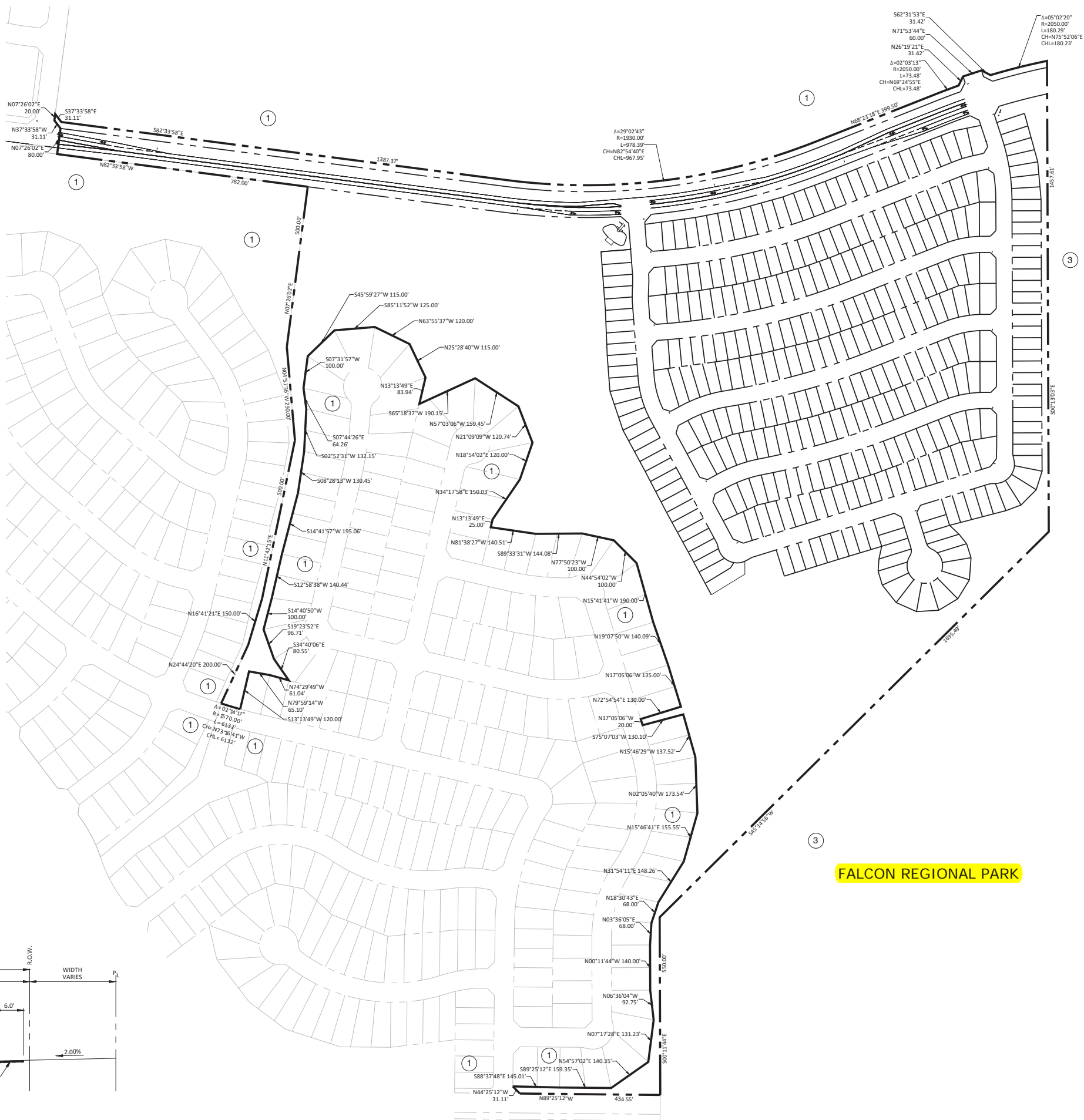
ADJACENT OWNERS

Name	Mailing Address	City, State, Zip
1. GTL INC.	3575 KENYON ST STE 200	SAN DIEGO CA, 92110
2. MERIDIAN RANCH INVESTMENTS INC.	PO BOX 80036	SAN DIEGO CA, 92138
BOARD OF COUNTY COMMISSIONERS OF, EL PASO COUNTY	200 S CASCADE AVE	COLORADO SPRINGS CO, 80903



NOTES:  
1. ASPHALT DETERMINED BY HYEM METHOD AND APPROVED BY EL PASO COUNTY PCD.

REX ROAD  
TEMP. MINOR ARTERIAL  
SCALE : N.T.S.



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

Tel. 719.471.0073  
Fax 719.471.0267

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THE SANCTUARY  
FILING 1 AT  
MERIDIAN RANCH

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 05.04.2022  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

DATE: BY: DESCRIPTION:

LEGAL EXHIBIT &  
ADJACENT OWNERS

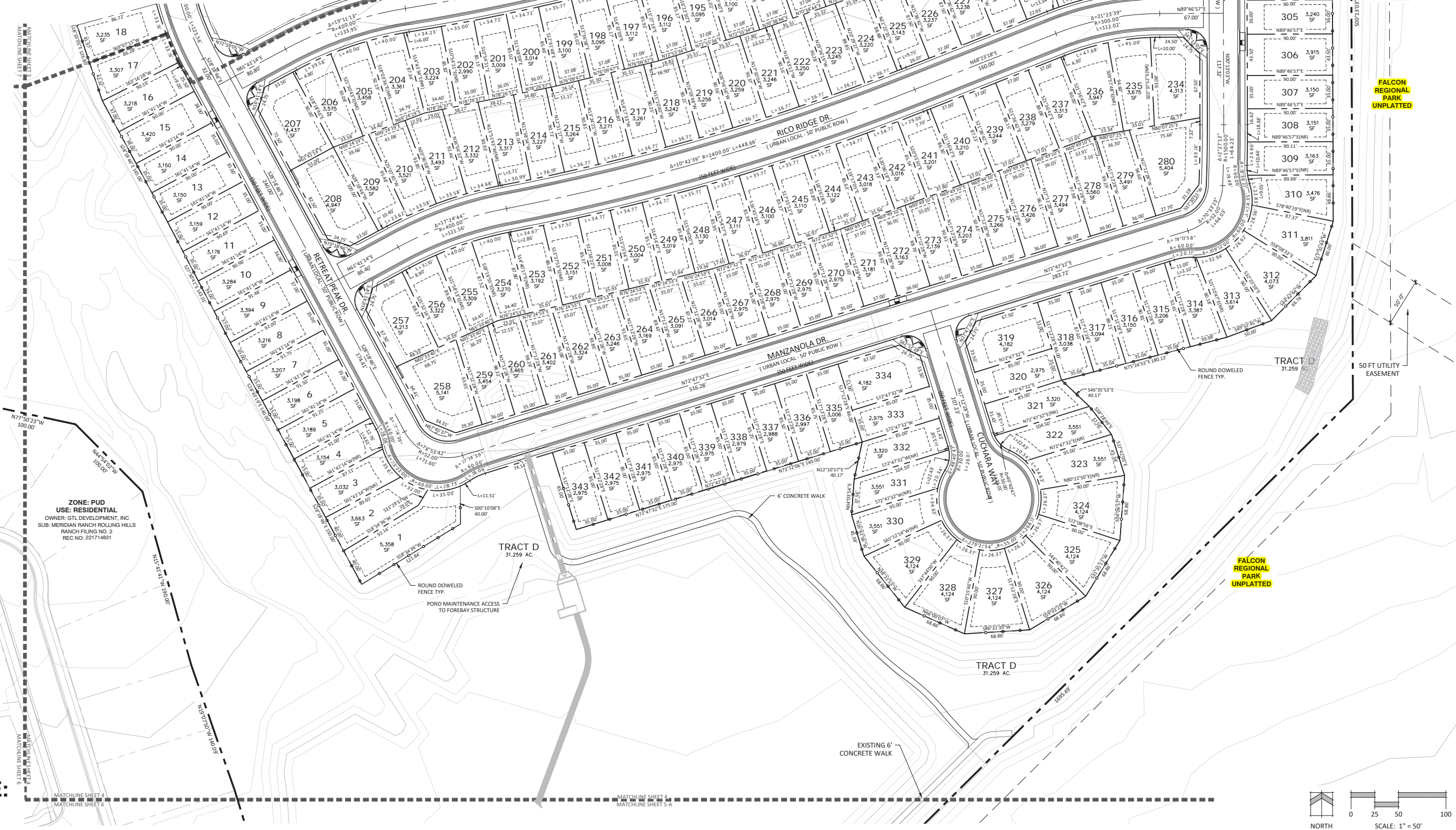
2

2 OF 19  
PUD SP









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PUD DEVELOPMENT PLAN  
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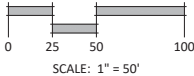
DATE: 05.04.2022  
PROJECT MGR: J. ROMERO  
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ENTITLEMENT

SITE PLAN

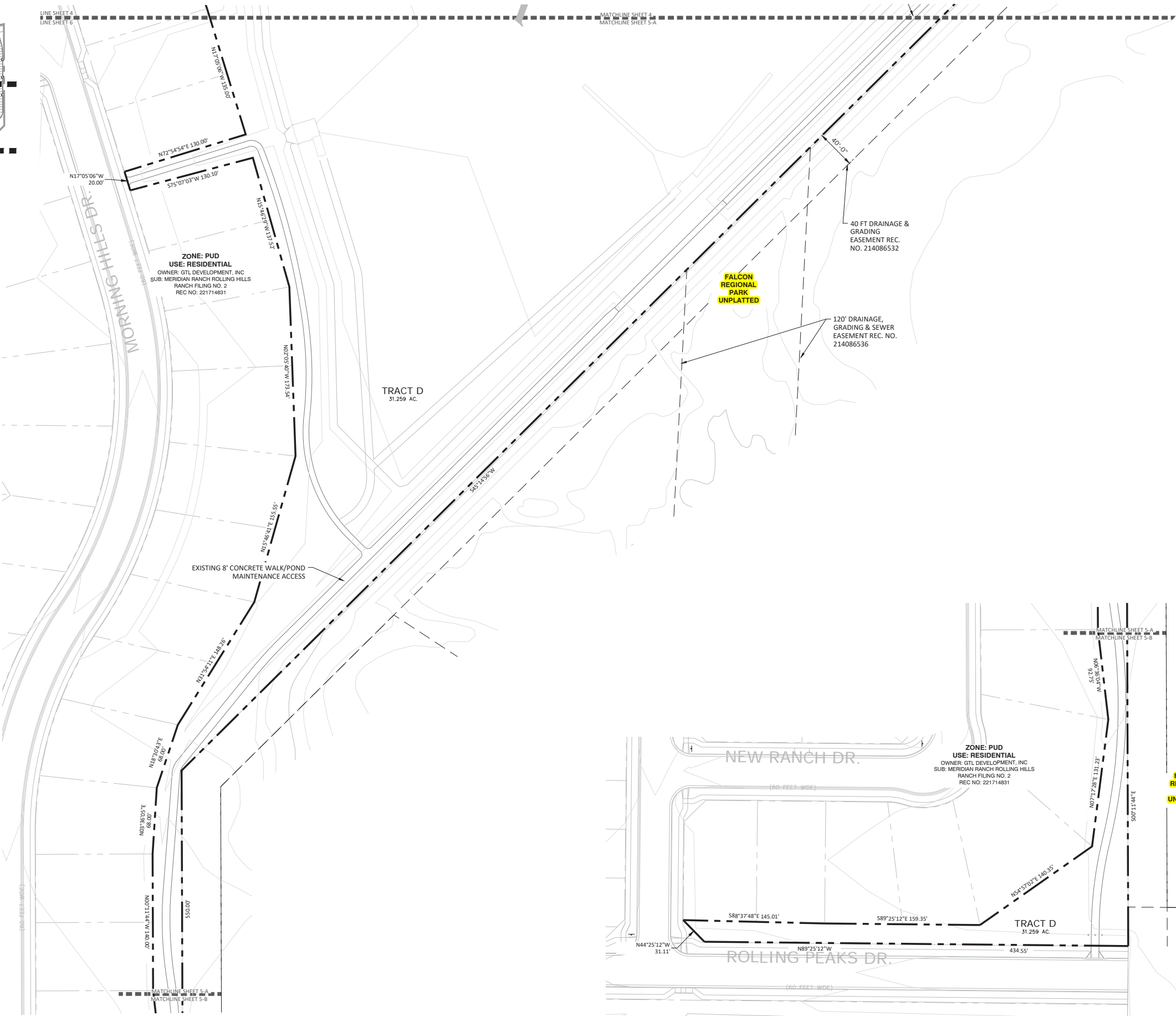
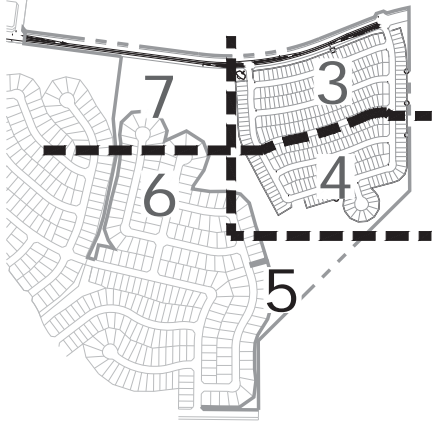
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4 OF 19  
PUD SP



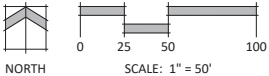


KEY MAP



A  
5 VIEWPORT 5-A

B  
5 VIEWPORT 5-B



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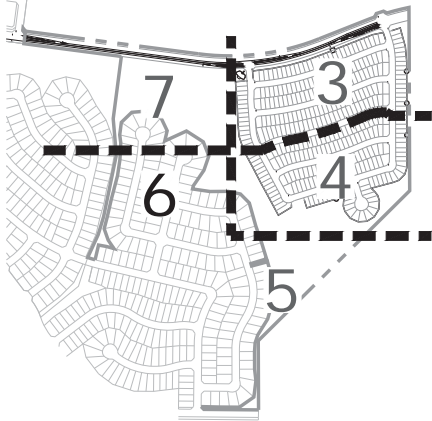
ENTITLEMENT

