

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

Mee

HOLLY WILLIAMS CARRIE GEITNER LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, May 11, 2022 - 1:30 p.m.

Centennial Hall, 200 S. Caseage, Colorado Springs

Recommended **Item** ion 1. **Call Meeting to Order** Chair 2. Chair Approval of the Agenda Approval 3. **Approval of Minutes** Chair Approval 4. **Introductions / Presentations** Α. Alan Rainville Proclamation Chair Approval B. Pikes Peak Chapter - National Society Scott Tanner Information of the Sons of the American Revolution 5. Chair Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair) **Development Applications** 6. Falcon Meadows at Bent Grass Filing Α. Greg Stachon Approval No. 3 Final Plat B. Copper Chase at Sterling Ranch PUD **Ross Williams** Approval Development Plan and Preliminary Plan

<u>ltem</u>			<u>Presenter</u>	Recommended Action
	C.	Homestead North at Sterling Ranch Filing No. 1 Final Plat	Ross Williams	Approval
	D.	The Cottages at Mesa Ridge Final Plat	Ross Williams	Approval
	E.	Flying Horse North Sketch Plan	Ross Williams	Approval
7.	Information / Action Items			
	A.	2022 - 2023 Officer Elections	Chair	Approval
8.	Mont	thly Reports	Staff	Information
9.	Boar	d / Staff Comments		

Adjournment

10.

RECORD OF PROCEEDINGS

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. <u>Call to Order:</u> The meeting was called to order at 1:30 p.m. by Ed Hartl, Chair.
- 2. <u>Approval of Agenda:</u> 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. <u>Approval of Minutes:</u> 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 property 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 and 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.

RECORD OF PROCEEDINGS

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.

RECORD OF PROCEEDINGS

9. <u>Board/Staff Comments:</u>

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.	
	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 11th day of May 2022, at Colorado Springs, Colorado.

Park Advisory Board of El Paso County, Colorado

Ву:		
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: May 11, 2022

Agenda Item Number: #4 - A

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 Parks

Agenda Item Summary Form

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

Agenda Date: May 11, 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 overall PUD Development titled "Falcon Meadows at Bentgrass PUD Preliminary Plan."

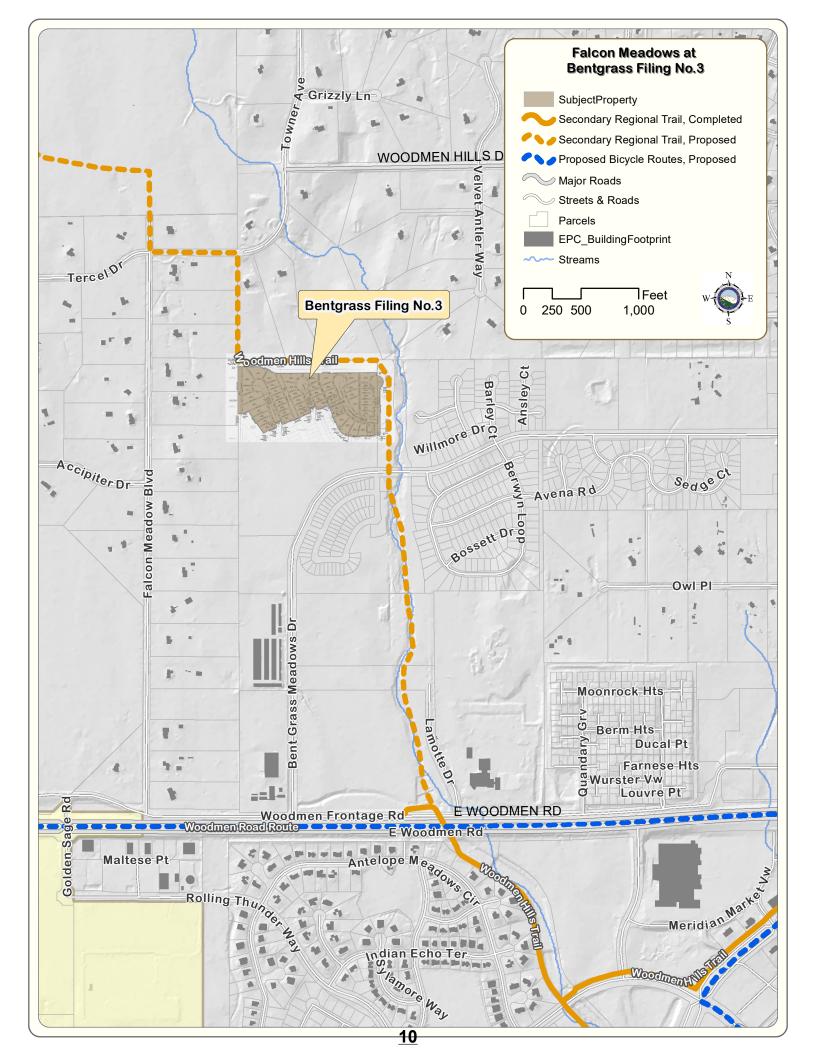
The 2013 El Paso County Parks Master Plan shows the proposed Woodmen Hills Secondary Regional Trail running adjacent to the Filing No. 3 along its northern and eastern boundary. The section of trail to the north of Filing No. 3 was previously dedicated to El Paso County in Bentgrass Filing No. 2. The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

The Bent Grass Filing No. 3 Final Plat contains two open space tracts, Tract A and Tract B. These open space tracts total 0.66 acres and are 5.1% of the total area of Filing No. 3. 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.



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.3Application Type:Final PlatPCD Reference #:SF-2216Total Acreage:35.00Total # of Dwelling Units:49

Applicant / Owner:

Challenger Homes

NES Inc.

Regional Park Area:

2

8605 Explorer Dr.

Colorado Springs, CO 80920

Colorado Springs, CO 80903

Existing Zoning Code:

PUD

Proposed Zoning Code:

PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

than one dwelling unit per 2.5 acres.

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

Regional Park Area: 2 Urban Park Area: 3

Neighborhood: 0.00375 Acres x 49 Dwelling Units = 0.18

0.0194 Acres x 49 Dwelling Units = 0.951 Community: 0.00625 Acres x 49 Dwelling Units = 0.31

Total Regional Park Acres: 0.951 Total Urban Park Acres: 0.49

FEE REQUIREMENTS

Regional Park Area: 2 Urban Park Area: 3

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:CONSULTANT:Challenger HomesN.E.S. Inc.

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

Tax ID: 5301000019, 5301201061

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.

<u>TRAFFIC</u>: 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.

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

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

<u>Use of, OR CHANGES IN PREEXISTING WATERFORMS, WATERCOURSES OR BODIES OF WATER:</u> 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.

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

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

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

EPC PARKS MASTER PLAN

The Plan shows a secondary regional trail running north to south 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

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

WATER MASTER PLAN

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

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

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

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

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

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

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

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

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

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

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

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

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

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

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

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

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

Filing 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)];

File #: XX XXX 7 | Page

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).

 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.

File #: XX XXX 8 | Page

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.

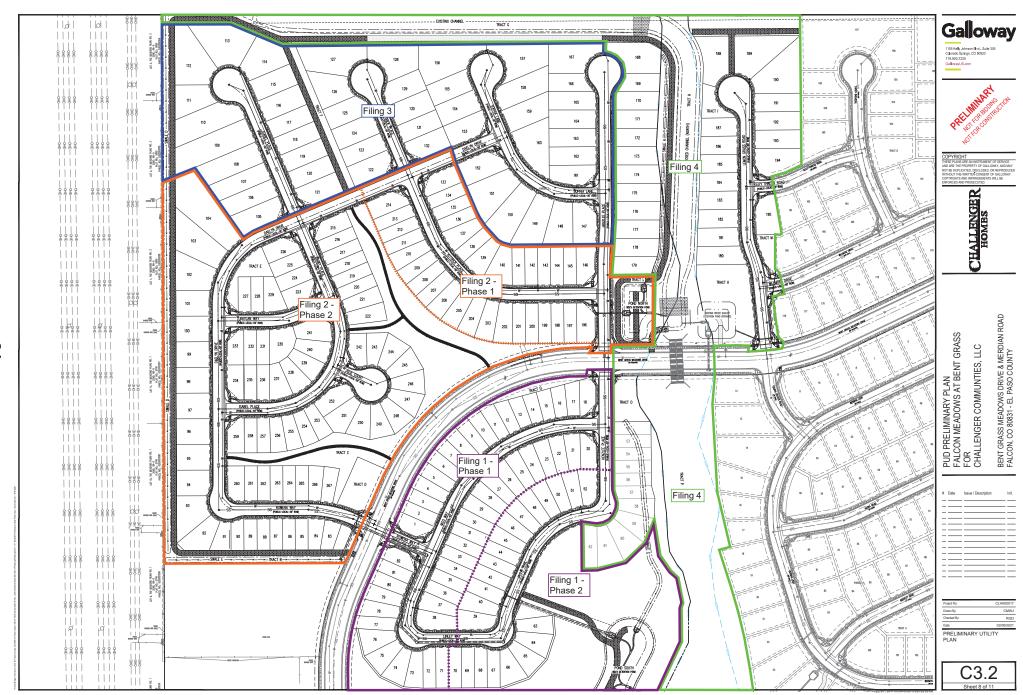
13. THE SUBDIVISION MEETS OTHER APPLICABLE SECTIONS OF CHAPTER 6 AND 8; AND EL PASO COUNTY,
COLORADO LAND DEVELOPMENT CODE RULES GOVERNING DIVISIONS OF LAND — CHAPTER 7-PAGE 10
EFFECTIVE 05/2016

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.

File #: XX XXX 9 | Page



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

VICINITY MAP

OWNERS CERTIFICATE

THE MORPHONDER, DARW ALL THE OWNERS, MORTCHAETS, BENETICANES OF DEEDS OF TRUST
AND HOLDERS OF OHER INTERESTS IN THE LAND DESCRIBED HERRI, HAVE LAND OLD,
SERVINCED, AND PARTED SHOW LAND SHOW INCESTED HERRORS AND THE SHOWN BENEFITS OF THE SHOWN HERROR INDERSON HERRORS AND THE SHOWN HERRORS HAVE THE SHOWN HERRORS AND THE SHOWN HERRORS HAVE THE SHOWN HERRORS AND THE SHOWN HERRORS HAVE THE SHOWN HERRORS AND THE SHOWN HER AND THE SHOWN HERRORS AND THE SHOWN HERRORS

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

OWNERS CERTIFICATE

CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

NAME-

STATE OF COLORADO

MY COMMISSION EXPIRES _____

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%

WITNESS MY HAND AND OFFICIAL SEAL

BEN CRASS MEADONS R

/11111

KNOW ALL MEN BY THESE PRESENTS

THAT CHALLENGER COMMUNITIES, LL.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 FILMS NO. 2, SITUATED IN THE NORTHWEST COURTER OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 MEST OF THE SXTH PROMOPAL MERDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASS OF BEARNINGS ALL EMERNINGS ARE DONE BEARNING OF THE COLORADO STATE PLANE COORDANIST SISTEM, ADDRESS, MORTH MERCOAN DATASE 1983. THE WEST LIKE OF THE COLORADO STATE PLANE CONTROL THE STATEM OF THE WEST LIKE OF THE WEST LIKE

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, SOOT414*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) 967'07'56"E, A DISTANCE OF 151.95 FEET:
- 2) N89'36'34"E, A DISTANCE OF 878.89 FEET TO THE NORTHEAST CORNER OF SAID

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

- S00'30'26"E, A DISTANCE OF 25.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:
- WITH SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 1347455, HANNIC A RADIUS OF 55.00 FEET, AM ARC LENGTH OF 129.03 FEET, AMD A CHORD BEARING S2317587E, A CHORD DISTANCE OF 101.41 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LETT
- 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 37.80 FEET;

THENCE WITH THE EXTENDED EAST LINE OF SAID TRACT F, S00"30"26"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 311'52", HAVING A RADIUS OF 525.00 FEET, AM ARC LENGTH OF 29.30 FEET, AMD A CHORD BEARING S1'05'30"M, 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 HENZIEE PLACE:

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF HENZLEE PLACE, N8718'34"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, SOZ'41'26"M, A DISTANCE OF 8.92 FEET TO THE NORTHEAST CORNER OF LOT 95, FALCON MEADOWS AT BENT GRASS FILING

- 1) S89'30"12"W. A DISTANCE OF 20B.15 FEET:
- N85'31'25'W, A DISTANCE OF 19.94 FEET;

- 5) N42"28'25"W, A DISTANCE OF 32.39 FEET:
- NOTER'17"W & DISTANCE OF 29.93 FEET-
- 7) N22'53'39"W. A DISTANCE OF 155.00 FFFT:

THENCE WITH SAID SOUTH RIGHT OF WAY LINE OF DAELYN DRIVE, NG7'06'21"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, \$67'06'21"M, 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 9000'00", HAVING A RADIUS OF 12.00 FEET, AM ARC LENGTH OF 18.85 FEET, AMD A CHORD EXERNIC NGTS5'39"W, A CHORD DISTANCE OF 18.97 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 FFFT.

LEGAL DESCRIPTION (CONTINUED)

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CONTRAL ANGLE OF 90Y00'00", HANNIG A RADIUS OF 12.00 FEET, AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARNIG SZ206'21"W, A CHORD DISTANCE OF 18.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DALLIN CRINE;

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 EAST RIGHT OF WAY LINE OF ISABEL PLACE, N22'S3'39'W, A DISTANCE OF 23.89 FEET:

THENCE DEPARTING SAID EAST RIGHT OF WAY LINE OF ISABEL PLACE, \$67'06'21"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ISABEL PLACE;

THENCE S89"45"46"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 RIGHT OF WAY LINE OF KITTRICK PLACE, \$2253'39"E, A DISTANCE OF 23.89 FEET TO THE REGINNING OF A CURVE TO THE RIGHT:

THENCE WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90'00'00", HAWNG A RADIUS OF 12:00 FEET, AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARNIN MOTSS'39'N, A CHORD DISTANCE OF 16.97 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ISABEL PLACE:

THENCE WITH SAID WEST RIGHT OF WAY LINE OF ISABEL PLACE, \$22°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 18.65 FEET, AND A CHORD BEATMAN 52/20°22°W, A CHORD DISTANCE OF 16.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DALLYM BRINE.

THENCE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1224'01", HAVING A RADIUS OF 225.00 FEET, AM ARC LENGTH OF 48.97 FEET, AMD A CHORD BEARING 580'54'21"W, A CHORD BESTANCE OF 4800 FEET TO THE SOUTHEAST CORNER OF LOT 22, FALCON MEADONS AT BENT GASS FILMS NO. 2;

THENCE WITH THE EAST LINE OF SAID LOT 22, N35"9"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, S6706'21"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 WITH SAID WEST LINE OF SAID TRACT A AND THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 1, NO014'14'W, A DISTANCE OF 414.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.74 ACRES (554.878 SQUARE FEET), MORE OR LESS.

DELOCATION.

The ABOVE OWNER HAS CAUSED SAID TRACT TO BE PLATTED INTO LOTS, TRACTS, PUBLIC RIGHT OF MAY AND EXSENSITS AS SHOWN HERBON. THE UNDERSONED DOES HERBEY GRANT AND CONNEY TO BE COUNTY OF EL POSO ALL STREETS HOW EXSENSITS FOR PUBLIC USE.

THIS TRACT OF LAND HERBEN PLATTED SHALL BE KNOWN AS "FALCON MELDOWS AT BEINT GRASS FILMS NO. 3", IN THE COUNTY OF EL PASS COUNTY, COCREADO.

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 DIRECTIOR ON THE

SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

EL PASO COUNTY, COLORADO
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

ACCEPTANCE CERTIFICATE FOR TRACTS

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

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

. FL PASO COUNTY

_____ AS ____

STATE OF COLORADO ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____ BY

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL

EASEMENTS

LENS ORDERES INDICATED, ALL SIDE LOT LINES ARE HERBY PLATTED WITH A 5 FOOT PUBLIC UTILITY AND PROMAGE ASSESSMENT AND ALL FROM!, AND ERRA COT LINES ARE HERBY MOUGHED, A 10 FOOT PUBLIC MERVICHARD SEASONETH SERVED HERBY MOUGHED, AND FOOT PUBLIC MERVICHARDS SEASONETH SERVED HERBY MOUGHED, AND AND ALL FROMT LOT LINES. THE SIDE RESPONSIBILITY FOR MANTIDANCE OF THESE EASEMONTS IS HERBY MOTHER AND AND ALL FROM THE AND

SURVEYOR'S CERTIFICATE

L BRAN L BONG A DUT REGISTED PROTESSIONAL LAND SIRVEYOR IN THE STATE OF COLONIAL, DO HERBEY CHRITT BHAT THE FLAT THAT AN OLORISECTIC PROPESSIONS THE COLONIAL DUT BHAT THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE AND THAT ALL MARKENET DOST AS SOME METERS. THAT SHE PROPERTY OF THE AND THAT ALL PROPERTY DOST AS SOME OLORISON CARGO SERVICE AND ARE LESS THAN 150,000, AND THAT SAD PLAT HAS BEED PROPERTY OF THE ALL PROPERTY OF THE SHERNINGS, OR SHERMED OF THE STATE OLORISON COLORISON STATE MORNANIES. SHERMINGS, OR SHERMED OF THE STATE OLORISON COLORISON COLORISON CARGO SERVICE AND CONTITUDING DECEMBER OF THE STATE OLORISON COLORISON COLORISON COLORISON.

I ATTEST THE ABOVE ON THIS DAY OF

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 RIGHT DISCOVER SUCH DEFECT. IN DESAYIN, MAY 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 KNOWNGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, LAND BOUNDARY MONUMENT, OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR, PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED

CLERK AND RECORDER

STATE OF COLORADO)

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

_____O" CLOCK _____, M., THIS _____ DAY OF _____, 20____, A.D.

CHUCK BROERMAN, RECORDER

FEES

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

FALCON DRAINAGE BASIN FEE:

Galloway

 ∞ FILING Š.

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FALCON MEADOWS

RESIDENTIAL FILI. F SECTION 1, 6TH PRINCIPAL N COLORADO , BENT GRASS RE WEST HALF OF 9 WEST OF THE 61 SO, STATE OF C I OF TRACT G, I RTION OF THE W H, RANGE 65 W NTY OF EL PASC A PORTION OF SOUTH, R. COUNTY (OF A PORT

CLH000020.10

Date Issue / Description

TRACT TABLE OWNERSHIP AND MAINTENANCE

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

- 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.
- ACCESS NOTE: NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MALBOXES: MALBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES SERVICE REGULATIONS.
- Public and Common Subdivision Improvements: No Lot or Interest Therein, Shall be Sald, Conveyed, or Transferred whether by Deed or by Contract, for Shall Duilding Fermits be issue, until and unless other the required public and Common Beacophent Improvements have been constructed and completed and Preliminary. Anochred in Accordance with the Subdivision PRIESE AND COMMON DECENSION IN INFORMACING NAME AND CONSTRUCTION OF MEMORY AND CONTROL OF THE CO
- Tracts shall be utilized as specified in the tract table, as shown.

 Ownership and manitemance of all tracts shall be vested in the entities specified in the tract table.
- Admicrit industrial. Areas: This property may be adversely impacted by noise, dust, filhes, and light pollution caused by admicrit industrial properties. And activities. The BLYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- THIS PLAT HAS BEEN PLAT CHECKED BY PPRBD, THE STAMPED APPROVAL IS RECORDED AT RECEPTION NUMBER
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS WETROPOLITAN DISTRICT SUBJECT TO THE DISTRICTS RULES, REGULATIONS AND SPECIFICATIONS.
- 12) GAS SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- 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 CHARGE
- 15) THE LOTS PLATTED HEREON DO NOT HAVE DIRECT ACCESS TO BENT GRASS MEADOWS
- 16) WOODMEN ROAD DISTRICT NOTE: ALL PROPERTY WITHIN THIS SUBDIVISION IS WITHIN THE BOOMDARES OF THE WOODMEN ROAD METROPOLITAN DISTRICT AND, AS SUICH, IS SUBJECT TO A MILL LEVY, PLATTING FEES AND BUILDING PERMIT FEES FOR THE PURPOSE OF FINANCING OMSTRUCTION OF SPECIATED IMPROVIMENTS TO MICOMEN
- 17) DIVROMENTAL: DELECTER SHALL COMPLY WITH FEDERAL AND STATE LINES, REGULATORS, GREWANDS, SEVER AND PERMIT GENERALISTS, AND OTHER AGENCY RECOGNISHESTS, FALL OF APPLICABLE AGENCIES REQUIRES, ON TO HAMBED TO, THE COURSOO DEVENOUS OF AFRICA AND MILLUTE, COLOROO DEVENTAGEN OF RESOURCES AND UNITS. AS INFO AND MILLUTE, CORNOR REMOVED TO PROMISED DEVELOS ACT, PARTICULARLY AS IT RELATES TO THE LITES OF SECTOR (E.M. PRINCE) AND MILLUTE.
- 18) SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS AS SET FORTH IN FALCON MEADOWS AT BENT GRASS PUD PREJIMNARY PLAN, RECORDED AT RECEPTION NUMBER 22/186560.
- MALBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

- THE PROPERTY IS SUBJECT TO THE RESTRICTIVE COVENANTS AS SET FORTH AND AS CONTAINED IN INSTRUMENT RECORDED APRIL 07, 2006, UNDER RECEPTION NO.
- 22) THE SIGNMEN ARREST ON BEHALF OF HIM/HERSELF AND ANY DEGLERER OR BRILLER SIGNESSINGS. AND ASSOCIATES THAT SIGNMENT AND JUNE MAD SIGNESSINGS AND ASSOCIATION AND ASSOCIATION AND HER EXPLAINT AND MARKET EXPLORATE SIGNMENT ASSOCIATION AND HEAVER THE PROPERTY OF THE HIME OF BRILLING PROPERTY AND ASSOCIATION AND HEAVER ASSOCIATION AND ASSOCIATION AND ASSOCIATION AND ASSOCIATION AND ASSOCIATION AND HEAVER ASSOCIATION AND ASSOCIATION AND ASSOCIATION AND HEAVER ASSOCIATION ASSOCIATION
- 23) NOTE RECIRCIONE STORMARTER DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PRESETS STORM MATTER DRAINAGE, BY AND THROUGH THEIR PROPERTY. FOR MAINTAINED BY THE REMOVALED, OWNERS MARCS DRAFERSE STORCHES. STRUCTURES, FINESS, MATERIALS OR LANGSCAPING THAT COLID INFECE THE FLOW OF RINGHT SHALL NOTE OF PLACED TO REMOVE EXAMENTS.
- 24) THIS PROPERTY IS SUBJECT TO A PRIVATE PERDITION BASIN/STORMARTE QUALITY BAY MATERIANCE, ARCHIVENT AND EXSENDED AS RECORDS AT RECEPTION BY AN EXPORTANCE DESCRIPTION OF THE PROPERTY OF AN EXPORTANCE OF THE SUBJECT OF ANY ACTION OF THE SUBJECT OF AN EXPORTANCE OF THE MATERIANCE OF THE SUBJECT OF THE FAULTH AND EXPORTANCE OF THE MATERIANCE OF THE MATERIANCE OF THE FRANCE OF THE SUBJECTATION ARRONDED HAVE ERED CONSTRUCTED AND ACCEPTED FOR MANITENANCE OF IT PAGE COURT.
- 25) ALL FENCES WILL BE CONSTRUCTED, OWNED, AND MAINTAINED BY HOME OWNERS.
- 26) THIS MAP DOES NOT REPRESENT A TITLE SEARCH BY CALLOWAY & COMPANY, INC. TO EXTERNAC OWNERSHIP OF THIS TRUCK, VERY'Y THE EXCORPTION SHOWN, VERY'Y THE EXCORPTION SHOWN, VERY'Y THE EXCORPTION SHOWN AND SEARCH SEA
- 27) ALL EASEMENTS THAT ARE DETECTED HEROM FOR RUBLIC UTILITY PURPOSES SHALL BE SEARCH TO INDEX TERMS AND COMMINDS AS SPECIFIED IN THE RESTRUMENT, COLORION, OLI OTHER EXSENSITION OR INTERESTS OF RECORD AFFERING ANY OF THE PLATTED PROPERTY DEPOTED HEROM SHALL NOT BE AFFECTED AND SHALL BEIJAN IN PLAL FORCE AND EFFECT.

UTILITY CONTACTS

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

UTILITY REVIEW - GAS COLORADO SPRINGS UTILITIES 1521 HANCOCK EDPY \$4801 CONTACT: CALEB SAVAGE EMAIL: CJSAVAGE@CSU.ORG TEL: (719) 668-1855

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

GEOLOGIC HAZARDS

THE FOLLOWING PROJECT SITE HAS SEPLETANE TO BE MANDED BY EXCOUNT PLANES.

HE FOLLOWING PROJECT SITE HAS SEPLETANE TO BE MANDED BY EXCOUNT PLANES.

HE FOLLOW MANDED SITE HAS SEPLETANE METADON BY EXCOUNT FOLLOWING TO SEPLETANE THE PROPERTY MORNING FOUR PROMO THE SEPLETANE SEPLETANE METADON BY AND ADMINISTRATION FOUR PROMOTED SEPLETANE S

- 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 ENGAGERING AND CONSIDERATION PRACTICES, NONE OF THESE CONDITIONS ARE ANTICIPATED TO PRECLUDE THE PROPOSED DEFLOPMENT.

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).



