

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

Park Advisory Board

Meeting Agenda

Wednesday, October 12, 2022 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
N/A		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. The Villas at Claremont Final Plat	Greg Stachon	Endorsement
B. Jaynes Property Sketch Plan	Greg Stachon	Endorsement
C. Emprise Storage Rezone (Item has been removed from the agenda. Staff will provide administrative comments instead)	Greg Stachon	Endorsement
D. Ivilo Minor Subdivision	Greg Stachon	Endorsement

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
E. Homestead North at Sterling Ranch Filing No. 3 Final Plat	Ross Williams	Endorsement
F. Sterling Ranch Filing No. 4 Final Plat	Ross Williams	Endorsement
7. Information / Action Items		
N/A		
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the September 14, 2022
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Ed Hartl, Chair
Anne Schofield (via TEAMS)
Susan Jarvis-Weber, Secretary
Terry Martinez
Lois Landgraf (via TEAMS)
Vincent Prins

Staff Present:

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

Absent: Kiersten Steel, John Wallace, Thomas Lachocki

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Ed Hartl, Chair.
2. Approval of Agenda: **Lois Landgraf made a motion to approve the meeting agenda. Terry Martinez seconded the motion. The motion carried 5 - 0.**
3. Approval of Minutes: **Terry Martinez made a motion to approve the August 10, 2022, meeting minutes. Lois Landgraf seconded the motion. The motion carried 5 - 0.**
4. Introductions and Presentations:

A. New Park Advisory Board Member Introduction

Chair Ed Hartl welcomed Vincent Prins, Thomas Lachocki and John Wallace as new members to the Park Advisory Board.

5. Citizen Comments:

Susan Davies, Trails and Open Space Coalition announced that TOPS is celebrating its 25th anniversary. The celebration is scheduled to be held at Widener Field in October. Douglas County is putting the TOPS tax before voters in November. She stated that her organization will be in support of the PPRTA 3 which includes \$10 million in City trail related projects.

(Susan Jarvis - Weber joined the meeting at 1:34 p.m.)

6. Development Applications:

A. **Eagle Rising Filing No. 1 Final Plat**

Greg Stachon presented the Eagle Rising Filing No. 1 Final Plat and addressed questions by the board.

Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Eagle Rising Filing No. 1 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$4,140. Susan Jarvis-Weber seconded the motion. The motion passed 6 – 0.

B. **Romens Final Plat**

Greg Stachon presented Romens Final Plat and addressed questions by the board.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Romens Final Plat: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of the development, outside the drainage and utility easement, and from the SE corner of the development north to the intersection of Bradshaw Lane that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat (2) fees in lieu of land dedication for regional park purposes in the amount of \$3,220 will be required at the time of the recording of the forthcoming Final Plat. Lois Landgraf seconded the motion. The motion passed 6 – 0.

C. **High View Estates Final Plat**

Greg Stachon presented High View Estates Final Plat and addressed questions by the board.

Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the High View Estates Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$2,300. Lois Landgraf seconded the motion. The motion passed 6 – 0.

D. **Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan and Rezone**

Jason Meyer presented Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan and Rezone and addressed questions by the board.

Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead

North at Sterling Ranch Filing No. 3, within Tract C extending to its terminus at Poco Road, 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 the forthcoming final plat(s); 2) fees in lieu of land dedication for regional park purposes in the amount of \$35,420 and urban park purposes in the amount of \$22,330 will be required upon recording of the forthcoming final plat(s). Terry Martinez seconded the motion. The motion passed 6 – 0.

7. Information / Action Items:

A. Homestead Ranch Regional Park Master Plan

Greg Stachon presented the Homestead Ranch Regional Park Master Plan. A Master Plan establishes goals based on input by Parks staff, stakeholders, the public, and analysis of data. He addressed questions by the board members. Judith von Ahlefeldt, citizen, and Susan Davies, Trails and Open Space Coalition provided public comment.

Terry Martinez moved to endorse the draft Homestead Ranch Regional Park Master Plan and recommended adoption to the El Paso County Board of Commissioners, subject to refinement during the public hearing and adoption process. Lois Landgraf seconded the motion. The motion passed 6 – 0.

B. 2022 - 2023 Officer Elections

The Park Advisory Board By-Laws include the yearly election of officers.

Terry Martinez moved to close the nomination with the following slate of candidates for the 2022 - 2023 year. Vincent Prins seconded the motion.

Chairperson -	Ed Hartl
Vice-Chairperson -	Lois Landgraf
Second Vice-Chairperson -	Anne Schofield
Third Vice-Chairperson -	Terry Martinez
Secretary -	Susan Jarvis-Weber

Susan Jarvis-Weber moved to approve the slate. The motion passed 6 – 0.

(Terry Martinez left the meeting at 3:00 p.m.)

C. 2023 Capital Improvement Program

Todd Marts presented the 2023 Capital Improvement Program which is presented to the Park Advisory Board annually at the September meeting. Mr. Marts stated that with overall rising project costs, staff is planning to revise the Capital Improvement Program in 2023 to reflect the changes in costs. Cory Sutela, Medicine Wheel Trail Advocates stated that Jones Park is not listed in the CIP and would like funds to be allocated towards it. Mr. Marts stated that Jones Park is not in the current CIP due to limited funding. Judith von Ahlefeldt,

citizen, stated that there is no trail connection by Shoop Road and Vollmer Road to connect the Pineries to Section 16. Todd Marts stated the connection is a future project.

Vincent Prins moved to endorse the 2023 Capital Improvement Program. Lois Landgraf seconded the motion. The motion passed 5 – 0.

D. 2023 Budget Proposals

Todd Marts presented the 2023 Budget Proposal. The County Parks budget consists of two funds. The Conservation Trust Fund, which is used to support the maintenance and operation of the County's Park system, is funded through lottery proceeds. The Park Administration budget provides funding for Administration, Planning, Recreation and Cultural Services, Community Outreach, and the landscape maintenance at County office buildings, and is supported by revenue from facility rentals, programming fees, grants and donations, and tax support. Mr. Marts also addressed questions by the board. Judith von Ahlefeldt stated that the Section 16 and Pineries Open Space trail connector should be included in the CIP projects to provide property owners access to the Pineries without using the existing parking lot. She also provided comments on pine beetle infestation and fire mitigations. Jason Meyer stated that the biggest concern with trail connectors crossing major roadways is safety. The department of Public Works has future plans for road improvements and the County plans to tie into their efforts if possible.

Lois Landgraf moved to endorse the 2023 El Paso County Parks budget. Vincent Prins seconded the motion. The motion passed 5 – 0.

E. Park Fee Advisory Committee Appointments

Todd Marts stated that the Park Fee Advisory Committee (PFAC) consists of 5 members which must include two members from the Park Advisory Board. The Park Advisory Board members on the PFAC consist of Alan Rainville whose term expired in 2022 and Susan Jarvis-Weber whose first term expires in October 2022 and is eligible for a second term.

Lois Landgraf moved to endorse Susan Jarvis - Weber and Vincent Prins being appointed to the Park Fee Advisory Committee. Anne Schofield seconded the move. The motion passed 5 – 0.

F. Park Lands Agreement Extension – Sterling Ranch Metropolitan District, Branding Iron at Sterling Ranch Filing No. 2

Jason Meyer provided an overview of the Sterling Ranch Metropolitan District, Branding Iron at Sterling Ranch Filing No. 2 Park Lands Agreement Extension and addressed questions by the board.

Vincent Prins moved to endorse the approval of the Park Lands Agreement Extension with Sterling Ranch Metropolitan District, for Branding Iron at Sterling Ranch Filing No. 2. Susan Jarvis-Weber seconded the motion. The motion passed 5 – 0.

G. Park Lands Agreement Extension – Sterling Ranch Metropolitan District, Homestead at Sterling Ranch Filing No. 2

Jason Meyer provided an overview of Sterling Ranch Metropolitan District, Homestead at Sterling Ranch Filing No. 2 Park Lands Agreement Extension and addressed questions by the board.

Vincent Prins moved to endorse the approval of the Park Lands Agreement Extension with Sterling Ranch Metropolitan District, for Homestead at Sterling Ranch Filing No. 2. Lois Landgraf seconded the motion. The motion passed 5 – 0.

H. 2022 Creek Week Proclamation

Dana Nordstrom announced the 2022 Creek Week. This year's Creek Week Kick Off event is September 24th at the Fountain Creek Nature Center. County Parks cleanup sites include Bear Creek Dog Park, Bear Creek Nature Center, and Fox Run Regional Park.

8. Monthly Reports:

N/A

9. Board/Staff Comments:

Jason Meyer announced that the Department of Public Works is taking comments online on the Major Transportations Corridors Plan. Citizens are encouraged to send their requests to www.2045mtcp.com.

10. Adjournment: **The meeting adjourned at 3:50 p.m.**

Susan Jarvis-Weber, Secretary

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: The Villas at Claremont Final Plat

Agenda Date: October 12, 2022

Agenda Item Number: #6 - A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S Inc. on behalf of Phi Real Estate Services LLC for final plat approval for 83 single-family lots, 5 tracts, and public rights-of-way on 10.17 acres. The project site lies north of Meadowbrook Pkwy and east of Marksheffel Rd. Existing residential development is located to the east, and Sand Creek is located to the north.

The Villas at Claremont Ranch PUD Development/Preliminary Plan for 83 attached single-family lots was approved in June 2022. The proposed final plat is in general agreement with the previously approved PUD and includes a replat of Tract A of Claremont Ranch Filing No. 7 (0.44 acres) and Tract G of Claremont Ranch Filing No. 7 (9.73 acres).

PUD zoned developments require a minimum of 10% open space dedication. This development features 4.48 acres of usable open space tracts out of the 10.17-acre filing, which does not include the detention pond. This equals 44% open space which exceeds the standard open space dedication requirement. Staff also notes the plan features an interconnected network of sidewalks and a trail that provide will provide access to the proposed Sand Creek trail to the north. All open space will be maintained by an HOA.

The 2013 Parks Master Plan shows the proposed Marksheffel Bicycle Route running north-south along Marksheffel on the west side of the development. The proposed City of Colorado Springs N. Chelton Rd to N. Academy trail is 0.7 miles north of the development. Dedicated public rights-of-way already exist along the Marksheffel bicycle route, so no easement requests are necessary.

Parks staff recommends fees in lieu of land dedication for regional park purposes. Park fees will be required upon recording of the final plat.

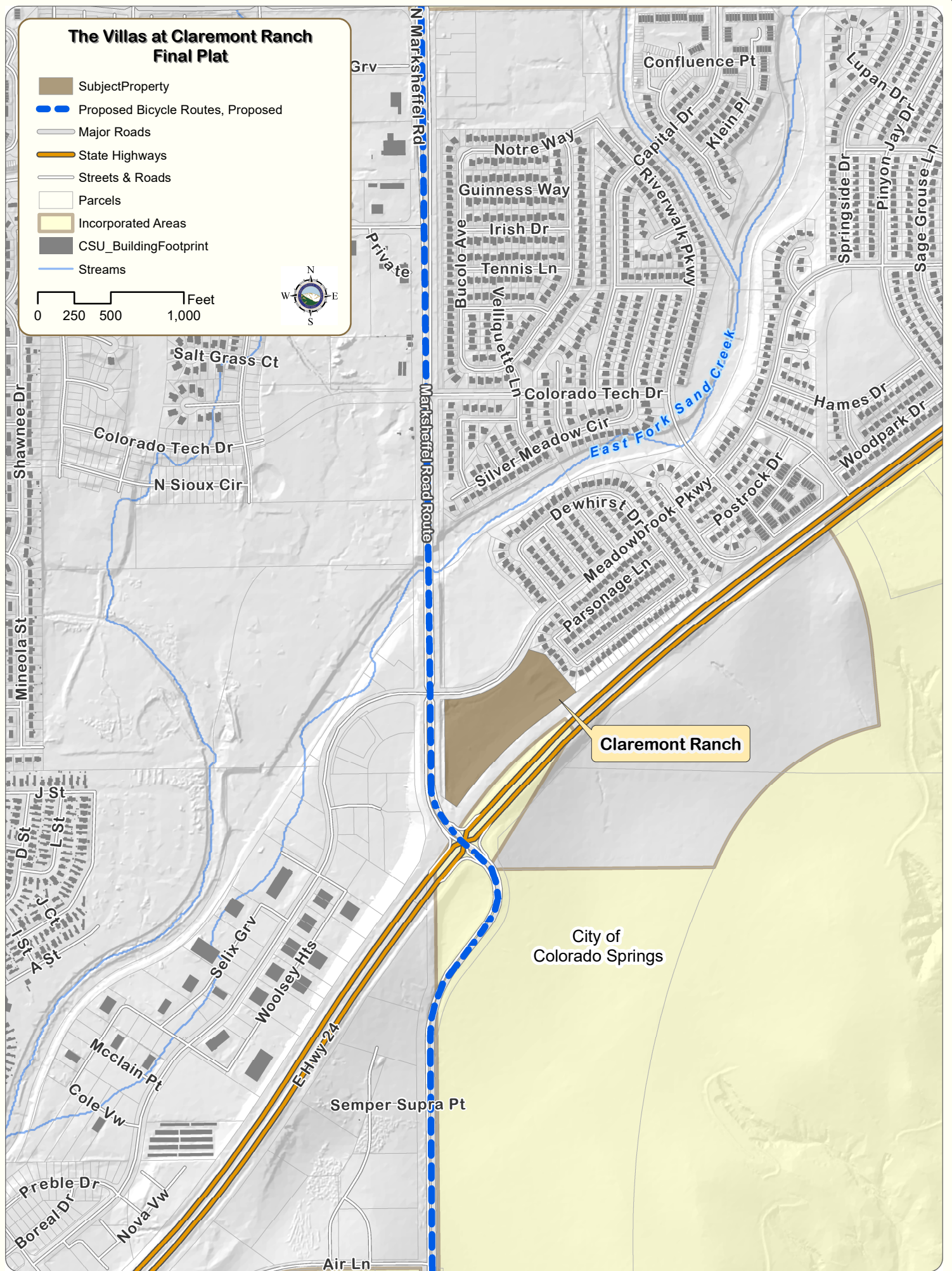
Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Villas at Claremont Ranch Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$38,180 and urban park fees in the amount of \$24,070.

The Villas at Claremont Ranch Final Plat

- SubjectProperty
- Proposed Bicycle Routes, Proposed
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- Incorporated Areas
- CSU_BuildingFootprint
- Streams

0 250 500 1,000 Feet



Development
Application
Permit
Review



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

October 12, 2022

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

Name:	The Villas at Claremont Ranch Final Plat	Application Type:	Final Plat
PCD Reference #:	SF2228	Total Acreage:	10.17
		Total # of Dwelling Units:	83
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	20.40
		Regional Park Area:	4
Cherokee Metro District	NES, Inc.	Urban Park Area:	5
6520 Palmer Park Blvd.	619 North Cascade Suite 200	Existing Zoning Code:	PUD
Colorado Springs, CO 80915	Colorado Springs, CO 80903	Proposed Zoning Code:	RM-30

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 5		
0.0194 Acres x 83 Dwelling Units = 1.610		Neighborhood:	0.00375 Acres x 83 Dwelling Units =	0.31
Total Regional Park Acres: 1.610		Community:	0.00625 Acres x 83 Dwelling Units =	0.52
		Total Urban Park Acres:		0.83
FEE REQUIREMENTS		Urban Park Area: 5		
Regional Park Area: 4		Neighborhood:		\$114 / Dwelling Unit x 83 Dwelling Units = \$9,462
\$460 / Dwelling Unit x 83 Dwelling Units = \$38,180		Community:		\$176 / Dwelling Unit x 83 Dwelling Units = \$14,608
Total Regional Park Fees: \$38,180		Total Urban Park Fees:		\$24,070

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 Villas at Claremont Ranch Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$38,180 and urban park fees in the amount of \$24,070.

Park Advisory Board Recommendation:

VILLAS AT CLAREMONT RANCH FINAL PLAT

LETTER OF INTENT

AUGUST 2022

OWNER/APPLICANT:

Phi Real Estate Services, LLC
200 W. City Center Drive, Suite
200
Colorado Springs, CO 81003

OWNER

Cherokee Metro District
6250 Palmer Park Blvd.
Colorado Springs, CO 80915

CONSULTANT:

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

TSN: 5404303066 and 5404303062

CURRENT ZONING: PUD CAD-O

REQUEST

N.E.S. Inc. on behalf of Phi Real Estate Services, LLC request approval of a Final Plat for **83 attached single-family lots**, 5 tracts, and public rights-of-way on **10.17 acres**.

LOCATION



The approximately 10.17-acre project site lies north of Meadowbrook Pkwy and east of Marksheffel Rd. It comprises Tract G of Claremont Ranch Filing No. 7 (9.73 acres) and Tract A of Claremont Ranch Filing No. 7 (0.44 acres). Existing residential development is located to the east. Sand Creek is situated to the north, with single-family residential beyond. To the south of Meadowbrook Pkwy is future commercial land and to the west of Marksheffel Rd is a gas station/convenience store.

PROJECT DESCRIPTION

The Villas at Claremont Ranch PUD Development/Preliminary Plan for 83 attached single-family lots was approved in June 2022. The proposed final plat is in substantial conformance with the approved PUD Preliminary Development Plan. The Final Plat will replat Tract G of Claremont Ranch Filing No. 7 (9.73 acres) and Tract A of Claremont Ranch Filing No. 7 (0.44 acres) into 83 attached single-family lots, 5 tracts, and public rights-of-way.

FLOODPLAINS: A review of El Paso County FEMA FIRM panels indicate no portions of the built project area are within a FEMA flood risk area. The East Fork of Sand Creek, which lies to the north of the parcel, is within a regulatory floodway and the proposed development will avoid this area. The parcel is identified as Zone X – Area of Minimal Flood Hazard within the FEMA Firm Panel 08041C00756G.

GEOLOGIC & SOIL HAZARDS: The Soils, Geology and Geologic Hazard Study prepared by Entech Engineers, determined the site to be suitable for the proposed developed and achievable by avoidance or proper mitigation through standard construction methods. Geologic hazards encountered at the site include artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater and floodplain areas, and potentially seasonal shallow groundwater areas. The geologic conditions of the site are relatively common given the site's locality to Sand Creek and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. April 2020).

DISTRICTS SERVING THE PROPERTY

The following districts will serve the property:

- Cherokee Metro District will provide water and wastewater services. A will serve letter is provided with this application.
- Mountain View Electric Association will provide electric service. A will serve letter is provided with this application.
- Colorado Springs Utilities will provide natural gas service. A will serve letter is provided with this application.
- Falcon Fire Protection District will provide fire protection and emergency services. A will serve letter is provided with this application.
- School District 49 will serve the property.
- Pikes Peak Library District.
- Central Marksheffel Metropolitan District.

users, these additional wells will provide greater flexibility in meeting peak demands. Full details of these water supply improvements are provided in the Water Resources Report. In addition to these known production improvements CMD also has a pending replacement plan which could enhance the efficiency of CMD's portfolio through recovery and/or reuse of recharge water.

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

The proposed single-family attached residential is urban level development and is located in an area that is already served by centralized services provided by CMD.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN

The MTCP shows Marksheffel Road as a Principal Arterial with no improvements proposed to 2040 in the Section adjacent to the site. The 2060 corridor preservation plan identifies the road being expanded to a 6-lane Expressway, which has a right-of-way of 160 feet. Marksheffel road in this section already has a 180-foot Right-of-way, so no additional preservation is required. There are no planned improvements to Meadowbrook Parkway in the MTCP.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The Trails Master Plan identifies a proposed bicycle route on Marksheffel Road to the east of the site. This medium density residential development will be conveniently located to make use of the proposed bicycle route. The development includes a trail connection to Sand Creek, although this section of Sand Creek is not identified as a proposed County trail on the Trails Master Plan.

PROJECT JUSTIFICATION

The Final Plat meets the Final Plat review criteria in Chapter 7.2.1.D.3.f of the Land Development Code as follows:

1. THE SUBDIVISION IS IN GENERAL CONFORMITY WITH THE MASTER PLAN;

The Villas at Claremont Ranch single-family attached residential community is in general conformity with the following aspects of the Master Plan:

- It is consistent with the Employment Center placetype intent of incorporating “transitional uses, buffering, and screening” to mitigate any potential negative impacts from the larger Employment center to the west of Marksheffel Road and the single-family residential to the east.
- It is consistent with the Military placetype as single-family attached residential is identified as a supporting land use.
- The proposed single-family attached residential use achieves the “Transition” Area objective as it provides a transition in use intensity between the lower density single-family residential to the

hazards include: Artificial fill, Collapsible Soils, Areas of Erosion, and Potentially Seasonally High Groundwater in the Northwestern portion of the site. Mitigation for areas impacted by geologic hazards have been identified in the approved PUD Preliminary Development Plan and approved 'Geology and Soils Study'. Entech Engineering Inc. concludes in their report that development of the site can be achieved with mitigation through proper design and construction of through avoidance. Investigation on each lot is recommended prior to construction.

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

Compliance with drainage requirements are demonstrated in the submitted Final Drainage Report and grading and erosion control plan prepared by Catamount Engineering in July 2022.

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

Private asphalt roadways and alleys provide access to all 83 units with pedestrian access provided by a 5' concrete sidewalk. A deviation has been approved to allow for 20' paved width plus curb section pans. The proposed width has been verified to meet fire equipment access requirements throughout the proposed development and is similar typical of private access drives in similar high density residential and commercial developments. Utility corridors will be created within easements meeting widths required by utility providers.

The proposed roadway section would provide a 20' paved width for the private PUD roadways and allow for no on-street parking.

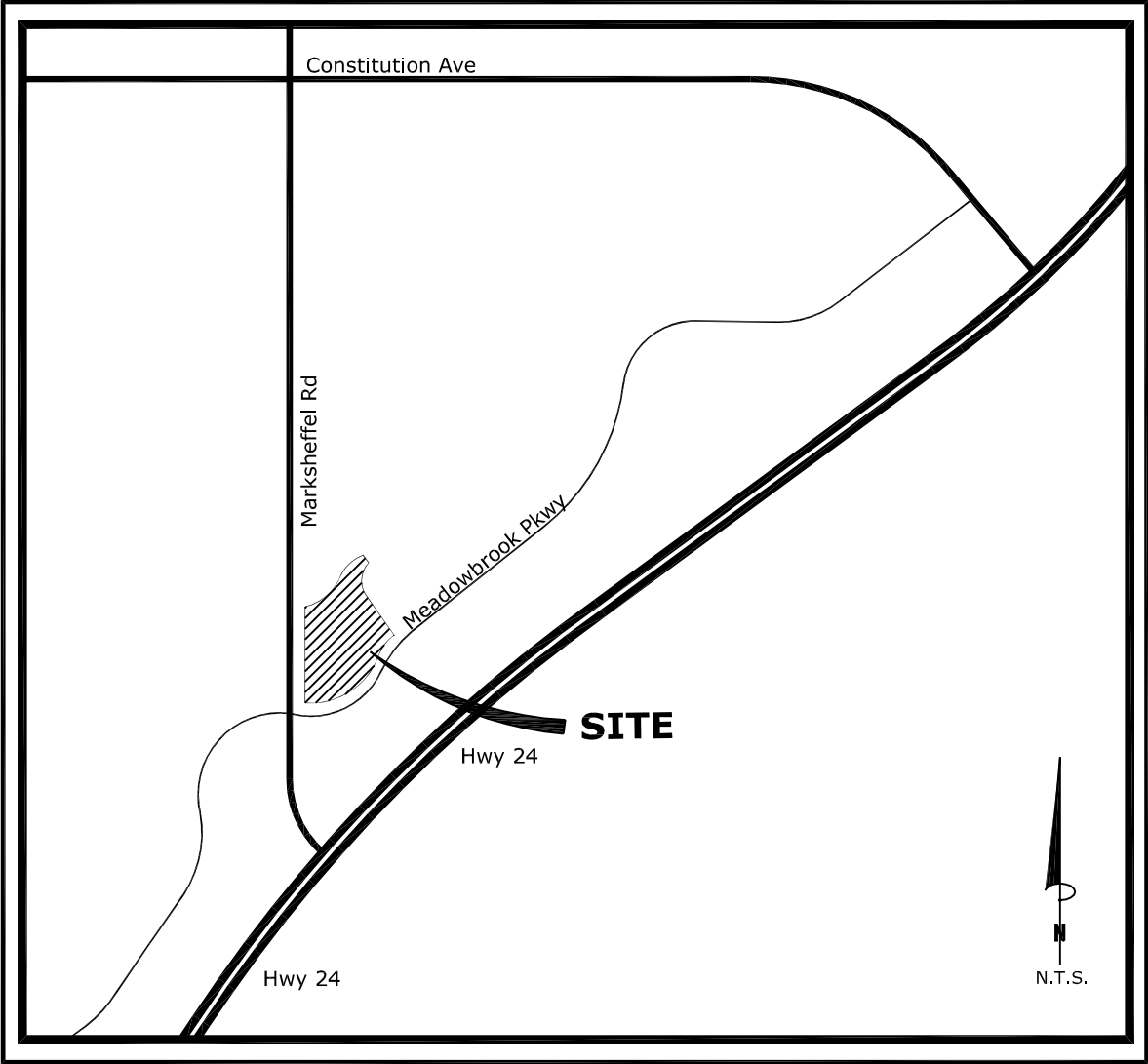
9. NECESSARY SERVICES, INCLUDING POLICE AND FIRE PROTECTION, RECREATION, UTILITIES, AND TRANSPORTATION SYSTEMS, ARE OR WILL BE MADE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION.