DATE: BY: DESCRIPTION:

SITE PLAN

5

5 OF 19  
PUD SP



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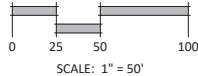
DATE	BY	DESCRIPTION

### SITE PLAN

6

6 OF 19

PUD SP

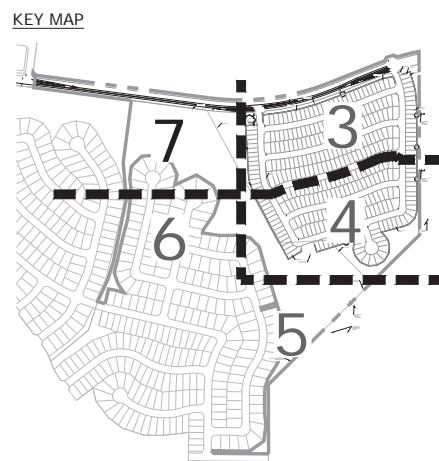


PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 05.04.2022  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

## SITE PLAN

7  
7 OF 19  
PUD SP







ZONE: PUD  
USE: VACANT  
OWNER: MERIDIAN RANCH  
INVESTMENTS INC  
SUB: UNPLATTED



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ENTITLEMENT

PRELIMINARY GRADING  
& UTILITIES

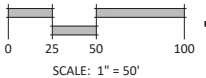
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8 OF 19

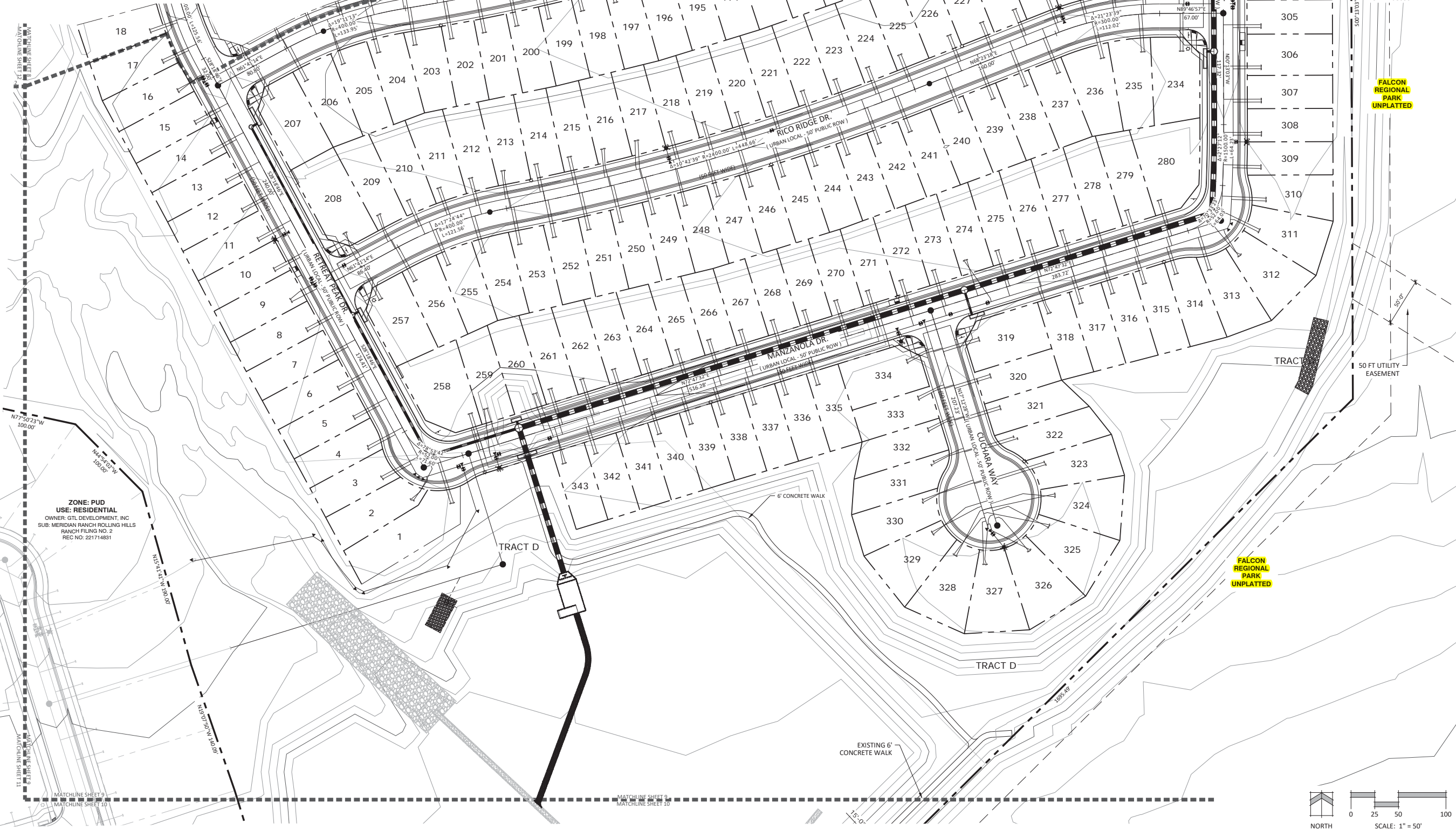
PUD SP

40 FT DRAINAGE &  
GRADING  
EASEMENT REC.  
NO. 214086532

FALCON  
REGIONAL  
PARK  
UNPLATTED







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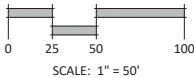
DATE	BY	DESCRIPTION
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PRELIMINARY GRADING  
& UTILITIES

9

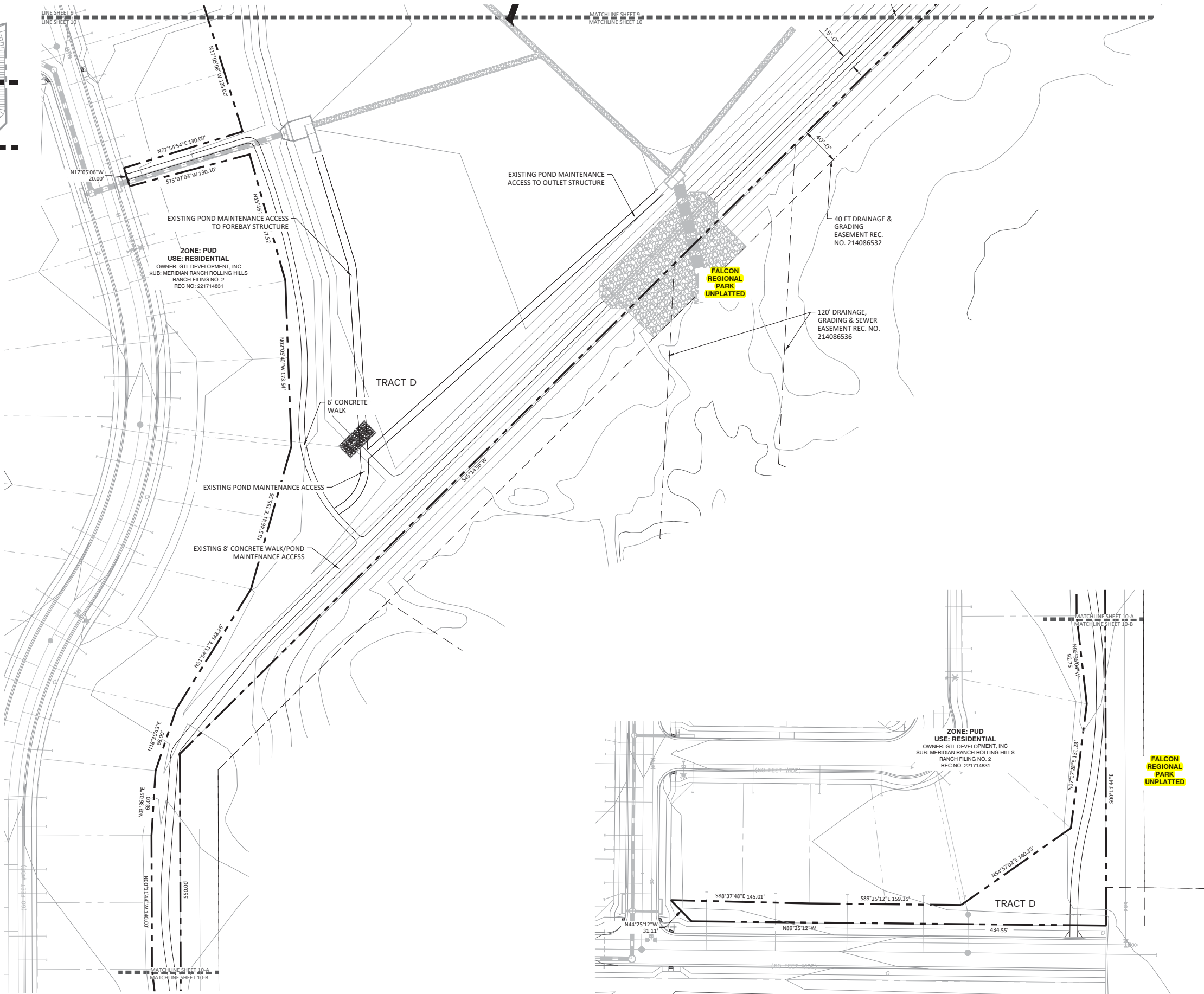
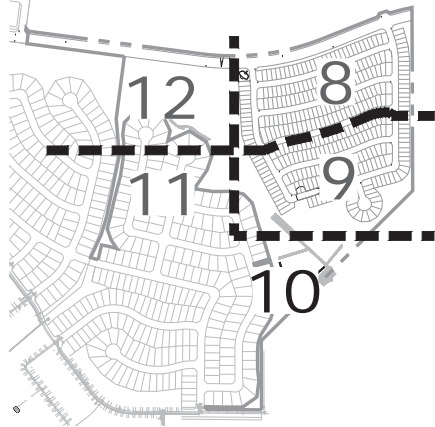
9 OF 19

PUD SP



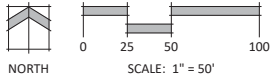
SCALE: 1" = 50'

KEY MAP



A  
10 VIEWPORT 10-A

B  
10 VIEWPORT 10-B



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DATE	BY	DESCRIPTION

PRELIMINARY GRADING  
& UTILITIES

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10 OF 19

PUD SP





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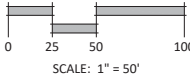
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PRELIMINARY GRADING  
& UTILITIES

11

11 OF 19

PUD SP

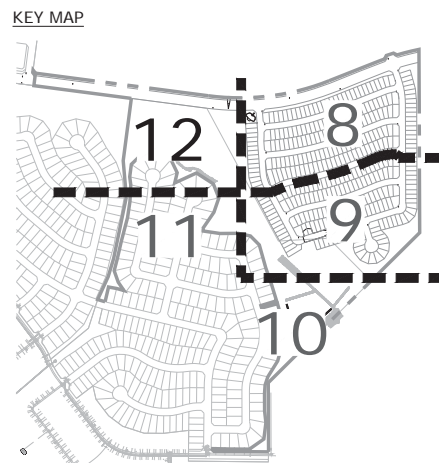


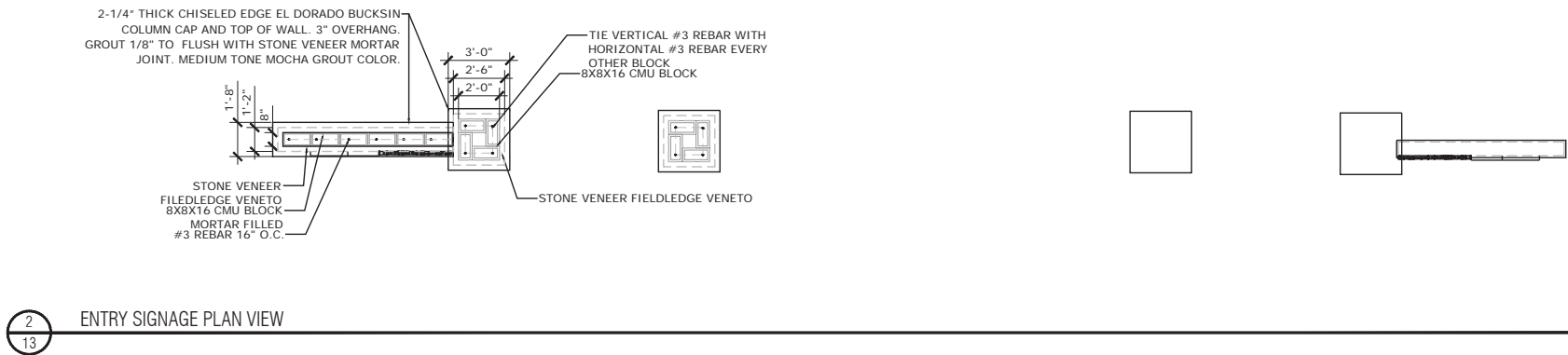
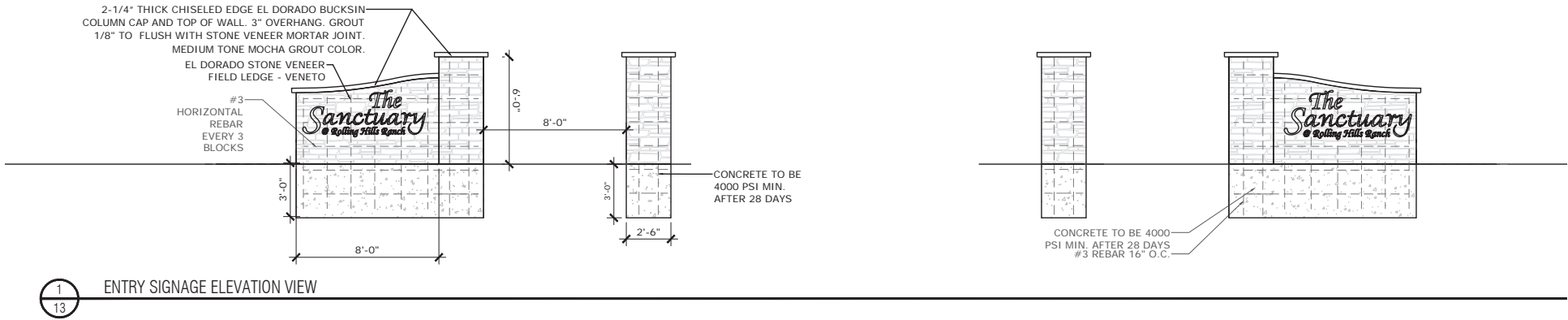