1155 Keily Johnson Blvd., Suite 305 Colorado Springe, CO 80920 719.900.7220 • GallowayUS.com



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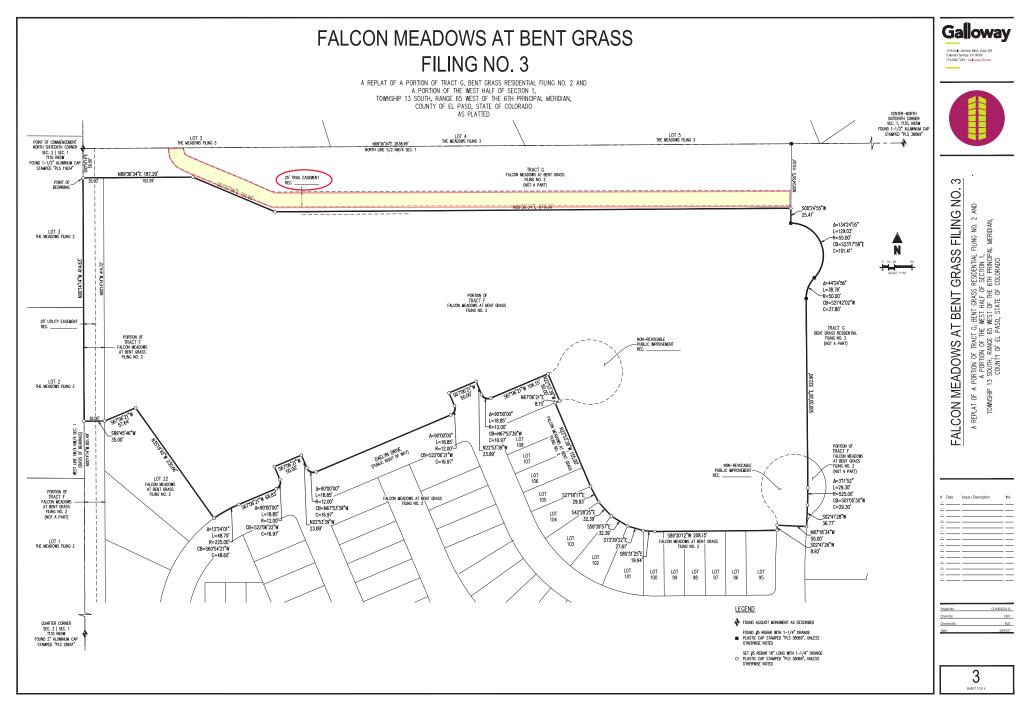
MEADOWS

FALCON

RESIDENTIAL FILI F SECTION 1, 6TH PRINCIPAL N COLORADO), BENT GRASS RE WEST HALF OF 9 WEST OF THE 61 ASO, STATE OF CV I OF TRACT G, I STION OF THE W H, RANGE 65 W NTY OF EL PASC PORTION OF A PORTION 13 SOUTH, RA Ы

Date Issue / Description

CLH000020.10 Drawn By:



Galloway



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: May 11, 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-model 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 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.

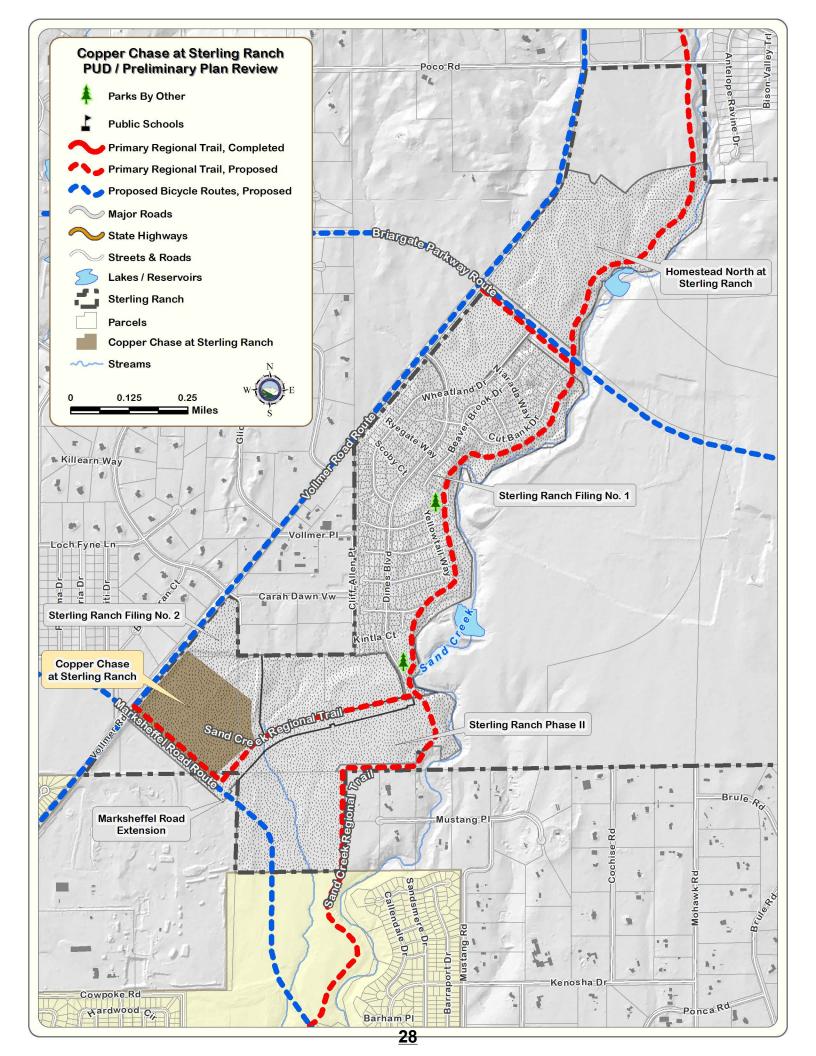
Since that time, a Final Plat, Letter of Intent, and Landscape Plans for Sterling Ranch Filing No. 2 were resubmitted and updated to reflect a revised street cross-section for Marksheffel Road. This section of road, east of Vollmer Road and southeasterly to the City of Colorado Springs, is under consideration 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 long 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. A Park Lands Agreement would be considered due to the inclusion of the aforementioned recreational amenities.

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). A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat(s).



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.

Application Type: PUD / Prelim Plan Name: Copper Chase at Sterling Ranch PUD/Preliminary Plan

PUDSP-22-002 Total Acreage: 19.65 PCD Reference #:

Total # of Dwelling Units: 138

Dwelling Units Per 2.5 Acres: 17.56 Applicant / Owner: **Owner's Representative:**

SR Land, LLC / Morley Bentley Regional Park Area: 2 N.E.S., Inc. 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.

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

Urban Park Area: 2 Regional Park Area: 2

> Neighborhood: 0.00375 Acres x 138 Dwelling Units = 0.52

> 0.0194 Acres x 138 Dwelling Units = 2.677 Community: 0.00625 Acres x 138 Dwelling Units = 0.86 **Total Regional Park Acres:** 2.677 **Total Urban Park Acres:** 1.38

FEE REQUIREMENTS

Urban Park Area: 2 Regional Park Area: 2

Neighborhood: \$114 / Dwelling Unit x 138 Dwelling Units = \$15,732 \$460 / Dwelling Unit x 138 Dwelling Units = \$176 / Dwelling Unit x 138 Dwelling Units = Community: \$63,480 \$24,288

Total Regional Park Fees: \$63,480 **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). A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat(s).

COPPER CHASE AT STERLING RANCH PUD PRELIMINARY PLAN

LETTER OF INTENT

APRIL 2022

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

SITE DETAILS:

TSN: 5200000364; 5233000011; 5232400002; 5300000173

ADDRESS: VOLLMER RD

ACREAGE: 19.651 AC

CURRENT ZONING: RS-5000

CURRENT USE: VACANT

File #: _____ 1 | P a g e

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, mimum 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 ¾ 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.

<u>TRAFFIC:</u> 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

File #: _____

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.

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

<u>WATER:</u> 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.

<u>WASTEWATER</u>: 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.

<u>WILDLIFE:</u> 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.

<u>GEOLOGIC HAZARDS:</u> The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions. 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.

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<u>WILDFIRE:</u> The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed as a moderate risk with one small pocket of high risk 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).

<u>DRAINAGE:</u> 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.

<u>UTILITIES:</u> 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 MODIFICATIONS:

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.

	LDC/ECM Section	Category	Standard	Modification	Justification
1	ECM Section 2.5.2.C.4	Mid-block crossings	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.
2	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.
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.

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

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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 wont 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

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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.

<u>Goal 1.2</u> 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.

<u>Goal 3.2</u> 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.

<u>Goal 3.5</u> 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

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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 Pineries Open Space and 7 miles from Black Forest Regional Park. It is in close proximity to various trailheads as well. There is a proposed county trail going through the site on the El Paso County Master Plan, however, this trail is being diverted through The Ranch and Sterling Ranch developments, as the current location necessitates going through multiple 5-acre lots to the south.

PROJECT JUSTIFICATION

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 then afforded by standard zoning districts.
- To encourage innovations in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety in type, design, and layout of buildings including mixed use and traditional neighborhood

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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 Prelimianry Plan and provide residents with walking and access to biking opportunities.

 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

File #: 12 | Page

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)];

File #: _____

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.

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;

File #:

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.

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File #: _____

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.

LEGAL DESCRIPTION PUD DEVELOPMENT/PRELIMINARY 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. <u>Applicability</u>. The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Director or Board of County Commissioners.
- C. Adoption. The adoption of this development plan shall evidence the findings and decisions of the EI Paso County Board of County Commissioners that this Development Plan for Copper Chase at Stefring Ranch is in general conformity with the EI Paso County Master Plan, EI Paso County Policy Plan and applicable Small Area Plan; is authorized under the provision of the EI Paso County Land Development Code, and that the EI Paso County Land Development Code and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.
- Relationship to County Regulations. The provisions of this Development Plan shall prevail and govern the development of Copper Chase at Sterling Ranch, rided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land elopment 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 lations of El Paso County, shall be applicable.
- E. <u>Enforcement</u>. To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.
- 5. Maximum Level of Development. The total number of dwellings or the total commercial, business, or industrial intensity shown on the development plan or 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 equirements of the Board of County Commissioners.
- Project Tracking. At the time of any final plat application, the applicant shall provide a summary of the development, to date, to Planning and Community relopment, in order to assure maximum development limits are not exceeded.
- J. <u>Utility Providers</u>. 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

- roject is planned a single family detached community.

 3. 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 EI Paso County Land everlopment Code, as may be amended. Marijuana Clubs and Marijuana Grow Facilities are not permitted within this subdivision.

 5. Temporary Uses: Temporary uses are limited to mode home/subdivision asles office, construction equipment and field office, yard sales, and seasonal produce sales, and are subject to the regulations of Chapter 5 of the EI 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 limited to the following:

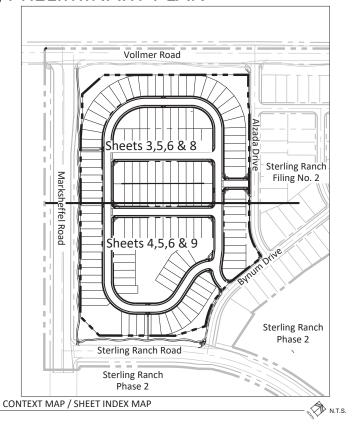
Animal keeping of up to 4 pets (excludes chicken, pigeon or bee keeping)

45

- 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.

- 1.Maximum building height: thirty-five (35) feet
- 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.
- 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.

SAID PARCEL CONTAINS 856.016 SQUARE FEET (19.651 ACRES, MORE OR LESS).



VICINITY MAP



SITE DATA

5200000364; 5233000011; 5232400002; 5300000173 19.651 AC Fall 2022 5 FT (10 FT Corner Lot Adjacent to ROW) 15 FT

10% of 857,000 SF

Copper Chase at Sterling Ranch

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

Tel. 719,471,0073

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8335 Vollmer Road

DATE:	03.2
PROJECT MGR:	A.
PREPARED BY:	
	PROJECT MGR:

Entitlement

Cover Sheet

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.

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 08041C0529G,

- This site, 835 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.

 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 tot access to Vollmer Road, Marksheffe Road and Sterling Ranch Chase at Sterli
- 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 I/we a (one of the following: qualified title insurance, company, title company, title company, title cottorney or attorney at that year has the state of Colorado, do hereby certify that I whe have examined the title tall lands depicted and described hereon and that title to such land is owner in fee sim by at the time of this application. 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 did of 200 subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (easements) are cacepted, 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

Director, Planning & Community Development Department

Clerk and Recorder Certification 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 Recorde

LAND USE DATA TABLE

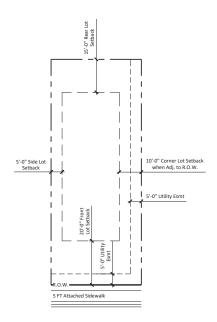
LAND USE	ACRES	% OF LAND
SINGLE FAMILY	12.0	61%
ROAD R.O.W	4.101	20%
OPEN SPACE TRACTS	3.64	19%

PROJECT TEAM

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

CHEET INIDEA

JIILLI IIVD	LA
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

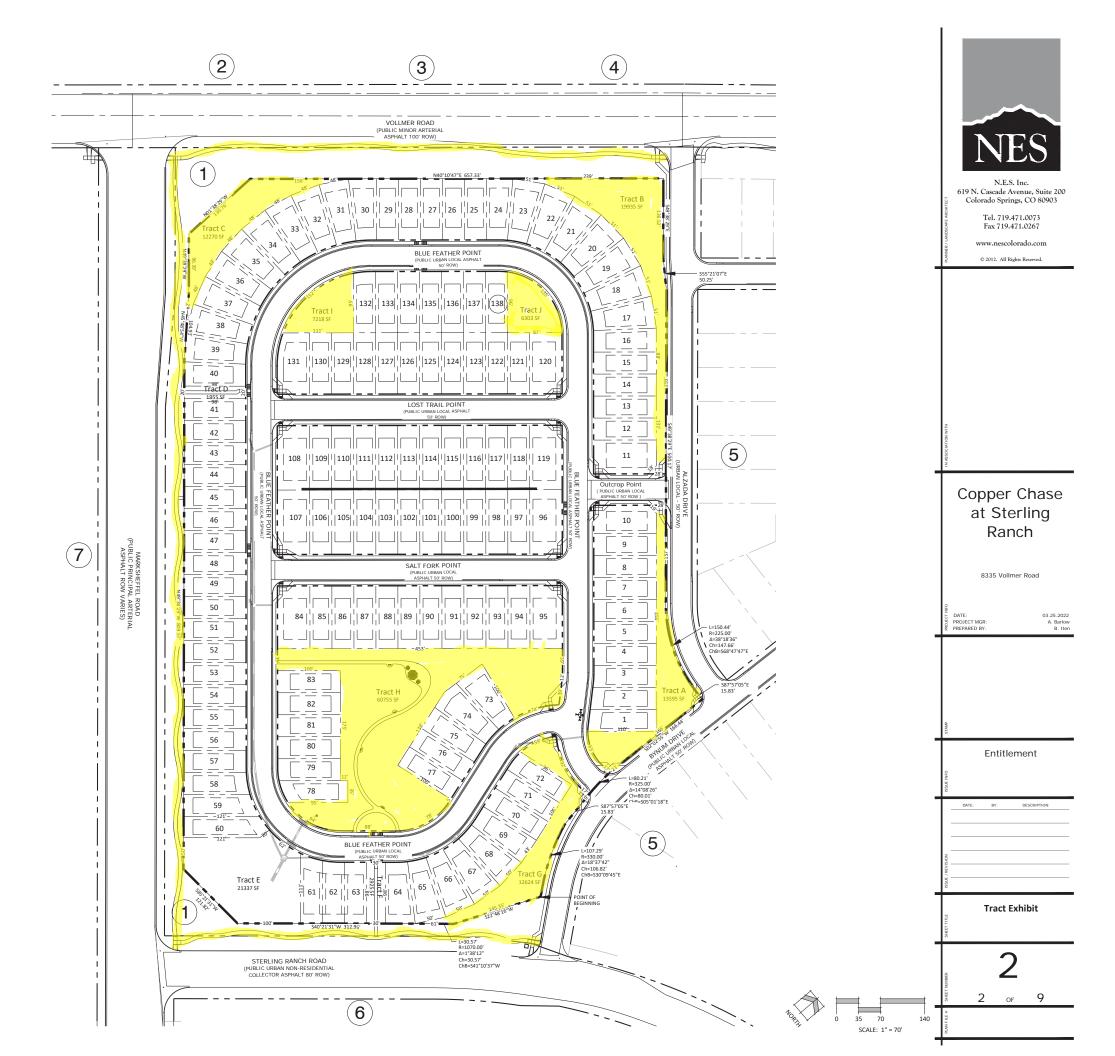


TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
Α	13595	0.31	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
В	19935	0.46	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
С	12270	0.28	Landscape, Utilities	Copper Chase at Sterling Ranch HOA
D	1955	0.04	Landscape, Drainage, Utilities	Copper Chase at Sterling Ranch HOA
Е	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
Н	60347	1.39	Park, Utilities	Copper Chase at Sterling Ranch HOA
- 1	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		

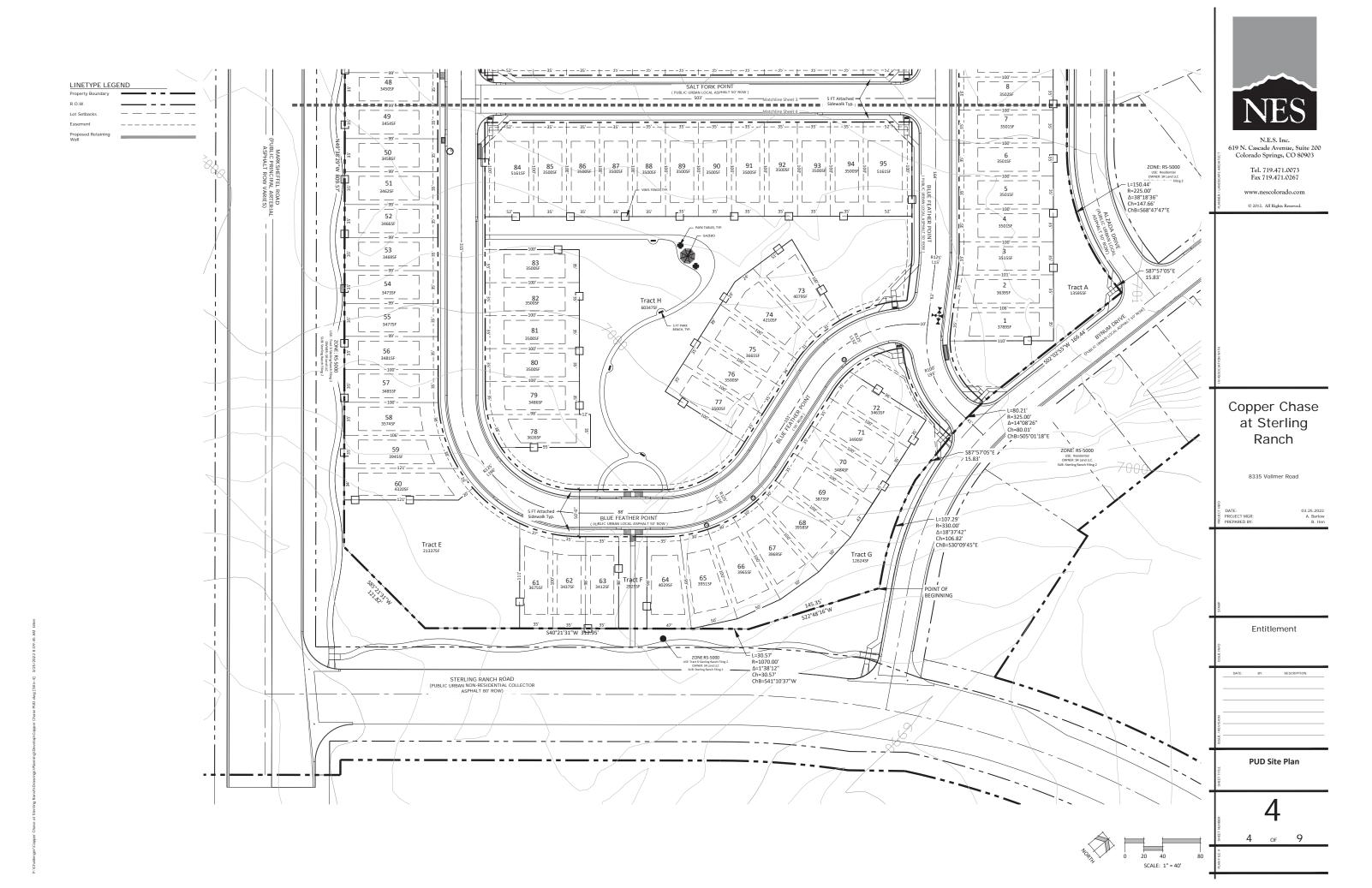
ADJACENT OWNERS

	Name	Mailing Address	City, State, Zip
1	SR LAND LLC	20 BOULDER CRESCENT ST STE 102	COLORADO SPRINGS CO, 8090
2	EL PASO COUNTY	200 S CASCADE AVE	COLORADO SPRINGS CO, 8090
3	TYRONE & CECILIA SMITH	6145 PADRE CT	COLORADO SPRINGS, CO 8092
4	ALBINO FLETES & SANDRA HIGUERA REBOLLAR	9225 BEN TIRRAN 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



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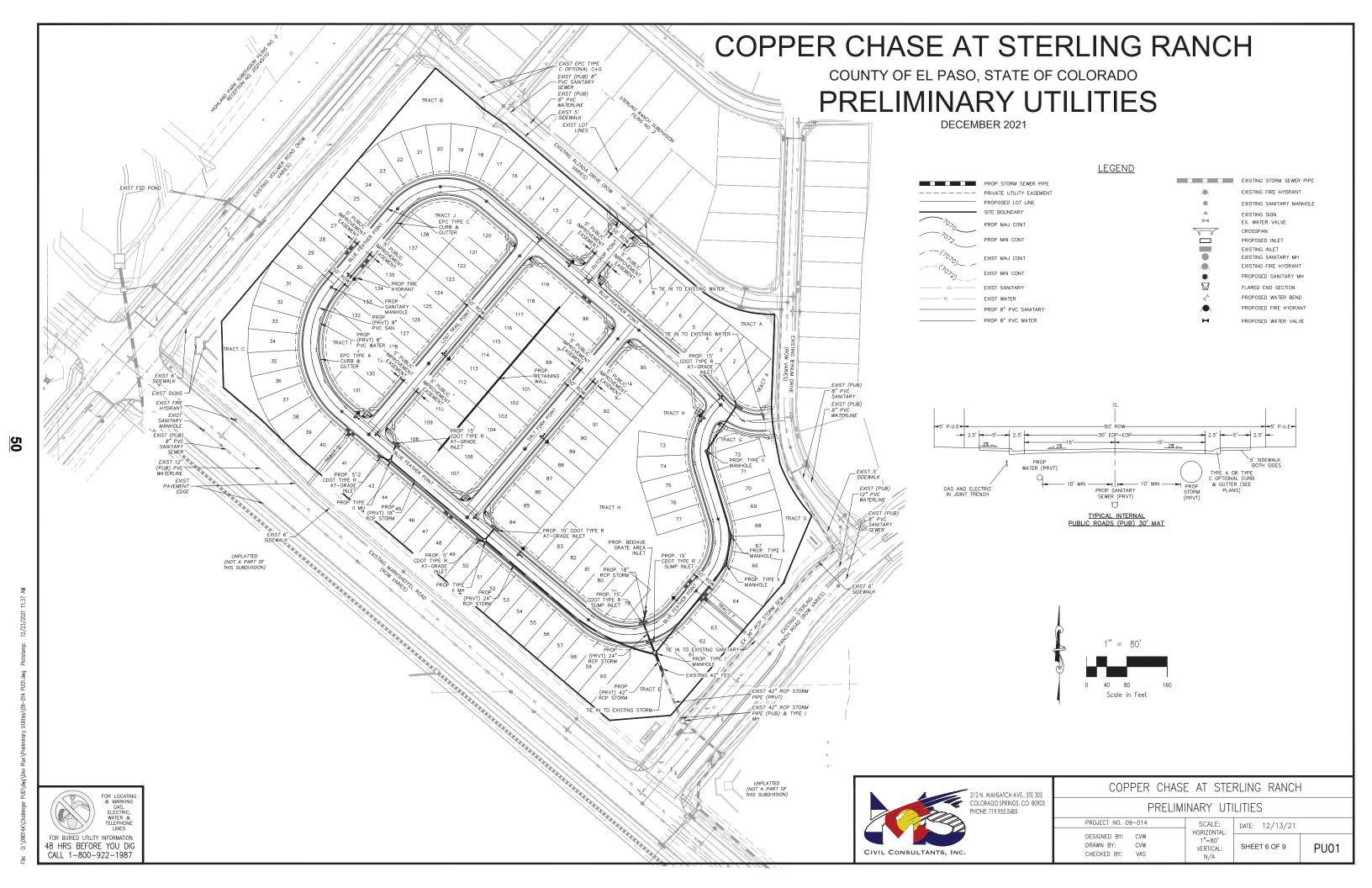
LINETYPE LEGEND Property Boundary		VOLLMER ROAD (PUBLIC MINOR ARTERIAL ASPHALT TOO ROW)			NES
Property Boundary R. O. W. Lot Setbacks Easement Proposed Retaining Wail		ASPHALT 100 ROW) **Tont Discring Ranch Filing 2/Phase 1) **Notice Wall (Part of Sterling Ranch Filing 2/Ph	20 40795E	136.552 229 E	N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267 www.nescolorado.com © 2012. All Rights Reserved.
	MARKSHEFFEL ROAD (PUBLIC PRINCIPAL ARTERIAL ASPHALT ROW VARIES)	395135 3132	18 4079SF 190° 17 4084SF 18 3613SF 19 100° 14 3501SF 13 3501SF 12 3502SF 55 3502SF	ZONE: RS-5000 USE: Resident of the standard owner: St Lend LLC SUR: Sterling Ranch Filing 2	Copper Chase at Sterling Ranch 8335 Vollmer Road DATE: 03.25.202 DATE: A Barlo PREPARED BY: 03.25.202 R. B. Ite
		34375F 334315F 34315F 3	11 (S306SF 87' Outcrop Point (PUBLIC URBAN LOCAL ASPHALT 50' ROW) 87' 10 4416SF 9 3502SF 8 3502SF	ALZADA DRIVE (vuluic urasivi cocu. usasivi i so ricov) 49*38*29*E 500.17 41*	Entitlement DATE: BY: DESCRIPTION: PUD Site Plan
	, n 1 \ H		n net t	0 20 40 80 SCALE: 1" = 40'	3 OF 9





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COPPER CHASE AT STERLING RANCH

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

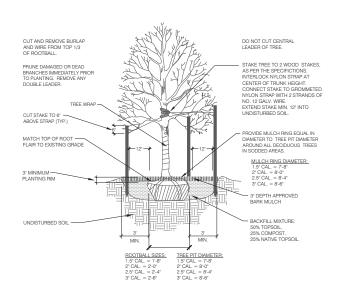
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED. SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL 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.