Commitment letters for water, wastewater, electric, fire and natural gas have been included and approved with the Final Plat. Transportation and connectivity is provided with sidewalks and private roadways. Deviations for roadway width and a traffic impact study were both included and approved with the PUD/Preliminary Plan. This traffic impact study has been included with this application. 44% of the overall development plan is open space providing continuous and interconnected network of sidewalks trails. There is a trail that provides access to the proposed Sand Creek trail to the north. All open space will be maintained by the HOA.

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

The proposed development is within the Falcon Fire Protection District. A Fire Protection Report and Fire Commitment Letter were approved with the PUD/Preliminary Plan and have been included with this submittal.

VICINITY MAP



A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7",
BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



1" = 50'

0 25' 50'

Scale in Feet

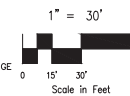
CIVIL CONSULTANTS, INC.

SHEET 2 OF 5

A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7"
BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Tract B open space

- FOUND PROPERTY CORNER
AS NOTED
- SET NO. 5 REBAR AND O
CAP COLO. PLS 25966



FINAL PLAT
VILLAS AT CLAREMONT RANCH
JOB NO. 08-034
DATE PREPARED: 09/15/2017
DATE REVISED: 02/18/2020
DATE REVISED: 07/29/2022



212 N. WAHSATCH AVE., STE 306
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485


SHEET 3 OF 5

A REPLAT OF TRACTS A, AND G OF "CLAREMONT RANCH FILING NO. 7",
BEING A PARCEL OF LAND IN A PORTION OF THE SOUTHWEST (SW 1/4) OF SECTION 4,
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

Tract C open space

Tract D open space

1" = 30'



15' 30' 60'

Scale in Feet

- FOUND PROPERTY CORNER
AS NOTED
- SET NO. 5 REBAR AND ORANGE
CAP COLO. PLS 25966

FINAL PLAT
VILLAS AT CLAREMONT RANCH
JOB NO. 08-034
DATE PREPARED: 09/15/2017
DATE REVISED: 02/18/2020
DATE REVISED: 07/29/2022



212 N. WAHSATCH AVE., STE 306
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SHEET 4 OF 5

SCHEMATIC LANDSCAPE DIAGRAM
CLAREMONT RANCH

Climate Zone

(Figure 4 of Landscape Policy Manual)

Foothills

Plant Communities

(Labeled by numbers on diagram)

1. Semiarid Shrublands
2. Piñon-Juniper Woodlands
3. Prairie
4. Lower Elevation Riparian
5. Foothill Shrublands
6. Ponderosa Pine Forest
7. Upper Elevation Riparian
8. Douglas-Fir Forest

Hydrotypes

(Labeled by letters on diagram)

- V = Very Low (0" to 7" / year)
L = Low (7" to 15" / year)
M = Moderate (15" to 25" / year)
H = High (more than 25" / year)

THE VILLAS AT CLAREMONT RANCH
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT PLAN

LANDSCAPE CODE REQUIREMENTS

Landscape Setbacks per section 6.2.2 (B)					
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Provided	Linear Footage	Tree/Foot Required	No. of Trees Req./Provided
Markshel Rd	Principal Art.	25/25'	815'	1 / 20'	41/25 *
Meadowbrook Pkwy	Minor Art.	20/20'	902'	1 / 25'	36/36
Shrub Substitutes Required/Provided	Grass Sub. Required/Provided	Setback Plant Abbr. Defined on Plan	Percent Ground Plane Veg. Req. / Provided		
160/160	--/--	(MB)	75%/100%		
--/--	--/--	(MB)	75%/100%		

Internal Landscaping per section 6.2.2 (E)			
Gross Site Area (SF)	422,943 S.F.		
Net Site Area (SF) (Excluding Tract A)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1,500 SF) Required / Provided
194,016 S.F.	15% (res)	29,129 SF / 236,576 SF	58/68
Shrub Substitutes Required/Provided	Grass / Perennial Sub. Required/Provided	Internal Plant Abbr. Defined on Plan	Percent Ground Plane Veg. Req. / Provided
--/--	--/--	(I)	75%/100%

Landscape Buffers and Screens per section 6.2.2 (D)				
Street Name or Property Line (Elev.)	Min. Width (in Ft.) Req. / Provided	Linear Footage	Buffer Trees (1,25) Req. (33%) / Provided	Evergreen Trees Req. (33%) / Provided
East Boundary (EB)	15/30'	693'	28/28	9/18
Shrub Substitutes Required/Provided	Length of 6' Opaque Structure Req. / Prov.			
--/--	--/--			

Motor Vehicle Lots per section 6.2.2 (B)				
No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required/Provided	Vehicle Lot Footage	Length of Frontage (including driveways)	2/3 Length of Frontage (ft.)
15 (Non Contiguous)	1 / 1 (MB)	202'	202' (Non Contiguous)	138' (Non Contiguous)
Min. 3 Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Percent Ground Plane Veg. Req. / Prov.	
45 / 53	23 / 30	--	75% / 75%	

Alternative Landscape Plan is requested per setback requirements on Markshel Road (LDC Section 6.2.2) due to utility easement constraints. Refer to Letter of Intent for justification.

PLANT LIST

PLANT SCHEDULE									
SYMBOL	CODE	QTY	RECOMMENDATION	COMMON NAME	HEIGHT	WIDTH	SIZE	CODE	
1	Populus deltoides / Plena Columnata	70'	50'	2" Cal.	800				
2	Quercus gambelii / Gambel Oak	25'	30'	2" Cal.	800				
3	Tilia americana / Redwood / Redwood American Redwood	70'	40'	2.5" Cal.	800				
4	Pinus ponderosa / Ponderosa Pine	60'	35'	6" HT	800				
5	Amelanchier alnifolia / Amelanchier	25'	15'	2" Cal.	800				
6	Crataegus baccata / Common Hawthorn	30'	15'	1.5" Cal.	800				
7	Prunus padus / Bird Cherry	30'	30'	2.5" Cal.	800				
8	Prunus padus / Summer Glow / Summer Glow European Blackberry	30'	30'	2.5" Cal.	800				
9	Amelanchier alnifolia / Amelanchier	12'	8'	4" HT	1000				
10	Buddleia davidii / Felted Shrub / Felted Shrub Butterfly Bush	4'	4'	4" HT	1000				
11	Caryophyllus inordinatus / Blue Bird Blue	4'	4'	4" HT	1000				
12	Salix caprea / Salix / Salix	3'	3'	3" HT	1000				
13	Forbesia nemoralis / New Mexican Bluebell / Sweet Blue	12'	10'	4" HT	1000				
14	Physocarpus opulifolius / Cupressus / Cupressus	8'	8'	4" HT	1000				
15	Physocarpus opulifolius / Little Leaf / Little Leaf	3'	3'	3" HT	1000				
16	Pinus ponderosa / Ponderosa Pine	12'	10'	4" HT	1000				
17	Symphoricarpos occidentalis / Western Snowberry	4'	4'	4" HT	1000				
18	Juniperus squarrosa / Gray Green / Gray Green Juniper	12'	6'	4" HT	1000				
19	Baccharis glabra / Woods Arbutus / Woods Arbutus	2'	2'	4" HT	1000				
20	Helianthus scaberrimus / Blue Bird Blue	2'	2'	4" HT	1000				
21	Platanus occidentalis / Platanus/Basswood	10'	4'	4" HT	1000				
22	Juniperus horizontalis / Horizontal / Horizontal	2'	2'	4" HT	1000				
23	Salix caprea / Salix / Salix	2'	2'	4" HT	1000				
24	Juniperus squarrosa / Blue Bird / Blue Bird Juniper	1.5'	3'	4" HT	1000				
25	Pinus ponderosa / Ponderosa Pine	10'	6'	4" HT	1000				
26	Pinus ponderosa / Valley Cottonwood / Valley Cottonwood	2.5'	4'	4" HT	1000				
27	Pinus ponderosa / Valley Creeper / Valley Creeper	2'	8'	4" HT	1000				

LANDSCAPE NOTES

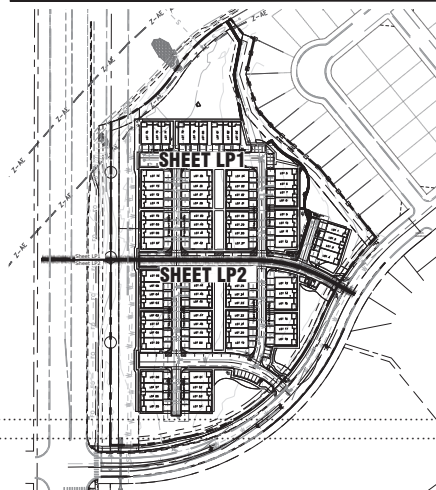
1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING OR THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
2. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 6" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

NITROGEN	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF
SULFUR (S04-S)	0 LBS/1000SF
LIME	0 LBS/1000SF

RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
To be applied as backfill in planting pits

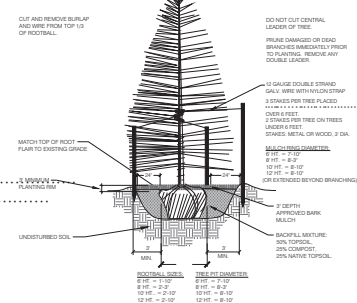
3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
4. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
5. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GRASS COVER PLANTINGS, AND SPRAY ALL TALL TREES FOR SOIL 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.
7. SOO TO BE KENTUCKY BLUEGRASS BLEND.
8. NO SOO SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADE.
9. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
10. FOR GRASSES REFER TO CIVIL ENGINEERING DRAWINGS.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FREE HYDRANTS.
12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHROUDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOO, OR SEED AREAS.
13. WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH AT 3-4" DEPTH.
14. ROCK: 3-4" CANKER GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. Boulders: 3" MINIMUM DIAMETER ROYAL GRANITE.
16. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING AS A SEPARATOR FROM SOO, SEED, AND ALTERNATIVE TURF.
17. SEPARATION BETWEEN SOO AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A HOWED STRIP, WITHOUT STEEL EDGING.
18. ROLLED DOG AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
19. GALVANIZED STEEL STAKES. COLOR TO BE DARK GREEN. USE PERFORATED STEEL EDGING AT BREEZE GRAVEL TRAILS ONLY.
20. ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
21. 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.
22. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

KEY MAP



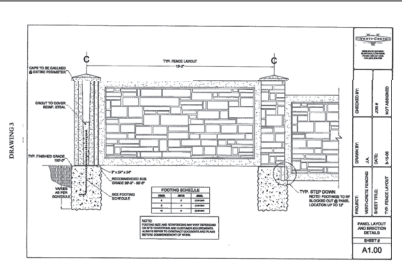
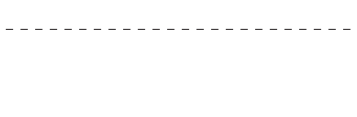
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



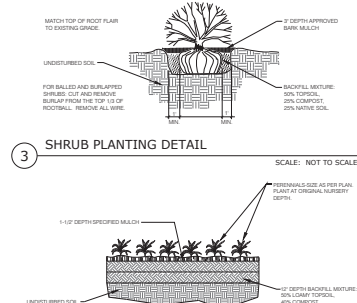
2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



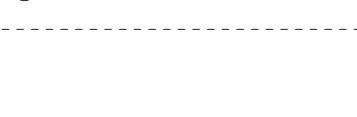
5 VINYL FENCE (SOUND WALL)

SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



4 PERENNIAL / GROUND COVER PLANTING

SCALE: NOT TO SCALE

Land Planning
Landscape
Architecture
Urban Design

NES

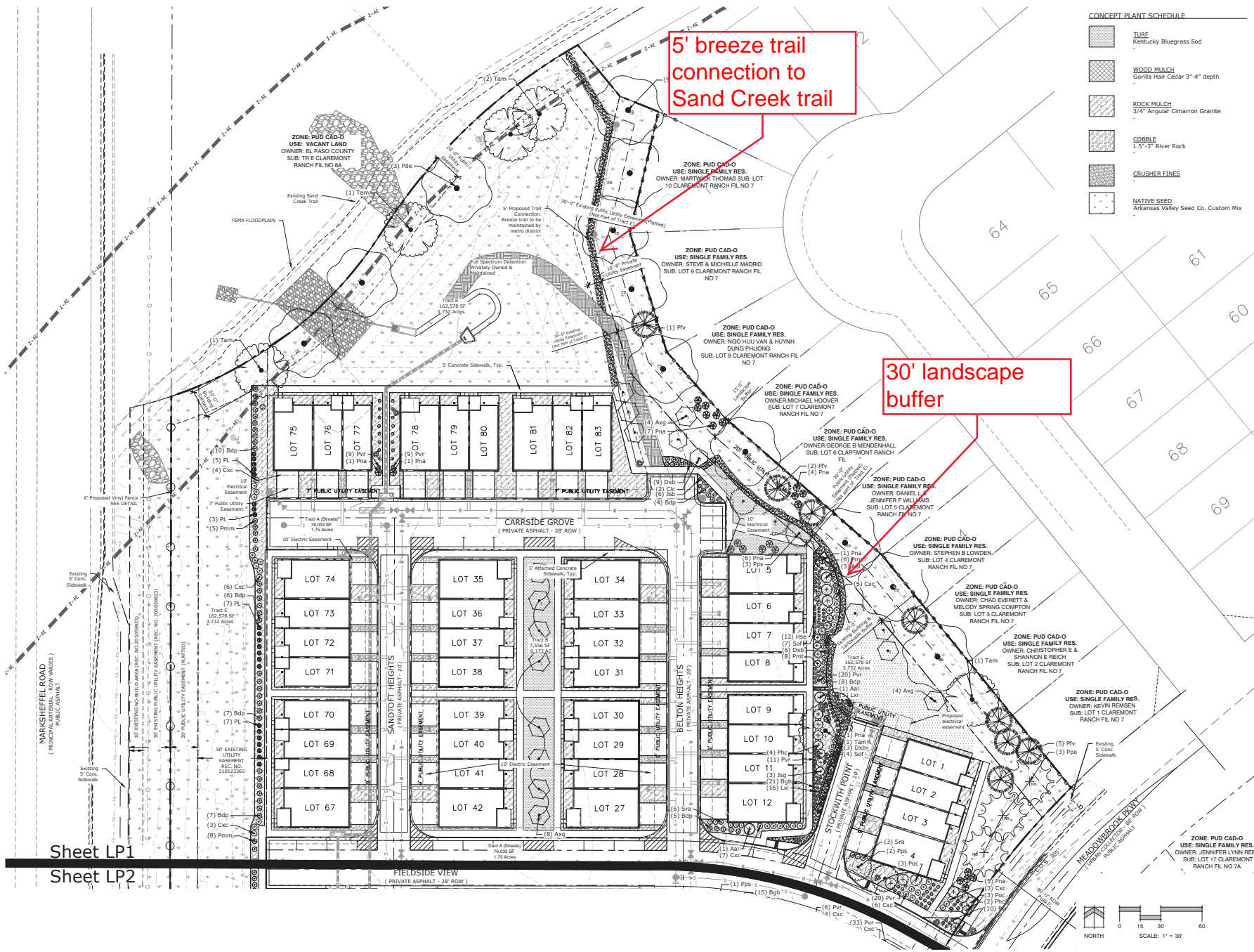
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

THE VILLAS
AT
CLAREMONT
RANCH

DATE: 12.23.20
PROJECT MGR: A. Barlow
PREPARED BY: S. Shagin

Landscape Notes & Details

6
6 OF 13
PUDSP211



CONCEPT PLANT SCHEDULE

	TURF
Kentucky Bluegrass Sod	
	WOOD MULCH
Gorilla Hair Cedar 3"-4" depth	
	ROCK MULCH
3/4" Angular Cimarron Granite	
	COBBLE
1.5"-3" River Rock	
	CRUSHER FINES
	NATIVE SEED
Arkansas Valley Seed Co. Custom Mix	

Land Planning
Landscape
Architecture
Urban Design

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THE VILLAS
AT
CLAREMONT
RANCH

DATE: 12.23.20
PROJECT MGR: A. Barlow
PREPARED BY: S. Shapiro

DATE	BY	DESCRIPTION
9/17/21	JS	County Comments
3/07/22	JS	County Comments
4/14/22	JS	County Comments

Final Landscape Plan

**THE VILLAS
AT
CLAREMONT
RANCH**

DATE: 12.23.20
PROJECT MGR: A. Barlow
PREPARED BY: J. Shapiro

DATE	BY	DESCRIPTION
9/17/21	JS	County Comments
3/07/22	JS	County Comments
4/14/22	JS	County Comments

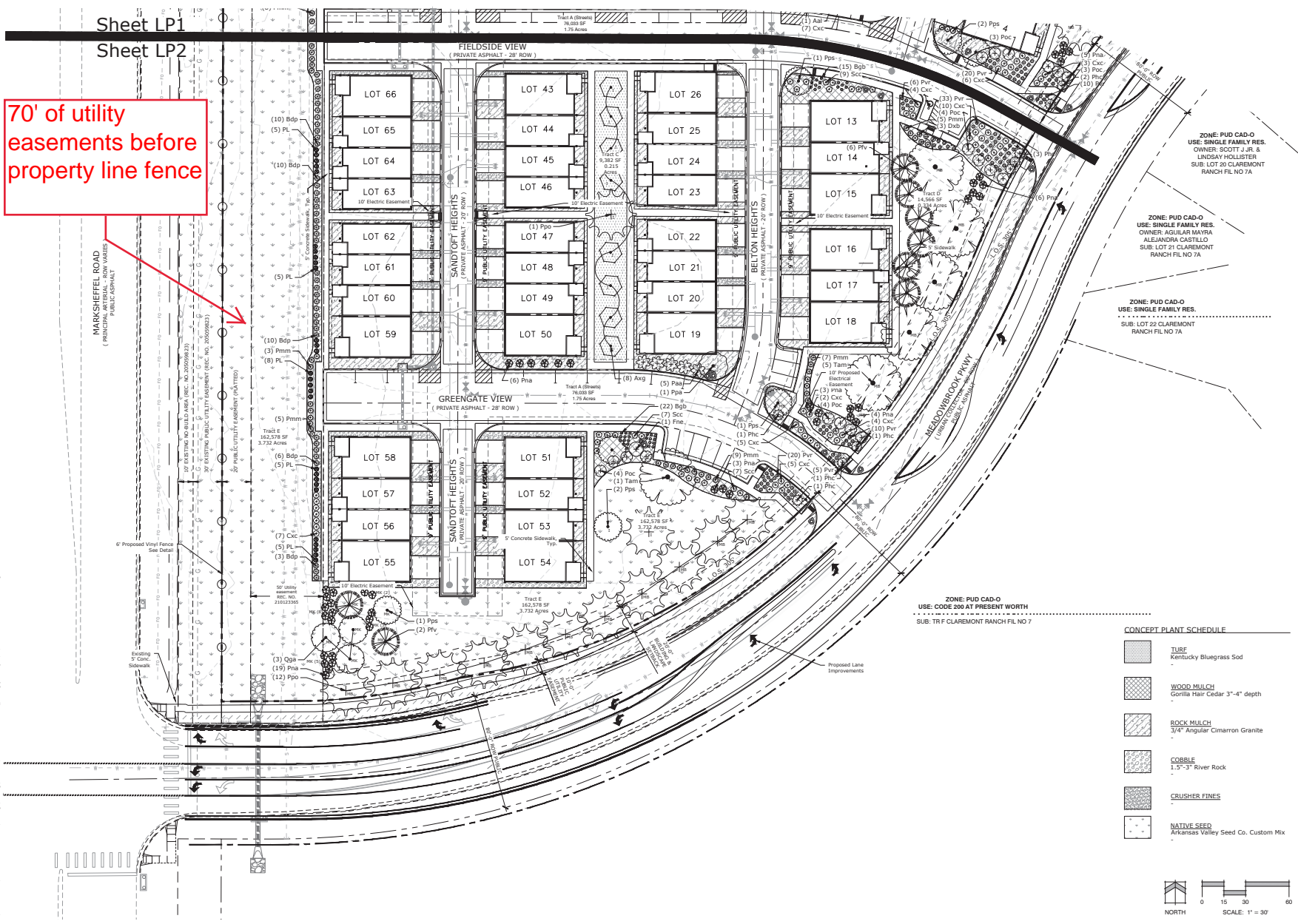
Final Landscape Plan

8
8 OF 13

PUDSP211

Sheet LP1
Sheet LP2

70' of utility easements before property line fence



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Jaynes Property Sketch Plan

Agenda Date: October 12, 2022

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S., Inc on behalf of Classic Communities, for approval of the Jaynes Property Sketch Plan. The property is currently zoned RR-5. The approximately 142-acre project site lies southwest of the intersection of Poco Road and Vollmer Rd in northeast El Paso County. The Jayne's Property Sketch Plan is proposed as an urban character mixed residential development with a variety of densities with a maximum of 450 dwelling units. The project also includes a 4-acre neighborhood commercial center, and a 3.2-acre neighborhood park.

The El Paso County Parks Master Plan shows two proposed bicycle routes in the vicinity of the project, and a proposed regional trail that may be impacted by the project. The proposed Briargate Parkway Bicycle Route bisects the site, running east and west along the future extension of Briargate Parkway. The proposed Vollmer Road Bicycle Route runs north and south along Vollmer Road which is on the east side of the project. Dedicated public rights-of-way already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations.

The El Paso County Parks Master Plan shows the Briargate Parkway Primary Regional Trail connecting Vollmer Road to the Sand Creek trail to the east of the sketch plan area. The extension of Briargate Parkway is currently being planned by the County and City to ensure the design of the future Briargate Parkway is consistent between jurisdictions. The current cross section of Briargate Parkway includes two 10-ft wide detached sidewalks which would serve as a regional trail connection. Therefore, County Parks does not show a proposed regional trail along Briargate on the master plan. This planned trail corridor along Briargate Parkway is a crucial east-west connector which will facilitate a regional connection between the City and County trail network.

The 2022 El Paso County Parks Master Plan (final adoption anticipated November 2022) includes an update to the Candidate Open Space Areas. The Jaynes Property Sketch Plan area falls within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. Conservation efforts along the Sand Creek corridor, as well as a large north/south open space corridor along the eastern boundary of the property, will help to preserve some of the key open space attributes, particularly those associated with Sand Creek.

There are two unnamed tributaries of Sand Creek draining through the site in a southerly direction and approximately 9.66-acres of aquatic resources identified as wetlands and one man-made pond. In a letter dated June 30, 2022 the US Army Corps of Engineers determined that the site does not contain waters of the United States that are subject to regulation under Section 404 of the Clean Water Act.

The Sterling Ranch Sketch Plan shows 18.8 acres of open space, dedicated to neighborhood or community parks, greenways, drainages, landscaping buffers, and trails. This constitutes approximately 13.2% of the total project area of 142 acres. The letter of intent states the following in regard to parks, trails, and open spaces:

- *“A 3.2-acre neighborhood park has been located so that all residents will be within approximately ¼ mile distance from the park to allow for easy pedestrian access.”*
- *“The proposed amendments to the Sketch Plan continue the original intent of the Sketch Plan as described above. Appropriate buffers are still incorporated and parks, open space, and interconnected trails are maintained and expanded.”*
- *“The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. This placetype consists of predominantly single family detached residential areas, and is supportive of single-family attached, multifamily residential, commercial retail, parks, and open space.”*

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

Required regional and urban park fees 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).

Recommended Motion (Sketch Plan Amendment):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Jaynes Property Sketch Plan Amendment: (1) Consistent with design plans for Briargate Parkway, develop two 10-foot wide trails on either side of the future Briargate Parkway through the project area and provide a safe crossing to the Sand Creek Regional Trail across Vollmer Road to the east; (2) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats.