PROJECT INFO

DATE:	05.04.2022
PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN

12 OF 19  
PUD SP





P:\CTL\Meridian Ranch\Drawings\Planning\Sanctuary\Drawings\Sanctuary PUD LS.dwg (Entry Signage - 13) 5/2/2022 4:20:36 PM bten



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

THE SANCTUARY  
AT MERIDIAN  
RANCH FILING 1

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

PROJECT INFO  
DATE: 05.04.2022  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

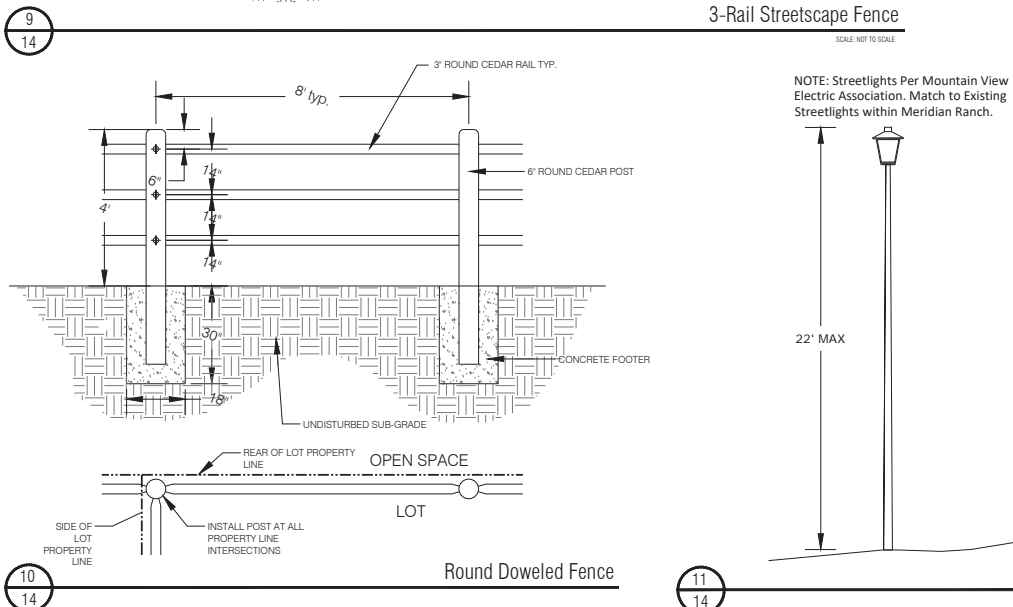
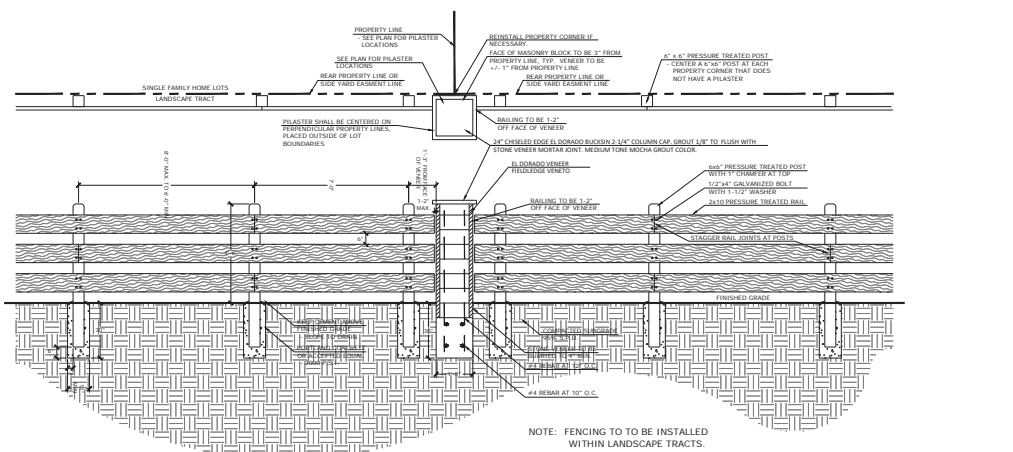
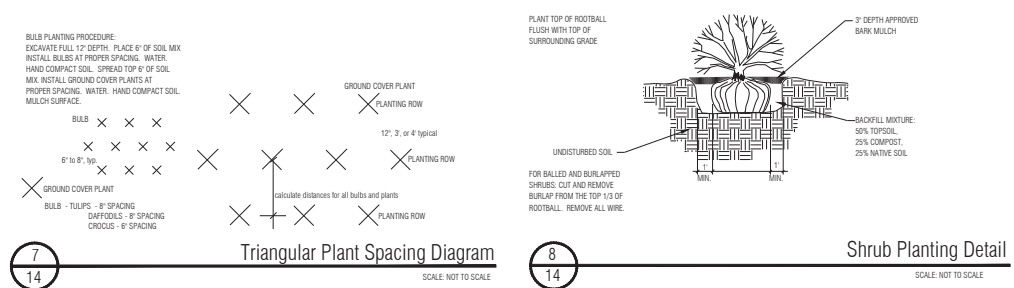
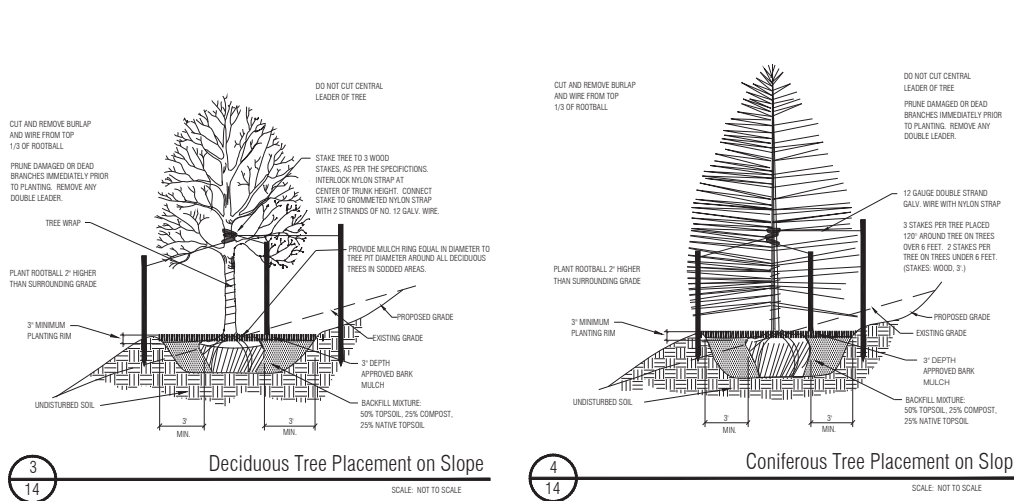
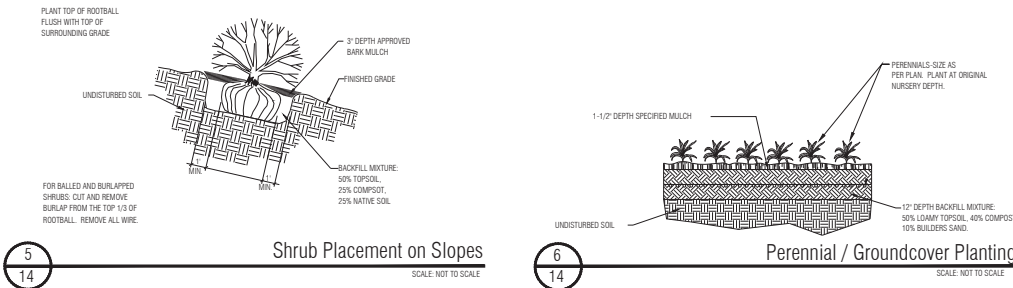
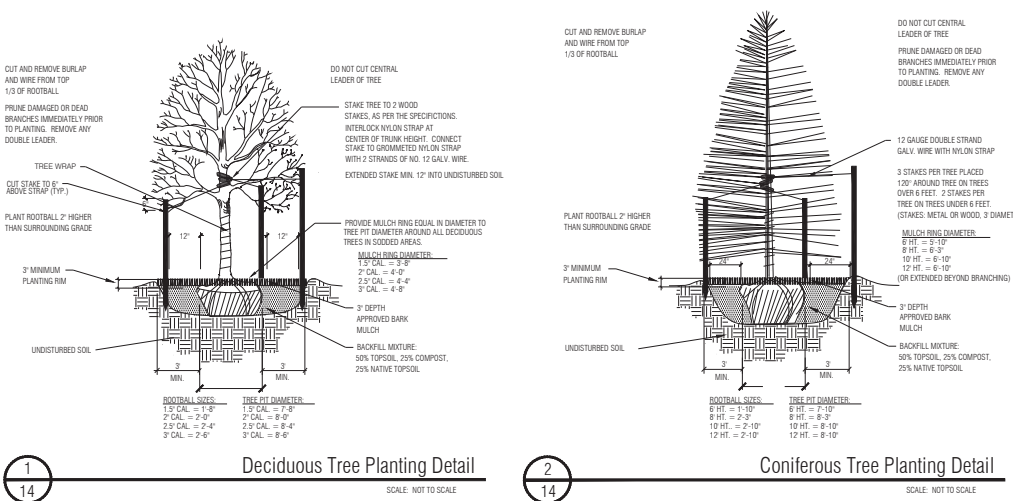
DATE	BY	DESCRIPTION

ENTRY SIGNAGE

13

13 OF 19

PUD SP \_\_\_\_\_



### Seed Mix B with Wildflowers

30% Ephraim Crested Wheatgrass  
25% Dwarf Perennial Ryegrass  
20% SR3200 Blue Fescue  
15% Ruebens Canada Bluegrass  
10% Chewings Fescue  
15% Blue Grama  
Wildflowers: 615 Western Mix

Note: Low Gro Mix available from:  
Arkansas Valley Seed Solutions  
(877) 957-3357

Wildflower Mix available from:  
Applewood Seed Co.  
(303) 431-7333

APPLICATION RATE: Native Grass Mix: 40 lbs./acre (or as recommended by supplier)  
Wildflower Mix: 6 oz./1,000 s.f. or 8-10 lbs./acre  
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier.

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.  
Manually rake seed into prepared soil.  
After seeding apply green hydromulch and tackifier.

### Seed Mix A

15% Western Wheatgrass  
15% Big Bluestem  
15% Thickspike Wheatgrass  
10% Sideoats Grama  
15% Little Bluestem  
15% Blue Grama  
15% Annual Rye

APPLICATION RATE: Native Grass Mix: 3 lbs./1,000s.f. or 130 lbs./acre  
Hydromulch: 2200 lbs./acre mulch, 100 lbs./acre tackifier

APPLICATION METHOD: Broadcast seed by hand or with a drop spreader.  
Manually rake seed into prepared soil.  
After seeding apply green hydromulch and tackifier.

## TREE REQUIREMENTS

Plant Category	Street (Classification)	Street Frontage Length	Required Trees	Provided Trees	Shrub Sub.
(RR)	Rex Road (Urban Minor Arterial)	3,136'	125 (1 per 25')	117	80

## LANDSCAPE NOTES

- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE, OR IMPORT AS REQUIRED AND TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERS DRAWINGS.
- ALL TREES TO RECEIVE A BACK FILL MIXTURE OF 50% IMPORTED LOAMY TOPSOIL, 25% PEAT MOSS, AND 25% EXISTING SOIL.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREES.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 6" USE 3 WOOD STAKES (STAKE TO GROUND LEVEL).
- MINIMUM INSPECTIONS WILL INCLUDE SELECTION OF SPECIMEN PLANT MATERIALS AT CONTRACTOR'S NURSERY OR WHOLESALE, APPROVAL OF PLANT LOCATION STAKES BEFORE PLANT MATERIALS ARE INSTALLED, 'PUNCH LIST' SITE INSPECTION, AND FINAL INSPECTION SITE VISITS.
  - PRE-CONSTRUCTION MEETING/SELECTION OF PLANT MATERIALS AT THE NURSERY AND REVIEW OF SPECIFIED LANDSCAPE/IRRIGATION SUBMITTALS.
  - IRRIGATION MAINLINE INSPECTION - PRESSURE TEST AND REVIEW OF MODEL IRRIGATION.
  - IRRIGATION 95%/ PUNCH INSPECTION.
  - IRRIGATION FINAL ACCEPTANCE INSPECTION.
  - LANDSCAPE 50% INSPECTION - 1/2 THROUGH ENTIRE PROJECT
  - LANDSCAPE 95% INSPECTION/ PUNCH INSPECTION.
  - LANDSCAPE FINAL ACCEPTANCE INSPECTION AND COUNTY LANDSCAPE AND IRRIGATION AFFIDAVITS.
- PLANTS SHALL BE WARRANTED FOR THE DURATION OF TWO FULL YEARS AFTER THE INSTALLATION (WARRANTY SHALL COVER 100% OF THE REPLACEMENT COST).
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE 15" DIA. FOR 5 GALLON SHRUBS AND 36" DIA. FOR TREES NOT PLANTED IN BEDS, WITH THE EXCEPTION OF BLUEGRASS SOD AREAS IN WHICH TREES SHALL RECEIVE 60" DIA. MULCH RING. AVAILABLE FROM C&C SAND CEDAR MULCH (719)471-7222.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL SHOWN ON THIS PLAN. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE LANDSCAPE PLAN AND THE PLANT SCHEDULE, THE QUANTITIES SHOWN ON THE LANDSCAPE PLAN SUPERSEDE THOSE SHOWN ON THE PLANT SCHEDULE.
- CONTACT THE LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES WITH THE DRAWINGS OR VARIATIONS IN THE FIELD.
- CALL FOR UTILITY LOCATIONS PRIOR TO ANY PLANT INSTALLATION.
- LANDSCAPING IN THE SIGHT TRIANGLES SHALL NOT EXCEED 18" IN HEIGHT.
- FENCING DETAILS ARE TYPICAL AND MAY BE SUBJECT TO MINOR VARIATIONS IN MATERIALS. ANY VARIATION SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES DIRECTOR, AFTER REVIEW OF ALTERNATE PLANS, DETAILS, OR OTHER DOCUMENTATION IN SUPPORT OF THE VARIATION.
- SOD SHALL BE KENTUCKY BLUEGRASS BLEND. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS WITH NO VOIDS BETWEEN STRIPS. ANY MOUNDS OR DEPRESSIONS OCCURRING AFTER INSTALLATION SHALL BE CORRECTED PRIOR TO ACCEPTANCE. SOD TO BE FERTILIZED ACCORDING TO GROWERS RECOMMENDATIONS. SUBMIT PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.