 10. 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.
- 13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.

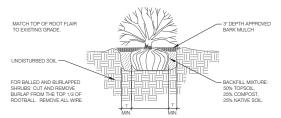
 14. GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- 15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- 16. SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED, PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDIOUS 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.

 17. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMEN
- 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.

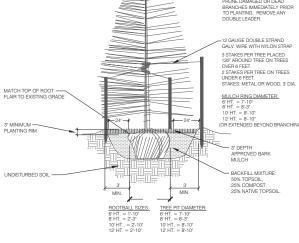
 19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- 20. ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR FASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLING ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERD. THE 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



DECIDUOUS TREE PLANTING DETAIL

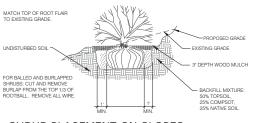


SHRUB PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL SCALE: NOT TO SCALE





SHRUB PLACEMENT ON SLOPES

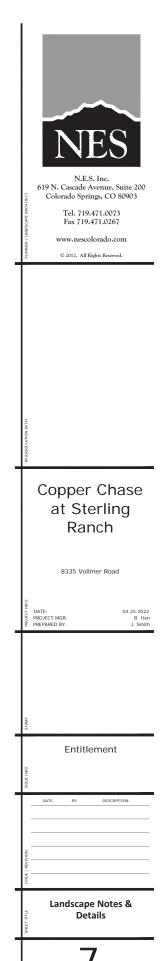
SCALE: NOT TO SCALE

PLANT SCHEDULE

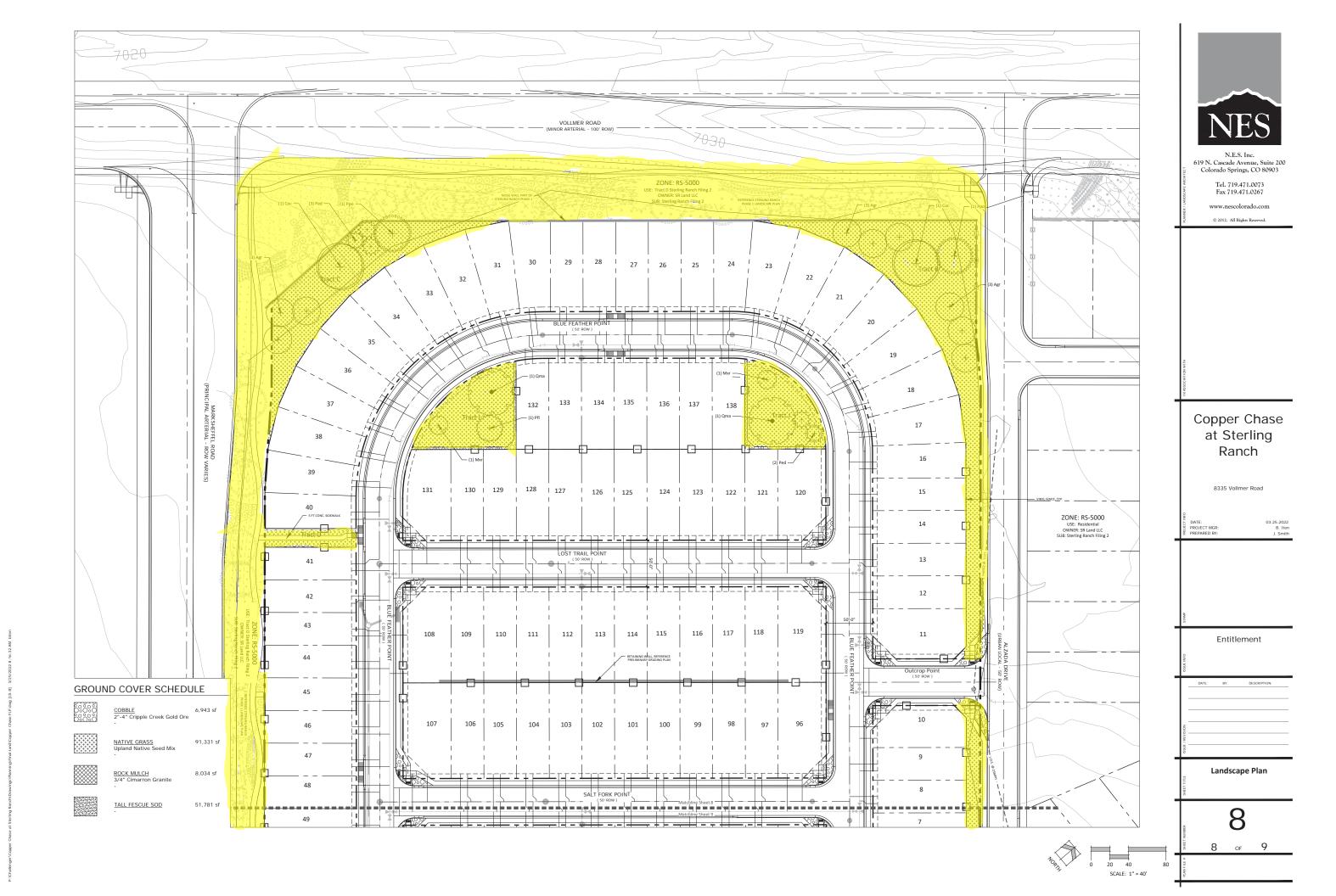
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
+	Agr	24	Acer grandidentatum / Bigtooth Maple	30`	30`	2" Cal.	B&B
(+)	Coc	5	Celtis occidentalis / Common Hackberry	60`	50`	2" Cal.	B&B
+ }	Ccr	1	Crataegus crus-galli / Cockspur Hawthorn	30`	30`	2" Cal.	B&B
+	Mxr	13	Malus x `Radiant` / Radiant Crabapple	25`	20`	2" Cal.	B&B
{ · }	Qma	4	Quercus macrocarpa / Burr Oak	60`	50`	3" Cal.	B&B
EVERGREEN TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
2+4	Ped	30	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B
+	PfI	11	Pinus flexilis / Limber Pine	50`	30`	6` HT	B&B
+ ***	Рро	2	Pinus ponderosa / Ponderosa Pine	80`	40`	6` HT	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
\odot	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
(+ + c)	Je	10	Juniperus virginiana 'Globosa' / Globe Eastern Redcedar	3.			
(+)	Pod	9	Physocarpus opulifolius `Diablo` / Diablo Ninebark	8.	8.	5 GAL	CONT
0	Pb	18	Pinus mugo `Big Tuna` / Mountain Pine	5`	6`	5 GAL.	CONT
\odot	Pc	168	Pinus mugo `Compacta` / Dwarf Mugo Pine	3`	3`	5 GAL.	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
①	Cxa	310	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5`	2`	1 GAL	CONT
0	CI	43	Chasmanthium latifolium 'Little Tickler' / Little Tickler Northern Sea Oats	3`			

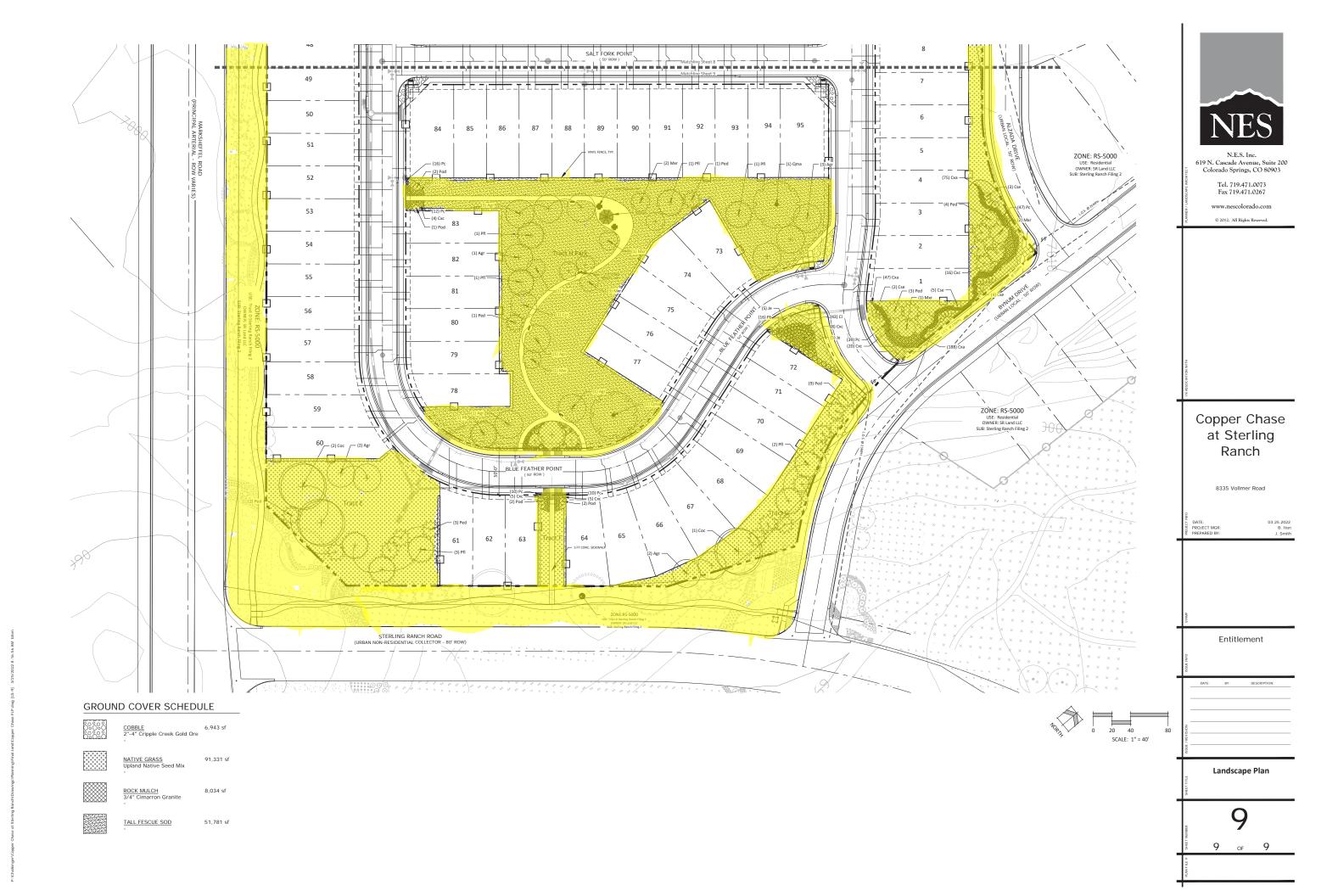
GROUND COVER SCHEDULE

5.6.6 6.6.6	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



7 OF





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: January 13, 2021

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.

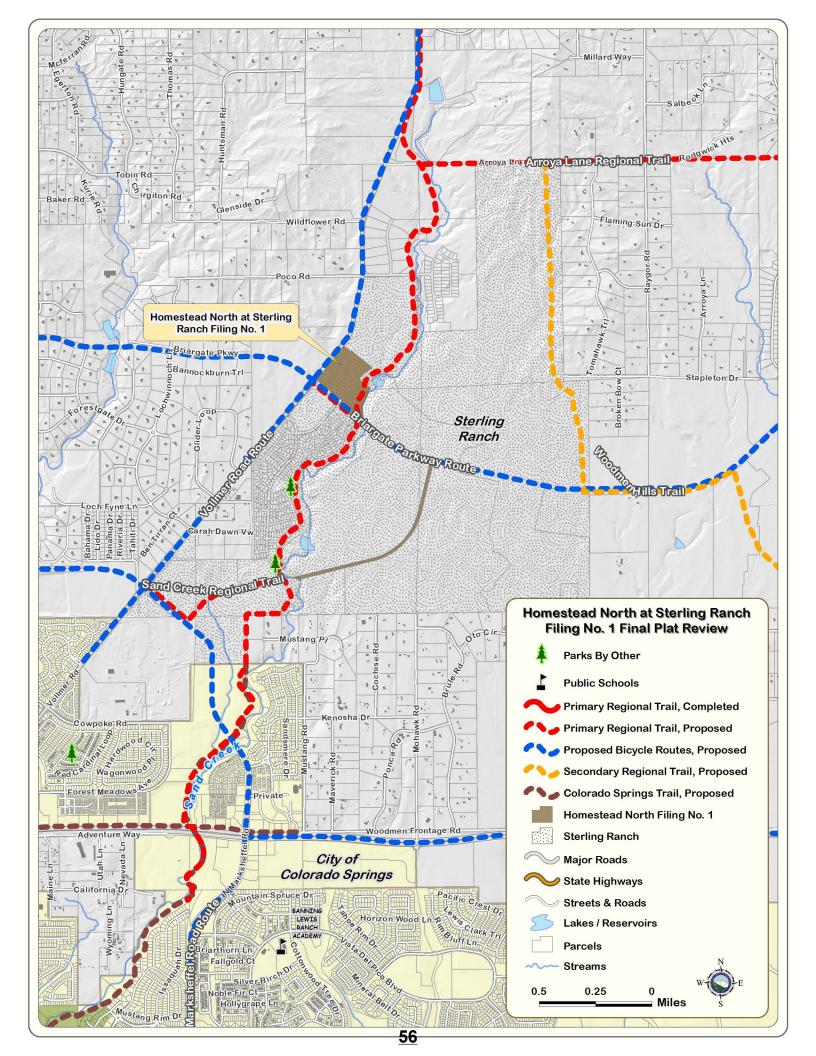
Furthermore, the proposed Vollmer Road Bicycle Route, Briargate Parkway Bicycle Route, and the Briargate Parkway extension of the Sand Creek Trail are located immediately west and south of the project location, respectfully. Dedicated public rights-of-way and planned concrete sidewalks already exist along the aforementioned bicycle routes and trail alignment, so no easement requests are necessary at those locations; however, the applicant is advised that multi-model 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 inclusion of these parks in the Preliminary Plan and this Final Plat, the applicant is encouraged to request a Park Lands Agreement to waive urban park fees in exchange for the development of the neighborhood recreational opportunities.

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. 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.



Development Application Permit Review

SR Land



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 EI 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.

Homestead North at Sterling Ranch Filing No. 1 Final Plat Application Type: Final Plat Name:

SF-22-013 Total Acreage: 42.14 PCD Reference #:

Total # of Dwelling Units: 73

Applicant / Owner: **Owner's Representative: Dwelling Units Per 2.5 Acres: 4.33**

Regional Park Area: 2 N.E.S., Inc. James Morley

Andrea Barlow Urban Park Area: 2

20 Boulder Crescent Street, Suite 102 619 North Cascade Avenue, Suite 200 Existing Zoning Code: RS-6000 Colorado Springs, CO 80903 Colorado Springs, CO 80903 Proposed Zoning Code: RS-6000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

Urban Park Area: 2 Regional Park Area: 2

> Neighborhood: 0.00375 Acres x 73 Dwelling Units = 0.27

> 0.00625 Acres x 73 Dwelling Units = 0.0194 Acres x 73 Dwelling Units = 1.416 Community: 0.46

Total Urban Park Acres: Total Regional Park Acres: 1.416 0.73

FEE REQUIREMENTS

Urban Park Area: 2 Regional Park Area: 2

\$114 / Dwelling Unit x 73 Dwelling Units = Neighborhood: \$8,322 \$460 / Dwelling Unit x 73 Dwelling Units =

Community: \$176 / Dwelling Unit x 73 Dwelling Units = \$33,580 \$12,848

> **Total Regional Park Fees:** \$33,580 **Total Urban Park Fees:** \$21,170

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. 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

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.

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<u>UTILITIES:</u> 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.

<u>TRAFFIC:</u> 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 offsite 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.

<u>DRAINAGE:</u> 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.

<u>GEOLOGIC HAZARDS:</u> 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 reminder 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.

<u>WETLANDS:</u> 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.

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<u>WILDLIFE:</u> 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.

<u>WILDFIRE:</u> 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

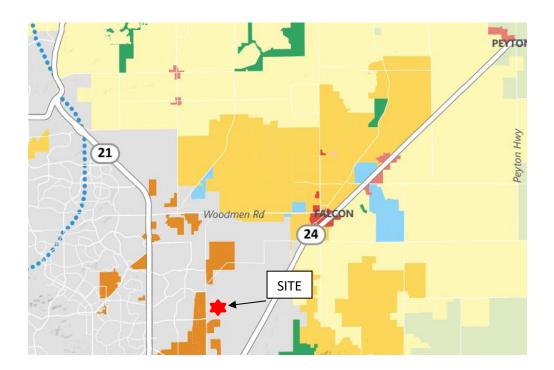
The Final Plat addressed the Final Plat Review Criteria in Chapter 7.2.1.D.3.F of the LDC as follows:

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.

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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.

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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

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- 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.

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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.

A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33

BE IT KNOWN BY THESE PRESENTS:

AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN THAT SR LAND, LLC, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT: **COUNTY OF EL PASO, STATE OF COLORADO**

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 $2-1/2^{\circ}$ ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST GUARTER BY A $2-1/2^{\circ}$ 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

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 BEINN OF BEGINNING;

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

- 1. 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:

- 1. 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 ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100441, TH FOLLOWING THREE (3) COURSES:

- 1. 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;
- 3. 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

- 1. N39*33'48"E A DISTANCE OF 130.00 FEET;
- 2. N50'26'12"W A DISTANCE OF 810.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF

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:

- 1. S50°28'09"E A DISTANCE OF 220.07 FEET:
- 2. N39*31'51"E A DISTANCE OF 20.92 FEET;
- 3. S50°26'12"E A DISTANCE OF 574.81 FEET;
- 4. S36°32'11"E A DISTANCE OF 65.00 FEET, TO A POINT ON NON-TANGENT CURVE;
- 5. 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 TANGENT;
- 7. S39*33'48"W A DISTANCE OF 33.69 FEET;
- 8. S50°26'12"E A DISTANCE OF 365.58 FEET;
- 9. S19'42'21"W A DISTANCE OF 180.77 FEET;
- 10. S32°15'45"W A DISTANCE OF 71.66 FEET:
- 11. S41*47'19"W A DISTANCE OF 88.37 FEET;
- 12. S14°57'52"W A DISTANCE OF 155.36 FEET;
- 13. S03°04'57"E A DISTANCE OF 208.19 FEET; 14. S0519'07"E A DISTANCE OF 22.87 FEET;

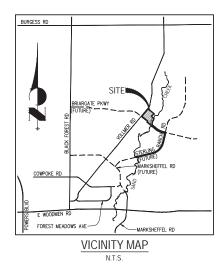
THENCE ON A LINE BEING 15.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF SAID 160' ACCESS AND UTILITY EASEMENT, THE FOLLOWING THREE (3) COURSES:

- 1. 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;
- 3. 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)

- 1. 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;
- 3. 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



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:	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:

FEES:

DRAINAGE FEE:

SCHOOL FEE: __

PARK FEE:

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 21212548 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,

PASO COUNTY, COLORADO. ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES 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	AY 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, 202, A.D. BY:		DAY OF
AS:O	SR LAND, LLC	
WITNESS MY HAND AND OFFICIAL SEAL: MY COMMISSION EXPIRES:	LIC	
THE AFOREMENTIONED, HAS EXECUTED THIS INSTRUMENT THIS D	AY 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, 202, A.D. BY:		
AS:O	-	
WITNESS MY HAND AND OFFICIAL SEAL:		
MY COMMISSION EXPIRES:NOTARY PUBL		

SUMMARY:

RIGHTS-OF-WAY

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 SUBDIMISION 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

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

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.

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 MILL 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

PRESIDENT BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER

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 CHUCK BROERMAN, RECORDER

BY: DEPUTY

JOB NO 25188 00 FEBRUARY 9, 2022 SHEET 1 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**

PLAT NOTES:

- BASIS OF BEARINGS:
- 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 N89'1414"E, A DISTANCE OF 2,722.56 FEET.
- 2. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT
- 3. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT
- 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 SUFFACE 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 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
- 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.
- 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.
- MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINERY 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
- 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.

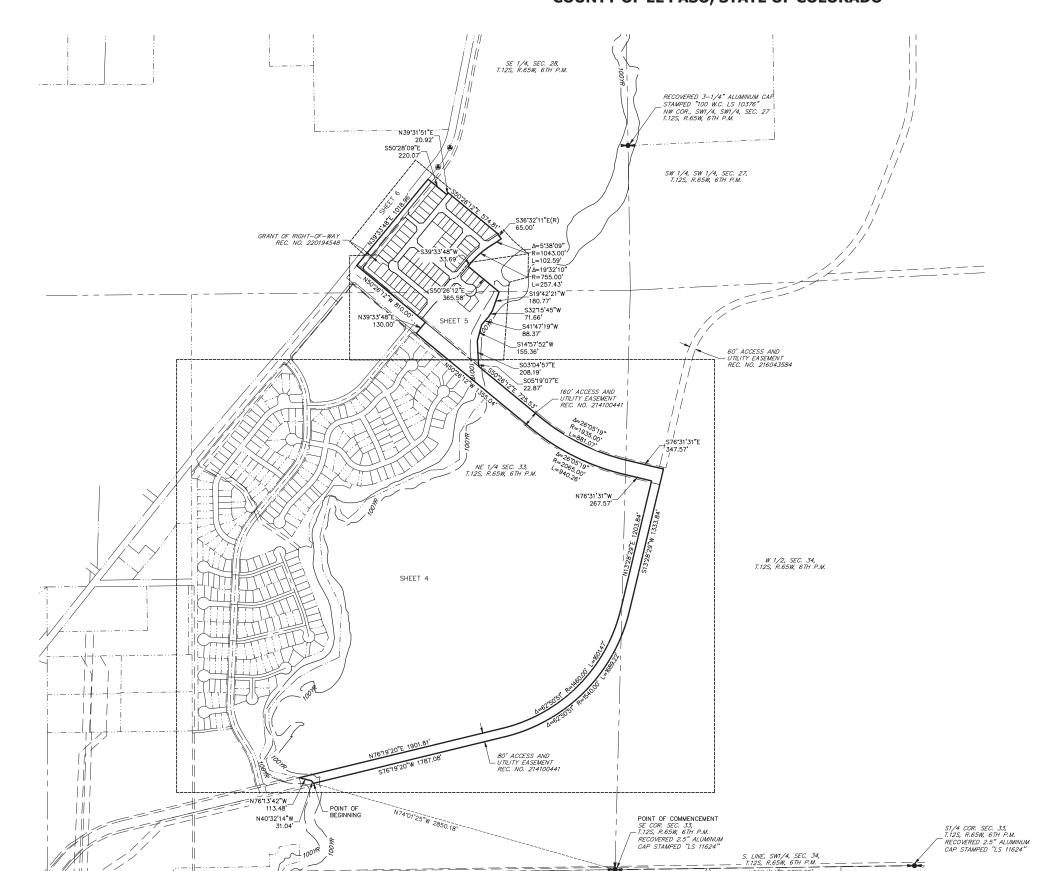
THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO VOLLMER ROAD OR BRIARGATE ROAD.