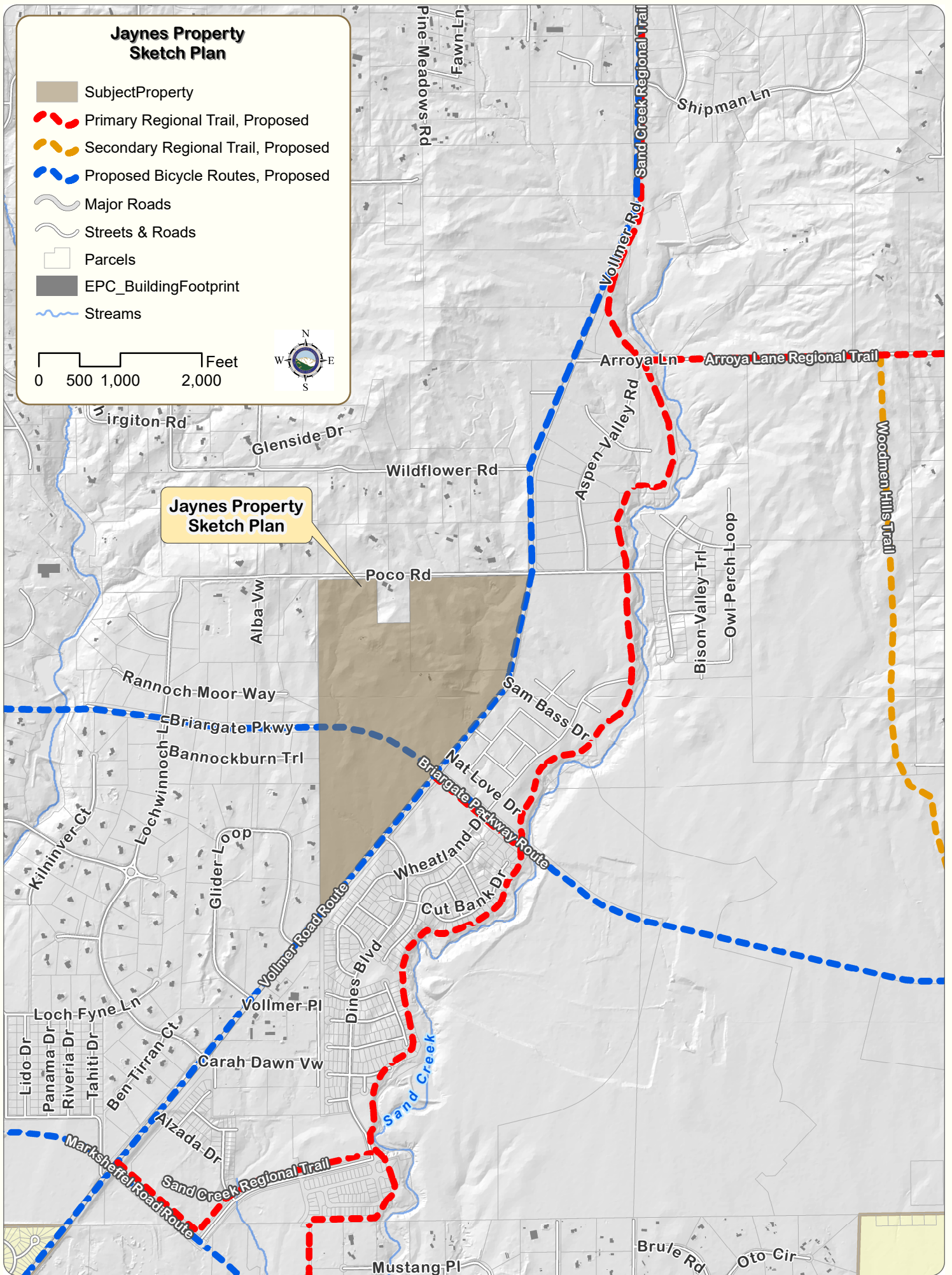
Jaynes Property Sketch Plan

- Subject Property
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Major Roads
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams

0 500 1,000 2,000 Feet



Jaynes Property Sketch Plan



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Environmental Services - Recreation / Cultural Services

October 12, 2022

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

Name:	Jaynes Property Sketch Plan	Application Type:	Sketch Plan
PCD Reference #:	SKP225	Total Acreage:	135.00
		Total # of Dwelling Units:	450
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.33
	NES Inc.	Regional Park Area:	2
Classic Communities	Andrea Barlow	Urban Park Area:	3
6385 Corporate Drive Suite 200	619 N. Cascade Suite 200	Existing Zoning Code:	RR-5
Colorado Springs, CO 80919	Colorado Springs, CO 80903	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 450 Dwelling Units = 8.730		Neighborhood:	0.00375 Acres x 450 Dwelling Units =	1.69
Total Regional Park Acres: 8.730		Community:	0.00625 Acres x 450 Dwelling Units =	2.81
		Total Urban Park Acres:		4.50
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 450 Dwelling Units =	\$51,300
\$460 / Dwelling Unit x 450 Dwelling Units = \$207,000		Community:	\$176 / Dwelling Unit x 450 Dwelling Units =	\$79,200
Total Regional Park Fees: \$207,000		Total Urban Park Fees:		\$130,500

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 Jaynes Property Sketch Plan Amendment: (1) Consistent with design plans for Briargate Parkway, develop two 10-foot wide trails on either side of the future Briargate Parkway through the project area and provide a safe crossing to the Sand Creek Regional Trail across Vollmer Road to the east; (2) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats.

Park Advisory Board Recommendation:

JAYNE'S PROPERTY SKETCH PLAN

LETTER OF INTENT

AUGUST 2022

OWNER:

MANITOU SPRINGS CITY OF 606 MANITOU AVE., MANITOU SPRINGS, COLORADO 80829	JAYNES KENNETH HENRY 524 ONATE PL UNIT C SANTA FE NM, 87501-3601	JAYNES JOHN R 8455 POCO RD COLORADO SPRINGS CO, 80908-4723
MCCOLLOR JANE E 524 ONATE PL UNIT C SANTA FE NM, 87501-3601	JAYNES AMIEE R LIVING TRUST 524 ONATE PL UNIT C SANTA FE NM, 87501-3601	

APPLICANT:

CLASSIC COMMUNITIES
6385 CORPORATE DR. SUITE 200
COLORADO SPRINGS, CO 80919

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: 5228000024 & 5228000025

ADDRESS: 8455 POCO RD AND 9650 VOLLMER RD

ACREAGE: 142.127 ACRES

CURRENT ZONING: RR-5

CURRENT USE: MOBILE HOME AND SINGLE FAMILY RESIDENTIAL

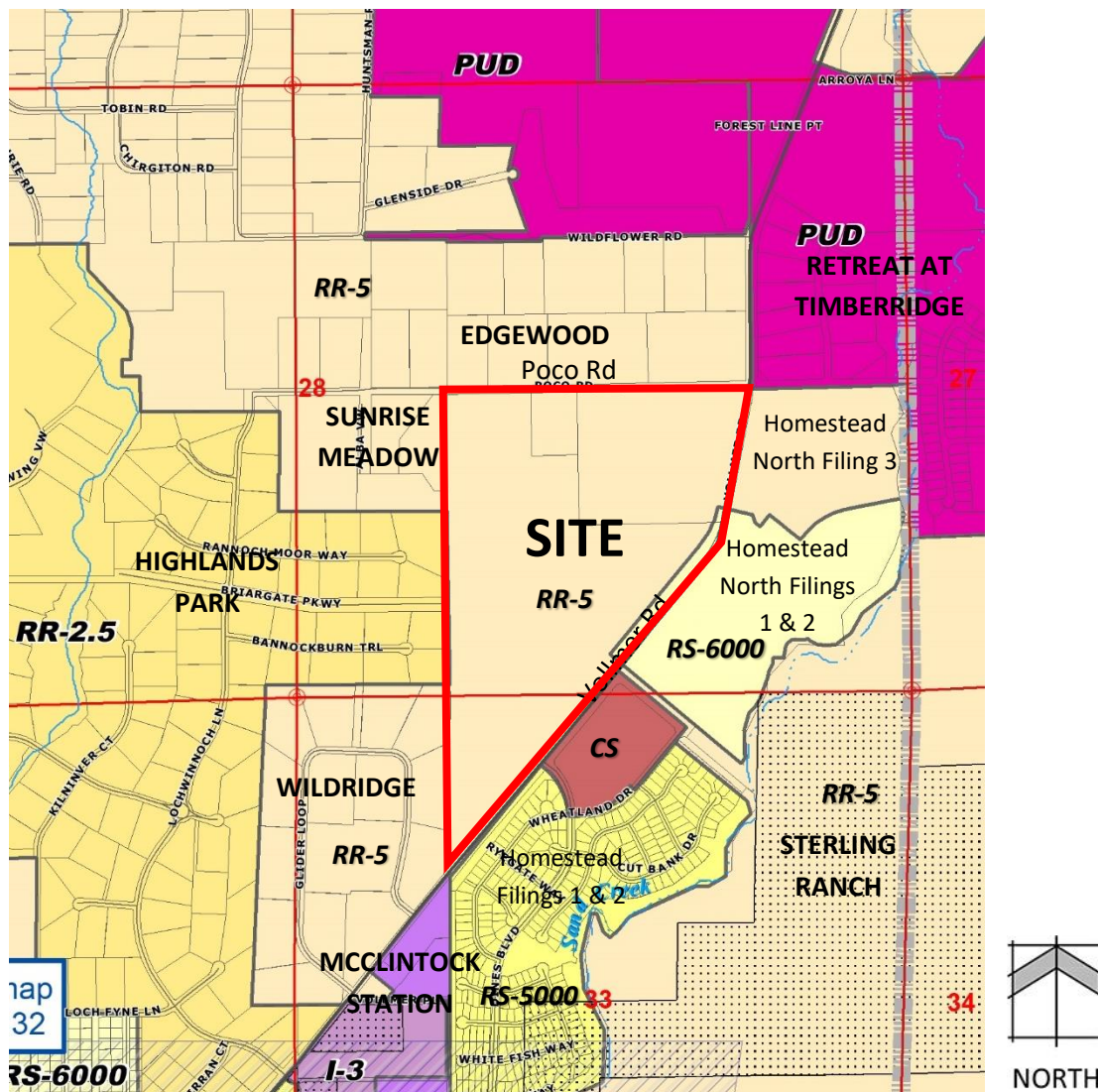
FILE #: SKP-XXX

REQUEST

N.E.S. Inc. on behalf of Classic Communities requests approval of a Sketch Plan for Jayne's Property.

The approximately 142-acre project site lies southwest of the intersection of Poco Road and Vollmer Rd in northeast El Paso County. The Jayne's Property Sketch Plan is located in a growing area of northeast El Paso County, in close proximity to the boundary of the City of Colorado Springs.

To the east of Vollmer Road is the Sterling Ranch development, which is a growing suburban residential community supported by areas of higher density residential and commercial development. In the immediately adjacent to the Jayne's Property are single-family residential lots averaging 5000 sq.ft. and 6,000 sq.ft., some of which have been constructed, some are under construction and some are in the review process with the County. Sterling Ranch also includes a commercially zoned property at the intersection of Vollmer Road and the future extension of Briargate/Stapleton. To the north of Sterling Ranch and northeast of the Jayen's Property is the Retreat at TimberRidge PUD. This includes a variety of lot size ranging from 2.5 acre lots on the western part of the site between Vollmer Road and Sand Creek and an average of 12,000 sq.ft. lots east of Sand Creek.

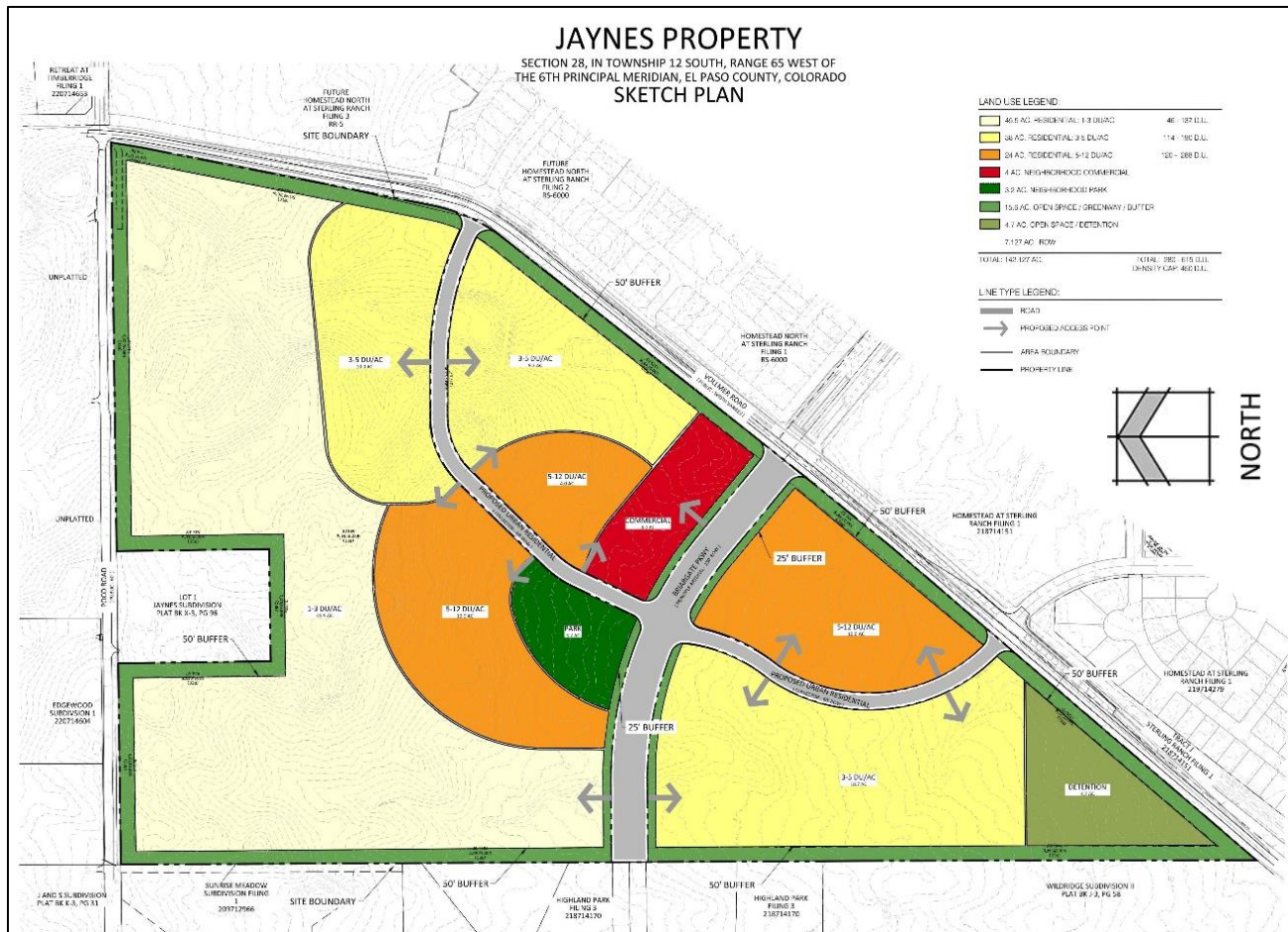


The properties to the west and north of the Jayne's property are rural residential developments, including the 2.5 acre lot Highland Park Subdivision, the 5-acre lot Wildridge subdivision and the Sunrise Meadow Subdivision, which includes 5 rural residential lots of varying size. The northern boundary of the site is formed by Poco Road and also includes a single 5-acre lot. Beyond Poco Road is the 5-acre lot Edgewood Subdivision and two 10 + acre lots that appear not to have been subdivided. Directly to the south of the southern tip of the Jaynes property is the McClintock Industrially zoned subdivision.

PROJECT DESCRIPTION & CONTEXT

The Jayne's Property Sketch Plan is an urban character **mixed residential development with a variety of densities interspersed throughout the property, a 4-acre neighborhood commercial center, and a 3.2-acre neighborhood park. The park has been located so that all residents will be within approximately ¼ mile distance from the park to allow for easy pedestrian access.**

LAND USE	ACRES (AC)	DWELLING UNITS
Residential 1-3 DU/AC	45.5 AC	46-137 D.U.
Residential 3-6 DU/AC	38 AC	114-190 D.U.
Residential 5-12 DU/AC	24 AC	120-288 D.U.
Neighborhood Commercial	4 AC	
Neighborhood Park	3.2 AC	
Open Space/Greenway/Buffer	15.6 AC	
Open Space/Detention	4.7 AC	
ROW	4.7 AC	
Total	142.127 AC	450 DU Density Cap



ACCESS AND CIRCULATION: The Sketch Plan includes the extension of Briargate Parkway in an east-west direction through the site. This will connect to the portion of Briargate Parkway being constructed to the east on Sterling Ranch and in the future will connect to the west to Black Forest Road. The extension of Briargate Parkway between Black Forest Road and Meridian Road has been a County priority for many years.

Access to the site is proposed via a new urban residential collector through the northern and southern sections of the property, and connections to Briargate Parkway to Vollmer Road. There will be multiple local access points off the collector road to serve the proposed residential and commercial development. An additional local road intersection off Briargate Parkway is proposed on the west side of the property to provide adequate access and circulation through the site. The potential for a right-in/right-out access is anticipated on Briargate Parkway to serve the neighborhood commercial center. No access is proposed off Poco Road.

COMPATIBILITY/TRANSITIONS: Adjacent developed rural residential to the north and west is to be buffered with a 50-foot open space and trail corridor. Lower density residential of 1-3 dwelling units per

acres is located within the northern portion of the Sketch plan to provide a density transition to the larger rural residential lots to the north and west. In the part of the Sketch Plan south of the extension of Briargate Parkway, low-medium density residential of 3-5 dwelling units per acre is proposed adjacent to the rural residential to the west to provide a transition from the more intense industrial and proposed commercial areas on the east side of Vollmer. Pockets of medium density residential of 5-12 dwelling units per acre are internalized within the Sketch Plan along the proposed residential collector streets.

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

FLOODPLAINS: A review of El Paso County FEMA FIRM panels indicates the entire site is within Flood Zone X, meaning it is an area of minimal flood hazard risk.

GEOLOGIC & SOIL HAZARDS: A Soil, Geology, and Geologic Hazard report for the proposed residential development, prepared by Entech Engineers, is included in this submittal. Geologic hazards expected at the site include seasonal shallow groundwater, drainage areas, artificial fill, and expansive soils. The geologic conditions of the site are common and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc April 2022).

VEGETATION & WILDLIFE: A Habitat Assessment Memo, prepared by Core Consultants was prepared in February 2022 for this site. This assessment is included in this submittal. The area is within the Foothill Grasslands ecoregion, composed of a mixture of tall and mid-grasses and isolated pine trees. No globally-sensitive vegetation communities are present on site. The site provides a moderate quality habitat for some grassland and riparian wildlife, and while development would inevitably affect some potential habitat for wildlife, expected impact is relatively low.

While the site does have five species on the federally listed threatened and endangered species list, the project is not anticipated to result in any impacts to federally- or state-listed threatened and endangered species or their habitats. However, Classic Communities could preemptively minimize potential impacts through habitat loss for monarch butterfly, a candidate species for federal listing, by avoiding removal of milkweed plants where possible. Site reconnaissance identified four inactive raptor nests. A nesting raptor survey prior to construction would confirm the presence or absence of active raptor nests within the Study Area. Should the existing nests or new nests become active during the breeding season and when construction is anticipated to occur, Classic Communities should coordinate with CORE and CPW to employ appropriate restriction buffers to minimize potential impacts to nesting raptors (CPW 2020).

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

There are two unnamed tributaries of Sand Creek draining through the site in a southerly direction and some pockets of wetland areas.

In a letter dated June 30, 2000 the US Army Core of Engineers determined that the site does not contain waters of the United States that are subject to regulation under Section 404 of the Clean Water Act. This means that all wetlands within the project area are non-federally jurisdictional and do not require a USACE permit or mitigation. The Jurisdictional Determination is included in this submittal.



DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

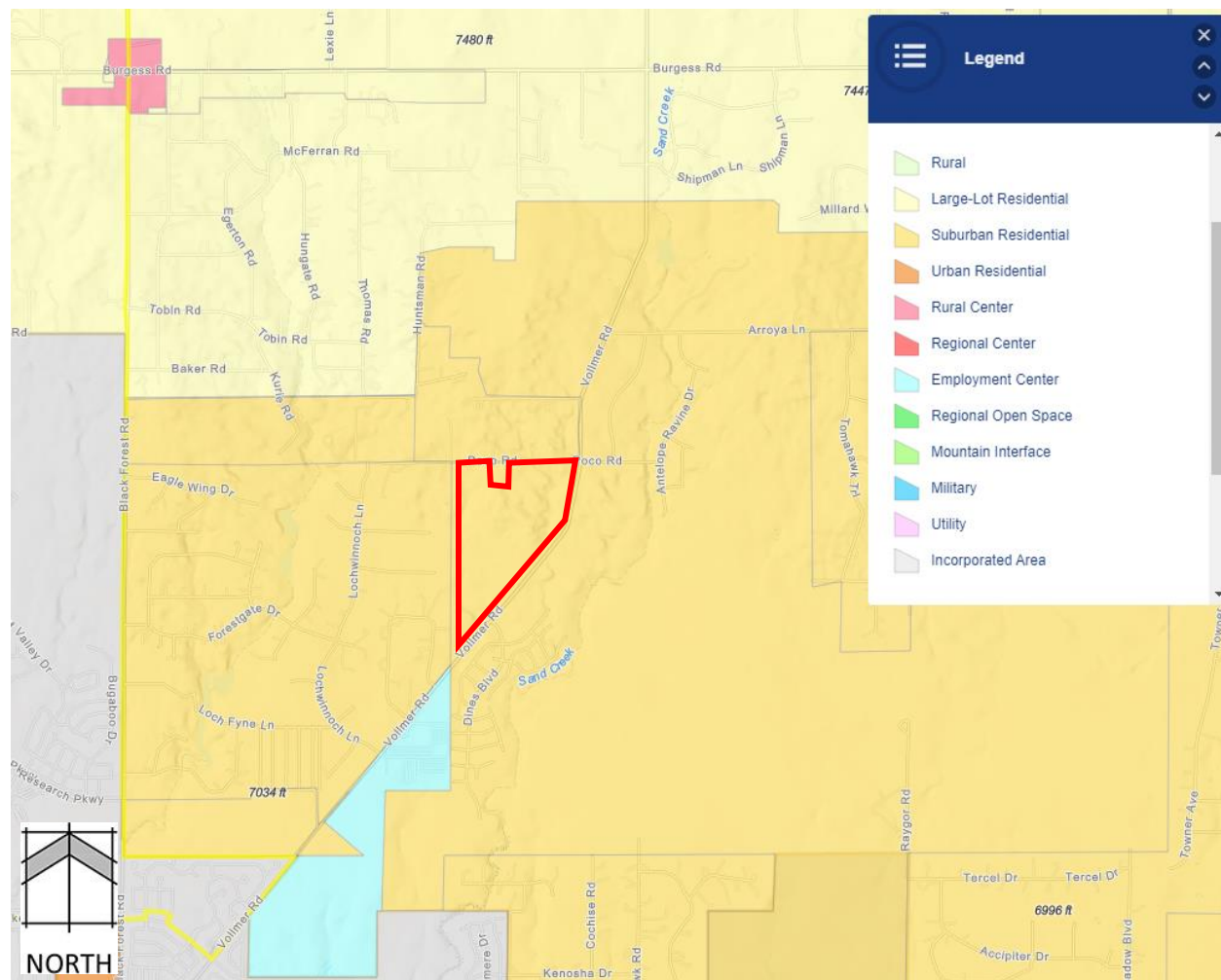
- Mountain View Electric Association will provide electric service.
- Black Hills Energy (north of Briargate Parkway) and Colorado Springs Utilities (south of Briargate Parkway) will provide natural gas service.
- Black Forest Fire Protection District will provide fire protection and emergency services.
- The property is within Academy School District 20.

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS:

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

YOUR EL PASO MASTER PLAN

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. This placetype consists of predominantly single family detached residential areas, and is supportive of single-family attached, multifamily residential, commercial retail, parks, and open space. The range of residential densities and supporting commercial, retail, parks and open space proposed in the Sketch Plan is consistent with the Suburban Residential placetype characteristics. The Suburban Residential placetype also incorporates most of the surrounding area, including the Sterling Ranch and Retreat at TimberRidge developments to the east and the existing rural residential areas of the County to the north and west.



In the Key Area Influences chapter, this site is also designated as a potential area for annexation. While the Applicant does not propose to annex the Jayne's Property into the City, the site's status as a Potential Area for Annexation is indicative of its urban character and the need for urban level of utility services, which will be provided by the Falcon Area Water and Wastewater Authority (FAWWA).

In the Areas of Change chapter of the County Master Plan, the Sketch Plan area is identified as a "New Development Area". The Plan states that New Development Areas will be significantly transformed as development takes place. These areas are often on undeveloped or agricultural areas, and are expected to be complimentary to adjacent development. The proposed new development within Jayne's Property will bring about the transformation of this area as anticipated by the Master Plan, providing a consistent transition from the higher density subdivision to the east, and the larger, more rural development to the north and west.

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

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

WATER MASTER PLAN

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

A Water Feasibility Report and a Wastewater Feasibility Report, prepared by RESPEC, are included in this submittal. It is assumed that the sketch plan has an upper limit of 614 residential units (288 high density). Resulting, the maximum total annual demand for the area is 199.6 AF. Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA)/Sterling. FAWWA/Sterling has additional contractual arrangements to purchase water from three major well fields; being McCune, Bar-X and Shamrock West

Ranch. The additional amount of supply is under contract to FAWWA/Sterling is roughly 1204 AF_{300 year}. The total of all supplies currently available to Sterling/FAWWA is 1901.83 AF_{300 year} which would allow for

over 5388 SFE which is greater than the 614 residential units anticipated. With additional water acquisitions enabled by the Bar-X Pipeline, which would be likely anyway, FAWWA/Sterling are in a very feasible position to be able to easily provide for the water needs of the Jaynes Property Sketch Plan. Further discussion of water quantity sufficiency and dependability of supply are included in the Water Resources Report.

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

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

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

Goal 4.2 – Support the efficient use of water supplies.

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

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

Goal 6.0 – Require adequate water availability for proposed development.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The 2040 Functional Classification map shows adjacent roads Vollmer as a minor arterial. The Briargate Parkway connection is shown as a principal arterial.

The 2040 Improvements map identified the most proximate roadway improvement to the site is the Briargate proposed new roadway connection, with county road capacity improvements to Vollmer Road.