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## THE SANCTUARY AT MERIDIAN RANCH FILING 1

## PUD DEVELOPMENT PLAN /PRELIMINARY PLAN

DATE: 05.04.2022  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

## ENTITLEMENT

DATE	BY	DESCRIPTION

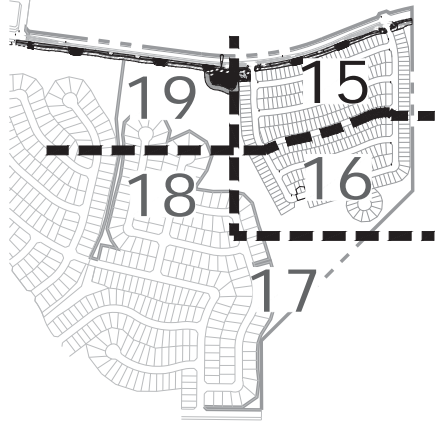
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14

14 OF 19

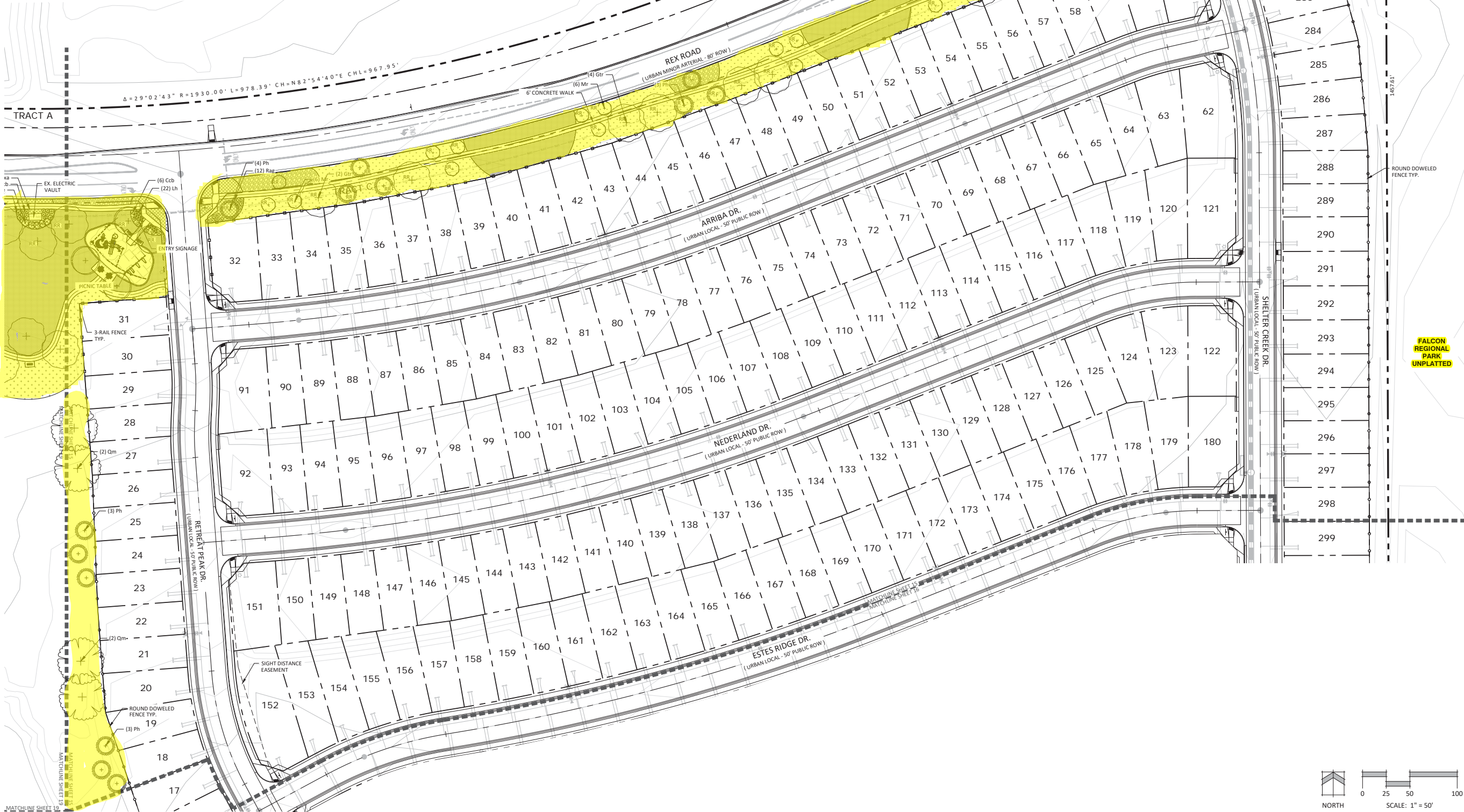
PUD SP \_\_\_\_\_





GROUND COVER LEGEND

- Rock- 3/4" Cimarron Granite
- Cobble- 2-4" Grey Rose
- Sod- Kentucky Blue Grass
- Seed Mix B W/ Wildflowers
- Seed Mix A



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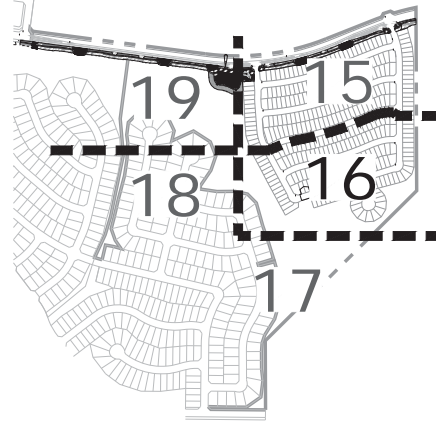
ENTITLEMENT

LANDSCAPE PLAN

15

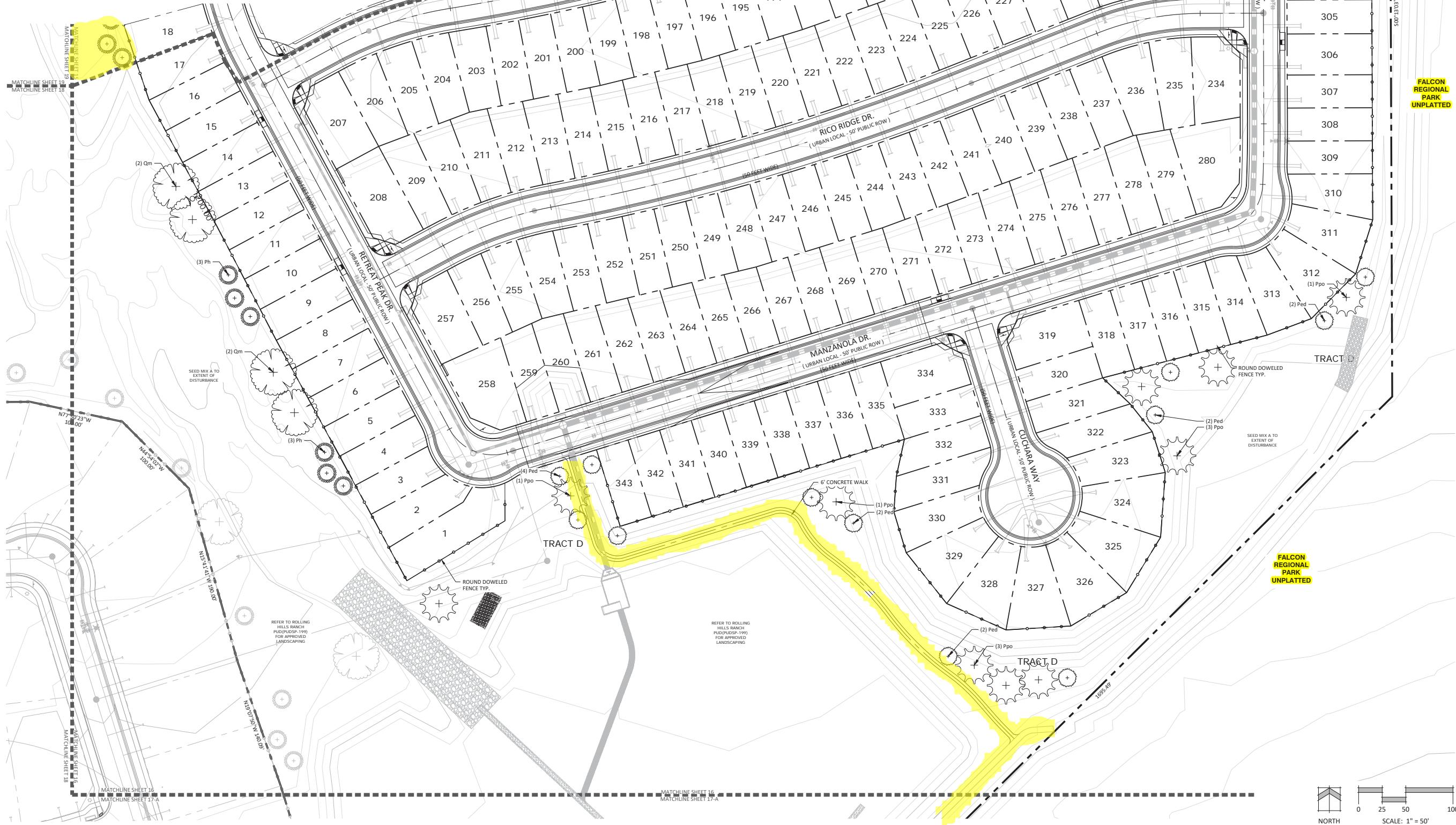
15 OF 19  
PUD SP





GROUND COVER LEGEND

- Rock- 3/4" Cimarron Granite
- Cobble- 2-4" Grey Rose
- Sod- Kentucky Blue Grass
- Seed Mix B W/ Wildflowers



FALCON REGIONAL PARK UNPLATTED

FALCON REGIONAL PARK UNPLATTED



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Colorado Springs, CO 80903

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THE SANCTUARY  
AT MERIDIAN  
RANCH FILING 1

PUD DEVELOPMENT PLAN  
/PRELIMINARY PLAN

DATE: 05.04.2022  
PROJECT MGR: J. ROMERO  
PREPARED BY: B. ITEN

ENTITLEMENT

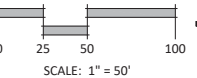
DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