AREA (SF)	AREA (AC)	USE	OWNERSHIP/MAINTENANCE
53,458	1.2272	LANDSCAPE, DRAINAGE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
37,974	0.8718	PARK	STERLING RANCH METRO DISTRICT
3,109	0.0714	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
4,745	0.1089	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
1,739	0.0399	LANDSCAPE, UTILITIES	STERLING RANCH METRO DISTRICT
226,839	5.2075	LANDSCAPE, PARK, TRAILS, UTILITIES, STORMWATER	STERLING RANCH METRO DISTRICT
17,663	0.4055	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
1,673	0.0384	LANDSCAPE, TRAILS, UTILITIES	STERLING RANCH METRO DISTRICT
347,200	7.9706		
979,037	22.4756		
509,322	11.6924		
1,835,559	42.1386		
	53,458 37,974 3,109 4,745 1,739 226,839 17,663 1,673 347,200 979,037 509,322	53,458 1.2272 37,974 0.8718 3,109 0.0714 4,745 0.1089 1,739 0.0399 226,839 5.2075 17,663 0.4055 1,673 0.0384 347,200 7.9706 599,327 22,4756 509,322 11.6924	1.2272 LANDSCAPE, DRAINAGE, TRAILS, UTILITIES

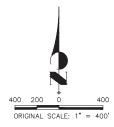
JOB NO 25188 00 FEBRUARY 9, 2022 SHEET 2 OF 6



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
0	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

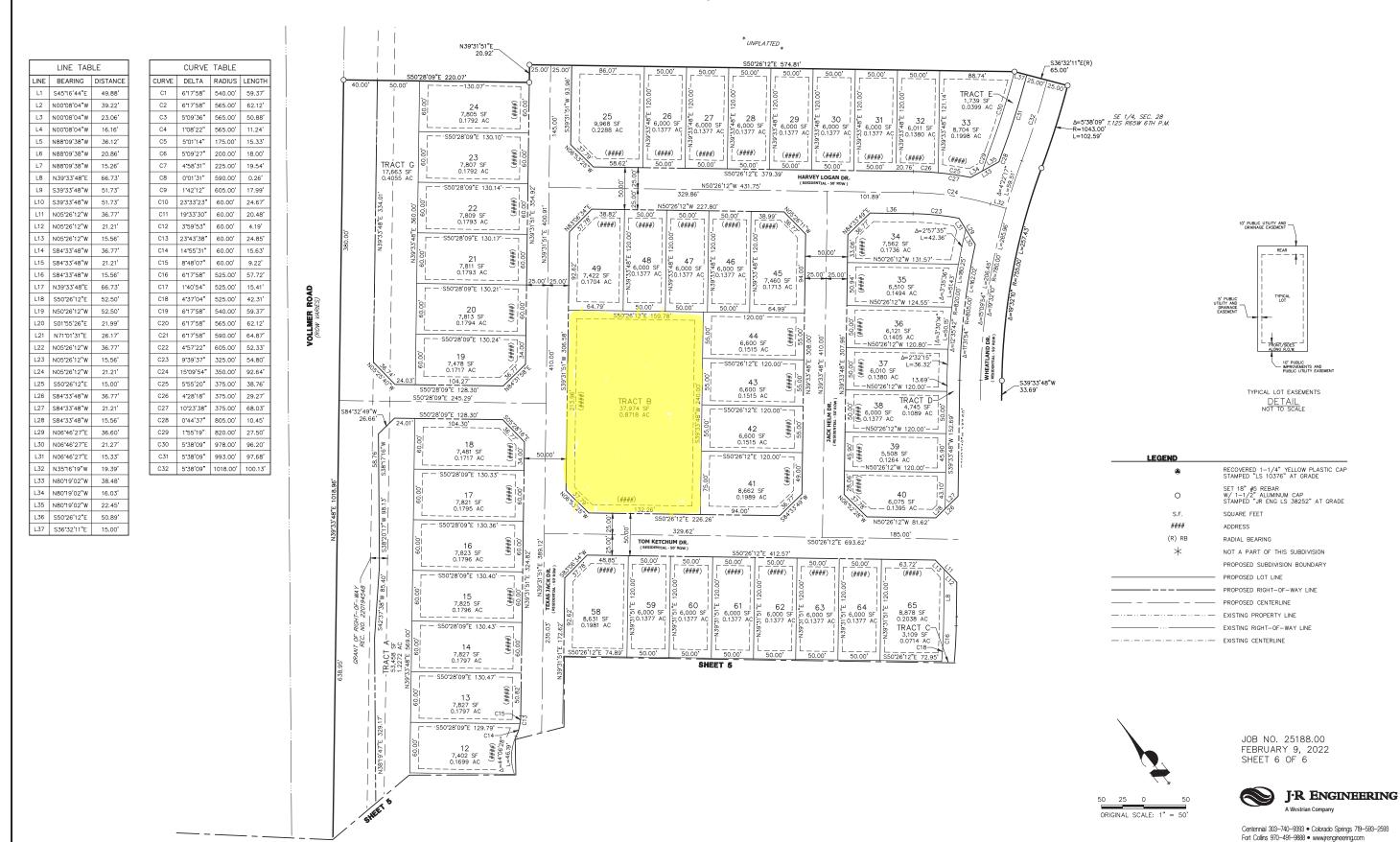


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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 A PORTION OF THE SW1/4 OF THE SW1/4 OF SECTION 27, THE SE1/4 OF SECTION 28, SECTION 33 AND THE W1/2 OF SECTION 34, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN **COUNTY OF EL PASO, STATE OF COLORADO** SHEET 5 *UNPLATTED* 160' ACCESS AND UTILITY EASEMENT— REC. NO. 214100441 N76*31'31"W_ 267.57' LEGEND RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE ADDRESS RADIAL BEARING NOT A PART OF THIS SUBDIVISION W 1/2, SEC. 34 T.12S R65W 6TH P.M. PROPOSED LOT LINE PROPOSED RIGHT-OF-WAY LINE PROPOSED CENTERLINE EXISTING RIGHT-OF-WAY LINE · - · - · - · - · - · EXISTING CENTERLINE * UNPLATTED $_*$ SE 1/4 SEC. 33 T.12S R65W 6TH P.M. RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT JOB NO. 25188.00 FEBRUARY 9, 2022 SHEET 4 OF 6 ORIGINAL SCALE: 1" = 200 * UNPLATTED * J·R ENGINEERING Centennial 303-740-9393 ● Colorado Springs 719-593-2593 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** CURVE TABLE LINE BEARING DISTANCE CURVE DELTA RADIUS LENGTH L38 S89*46'18"E C33 39°20'06" 30.00' 20.60' C34 93"14'57" 30.00' 48.83' L39 N02*34'56"W 24.28' _40 S02*34'56"E C35 38'40'25" 37.50' 25.31' L41 N89*46'18"W 36.05' C36 | 15°01'20" | 62.50' | 16.39' C37 38'40'25" 62.50' 42.19' C38 39'20'06" 5.00' 3.43' TYPICAL LOT EASEMENTS NE 1/4 SEC. 33 T.12S R65W 6TH P.M. RECOVERED 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 10376" AT GRADE TRACT F 226,839 SF 5.2075 AC TRACT C STERLING RANCH FILING NO. 1 REC. NO. 218714151 RADIAL BEARING NOT A PART OF THIS SUBDIVISION PROPOSED SUBDIVISION BOUNDARY * UNPLATTED ---- EXISTING CENTERLINE JOB NO. 25188.00 FEBRUARY 9, 2022 SHEET 5 OF 6 J·R ENGINEERING SHEET 4 SHEET 4 Centennial 303-740-9393 ● Colorado Springs 719-593-2593 Fort Collins 970-491-9888 ● www.jrengineering.com

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



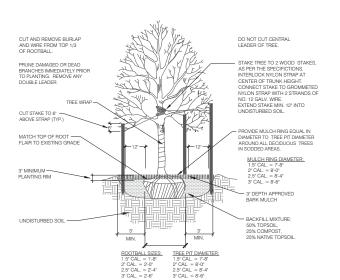
LANDSCAPE NOTES

- 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.

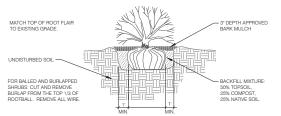
 10. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER
- PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED 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.
- 13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.

 14. GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
- 15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- 16. SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED, PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE
- A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.

 17. 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.
- 20. ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR FASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLING ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERD. 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



DECIDUOUS TREE PLANTING DETAIL SCALE: NOT TO SCALE

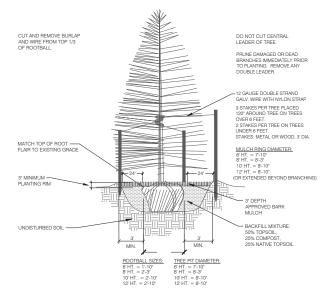


SHRUB PLANTING DETAIL

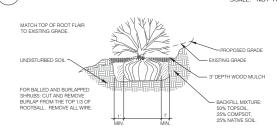
Landscape Setbacks

Street Name or	Street	Width (in Ft.)	Linear	Tree/Feet	No. of Trees
Zone Boundary	Classification	Req./Prov.	Footage	Required	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	Ornamental Grass Sub.	Setback Plant Abbr.	Percent 0	Ground Plan	e

Required / Provided	Required / Provided	Denoted on Plan	Veg. Req. / Provided
30/30	0/0	BP	75% / 75%
50/50	0/0	VR	75% / 75%



CONIFEROUS TREE PLANTING DETAIL SCALE: NOT TO SCALE



PERENNIAL / GROUNDCOVER PLANTING

SHRUB PLACEMENT ON SLOPES

SCALE: NOT TO SCALE

PLANT SCHEDULE

	DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CON
	(·)	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
	+	Mxh	24	Malus x `Hopa` / Hopa Crab Apple	25`	25`	2" Cal.	B&B
	EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CON
	++	PcI	67	Pinus contorta latifolia / Lodgepole Pine	70`	15`	8` HT	B&B
}	+ }	PfI	9	Pinus flexilis / Limber Pine	50`	30,	6` HT	B&B
	00000000000000000000000000000000000000	Ppo	20	Pinus ponderosa / Ponderosa Pine	80`	40`	8. HL	B&B
	SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CON
	+	Cse	10	Cornus sericea / Redoiser Dogwood	8.	8.	5 GAL	CON
	(+)	Jta	26	Juniperus sabina `Tamariscifolia` / Tamarix Savin Juniper	6`	8.	5 GAL	CON
	+	Pod	25	Physocarpus opulifolius `Diablo` / Diablo Ninebark	8`	8.	5 GAL	CON
	\odot	PM	30	Pinus mugo `Mops` / Mugo Pine	4`	4`	5 GAL	CON
	GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CON
	⊕	Cxa	238	Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	5`	2`	1 GAL	CON
	\odot	Pvm	109	Panicum virgatum / Switch Grass	4`	1.5`	1 GAL	CON
	ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	CON
	+	Srf	48	Solidago rugosa `Fireworks` / Wrinkleleaf Goldenrod	3`	2`	1 GAL	CON

GROUND COVER LEGEND

CEDAR WOOD MULCH

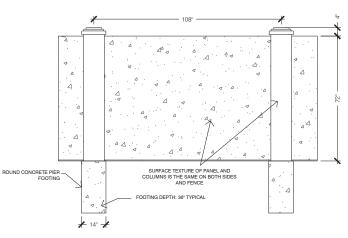
TALL NATIVE GRASS UPLAND NATIVE SEED MIX

LOW ALTERNATIVE TURF GRASS LOW-GROW NATIVE SEED MIX

ROCK MULCH

COBBLE

TALL FESCUE SOD



6' CONCRETE BLOCK NOISE WALL

Land Planning Landscape Architecture Urban Design N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719.471.0267

www.nescolorado.com

STERLING RANCH **HOMESTEAD NORTH**

PRELIMINARY PLAN

EL PASO COUNTY, CO

E. GANAWAY B. ITEN & N. BROWER

ENTITLEMENT

03.12.2021 B.I.

LANDSCAPE **NOTES & DETAILS**

22 of 25

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Cottages at Mesa Ridge Final Plat

Agenda Date: May 11, 2022

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

This is a request for endorsement by HR Green Development, LLC, on behalf of 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.

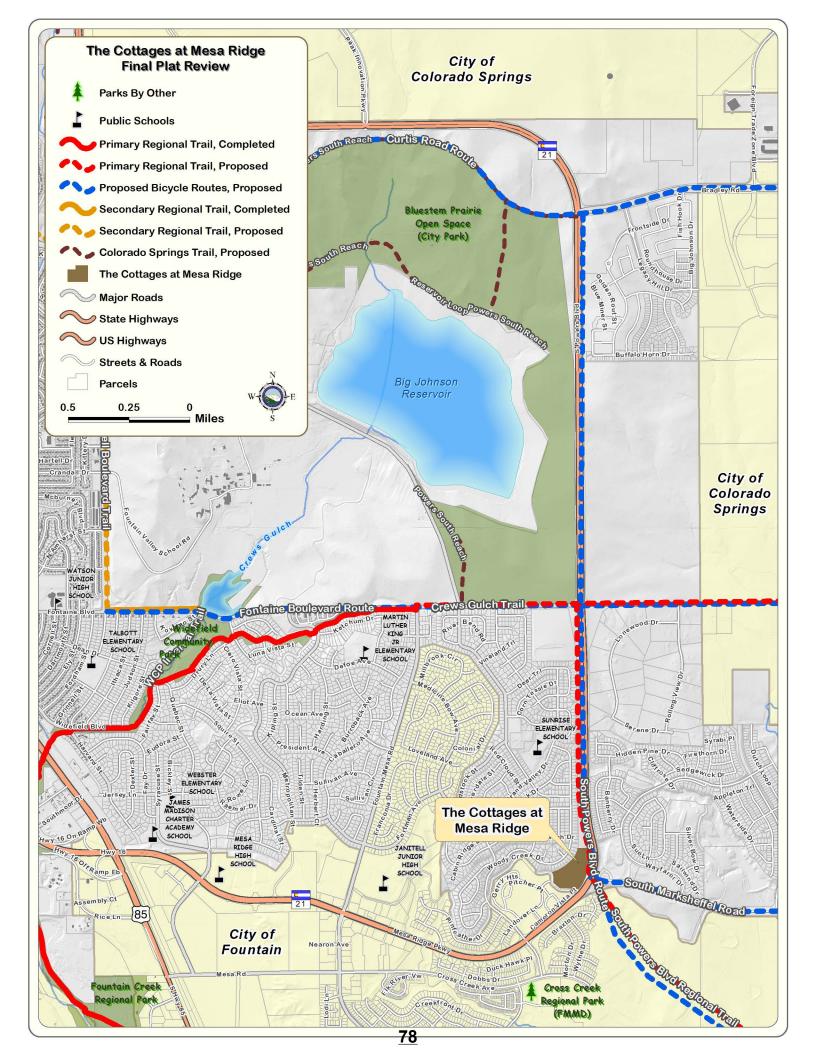
The 2013/2022 Parks Master Plan shows no project impacts to EI Paso County proposed or existing parks, trails, or open space. Widefield Community Park and Fountain Creek Regional Park are located approximately 1.75 miles northwest and southwest of the site, respectively. Cross Creek Regional Park, owned 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-model 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.



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

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

May 11, 2022

1.22

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.

The Cottages at Mesa Ridge Final Plat Application Type: Final Plat Name: SF-22-014 Total Acreage: 10.22 PCD Reference #: 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** 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

2.367

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

LAND REQUIREMENTS			Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):			
Regional Park Area: 4			Urban Park Area: 4			
			Neighborhood:	0.00375 Acres x 122 Dwelling Units =	0.46	
0.0194 Acres x 122 Dwelling	Units =	2.367	Community:	0.00625 Acres x 122 Dwelling Units =	0.76	

FEE REQUIREMENTS

LAND DECLUDENTENTS

Urban Park Area: 4 Regional Park Area: 4

Total Regional Park Acres:

Ken Huhn

\$114 / Dwelling Unit x 122 Dwelling Units = Neighborhood: \$13,908 \$460 / Dwelling Unit x 122 Dwelling Units = Community: \$176 / Dwelling Unit x 122 Dwelling Units = \$56,120 \$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.

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Total Urban Park Acres:

Park Advisory Board Recommendation:	
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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.

MESA RIDGE
APARTMENTS
SITE

MESA RIDGE
APARKWAY

MESA RIDGE
SUBDIVISION

MESA RIDGE
APARKWAY

MESA RIDGE
SUBDIVISION

MESA RIDGE
SUBDIVISION

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

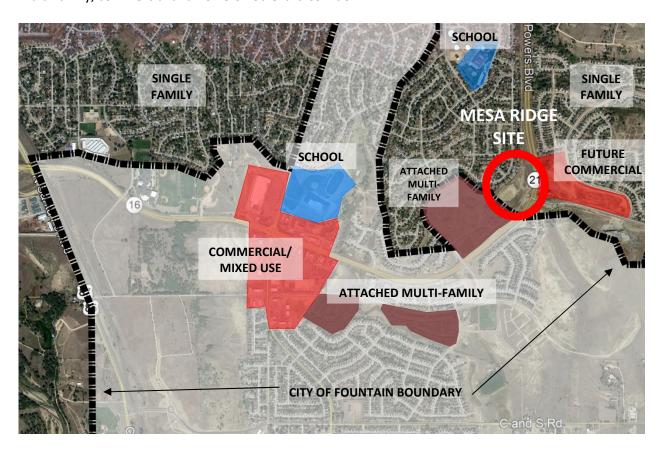
Existing Features and Easements

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 onsite 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%
	OPEN SPACE:			
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%
	SUBTOTAL ALL OPEN SPACE (6-9)		5.08	50%
	SUBTOTAL ALL IMPERVIOUS SURFACE(1+2+3)		4.85	47%
	TOTAL SITE AREA	445,104	10.22	

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 by 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 (nrcs 2021b). Land use in the study area has likely altered many of the characteristics of the topsoil.

- 6. The vegetation within the study area represents an altered state from the reference condition for the local area. While some native grasses and forbs occur, much of the study area is dominated by naturalized grasses and weedy forbs.
- 7. The wildfire risk and expected wildfire intensity in the study area are moderate. The surface fuels consist of grasses and few shrubs. The study area has access for emergency vehicles and the adjacent roadways provide significant fuel breaks.

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.

<u>Proper County Water Master Plan compliance provided below.</u>

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

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

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:

Principal Median:
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 EI Paso County Clerk and Recorders Office;
thence along the West line of said Powers Poulant 627***

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:

- ok 500b at rage 1290:

 N 84'16'0" W, a distance of 198.99 feet;

 46.11 feet along the arc of a 540.00 foot radius tangent curve to the left, having a central angle of 04'53'33" and a ord that bears N 86'42'46' W, 46.10 feet;

- 2) 46.11 feet along the arc of a 340.00 foot radius tangent curve to the left, having a central angle of 0453.33 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 Filling No. 8 as recorded under Reception No. 17226'13 of said records; thence the following two (2) courses along the Easterly line of said Sunrise Ridge Subdivision Filling No. 8:

 1) 51.39 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 8'8'13'41" 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 2750'47" 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 2750'47" E, 506.20 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 caused 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 SUBDINSION FILING No. 10 in the County of El Paso, State of

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 SUBDINISION 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 EI 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 EI Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by EI 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.

CSJ No. 1, LLC, a Colorado Limited Liability Company

By:_____ David D. Jenkins Title: Authorized Agent

NOTARIAL:

The above and aforementioned instrument was acknowledged before me this ____ day of _____ By: David D. Jenkins, Authorized Agent Witness my hand and seal:

EASEMENT STATEMENT:

My Commission expires _____

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 first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from 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.

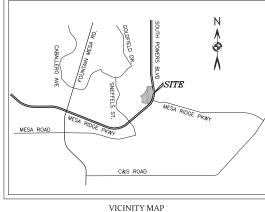
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.

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. 30685LTG, with an effective date of February 23, 2022 as provided by Legacy Title Group and Old Republic

- 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 ir concrete stamped "PLS 442" and monumented at the North Quarter corner of Section 28 with a #6 rebor 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.

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 EI Pass County Planning and Community Development Department per Planning County Planning and Community Development Department.

- 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 said, 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 complete in accordance with the Subdivision have been constructed and complete in accordance with the Subdivision have been constructed and complete in accordance with the Subdivision have been constructed and complete in accordance of said improvements has been received from El Poso county. Should a Party purchase the entire Subdivision, Lots within the Subdivision may be said, 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 innety (90) days following plat recording, on updated financial assurance estimate may be required. This Plot 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 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 assignes 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 obligatio before sale of the Property.
- 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 imprede 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 solis 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-0 as identified within PCD file number _____. The PUD development plan, guidelines and landscape plan are recorded at Recention No.



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.

Spencer J. Barron	
Colorado Professional Land Surveyor No.	38141
For and on behalf of Barron Land, LLC	

COLLYMN ADDDONAL

COUNTY AFFROVAL			
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 of	day of	, 20	
		_	
Planning and Community Development Director	Date		
RECORDING			
STATE OF COLORADO SS			
COUNTY OF EL PASO \$55			
I hereby certify that this instrument was filed for re	cord at my office at	O'clockM., this	
day of, 2022 A.D., and is du	uly recorded under Reception	Number	
of the records of El Paso County, Colorado.			
Fee:			
Surcharge:			
Chuck Broerman, Recorder			
onder brothlan, necorati		FEES:	
BY:		School Fee:	

SHEET LEGEND:

SHEET 1: Legal description, notes and vicinity map SHFFT 2: Boundary detailed information SHEET 3: Easement detailed information

DATE: 02/28/2022 Barron 🐽 Land BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION 790 N. Academy Blvd. Suite 311 P: 719.360.682 Colorado Springs, CO 80917 F: 719.466.652 www.BARRONLAND.com PROJECT No.: 20-035

Bridge Fee: _____ Park Fee: ___ Drainage Fee:

PCD File No.

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 N 89*57'13" E N 89*41'59" E 117.30'(M&R) S 89'41'59" W 2511.66'(M) N 1/4 CORNER SEC 28 N 1/4 CORNER SEC 29 3 1/4" AC, "4842" S 89°57'13" W 2537.16'(M) 115.21'(M&R) /L=283.12'(M&R) R=500.00' Δ=32'26'36" CB=N 27'50'47" CL=279.35' WATER & SEWER EASEMENT (REC. No. 211107044) LOT 17 LOT 16 LOT 15 LOT 1 445,104 Sq. Ft. (10.218 ACRES) L=87.71'(M&R) R=135.00' Δ=37*13'35" CB=N 20*21'02" W CL=86.18' LEGEND: LOT 1 MESA RIDGE SUBDIVISION FILING NO. 8 (TSN 5529117001) N 01*44'04" W 137.18'(M&R) FOUND SECTION MONUMENT AS NOTED RECORD DIMENSIONS AC ALUMINUM CAP (XXX) PROPOSED ADDRESS /L=6.49'(M&R) SUBJECT PARCEL LINES R=8.00' — — — ADJACENT PARCEL LINES A=46*29'23" CB=N 24*58'45" - SECTION LINES ---- EASEMENT LINES CL=6.31' WATER & SEWER EASEMENT (REC. No. 211107044) N 89'09'33" W L=46.11'(M&R) R=540.00' N 84°16'00" W 198.99'(M&R) 124.09'(M&R) SHEET LEGEND: PCD File No. Δ=4*53'33" CB=N 86*42'46" W Barron 🕸 Land SHEET 1: Legal description, notes and vicinity map

SHEET 2: Boundary detailed information SHEET 3: Easement detailed information

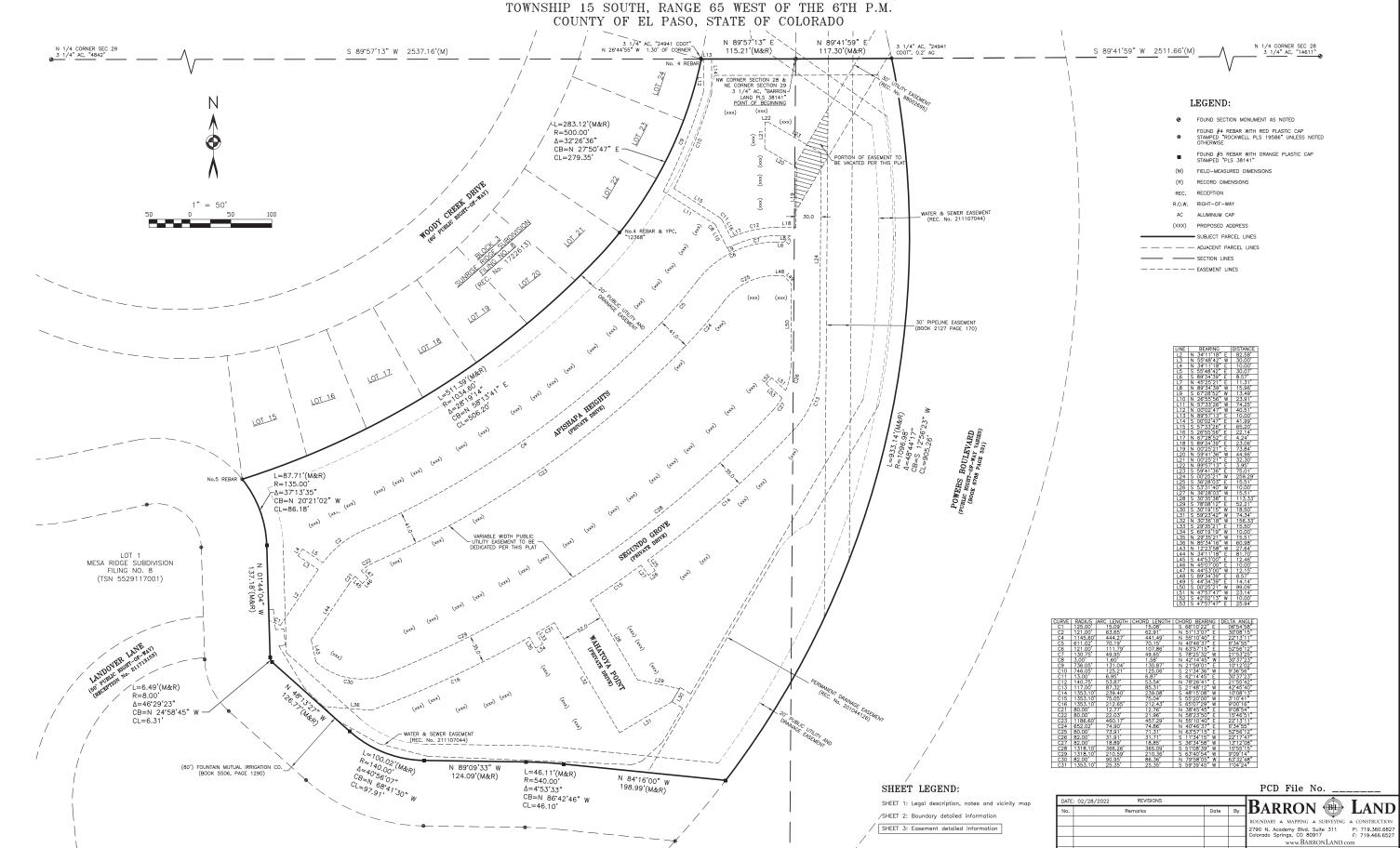
7790 N. Academy Blvd. Suite 311 P: 719.360.8827 Polorado Springs, CO 80917 F: 719.466.6527 www.BARRONLAND.com

PROJECT No.: 20-035

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.