2060 corridor preservation plan depicts that Briargate Pkwy will become a principal arterial. Burgess Road and Vollmer Road are expected to be improved between 2040 and 2060. There are no planned improvements to the immediate streets accessing the site in the MTCP.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan shows a proposed bike route on Vollmer Road and Poco Rad to the north. The master plan does not identify any proposed parks or candidate open space on this site or in the vicinity.

PROJECT JUSTIFICATION

The Jaynes Property Sketch Plan addressed the Sketch Plan Review Criteria in Chapter 7.2.1.D.1.C of the LDC as follows:

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

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

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

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

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

This property and the rural residential part of the County to the west lies between the urbanized City of Colorado Springs to the west and the growing Sterling Ranch community to the east. In recognition of the changing character of this part of the County, the El Paso County Master Plan incorporates most of the surrounding area within the Suburban Residential placetype and much of the area is also classified as a New Development Area in anticipation of this future growth.

As outlined above, adjacent developed rural residential to the north and west is to be buffered with a 50-foot open space and trail corridor. Lower density residential of 1-3 dwelling units per acres is located within the northern portion of the Sketch plan to provide a density transition to the larger rural residential lots to the north and west. In the part of the Sketch Plan south of the extension of Briargate Parkway, low-medium density residential of 3-5 dwelling units per acre is proposed adjacent to the rural residential to the west to provide a transition from the more intense industrial and proposed commercial areas on the east side of Vollmer. Pockets of medium density residential of 5-12 dwelling units per acre are internalized within the Sketch Plan along the proposed residential collector streets.

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

Region 3 has sufficient supply and existing infrastructure in the area to serve this development. Discussions of water quantity sufficiency and dependability of supply for this project are included in the submitted Water Feasibility Report, prepared by RESPEC.

FAWWA will be the water service provider to the property. Please see the District Boundary Descriptions and the Water Feasibility Report submitted with this application, along with the Letter of Commitment. Finding of water sufficiency is not required at the Sketch Plan level but will be requested with subsequent entitlement submittals.

5. SERVICES ARE OR WILL BE AVAILABLE TO MEET THE NEEDS OF THE SUBDIVISION INCLUDING, ROADS, POLICE AND FIRE PROTECTION, SCHOOLS, RECREATION FACILITIES, AND UTILITY SERVICE FACILITIES;

The proposed Sketch Plan lies within the service area boundaries for the Black Forest Fire Protection District, School District 20, Colorado Springs Utilities and Black Hills Energy for gas service, and Mountain View Electric Association. Letters of commitment from these service providers are included in the application. New District 20 school sites are being provided in the adjacent Sterling Ranch community and it is not anticipated that additional school sites will be required for the smaller community proposed on the Jayne's property. A 3.2 acre neighborhood park is proposed to serve the residents of the development. All residents will be within approximately ¼ mile distance from the park.

6. THE SOIL IS SUITABLE FOR THE SUBDIVISION;

The site contains Pring Course Sandy Loam. The report prepared by Entech Engineering concludes that these soils present typical constraints on development and construction, which may be overcome by proper engineering design and construction.

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

The Soil, Geology, and Geologic Hazard Study for the proposed residential development, prepared by Entech Engineering, is included in this submittal. Geologic hazards expected at the site include possible artificial fill, collapsible soils, expansive soils, areas of erosion, groundwater and floodplain areas, potentially seasonal shallow groundwater, areas of ponded water, and radon. The geologic conditions of the site are common and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soil, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc. April 2022).

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

There are no known mineral deposits on this site.

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

There are no unique landforms on the property. There are two unnamed tributaries of Sand Creek draining through the site in a southerly direction and some pockets of wetland areas. The USACE determined that the site does not contain waters of the United States that are subject to regulation under Section 404 of the Clean Water Act. This means that all wetlands within the project area are non-federally jurisdictional and do not require mitigation. A Jurisdictional Determination is included in this submittal.

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

The proposed Jayne's Property Sketch Plan area lies within the Black Forest Fire Protection District. A will serve letter from the Fire Department is provided. The closest fire station is Black Forest Fire and Rescue at 11445 Teachout Rd. This station is 0.37 miles from the site (6-minute drive).

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

The report prepared by Entech Engineering for the Sketch Plan concluded that the geo-technical conditions present typical constraints on development and construction, which may be mitigated by avoidance, regrading, or by proper engineering design and construction. Specific Geohazard and Engineering reports will be required with future Preliminary Plan and/or Final Plats and will identify specific constraints and either mitigate or avoid them. There are no other identified constraints to developing the property.

JAYNES PROPERTY

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

SKETCH PLAN

LEGAL DESCRIPTION

THAT PORTION OF THE E 1/2 OF THE SW 1/4 AND THAT PORTION OF THE W 1/2 OF THE SE 1/4 OF SECTION 28 AND THAT PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, LYING NORTHWESTERLY OF THE EXISTING COUNTY ROAD (VOLLMER ROAD), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST WEST CENTERLINE OF SAID SECTION 28, SAID LINE ALSO BEING THE SOUTH LINE OF POOCO ROAD AS DESCRIBED IN BOOK 2274 AT PAGE 214, SAID POINT ALSO BEING THE CENTER WEST 1/2 CORNER OF SAID SECTION 28, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 38 BEARS S89°45'22"W (BEARING BASED ON THE LINE BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 28, MONUMENTED WITH A 3 X 1/2 INCH ALUMINUM CAP MARKED WITH PLS NO. 4842 AND THE NORTHWEST CORNER OF JAYNES SUBDIVISION, MONUMENTED WITH A NO. 4 REBAR AND PLASTIC CAP MARKED WITH PLS NO. 4842, SAID LINE BEARS N89°45'22"E, A DISTANCE OF 330.07 FEET;
THENCE N89°45'22"E, ALONG SAID EAST WEST CENTERLINE, A DISTANCE OF 727.48 FEET, TO THE NORTHWEST CORNER OF LOT 1, JAYNES SUBDIVISION (AS ESTABLISHED ON THAT PLAT OF JAYNES SUBDIVISION, FILED ON DECEMBER 30, 2004 IN THE EL PASO COUNTY CLERK AND RECORDS OFFICE AT RECEPTION NO. 139498 IN PLAT BOOK 9-3 AT PAGE 86);
THENCE S02°14'39"E, ALONG THE WEST LINE OF LOT 1, A DISTANCE OF 544.41, TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE N89°45'22"E, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 400.10 FEET;
THENCE S02°13'34"E, A DISTANCE OF 388.01 FEET;
THENCE N 89°45'22"E, A DISTANCE OF 322.67 FEET TO A POINT ON THE APPARENT NORTHWESTERLY RIGHT OF LINE OF EXISTING VOLLMER ROAD;
THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF VOLLMER ROAD THE FOLLOWING FOUR (4) COURSES;

1. ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE CENTER BEARS N78°14'10"W, HAVING A CENTRAL ANGLE OF 27°06'29" AND A RADIUS OF 603.83 FEET, A DISTANCE OF 285.69 FEET;
2. THENCE S87°51'07"W, A DISTANCE OF 370.53 FEET;
3. THENCE S39°27'48"W, A DISTANCE OF 376.52 FEET;
4. THENCE S47°02'37"W, A DISTANCE OF 579.95 FEET, TO THE INTERSECTION OF SAID NORTHWESTERLY RIGHT OF WAY LINE AND THE WEST LINE OF THE SAID E 1/2 OF THE NW 1/4 OF SAID SECTION 33;

THENCE N02°25'50"N, ALONG SAID WEST LINE OF THE SAID E 1/2 OF THE NW 1/4 OF SAID SECTION 33, A DISTANCE OF 1440.99 FEET;
THENCE N02°14'40"E, ALONG THE WEST LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 28, A DISTANCE OF 2611.39 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 107.005 ACRES.

PARCEL B:

THAT PORTION OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:
BEARING ARE RELATIVE TO NORTH AND ARE REFERENCED TO A PORTION OF THE EAST AND WEST CENTERLINE OF SAID SECTION 28. THE WEST END OF SAID CENTERLINE IS THE WEST QUARTER CORNER OF SAID SECTION 28 AND IS MONUMENTED WITH A 3 X 1/2 INCH ALUMINUM CAP MARKED WITH PLS NO. 4842. THE EAST END IS THE NORTHEAST CORNER OF JAYNES SUBDIVISION AND IS MONUMENTED WITH A NO. 4 REBAR WITH A PLASTIC CAP MARKED WITH PLS NO. 4842. SAID LINE BEARS N 89°45'22"E, 2428.08 FEET;
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28, SAID CORNER MONUMENTED WITH A 3 X 1/2 INCH ALUMINUM CAP MARKED WITH PLS NO. 4842, THENCE N 89°45'22"E, ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION 28 A DISTANCE OF 2428.08 FEET TO THE NORTHEAST CORNER OF SAID JAYNES SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING.

1. THENCE N89°45'22"E, CONTINUING ALONG SAID EAST AND WEST CENTERLINE, 1457.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID VOLLMER ROAD AS DETERMINED BY AN EXISTING FENCE (THE FOLLOWING TWO COURSES ARE ALONG THE SAID WEST RIGHT-OF-WAY LINE);
2. THENCE S37°11'12"W, 114.56 FEET TO A SET NO. 5 REBAR AND PLASTIC CAP MARKED WITH PLS NO. 32439;
3. THENCE S11°42'20"W, 150.84 FEET TO A SET NO. 5 REBAR AND PLASTIC CAP MARKED WITH PLS NO. 32438;
4. THENCE S89°45'22"W, 121.67 FEET TO A SET NO. 5 REBAR AND PLASTIC CAP MARKED WITH PLS NO. 32439 AT THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 1, JAYNES SUBDIVISION AS DETERMINED BY FLOODING MODIFICATION;
5. THENCE N02°13'34"W, 398.01 FEET TO A NO. 4 REBAR AND PLASTIC CAP MARKED WITH PLS NO. 4842 AT THE SOUTHEAST CORNER OF SAID LOT 1;
6. THENCE N02°13'34"W, CONTINUING ALONG SAID EAST LINE, 144.49 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 35.122 ACRES.

FOR A TOTAL SITE AREA OF 142.127 ACRES

GENERAL NOTES

1. SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL STREETS AND INTERIOR TO DEVELOPMENT PARCELS, LINKING SCHOOL, PARKS, AND TRAIL SYSTEMS.
2. PHASING WILL BE GENERALLY FROM THE NORTH-EAST CORNER TO THE SOUTH-WEST CORNER OF THE PROPERTY.
3. AS DEVELOPMENT OCCURS WITHIN THE PROJECT, CARE WILL BE TAKEN TO MINIMIZE HUMAN AND WILDLIFE CONFLICTS WITHIN REASONABLE LIMITS. QUALITY SITE PLANNING AND DESIGN WILL BE UTILIZED IN ORDER TO AVOID POTENTIAL IMPACTS TO WILDLIFE HABITAT IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE IMPACT IDENTIFICATION REPORT PREPARED BY CORE CONSULTANTS DATED MAY 2022.
4. A MAXIMUM OF 450 DWELLING UNITS ARE ALLOWED WITHIN THE RANCH SKETCH PLAN.
5. FLOODPLAIN STATEMENT: THE SKETCH PLAN IS ENTIRELY WITHIN AN AREA MAPPED AS ZONE X OF THE FEMA FLOODPLAIN MAP NO. 08041C0533G, DATED DECEMBER 7, 2018 WHICH DENOTES AN AREA OUTSIDE THE 500-YEAR FLOODPLAIN.
6. A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION WILL BE ESTABLISHED TO PROVIDE FOR THE ONGOING OWNERSHIP AND MAINTENANCE OF BUFFERS, OPEN SPACE, DRAINAGE FACILITIES, PARKS, AND TRAILS AND ANY PRIVATE ROADS WITHIN THE PROPOSED SUBDIVISION.
7. IN ACCORDANCE WITH THE 2040 MAJOR TRANSPORTATION CORRIDOR PLAN THE DEVELOPER WILL CONSTRUCT THE EXTENSION OF STAPLETON/BRIARGATE THROUGH THE PROPERTY TO A 4-LANE PRINCIPAL ARTERIAL CLASSIFICATION.
8. ARCHITECTURAL & LANDSCAPE STANDARDS WILL BE ESTABLISHED BY A METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.
9. UNTIL APPROVED BY THE COUNTY, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND ALIGNMENTS, ROUNDABOUT LOCATIONS AND DESIGN SHOWN ON THIS SKETCH PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH THE SUBDIVISION PROCESS.
10. ALL STREETS WILL MEET THE STANDARDS OF THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. A DEVIATION REQUEST AND/OR PUD MODIFICATION MUST BE APPROVED FOR ANY DESIGN THAT DOES NOT CONFORM WITH THESE STANDARDS.
11. SPECIFIC DEVELOPMENT STANDARDS, INCLUDING SETBACKS, LOT COVERAGE AND BUILDING HEIGHT, WILL BE ESTABLISHED THROUGH SUBSEQUENT ZONING OF THE PROPERTY.
12. THE FOLLOWING DISTRICTS WILL SERVE THE PROPERTY:
 - FALCON AREA WATER & WASTEWATER AUTHORITY
 - COLORADO SPRINGS UTILITIES AND BLACKHILLS ENERGY (NORTH OF BRIARGATE/STAPLETON) FOR NATURAL GAS.
 - MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. FOR ELECTRICITY.
 - BLACK FOREST FIRE PROTECTION DISTRICT
 - ACADEMY SCHOOL DISTRICT 20
 - EL PASO COUNTY CONSERVATION DISTRICT
 - UPPER BLACK SQUIRREL GROUND WATER DISTRICT

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS

A "GEOLOGY AND SOILS STUDY" FOR THE SKETCH PLAN WAS COMPLETED BY ENTECH ENGINEERING INC. ON APRIL 5 2022

GEOLOGIC HAZARD NOTE:

AREAS OF THE PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONDITIONS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY BY ENTECH ENGINEERING INC. ON APRIL 5 2022

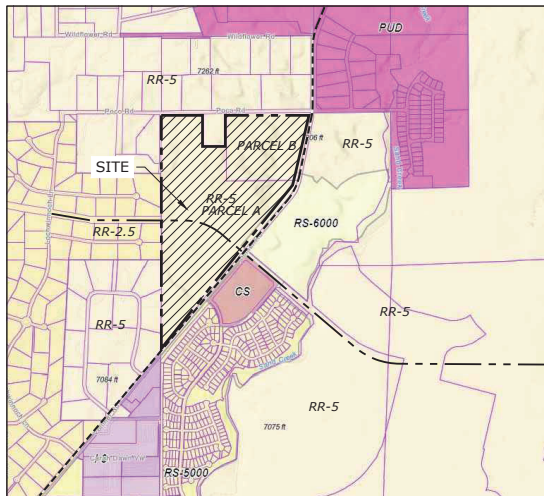
- ARTIFICIAL FILL
- COLLAPSIBLE SOILS
- EXPANSIVE SOILS
- AREAS OF EROSION
- SEASONAL SHALLOW GROUNDWATER
- PONDING WATER AREAS
- RADON

GROUNDWATER & FLOODPLAIN AREAS:

THE SITE IS NOT MAPPED WITHIN FLOODPLAIN ZONES ACCORDING TO FEMA MAP NOS. 08041C0533G AND 05041C0535G.

ENTECH ENGINEERING INC. CONCLUDES IN THEIR REPORT THAT DEVELOPMENT OF THE SITE CAN BE ACHIEVED IF THE ITEMS MENTIONED ABOVE ARE MITIGATED. THESE ITEMS CAN BE MITIGATED THROUGH PROPER DESIGN AND CONSTRUCTION OR THROUGH AVOIDANCE. INVESTIGATION ON EACH LOT IS RECOMMENDED PRIOR TO CONSTRUCTION.

ZONING MAP



EL PASO COUNTY 2040 MAJOR TRANSPORTATION CORRIDOR PLAN ROAD CLASSIFICATIONS:

- PROPOSED PRINCIPAL ARTERIAL
- PROPOSED MINOR ARTERIAL



NORTH
SCALE: NTS

VICINITY MAP



SITE DATA

Tax ID Number:	5228000024 & 5228000025
Total Area:	142.127 AC
Current Zoning:	RR-5
Current Use:	Vacant/Single Family Residential
Maximum Number of Units:	450
Maximum Gross Density:	4.2 DU/AC
Total Area (See Land Use Legend on Sheet 2):	
Residential:	107.1 AC
Neighborhood Commercial:	4 AC
Park:	15.6 AC
Open Space/Defention:	4.2 AC
R.O.W.:	7.127 AC



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

Tel. 719.471.0073
Fax 719.471.0072

www.nescolorado.com

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JAYNES PROPERTY

VOLLMER ROAD

TAX ID: 5228000024 &
5228000025

DATE: 08.05.2022
PROJECT MGR: A. RAILLOW
PREPARED BY: A. LAMCHAK

ENTITLEMENT

DATE: BY: DESCRIPTION:

SKETCH PLAN

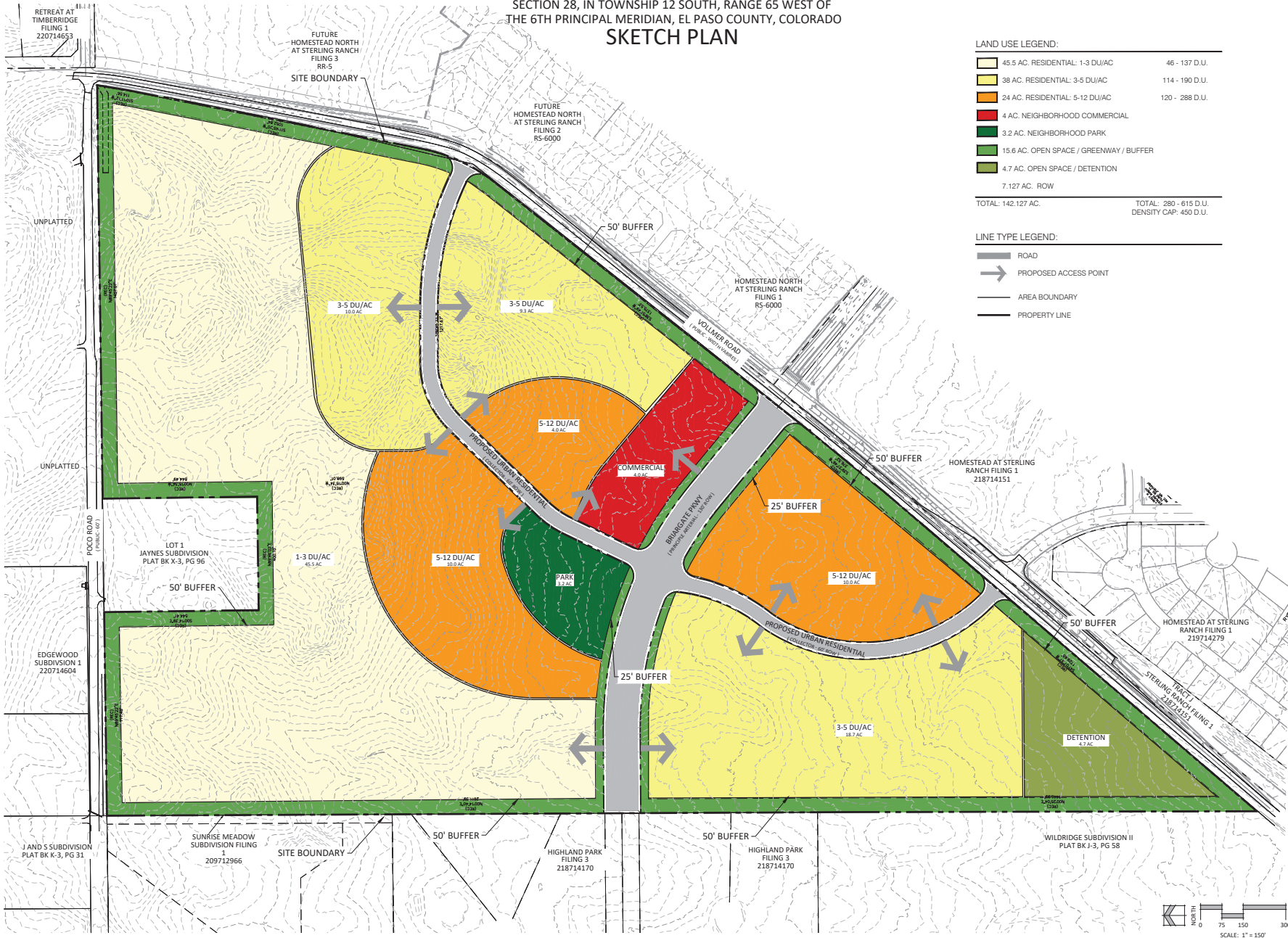
SHEET INDEX

Sheet 1 of 3:	Cover Sheet
Sheet 2 of 3:	Sketch Plan
Sheet 3 of 3:	Adjacent Land Owners

1 OF 3

JAYNES PROPERTY

SECTION 28, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
SKETCH PLAN



LAND USE LEGEND:

45.5 AC. RESIDENTIAL: 1-3 DU/AC	46 - 137 D.U.
38 AC. RESIDENTIAL: 3-5 DU/AC	114 - 190 D.U.
24 AC. RESIDENTIAL: 5-12 DU/AC	120 - 288 D.U.
4 AC. NEIGHBORHOOD COMMERCIAL	
3.2 AC. NEIGHBORHOOD PARK	
15.6 AC. OPEN SPACE / GREENWAY / BUFFER	
4.7 AC. OPEN SPACE / DETENTION	
7.127 AC. ROW	

TOTAL: 142.127 AC. TOTAL: 280 - 615 D.U.
DENSITY CAP: 450 D.U.

LINE TYPE LEGEND:

ROAD
PROPOSED ACCESS POINT
AREA BOUNDARY
PROPERTY LINE



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

Tel: 719.471.0073
Fax: 719.471.0267

www.nescolorado.com

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JAYNES PROPERTY

VOLLER ROAD

TAX ID: 522800024 &
522800025

DATE: 08.05.2022
PROJECT MGR: A. RAILLOW
PREPARED BY: A. LANGSHAW

ENTITLEMENT

DATE: BY: DESCRIPTION:

SKETCH PLAN

2 OF 3

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Emprise Storage Rezone

Agenda Date: October 12, 2022

Agenda Item Number: #6 - C

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

This is a request by Land Development Consultants, on behalf of Emprise Acquisitions LLC Hagen to rezone 34.52 acres from RR-5 (Rural Residential) to CS Commercial Services District for a commercial use classification for RV, boat and vehicle storage and future mini-warehouse storage units.

This site is located on the south side of US Highway 94 approximately ¼ mile west of Franceville Coal Mine Road. It is surrounded by a variety of uses including vacant range land to the south, undeveloped zone CS to the west, a motocross racetrack to the north, and a vehicle salvage yard bordering the east side of the property.

The El Paso County Parks Master Plan is a subset of the Your El Paso Master Plan (County Plan) which was adopted in 2021. This plan promotes the community's vision, goals, objectives, and policies; establishes a process for orderly growth and development; addresses both current and long-term needs; and provides for a balance between the natural and built environments.

The El Paso County Parks Master Plan identifies two master-planned trails adjacent to the proposed facility. The proposed Highway 94 Bicycle Route runs east and west along Highway 94. This proposed trail will not be impacted by the project because it will be accommodated within the public right-of-way. The proposed Highway 94 Primary Regional Trail also runs east and west along Highway 94. This proposed trail would be impacted by the proposed facility because its alignment is on the south side of Highway 94.

County Parks requests trail easements where development projects impact proposed County trails identified in the El Paso County Parks Mater Plan. As it pertains to this application, the County requests that the landowner provide a 25-foot-wide public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail.

No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial land use applications.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Emprise Storage Rezone: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, and dedicate the easement to El Paso County.(2) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial land use applications.