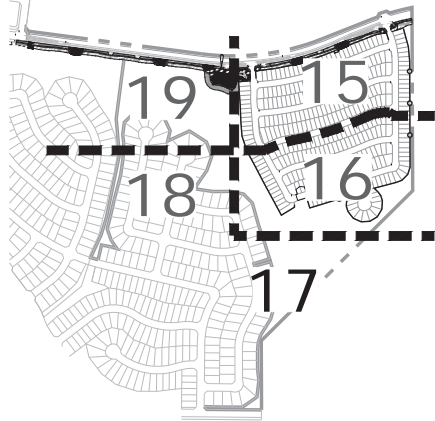
16

16 OF 19

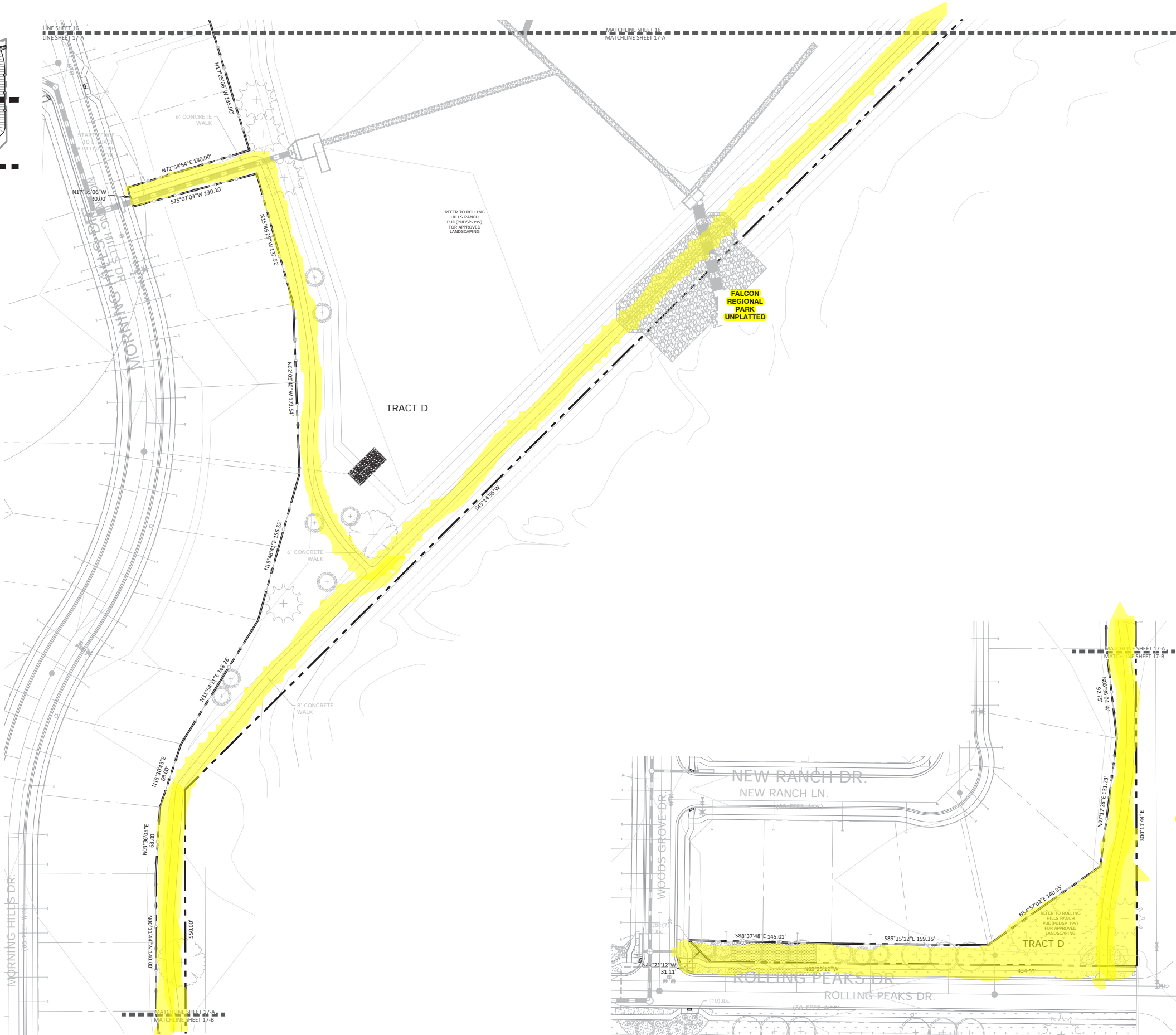
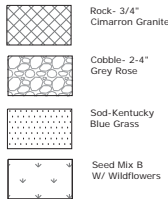
PUD SP



KEY MAP

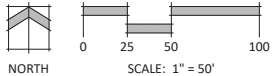


GROUND COVER LEGEND



A  
17 VIEWPORT 17-A

B  
17 VIEWPORT 17-B



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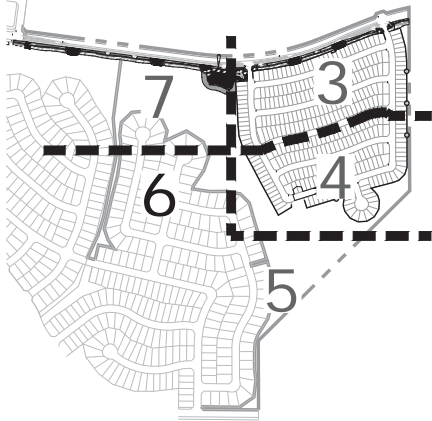
DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

17

17 OF 19  
PUD SP





GROUND COVER LEGEND

- Rock- 3/4" Cimarron Granite
- Cobble- 2-4" Grey Rose
- Sod- Kentucky Blue Grass
- Seed Mix B W/ Wildflowers



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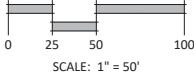
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ENTITLEMENT

LANDSCAPE PLAN

18

18 OF 19  
PUD SP





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# THE SANCTUARY AT MERIDIAN RANCH FILING 1

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/PRELIMINARY PLAN

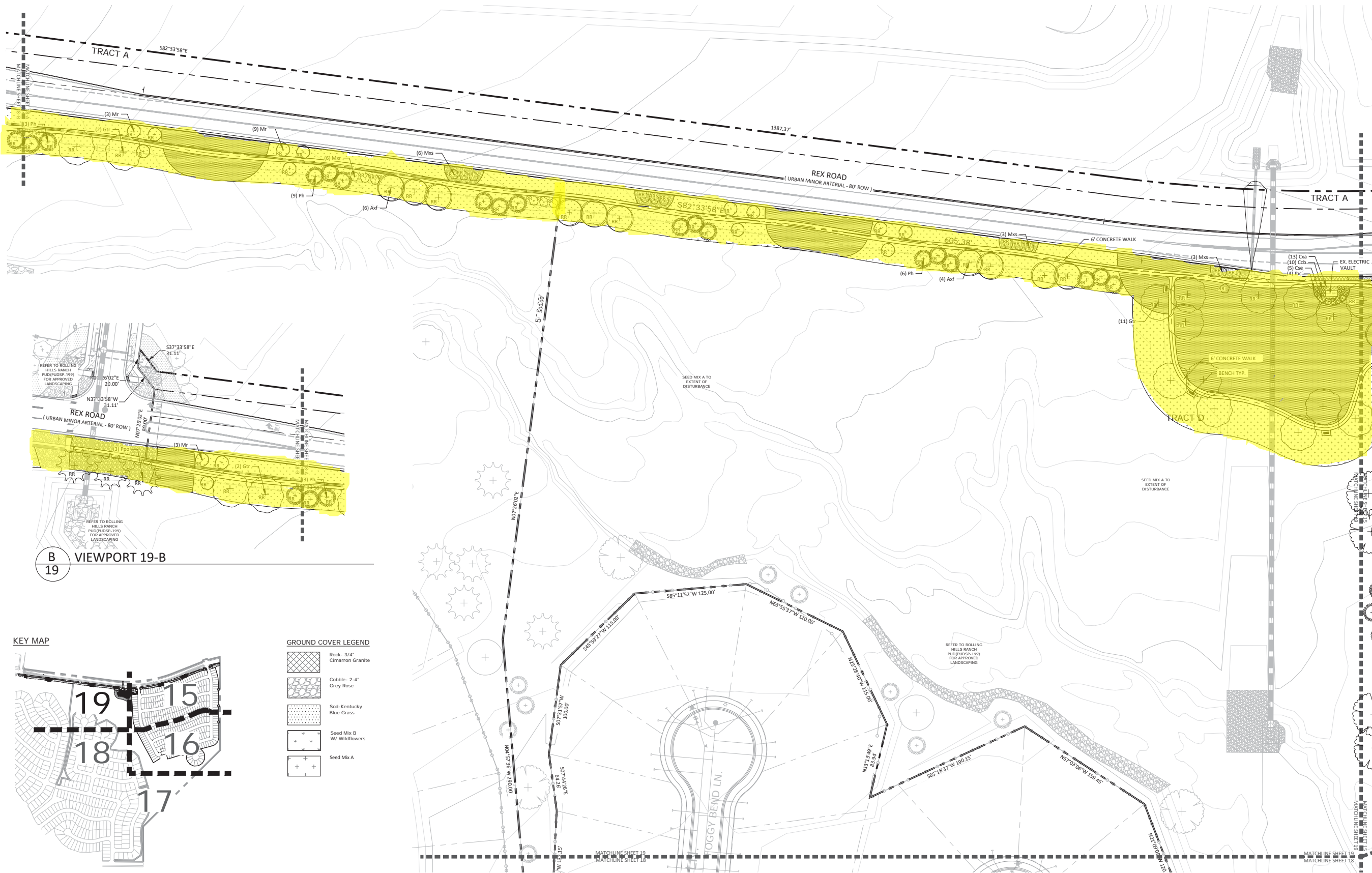
DATE: 05.04.2022  
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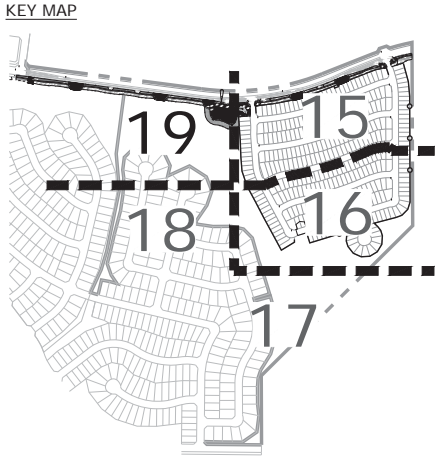
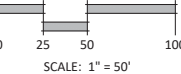
LANDSCAPE PLAN

19

19 OF 19  
PUD SP



A VIEWPORT 19-A



GROUND COVER LEGEND	
	Rock- 3/4" Cimarron Granite
	Cobble- 2-4" Grey Rose
	Sod-Kentucky Blue Grass
	Seed Mix B W/ Wildflowers
	Seed Mix A



## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** 2022 - 2023 Officer Elections

**Agenda Date:** June 8, 2022

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

**Presenter:** Chairperson

**Information:** **Approval: X**

#### **Background Information:**

The Park Advisory Board By-Laws include the election of officers at the May meeting. The 2022 - 23 officers include:

Chairperson -	Ed Hartl
Vice-Chairperson -	Vacant
Second Vice-Chairperson -	Anne Schofield
Third Vice-Chairperson -	Vacant
Secretary -	Susan Jarvis - Weber

Please find below an excerpt from the Park Advisory Board By-Laws regarding the election process:

#### **V. BOARD ORGANIZATION AND PROCEDURES**

##### **A. Officers**

- 1. At the regular May meeting of each year, the Park Advisory Board shall meet and elect officers for the coming year. Officers shall serve from June through May.*
- 2. Election of officers shall be in accordance with Roberts' Rules of Order, Newly Revised, as said rules pertain to small boards and committees, or as otherwise directed by the Board of County Commissioners*
- 3. In case a vacancy shall occur in any of the offices, an election may be held at any regular meeting.*
- 4. The Chairperson of the Park Advisory Board shall preside at the meetings of the Board and shall perform the duties ordinarily performed by that office. The Chairperson shall be an ex-officio member of all committees appointed by the Park Advisory Board.*

5. *The Vice-Chairperson of the Park Advisory Board, in the absence of the Chairperson, shall perform all the duties of the Chairperson.*
6. *The Second Vice-Chairperson, in the absence of the Chairperson and the Vice-Chairperson, shall perform all the duties of the Chairperson.*
7. *The Third Vice-Chairperson, in the absence of the Chairperson, the Vice-Chairperson and the Second Vice-Chairperson, shall perform all the duties of the Chairperson.*
8. *The Secretary, in the absence of the Chairperson, the Vice-Chairperson, the Second Vice-Chairperson and the Third Vice-Chairperson, shall call the meeting to order and preside until the immediate election of a chairperson pro tem.*
9. *The Secretary shall sign all recorded minutes of meetings that have been approved by the Park Advisory Board.*
10. *Ex-officio Secretary of the Park Advisory Board shall be the Community Services Director or his designee. Duties to include: preparation of the agenda, keeping a full and true record of all meetings, custodianship of all documents and written materials belonging to the Park Advisory Board, and issuance of notice of meetings.*
11. *The Chairperson, as needed, shall designate committees.*

**Recommended Motion:**

Move to elect \_\_\_\_\_ as the \_\_\_\_\_ for the Park Advisory Board for the 2022 - 2023 year.

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Pikes Peak Birding and Nature Festival  
**Agenda Date:** June 8, 2022  
**Agenda Item Number:** #7 - B  
**Presenter:** Jessica Miller, Fountain Creek Nature Center Supervisor  
**Information:** X      **Endorsement:**

#### **Background Information:**

The El Paso County Recreation & Cultural Services started the Pikes Peak Birding and Nature Festival in 2016 with sixteen public, private and non-profits joining for an ecotourism birding and nature festival that promotes conservation and education to explore the area's natural and agricultural heritage resources of the Pikes Peak Region.

Last month's four-day festival had 58 unique opportunities for participants. Field trips took participants from Pikes Peak to the prairie. The festival's draw is based on experienced field trip leaders for a birding experience in unique locations across the region.

The festival committee is a group of dedicated professionals from sixteen public and private, and non-profit agencies that collaborate to provide a unique opportunity to highlight the diversity of birds and wildlife in our region, parks and facilities.