PROJECT No.: 20-035

LANDSCAPE PLAN

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

COLORADO SPRINGS, CO 80920

7222 COMMERCE CENTER DR.

COLORADO SPRINGS, CO 80919

GROUNDCOVER LEGEND/QUANTITIES

NATIVE SEEDING

1-1/2" DENVER GRANITE

(3" DEPTH - SEE PROJECT MANUAL)

2-4" ARKANSAS TAN RIVER ROCK

GRANITE DECORATIVE BOULDERS (2'-3' IN WIDTH)

DESCRIPTION

SHEET L.08: DETAILS

SHEET L.09: DETAILS

GOODWIN KNIGHT

719.598.5192

HR GREEN INC.

ENGINEER

SUITE #220

720.602.4965

8605 EXPLORER DR.

CLIENT

No change from latest

LANDSCAPE ARCHITECT

SEEDING SPECIFICATIONS
PAWNEE BUTTES SEED INC.

PBS LOW GROW NATIVE SEED MIX
25% ARIZONA FESCUE
25% SANDBERG BLUEGRASS
25% ROCKY MOUNTAIN FESCU
25% BIG BLUEGR

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

SQUARE FEET

SQUARE FEET

SQUARE FEET

QUANTITY

LINITS SQUARE FEET

OLIANTITY

22.896

53.083

135.022

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.

104

5619 DTC PARKWAY #1150

GREENWOOD VILLAGE, CO 80111

ROCKY MOUNTAIN FESCUE

BIG BLUEGRASS (SHERMAN)

HR GREEN INC.

720.602.4999

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

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

- 1. 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.
- 2.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.
- 3.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.
- 4. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. 5.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.
- 6. 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 UNDESTRUCTED CONDITION AT ALL TIMES.
- CONSTRUCTION MY MATERIALS BY UTIER TRADES IN A CLEAN AND UNDUSTRUCTED CONDITION AT ALL TIMES.

 7. 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.
- 8.STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT

1. ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED, ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE.

- 1. OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- 2. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- 3.ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
- 4.PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- 5.AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- 6. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- 7. PLANTS BED RECEIVING 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.
- 8. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- 9.USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- 10. 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.

- 1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- 2. ALL PROPOSED TURE AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8°. FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1° IN DIAMETER FROM THE SITE.
- 3.AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- 4. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- 5. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED. RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED ALL AREAS OF BE SECRETED SHALL BE LILLED AS SPECIFIED AND THEIR PROMOTED AND ON TOLLED TO PROJECT A TIME SELE BEFORE THE PROJECT OF THE STEEL AND THE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1° DAMERS) AND DEBRIS THAT ANY IMPEDE SECRING SHALL BE CLEARED FROM THE STEE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SHESS THAT ARE NOT ADEQUARELY PREPARED PRIOR TO SEEDING. SHESS THAT ARE NOT ADEQUARELY PREPARED PRIOR TO SEEDING. SHESS THAT ARE NOT ADEQUARELY PREPARED PRIOR TO SEEDING. SHESS THAT ARE NOT ADEQUARELY PREPARED PRIOR TO SEEDING.
- 6.ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- 7. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- 9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, ARNACEMAD DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
 - 9.1 SLOPES LESS THAN 3:1 SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULLY 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 COUPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE. 9.2 SLOPES GREATER THAN 3.1 OR AREAS LESS THAN 0.10 ACRE — SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO—SEEDING EQUIPMENT, BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED ON INCOMPORPORATE THE STORY THE SOLID AT A DEPTH NOT EXCEEDING 0.75 INCHES, SLOPES GREATER THAN 3.1 SHALL HAVE EROSION CONTROL JEAUNGET AFTER SEEDING, REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.
 - 9.2.1. FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE
- 9.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- 10. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- 11. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. ORGANIC TACKHERS SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED US! COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKHER.
- 12. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC—TYPE SPREADERS. DO NOT SEED DURING WINDLY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- 13. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER 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-OTOGER GROWING SEASON DEPENDING ON NATURA AURIFIALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- 14. APPROVAL OF SECIDED 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 A CHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SECIDINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SECOND RADE SCAND. FOR DRILL SECOND GROWING SEASON. FOR DRILL SECOND GROWING SEASON. FOR SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTAL OR TOTAL SECOND GROWING SEASON. FOR SHALL BE RESECTED IN THE SEME MANNER DRICK BESCHIED ABOVE. A PRPORPARIE TIE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SELECTED 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 REPRAIRED AND MIMEDIATELY RESECUED DUTNET HE SAME SEASON.

NO. DATE BY

\mathfrak{D} THE GLEN AT WIDEFIELD MESA RIDGE MESA RIDGE SUBDIVISION

SITE DATA EXISTING ZONING: RS-6000 CAD-0 PROPOSED ZONING: EXISTING USE: 2-FAMILY DWELLINGS, CLUBHOUSE, OPEN SPACE & RECREATIONAL AMENITIES PROPOSED USE: BUILDING HEIGHT 35' MAXIMUM

TOTAL DEVELOPMENT AREA: 10.21 ACRES

11.94 DU/ACRE(GROSS & NET, NO R.O.W)

OPEN SPACE REQUIRED:

OPEN SPACE PROVIDED: 51% 5.23 ACRES (EXCLUDES FIRE ACCESS RD. & IRR. DITCH

445.103.7 SQ. FT. (10.22 AC) SITE AREA:

LANDSCAPE SETBACKS SEE COUNTY CODE SECTION 6.2.2.B & 6.2.2.G(1)

VICINITY MAP

STREET NAME OR	SIREEI	WIDTH (IN FT.)	LINEAR	IREE/FEEI	NO. OF TREES	SHRUB SUBSTITUTIONS	SEIBACK PLANT ABBR.	PERCENT GOUND PLANE
ZONE BOUNDARY	CLASSIFICATION	REQ./PROV.	FOOTAGE	REQUIRED	REQ./PROV.	REQUIRED/PROVIDED	DENOTED ON PLAN	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

STREET NAME OR	WIDTH (IN FT.)	LINEAR	BUFFER TREES (1/25')	EVERGREEN TREES	LENGTH OF 6' OPAQUE	BUFFER TREE ABBR.	PERCENT GROUND PLANE
PROPERTY LINE	REQ./PROV.	FOOTAGE	REQUIRED/PROVIDED	REQ. (33%) /PROV.	STRUCTURE REQ./PROV.	DENOTED ON PLAN	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%

	PERCENT MINIMUM	INTERNAL AREA (SF)	INTERNAL TREES (1/500 SF)	SHRUB SUBSTITUTIONS	PERCENT GROUND PLANE
NET SITE AREA (SF)	INTERNAL AREA (%)	REQUIRED/PROVIDED	REQUIRED/PROVIDED	REQUIRED/PROVIDED	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%



7222 COMMERCE CENTER DR SUITE 220

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



PUD LANDSCAPE PLAN **COVER SHEET**

Know what's below. Call before you dig.



SHEET L.01

13

CAD DATE: 3/2/2022

PPROVED: JFR

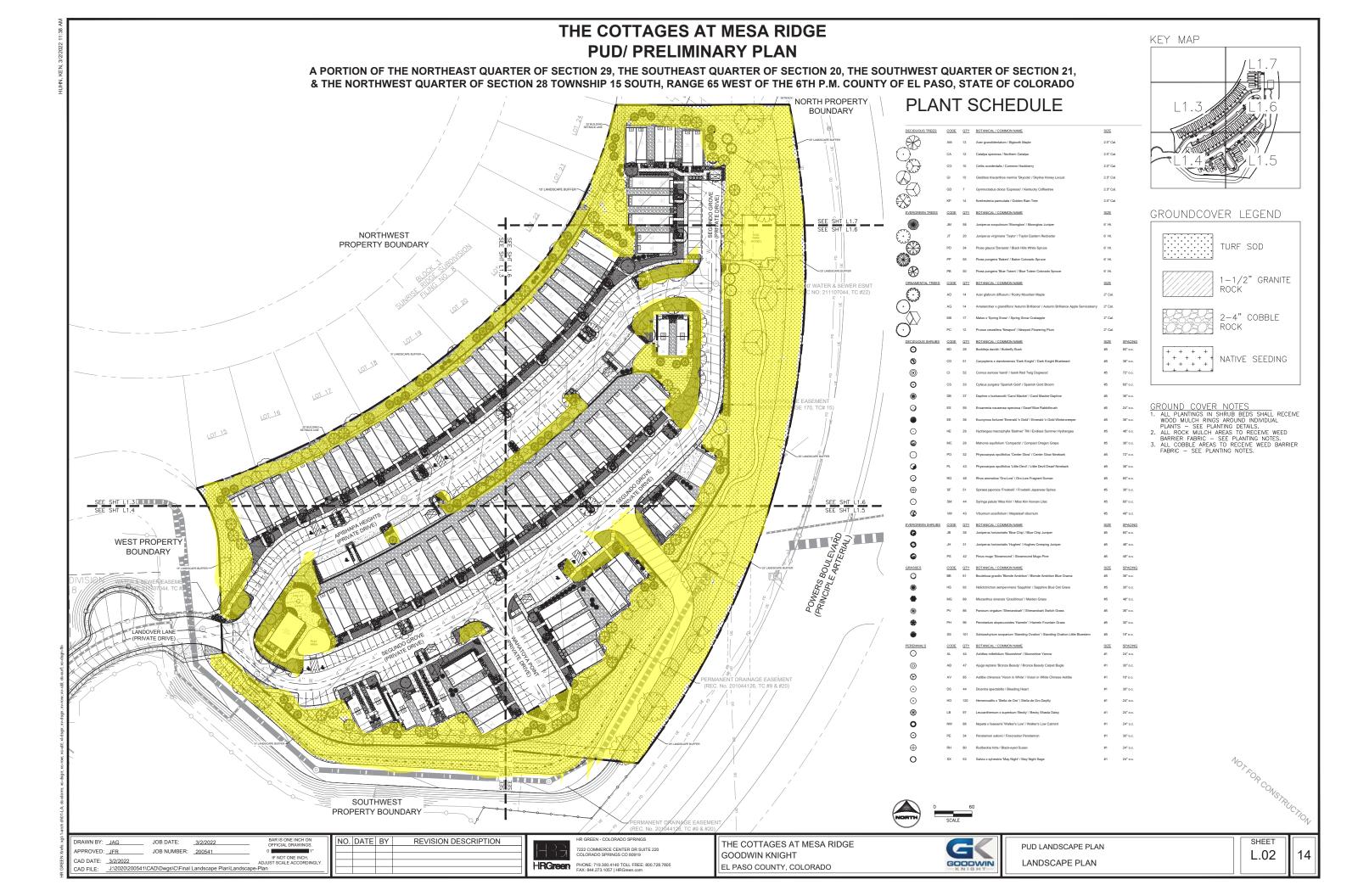
CAD FILE: J:\2020\200541\CAD\Dwgs\C\Final Landscape Plan\Landscape-Plan

3/2/2022

JOB DATE:

REVISION DESCRIPTION

HRGreen PHONE: 719.300.4140 TOLL FREE: 800.728.7805 FAX: 844.273.1057 | HRGreen.com



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EL PASO COUNTY, COLORADO

104

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KEY MAP

/L1.7

L1.6

GROUNDCOVER LEGEND

TURF SOD

1-1/2" GRANITE ROCK

2-4" COBBLE

NATIVE SEEDING

L.06

18

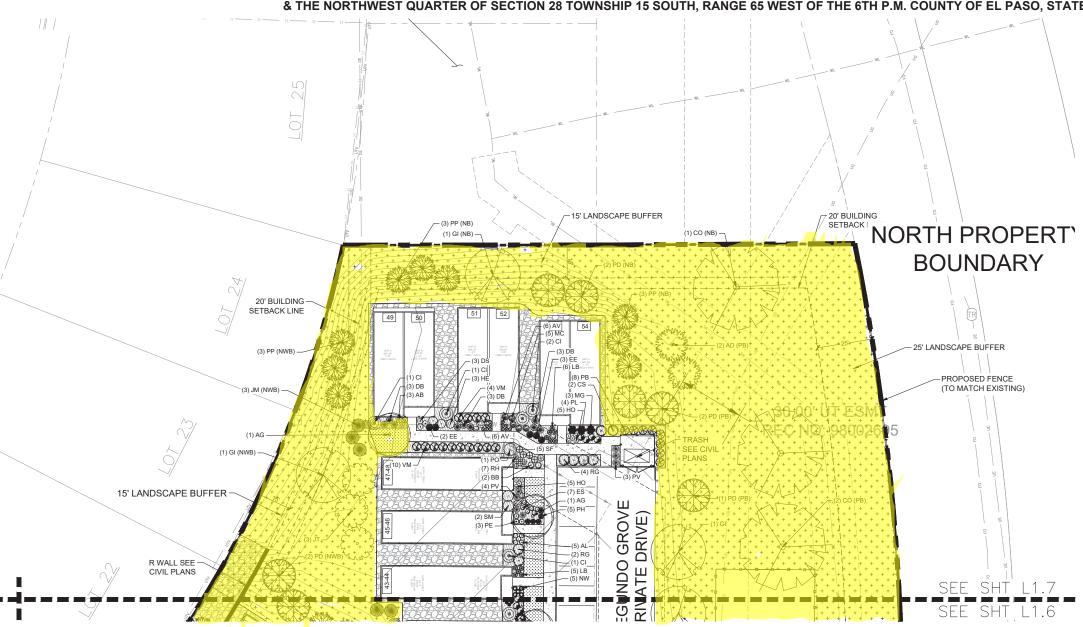
GROUND COVER NOTES

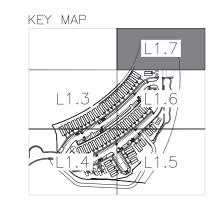
1. ALL PLANTINGS IN SHRUB BEDS SHALL RECEIVE WOOD MULCH RINGS AROUND INDIVIDUAL PLANTS - SEE PLANTING DETAILS.

2. ALL ROCK MULCH AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.

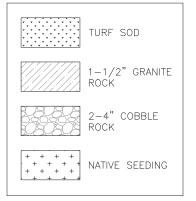
3. ALL COBBLE AREAS TO RECEIVE WEED BARRIER FABRIC - SEE PLANTING NOTES.

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





GROUNDCOVER LEGEND



- 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.



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NO. DATE BY

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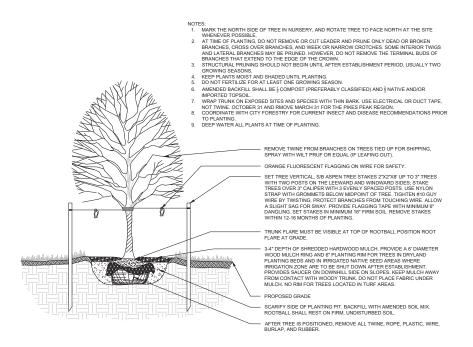




PUD LANDSCAPE PLAN LANDSCAPE PLAN

L.07

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. MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEEK OR NARROW CROTOTHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRINED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE DEDGE OF THE CROWN.

3. STRUCTURAL PRUNINGS SHOULD NOT BEGIND WITH LATER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.

KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON. 6. AMENDED BACKFILL SHALL BE \$ COMPOST (PREFERABLY CLASSIFIED) AND \$ NATIVE AND/OR Meikelded Brachfull shiftle be gluimfust (Freezenach Classifield) must straight the multiple middle middle straight shift 9 DEEP WATER ALL PLANTS AT TIME OF PLANTING REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING, SPRAY WITH WILT PRUF OR EQUAL (IF LEAFING OUT). ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY. SET TREE VERTICAL, S/B ASPEN TREE STAKES 2"X2"X8' UP TO 3" TREES SET TREE VERTICAL, SIS ASPEN TREE STAKES 2"X2"X" UP TO 3" TREES WITH TWO POSTS ON THE LEEVANDAD AND WINDOWARD SIDES, STAKE TREES OVER 3" CALIFER WITH 3 EVENLY SPACED POSTS, USE MYLON STRAP WITH GROWNETS BELOW MIDPOINT OF THEE TIGHTEN HIG GLY WIRE BY TWISTING, PROTECT BRANCHES FROM TOLICINING WIRE. ALLO WIRE ALLO TO SWAY, PROVIDE FLAGSING TAPE WITH MINIMUM OF DANGLING, SET STAKES IN MINIMUM 16" FIRM SOLL, REMOVE STAKES WITHIN 15" AND STAKES WITHIN 15". 3-4" DEPTH OF SHREDDED HARDWOOD MULCH, PROVIDE A 6" DIAMETE WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING RIM FOR TREES AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONE ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDES SAUDER ON DOWNHALL SIDE ON SLOPES KEEP MULCH AW. FROM CONTACT WITH WOOD'Y TRUNK OO NOT PLACE FABRIC UNDER MULCH AW. MICH AND FOR THEES LOCATED IN TURK AREAS. - PROPOSED GRADE SCARIFY SIDE OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX.
 ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

KEEP PLANTS MOIST AND SHADED UNTIL PLANTING AMENDED BACKFILL SHALL BE $\frac{1}{3}$ COMPOST (PREFERABLY CLASSIFIED) AND $\frac{2}{3}$ NATIVE AND/OR MARK THE NORTH SIDE OF TREE IN NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE MANN, THE NOTITE BUILD OF THE METALLIC PROSENCE. WHENEVER POSSIBLE PRIOR TO PLANTING, COORDINATE PINE AND SPRUCE IT TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING, COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

8. DEEP WATER ALL PLANTS AT TIME OF PLANTING. TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL POSITION ROOT FLARE AT GRADE. 3-4" DEPTH OF SPECIFIED MULCH. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE LANDSCAPE FABRIC UNDER MULCH. PROVIDE A 6" DIAMETER SHREDDED HARDWOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATU'S SED ARESS WHERE RIRIGATION ZONE ARE TO BE SHUT DOWN AFTER ESTABLISHMENT, PROVIDE 6" RIN ON DOWNHILL SIDE ON SLOPES. NO RIM FOR TREES IN IRRIGATED INTER AREAS. ORANGE ELLIORESCENT ELAGGING ON WIRE FOR SAFETY SET TREE VERTICAL, SMALLER THAN 6'WITH TWO POSTS OR ANGLE IRON ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES 6' HEIGHT OR GREATER WITH 3 METAL ANGLE IRONS, FLACED 2D DEGREES A PARTITEN.

#10 GUT WIRE BY TWISTING, PROTECT BRANCHES FROM TOUCHING WIRE.

ALLOWA SLIGHT SAG FOR SWAY, PROVIDE FLAGGING FOR VISIBILITY, SET STAKES IN MINIMUM 18' FIRM SOIL, REMOVE STAKES WITHIN 12-16. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

TYP. DECIDUOUS TREE PLANTING DETAIL

TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)

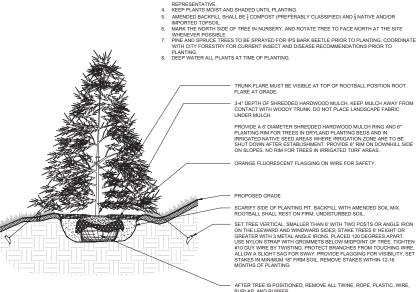
TES:
PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

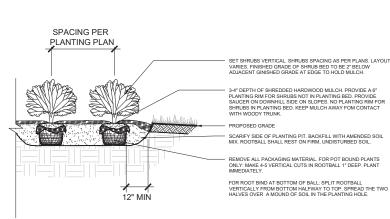
A MENDED BACKFILL SHALL BE § COMPOST (PREFERBLY CLASSIFIED) AND § NATIVE ANDIOR IMPORTED TO PSOUL

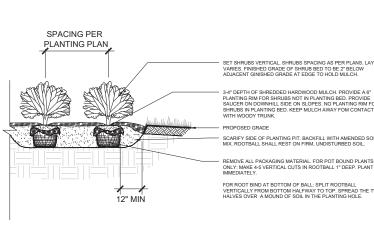
ALL SHRUBS IN ROCK AREAS TO RECIEVE SHREDDED MULCH RINGS.

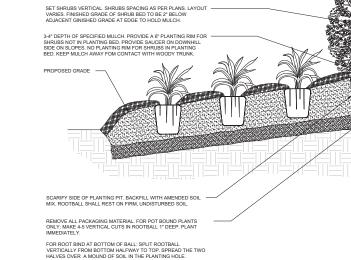
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



S: DO NOT REMOVE OR CUT LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS







IMPORTED TOPSOIL.

ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED HARDWOOD MULCH RINGS.

DEEP WATER ALL PLANTS AT TIME OF PLANTING.

TYP. EVERGREEN TREE PLANTING DETAIL

TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)

TYP. SHRUB PLANTING DETAIL

NO. DATE BY PPROVED: JFR JOB NUMBER: 200541 CAD DATE: 3/2/2022 CAD FILE: J:\2020\200541\CAD\Dwgs\C\Final Landscape Plan\Landscape-Plan

REVISION DESCRIPTION

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



SCALE: NTS

PUD LANDSCAPE PLAN **DETAILS**

SHEET L.08

20

TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION) SCALE: NTS

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

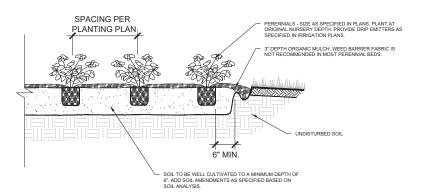


- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

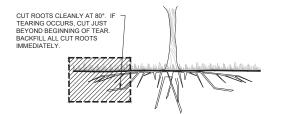
 PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- AMENDED BACKFILL SHALL BE \$ COMPOST (PREFERABLY CLASSIFIED) AND \$ NATIVE AND/OR

EQUAL SPACING BETWEEN ALL PLANTS





TYP. PERENNIAL PLANTING DETAIL



TYP. ROOT PRUNING DETAIL

- ILES:

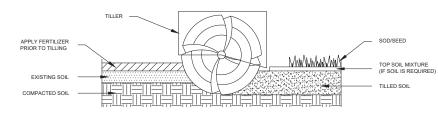
 TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.

 APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINISS.

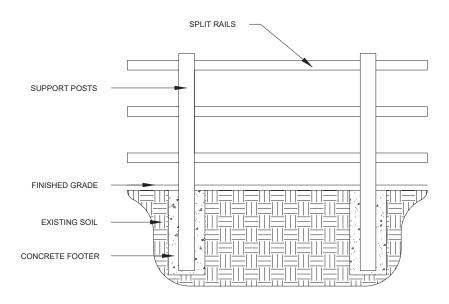
 COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.

 MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED.

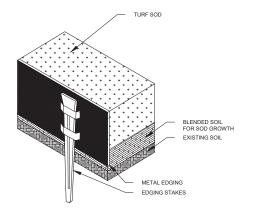
 TILLED SOIL SHALL BE SMOOTHLY RAKED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.



TYP. SOIL PREPARATION (ALL AREAS)



TYP. SPLIT RAIL PERIMETER/SAFETY FENCING



CONFIGURATION AND JOINING

- NULES:

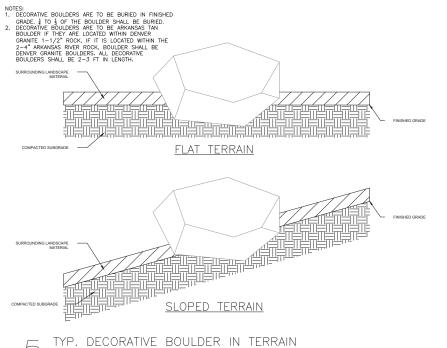
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

 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.

TYP. METAL EDING DETAIL SCALE: NTS



NO. DATE BY

JOB DATE: 3/2/2022 APPROVED: JFR JOB NUMBER: 200541 CAD DATE: 3/2/2022

CAD FILE: J:\2020\200541\CAD\Dwgs\C\Final Landscape Plan\Landscape-Plan

REVISION DESCRIPTION

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



PUD LANDSCAPE PLAN **DETAILS**

SHEET L.09

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Flying Horse North Sketch Plan

Agenda Date: May 11, 2022

Agenda Item Number: #6 - E

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 transitionary 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 highquality 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 t 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."

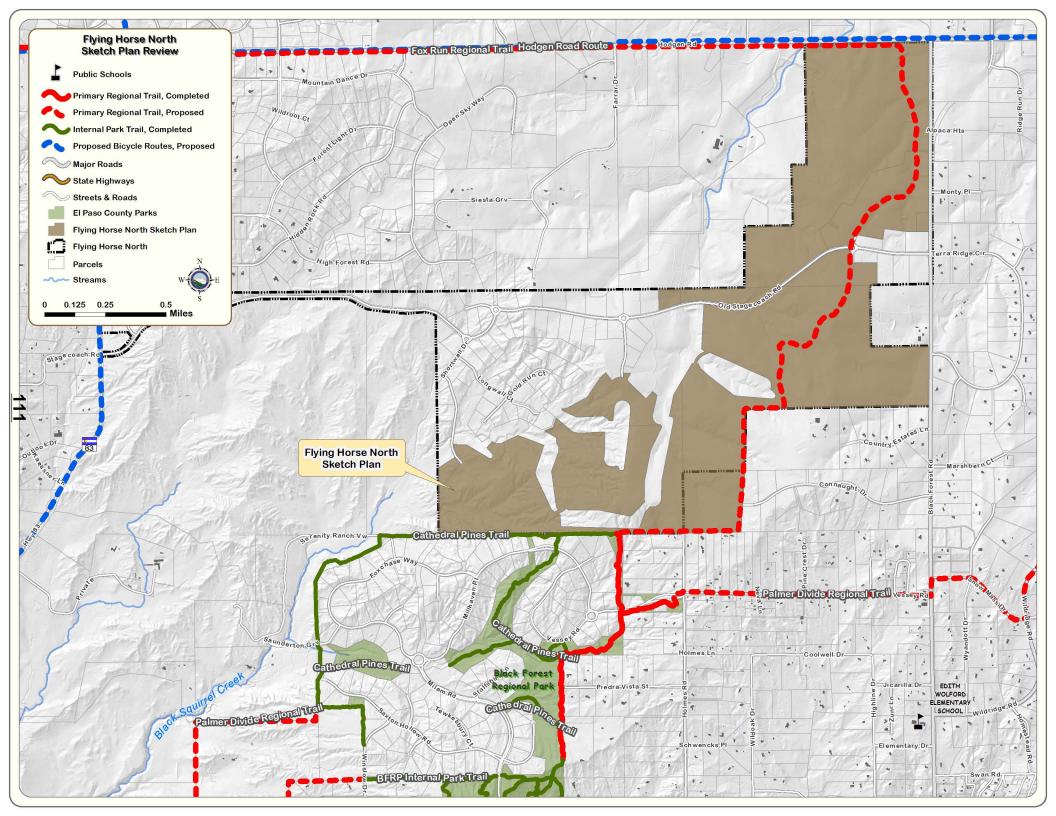
Staff is pleased with the applicant's continuing efforts to provide a high level of recreational facilities and amenities to the residents and visitors of Flying Horse North. The interconnected system of parks, trails, and open spaces will only serve to promote recreation, fitness, and a healthy lifestyle. 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).