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Community Outreach - Environmental Services

Veterans Services - Recreation / Cultural Services

October 12, 2022

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

Name:	Emprise Storage Rezone	Application Type:	Rezone
PCD Reference #:	CS222	Total Acreage:	40.00
		Total # of Dwelling Units:	0
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.00
Enterprise Acquisitions	Land Development Consultants	Regional Park Area:	4
Don Kramer	Daniel Kupferer	Urban Park Area:	5
909 E Panama Drive	3898 Maizeland Road	Existing Zoning Code:	RR-5
Centennial, CO 80121	Colorado Springs, CO 80909	Proposed Zoning Code:	CS

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 5		
0.0194 Acres x 0 Dwelling Units = 0.000		Neighborhood:	0.00375 Acres x 0 Dwelling Units =	0.00
Total Regional Park Acres: 0.000		Community:	0.00625 Acres x 0 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 5		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 0 Dwelling Units =	\$0
\$460 / Dwelling Unit x 0 Dwelling Units = \$0		Community:	\$176 / Dwelling Unit x 0 Dwelling Units =	\$0
Total Regional Park Fees: \$0		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

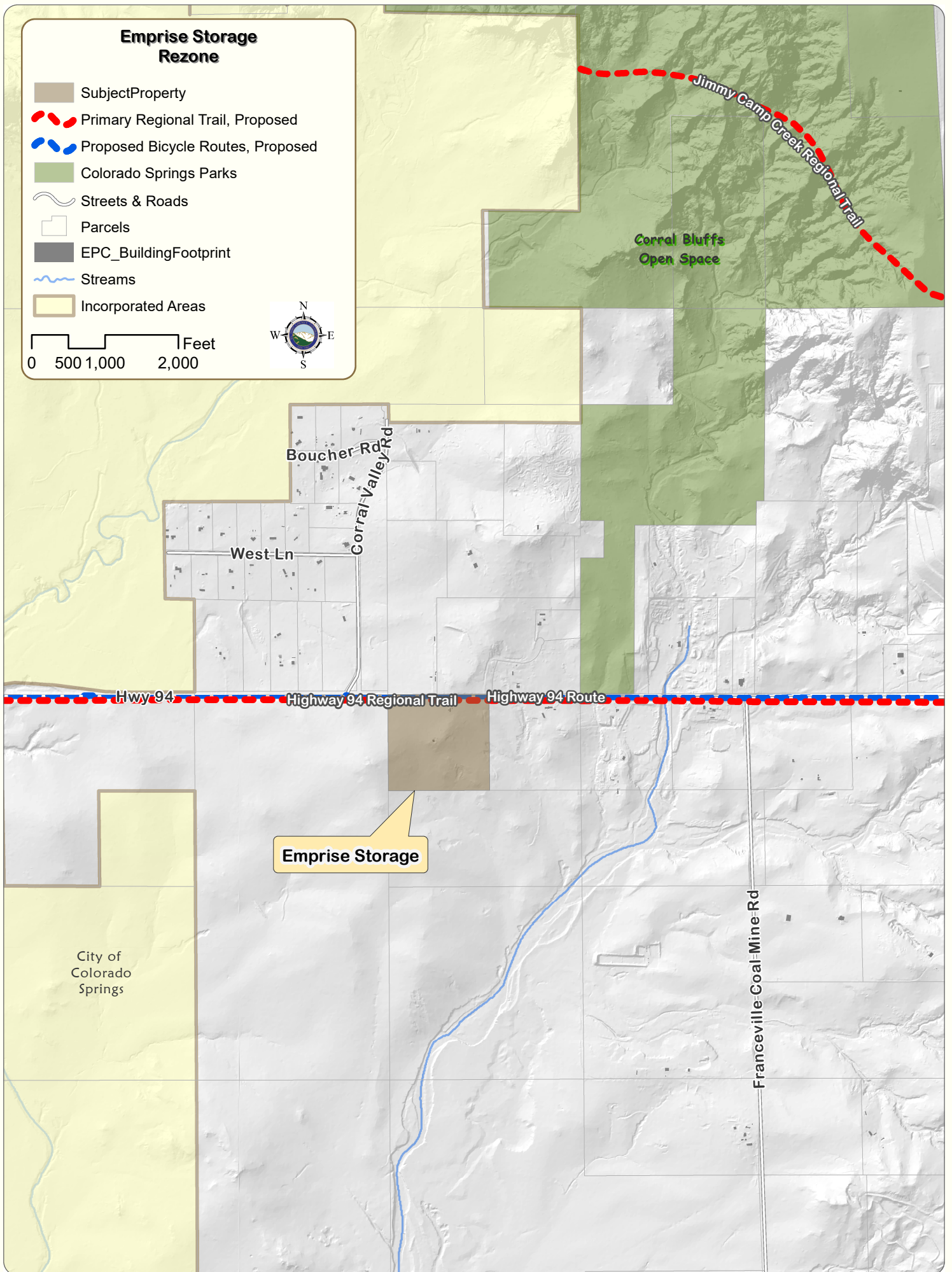
Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Emprise Storage Rezone: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of the Highway 94 Primary Regional Trail, and dedicate the easement to El Paso County.(2) No regional park fees are recommended, as the Board of County Commissioners has elected to not require park fees for commercial land use applications.

Park Advisory Board Recommendation:

Emprise Storage Rezone

- SubjectProperty
- Primary Regional Trail, Proposed
- Proposed Bicycle Routes, Proposed
- Colorado Springs Parks
- Streets & Roads
- Parcels
- EPC_BuildingFootprint
- Streams
- Incorporated Areas

0 500 1,000 2,000 Feet



LETTER OF INTENT

September 1, 2022

**El Paso County Planning and Community Development Department
2880 International Circle
Colorado Springs, CO 80910**

Attn: John Green/Current Planner

**Re: Rezone Letter of Intent – EMPRISE ACQUISITIONS, LLC
APN 44000-00-056**

LAND DEVELOPMENT CONSULTANTS, INC. is representing EMPRISE ACQUISITIONS, LLC in this application for a rezone from RR-5 Residential to CS Commercial Services District for a commercial use classification for RV, BOAT AND VEHICLE STORAGE and future mini-warehouse storage units.

This site is located on the South side of US Highway 94 approximately ¼ mile west of Franceville Coal Mine Road. It is currently being used as a vehicle storage yard and has been since before the County zoned the property. It is surrounded by a variety of uses; vacant range land on the south zoned RR-5; undeveloped zone CS on the West; motocross race track on the North zoned RR-5; vehicle salvage yard and motocross race track to the Northeast zoned RR-5; a vehicle salvage yard on the East zoned RR-5 and an outside gun range to the South Southeast.

The owner's property consists of a total of 34.52 acres and is currently zoned RR-5. Their request is to rezone the property to the CS Commercial Services zone. This will allow them to continue to use the property for vehicle storage and expand the use to include RV and boat storage and future mini-warehouse units.

The property will continue to be served by an existing well and septic system. Electric service is provided by Mountain View Electric Association. Fire protection is provided by ELLICOTT FIRE PROTECTION DISTRICT.

The existing access point on Highway 94 will continue to be used and an Access Permit will be applied for from Colorado Department of Transportation. A traffic Study has been completed to be submitted with that Access Permit.

The EL Paso County Master Plan is not specific as to the zoning boundaries of property as it is advisory in nature, and notes that a majority of real estate in Eastern El Paso County is zoned RR5 and that that designation has been used as a "holding pattern" for properties until future development needs and requests arise. We find nothing within the Master Plan that would prohibit a zone change to the property.

Once the property is re-zoned, development of the property will be per the specific requirements of the El Paso County Land Development Code and the Engineering Criteria Manual as they pertain to the requested CS Zone. The current plan for physical development of a site is to create gravel parking areas for the RV, Boat and vehicle storage.

This application is in general conformance with the El Paso County Master Plan including applicable Sub-Area Boundary (North Central) of the Highway 94 Comprehensive Plan, map print dated December 10, 2003.

El Paso County Water Master Plan anticipates that this area of the county would be reliant on water supplied by private wells, and septic systems to treat wastewater. The El Paso County Master Plan notes that, "With the exception of telephone service, electricity, and some roads, urban services are limited in most of the Planning Area. Within a 20-year planning horizon, contiguous development is not expected to extend east from the City of Colorado Springs to the Planning Area, nor is it likely that Colorado Springs will extend extra-territorial services. If urban services become available, they will result from some combination of local start-up facilities, gradual upgrades to existing services, or extensions of services from outside the Planning Area." This project would be consistent with the Plan in those regards.

Anticipating future needs the rezoning of the Property from RR-5 to CS would be beneficial to the growing Eastern Community through the development and provision of commercial services. A reduction of environmental impact through shortening shoppers commutes to services, and the resultant savings on energy, time, and money for the surrounding community will contribute to a better quality of life for local citizens. For the community the best use of this site would be re-zoning to CS.

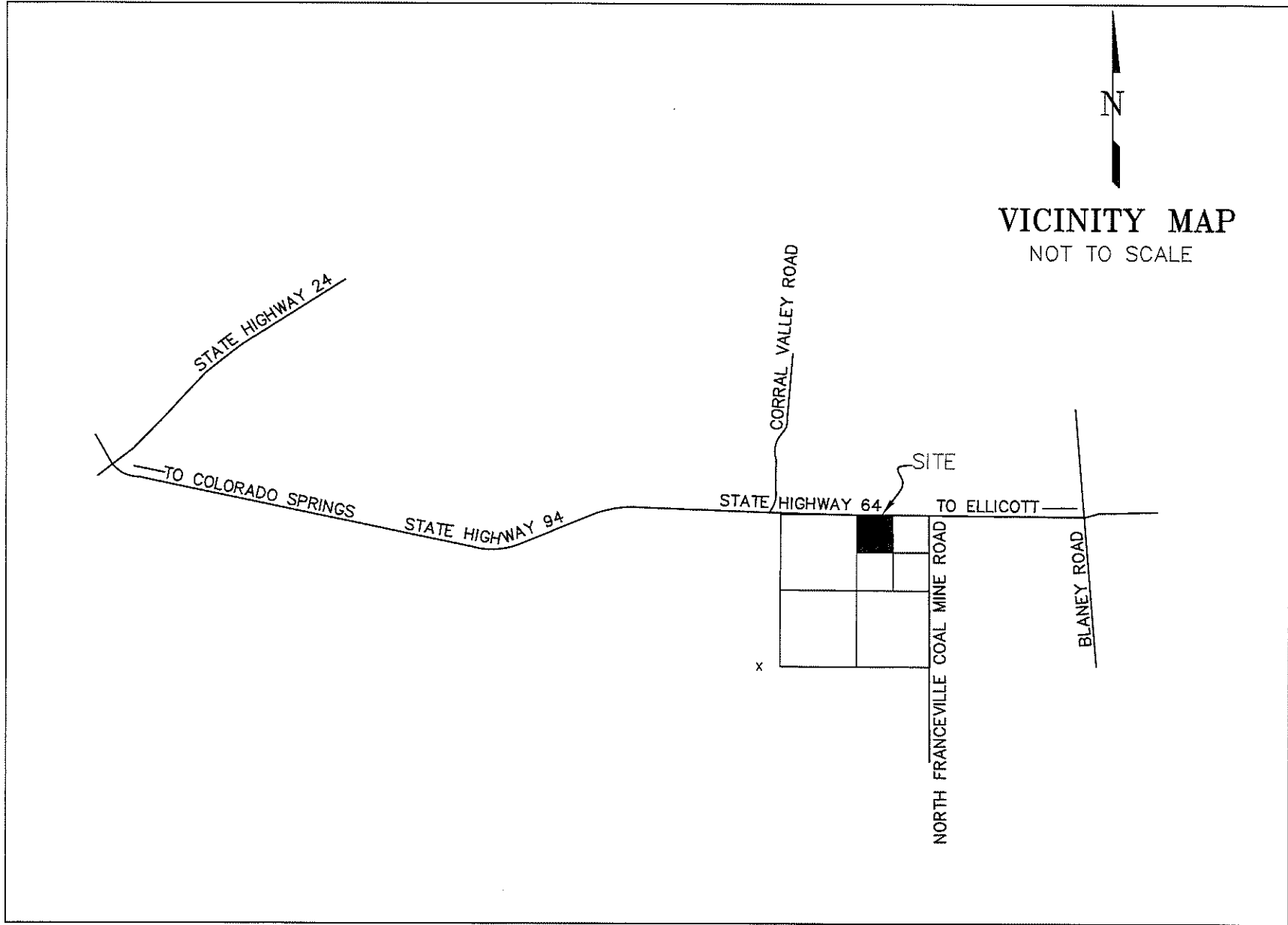
This rezoning is in compliance with the applicable statutory provisions, including but not limited to C.R.S. §30-28-111 §30-28-113, and §30-28-116

Owner:
EMPRISE ACQUISITIONS, LLC
Don Kramer, Mgr. 720-201-6345
909 E Panama Drive
Centennial, CO 80121

Applicant
LAND DEVELOPMENT CONSULTANTS, INC. Do==
Daniel L. Kupferer 719-528-6133
3898 Maizeland Road
Colorado Springs, CO 80909

Thank you for your consideration,

LDC, Inc. by Daniel L. Kupferer
dkupferer@ldc-inc.com



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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Ivilo Minor Subdivision
Agenda Date: October 12, 2022
Agenda Item Number: #6 - D
Presenter: Greg Stachon, Landscape Architect
Information: **Endorsement:** X

Background Information:

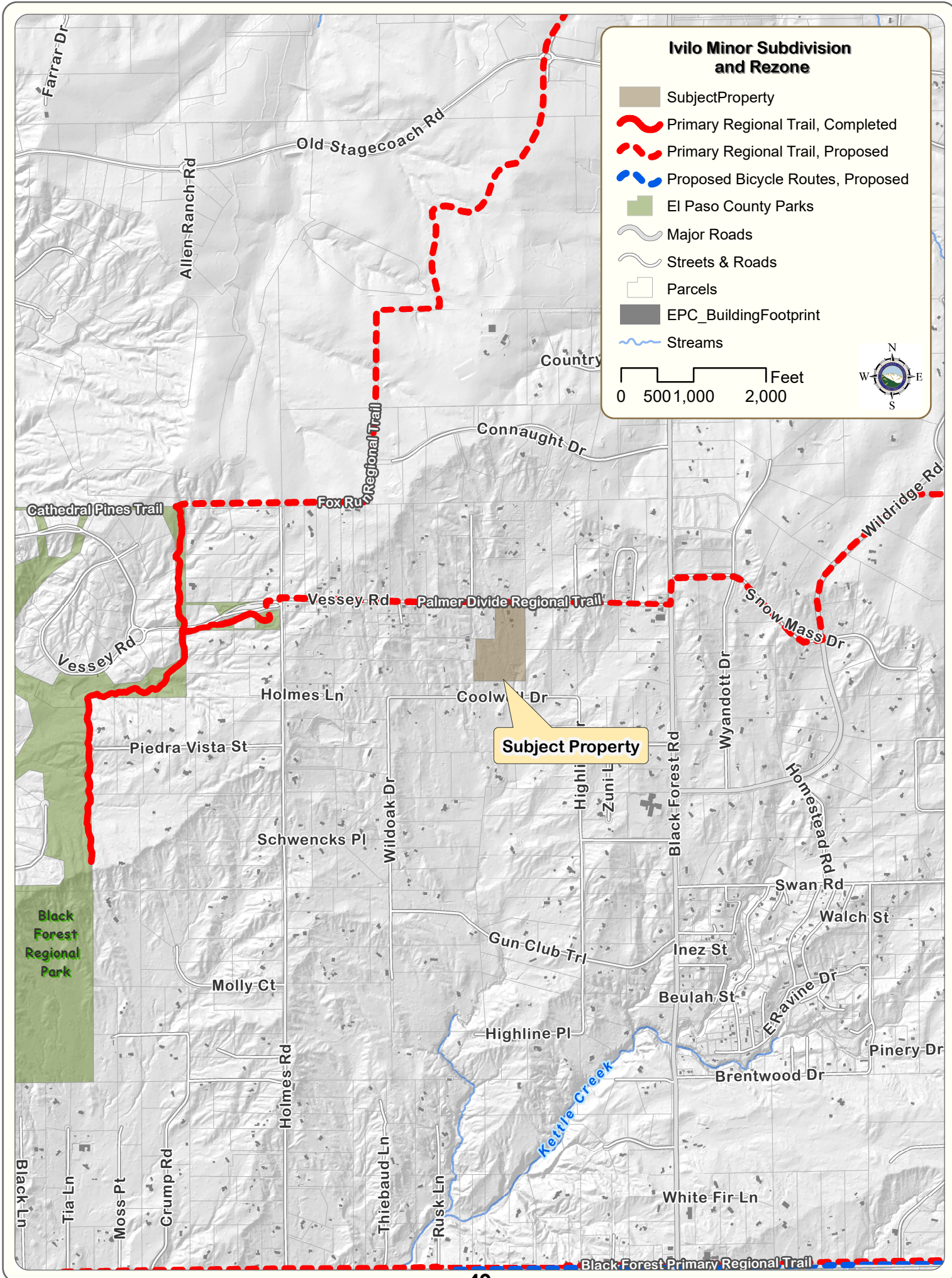
This is a request by SMH Consultants on behalf of Pawl Posorski. The applicant is requesting approval for a minor subdivision and rezone for Ivilo Minor Subdivision. The property is located at 6385 Vessey Road approximately four miles north of Colorado Springs. The subject property is 14 acres and is currently zoned RR-5. A concurrent application to rezone the property from RR-5 to RR-2.5 is also being considered. The proposed minor subdivision would consist of three single family residential lots of the following sizes: Lot 1: 5.4 acres, Lot 2: 4.1 acres, and Lot 3: 4.6 acres. Access to the proposed subdivision will be via a new shared driveway off of Vessey Road which will provide access to all three lots.

The El Paso County Parks Master Plan identifies the proposed Palmer Divide Regional Trail running east and west along Vessey Road on the north side of the proposed minor subdivision. This proposed regional trail will connect county open spaces such as Black Forest Regional Park to the west and the Pinerias Open Space and Homestead Ranch Regional Park to the east of the minor subdivision.

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot-wide public trail easement along the north side of the minor subdivision, adjacent to the dedicated right-of-way for Vessey Road, that will allow for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail.

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Ivilo Minor Subdivision and Rezone: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of the dedicated right-of-way for Vessey Road that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat (2) require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.



Development
Application
Permit
Review



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

October 12, 2022

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

Name:	Ivilo Minor Subdivision and Rezone	Application Type:	Minor Subdivision
PCD Reference #:	MS228	Total Acreage:	14.00
		Total # of Dwelling Units:	3
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.54
	SMH Consultants	Regional Park Area:	2
Pawel Posorski	Brett Louk	Urban Park Area:	2
6385 Vessey Road	411 S. Tejon Street, Suite I	Existing Zoning Code:	RR-5
Colorado Springs, CO 80908	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

LAND REQUIREMENTS	Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):	NO
Regional Park Area: 2	Urban Park Area: 2	
0.0194 Acres x 3 Dwelling Units = 0.058	Neighborhood: 0.00375 Acres x 3 Dwelling Units = 0.00	
Total Regional Park Acres: 0.058	Community: 0.00625 Acres x 3 Dwelling Units = 0.00	
	Total Urban Park Acres: 0.00	
FEE REQUIREMENTS	Urban Park Area: 2	
Regional Park Area: 2	Neighborhood: \$114 / Dwelling Unit x 3 Dwelling Units = \$0	
\$460 / Dwelling Unit x 3 Dwelling Units = \$1,380	Community: \$176 / Dwelling Unit x 3 Dwelling Units = \$0	
Total Regional Park Fees: \$1,380	Total Urban Park Fees: \$0	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Ivilo Minor Subdivision and Rezone: (1) designate and provide to El Paso County a 25-foot-wide public trail easement along the south side of the dedicated right-of-way for Vessey Road that allows for the construction and maintenance by El Paso County of the Palmer Divide Regional Trail, and dedicate the easement to El Paso County prior to the recording of the Final Plat (2) require fees in lieu of land dedication for regional park purposes in the amount of \$1,380.
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Park Advisory Board Recommendation:

April 23, 2022

Ryan Howser, Planner III
El Paso County Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Re: Ivilo Minor Subdivision Letter of Intent

Dear Mr. Howser:

The property owner would like to request approval of a minor subdivision for 6385 Vessey Road, Colorado Springs, CO 80908. The parcel number is 5206000065. The site is currently zoned RR-5, but an application to rezone to RR-2.5 has been submitted to the County. Approval of the minor subdivision would allow the property to be subdivided into 3 single-family residential lots.

The approved minor subdivision would consist of three single family residential lots of the following sizes: Lot 1: 5.4 acres, Lot 2: 4.1 acres, and Lot 3: 4.6 acres. The proposed subdivision layout shown on the final plat meets the following criteria for approval of a final plat, as outlined in the El Paso County Land Development Code.

- This area is identified as the "Timbered Area" in the Black Forest Preservation Plan. This area allows for large-lot residential development utilizing individual well and septic systems. The large lot cluster density allows for 2.5-acre or larger lots. Thus, the proposed minor subdivision is consistent with the Black Forest Preservation Plan. This area is also shown as Large-lot Residential in the El Paso County Master Plan adopted in 2021. Large-Lot Residential is defined in the Master Plan as single-family detached typically 2.5-acres or larger.
- Minor subdivision is a process for smaller subdivisions in lieu of preliminary/final plat process.
- The proposed subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and survey requirements of the County.
- The water rights and augmentation plan in place for the existing parcel are adequate to meet the needs of three (3) lots proposed for the subdivision on a 300-year basis. According to Water Court Decree Case Number 18CW3077, the property has water rights adjudicated in the Dawson Aquifer, the Denver Aquifer, the Arapahoe Aquifer, and the Laramie-Fox Hills Aquifer. The proposed water source for the development would be the Dawson Aquifer, for which the replacement plan contained in Water Court Decree Case Number 21CW3048 was prepared for (thus revising an existing plan for augmentation originally contained in Decree No. 18CW3035) allowing the property to set aside sufficient amounts

from the Laramie-Fox Hills and Arapahoe groundwater to replace post-pumping depletions. Results from the water quality test have been submitted with the final plat application. These items satisfy the requirements outlined in Chapter 8 of the El Paso County Land Development Code.

- Individual lots within the proposed subdivision will be served by Onsite Wastewater Treatment Systems (OWTS), which complies with the requirements outlined in Chapter 8 of the El Paso County Land Development Code.
- A soils and geology report has been provided for the site and has been submitted with the final plat. Soil types found on the site include a mix of Type A, Type B and Type C materials as defined by OSHA. Geologic hazards found to be present at this site include faults/seismicity, radon, and ponding water, all of which can be mitigated through proper engineering, design, and construction practices. It was concluded that the proposed development is feasible.
- No drainage improvements have been proposed for the property. The proposed development is not anticipated to produce any adverse stormwater impacts to the surrounding properties.
- Access to the proposed subdivision will be via a new shared driveway off of Vessey Rd. The existing driveway off of Vessey Rd. will be relocated to the east. This new shared driveway will provide access to all three lots. Maintenance and use responsibilities for the shared driveway have been outlined in the Access Maintenance Agreement that has been submitted with the minor subdivision application.
- The proposed subdivision will generate approximately 9 trips in the A.M. peak hour, 4 trips in the P.M. peak hour and 40 daily trips. Per the El Paso Engineering Criteria Manual, a Traffic Impact Study is not required if daily vehicle trip is less than 100 or the peak hour trip generation is less than 10. A traffic memo has been provided.
- Necessary services including police and fire protection, recreation, utilities, and transportation systems are available to serve the proposed subdivision.
- A fire protection and wildfire mitigation report has been submitted with the final plat. The report outlines steps to be taken for fire protection and mitigation.
- There are no off-site improvements anticipated with the proposed subdivision.
- There are no adverse impacts to public facilities or infrastructure from the proposed subdivision.
- The proposed subdivision meets all other applicable sections of Chapter 6 and 8 of the El Paso County Land Development Code.
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision.
- The County's Road Impact Fee will be paid at the time of building permit for each individual lot.
- On April 8, 2022 the applicant mailed notification letters to all adjacent property owners describing the proposed development.

Questions regarding the proposed minor subdivision can be directed to the following individuals:

Consultant

Brett Louk, P.E.
SMH Consultants
411 S. Tejon Street, Suite I
Colorado Springs, CO 80903
719-465-2145
blouk@smhconsultants.com

Owner

Pawel Posorski
6385 Vessey Road
Colorado Springs, CO 80908
630-302-7308
posorski@sbcglobal.net

The property owner would greatly appreciate your consideration of this request.

Sincerely,



Brett Louk, PE
SMH Consultants

REZONE MAP IVILO SUBDIVISION

PART OF THE NORTH 1/2, SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TO WIT (DEED DESCRIPTION):

That portion of the North Half of Section 6 in Township 12 South, Range 65 West of the 6th P.M., described as follows:

Commencing at the Northeast corner of said Section 6; thence South 0°27'18" East 1400.36 on the East line of said Section 6; thence West 2035.80 feet to the Point of Beginning of the tract to be described hereby; thence South 0°27'18" East 1095.03 feet to the Northeast corner of the tract secondly described in deed recorded in Book 1792 at Page 599 of the records of El Paso County, Colorado under Reception No. 143357; thence West 710.39 feet on the North line of said tract to the Northwest corner thereof; thence North 0°07'30" East to intersect the Southerly line of the tract described in deed to Blanche L. Hardisty recorded in Book 1792 at Page 597 of said records under Reception No. 143356; thence Easterly on the South line of said Hardisty tract 334 feet, more or less to the Southeast corner thereof; thence North 495 feet on the East line of said Hardisty tract to intersect a line drawn North 88°18' West from the Point of Beginning; thence South 88°18' East to the Point of Beginning, EXCEPT a right of way for road purposes over the most Northerly 30 feet and the Easterly 15 feet thereof and the extreme West 15 feet, County of El Paso, State of Colorado.

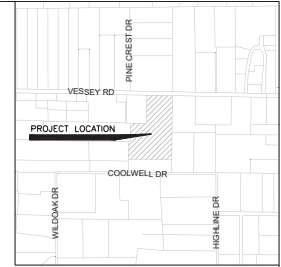
Subject to easements and restrictions of record.