#### **Partners & Sponsors**

Aiken Audubon Society  
Bear Creek Nature Center  
Bringinghurst Natural Beef  
Cheyenne Mountain State Park  
Cheyenne Mountain Zoo  
Chico Basin Ranch  
Colorado Parks & Wildlife  
Colorado Springs Convention & Visitor Bureau  
Colorado Springs Parks & Recreation  
Colorado Springs Utilities  
Corner Post Meats  
El Paso County Parks  
Fountain Creek Nature Center  
Fountain Valley School  
Friends of EPC Nature Centers  
Garden of the Gods Visitor/Nature Center  
J&R Group  
Nature Conservancy  
Palmer Land Trust  
Phantom Canyon Brewing Company

Pikes Peak Community College  
Pinello Ranch & Venetucci  
Starsmore Visitor & Nature Center  
US Forest Service  
Wild Birds Unlimited  
Glen Eryie  
Hanna Ranch

### **Field Trips, Seminars, & Workshops**

(3) Chico Basin Ranch, Bird Walk & Bird Banding Demo  
(3) Fountain Valley School, Bird Walk  
(3) Adams Open Space, Bird Hike  
(3) Clear Spring Ranch, Bird Walk  
(3) Fountain Creek Regional Park, Bird Walk  
(2) Brett Gray Ranch, Bird Hike Kane Ranch Open Space, Bird Walk  
(2) Aiken Canyon Preserve, Bird Hike  
(2) Hummingbird Banding, Starsmore V&NC  
Mueller State Park, Bird Hike  
Paint Mines Interpretive Park, Bird Hike  
Cheyenne Mtn State Park, Foothills Flowers Hike  
Native Fish ID & Sampling Techniques  
Fountain Creek Regional Park, Bug Watching Walkabout  
Garden of the Gods, Bird Walk  
BCNC/Manitou Exp Forest, Flammulated Owls  
Garden of the Gods, Swifts, Falcons & Geology Walk  
Bear Creek Regional Park, Insect Black Lighting  
Horse Creek Ranch, Bird Hike  
Cheyenne Mountain State Park, Ovenbird/Hermit Thrush Hike  
Hanna Ranch, Bird Hike  
Corral Bluffs Open Space, Bird Hike  
Manitou Lake, Bird Hike  
Garden of the Gods, Swifts, Falcons & Geology Walk  
Fountain Creek Regional Park, Bird Walk  
Chico Basin Ranch, Lunch w/Ranch Ecology & History  
Glen Eyrie, Bird Walk  
Jimmy Camp Creek Open Space, Bird Hike  
Venetucci Farm/Cross Creek Park, Bird Hike  
Kiowa Creek Ranch, Bird Hike  
Manitou Lake Recreation Area, Montane Bird Hike  
Birds and Brews  
“Hummingbirds”, Starsmore V&NC  
“Feeding is for the Birds”, Wild Birds Unlimited Store  
“Live Birds of Prey”, FCNC  
“Bird Photography”, FCNC  
“eBird – A Tool for All Birders From Beginners to Experts”, FCNC  
“Scratch Your Way Into Art”, BCNC  
“Raptor Identification”, FCNC  
(2) Cheyenne Mountain Zoo, “Behind the Scenes” Bird Tour  
(2) “The 2020 Bird Die-off: Impacts Seen from CO Banding Stations– *Virtual*  
Gardening for the Birds – *Virtual*  
Watchable Wildlife – *Virtual*  
Green Big Year/Joe Roller Memorial – *Virtual*










1

## By the Numbers . . .

- This Festival
  - Total Participants: 240
  - Total trip/event Registrations: 999
  - Number of field trips/seminars: 59
  - 91.3% of participants were Colorado Residents:  
8.7% from out of state
- A report in 2020 stated that there are 45 million birders in the United States
- Birders spent over \$10 billion dollars on trips and \$29 billion on equipment in 2016

2 6/9/2022

2



3



4



5

**El Paso County Parks  
2022 Action Plan**

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



Community Services Department							
Parks / Recreation & Cultural Services Divisions							
May 2022 Monthly Report							
<u>Facility Revenue Totals To Date</u>		<u>2022</u>				<u>2021</u>	<u>2020</u>
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 138,243	\$ 41,757		\$ 118,976	\$ 59,140
County Fair / Fairgrounds		\$ 301,000	\$ 145,593	\$ 155,407		\$ 87,404	\$ 66,730
<b>Total</b>		<b>\$ 481,000</b>	<b>\$ 283,836</b>	<b>\$ 197,164</b>		<b>\$ 206,380</b>	<b>\$ 125,870</b>
<u>Fundraising Revenue</u>		<u>2022</u>	<u>2022</u>			<u>2021</u>	<u>2020</u>
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 82,000	\$ (7,000)		\$ 68,000	\$ 12,500
Partners in the Park Program	Park Operations	\$ 45,000	\$ 57,500	\$ (12,500)		\$ 53,750	\$ 32,500
Trust for County Parks	Park Operations	\$ 10,000	\$ 30,728	\$ (20,728)		\$ 36,919	\$ 19,456
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 4,874	\$ 20,126		\$ 4,650	\$ 6,950
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 15,000	\$ 40,000
<b>Total</b>		<b>\$ 195,000</b>	<b>\$ 215,102</b>	<b>\$ (20,102)</b>		<b>\$ 178,319</b>	<b>\$ 111,406</b>
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>					
<u>Parks Division Reservations</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>
January	3	510	N/A	3	22	4	41
February	5	446	N/A	5	233	12	879
March	29	702	N/A	4	31	6	44
April	271	8698	4.2	157	3892	0	0
May	419	15932	4.5	423	11907	47	274
June							
July							
August							
September							
October							
November							
December							
<b>Total</b>	<b>727</b>	<b>26288</b>	<b>4.2</b>	<b>592</b>	<b>16085</b>	<b>69</b>	<b>1238</b>

<u>Parks Facility Reservations</u>		2022	2022	2021	2021	2020	2020	
<u>May</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				11	20	8	8	
Athletic Fields		42	2230	14	560	2	20	
Pavilions		82	4088	109	3174	6	60	
Trails								
Vendor		5	18	2	8			
Tennis Courts								
Pickleball Courts		6	24					
Vita Course								
Meeting Room				1	10	4	38	
<b><u>Black Forest Regional Park</u></b>								
Athletic Fields		9	225			19	76	
Pavilions		29	1040	25	705			
Vendor								
Tennis Courts		3	12	8	32			
<b><u>Falcon Regional Park</u></b>								
Baseball Fields		52	1420	33	825			
<b><u>Fountain Creek Regional Park</u></b>								
Athletic Fields		4	110	7	320			
Pavilions		37	1583	48	1337			
Trails				1	200			
Disc Golf Course		3	210	1	72			
Vendor		7	26	2	6			
<b><u>Fox Run Regional Park</u></b>								
Athletic Fields		48	1630	44	1210			
Gazebo		6	217	13	611	4	40	
Warming Hut		2	30	6	60	1	10	
Pavilions		64	2643	79	2427			
Vendor								
Trails		2	55	1	11			
<b><u>Homestead Ranch Regional Park</u></b>								
Pavilions		8	305	11	275			
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>		10	66	7	44			
<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>						3	22	
<b>Total Park Facility Reservations</b>		<b>419</b>	<b>15932</b>	<b>423</b>	<b>11907</b>	<b>47</b>	<b>274</b>	

		2022	2022	2022	2021	2021	2020	2020
<u>Fairgrounds Facility Reservations</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
Year to Date								
January		7	150	N/A	0	0	9	478
February		19	726	N/A	6	178	12	271
March		13	471	N/A	8	459	3	170
April		50	2781	N/A	20	1608	0	0
May		30	3791	N/A	16	1496	0	0
June								
July								
August								
September								
October								
November								
December								
<b>Total</b>		<b>119</b>	<b>7,919</b>	<b>N/A</b>	<b>50</b>	<b>3,741</b>	<b>24</b>	<b>919</b>
<u>Fairgrounds Facility Reservations</u>		<u>2022</u>	<u>2022</u>	<u>2021</u>	<u>2021</u>			
<u>May</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	30	1	20			
Calhan Posse Mtg		1	20	1	15			
4H Meeting		1	20	3	75			
Fair Advisory Board		1	30	1	23			
Livestock Sale Committee		1	15	1	20			
Small Animal Bootcamp		1	40	0	0			
Wildfire Mgmt - Drone Meeting		1	20	1	20			
Public Meeting		1	50					
EPC Conservation		1	15					
				1	15			
<u>Grand Stands Building</u>								
HDA Kitchen Rental		4	15					
<u>Track</u>								
Races		2	2707					
				1	500			
<u>Barns</u>								
				1	30			
<u>Livestock Arena</u>								
Rabbit Rally		1	60	1	100			
Goat/Sheep Tag-in		1	120					
Beef Re-Weigh		1	80	3	60			
Arena Success Goat Show		1	120	1	80			
Cattle Clinic		3	225					
Australian Shepard Show		3	100					
<u>Grounds -</u>								
Fair Queen Photo Shoot		1	4	0	0			
Wildfire Mgmt - Drone Testing		1	40					
<u>Whittemore - Fairgrounds</u>								
Small Animal Boot Camp		1	60	1	300			
Camping at the Fairgrounds		2	20					
				1	20			
				2	30			
<u>Arena</u>								
				1	300			
<b>Month Total Fair Facility Reservations</b>		<b>30</b>	<b>3,791</b>	<b>20</b>	<b>1,608</b>			

<b><u>Vandalism Report</u></b>								
<b><u>Incident</u></b>	<b><u>Date</u></b>	<b><u>Location</u></b>	<b><u>Area</u></b>	<b><u>Cost</u></b>				
Vehicle damaged turf of Pine Meadows field	1/3/2022	Fox Run Regional Parks	North District	\$100				
Vehicle damaged turf of Oak Meadows field	1/3/2022	Fox Run Regional Parks	North District	\$100				
Discharged fire extinguisher, broken curtain rod	1/4/2022	Warming Hut - Fox Run	North District	\$300				
Vehicle drove through fence	1/24/2022	Baptist Trailhead	North District	\$100				
Vehicle damaged turf of Pine Meadows field	1/24/2022	Fox Run Regional Parks	North District	\$100				
Restroom broken into, toilet filled with trash / debris	1/24/2022	Baptist Trailhead	North District	\$50				
Illegal dumping (construction materials, car parts)	2/22/2022	Black Forest Regional Park	North District	\$50				
Graffiti damaged new tunnel mural, playground walls	2/14, 3/29	Widefield Community Park	South District	\$2,500				
Break-in at vacant house	3/3/2022	Pineries Open Space	North District	\$0				
Vehicle damaged turf on multi-use field	4/11/2022	Bear Creek Regional Park	Central District	\$100				
Fire set to playground slide, damaged lower section	4/27/2022	John Ceresa Park	South District	TBD				
Fire set to table and ripped out of pavilion	5/9/2022	McCrae	South District	\$2,000				
Vehicle damaged 5 sections of split rail fence	5/16/2022	Hanson Trail	South District	\$200				
Hand dryer destroyed	5/21/2022	Widefield Community Park	South District	\$500				
			<b>Total</b>	<b>\$6,100</b>				
<b><u>Volunteerism</u></b>		<b>2022</b>		<b>2021</b>		<b>2020</b>		
<b>Total for Year</b>	<b><u>Goal</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	
January		180	609	106	372	193	824	
February		60	327	100	468	234	1114	
March		118	682	159	713	110	552	
April		407	1,830	365	1,556	86	350	
May		491	2,021	425	1,579	96	500	
June								
July								
August								
September								
October								
November								
December								
<b>Totals</b>		<b>1256</b>	<b>5,469</b>	<b>1155</b>	<b>4,688</b>	<b>719</b>	<b>3340</b>	
		<b>2022</b>						
<b>May</b>		<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>					
Park Advisory Board		6	24					
Fair Advisory Board		18	36					
Fairgrounds Corporation		5	10					
Fair and Events Center		15	75					
Friends of the Nature Centers		59	509					
Adopt-A-Park / Trail / Volunteer Projects		388	1,352					
<b>Total</b>		<b>491</b>	<b>2,006</b>					



<b>Programming</b>		<b>2022</b>	<b>2022</b>	<b>2022</b>	<b>2021</b>	<b>2021</b>	<b>2020</b>	<b>2020</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		29	452	5.00	25	218	45	755
February		37	952	4.99	27	230	35	550
March		48	986	4.96	50	753	17	361
April		109	3003	4.98	58	1006	0	0
May		148	5401	4.95	84	1377	12	455
June								
July								
August								
September								
October								
November								
December								
<b>Totals</b>	<b>800 / 21,000</b>	<b>371</b>	<b>10794</b>	<b>4.98</b>	<b>244</b>	<b>3584</b>	<b>109</b>	<b>2121</b>
		<b>2022</b>	<b>2022</b>	<b>2022</b>				
<b>May</b>	<b>Facility</b>	<b>Programs</b>	<b>Attendance</b>	<b>Evaluation</b>				
Free Archery Day	BCRP	1	95					
Paint Mines Contacts	PMIP	12	2231					
Awesome Arthropods	FCNC	8	109					
Walk the Wetlands	FCNC	14	260	5.00				
Discover the Wetlands	FCNC	7	120	5.00				
Nature Adventures: Animal Mothers	FCNC	2	69	5.00				
Family Fun Day	FCNC	1	887	5.00				
Spring Bird Count	FCNC	1	15					
2' & 3's Outdoors: Crawling Caterpillars	FCNC	2	49	5.00				
Program Room Rental	FCNC	3	75					
Unguided Visit: Prairie Heights Preschool	FCNC	2	22					
Unguided Visit: Community Interception:	FCNC	1	9					
Unguided Visit: Mountain Song Community School	FCNC	1	22					
Liquid Lecture Series: Birds & Brews at Local Relic	FCNC	1	20	5.00				
Birthday Party: Big Bugs	FCNC	1	12	4.50				
Unguided Visit: ILC	FCNC	1	8					
Unguided Visit: Revel Province Retirement Home	FCNC	1	6					
Homeschool Fridays: Awesome Arthropods	FCNC	2	40					
PPBNF: Bug Watching Walkabout	FCNC	1	8					
PPBNF: Live Birds of Prey	FCNC	1	40					
PPBNF: Bird Photography	FCNC	1	20					
PPBNF: Bird Walk	FCNC	3	40					
PPBNF: eBird: a Tool for all Birders"	FCNC	1	30					
PPBNF: Raptor ID	FCNC	1	60					
Discover Bear Creek	BCNC	22	282	4.90				
Habitat	BCNC	19	188	5.00				
Incredible Insects	BCNC	11	126	5.00				
Colorado Wildlife Detectives	BCNC	10	125	5.00				
Foothills Field Experience	BCNC	1	7					
Birthday Party: All About Animals	BCNC	1	15	5.00				
Nature Explorers: Bird Symphony	BCNC	2	41	4.93				
Little Wonders: Are you my Mother? Animal Babies	BCNC	2	56	4.99				
Mindfulness Photography Workshop	BCNC	1	8					
Kids Morning Out: The Afterlife	BCNC	1	22					
Birds & Brews	BCNC	1	150					
Bear Den Rental: Baby's Birthday Party	BCNC	1	41					
EE Leader Trainings	BCNC	2	10					
Ed Collaborative Mtng: Bear Creek hosted virtually	BCNC	1	5					
PPBNF: Flammulated Owls Lecture	BCNC	1	12					
PPBNF: Moth Lighting	BCNC	1	17					

Forest Bathing Walk	BCNC	1	11					
Pikes Peak Mycological Society Meeting	BCNC	1	38					
<b>TOTALS</b>		<b>148</b>	<b>5401</b>	<b>4.95</b>				
<b>Visitor Contacts</b> <i>(does not include programs)</i>	<b>Bear Creek Nature Center</b>	<b>Fountain Creek Nature Center</b>	<b>Paint Mines Interpretive Park</b>	<b>Rainbow Falls Historic Site</b>				
January	555	560	0	0				
February	626	529	0	0				
March	1201	1037	0	0				
April	1201	1102	1318	0				
May	1260	2075	2231	0				
June								
July								
August								
September								
October								
November								
December								
<b>Totals</b>	<b>4843</b>	<b>5303</b>	<b>3549</b>	<b>0</b>				

**ADMINISTRATIVE SERVICES  
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR  
DEBRA REID, ADMINISTRATIVE SUPERVISOR

**May 2022**

**General Updates:**

1. Facility rentals have generated \$138,243 which is 76% of our \$180,000 annual revenue goal.

**Special Events:**

1. The Arizona State University Alumni Association hosted their annual Pat Tillman Shadow Run on the East trail system of Bear Creek Regional Park. This fundraising supports the Pat Tillman Foundation's Scholars program.
2. The Friends of the Equestrians Skills Course hosted their annual "Spring Fling 5K Poker Ride/Run" on the trails of Bear Creek Regional Park East. 116 people participated and many riders tried out the new obstacles, the switchbacks, for the first time.
3. A three-day disc golf tournament was held at the Widefield Community Park which included vendors and food trucks. Scheels sporting goods was part of the event and gave away free disc golf equipment.
4. Homestead Ranch Regional Park and Fox Run Regional Park were hosts to an orienteering event.
3. Baseball, Soccer, Youth rugby, Lacrosse and Frisbee leagues kicked off their Spring practices and tournaments throughout our park system.
4. Ten commercial photography permits were issued for the Paint Mines Interpretive Park.