Development Application Permit Review



COMMUNITY SERVICES DEPARTMENT

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

May 11, 2022

YES

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

Name: Flying Horse North Sketch Plan **Application Type:** Sketch Plan

SKP-22-003 Total Acreage: 912.50 PCD Reference #:

Total # of Dwelling Units: 1,571

Dwelling Units Per 2.5 Acres: 4.30 Applicant / Owner: **Owner's Representative:**

Regional Park Area: 2 Flying Horse North Development, LLC HR Green Development, LLC **Drew Balsick**

Phil Stuepfert Urban Park Area: 1.2

2138 Flying Horse Club Drive 1975 Research Parkway, Suite 230 Existing Zoning Code: PUD/RR-2.5 Colorado Springs, CO 80921 Colorado Springs, CO 80920 Proposed Zoning Code: 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.

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

LAND REQUIREMENTS

Urban Park Area: 1, 2

Regional Park Area: 2

Neighborhood: 0.00375 Acres x 1571 Dwelling Units = 5.89 9.82

0.0194 Acres x 1571 Dwelling Units = 30.477 Community: 0.00625 Acres x 1571 Dwelling Units =

Total Regional Park Acres: 30.477 **Total Urban Park Acres:** 15.71

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 1, 2

\$460 / Dwelling Unit x 1571 Dwelling Units = \$722,660

Neighborhood: \$114 / Dwelling Unit x 1571 Dwelling Units = \$179,094

\$176 / Dwelling Unit x 1571 Dwelling Units = Community: \$276,496

Total Regional Park Fees: \$722,660

Total Urban Park Fees: \$455,590

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).

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.
- 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.

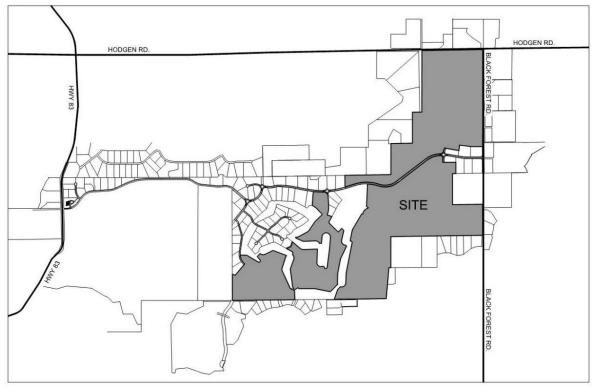


Figure 1-Vicinity Map

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)-not included in this Sketch Plan	+- 349.0 acres	
Filing 1 existing golf course (blue color)-not included in this Sketch Plan	+- 208.0 acres	
Total Filing 1 total acreage (blue color) -not included in this Sketch Plan		+- 557.0 acres
FHN SKETCH PLAN SUBMITTAL		+- 912.5 acres
Includes all remaining un-developed land (vacant) in FHN shown on the exhibit:		
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)		
Total FHN property - includes approved/constructed Filing 1 lots and golf		+- 1459.5 acres
course and all future remaining filings		

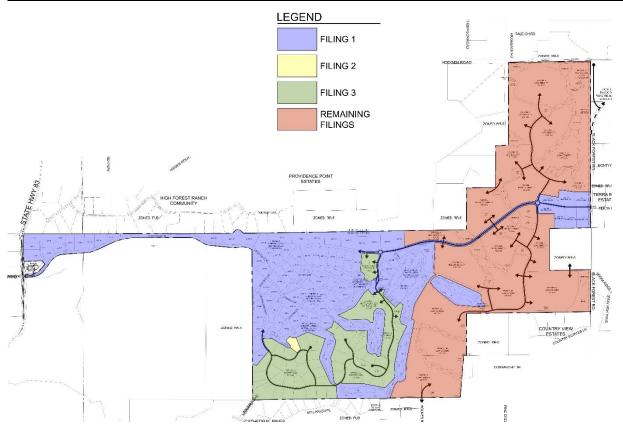


Figure 2- FHN Filing Exhibit



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.



Figure 3- Existing golf course will remain intact and is not a part of this Sketch Plan submittal.

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



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 comtemplate 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



Figure 5- A large buffer (over 500' in some areas) is provided in the southeast part of FHN along Black Forest Road

proposed which are needed in this region of the County.

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-

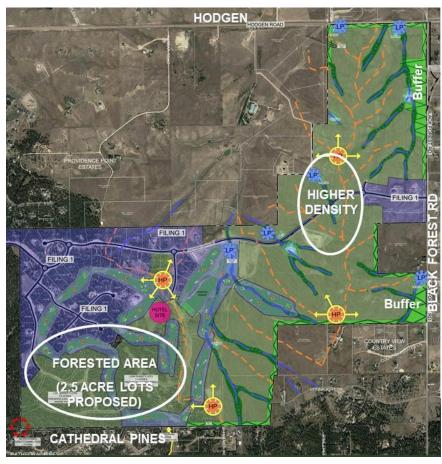


Figure 6 - Existing drainageways (dark green color) will be utilized as open space/trail corridors. Large estate lots (2.5 acres) are placed in the forested areas to match the character of Cathedral Pines and to preserve many trees.

connected trail system. See Figure 6. These corridors can provide a habitat for wildlife and as importantly permanent open space for the future residents.

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



Figure 7- A large park and fitness center is located central to the project adjacent to the higher density parcels.

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:



- 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

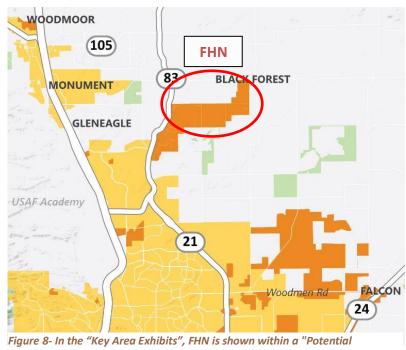


Figure 8- In the "Key Area Exhibits", FHN is shown within a "Potential Annexation Area" and therefore higher densities are being requested for this site.

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

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.

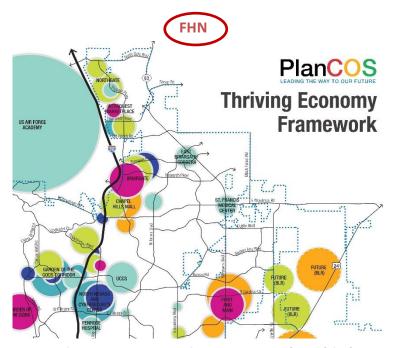


Figure 9- The FHN community is within 10-15 minutes of one of the fastest growing parts of the City (Northgate commercial center).

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

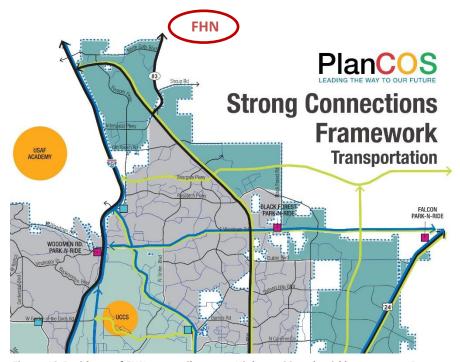


Figure 10-Residents of FHN can easily access Highway 83 and quickly connect to Powers Blvd and Northgate Blvd within 10-15 minutes.

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



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.

preserve as many trees as possible and will have a very similar character to the surrounding area.

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.

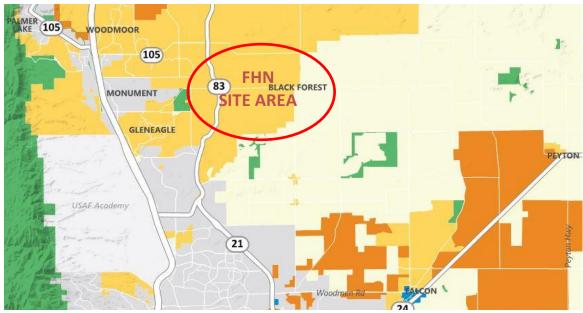


Figure 13-The FHN property is shown in an area of change on the new County Master Plan

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



Figure 14- FHN property is within the "Priority Development Area" identified in the County Master Plan.

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.

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 preserver 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



Figure 15-Existing drainage ways are preserved within open space corridors (blue highlighted area).

provide wildlife habitat as they will be landscaped with Colorado native vegetation and will be permanently preserved in perpetuity.

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.

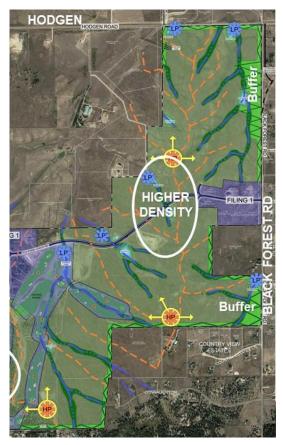


Figure 16- Drainage corridors were identified early in the planning process to be preserved as future open space corridors.

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.

BLACK

PARK

FHN PROPERTY

CATHEDRAL

PINES

COMMUNITY

TRAIL

CONNECTION

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

Twenty-Year Fiscal Impacts To El Paso County with Consideration for a 1.9x Economic Multiplier			
	Impacts over Twenty Years	With Consideration for Multiplier (1.9x)	
El Paso County	\$62,936,159	\$119,578,702	
Property Tax Revenues to All Providers	\$312,649,940	\$594,034,885	

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



Figure 20-One acre lots are located along the entire southern boundary of FHN to minimize impact to adjacent estate lots (Country View Estates).

the areas where both a buffer and one acre lots are proposed along the common property line.

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." - 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	

<u>2021 El Paso County Master Plan - Placetype</u>

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.

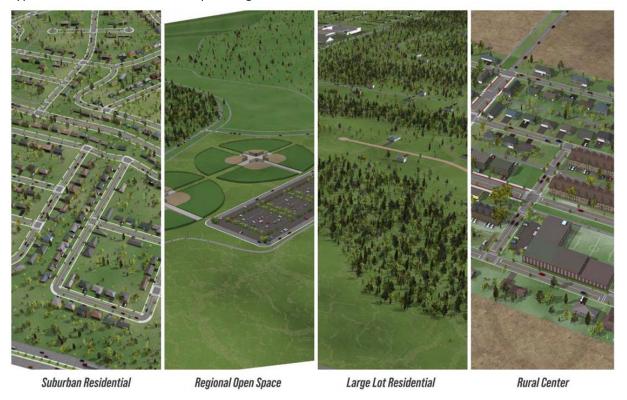


Figure 21 - FHN fits within the Large Lot Residential Placetype however proposes some higher densities as well. The Suburban Residential Placetype is a logical land use transition if buffered correctly.

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.

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.



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

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 globallysensitive 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 xxxxxxx

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.



MOST COMMON QUESTIONS/CONCERNS	HOW THE QUESTION/CONCERN IS BEING ADDRESSED
BY NEIGHBORS	
WATER - Concerns with the availability of	FHN will be served by a municipal water system, likely
water and how this project might impact	Cherokee Metro District or similar entity. Shallow wells are
the Dawson aquifer wells.	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.
DENSITY - Concern that the lots are too	FHN is providing 2.5 acre lots in the forested areas next to
small and density is too high for this area.	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.
APARTMENTS – concern that the Attached	FHN is not proposing apartments. The attached product
parcels will be apartments.	will likely be single family attached such as duplex and
	townhomes
INFORMATION NOT DISCLOSED FOR FILING	Filing 1 residents were informed of this potential
1 RESIDENTS - Some FHN Filing 1 residents	development expansion through a disclosed document that
feel they were not told this could type of	was signed by each Filing 1 lot purchaser. It stated FHN
development could happen (i.e. was not	could be annexed and higher density lots, commercial and
disclosed).	potentially a hotel may be developed in the future.
TRAFFIC – concern that this development	FHN is aware some transportation improvements may be
will overload the existing roads	needed. Please see the Traffic Study for more detailed
A411 AAA DOAD C 11 1 1 12: 11 1	information.
MILAM ROAD - Cathedral Pines resident	FHN is not proposing any changes to Milam Road
expressed concern with Milam Road being	extension, nor is any construction for Milam planned. The
extended into FHN creating significant	Milam alignment, requested by the County as part of
traffic problems	Cathedral Pines traverses west of FHN on property not controlled/owned by FHN.
HIGHWAY 83 – concern that this road	CDOT controls this road, not the developer, however FHN
cannot handle the additional traffic	will cooperate with future improvements as needed.
COUNTY PROCESS – there was some	The FHN team and County planners explained this project
concern about the approval process for	will follow the required approval process of Sketch Plan,
FHN	PUD/Preliminary Plan and Plats.
COUNTY MASTER PLAN COMPLIANCE –	As defined in this document the majority of the Sketch Plan
neighbors feel that the new County Master	Review Criteria is being met. FHN strongly believes and has
Plan is not being met with this proposal.	demonstrated this project is in general compliance with
3 , ,	most of the items in the new County Master Plan.
COUNTY REGIONAL TRAIL - Desire to have	FHN will extend the trail through the FHN to Hodgen Road.
the trail extended through FHN and be for	It will be for public use.
public use	
POTENTIAL ANNEXATION - Concern if	FHN is processing through the County, however streets will
annexed to the City what would happen?	be designed to City standards per the IGA agreement.
FIRE - Concern with fire hazards with FHN	FHN will provide a municipal water system which also
and the area.	provides fire hydrants throughout FHN.
LIGHTING - Concern lighting from the hotel	FHN will comply with building regulations.
and development will be too bright causing	
light pollution	
OPEN SPACE – questions about how much	FHN at time of completion will provide approximately 30%
open space is being provided	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%.



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	DESCRIPTION
REVIEW CRITERIA	MET	DESCRIPTION
A. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;	YES	The FHN subdivision is in general conformance with the majority of aspects of the 2021 Master Plan.
B. The proposed subdivision is in conformance with the requirements of this Code;	YES	FHN <u>will meet</u> the County Code and City standards for streets.
C. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area;	YES	FHN is compatible 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.
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;	YES	FHN water supply report does provide the requested data. FHN will be served by a municipal water system.
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;	YES	Services <u>are available</u> through current service Districts and with the creation of FHN Metro District and Cherokee Metro District.
F. The soil is suitable for the subdivision;	YES	Per the Geotech Report the soils are suitable for development as proposed.
G. The geologic hazards do not prohibit the subdivision, or can be mitigated;	YES	There are <u>NO geologic hazards</u> that would prohibit this development.
H. The subdivision will not interfere with the extraction of any known commercial mining deposit.	YES	FHN <u>will not interfere with any</u> <u>extraction</u> of any known commercial mining deposit
I. The design of the subdivision protects the natural resources or unique landforms;	YES	FHN design protects natural resources and unique landforms 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.
J. The proposed methods for fire protection	YES	Black Forest Fire District will serve this development. FHN provides a municipal water system (with fire hydrants).
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.	YES	The FHN plan design and this LOI demonstrates how this development is appropriate and mitigates 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

- 1. 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).
- 2. 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
- 3. 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 ÁREA SUCH AS LOT SIZE, SETBACKS, ETC. IN NO CASE SHALL THE OVERALL DENSITY CAP EXCEED THE TOTAL UNITS APPROVED FOR THE PROJECT.
- 4. 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.
- 5. 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.
- 6. 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).
- 7. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO BLACK FOREST ROAD EXCEPT FOR THE EXISTING STAGECOACH ROAD ACCESS AND POTENTIAL
- 8. 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.
- 9. 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
- 10. SITE LIGHTING, IF REQUIRED, WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF EL PASO COUNTY LAND DEVELOPMENT CODE
- 11. 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.
- 12. 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

ELECTRICAL SERVICES - MVEA

13. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE

FLOODPLAIN NOTES:

- 1. 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.
- 2. THE EXISTING FLOODPLAIN BOUNDARIES ARE INTENDED TO REMAIN AND DEVELOPMENT WILL OCCUR OUTSIDE THE FLOODPLAIN LIMITS
- 3. NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA

PUBLIC STREETS

- 1. PER THE INTERGOVERNMENTAL AGREEMENT, THE CITY OF COLORADO SPRINGS WILL REQUIRE THE STREETS TO BE DESIGNED AND CONSTRUCTED
- 2. SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL STREETS AND INTERIOR TO DEVELOPMENT PARCELS, PARKS AND TRAIL SYSTEMS.
- 3. PUBLIC STREETS WITHIN THIS DEVELOPMENT SHALL PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY AND
- 4. 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.

1. ANY FUTURE PRIVATE STREETS. IF PROPOSED. WILL BE PRIVATELY OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT

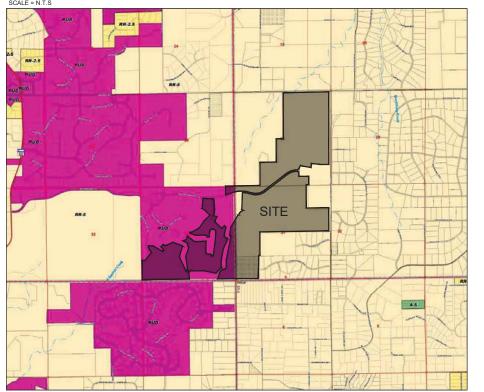
PHASING PLAN:

1. 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 LITH ITIES OR INFRASTRUCTURE

GEOLOGIC HAZARDS DISCLOSURE STATEMENT:

1. 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



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

HRGREEN DEVELOPMENT, LLC 1975 RESEARCH PARKWAY SUITE 230

COLORADO SPRINGS, CO 80920 720 602 4965

BRISTLECONE ECOLOGY 2023 W. SCOTT PLACE DENVER, CO 80211 971.237.3906

TRANSPORTATION CONSULTANTS: SM ROCHA, LLC DENVER, CO 80211 303.458.9798

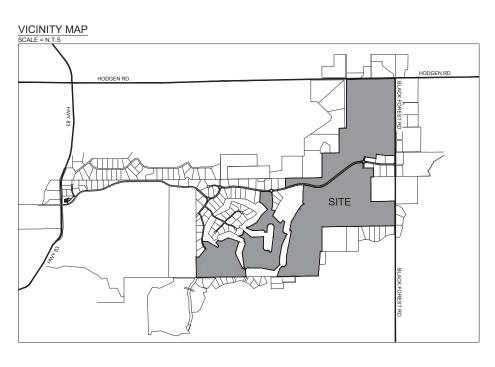
SITE DATA

VACANT SITE ACREAGE: 912.5 AC MAXIMUM NUMBER OF UNITS MAXIMUM GROSS DENSITY: 1,571 1.72 DU/AC

TOTAL AREAS (SEE LAND USE CHART ON SHEET 2)

RESIDENTIAL:	644.3 AG	
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.

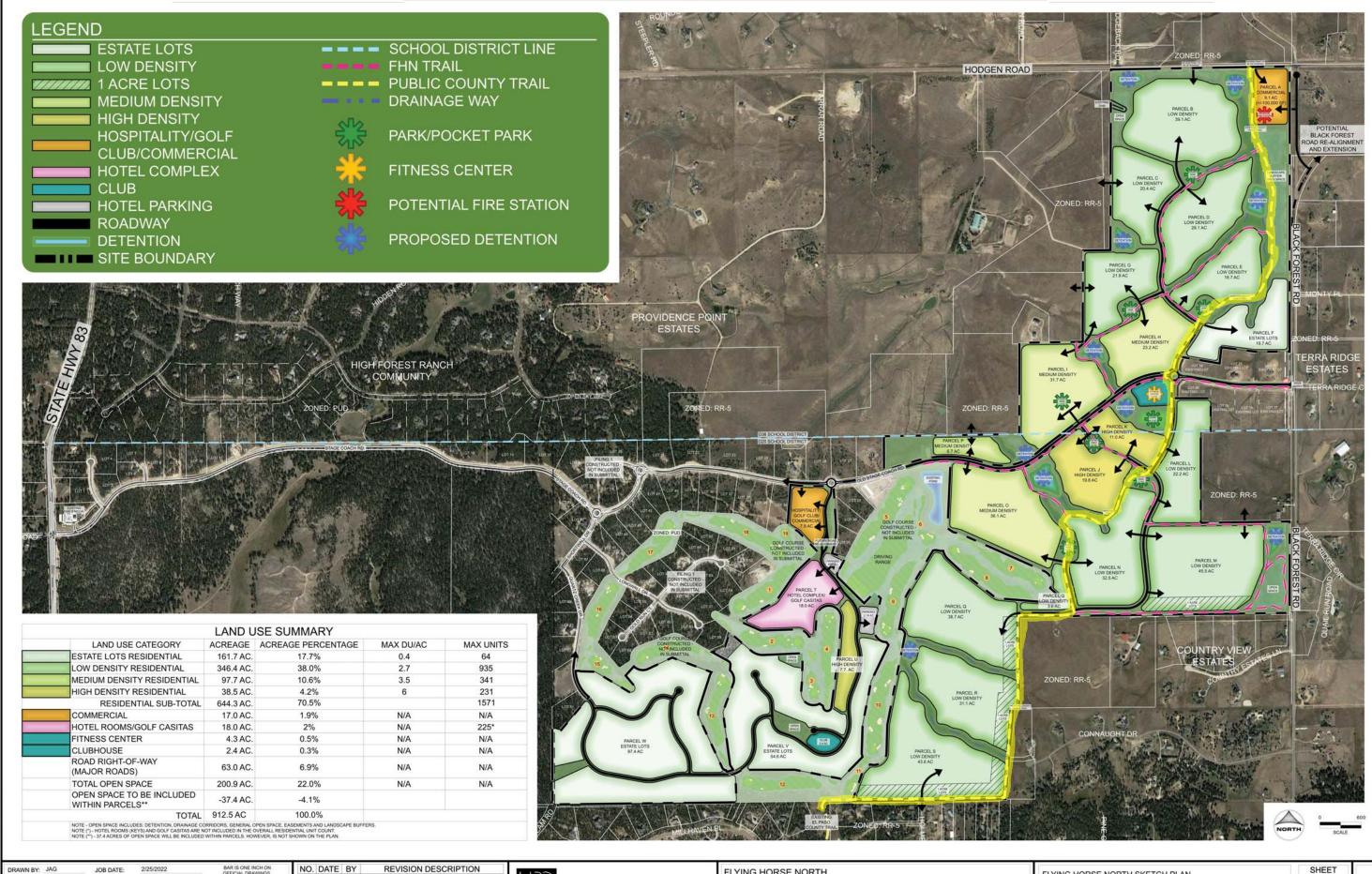


CAD DATE: 3/15/2022 J:\2021\211030\CAD\Dwgs\C\Sketch-Plan\COVER-SHEET

NO. DATE BY REVISION DESCRIPTION



FLYING HORSE NORTH SKETCH PLAN



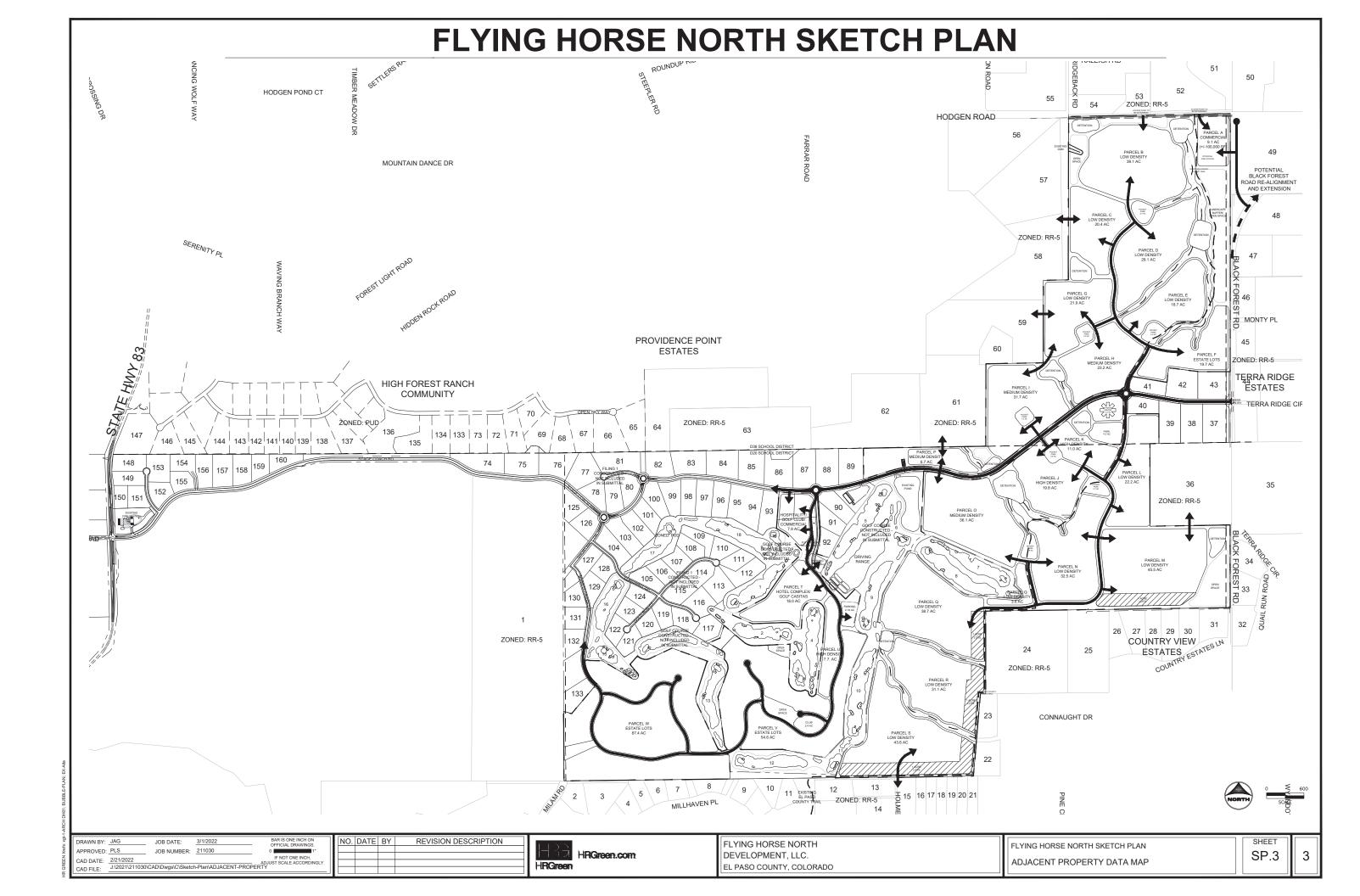
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FLYING HORSE NORTH DEVELOPMENT, LLC. EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN SKETCH PLAN DRAWING