TO WIT (SURVEYED DESCRIPTION):

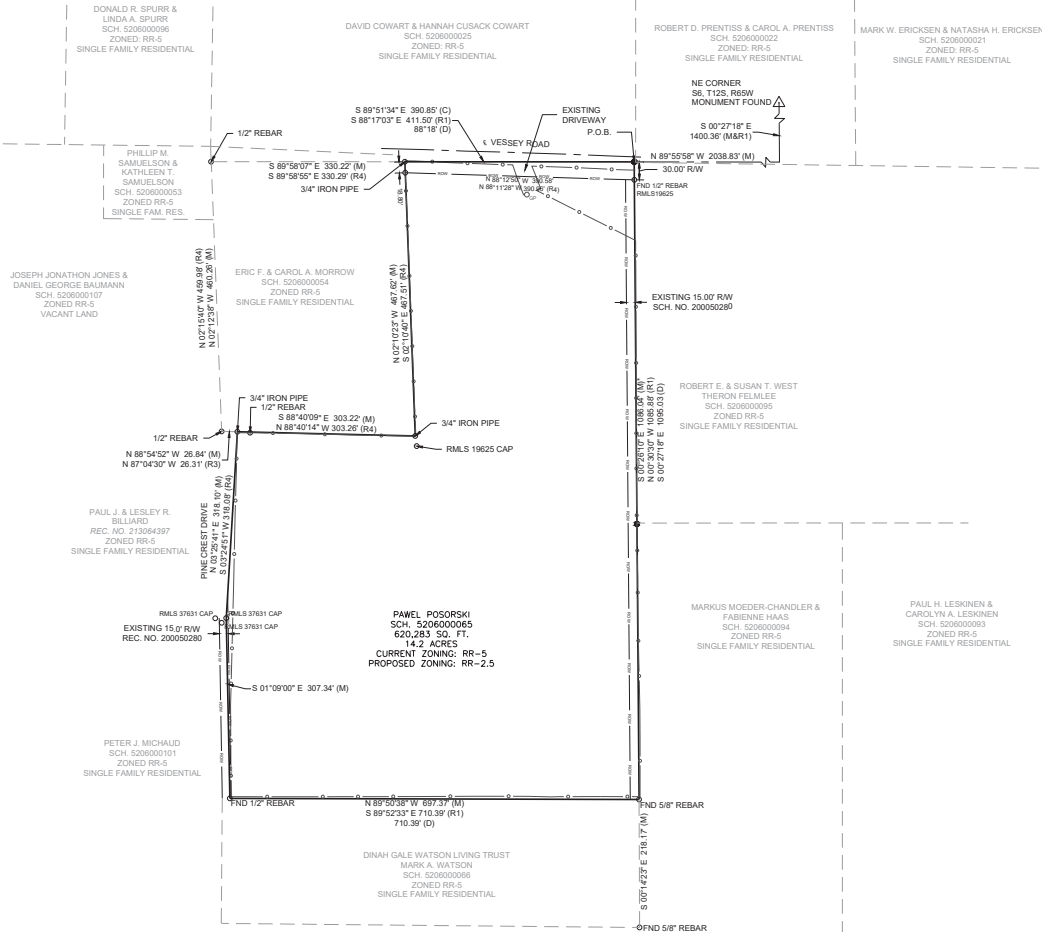
That portion of the North Half of Section 6 in Township 12 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado described as follows:

Beginning at a point that is S 0°07'18" E 1400.36 feet and N 89°55'58" W 2038.83 feet from the Northeast Corner of the North Half of said Section 6; thence S 0°07'18" E 1095.04 feet to a found 5/8" rebar; thence N 89°50'38" W 697.39 feet to a found 1/2" rebar; thence N 01°09'00" W 307.34 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 03°25'41" E 318.10 feet to the South Line of the Eric F. and Carol A. Morrow tract recorded in the El Paso County Clerk and Recorder's Office, Reception No. 20112554, and a found 1/2" iron pipe; thence S 88°40'08" E 303.22 feet to the Southeast Corner of the said Morrow tract and a found 1/2" pipe; thence N 02°12'23" W 467.62 feet to the Northeast Corner of the said Morrow tract and a found 1/2" pipe; thence S 89°51'34" E 390.85 feet to the point of beginning, containing 14.0 acres.

Subject to easements and restrictions of record.



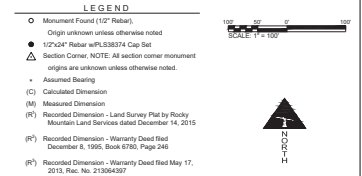
VICINITY MAP
(NOT TO SCALE)



OWNER & PETITIONER:
PAWEL POSORSKI
636 VESSEY ROAD
COLORADO SPRINGS, CO 80908
630-302-7308

SURVEYOR:
TIM KOLDA, VICE-PRESIDENT
SMH CONSULTANTS, P.A.
411 SOUTH TILSON STREET, SUITE 1
COLORADO SPRINGS, CO 80903
719-485-2145

ENGINEER:
BRETT LOUK
SMH CONSULTANTS, P.A.
411 SOUTH TILSON STREET, SUITE 1
COLORADO SPRINGS, CO 80903
719-485-2145



KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Pawel Posorski, being the owner of the following described tract of land:

TO WIT (DEED DESCRIPTION):

That portion of the North Half of Section 6 in Township 12 South, Range 65 West of the 6th P.M., described as follows;

Commencing at the Northeast corner of said Section 6, thence South 0°27'18" East 1400.36 on the East line of said Section 6, thence West 2035.80 feet to the Point of Beginning of the tract to be described hereby; thence South 0°27'18" East 1095.03 feet to the Northeast corner of the tract secondly described in deed recorded in Book 1792 at Page 597 of the records of El Paso County, Colorado under Reception No. 145357; thence West 710.39 feet on the North line of said tract to the Northwest corner thereof; thence North 0°07'30" East to intersect the Southerly line of the tract described in deed to Blanche L. Handley recorded in Book 1792 at Page 597 of said records under Reception No. 145356; thence Easterly on the South line of said Handley tract 304 feet, more or less to the Southeast corner thereof; thence North 495 feet on the East line of said Handley tract to intersect a line drawn North 88°18' West from the Point of Beginning; thence South 88°18' East to the Point of Beginning, EXCEPT a right of way for road purposes over the most Northerly 30 feet and the Easterly 15 feet thereof and the extreme West 15 feet, County of El Paso, State of Colorado.

Subject to easements and restrictions of record.

TO WIT (SURVEYED DESCRIPTION):

That portion of the North Half of Section 6 in Township 12 South, Range 65 West of the 6th Principal Meridian, El Paso County, Colorado described as follows;

Beginning at a point that is S 00°27'18" E 1400.36 feet and N 89°55'58" W 2038.83 feet from the Northeast corner of the North Half of said Section 6, thence S 02°26'10" E 1096.04 feet to a found 5/8" rebar; thence N 89°50'38" W 697.38 feet to a found 1/2" rebar; thence N 01°00'00" W 307.34 feet to a found 1/2" rebar with Surveyor's Cap, P.L.S. #37631; thence N 03°26'41" E 318.10 feet to the South Line of the Eric F. and Carol A. Morrow tract recorded in the El Paso County Clerk and Recorder's Office, Reception No. 20112554; and a found 1/2" iron pipe; thence S 88°40'09" E 303.22 feet to the Southeast Corner of the said Morrow tract and a found 1/2" pipe; thence N 02°10'23" W 467.62 feet to the Northeast corner of the said Morrow tract and a found 1/2" pipe; thence S 89°51'34" E 390.85 feet to the point of beginning, containing 14.0 acres.

Subject to easements and restrictions of record.

DEDICATION:

The undersigned, being all the Owners, Mortgagees, Beneficiaries of Deeds of Trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements as shown herein under the name and subdivision of "IVILO SUBDIVISION". All public improvements so platted are hereby dedicated to public use and said Owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for some will be provided as said Owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown herein are hereby dedicated for public utilities and communication systems and other purposes as shown herein. 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.

IN WITNESS WHEREOF:

The aforementioned PAWEŁ POSORSKI, has executed this instrument this _____ day of _____, 2022 A.D.

PAWEŁ POSORSKI

NOTARIAL:

STATE OF COLORADO)
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022 A.D. by PAWEŁ POSORSKI

Witness my hand and seal _____

Address _____

My Commission expires _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This Part IVILO SUBDIVISION was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 2022, subject to any notes specified herein and any conditions included in the resolution of approval. The dedications of land to the public streets and easements are accepted, but public improvements herein will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners _____ Date _____

Director, Planning and Community Development Department _____ Date _____

El Paso County Assessor _____ Date _____

SURVEYOR'S CERTIFICATION:

The undersigned Registered Land Surveyor in the State of Colorado hereby states that the accompanying plat was surveyed and drawn to national standards and care of a Professional Land Surveyor practicing in the State of Colorado. The survey was performed and plat prepared under his supervision and accurately shows the described tract of land and subdivision thereof, and the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of his knowledge, information and belief, and monuments exist as shown herein.

Tim Sloan, Professional Land Surveyor
State of Colorado, No. 838374

RECORDINGS:

STATE OF COLORADO)
COUNTY OF EL PASO)

I hereby certify that this instrument was filed for record in my office at _____ o'clock _____ M. this _____ day of _____, 2022 A.D., and is duly recorded under Reception Number _____ of the records of El Paso County, State of Colorado.

Chuck Broeman, Recorder

By _____ Deputy _____ Date _____

Final Plat IVILO SUBDIVISION

PART OF THE NORTH 1/2, SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF
THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DETAIL A
SCALE: 1" = 10'

DETAIL B
SCALE: 1" = 10'

DETAIL C
SCALE: 1" = 10'

DENSITY AND DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICT RR-2.5									
ZONING DISTRICT	AREA	WIDTH (AT FRONT SETBACK LINE)	FRONT	REAR	SIDE	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT		
RR-2.5	2.5 ACRES	100 FT	25 FT	25 FT	15 FT	NONE	30 FT		

CENTERLINE CURVE DATA						
CURVE #	RADIUS	LENGTH	CHORD	DELTA	TANGENT	BEARING
C1	38.00	43.34	41.03	89°21'17"	34.37	S 30°32'02" E



OWNER:
PAWEŁ POSORSKI
6385 VESSEY ROAD
COLORADO SPRINGS, CO 80908
808-302-7788

SURVEYOR:
TIM SLOAN, VICE PRESIDENT
SM CONSULTANTS, P.A.
411 SOUTH TEAL STREET, SUITE 1
COLORADO SPRINGS, CO 80903
719-465-2145

ENGINEER:
BRETT LUKK
SM CONSULTANTS, P.A.
411 SOUTH TEAL STREET, SUITE 1
COLORADO SPRINGS, CO 80903
719-465-2145

ENVIRONMENTAL:
DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PUEBLO'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

FLOODPLAIN NOTE:
FLOOD PLANNING MAP MAP NUMBER 060103105 EFFECTIVE DATE: DECEMBER 1, 2016, INDICATES THAT THE AREA WITHIN THE SURVEYED PROPERTY TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN).

FEES:
PLAN FEE _____
SCHOOL FEE _____
SURCHARGE _____
FEE _____

UTILITY NOTES:
ANY UTILITY COMPANY THAT LOCATES FACILITIES IN ANY EASEMENT SHALL HAVE THE RIGHT TO PRUNE, REMOVE, ERADICATE, CUT AND CLEAR AWAY ANY TREES, LIMBS, VINES, AND BRUSH ON THE UTILITY EASEMENT NOW OR AT ANY FUTURE TIME AND PRUNE AND CLEAR AWAY ANY TREES, LIMBS, VINES, AND BRUSH ON LANDS ADJACENT TO THE UTILITY EASEMENT WHENEVER, IN THE UTILITY COMPANY'S JUDGMENT, SUCH ACTION INTERFERES WITH OR ENDANGERS THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF ITS FACILITIES, TOGETHER WITH THE RIGHT OF ACCESS TO AND EGRESS FROM THE UTILITY EASEMENT AND CONTIGUOUS LAND SUBJECT TO THIS PLAT FOR THE PURPOSE OF SURVEYING, ERECTING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND WITH OR ENDANGERING THE CONSTRUCTION, OPERATION OR MAINTENANCE OF SAID FACILITIES.

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

LEGEND

- Monument Found (1/2" Rebar).
- Origin unknown unless otherwise noted.
- Section Corner: NOTE: All section corner monuments origins are unknown unless otherwise noted.
- Assumed Bearing.
- Calculated Dimension.
- Measured Dimension.
- Recorded Dimension - Land Survey Plat by Rocky Mountain Land Services dated December 14, 2015.
- Recorded Dimension - Warranty Deed filed December 6, 1995, Book 6780, Page 246.
- Recorded Dimension - Warranty Deed filed May 17, 2015, Book No. 213564397.
- Recorded Dimension - Land Survey Plat by Crosscut Paths Surveying Services dated June 28, 2022.
- Ingress/Egress Easement.
- Ingress/Egress Easement Hatch.

SCALE: 1" = 100'

NOTES:

- NO GAPS OR OVERLAPS EXIST.
- THERE ARE NO LINES OF RECORD THAT AFFECT THIS SURVEY.
- PARENT TRACT IS POSSESSED AS INSTRUMENT #29139271, CLERK & RECORDER'S OFFICE, EL PASO COUNTY, COLORADO.
- ALL BUILDING SETBACK REQUIREMENTS SHALL BE DETERMINED BY THE ZONING DISTRICT, UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SM CONSULTANTS, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR INFORMATION REGARDING EASEMENTS AND RIGHT OF WAY. SM CONSULTANTS RELIED UPON THE TITLE POLICY PREPARED BY STEWART TITLE COMPANY DBA LEGACY TITLE, DATED AUGUST 19, 2022.
- BASIS OF BEARINGS IS THE EAST LINE OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 65 WEST, MONUMENTED AS SHOWN AND ASSUMED TO BEAR SOUTH 00 DEGREES 27 MINUTES 18 SECONDS EAST, HAS 36 FEET.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY PUBLIC HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES, THE DEPARTMENT MAY REQUIRE AN ENGINEER-DESIGNED SYSTEM PRIOR TO PERMITTING APPROVAL.
- INDIVIDUAL WELLS ARE THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- WATER IN THE DENVER WATER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS ELATED BASED ON A 30-YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH WATER.
- THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE UTILITY OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE DETERMINATION OF WATER RIGHT #103486 RECORDED AT RECEPTION NO. 22207346.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS ARE SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPES THAT COULD IMPIDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- DUE TO WILDLIFE CONCERNS, THE PROPERTY OWNER IS ENCOURAGED TO INCORPORATE WILDLIFE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.
- ACCESS TO LOTS 1 & 3 SHALL BE THROUGH THE SHOWN INGRESS/EGRESS EASEMENT. THE RESPONSIBILITY AND MAINTENANCE OF SAID EASEMENT IS SUBJECT TO THE LAND PLANNING DEPARTMENT'S REVIEW AND APPROVAL. ANY CHANGES TO THE EASEMENT SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE EASEMENT BEFORE SALE OF THE PROPERTY.
- ALL MALIBUERS SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES PORTAL SERVICE REGULATIONS.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICE DEPARTMENT: DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOIL REPORT, FIRE PROTECTION REPORT, AND TRAFFIC MEMO.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL, RECORDING AND ARE SUBJECT TO CHANGE.
- ANY PERSON WHO KNOWLEDGELY REMOVES, ALTERS OR OFFENDS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-6-408.

SMH
CONSULTANTS

Civil Engineering • Land Surveying • Landscape Architecture

www.smhconsultants.com

Manhattan, KS • HQ P: (785) 770-0244 • F: (785) 770-0252

Overland Park, KS • P: (913) 444-8115 • F: (913) 444-8115 • D: (913) 444-8115

Drawn by JTH Project #2107-0301 DD 07586

AUGUST 2022

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Homestead North at Sterling Ranch Filing No. 3 Final Plat

Agenda Date: October 12, 2022

Agenda Item Number: #6 - E

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. 3 Final Plat, which includes 77 single-family residential lots on 40.83 acres. The property 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 easement is depicted in the Homestead North at Sterling Ranch Filing No. 3 Final Plat, labeled as "25' Trail Easement." In the previously submitted Preliminary Plan and Landscape Plan, the trail is labeled as "15' County Gravel Trail," and will be collocated with a maintenance access road along the western bank of Sand Creek. Within Sterling Ranch, the trail will end at Poco Road before continuing northward into the Retreat at Timber Ridge. The Preliminary Plan and Landscape Plan also showed concrete sidewalks/trails located adjacent Vollmer Road.

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

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Homestead North at Sterling Ranch Filing No. 3 falls completely within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. The applicant's continuing efforts to protect and reestablish a sustainable Sand Creek corridor address these attributes and contribute in some degree to their conservation.

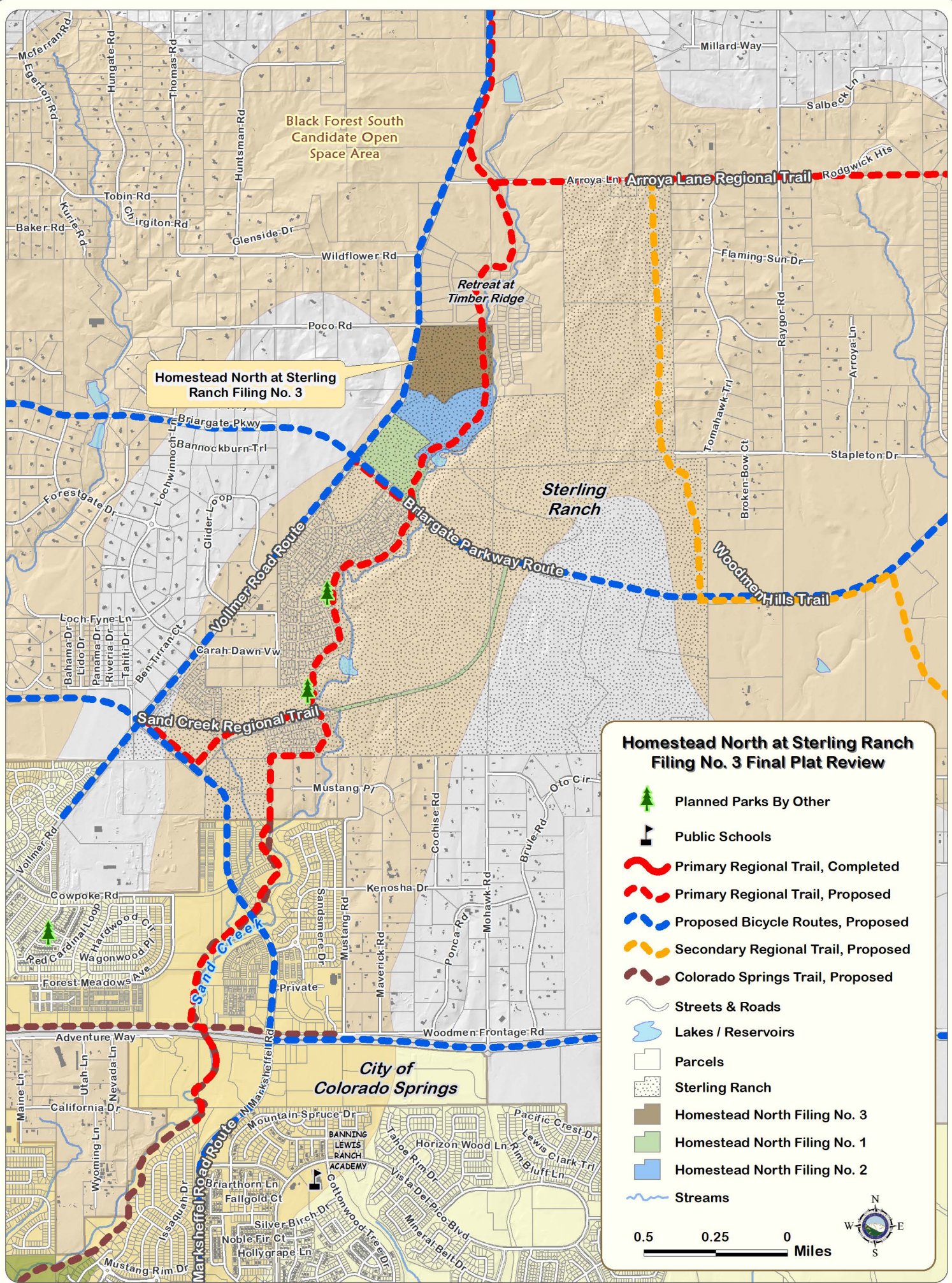
Homestead North at Sterling Ranch Filing No. 3 Final Plat contains 11.77 acres dedicated to open space, parks, trails, and landscape tracts, comprising 28.8% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. According to the Homestead North at Sterling Ranch Filing No. 3 Final Plat, Preliminary Plan, and Landscape Plan, a 1.81-acre neighborhood park is planned for Tract B alongside a larger stormwater detention facility and open space tract (Tract C). The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *"The Sterling Ranch master planned community includes community parks, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. The Homestead North Filing No. 3 Preliminary Plan provides 11.77-acre system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Homestead North Filings 1, 2, and 3 are being planned as one community, with various park experiences provided throughout the area. Parks have been located so that residents have a short walk to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District. This <Final Plat> proposes an easement for the construction of a County Regional Trail on the west side of Sand Creek through this development, which will provide trail connectivity through the Sterling Ranch community and beyond."*
- *"The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved and a trail easement is identified on the Homestead North Filing No. 3 <Final Plat> for the regional trail on the west side of the creek. The regional trail will be connected to local trails that will provide circulation, recreational opportunity throughout the subdivision, and will access the neighborhood parks. The parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District."*
- *"The primary natural physical feature on the site is the Sand Creek channel, which is preserved and incorporated into the overall design for Sterling Ranch and this <Final Plat>. This area will include a regional trail, landscaped open space areas and trail connections that will enhance the creek corridor. The subdivision includes two neighborhood parks in Tracks B and C that are accessible to all residents in the subdivision."*
- *"5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation."*

El Paso County Parks staff acknowledges and appreciates the inclusion of the 25-foot trail easement within Homestead North at Sterling Ranch Filing No. 3, Tract C. Because the Final Plat is not yet recorded, staff recommends that the applicant continue to designate, provide, and dedicate to El Paso County a 25-foot trail easement that allows for public access, as well as construction and maintenance of the regional trail, and show the dedication on all future submittals of the Final Plat application. Furthermore, staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion (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 Homestead North at Sterling Ranch Filing No. 3 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 3, within Tract C extending to its terminus at Poco Road, 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 \$35,420 and urban park purposes in the amount of \$22,330 will be required upon recording of this Final Plat.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

October 12, 2022

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

Name:	Homestead North at Sterling Ranch Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-029	Total Acreage:	40.83
		Total # of Dwelling Units:	77
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	4.71
SR Land, LLC	N.E.S., Inc.	Regional Park Area:	2
20 Boulder Crescent, Suite 103	Andrea Barlow	Urban Park Area:	2
Colorado Springs, CO 80921	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RR-5
	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 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 2	
0.0194 Acres x 77 Dwelling Units = 1.494		Neighborhood:	0.00375 Acres x 77 Dwelling Units = 0.29
Total Regional Park Acres: 1.494		Community:	0.00625 Acres x 77 Dwelling Units = 0.48
		Total Urban Park Acres: 0.77	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 2	
\$460 / Dwelling Unit x 77 Dwelling Units = \$35,420		Neighborhood:	\$114 / Dwelling Unit x 77 Dwelling Units = \$8,778
Total Regional Park Fees: \$35,420		Community:	\$176 / Dwelling Unit x 77 Dwelling Units = \$13,552
		Total Urban Park Fees: \$22,330	

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. 3 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement through Homestead North at Sterling Ranch Filing No. 3, within Tract C extending to its terminus at Poco Road, 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 \$35,420 and urban park purposes in the amount of \$22,330 will be required upon recording of this Final Plat.