## COMMUNITY OUTREACH

### Monthly Report – May 2022

Dana Nordstrom, Community Outreach Coordinator

#### Community Outreach

1. **Outreach News:** The Fountain Creek Watershed, Flood Control and Greenway District and El Paso County Parks sponsored a Liquid Lecture featuring Jessica Miller, Fountain Creek Nature Center Supervisor, for Birds and Brews, Wednesday, May 18 at 6 pm at the Local Relic. Check out this year's Liquid Lecture schedule at: <https://www.fountain-crk.org/about/brewshed-alliance/liquid-lectures-coming-soon-to-a-brewery-near-you/>
2. **Partner in the Park Program:** We currently have thirteen Partners in the Park for this year! Staff is currently working on signage for our new partner, Martin Marietta. We are currently seeking partnerships for Homestead Ranch Regional Park, Black Forest Regional Park, Rainbow Falls, Fountain Creek Regional Park, and Widefield Community Park. Please forward any suggestions to [dananordstrom@elpasoco.com](mailto:dananordstrom@elpasoco.com).
3. **Adopt a Park / Trail Program:** We currently have 32 active groups! We are so happy to have our volunteer groups back in our outdoor spaces.
4. **Great American Cleanup:** Thank you to the hundreds of volunteers who joined us on Saturday, April 30 across El Paso County! Some bigger ticket items found include a couch, a set of tires and a ladder.

**Please join us for the VIP Reception and Small Barn Groundbreaking, Saturday, July 16 at 11:30 am. Please R.S.V.P. to [dananordstrom@elpasoco.com](mailto:dananordstrom@elpasoco.com)**

**Mark your calendars, “Adventure Begins Here”, July 16-23.**





# Save the Date



2022 EL PASO COUNTY FAIR | JULY 16 - 23 | CALHAN, CO

Please join us for the

## VIP RECEPTION & SMALL ANIMAL BARN GROUNDBREAKING

July 16, 2022 • 11:30 am

Swink Hall

366 10th Street

Calhan, Colorado 80808



PRESENTS

FOR MORE  
INFORMATION  
CONTACT  
DANA NORDSTROM

# Adventure

BEGINS HERE

[DANANORDSTROM@ELPASOCO.COM](mailto:DANANORDSTROM@ELPASOCO.COM)

**Recreation & Cultural Services Division**  
**Monthly Report – May 2022**

Submitted by Theresa Odello, Recreation & Cultural Services Manager

**Programs & Special Events:**

1. This year's **Free Archery Day** was a great success. Over 95 people showed up at the Bear Creek Archery Range for a free 20-minute archery lesson. In total, eleven different class sessions were provided between the hours of 10:00 a.m. and 3:00 p.m. Lessons were provided by two instructors from Archery School of the Rockies. Many participants said that this was a great event, and they were happy the county provided such events. One of the instructors had mentioned multiple times that the turnout for the event was amazing.
2. The first three-day **Archery Camp** session started this month on May 31<sup>st</sup>. For the first camp session, 16 campers between the ages of six and thirteen were registered. This year, Archery School of the Rockies increased the number of instructors from two to three instructors per session. This increase in staff allowed us to raise the enrollment cap from 12 to 16 campers per session. In total, five Archery Camp sessions will take place from now until the end of July.
3. At the **Paint Mines Interpretive Park**, the busy season is upon us. We now have our two part-time seasonal interpreters working out at the park each weekend. In the past month, the two interpreters encountered and interacted with over 2231 visitors. Starting in June, the interpreters will be offering biweekly guided hikes to registered participants. These hikes will be capped out at 15 participants and a \$3 donation will be asked of each participant. To prepare for these hikes, a training was provided by our executive board president Risë Foster-Bruder. This training was provided to the interpreters and to any of our volunteers who wished to gain more information on how to lead programs out at Paint Mines.
4. Bear Creek Nature Center wrapped up a successful **spring field trip season**. After two years of field trips being cancelled due to Covid, staff was thrilled to have the opportunity to carry out the nature center's mission of connecting children to their natural resources via field trip programs. In May, the nature center led 63 field trip groups, reaching a total of 728 field trip participants ranging from preschool through middle school. Evaluation feedback from teachers included, "Your staff had great rapport with the students and knew how to make big topics interesting and understandable" and "This was wonderful- from the puppet show to the hike. All the leaders really spoke on the kids' level and kept them interested."
5. Bear Creek Nature Center staff spearheaded '**Birds & Brews**'- the social event of the Pikes Peak Birding and Nature Festival. One hundred fifty attendees gathered in Bear Creek Regional Park pavilions 1, 2 & 3 and enjoyed an evening of live music provided by Tidal Breeze Jazz Arts, food and drink, a ticket raffle and festival art silent auction, and shared camaraderie with fellow birders and nature enthusiasts. Festival and community partners including Wild Birds Unlimited, Songbird and the Orchid, Aiken Audubon, Mile High Bug Club, Pikes Peak Community College 'Wild

Things', and Friends of Corral Bluffs hosted engaging and informative tables. Bear Creek Nature Center staff enjoys the opportunity to work with other County Parks staff and a variety of other agencies to bring this Festival to fruition each year.

6. El Paso County Nature Centers offered a **customer service training** for Friends of El Paso County Nature Centers volunteers at Bear Creek Nature Center. This training focused on the mission of El Paso County Recreation and Cultural Services department, addressing topics such as how we each carry that mission out in our roles, how to deal with different personalities, and how to focus on the myriad of customers that the nature center serves. The training was well-received and well-attended, with 25 volunteers and 6 staff learning together.
7. It was a busy month at the **Fairgrounds for 4-H events**. Over 600 4-H leaders, staff, kids, parents, and volunteers were onsite across various events this month. Rabbits, Poultry, Swine, Goats and Cattle were all onsite for weigh-ins, rallies, and show education. Kids practiced showing their animals, learned how to properly present at shows, and got their official weigh-in numbers. We are looking forward to a busy 4-H Season and great participation at this year's Fair.
8. Fountain Creek Nature Center hosted its most successful **Family Fun Day** ever on Saturday May 7<sup>th</sup>. About 887 people came out to enjoy a variety of activities along the Nature Trail, and half of these guests were active military and participated for free! Nature Center docents hosted fairy home building, bug sweeps, bug hat craft, kite making craft, and a pond study. Partner organizations along the trail were Rocky Mountain Dinosaur Resource Center, Fountain Farmers 4H and their menagerie of animals, Fountain Creek Watershed Flood Control & Greenway District, Colorado Springs Utilities Volunteers, Aiken Audubon Club, Cool Science, Garden of the Gods, Colorado Parks and Wildlife, Girls Scouts of CO, Pikes Peak Community College Wild Things, and the Air Force Falconers. Commissioner Gonzalez cooked up free hotdogs and Papa Murphey's Pizza of Fountain was on site all day serving fresh pizza. It was the perfect day for the community to spend time together outdoors interreacting with STEAM activities!
9. Fountain Creek Nature Center, being a birding hotspot in the County, was a site for many **Pikes Peak Birding and Nature Festival** field trips, workshops, and seminars. Festival registrants picked up their supplies and were able to get up to date info for the variety of programs. The Nature Center hosted four field trips and workshops like "eBird: a Tool for all Birders", Raptor ID, Bird Photography, and Live Birds of Prey. Site Supervisor Jessica Miller led field trips to Kane Ranch Open Space, Fountain Valley School, and Fountain Creek Regional Park.
10. Fountain Creek Nature Center was represented at Fountain Creek Watershed Flood Control & Greenway District's **Liquid Lecture Series** at Local Relic on the evening of May 18<sup>th</sup>. Attendees come to enjoy dollar off pints while they learn about something going on within our watershed, in this case, the birds! Supervisor Jessica Miller led a lively virtual tour of the birding possibilities within the Pikes Peak Region. From prairie to peak, guests saw the diversity of habitats and birds within El Paso County and were able to play with binoculars and use books to test their skills for prizes.



Free Archery Day



Family Fun Day



Birds & Brews



## Special Events and Program Calendar

June 9 - July 15, 2022

Date	Day of Week	Program	Location	Target Audience	Notes*
June 6-10	Monday-Friday	Summer Nature Camp: Botany Bay	Bear Creek Nature Center	Children grades 1-5	9am-3pm daily, \$150/child, discounts and scholarships available
6/11	Saturday	Active Adults: Wildflower Photography Workshop	Bear Creek Nature Center	Adults	9-11am, \$25 per person
June 11 & 25	Saturday	Auto Races	Fair & Events Ctr. Grandstands	All Ages	Saturdays 5-10pm \$20/Adults, \$15/Military & Senior, \$10/Child, Free under 3
June 13-17	Monday-Friday	Summer Nature Camp: Colorado Endangered Animals	Fox Run Regional Park	Children grades 1-5	9am-3pm daily, \$150/child, discounts and scholarships available
6/14	Tuesday, Wednesday, Thursday	Archery Camp	Bear Creek Archery Range	6 and older	9am-12pm \$90 per camper
June 14-16	Tuesday, Wednesday, Thursday	Archery Camp	Bear Creek Archery Range	6 and older	9am-12pm \$90 per camper
6/15	Wednesday	Little Wonders: Nature's Music	Bear Creek Nature Center	Children age 2-3 with an adult	9-10:15am & 1-2:15pm/ \$3 per person
6/15	Wednesday	Forest Bathing Walk	Bear Creek Nature Center	Adults	10am-12:30pm, \$30 per person
June 15, 22, 29 July 6, 13	Wednesdays	Rock Island Cornhole	Fair & Events Ctr. Whittemore Bldg	All Ages	Wednesdays 6pm-10pm \$5 Knock-out per person/\$10 League per person
6/16	Thursday	Nature Explorers: Noticing Nature	Bear Creek Nature Center	Children ages 4-5 with an adult	9-10:30am & 1-2:30pm/ \$3 per person
6/17	Friday	Kids' Night Out: Creek Night	Bear Creek Nature Center	Children ages 6-12	5:30-9:00pm, \$20 per child
6/18	Saturday	Kite Festival	Falcon Regional Park	All Ages	10am-3pm, Free Event
June 20-24	Monday-Friday	Summer Nature Camp: Middle School	Bear Creek Nature Center	Children grades 5-8	9am-3pm daily, \$160/child, discounts and scholarships available
June 23 & 24	Thursday & Friday	25 & 35 Outdoors: Rollie Pollie Roundup	Fountain Creek Nature Center	Children age 2-3 with an adult	9-10:15am / \$3 per person
25-Jun	Saturday	Evening Bat Quest	Fountain Creek Nature Center	All Ages	7-9pm / \$5 per person
6/25	Saturday	Forest Bathing Walk	Bear Creek Nature Center	Adults	1-3:30pm, \$30 per person
June 27-July 1	Monday-Friday	Summer Nature Camp: Holey Homes	Bear Creek Nature Center	Children grades 1-5	9am-12pm daily, \$110/child, discounts and scholarships available
June 27 - July 1	Monday-Friday	Summer Nature Camp: Prehistoric Colorado	Fountain Creek Nature Center	Children grades 1-5	9am-3pm daily, \$150/child, discounts and scholarships available
6/28	Tuesday	Concerts in the Park	Fountain Park	All Ages	6-8 pm, Free Event
June 28-30	Tuesday, Wednesday, Thursday	Archery Camp	Bear Creek Archery Range	6 and older	9am-12pm, \$90 per camper
6/30	Thursday	Concerts in the Park	Homestead Park	All Ages	6-8 pm, Free Event
July 1-July 2	Friday	Night Sky/Milky Way Photography Workshops	Paint Mines Park	Adults	9pm-7am, \$300 per person
7/6	Wednesday	Little Wonders: Bedding & Building	Bear Creek Nature Center	Children age 2-3 with an adult	9-10:15am & 1-2:15pm/ \$3 per person
7/6	Wednesday	Forest Bathing Walk	Bear Creek Nature Center	Adults	10am-12:30pm, \$30 per person
7/7	Thursday	Nature Explorers: Ants on Parade	Bear Creek Nature Center	Children ages 4-5 with an adult	9-10:30am & 1-2:30pm/ \$3 per person
July 7 & 8	Thursday and Friday	Nature Adventures: Turtle Time	Fountain Creek Nature Center	Children age 3-6 with an adult	9-10:30am / \$3 per person
July 8 & 9	Friday & Saturday	Firefly Celebration & Night Hike	Fountain Creek Nature Center	All Ages	Friday 7:30-9pm, Saturday 8-9:30pm / \$5 per person
July 12-14	Tuesday, Wednesday, Thursday	Archery Camp	Bear Creek Archery Range	6 and older	9am-12pm \$90 per camper
7/13	Wednesday	Concerts in the Park	Bear Creek Park	All Ages	6-8 pm, Free Event
July 9, 16, 23	Saturdays	Children's Mindfulness Series	Bear Creek Nature Center	Children ages 5-10 with adult	9-11am, \$30 per child
July 11-15	Monday-Friday	Summer Nature Camp: Wild Child Adventures	Fountain Creek Nature Center	Children grades 6-8	9am-3pm daily, \$150/child, discounts and scholarships available
					* Nature Center Members may receive an additional discount



**PARK OPERATIONS DIVISION  
MONTHLY REPORT  
MAY 2022**

**Parks Planning**

**Capital Project Management / Planning:**

**County Parks Master Plan Update** – The 2013 County Parks Master Plan is currently being updated. The plan is a guiding document that works alongside other County plans to help maximize outdoor recreation opportunities such as parks, trails, long-term protection of open space and recreational programming. In addition, an infrastructure analysis will be completed to help identify and prioritize future needs regarding existing facility and park infrastructure. BerryDunn (formerly GreenPlay LLC.) was selected as the consultant and the goal is to complete the updates in 2022. Staff is currently reviewing draft documents and updating maps in preparation for public input and review during the month of May. A public open house was held on Thursday, May 19, 6:00 pm at Bear Creek Nature Center. The draft was also posted online May 11 for public review and comments accepted through May 31. The goal is to present the master plan update at the July Park Advisory Board meeting.