SP.2



FLYING HORSE NORTH SKETCH PLAN

D MOENT PROPERTY CHARLES		-					1		
ADJACENT PROPERTY OWNERS	17.SELF BOB J	33. WINNINGHAM AARON JASON	49. WHITNEY CHRISTOPHER D	65. BREWER GEORGE F II	81. SIDWELL DUSTIN JEFFREY	97. KELLY J PHELAN TRUST	113. VILLAGREE LLC	129. ST AUBYN JARED	145. HOUSE JAMIE GLEN
SHAMROCK SS LLC ZONING - RR-5	ZONED - RR-5	ZONED - RR-5	ZONED - RR-5	ZONED - PUD	ZONED - PUD	ZONED - PUD	ZONED - PUD	ZONED - PUD	ZONED - PUD
15555 HWY 83	5910 VESSEY ROAD	14940 QUAIL RUN ROAD	16485 BLACK FOREST ROAD	15501 OPEN SKY WAY	4990 OLD STAGECOACH ROAD	5155 OLD STAGECOACH ROAD	5231 GOLD RUN COURT	15233 QUARTZ CREEK DRIVE	15575 WINDING TRAIL ROAD
COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO
COLORADO SPRINGS, CO	COLONADO SENINGS, CO	COLORADO SPRINGS, CO	COLORADO SFRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLONADO SPININGS, CO	COLORADO SPRINGS, CO	COEDIVADO SPININGS, CO	COLORADO SPRINGS, CO
2. BRI J FAMILY TRUST	18.JONES INGRID L	34. LYNDE ROBERT A	50. BERENS MARK E	66. MONTGOMERY MONTIE C	82. SPARKS DUSTIN R	98. WINGO JAMES D	114. S&J TRUST	130. MOMBER SIMON R	146. MATALIUS ANDREW J III
ZONED - PUD	ZONED - RR-5	ZONED - RR-5	ZONED - RR-5	ZONED - PUD	ZONED - PUD	ZONED - PUD	ZONED - PUD	ZONED - PUD	ZONED - PUD
4820 FOXCHASE WAY	5940 VESSEY ROAD	15015 TERRA RIDGE CIRCLE	6850 HODGEN ROAD	15547 OPEN SKY WAY	5070 OLD STAGECOACH ROAD	5115 OLD STAGECOACH ROAD	5201 GOLD RUN COURT	15232 QUARTZ CREEK DRIVE	15525 WINDING TRAIL ROAD
COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO
	40 0 100 150005140		54 MOLEO WOTH	67. RANGER CANDACE S LIVING TRUST				131. SHABE ERIC M	447 14470011 0411014
PIASECKI NANCY L REVOC TRUST ZONED - PUD	19.RUPP JERRREY D ZONED - RR-5	 SPLIT PINE RANCH LIVING TRUST ZONED - RR-5 	51. MOLES JUSTIN ZONED - RR-5	ZONED - PUD	83. SPILLERS STEVEN HOWARD ZONED - PUD	99. KIM MICHAEL SANG-HAK ZONED - PUD	115. CHAVEZ XAVIER D ZONED - PUD	131. SHABE ERIC M ZONED - PUD	147. WATSON RANDY ZONED - PUD
4940 FOXCHASE WAY	5970 VESSEY ROAD	15385 BLACK FOREST ROAD	16550 BLACK FOREST ROAD	15593 OPEN SKY WAY	5150 OLD STAGECOACH ROAD	5075 OLD STAGECOACH ROAD	5141 GOLD RUN COURT	15182 QUARTZ CREEK DRIVE	15520 WINDING TRAIL ROAD
COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO
						400 TELIDOUED WIDT		400 740147 110147 7	
BRINGARD FAMILY LICING TRUST ZONED - PUD	20. LITTLETON STANLEY ZONED - RR-5	36. APODACA LESLIE E ZONED - RR-5	52. MUNSON BRANDON J ZONED - RR-5	68. JANNELLE EVA ALLEN REVOCABLE TRUST	84. PECK JAMES D ZONED - PUD	100. TEUSCHER KURT ZONED - PUD	116. DALY FAMILY TRUST ZONED - PUD	132. ZACHAR MICHAEL R ZONED - PUD	148. MARSHALL KARLYE ZONED - PUD
14465 MILLHAVEN PLACE	6010 VESSEY ROAD	15380 BLACK FOREST ROAD	16710 BLACK FOREST ROAD	ZONED - PUD	5230 OLD STAGECOACH ROAD	5035 OLD STAGECOACH ROAD	14911 LONGWALL DRIVE	15132 QUARTZ CREEK DRIVE	15480 BILLINGS COURT
COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	15639 OPEN SKY WAY	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO
				COLORADO SPRINGS, CO					
5. ALLAN NEAL A	21. SWANSON BRECK C	37. DERKSEN PROPERTIES LLC	53. MILLER ROBERT S		85. WELLER ERICH G	101. DOWNS BRADLEY JAMES	117. STIMPLE FAMILY LLLP	133. HARVEY SETH A	149. VANCE ERZA G
ZONED - PUD	ZONED - RR-5	ZONED - PUD	ZONED - RR-5	69. STUDHOLME FAMILY TRUST	ZONED - PUD	ZONED - PUD	ZONED - PUD	ZONED - PUD	ZONED - PUD
14425 MILLHAVEN PLACE	6030 VESSEY ROAD	6755 OLD STAGECOACH ROAD	6520 HODGEN ROAD	ZONED - PUD	5310 OLD STAGECOACH ROAD	55305 OLD STAGECOACH ROAD	14842 LONGWALL DRIVE	15032 QUARTZ CREEK DRIVE	15450 BILLINGS COURT
COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	15685 OPEN SKY WAY COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO
S. ALEX & AUTUMM SIMPSON	22. HOOKS GROUP LP	38. NGUYEN LINH T	54. JOHN R SHANTZ & BELINDA S	52222223, 100, 00	86. LAM TU T	102. KAVERMAN JOSEPH A	118. CREPS DARREL E III	134. PITTS JOHN	150. PRI #2 LLC
ZONED - PUD	ZONED - RR-5	ZONED - PUD	ZONED - RR-5	70. MAHER FAMILY REVOC LIVING TRUST	ZONED - PUD	ZONED - PUD	ZONED - PUD	ZONED - PUD	ZONED - PUD
14385 MILLHAVEN PLACE	6005 CONNAUGHT DRIVE	6715 OLD STAGECOACH ROAD	20NED - RR-5 16547 RIDGEBACK ROAD	ZONED - PUD	5390 OLD STAGECOACH ROAD	5215 OLD STAGECOACH ROAD	14912 LONGWALL DRIVE	4661 HIGH FOREST ROAD	HIGHWAY 83
COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	4961 HIGH FOREST ROAD	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO
	5525.5.50 of NiNos, 60	3323.4.30 St 141430, 00	COLO. U.S.O OF TANGO, OU	COLORADO SPRINGS, CO	5525.0.25 of MiNOO, 60	3323.3.30 of Nilvoo, 00	3323.1200 OF 1411400, 00	135. LAVEZZO NICHOLAS J	COLO. VIDO OF MINOS, OU
. MAITHILI VENKATACHALLAM	23. MCILRATH WILLIAM F TRUSTEE	39. MONACO57 LIVING TRUST	55. NAVARETTE JEANINE A		87. LUERS BEACH LLC	103. PIEPER RANDALL L	119. CAIN JASON	ZONED - PUD	151. MCKENZIE J THOMAS
ZONED - PUD	ZONED - RR-5	ZONED - PUD	ZONED - RR-5	71. STEPHENSON TRAVIS	ZONED - PUD	ZONED - PUD	ZONED - PUD	1601 HIGH FOREST ROAD	ZONED - PUD
14345 MILLHAVEN PLACE	6010 CONNAUGHT DRIVE	6675 OLD STAGECOACH ROAD	6280 HODGEN ROAD	ZONED - PUD	5470 OLD STAGECOACH ROAD	5125 OLD STAGECOACH ROAD	14982 LONGWALL DRIVE	COLORADO SPRINGS, CO	15420 BILLINGS COURT
COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	4901 HIGH FOREST ROAD COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO		COLORADO SPRINGS, CO
				COLORADO SPRINGS, CO				136. HIGH FOREST RANCH HOMEOWNERS	
. DULANEY KIMBERLY L	24. WAY MARGARET E	40. ST HENRYS LLC	56. ANDREWS SCOTT W	72. JOHNSON LIVING TRUST	88. GREENWOOD TAYLOR J	104. SHECTER TRUST	120. DICKEY MICHAEL R	ZONED - PUD	152. JONE LUCAS
ZONED - PUD	ZONED - RR-5 14820 BLACK FOREST ROAD	ZONED - PUD	ZONED - RR-5	ZONED - PUD	ZONED - PUD	ZONED - PUD 15291 LONGWALL DRIVE	ZONED - PUD	4541 HIGH FOREST ROAD	ZONED - PUD
14325 MILLHAVEN PLACE COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	6595 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	HODGEN ROAD COLORADO SPRINGS, CO	4841 HIGH FOREST ROAD	5550 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	5021 GOLD RUN CT COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	15419 BILLINGS COURT COLORADO SPRINGS, CO
COLONADO SENINGS, CO	COLONADO SFININGS, CO	COLONADO SENINGS, CO	COLONADO SENINGS, CO	COLORADO SPRINGS, CO	COLONADO SENINGS, CO	COLONADO SFININGS, CO	COLONADO SENINGS, CO	137. SALGADO PAUL R	COLOIVADO SFIRINGS, CO
9. SMITH PAUL R	25. ABELL LIVING TRUST	41. SMITH AARON	57. DEIM CONNIE		89. LONG RUSSEL I	105. CHRISTOPHER MICHAEL MARSHALL	121. LIDDIARD JEREMY	ZONED - PUD	153. ROGER WILLIAM T
ZONED - PUD	ZONED - RR-5	ZONED - PUD	ZONED - RR-5	73. RAMIREZ MELODY B	ZONED - PUD	ZONED - PUD	ZONED - PUD	4415 HIDDEN ROCK ROAD	ZONED - PUD
14265 MILLHAVEN PLACE	6620 COUNTRY ESTATES LANE	6590 OLD STAGECOACH ROAD	SUNDANCE RANCH LANE	ZONED - PUD	5630 OLD STAGECOACH ROAD	15051 LONGWALL DRIVE	5013 GOLD RUN CT	COLORADO SPRINGS, CO	15479 BILLINGS COURT
COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	4781 HIGH FOREST ROAD COLORADO SPRINGS. CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO		COLORADO SPRINGS, CO
10.ANDERSON MATTHEW P	OC. LIEDDON DATRION I	40 HADDIO OFODOS D	FO. PDROUND	COLORA DO S. MINOS, CO	OO DECK MICHAEL O	400 PEOKED 1400P I	400 MILLED COOTT O	138. JOHNSON GREGG	154. DOMBROWSKI MICHAEL J
ZONED - PUD	26. HERRON PATRICK J ZONED - RR-5	42. HARRIS GEORGE D ZONED - PUD	58. BR&C INC ZONED - RR-5	74. FOWLER NORMAN W	90. PECK MICHAEL S ZONED - PUD	106. BECKER JACOB J ZONED - PUD	122. MILLER SCOTT G ZONED - PUD	ZONED - PUD 4365 HIDDEN ROCK ROAD	ZONED - PUD
5025 VESSEY ROAD	6650 COUNTRY ESTATES LANE	6670 OLD STAGECOACH ROAD	30-11-65	ZONED - PUD	5555 OLD STAGECOACH ROAD	5142 GOLD RUN COURT	5012 GOLD RUN CT	COLORADO SPRINGS, CO	3680 STAGECOACH ROAD
COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	4670 OLD STAGECOACH ROAD	COLORADO SPRINGS, CO	COLORADO SPRINGS. CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO
octor as of rance, co	002010100 01 1011000, 00	002014.000 01.141100, 00	552514 IBS 51 141165, 55	COLORADO SPRINGS, CO	002010120 01 111100, 00	002010100 01 1011000, 00	002010.00 01 141100, 00	139. ROMANS LIVING TRUST	002010120 011111100, 00
11.ESPENLAUB ECTON	27. ABELL LIVING TRUST	43. MCCGRATH DONALD T	59. BR&C INC		91. RENNER LLC	107. KEV PARTNERS LTD	123. BRENNAN THOMAS LIVING TRU	ST ZONED - PUD	155. ROBIN SCOTT BROWN LIVIN
ZONED - PUD	ZONED - RR-5	ZONED - PUD	ZONED - RR-5	75. OLSON TYRONE L	ZONED - PUD	ZONED - PUD	ZONED - PUD	4315 HIDDEN ROCK ROAD	ZONED - PUD
4985 VESSEY ROAD	6620 COUNTRY ESTATES LANE	6750 OLD STAGECOACH ROAD	30-11-65	ZONED - PUD	15331 ALLEN RANCH ROAD	5172 GOLD RUN COURT	5022 GOLD RUN CT	COLORADO SPRINGS, CO	3590 STAGECOACH ROAD
COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	4760 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO		COLORADO SPRINGS, CO
				COLORADO SPRINGS, CO				140. RYAN CHRISTOPHER J	
I2.DILLINGHAM MICHAEL V	28. COPPOCK AARON O	44. MIKUSKA ERIC	60. CHEROKEE METROPOLITAN DISTRICT	76. JONES CHRISTOPHER P	92. BOOGAARD RYAN	108. HENDRICKS JAMES	124. WINTER CHARLES C	ZONED - PUD	156. JACKOWIAK RYAN
ZONED - RR-5	ZONED - RR-5	ZONED - RR-5	ZONED - RR-5	ZONED - PUD	ZONED - PUD	ZONED - PUD	ZONED - PUD	4265 HIDDEN ROCK ROAD	ZONED - PUD
14498 HOLMES ROAD COLORADO SPRINGS, CO	6680 COUNTRY ESTATES LANE	15645 TERRA RIDGE CIRCLE	30-11-65	4850 OLD STAGECOACH ROAD	15271 ALLEN RANCH ROAD	5202 GOLD RUN COURT	5082 GOLD RUN CT	COLORADO SPRINGS, CO	3770 STAGECOACH ROAD
COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	141. MARY CLAUDE F TRUSTEE	COLORADO SPRINGS, CO
13.THOMAS JOHN K	29. MACEDO JUAN H LOMEIL	45. GARD DIANA M	61. SUNDANCE RANCH OF BLACK FOREST		93. ALEXANDER SCOTT E	109. C&C LIVING TRUST	125. THEOBARD CHARLES N	ZONED - PUD	157. BALSICK LUKE A
ZONED - RR-5	ZONED - RR-5	ZONED - RR-5	ZONED - RR-5	77. WALTERS MICHAEL A	ZONED - PUD	ZONED - PUD	ZONED - PUD	4215 HIDDEN ROCK ROAD	ZONED - PUD
14490 HOLMES ROAD	6710 COUNTRY ESTATES LANE	6835 MONTY PLACE	HODGEN ROAD	ZONED - PUD	5395 OLD STAGECOACH ROAD	5232 GOLD RUN COURT	4945 OLD STAGECOACH ROAD	COLORADO SPRINGS, CO	3860 STAGECOACH ROAD
COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	4910 OLD STAGECOACH ROAD	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO		COLORADO SPRINGS, CO
				COLORADO SPRINGS, CO				142. STREVELL MICHAEL W	
4.ERNST CHARLES H	30. SOMBRIC WAYNE S	46. FRANKOVIS JESSE J	62. SUNDANCE RANCH OF BLACK FOREST	78. YOUNG MICHAEL J	94. CLAWSON MATTHEW R	110. ALBRIGHT MARK PHILLIP	126. HOWARTH WILLIAM	ZONED - PUD	158. HIMES ELMER S
ZONED - RR-5	ZONED - RR-5	ZONED - RR-5	ZONED - RR-5	ZONED - PUD	ZONED - PUD	ZONED - PUD	ZONED - PUD	4165 HIDDEN ROCK ROAD	ZONED - PUD
14410 HOMES ROAD COLORADO SPRINGS, CO	6740 COUNTRY ESTATES LANE	6840 MONTY PLACE	HODGEN ROAD COLORADO SPRINGS, CO	4915 OLD STAGECOACH ROAD	5355 OLD STAGECOACH ROAD COLORADO SPRINGS, CO	5262 GOLD RUN COURT	15290 SHORTWALL DRIVE COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	3950 STAGECOACH ROAD COLORADO SPRINGS, CO
COLURADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	CULURADU SPRINGS, CU	COLORADO SPRINGS, CO	CULURADU SPRINGS, CU	143. GOULD TODD E	CULURADU SPRINGS, CO
5.WAUGH JOSHUA T	31. HOPSON SEAN	47. OLIVAS SOCORRO J	63. SHELL JAMES R II		95. PLAISTOWE NORMAN H	111. VILIESIS TRUST	127. GERBER JOSEPH DAVID	ZONED - PUD	159. OTERO THEODAORE M III
ZONED - RR-5	ZONED - RR-5	ZONED - RR-5	ZONED - RR-5	79. DAY GREGORY	ZONED - PUD	ZONED - PUD	ZONED - PUD	4115 HIDDEN ROCK ROAD	ZONED - PUD
14445 HOLMES ROAD	6770 COUNTRY ESTATES LANE	6905 ALPACA HEIGHTS	15550 FARRAR ROAD	ZONED -PUD	5315 OLD STAGECOACH ROAD	5292 GOLD RUN COURT	15262 SHORTWALL DRIVE	COLORADO SPRINGS, CO	4040 STAGECOACH ROAD
COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	4955 OLD STAGECOACH ROAD	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	• • •	COLORADO SPRINGS, CO
				COLORADO SPRINGS, CO				144. DESAUTELS BRUCE T	
16.HOFFPAUIR DAN W JR	32. MCKINLEY DAVID R	48. HILL DOUGLAS E	64. SHELL JAMES R II	90 DZONOA THADDEUG	96. RAMPART ENTERPRISES INC	112. SHOPTAUGH GLENN MARK	128. COFFEY LAVANSON C III	ZONED - PUD	160. HARRIS GUY MCALLISTER
ZONED - RR-5	ZONED - RR-5	ZONED - RR-5	ZONED - RR-5	80. RZONCA THADDEUS	ZONED - PUD	ZONED - PUD	ZONED - PUD	4661 HIDDEN ROCK ROAD	ZONED - PUD
	14920 QUAIL RUN ROAD	6910 ALPACA HEIGHTS	15550 FARRAR ROAD	ZONED - PUD 4995 OLD STAGECOACH ROAD	5235 OLD STAGECOACH ROAD	5261 GOLD RUN COURT	15192 SHORTWALL DRIVE	COLORADO SPRINGS, CO	4130 STAGECOACH ROAD
14495 HOMES ROAD							001 00400 0000000		
14495 HOMES ROAD COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO		COLORADO SPRINGS, CO

APPHOVED: PLS JOB NUMBER: 211030 OFFICIAL DRAWINGS.

CAD DATE: 3/15/2022 IF NOT ONE INCH.

ADJUST SCALE ACCORDINGLY.

ADJUST SCALE ACCORDINGLY.



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FLYING HORSE NORTH DEVELOPMENT, LLC. EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN ADJACENT PROPERTY DATA OWNERS

SP.4

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2022 - 2023 Officer Elections

Agenda Date: May 11, 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 protem.
- 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 Parks 2022 Action Plan									
Recreation / Cultural Services	Project Manager	Priority	Status						
County Fairgrounds Park Improvements	Dayna Buffington	High							
County Fair Vendor Handbook	Dayna Buffington		Completed						
County Fair Program Schedule	Dayna Buffington		Completed						
County Fair - "Fair Zone"	Dayna Buffington	HIgh							
Trail Mobility Program	Theresa Odello	High	Ordered						
Pollinator Garden Upgrades and Education	Mary Jo Lewis	Medium							
Geology Field Trip	Mary Jo Lewis	Low							
Visually Impared Opportunities	Mary Jo Lewis	Low							
Box Turtle Exhibit at Fountain Creek Nature Center	Jessica Miller	Low							
Interpretive Signs FC Nature Center Trail	Jessica Miller	Low							
Prehistoric Seasonal Exhibit	Jessica Miller	Medium							
Transition to Electronic Forms	Jessica Miller	High							
Park Operations Division	Project Manager	Priority	Status						
Update Park Maintenance Standards	Brian Bobeck	Medium							
County Park Master Plan Update	Brian Bobeck	HIgh	Plan Development Phase						
Homestead Ranch Regional Park Master Plan	Greg Stachon	Medium	Plan Development Phase						
County Park Signage and Site Furnishing Standards	Kyle Melvin	Low							
Capital Improvement Projects	Project Manager	Priority	Status						
Bear Creek Regional Park Restoom Replacement	Jason Meyer	High	Construction						
Kane Ranch Open Space	Greg Stachon		Completed						
Santa Fe Open Space	Ross Williams		Completed						
Fox Run Nature Center Design	Jason Meyer	High	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	Contract Award						
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						
Community Outreach	Project Manager	Priority	Status						

Theresa Odello

Dana Nordstrom

High

Medium

Trail Ambassador Program

Northern Nature Center Capital Campaign

16
Ñ

		Comm	nunity Servi	ces	S Departmen	t							
					al Services D		isions						
			il 2022 Mon	-									
Facility Revenue Totals To Date		1			2022					2021		2020	
			Budget		Current		Balance		Tot	tals to Date	Tot	als to Date	
Parks Facility Reservation Revenue		\$	180,000	\$	110,483	\$			\$	87,883	\$	59,329	
County Fair / Fairgrounds		\$	301,000	\$	121,372	\$	179,628		\$	71,961	\$	64,230	
Total		\$	481,000	\$	231,855	\$	249,145		\$	159,844	\$	123,559	
Fundraising Revenue			2022		2022					2021		2020	
	<u>Purpose</u>		<u>Goal</u>		<u>Amount</u>		<u>Balance</u>		Tot	tals to Date	Tot	als to Date	
County Fair Sponsorships	Fair Operations	\$	75,000			\$			\$	58,000	\$	15,000	
Partners in the Park Program	Park Operations	\$	45,000		45,000				\$	48,750	\$	20,000	
Trust for County Parks	Park Operations	\$	10,000		21,895				\$	32,479	_	5,198	
Nature Center Fundraising	Nature Center Support	\$	25,000		4,874				\$	4,400	\$	6,950	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$	40,000		40,000				\$	15,000	\$	40,000	
Total		\$	195,000	\$	168,269	\$	26,731		\$	158,629	\$	87,148	
Grant / 3rd Party Funding		<u> </u>	<u>Awarded</u>										
Parks Division Reservations	2022		2022		2022		2021	2021		2020		2020	
Year to Date	<u>Rentals</u>	<u>At</u>	tendance		<u>Evaluation</u>		<u>Rentals</u>	<u>Attendance</u>		<u>Rental</u>	<u>At</u>	tendance	
January	3		510		N/A		3	22		4		41	
February	5		446		N/A		5	233		12		879	
March	29		702		N/A		4	31		6		44	
April	271		8698		4.2		157	3892		0		0	
May		1											
June		1				-							
July		1											
August	+	-				-							
September October		-											
November		1											
December		1				-							
Total	308	1	10356		4.2	-	169	4178		22		964	
IUlai	300		10330		4.2		109	41/0		22		304	

Parks Facility Reservations	2022	2022	2021	2021	2020	2020	
March	Rentals	Attendance	Rentals	Attendance	Rentals	Attendance	
Bear Creek Regional Park							
Archery Lanes							
Athletic Fields	44	1570	12	300			
Pavilions	43	1395	29	895			
Trails	2	300	1	100			
Vendor	3	8	·	100			
Tennis Courts							
Pickleball Courts							
Vita Course							
Meeting Room	2	30	3	23			
Black Forest Regional Park		- 00	Ŭ	20			
Athletic Fields	8	200					
Pavilions	2	70	7	133			
Vendor	2	70	, , , , , , , , , , , , , , , , , , ,	100			
Tennis Courts			4	16			
Falcon Regional Park				10			
Baseball Fields	52	1450		+			
Fountain Creek Regional Park	32	1450		+			
Athletic Fields	8	210	5	240			
	26	968	11	291			
Pavilions	20	968	11	291			
Trails			4	70			
Disc Golf Course Vendor			1	72			
Fox Run Regional Park				+			
Athletic Fields	51	1755	42	1065			
Gazebo	9	285	4	94			
Warming Hut	5	47	3	30			
Pavilions	9	316	19	490			
Vendor	9	310	19	11			
Trails	1	40	'	- ''			
Homestead Ranch Regional Park	l l	40		+			
		00	2				
Pavilions	1	30	2	55			
Athletic Fields							
Trails							
Palmer Lake Recreational Area				+			
Palmer Lake Santa Fe Trail				+			
New Santa Fe Trail							
Monument Trail Head New Santa Fe Trail				+			
Baptist Road Santa Fe Trail							
AFA Santa Fe Trail							
Vendor - Santa Fe Trailheads							
Paint Mines Trail	5	24	11	50			
Rock Island Trail							
Black Forest Section 16			1	7			
Rainbow Falls Historic Site			1	20	<u> </u>		
Pineries Open Space							
Total Park Facility Reservations	271	8698	157	3892	0	0	