Park Advisory Board Recommendation:

HOMESTEAD NORTH FILING NO. 3 PRELIMINARY PLAN

LETTER OF INTENT

AUGUST 2022

OWNER:

SR LAND LLC
20 BOULDER CRESCENT, STE 103
COLORADO SPRINGS, CO 80921

APPLICANT:

SR LAND LLC
20 BOULDER CRESCENT, STE 103
COLORADO SPRINGS, CO 80921

CONSULTANT:

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

SITE DETAILS:

TSN: 5228000030 & 5228000038

ACREAGE: 40.8271 ACRES

CURRENT ZONING: RR-5

CURRENT USE: VACANT LAND

PCD FILE #:

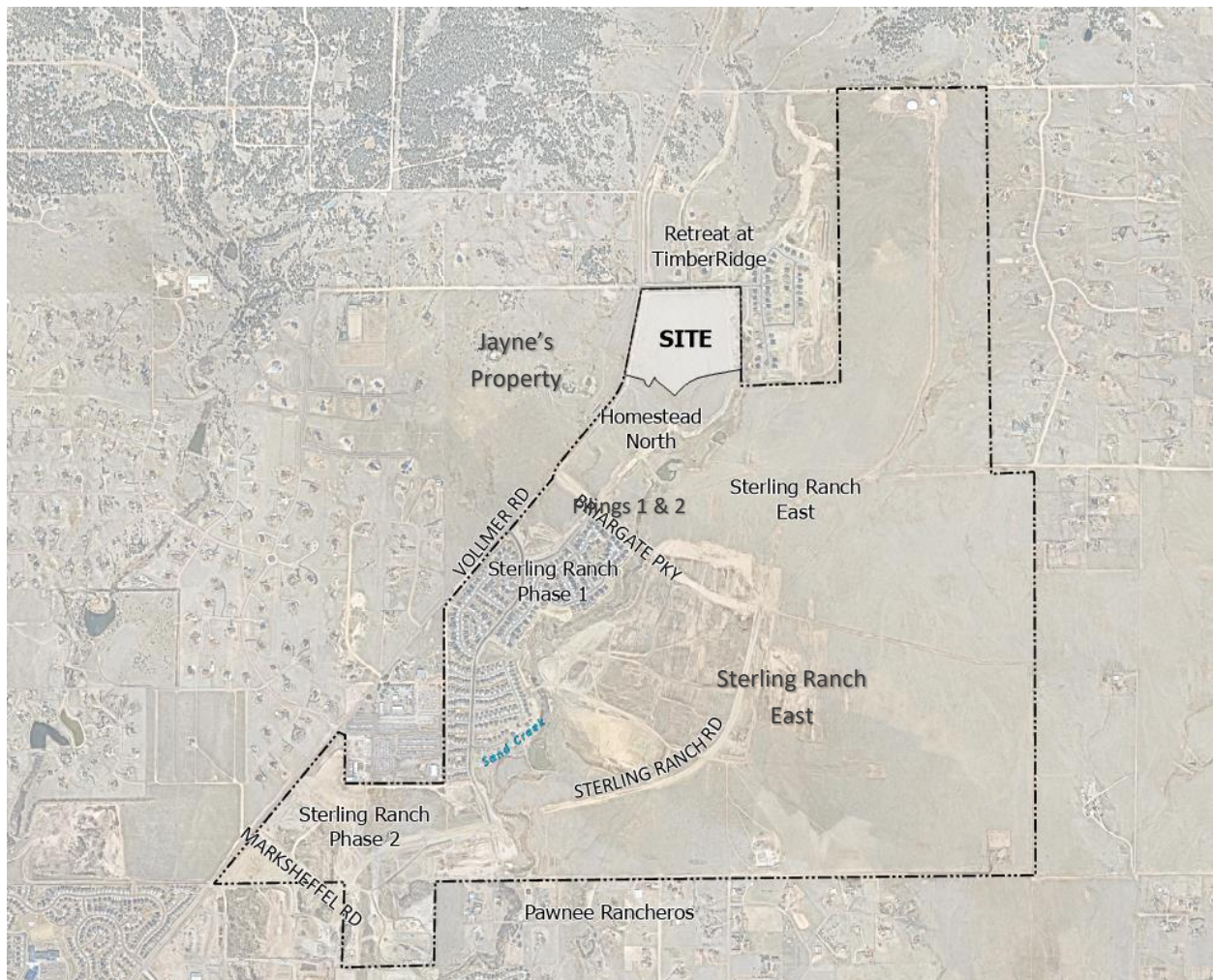
REQUEST

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

1. Homestead North Filing 3 Preliminary Plan; a 77 single-family lot development.
2. A Finding of water sufficiency with the Preliminary Plan and subsequent Final Plat to be approved administratively.

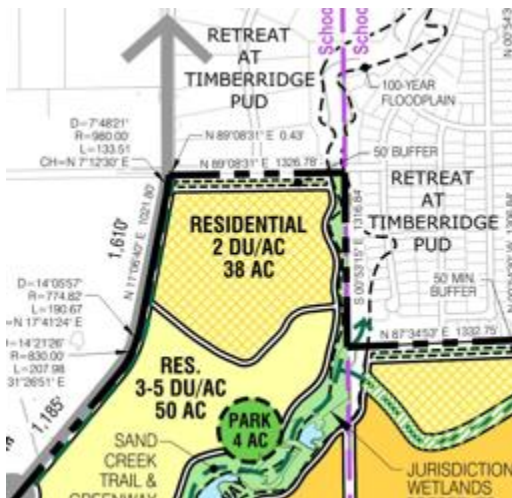
LOCATION

Homestead North Filing No. 3 Preliminary Plan includes **40.8271 acres** and is part of the overall Sterling Ranch master planned community. The property lies east of Vollmer Road, west of the Sand Creek channel, and north of the proposed extension of Briargate Parkway. The Retreat at TimberRidge development lies immediately to the north of the site and to the east of Sand Creek. The lots immediately to the north have been platted as 2.5 acre lots to provide a transition to the 5-acre lots in the Black Forest further north. The lots on the east side of Sand Creek are planned at a minimum lot size of 12,000 sf. To the west of Vollmer Road is the Jayne's property. This property is currently zoned RR-5 but a Sketch Plan is presently under review to change the land use to suburban density development. To the south is the recently approved Homestead North Preliminary Plan area for which two separate Final Plats are under review (Homestead North Filings No. 1 and No. 2). This area is zoned RS-6000, providing a 6,000 sf minimum lot size. The remainder of the Sterling Ranch property is situated to the east and south.



PROJECT DESCRIPTION & CONTEXT

The property is currently zoned RR-5. A rezone of the property to RS-6000 has been submitted concurrently for review. Homestead North Filing No. 3 Preliminary Plan includes 77 single-family lots, 7.1071 acres of road right-of-way, and 11.77 acres of tracts and open space. The open space areas include a Regional Trail adjacent to Sand Creek through this development and other local trails will be included for circulation and recreational use. Neighborhoods parks are proposed in tracts B and C. The Preliminary Plan includes a 50-foot landscape tract along Vollmer Road and a 40' right-of-way dedication along Vollmer Road for future road widening. Lot building setbacks, heights and lot coverage will meet the RS-6000 standards. A 50-foot buffer is provided along the northern boundary adjacent to Poco Road. The lots adjacent to Poco Road are all a minimum of 0.5 acres.



The approved Sterling Ranch Sketch Plan identifies this site as Residential with a maximum density of 2 du/ac. The Preliminary Plan has a total acreage of 40.8271 acres and proposes 77 single-family residential lots, which equates to a density of 1.88 du/ac. The Preliminary Plan is therefore consistent with the approved Sketch Plan.

COMPATIBILITY/TRANSITIONS:

This Preliminary Plan continues the suburban density approved in Homestead North Filings 1 and 2, the eastern portion of the Retreat at TimberRidge, and the remainder of the Sterling Ranch Sketch Plan area. The Preliminary Plan includes a range of lot size, with larger half-acre lots and a 50-foot buffer along the northern boundary, which then transitions to lots ranging from 8,939 sf to 18,041 sf, with an average lot size for the subdivision of 12,200 sf or 0.28 acres. This buffer and the gradual decrease in lot size from north to south provides an appropriate transition from the 2.5-acre lots in Phase B of the Retreat at TimberRidge and the smaller lots (average 8,000 sf) in Homestead North Filings 1 and 2 to the south. The average lot size is also compatible with the 12,000 sf minimum lot size in the Retreat at TimberRidge on the east side of Sand Creek.

While the Jayne's property to the west of Vollmer Road is currently zoned RR-5 for rural residential lots, a Sketch Plan is currently under review to change the land use to suburban density development of a similar density and lot size to that being proposed with this Preliminary Plan.

TRAFFIC: A Traffic Impact Analysis, prepared by LSC Transportation Consultants, is included in this submittal. Access to Filing 3 is via extensions of Aspen Valley Road and Billy Clairborne Dr. from Filing 2 and via an extension of Aspen Valley Road from the Retreat at TimberRidge to the north. All roads within the subdivision are urban local residential roads with a 50-foot public right-of-way. The lots will not have direct access onto Vollmer Road.

The Traffic Report concludes:

- Filing 3 will have access to Vollmer Road and Briargate Parkway via the access points approved as part of Homestead North Filings No.1 and No.2. These access points include a full-movement site access (Sam Bass Drive) to Vollmer Road about 1,410 feet north of Briargate Parkway and 1,370 feet south of Poco Road and an additional right-in-only access (Jane Kirkham Drive) to Vollmer Road 704 feet north of Briargate Parkway and about 704 feet south of Sam Bass Drive.
- An access is also planned to Briargate Parkway 750 feet east of Vollmer Road aligning with Wheatland Drive. In the short term, full-movement access will be allowed at this intersection, as only a half section of Briargate Parkway is planned to be constructed between Vollmer Road and Wheatland Drive. Once Briargate Parkway is widened to the full Principal Arterial cross-section and the roadway is extended east of Wheatland, the north leg serving Homestead North will be restricted to right-in/right-out only and the south leg will be restricted to three-quarter movements (left-in/right-in/right-out only).
- The plan shows an “internal” full-movement access to Poco Road about 675 east of Vollmer Road as part of the currently proposed Homestead North Filing 3.
- The proposed site-access points to Vollmer Road and Briargate Parkway are projected to operate at a satisfactory level of service as stop-sign-controlled intersections, based on the short-term and 2040 total traffic volumes and lane geometry.

WATER: Water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). A Water Resources Report, provided by RESPEC/JDS Hydro, is included with this submittal. A finding of water sufficiency is requested with the Preliminary Plan and it is requested that the subsequent Final Plat be approved administratively. The expected water demand for Homestead North Filing No. 3 is 41.31 acre-feet. While there is currently a net deficit in available water, FAWWA has an additional contracted supply at Bar-X and at McCune Ranch that will be more than enough to meet the demands of this subdivision. By closing on these purchases, FAWWA has provided sufficient supply and infrastructure in the area to serve this development. A water commitment letter from FAWWA is included with this submittal.

WASTEWATER: Wastewater will be provided by Falcon Area Water and Wastewater Authority (FAWWA). A Wastewater, provided by RESPEC/JDS Hydro, is included with the Preliminary Plan submittal. The anticipated wastewater demand for Homestead North Filing No. 3 is 13,244 gal/day on an average daily-maximum monthly basis. This projected loading is 1.316 % of the contractual capacity available to FAWWA and therefore there is more than adequate wastewater treatment capacity to serve this subdivision. A wastewater commitment letter from FAWWA is included with this submittal.

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

DRAINAGE: The drainage improvements associated with Homestead North Filing No. 3 are consistent with the Master Development Drainage Plan for Homestead North at 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.

FLOODPLAIN: Areas along Sand Creek on the eastern boundary of the site are in a Zone A flood hazard zone (FEMA Floodplain Map No. 08041C0535G, dated December 7, 2018), indicating an approximate one percent (1%) annual risk of flooding. The floodplain areas will be contained wholly within the open space/park areas proposed along Sand Creek. The remainder of the site where development is planned is not located in a flood hazard zone, indicating that flood risk for much of the site is deemed by FEMA to be 'minimal'.

WETLANDS: The adjacent Sand Creek drainageway includes jurisdictional wetlands and a Section 404 permit is already in process with the US Army Corps of Engineers for impacts to this area. This proposed Preliminary Plan area includes a small portion of the Sand Creek Channel, which is incorporated as part of the open space and trail system for Sterling Ranch.

WILDFIRE: The primary wildland fuel type is grassland with scattered trees. The Colorado State Forest Service has determined a moderate-high wildfire hazard potential and listed as a moderate risk. Development of the site will reduce available wildfire fuels in this area.

GEOLOGIC HAZARDS: Some areas of the proposed subdivision have been found to be impacted by geologic conditions such as potentially unstable slopes, low lying floodplain areas, seasonal shallow groundwater, expansive soils, and artificial fill. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc., included in this submittal.

SCHOOLS: Homestead North Filing No. 3 is within Academy School District 20. Two school sites are identified on the Sterling Ranch Sketch Plan within the District 20 boundary. An elementary school site is proposed south of Sterling Ranch Road on the east side of Sand Creek. A 35-acre K-8 school site is located southwest of the intersection of Sterling Ranch Road and Briargate Parkway. The School District has indicated that these school sites satisfy the land dedication requirements for Sterling Ranch within District 20.

TRAILS AND OPEN SPACE: The Sterling Ranch master planned community includes a community park, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. The Homestead North Filing No. 3 Preliminary Plan provides 11.77-acres of neighborhood parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Homestead North

Filings 1, 2, and 3 are being planned as one community, with various park experiences provided throughout the area. Parks have been located so that residents have a short walk to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District. This Preliminary Plan proposes an easement for the construction of a County Regional Trail on the west side of Sand Creek through this development, which will provide trail connectivity through the Sterling Ranch community and beyond.

DISTRICTS SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Mountain View Electric Association
- Black Hills Energy - Gas
- Sterling Ranch Metro District
- FAWWA
- Black Forest Fire Protection District

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

YOUR EPC MASTER PLAN

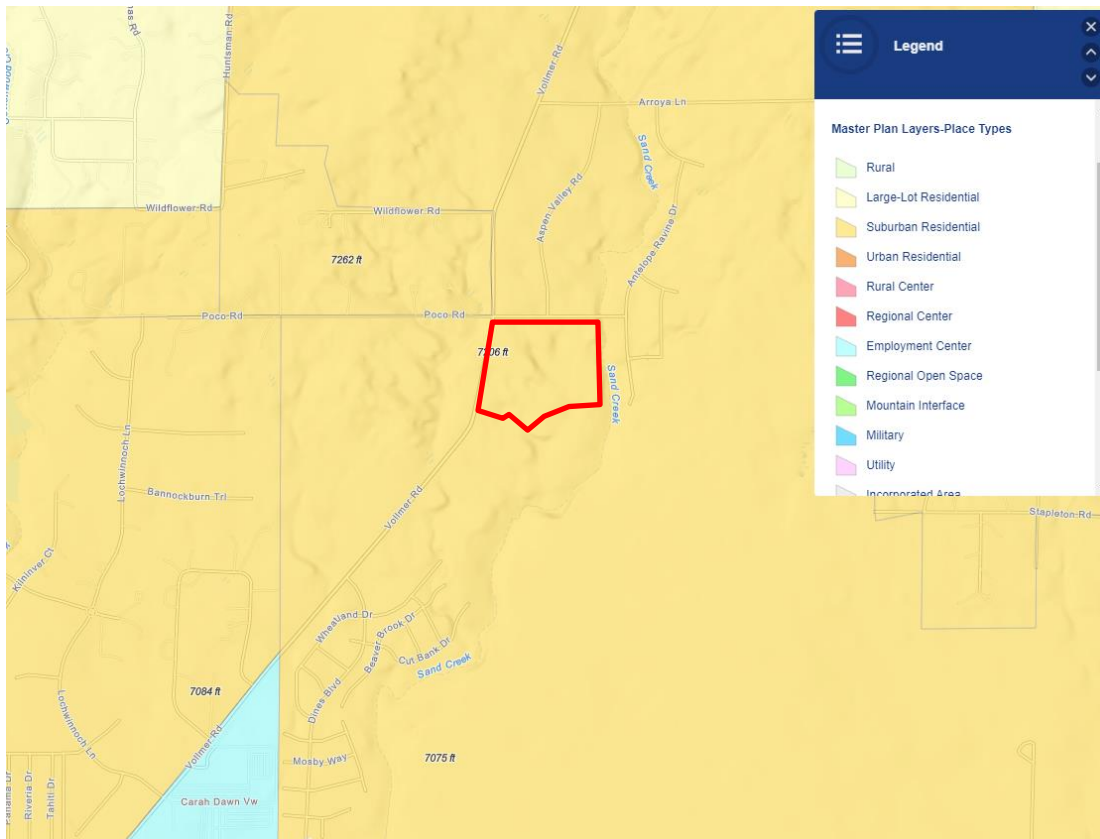
The project site is denoted as a Suburban Residential placetype in the County Master Plan and is surrounded by this same placetype on all four sides (see Master Plan extract below). The primary land use in this placetype is single family detached residential with lot sizes smaller than 2.5 acres and up to a 5 du/ac density. Supporting land uses include single-family attached, multifamily residential, commercial retail, commercial service, institutional, parks, and open space. The Homestead North Filing No. 3 Preliminary Plan, which has a density of 1.88 du/ac, is consistent with the Suburban Residential placetype land uses and characteristics. The proposed parks and open space areas are consistent with the supporting land uses for this placetype.

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

In the Areas of Change chapter of the County Master Plan, the parcel is identified as a "New Development" area, which will be significantly transformed as new development takes place. These areas are often on undeveloped or agricultural areas and are expected to be complimentary to adjacent development. The Homestead North Filing No. 3 Preliminary Plan will implement this transformation through new development that is consistent with the densities and uses for the Suburban Residential placetype and in the already approved Sketch Plan.

Core Principle 1, Land Use and Development, seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," and Goal 1.1 seeks to, "ensure

compatibility with established character and infrastructure capacity.” The Homestead North Filing No. 3 Preliminary Plan is compatible with adjacent residentially zoned areas and continues the suburban density approved with the Sterling Ranch Phases 1 and 2, Homestead North Filings 1 and 2, the Retreat at Timber Ridge, and the remainder of the Sterling Ranch Sketch Plan area.



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 Preliminary Plan will meet the following Goals of the Water 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 is an urban level development that will be served by centralized services provided by the Falcon Area Water and Wastewater Authority (FAWWA). The total Sterling Ranch commitments stand at 852.62 acre-feet and available supply is now 697.39 acre-feet. FAWWA has additional contracted supply of 576.95 AF at Bar-X and 391.33 AF at McCune Ranch, which is more than enough to meet the currently committed demands.

FAWWA is expected to serve 3,710 single-family equivalent (SFE) homes in the year 2040 requiring 1,310 annual acre-feet. In the year 2060 the system is expected to serve 7,310 single-family equivalent homes requiring 2,580-acre feet per year. In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply from McCune Water SR Water LLC and the Bar X Water. In addition to adding these off-site sources, additional priority is to acquire and invest in additional renewable water supplies. Future supply has been contracted for and implementation is under way.

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

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The MTCP identifies Vollmer Road adjacent to this Preliminary Plan being improved from a 2-lane rural road to a 2-lane urban minor arterial with a 100-foot right-of way by 2040. The current Vollmer Road right-of-way is 60-foot. The Preliminary Plan proposes a 40’ right-of-way dedication along Vollmer Road for this future road widening.

EL PASO COUNTY PARKS MASTER PLAN

The Trails Master Plan map identifies a proposed Regional Trail adjacent to Sand Creek through Sterling Ranch. This has been accommodated in the Sterling Ranch filings already approved and a trail easement is identified on the Homestead North Filing No. 3 Preliminary Plan for the regional trail on the west side of the creek. The regional trail will be connected to local trails that will provide circulation, recreational opportunity throughout the subdivision, and will access to the neighborhood parks. The parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

PROJECT JUSTIFICATION

The Homestead North Filing No. 3 Preliminary Plan is consistent with the Preliminary Plan approval criteria set forth in Chapter 7.2.1.D.2.e of the LDC as follows:

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

As demonstrated above, Homestead North Filing No. 3 Preliminary Plan is in general conformance with the goals, objectives, and policies of Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan.

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

The stated purpose of the Code is to preserve and improve the public health, safety and general welfare of the citizens and businesses of El Paso County. The proposed subdivision of 77 residential lots, parks and open space provides a compatible and transitional land use from north to south between the 2.5-acre lots in Phase B of the Retreat at TimberRidge and the smaller lots (average 8,000 sf) in Homestead North Filings 1 and 2 to the south.

The development will provide much needed new housing opportunities for existing and future County residents that is supported by an appropriate level of services, utilities, and recreational opportunities. The accompanying traffic report indicates that the proposed site-generated traffic resulting from this development is not expected to create a negative impact to traffic operations for the existing or proposed surrounding roadway network.

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

The proposed subdivision is consistent with the subdivision design standards. There is no request for a waiver of any Land Development Code standard or deviation from an Engineering Criteria Manual standard.

The approved Sterling Ranch Sketch Plan identifies this site as Residential with a maximum density of 2 du/ac. The Preliminary Plan has a total acreage of 40.8271 acres and proposes 77 single-family residential lots, which equates to a density of 1.88 du/ac. The Preliminary Plan is therefore consistent with the approved Sketch Plan.

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

Water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). A Water Resources Report, provided by RESPEC/JDS Hydro, was included in the Preliminary Plan submittal. A request for a finding of water sufficiency is included with this Preliminary Plan and it is requested that the subsequent Final Plat be approved administratively. FAWWA has sufficient supply and infrastructure in the area to serve this development. A water commitment letter from FAWWA is included with this submittal.

- 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;**

Wastewater will be provided by Falcon Area Water and Wastewater Authority (FAWWA). A Wastewater, provided by RESPEC/JDS Hydro, was included in the Preliminary Plan submittal. The anticipated wastewater demand for Homestead North Filing No. 3 is 1.316 % of the contractual capacity available to FAWWA and therefore there is more than adequate wastewater treatment capacity to serve this subdivision. A wastewater commitment letter from FAWWA 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 THE PROPOSED SUBDIVISION IS COMPATIBLE WITH SUCH CONDITIONS. [C.R.S. § 30-28-133(6)(c)];**

Some areas of the proposed subdivision have been found to be impacted by geologic conditions such as artificial fill, potentially unstable slopes, expansive soils, subsidence, floodplain, and seasonal shallow groundwater. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

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

These matters are addressed in the Drainage Report prepared by JR Engineering. Drainage improvements associated with the Homestead North Filing 3 are consistent with the Master Development Drainage Plan for Homestead North at 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.

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

The public improvements proposed with this subdivision are all adequate to serve the needs of the proposed development. There are no off-site improvements associated with this Preliminary Plan as required off-site improvements have been addressed as part of Homestead North Filings No.1 and No.2. There are no deviations to ECM standards proposed with this Preliminary Plan.

9. 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;

All lots in the proposed subdivision have direct legal and physical access to a public right-of-way.

10. THE PROPOSED SUBDIVISION HAS ESTABLISHED AN ADEQUATE LEVEL OF COMPATIBILITY BY

(1) INCORPORATING NATURAL PHYSICAL FEATURES INTO THE DESIGN AND PROVIDING SUFFICIENT OPEN SPACES CONSIDERING THE TYPE AND INTENSITY OF THE SUBDIVISION;

The primary natural physical feature on the site is the Sand Creek channel, which is preserved and incorporated into the overall design for Sterling Ranch and this Preliminary Plan. This area will include a regional trail, landscaped open space areas and trail connections that will enhance the creek corridor. The subdivision includes two neighborhood parks in Tracts B and C that are accessible to all residents in the subdivision.

(2) INCORPORATING SITE PLANNING TECHNIQUES TO FOSTER THE IMPLEMENTATION OF THE COUNTY'S PLANS, AND ENCOURAGE A LAND USE PATTERN TO SUPPORT A BALANCED TRANSPORTATION SYSTEM, INCLUDING AUTO, BIKE AND PEDESTRIAN TRAFFIC, PUBLIC OR MASS TRANSIT IF APPROPRIATE, AND THE COST EFFECTIVE DELIVERY OF OTHER SERVICES CONSISTENT WITH ADOPTED PLANS, POLICIES AND REGULATIONS OF THE COUNTY;

5-foot sidewalks are included throughout the project and connect to the proposed Sterling Ranch community trails and the Sand Creek Regional Trail, which provide opportunities for pedestrian and bicycle transportation.

(3) INCORPORATING PHYSICAL DESIGN FEATURES IN THE SUBDIVISION TO PROVIDE A TRANSITION BETWEEN THE SUBDIVISION AND ADJACENT LAND USES;

Homestead North Filing No. 3 Preliminary Plan includes a range of lot size, with larger half-acre lots and a 50-foot buffer along the northern which then transitions to lots ranging from 8,939 sf to 18,041 sf, with an average lot size for the subdivision of 12,200 sf or 0.28 acres. This buffer and the gradual decrease in lot size from north to south provides an appropriate transition from the 2.5-acre lots in Phase B of the Retreat at TimberRidge and the smaller lots (average 8,000 sf) in Homestead North Filings 1 and 2 to the south. The average lot size is also compatible with the 12,000 sf minimum lot size in the Retreat at TimberRidge on the east side of Sand Creek.

(4) INCORPORATING IDENTIFIED ENVIRONMENTALLY SENSITIVE AREAS, INCLUDING BUT NOT LIMITED TO, WETLANDS AND WILDLIFE CORRIDORS, INTO THE DESIGN; AND

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

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

The Traffic Report prepared by LSC Consultants demonstrates that the proposed site-generated traffic resulting from the proposed development is not expected to negatively impact the level of service of the existing surrounding roadway network, nor cause change to previously approved roadway classifications or current roadway design plans.

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

A fire protection report, traffic study and commitments letters for fire, electricity, natural gas, water and wastewater have been provided. Adequate access is provided to Homestead North Filing No. 3 via extensions of Aspen Valley Road and Billy Clairborne Dr. from Filing 2 and via an extension of Aspen Valley Road from the Retreat at TimberRidge to the north. **The Preliminary Plan provides 11.77-acres of parks, open spaces and trails and an easement for the Sand Creek Regional Trail. This provides future residents with easy access to recreational facilities in the Sterling Ranch community. The parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.**

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

A fire protection report has been included with this submittal. Homestead North Filing No. 3 is within the Black Forest Fire Rescue Protection District. The proposed subdivision lies approximately 3.5 miles from Station No. 1 at 114455 Teachout Road. Current district locations provide a 99% five-mile response coverage, with significant overlap in the central portion of the district. All alarm responses are made within an eight-mile average for the district. As shown the in report, at full build-out, two district stations will adequately cover and serve all areas within the district. A Fire Commitment letter from the Black Forest Fire Rescue Protection District has been included with this submittal.

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

All applicable sections of Chapter 6 and 8 are met. No waivers to any LDC standards are required.