**Fox Run Regional Park Pine Meadows Playground** – This project includes the replacement of the playground structure at Pine Meadows with a new ADA compliant structure. In support of this project, new ADA compliant sidewalks and parking will also be installed. The contract was awarded to Ridgeline Construction. The play structure components have been received and work will begin end of May with anticipated completion July 2022.

**Fox Run Regional Park Oak Meadows Restroom** – Project consists of renovating the Oak Meadows restroom from a composting system to a flush system. The pit vault composting waste system will be removed, and existing leach field abandoned. A new on-site wastewater treatment system and leach field will be installed. Internal plumbing and fixtures will also be installed to convert the restroom to a flush system. The project has been advertised twice with no bids received. Staff and County Procurement are assessing the project to determine the best path forward.

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

Review and coordination with several agencies are ongoing. The final design package is ongoing and scheduled to be completed in late 2022.

**Bear Creek Regional Park Restroom** – Project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. Tremmel Design Group (TDG) completed final design in December 2020. Raine Building was contracted for complete demolition and construction in April 2021. Demolition and pre-construction tasks were completed in 2021. Construction has been delayed several times due to material and contractor delays but will be completed in summer 2022.

**Black Forest Regional Park Tennis Courts** – The two existing tennis courts in Black Forest Regional Park are in the need of replacement due to age, playability, and safety concerns. County Parks is contracting with FieldTurf, LLC (Sourcewell Contract 060518-FTU) to remove the two existing tennis courts and replace with two new post-tension concrete tennis courts. The courts will also be lined for pickleball play. The project is anticipated to start Summer 2022, with a Fall 2022 completion goal.

**Kane Ranch Open Space Master Plan / Phase I Improvements** – The project was awarded to Veltrans in the amount of \$347,280. Phase I construction is complete. Seeding and erosion blanket has been completed. The site is currently being monitored for vegetation growth. Top Notch Fencing has completed the removal and replacement of the existing property line fencing. Additional post and cable fencing, as well as signage and an information kiosk has been added to the new trailhead parking area. To help reduce and discourage after hours activities, Taylor Fence was contracted to construct and install an automated security gate at the Squirrel Creek Road main park entrance. The open space officially opened to the public on March 23, 2022.

**Santa Fe Open Space** - The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction has been completed and the grand opening was held on April 7, 2022.

**Fountain Creek Regional Trail Repairs at Spring Run** – A portion of the Fountain Creek Trail near Janitell Road has sustained repeated damage from rain events and the existing concrete low water crossing needs replacement. Staff obtained quotes and awarded the contract to Tezak Heavy Equipment in January. Public Works helped secure an Army Corps of Engineer maintenance permit which is good through March 2022. Construction on a new box culvert and trail repairs began in February and was completed March 18, 2022.

#### **Other:**

**Interdepartmental Coordination-** Staff is representing County Parks and providing technical assistance for several projects to ensure compliance with the El Paso County Parks Master Plan and to support advancement of multi-modal opportunities. This includes the Peyton Drainage and Transportation Master Plan, Eastonville Road design project, South Powers Extension Study, and the Jackson Creek Parkway Corridor Plan.

**Development Permit Application Reviews** - Staff reviewed five development permit application to be presented for presentation and endorsement at the postponed May 2022 PAB with an additional two applications for the June 2022 meeting, and provided internal administrative comments for an additional eleven applications during May 2022.

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

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

### **Park Operations / Miscellaneous Projects**

#### **Central District:**

**Bear Creek Regional Park** – Colorado spring weather continues to be a challenge. Damaging winds and minimal precipitation throughout the spring months gave way to a late May snowstorm providing the region much needed moisture. Many deciduous trees around Bear Creek Regional Park were damaged from this storm, resulting in weeks of cleanup for maintenance staff.

The reservation season is in full swing, seeing higher volumes of usage on the trails, fields, and pavilion areas. Our team's primary focus has been cleaning facilities and parking areas, parking lot and trail maintenance, completing routine illegal camp checks, landscape bed maintenance, playground inspections, addressing irrigation issues, installing fire restriction signage, and cleanup from the recent devastating spring snowstorm.

County Parks received a Colorado Parks and Wildlife grant allowing for a Bear Creek Archery Range improvement project. This grant provided funding to replace the existing shake shingle roof with a new metal covering, additions of an 8' x 10' storage shed, ADA accessible picnic table and pad, as well as updated signage for the range. County Parks staff also addressed some other minor issues throughout the range to include sidewalk and fence repairs and an updated entrance gate. This project is complete, and all grant documents have been sent to Colorado Parks and Wildlife for finalization.

Our team continues to meet and assist Raine Construction with the construction of the new restrooms at Bear Creek West. With the addition of a new project superintendent, real progress is visible and barring any other unforeseen circumstances or additional weather delays, completion is set for summer 2022.

On May 6<sup>th</sup>, Bear Creek Park hosted the annual TCA Day, where fifteen high school seniors volunteered to assist with a project at the park. This year the "Titan Team" refreshed the wood mulch around the El Paso County Administration building and helped park staff convert the large wood mulch landscape bed at the Veteran Memorial to a more sustainable rock mulch. Central District staff would like to give a big "thank you" to the TCA students for their efforts!

With the assistance of EPSO Park Security, Central staff designated time monitoring, removing, and cleaning areas along the 8<sup>th</sup> St. corridor where illegal camping continues to be a concern. The warmer spring temperatures have caused an increase in activity in the area, requiring additional patrols and cleanup from staff.

**Bear Creek Dog Park** – The Park continues to experience a large volume of guests and staff commits significant daily effort with trash removal and facility cleaning, while performing routine perimeter fence inspections.

Parks staff met with members of the Manitou Cats trail group to discuss a new and safer walkway to the northwest entrance at the park. The volunteer group is excited to take on this project and it will provide a much-needed upgrade for park patrons.

**Rainbow Falls Historic Site** – The site is currently closed due to potential hazardous falling rocks in the parking area. The site will remain closed until further notice. Park leadership has met with

multiple entities regarding this issue and are in continued discussion as how to safely open the site for patrons. Staff continues to monitor security cameras, remove trash, and monitor the site for new graffiti.

**Downtown Facilities** – The Downtown team remains busy with continuous property checks and general maintenance tasks including mowing operations, bed maintenance and trash collection. The recent snowstorm is keeping the team busy with additional debris cleanup.

Park Operations, EPC Facilities, and TDG Architecture have met multiple times regarding new / improved parking at the Criminal Justice Center. This multiple stage project will increase parking availability at the facility and our staff will maintain oversight and provide input on changes made to landscape and irrigation portions of the project.

**Ute Pass Regional Trail** – Staff removed trash and debris from trail corridors and trailheads, installed fire restriction signs, and continues to monitor parking areas for illegal overnight use. Our team is working with CDOT to address a culvert issue on Hwy 24 causing erosion problems to the trail.

#### **East District:**

**County Fairgrounds** – The summer rental season is in full swing, and staff has played a major role in ensuring the grounds are ready for use. The team prepped and supported the first auto race of the season and supported the second Australian Shepherd show of the year. In addition to the race and dog show, staff supported various 4H events and our reoccurring monthly meetings.

The fairgrounds team has been working on completing our general maintenance tasks list. Staff completed painting all the bollards throughout the grounds, spraying weeds around the buildings and minor plumbing leaks. The team meets every other Monday to review the list and update it as we prepare for the 2022 County Fair.

**Homestead Ranch Regional Park** – The focus for the beginning of May was completing the seeding, fertilization, and aeration of the field at the park. Homesteads turf has begun to bounce back from dormancy and is looking great. The team had to deal with another main line leak at the beginning of the month and we are in the process of replacing an air relief valve. The hope is that once this valve is replaced, we will relieve some of the pressure on the system and perhaps this will help with the main line leaks we have been experiencing.

**Falcon Regional Park** – The athletic fields at Falcon Regional Park have been seeded, fertilized, and aerated. Staff has been dealing with a few minor issues with the irrigation system. Primarily replacing solenoids and heads. We have one valve that is scheduled to be rebuilt, but other than that we have not had any major issues at this point. Staff continues to monitor the park with the little league baseball season underway.

**Paint Mines Interpretive Park** – The team continues daily cleaning in the park and monitoring for vandalism.

**Rock Island Regional Trail** – Staff continues to monitor the park and began mowing operations this month.

**General Items** – The East District was able to hire an additional seasonal this year and our staffing situation has improved this month. We are in the process of bringing our seasonal staff up to speed and to get them oriented within the district.



## **North District:**

**General Information** – The focus for the North District has been to complete all spring start-up procedures. Fertilization, aeration, and weed prevention have been completed at Fox Run Regional Park and Black Forest Regional Park. Irrigation audits have also been completed for these properties helping to identify and address any irrigation issues. The North District team continues working on reestablishing all culvert and ditch drainage throughout Fox Run. Several full-time positions are still vacant, but we continue to search for qualified candidates for our team.

North District parks, trails and facilities continue to be inspected and cleaned daily.

**Fox Run Regional Park** – Clean-up from the snowstorm in May was the focus near the end of the month. Several downed limbs required cutting and removal throughout the park. The improvements to drainage throughout the park helped to disperse runoff. Perimeter lake edges were seeded with native seed this month to improve the appeal and erosion control on the banks. A clean-up mow was also performed on the active use areas.

TCA Classical Academy performed a volunteer day this month and helped to clean and improve the playground areas and volleyball court.

Wildland Fire continues to assist Fox Run with fuel mitigation and general forestry improvements.

**Black Forest Regional Park** – A large volunteer tree planting event was organized by RMFI. Approximately 800 trees were planted in the burn area on the northeast section of the park. The newly planted trees will aid in restoring burned areas and improve habitat.

**Santa Fe Regional Trail** – This area also required minor clean-up efforts from the recent storm. The trails have been inspected for damage and hazardous limbs.

**Santa Fe Open Space** – This area has seen increased usage providing a new area to explore. All feedback from the Palmer Lake area has been very positive. The area offers a different and more nature-oriented element to the Santa Fe trail.

**Palmer Lake Recreation Area** – The restroom has been re-opened for the season. The facilities and trailhead are routinely checked for any areas of concern.

## **South District:**

**Fountain Creek Regional Park** – Our primary focus has been mowing, removal of weeds, pressure washing pavilions, removing graffiti, native trash removal, and cleanup from the late May snowstorm. Our team made significant effort to perform irrigation checks, aeration, fertilization, and over seeding. As the turf came out of dormancy we discovered a large amount of winter kill, and irrigation inconsistencies. Staff has committed significant effort to repairing, replacing, and renovating these turf areas and irrigation issues. This will be a large and ongoing renovation for several months.

We hosted a volunteer day with TCA Classical Academy. TCA volunteers were a huge help and focused on cleaning out the demonstration gardens in preparation for the upcoming season.

A small wildfire broke out on the Fountain Creek Regional trail north of Willow Springs ponds near I-25. This fire was extinguished by multiple agencies and burned a little over an acre.

**Widefield Community Park** – Staff focused on completing aeration, fertilizing, and general cleaning of the park. We have sprayed weeds, shoveled out curb and gutter debris, removed fallen trees / limbs, and mowed the park.

**Hanson Trailhead** – The south district team repaired five sections of split rail fence that was struck by a vehicle. We also repaired the Hanson bridge by recessing numerous decking board screws and continue to clean up the trails from the recent snowstorm.

**Stratmoor Valley Park** – Staff focused on spring clean-up to include spraying and pulling weeds, mowing, pruning shrubs, irrigation adjustments and repairs, aerating, and fertilizing all turf areas.

**Stratmoor Hills Park** – Primary focus was pulling weeds, mowing, trimming plants, completing irrigation adjustments and repairs, aerating, and fertilizing all turf areas.

**Grinnell Boulevard** –Staff monitored Grinnell for irrigation inefficiencies and discovered a leaking valve that was quickly repaired. Efforts were made to remove large pieces of trash along the street. Many of the street trees received extensive damage during the recent snowstorm. Staff will continue to prune and remove damaged branches.

**Crews Gulch Trail** – No new maintenance to report.

**Ceresa Park** – During the recent windstorms staff discovered a huge cottonwood that had to be professionally removed as well as numerous large branches and small trees along the trail. Later in the month the snowstorm created many challenges with broken limbs and hazard limbs that staff will continue to remove.

Staff completed all aerating, fertilizing, trash removal, and has begun mowing operations.