Fairgrounds Facility Reservations	2022	2022	2022	2021	2021	2020	2020
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rentals	Attendance
January	7	150	N/A	0	0	9	478
February	19	726	N/A	6	178	12	271
March	13	471	N/A	8	459	3	170
April	50	2781	N/A	20	1608	0	0
May	30	2/01	IN/A	20	1000	U	U
June							
July							
August							
September							
October							
November							
December							
Total	89	4,128	N/A	34	2,245	24	919
Fairgrounds Facility Reservations	2022	2022	2021	2021			
April	Rentals	Attendance	Rentals	Attendance			
Swink Hall - Fairgrounds		<u> </u>	<u> </u>	7 1110111111111111111111111111111111111			
Lions Club Meeting	1	30	1	20			
Calhan Posse Mtg	1	20	1	15			
Califari Posse Wilg	1	20		75			
4H Meeting			3				
Fair Advisory Board	1	30	1	23			
Livestock Sale Committee	1	15	1	20			
Fair Corp	1	6	0	0			
Calhan HS SAT Testing	1	25	1	20			
Swine Tag In	1	40					
Memorial Reception	1	250					
Barn Committee Meeting			1	15			
Swine Tag Pickup	1	40					
Grand Stands Building							
HDA Kitchen Rental	4	15					
Track		-					
Test & Tune	2	335					
Races	2	3219	1	500			
Barns		0210		000			
Poultry Meeting			1	30			
Livestock Arena			'	30			
Beef Blow & Go	1	100	1	100			
	1	20	l l	100			
Market Steer Practice				00			
Australian Shephard Show	4	200	3	60			
		1	1	80			
Grounds -			_				
Antenna Testing	23	23	0	0			
Whittemore - Fairgrounds		1					
United Methodist Rummage Sale	2	300	1	300			
Mock Dog Show	1	40		1			
		<u> </u>	1	20			
Camping at the Fairgrounds	3	15	2	30			
Arena							
			1	300			
Month Total Fair Facility Reservations	53	4,743	20	1,608			
The state of the s		.,,, -10		.,555			

Vandalism Report							I	
ncident	Date	Location	Area	Cost				
		Fox Run Regional						
Vehicle damaged turf of Pine Meadows field	1/3/2022	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				
			Total	\$3,400				
Volunteerism		202	2	2021		2020		
					<u>Total</u>			
Total for Year	<u>Goal</u>	<u>Volunteers</u>	Total Hours	<u>Volunteers</u>	<u>Hours</u>	<u>Volunteers</u>	Total Hours	
January		180	609	106	372	193	824	
February		60	327	100	468	234	1114	
March		118	682	159	713	110	552	
April		407	1,830	365	1,556	86	350	
May								
June								
July								
August								
September								
October								
November								
December Totals		765	2 // 40	730	2 100	623	2840	
Totals		/65	3,448	730	3,109	623	2840	
		202	2					
April		<u>Volunteers</u>	Total Hours					
Park Advisory Board		6	24					
Fair Advisory Board		18	36					
Fairgrounds Corporation		5	10					
Fair and Events Center		15	90					
Friends of the Nature Centers		62	466			1		
Adopt-A-Park / Trail / Volunteer Projects		301	1,204					

Programming		2022	2022	2022	2021	2021	2020	2020
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		29	452	5.00	25	218	45	755
February		37	952	4.99	27	230	35	550
March		48	986	4.96	50	753	17	361
April		109	3003	4.98	58	1006	0	0
May								
June								
July								
August								
September								
October								
November								
December								
Totals	800 / 21,000	223	5393	4.98	160	2207	97	1666
								1000
		2022	2022	2022				
April	Facility	Programs	Attendance	Evaluation				
Discover Bear Creek	BCNC	13	178	4.90				
Habitat	BCNC	5	63	5.00				
Incredible Insects	BCNC	4	32	5.00	1			
Colorado Wildlife Detectives	BCNC	4	8	5.00				
Foothills Field Experience	BCNC	4	55	5.00				
Nature Explorers: Bees a Buzz	BCNC	3	57	5.00				
Little Wonders: Going on a Bear Hunt	BCNC	2	40	5.00				
Paint Mines Overnight Photography Workshop	BCNC	1	6	5.00				
Forest Bathing	BCNC	2	15					
Dark Sky Workshop and Hike	BCNC	1	15					
Sustainability Series: Egg Dyeing with Natural Dyes	BCNC	1	19	5.00				
Earth Day Story on the Trail and Craft	BCNC	1	30	5.00				
Nighttime EGGstravaganza at Fox Run	BCNC	1 1	225	4.90				
Chocolate Bunny Egg Hunt	BCNC	4	650	4.90	-			
Pikes Peak Beekeeping School	BCNC	2	50	4.90				
CO Springs Hiking Gals Moonlight Hike	BCNC	1	25		-			
Birthday Party: All About Animals	BCNC	1	17	5.00				
Great American Cleanup	BCNC	1	10	5.00				
Bear Den Rental	BCNC	1	32					
Walk the Wetlands	FCNC	31	620	5.00				
Discover the Wetlands	FCNC	6	12	5.00				
That's Gross! Private Group	FCNC	1	29	5.00				
Nature Adventures: Eggsploring Eggs	FCNC	2	74	5.00				
2's & 3's Outdoors: Hungry Herons	FCNC	2	70	5.00				
Chocolate Bunny Egg Hunt	FCNC	3	146	4.86				
Birthday Party: Nature Detectives	FCNC	1	20	4.00				
	FCNC	1 1	23	5.00	ļ			
Homeschool Fridays: Discover Wetlands Great American Cleanup	FCNC	1		5.00				
Program Room Rental	FCNC	2	25 52					
0	FCNC	1	21	1				
Self-Guided Group: Colorado College Self-Guided Group: Aiken Audubon	FCNC	2	20	1				
	FCNC	1	8					
Self- Guided Group: Adult Hiking	FCNC		131					
Self-Guided Group: Madison Elementary		1 1						
Great American Cleanup	Rock Island Trail	1	25					
Cornhole League	FEC	4	200	1				
Taters & Teddy Bears	FEC	109	20	4.98				
TOTALS		109	3003	4.98	ļ			

			Paint Mines			
		Fountain Creek	Interpretive	Rainbow Falls		
Visitor Contacts (does not include programs)	Bear Creek Nature Center	Nature Center	Park	Historic Site		
January	555	560	0	0		
February	626	529	0	0		
March	1201	1037	0	0		
April	1201	1102	1318	0		
May						
June						
July						
August						
September						
October						
November						
December						
Totals	3583	3228	1318	0		

HOLLY WILLIAMS

CARRIE GEITNER

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

COMMUNITY SERVICES DEPARTMENT

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

ADMINISTRATIVE SERVICES MONTHLY REPORT

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR DEBRA REID, ADMINISTRATIVE SUPERVISOR

April 2022

General Updates:

1. Facility rentals have generated \$110,483 which is 61% 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. Baseball, Soccer, Youth rugby, Lacrosse and Frisbee leagues kicked off their Spring practices and tournaments throughout our park system.
- 4. Nine weddings took place at Fox Run Regional Park. Five commercial photography permits were issued for the Paint Mines Interpretive Park.



Friends of the Equestrians Skills Course Fundraiser, April 30, 2022

COMMISSIONERS: STAN VANDERWERF (CHAIR) CAMI BREMER (VICE-CHAIR) HOLLY WILLIAMS CARRIE GEITNER LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ RECREATION/CULTURAL SERVICES
ENVIRONMENTAL SERVICES

COMMUNITY OUTREACH

Monthly Report - April 2022

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

- Outreach News: Join the Fountain Creek Flood Control and Greenway District as we sponsor a Liquid Lecture featuring El Paso County Parks, Birds and Brews, Wednesday, May 18 at 6 pm at the Local Relic. Check out this year's 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 the 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.
 - **El Paso County Fair:** Our goal of **\$75,000** is to help generate enough revenue to successfully operate the County Fair. We have surpassed our financial goal and sponsors have committed a record **\$97,000** towards Fair this year. Mark your calendars, **"Adventure Begins Here"**, **July 16-23.**
- 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 Pikes Peak Partners:** 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.





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

HOLLY WILLIAMS **CARRIE GEITNER** LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ JUSTICE SERVICES Environmental Services ~Veterans Services ~ Recreation/Cultural Services

Recreation & Cultural Services Division Monthly Report - April 2022

Submitted by Theresa Odello, Recreation & Cultural Services Manager

Programs & Special Events:

- 1. Fountain Creek Nature Center hosted a very successful Chocolate Bunny Egg Hunt complete with crafts, live bunnies to pet, a presentation with jokes, trivia, and facts, and a colorful egg hunt. Families enjoyed petting and learning about domestic bunnies with 4-H and their adorable show rabbits. The lagomorph lesson elicited lots of excitement and laughs while offering some interesting rabbit facts. Children diligently cut, colored, and glued to make their own rabbit hand puppet. The well-organized, low-waste event ensures each child finds eggs just for them to exchange for chocolate!
- Fountain Creek Nature Center once again hosted a full house for **Homeschool Fridays**: Discover Wetlands. Part-time interpreter Andy introduced children and their parents to Fountain Creek's five habitats and the plants and animals that live here. Through discovering the adaptations of wetland animals and investigating the diversity of macroscopic life in a scoop of pond water, guests learned about the Fountain Creek watershed and their role in it.
- 3. Fountain Creek Nature Center was a host site for the **Great American Cleanup** organized by Fountain Creek Watershed Floodway Control & Greenway District. This location is a favorite place for many to walk and connect to nature, and 25 people of all ages came to gear up and happily collect litter. Over a dozen bags were filled, with the highlight garbage being an old recliner in the creek!
- April marked the beginning of a **Corn Hole League** at the Fair and Events Center on Wednesday evenings in the Whittemore building. While we are currently averaging 30 to 40 participants each week, it is anticipated that these numbers will grow. A tournament will be held during the El Paso County Fair for both kids and adults.
- 5. April is the beginning of the **2022 Auto Race Season** at the El Paso County Fair and Event Center. The grandstands were almost full with 1,620 people attending on April 23rd and 1,599 on April 30th. Beer sales were busy at these events, with the revenue of those going to the Good Luck Sam's Club and the Fairgrounds Corporation.
- 6. Our continued partnership with volunteer, Connie Hamblin, also known as "Granny in the Garden", continues to offer Free gardening classes to the community. This month the class planted potatoes and learned the history of the El Paso County Fair and how it began as a potato festival. The community garden onsite is also managed by Connie and continues to be a successful part of the Fair Grounds.



- 7. Bear Creek Nature Center was buzzing with activity the weekend of April 2-3 while hosting the Pikes Peak Beekeeping Association's annual **Beekeeping School**! This in-depth two-day course covered all aspects of beekeeping in the Pikes Peak Region including beekeeping equipment, bee biology, disease management and honey extraction. The school was full with twenty-five paid participants, demonstrating local interest in this beneficial hobby. Bear Creek staff looks forward to partnering with the Pikes Peak Beekeeping Association for the popular annual Honey Harvest and Pollinator Celebration at Bear Creek Nature Center in August.
- 8. Fox Run Regional Park was aglow the night of April 15th during the second annual **Nighttime EGGstravaganza**. Two hundred twenty-five egg hunters hit the trails in teams to search for glowing eggs that contained the answers they needed to complete their natural history booklet and earn a prize. This event proves that egg hunts aren't just for young children and gives participants an opportunity to hike at night, get festive and learn more about the flora and fauna of Fox Run. Three staff members and fourteen volunteers ensured that this was a well-run, safe, and "EGGciting" night for all involved. One participant shared their enthusiasm: "Loved being out on a trail at night with moon. It was a gorgeous night and my family enjoyed it and my kiddo is 16!"
- 9. Which came first, the chicken or the egg? At Bear Creek Nature Center, it was definitely the egg in fact SO many eggs we couldn't keep count! On April 9th, families came to **dye hard-boiled eggs with all natural dyes**. Plant items such as red cabbage and beets provided dyes and participants mixed, dipped, and decorated with lace, crayons, leaves, and googly eyes to make creations sure to win the Easter Bunny's heart. The next Saturday, April 16th, BCNC filled with approximately seven hundred hunters intent on tracking down their "special" eggs. Guests learned facts about rabbits from a humorous video, facts inside their eggs, real bunnies from our partnering 4-H club, and the Easter Bunny herself.
- 10. Where better to celebrate **Earth Day** than a nature center? That's exactly what many families did on April 23_{rd}! A story-on-the-trail gave people the chance to meander along a beautiful nature trail while reading the pages of a storybook as they went. Many then stopped into Bear Creek Nature Center to watch a recorded reading of Dr. Suess's *The Lorax* while making their very own "truffala tree" craft to take home, which was made entirely of upcycled materials such as toilet paper rolls and plastic newspaper bags.







Night EGGstravaganza at Fox Run ~ Chocolate Bunny Hunt at FCNC ~ Auto Races at Fairgrounds







Special Events and Program Calendar

May 8-June 11, 2022

Date	Day of Week	Program	Location	Target Audience	Notes*	
5/10	Tuesday	Nature's Classroom:	Bear Creek Nature	Children in grades 1-	1:00-3:00 p.m./ \$4 per child	
5/10	Tuesday	Incredible Insects	Center	3		
5/14	Saturday	Auto Races	Fair and Event Center	All Ages	5pm start time \$20/person	
5/12	Thursday	Spring Bird Count	Fountaion Creek Nature Center	All Ages / Adults	7am-11am, \$5 donation recommended	
5/12 - 5/15	Thursday - Sunday	Pikes Peak Biridng and Nature Festival	Various	All Ages / Adults	Registration closed	
May 18 & 19	Wed & Thurs	Nature Explorers	Bear Creek Nature Center	Children age 4-5 with an adult	10am & 1pm, \$3/person	
May 19 & 20	Thursday & Friday	2s & 3s Outdoors: Crawling Caterpillars	Fountaion Creek Nature Center	Children age 2-3 with an adult	10-11:15am / \$3 per person	
5/21	Saturday	Active Adults: Birding Photography Workshop	Fountaion Creek Nature Center	Adults	8am-10am, \$20 / person	
5/21	Saturday	Flea Market	Fair and Event Center	All Ages	9am start time free to the public, small fee for vendors	
5/25	Wednesday	Little Wonders: Animal Babies	Bear Creek Nature Center	Children age 2-3 with an adult	10am & 1pm, \$3/person	
5/26-5/29	Wed-Sun	Australian Shepard Dog Show	Fair and Event Center	All Ages	Free to watch	
5/27	Friday	Homeschool Fridays: Awesome Arthropods	Fountaion Creek Nature Center	Children in grades Pre-k - 2 with an adult	2-4pm / \$4 per person	
5/28	Saturday	Kids Morning Out: The Afterlife- Scavengers and Decomposers	Bear Creek Nature Center	Children ages 6-12	9:00 a.m 1:00 p.m./ \$20 per child	
5/28	Saturday	Forest Bathing Walk	Bear Creek Nature Center	Ages 14+	1-3:30pm, \$30/person	
5/24	Tuesday	Nature's Classroom: Foothills Field Experience	Bear Creek Nature Center	Children in grades 5- 8	1:00-3:30 p.m./ \$4 per person	
5/28	Saturday	Auto Races	Fair and Event Center	All Ages	5pm start time \$15/person	
June 2 & 3	Thursday and Friday	Nature Adventures: Bugs for Lunch	Fountain Creek Nature Center	Children age 3-6 with an adult	9-10:30am / \$3 per person	
6/4	Saturday	Get Outdoors Day	Memorial Park	All Ages	Free, 9am-3pm	
6/4	Saturday	Family Fun Day	Rocky Mountain Dinosaur Resource Center	All Ages	Free, 10am-3pm	
June 6-10	Monday-Friday	Summer Nature Camp: Colorado Endangered Animals	Fountain 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	9:00-11:00 a.m./ \$25 per person/ \$20 per member	
6/11	Saturday	Auto Races	Fair and Event Center	All Ages	5pm start time \$15/person	

COMMISSIONERS: STAN VANDERWERF (CHAIR) CAMI BREMER (VICE-CHAIR) HOLLY WILLIAMS CARRIE GEITNER LONGINOS GONZALEZ, JR.

COMMUNITY SERVICES DEPARTMENT

Park Operations ~ Justice Services
Environmental Services ~Veterans Services ~ Recreation/Cultural Services

PARK OPERATIONS DIVISION MONTHLY REPORT APRIL 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 is planned for Thursday, May 19, 6:00 pm at Bear Creek Nature Center.

Fox Run Regional Park Pine Meadows Playground – This project includes the replacement of the playground structure at Pine Meadows with a new ADA compliant structure. In support of this project, new ADA compliant sidewalks and parking will also be installed. The contract was awarded to Ridgeline Construction in January 2022. Ridgeline has ordered the play structure and work will begin once the play structure arrives. Anticipated construction start date is May 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 summer 2022.



Bear Creek Regional Park Restroom – Design project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. 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 competed in 2021. Construction has been delayed several times due to material and contractor delays but will be completed in spring 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 endorsement at the May 2022 PAB meeting and provided internal administrative comments for an additional eleven applications during April 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 – Although the region has seen blistering winds and record low precipitation totals for the month of April, proper turf management and irrigation practices have seen Bear Creek Regional Park rebound from the relatively dry winter / spring seasons. With the reservation season opening in April, trail, field, and pavilion rentals are again seeing a high volume of use. 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, archery range improvements, addressing irrigation issues, spring fertilization and aeration, and seasonal employee training.

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 and 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. A new entrance gate will be installed during the next reporting period which will complete this project.

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 May 2022.

The large gravel parking lot at Bear Creek West is receiving an upgrade. Through coordination with El Paso County Facilities, Wells and West Construction added five ADA parking stalls to the lot, allowing easier accessibility for park guests. The project was finalized in April when parking stalls were painted.

With the assistance of EPSO Park Security, Central staff designated time monitoring, removing, and cleaning areas along the 8th St. corridor where illegal camping continues to be a concern. The warmer spring temperatures have seen an increase in activity in the area, requiring additional patrols from staff.

Bear Creek Regional Park hosted two site cleanups for the annual Great American Cleanup on April 30th. Sixty volunteers helped clean the Bear Creek Dog Park, while fifteen cleaned the creek throughout Bear Creek West and added mulch to the large Community Garden bed. A big "thank you" to all volunteers who came out for this year's cleanup!

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.

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 bed maintenance and trash collection. Irrigation startup, fertilization, and aeration have been completed at all Downtown properties.

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.

Nine-year County Park employee and Downtown team member, Tyler Watters, moved on from El Paso County employment this month. His hard work, attention to detail, and overall knowledge of the Downtown properties will be missed. Good luck to Tyler in his future endeavors.

Ute Pass Regional Trail – Staff removed trash and debris from trail corridors and trailheads 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 – Given the recent warmer weather, staff was able to charge the water systems in the remaining buildings at the fairgrounds as well as our drip irrigation systems. Events have really started to pick up and staff played a role in the final test and tune day and the first two auto races of the season that took place this month. In addition to the track usage, use of the Livestock Arena Building has increased and was used to host a 4-day Australian Shepherd Dog Show and several smaller 4H events. Swink Hall was steady with the normal recurring meetings and a few smaller events.

The beginning of April was spent addressing areas around the ADA sidewalk at the County Fairgrounds. We have completed most of the work and look forward to wrapping this up in the month of May. Much of the area has been top coated with asphalt millings and most of the drainages have been addressed. We still need to add rip rap to a few small drainpipes in hopes of reducing erosion.

Homestead Ranch Regional Park – Our team was able to charge the irrigation systems and begin troubleshooting the system in preparation of seeding, fertilizing, and aeration. Much of Homestead's system was in good shape and only a few heads needed replacement. During blowouts last year we had noticed one of the valve boxes had more water in it than normal. Once we charged the system this year, we were able to investigate further, and we found that the mainline had a leak. Staff was able to make the necessary repairs and the system is fully operational now. Staff will direct our focus to the turf health and begin over seeding, fertilizing, and aerating.

Falcon Regional Park – Much like Homestead, the team focused on charging the irrigation system and replacing damaged irrigation heads and adjusting the system for optimal watering. Staff also repaired a minor leak on the backflow preventer device. We will be focusing on turf health now and getting the park seeded, fertilized, and aerated.

Paint Mines Interpretive Park – The team continues daily cleaning in the park and monitoring for any vandalism.

Rock Island Regional Trail – Operations staff assisted the recreation team with the Great American Cleanup at the trailhead this month. There were approximately 23 volunteers that showed up to support the community and remove trash and debris from the trailhead and the surrounding area. We removed several bags of trash and the event was a huge success. We look forward to supporting this event again next year and thank you to all those that volunteered!

North District:

General – We have been working diligently to get the North District Parks prepared for the spring and summer reservation season. Several full-time positions have recently become available, and we are optimistic that these positions will be filled in the coming weeks. Carl Shilling has recently joined the North District team as the new Equipment Operator II. Carl brings enthusiasm and years of experience to the district.

With the rising temperatures, the priorities for the district have shifted to pressuring up the irrigation systems and activating all the public water systems. Reestablishing all culvert and ditch drainage throughout the parks has also been a high priority for April. Reservations have been increasing and there have been several weddings this month.

Fox Run Regional Park – The irrigation system and well was activated mid-April. All sprinkler heads and control valves were inspected to ensure proper function, and failed components were replaced and adjusted. The fountain was also installed to the lake, improving the water quality and aesthetics of the park. Drainage systems within the park were improved dramatically this month. Several culverts were located and cleaned out in anticipation for eventual moisture. Soil samples were taken from the active use areas to help assist in proper fertilizer applications and amendment requirements.

Staff continues to remove pine needles from active use areas and parking lot edges. EPC Wildland Fire also continues to assist Fox Run with fuel mitigation and general forestry improvements.

Black Forest Regional Park – The irrigation system has been pressurized and inspected for proper function. Public water systems continue to be tested and monitored. Soil samples have been taken to help improve the quality of the fields and active use areas.

Pineries Open Space – Mitigation efforts to prevent the spread of the Mountain Pine Beetle have concluded for now. The North District staff will continue to monitor the affected areas for additional concerns.

Santa Fe Regional Trail – The trail area was improved by the local community during the Great American Cleanup on April 30th. Volunteers assisted in maintaining the area along the trail by removing litter. A huge thank you to all that volunteered!

Santa Fe Open Space – The Santa Fe Open Space grand opening and ribbon cutting took place on April 7th. The additional 65 Acres will offer the Santa Fe Trail users an opportunity to enjoy more trails and property along the foothills south of Palmer Lake. This property is a welcomed addition to the El Paso County Parks system.

Black Forest Section 16 – Volunteers assisted our team in removing litter during the Great American Cleanup event. Staff continues to monitor the area and perform routine maintenance tasks. Thank you!

Palmer Lake Recreation Area – The public water system was reactivated this month, and the area continues to be monitored for trash and routine maintenance.

South District:

General Information – We are happy to announce that two new PM Seasonal employees have started and are off to a great start.

Fountain Creek Regional Park - This month staff focused heavily on the basics of grounds maintenance to improve the aesthetics of the parks as we enter the reservation season. Many of

our priorities include painting restrooms, installing new benches, removal of weeds, pressure washing pavilions and concrete surfaces, removing graffiti, native trash removal, and removing trees that were blown down with recent windstorms.

We also used our spring irrigation startups as a training for many staff. This is a great opportunity for the staff to familiarize themselves with irrigation systems and develop a better understanding of expectations, irrigation fundamentals, and best practices when making repairs and maintenance decisions.

Widefield Community Park – This month staff was excited to lead a volunteer day for the Flight 585 Memorial with Colorado Springs Airport. During the event volunteers and staff focused on painting over graffiti, resetting drip piping / emitters on existing and new plants, planting annual flowers, perennials, and a general landscape cleanup around the memorial.

The irrigation system has been fully pressurized, and staff made repairs to lateral lines, irrigation heads, and adjusted spray patterns.

Hanson Trailhead – On April 28th there was a wildfire that broke out northwest of Hanson Trailhead near Fountain Creek. This fire was a little under an acre in size and was extinguished with the help of Fountain Fire Department, Hanover Fire Department, and Fort Carson Wildland Fire. The cause of the fire was undetermined.

Stratmoor Valley Park – Our team spent extra time in Stratmoor Valley this month removing trash from several locations in the neighborhood. Staff focused on cleaning the entryway and street leading into the park to improve aesthetics. We have also pressurized the irrigation system and made needed adjustments and repairs.

Stratmoor Hills Park – Staff is focusing on spring clean-up, irrigation startup and any necessary repairs.

Grinnell Boulevard – The irrigation system was fully pressurized, and staff focused on adjusting all drip emitters around trees. We closed off or capped all emitters that are no longer providing water to trees that have been removed.

Crews Gulch Trail – Staff hosted Great American Clean Up event and supported volunteers with litter removal. Crews Gulch was an area that had a large amount debris and refuse to include shopping carts, tires, furniture, and countless bags of trash. Thank you to all volunteers!

Ceresa Park – The irrigation system was charged and staff focused on needed repairs in preparation for aerating and fertilization.