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

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

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

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, N00°53'15"W A DISTANCE OF 220.84 FEET, TO THE NORTHEASTERLY CORNER OF TRACT H, AS SHOWN ON THE PLAT OF HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY LINES OF SAID HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2, THE FOLLOWING SIXTEEN (16) COURSES:

- S79°18'16"W A DISTANCE OF 441.05 FEET;
- S78°01'26"W A DISTANCE OF 79.85 FEET;
- S71°09'48"W A DISTANCE OF 87.13 FEET;
- S63°35'09"W A DISTANCE OF 87.13 FEET;
- S55°58'31"W A DISTANCE OF 87.13 FEET;
- S48°27'49"W A DISTANCE OF 87.13 FEET;
- S39°48'59"W A DISTANCE OF 110.92 FEET;
- N63°15'15"W A DISTANCE OF 10.26 FEET;
- N51°18'16"W A DISTANCE OF 124.15 FEET;
- N51°17'40"W A DISTANCE OF 80.48 FEET;
- N51°16'53"W A DISTANCE OF 128.03 FEET;
- S38°42'19"W A DISTANCE OF 130.03 FEET;
- N51°17'41"W A DISTANCE OF 52.77 FEET;
- N20°05'15"W A DISTANCE OF 68.42 FEET;
- N11°07'11"E A DISTANCE OF 3.91 FEET;
- N76°20'29"W A DISTANCE OF 275.24 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD;

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

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N77°47'32"W, HAVING A RADIUS OF 774.82 FEET, A CENTRAL ANGLE OF 01°34'03" AND AN ARC LENGTH OF 21.20 FEET, TO A POINT OF NON-TANGENT;
- N11°06'40"E A DISTANCE OF 1021.80 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 07°48'21" AND AN ARC LENGTH OF 133.51 FEET, TO A POINT OF NON-TANGENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF POOCO ROAD;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°08'31"E A DISTANCE OF 1327.21 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28;

THENCE ON SAID EAST LINE, S00°53'15"E A DISTANCE OF 1095.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,778,429 SQUARE FEET OR 40.8271 ACRES.

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACTS A-G ARE FOR LANDSCAPE PURPOSES, TRAILS, UTILITIES, AND DRAINAGE AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 3

STATE OF COLORADO)
COUNTY OF EL PASO) SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D.

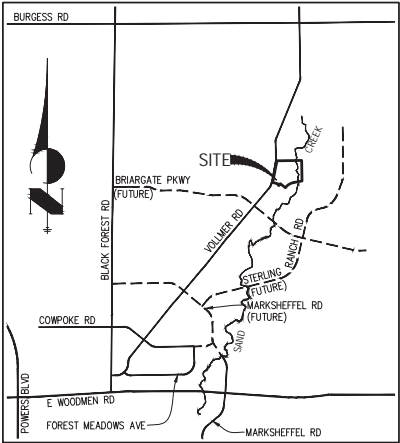
BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 3

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____



VICINITY MAP

N.T.S.

EASEMENTS:

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

OWNERS CERTIFICATE/ DEDICATION STATEMENT:

THE ABOVE OWNER HAVE CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO TRACTS, LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALES AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND LOCATIONS OF SAID EASEMENTS, AND WHICH TRACT SO PLATTED SHALL BE KNOWN AS HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3, EL PASO COUNTY, COLORADO.

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

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

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO)
COUNTY OF EL PASO) SS

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

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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

BY: _____

PRINTED NAME: _____

AS: _____ OF _____

STATE OF COLORADO)
COUNTY OF EL PASO) SS

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

AS: _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SUMMARY:

77 LOTS	21.8837 ACRES	53.60%
7 TRACTS	11.8016 ACRES	28.91%
RIGHTS-OF-WAY	7.1418 ACRES	17.49%
TOTAL	40.8271 ACRES	100.00%

FEES:

DRAINAGE FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

PARK FEE: _____

SURVEYOR'S CERTIFICATE:

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

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

NOTICE:

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

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR "HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 202____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

CHAIR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 202____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

CLERK AND RECORDER

STATE OF COLORADO)
COUNTY OF EL PASO) SS

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

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

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

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

JOB NO. 25188.12
JULY 1, 2022
SHEET 1 OF 5



Centennial 303-740-9333 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

PLAT NOTES.

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

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

PLAT NOTES.

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

PURSUANT TO RESOLUTION _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2, AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
25. THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO VOLLMER ROAD OR POCO ROAD.

TRACT USE AND AREA TABLE.

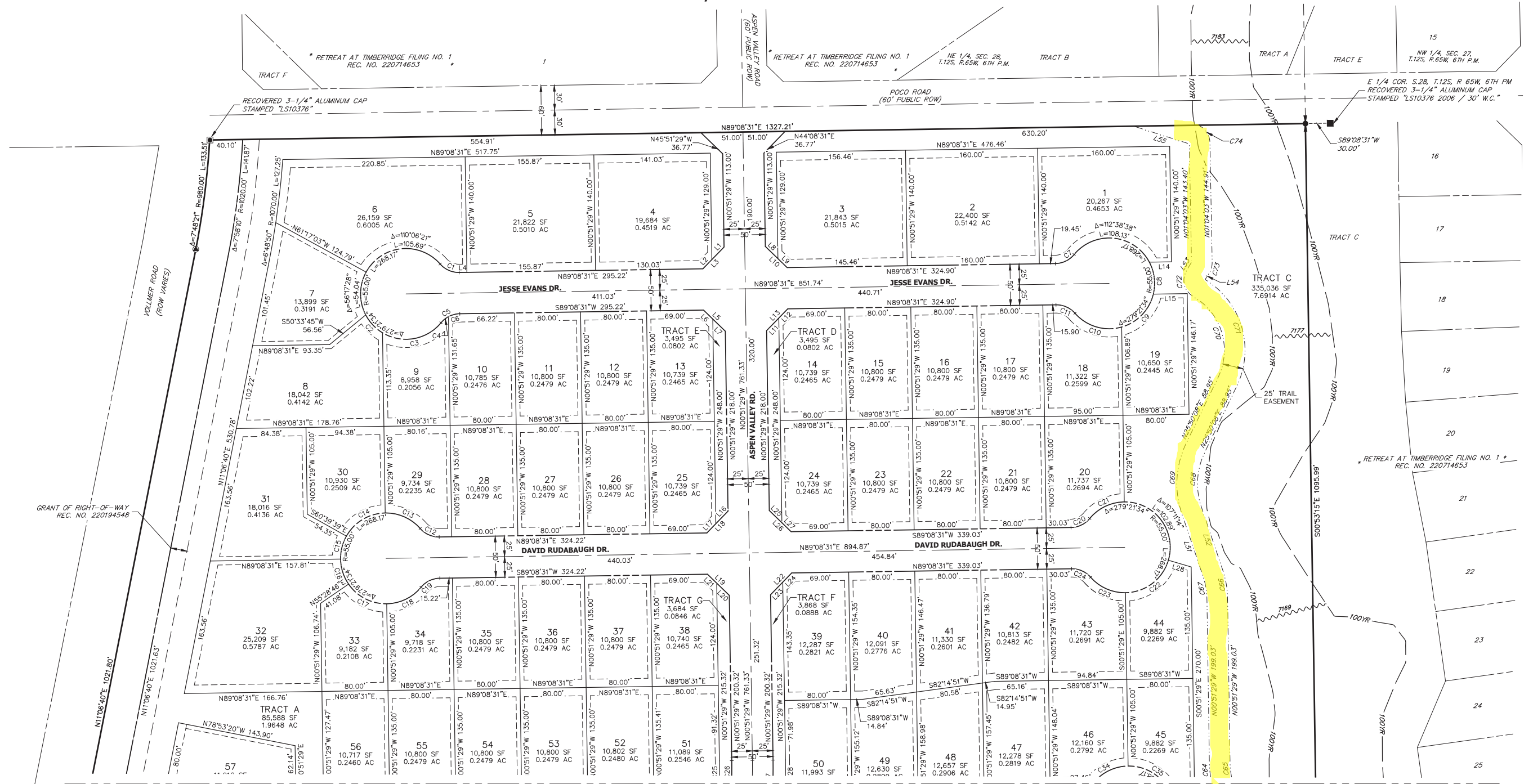


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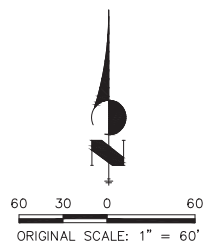
HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

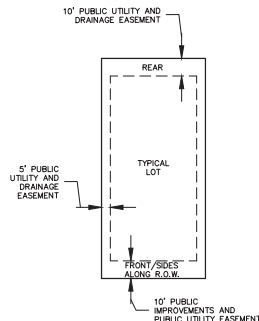


LEGEND

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



SEE SHEET 3



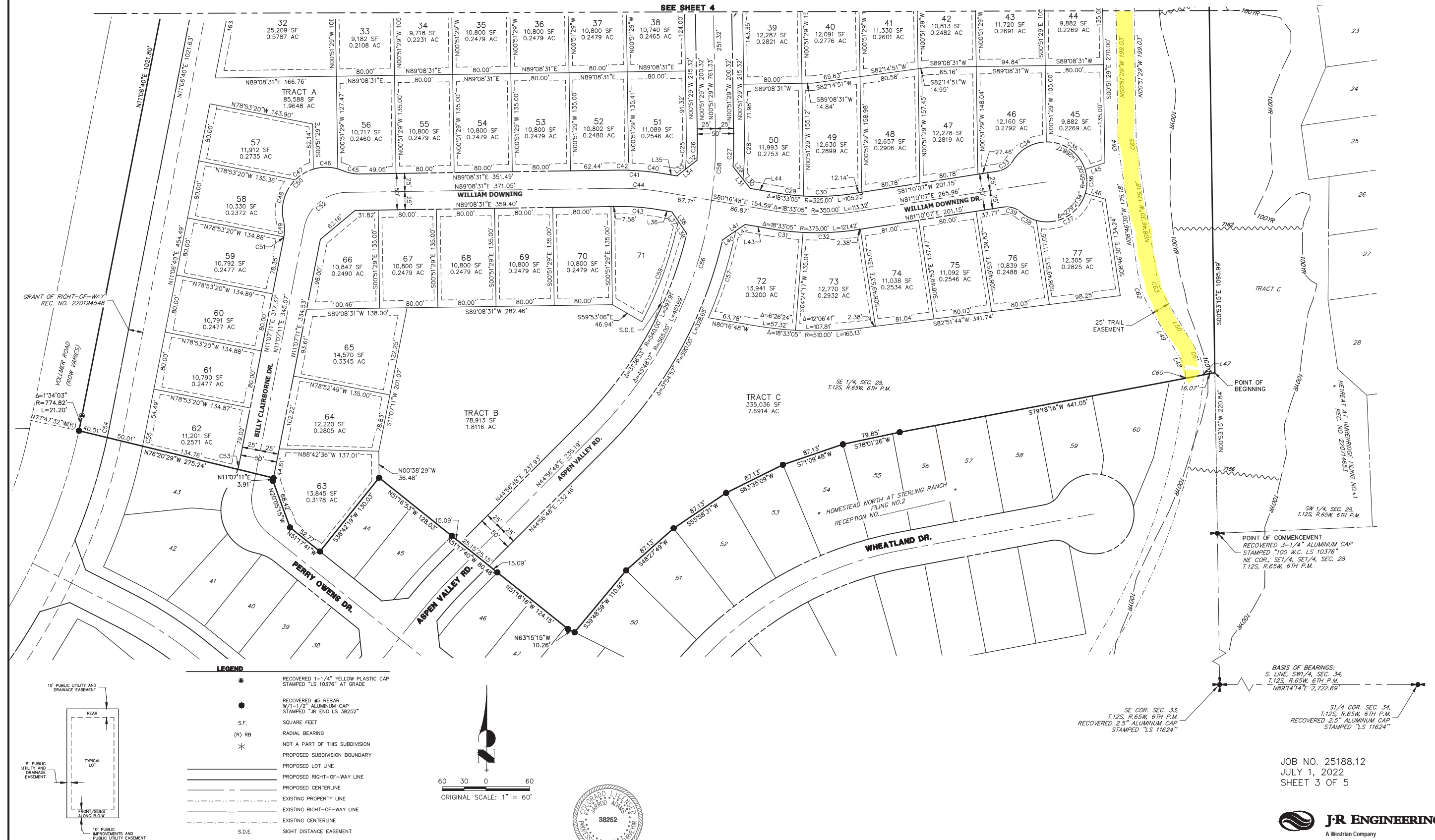
JOB NO. 25188.12
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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO



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HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°08'31"W	21.21'
L2	S44°08'31"W	15.56'
L3	S44°08'31"W	36.77'
L4	N89°08'31"E	9.32'
L5	S45°51'29"E	36.77'
L6	S45°51'29"E	15.56'
L7	S45°51'29"E	21.21'
L8	N45°51'29"W	21.21'
L9	N45°51'29"W	15.56'
L10	N45°51'29"W	36.77'
L11	N44°08'31"E	21.21'
L13	N44°08'31"E	36.77'
L14	S89°08'31"W	26.76'
L15	S89°08'31"W	41.06'
L16	S44°08'31"W	21.21'
L17	S44°08'31"W	15.56'
L18	S44°08'31"W	36.77'
L19	S45°51'29"E	36.77'
L20	S45°51'29"E	21.21'
L21	S45°51'29"E	15.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	N44°08'31"E	36.77'
L23	N44°08'31"E	21.21'
L24	N44°08'31"E	15.56'
L25	N45°51'29"W	21.21'
L26	N45°51'29"W	36.77'
L27	N45°51'29"W	15.56'
L28	N73°30'15"W	28.82'
L29	N37°57'00"W	22.47'
L30	N37°57'00"W	15.97'
L31	N37°57'00"W	38.44'
L32	N51°48'28"E	20.00'
L33	N51°48'28"E	14.85'
L34	N51°48'28"E	34.85'
L35	S80°16'48"E	15.34'
L36	N80°16'48"W	16.91'
L37	S34°09'50"E	15.45'
L38	S34°09'50"E	36.04'
L39	S34°09'50"E	20.59'
L40	N55°44'47"E	21.80'
L41	N55°44'47"E	37.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L42	N55°44'47"E	15.62'
L43	S80°16'48"E	35.68'
L44	N80°16'48"W	37.11'
L45	S71°47'16"W	28.82'
L46	S73°30'15"E	28.82'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	49°40'47"	30.00'	26.01'
C2	31°18'16"	55.00'	30.05'
C3	81°39'30"	55.00'	78.39'
C4	22°20'44"	30.00'	11.70'
C5	49°40'47"	30.00'	26.01'
C6	27°20'03"	30.00'	14.31'
C7	49°40'47"	30.00'	26.01'
C8	41°35'57"	55.00'	39.93'
C9	60°22'46"	55.00'	57.96'
C10	64°44'13"	55.00'	62.14'
C11	49°40'48"	30.00'	26.01'
C12	49°40'47"	30.00'	26.01'
C13	49°48'47"	55.00'	47.82'
C14	59°40'10"	55.00'	57.28'
C15	30°11'50"	55.00'	28.99'
C16	33°39'45"	55.00'	32.31'
C17	56°22'15"	55.00'	54.11'
C18	49°38'47"	55.00'	47.66'
C19	49°40'47"	30.00'	26.01'
C20	49°40'47"	30.00'	26.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	49°50'47"	55.00'	47.85'
C22	72°38'46"	55.00'	69.74'
C23	49°40'47"	55.00'	47.69'
C24	49°40'47"	30.00'	26.01'
C25	4°47'31"	525.00'	43.91'
C26	3°22'06"	540.00'	31.75'
C27	3°58'48"	590.00'	40.98'
C28	5°35'04"	605.00'	58.97'
C29	6°32'15"	325.00'	37.08'
C30	12°00'50"	325.00'	68.15'
C31	6°50'41"	375.00'	44.80'
C32	11°42'23"	375.00'	76.62'
C33	49°40'47"	30.00'	26.01'
C34	57°39'11"	55.00'	55.34'
C35	72°38'46"	55.00'	69.74'
C36	34°42'29"	55.00'	33.32'
C37	88°54'49"	55.00'	85.35'
C38	25°26'21"	55.00'	24.42'
C39	49°40'47"	30.00'	26.01'
C40	7°53'38"	375.00'	51.67'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C41	10°34'41"	375.00'	69.23'
C42	2°41'03"	375.00'	17.57'
C43	10°34'41"	325.00'	60.00'
C44	10°34'41"	350.00'	64.62'
C45	23°30'57"	60.00'	24.63'
C46	32°24'34"	60.00'	33.94'
C47	27°45'16"	60.00'	29.06'
C48	57°46'00"	60.00'	60.49'
C49	21°56'27"	60.00'	22.98'
C50	125°03'14"	60.00'	130.96'
C51	1°34'31"	60.00'	1.65'
C52	78°01'19"	60.00'	81.70'
C53	6°43'01"	60.00'	7.03'
C54	1°37'37"	814.82'	23.14'
C55	1°41'36"	864.82'	25.56'
C56	36°56'29"	565.00'	364.28'
C57	11°53'14"	605.00'	125.52'
C58	8°51'48"	565.00'	87.40'
C59	16°06'43"	525.00'	147.63'



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF

THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PRELIMINARY PLAN

LANDSCAPE NOTES















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

Landscape Setbacks






See Code Section/Policy 320 & 317

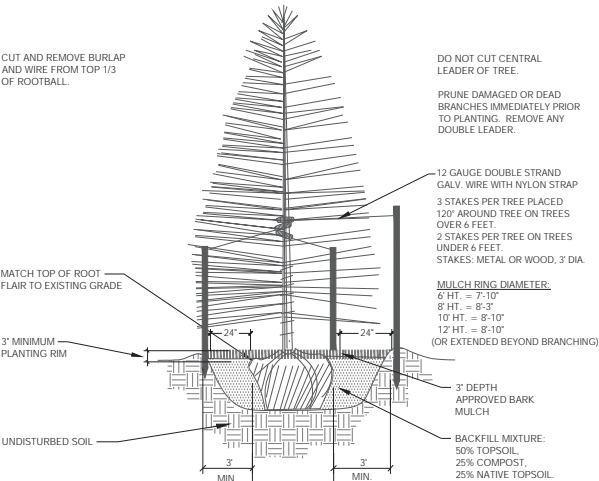
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Vollmer Road	Minor Arterial	20	1,180'	1 / 25'	48/48
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
0/0	0/0	VR	75% / 75%		

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Agr	34	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B
	Mxh	3	Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B
	Tco	18	Tilia cordata / Littleleaf Linden	45'	35'	2" Cal.	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Pcl	22	Pinus contorta latifolia / Lodgepole Pine	70'	15'	6" HT	B&B
	Ped	22	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B
	Pni	9	Pinus nigra / Austrian Black Pine	60'	40'	6" HT	B&B
	Ppo	5	Pinus ponderosa / Ponderosa Pine	80'	40'	6" HT	B&B
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Ena	6	Ericameria nauseosa / Rubber Rabbitbrush	5'	5'	5 GAL	CONT
	Jta	4	Juniperus sabina 'Tamariscifolia' / Tamarix Savin Juniper	6'	8'	5 GAL	CONT
	Pmo	7	Physocarpus monogynus / Mountain Ninebark	4'	4'	5 GAL	CONT
	Pod	3	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	8'	8'	5 GAL	CONT
	Pfr	11	Potentilla fruticosa / Bush Cinquefoil	3'	3'	5 GAL	CONT
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Cxa	42	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	5'	2'	5 GAL	CONT
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
	Srf	12	Solidago rugosa 'Fireworks' / Wrinkleleaf Goldenrod	3'	2'	1 GAL	CONT

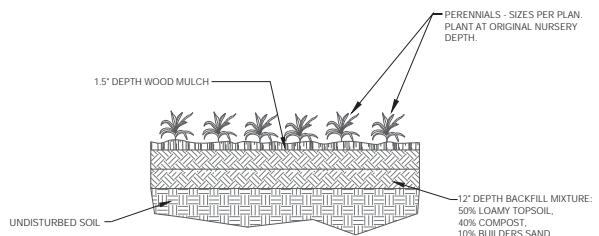
HATCH LEGEND

	Cedar Wood Mulch	6,356 SF
	Cobble- 4-8" Blue Cripple Creek Ore	14,512 SF
	Sod-Kentucky Blue Grass	30,562 SF
	Tall Native Grass - 15% Western Wheatgrass, 15% Thickspike Wheatgrass, 10% Sideoats Grama, 15% Little Bluestem, 15% Blue Rye	197,062 SF
	Native Seed- Low Grow Mix 25% Buffalograss, 20% Grama, Blue 29% Grama, Sideoats 5% Green Needlegrass, 20% Wheatgrass, Western 1% Dropseed, Sand Drill Seed @ 21 lbs PLS/AC, Hydroseed @ 42 lbs PLS/AC	97,537 SF



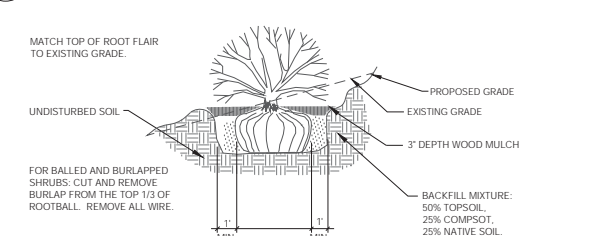
2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



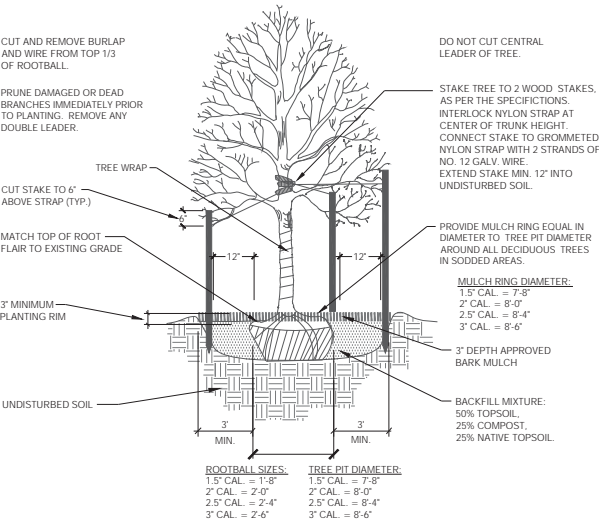
4 PERENNIAL / GROUNDCOVER PLANTING

SCALE: NOT TO SCALE



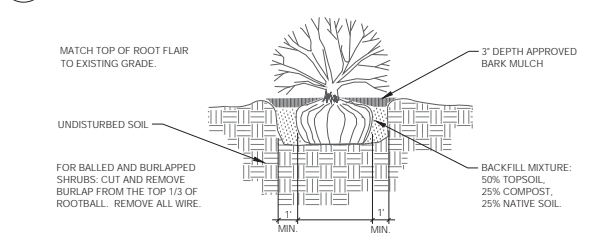
5 SHRUB PLACEMENT ON SLOPES

SCALE: NOT TO SCALE



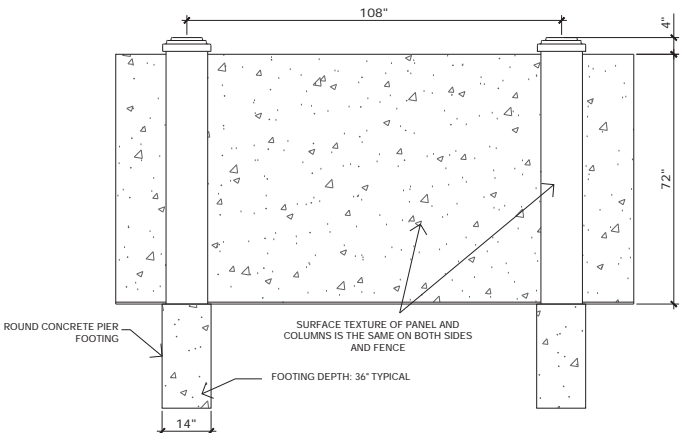
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



6 6' CONCRETE BLOCK NOISE WALL

SCALE: NOT TO SCALE



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

DATE: 07.07.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. HALSTEN & J. SMITH

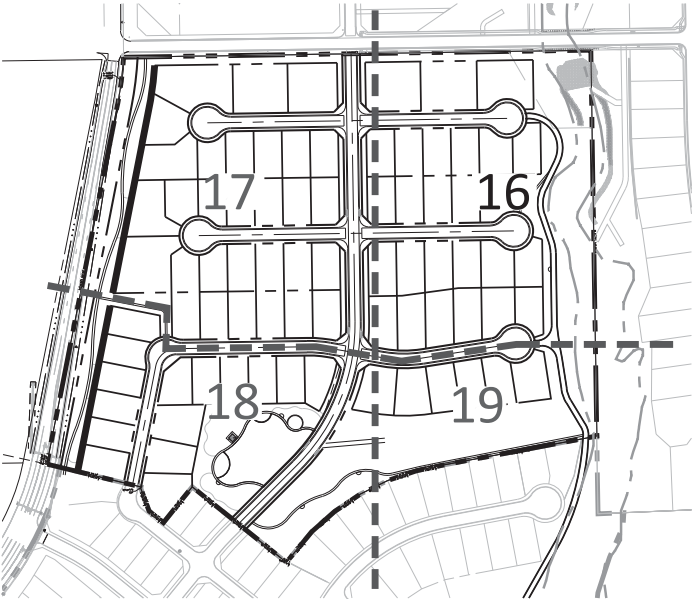
ENTITLEMENT

DATE	BY	DESCRIPTION

LANDSCAPE NOTES AND DETAILS

15

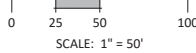
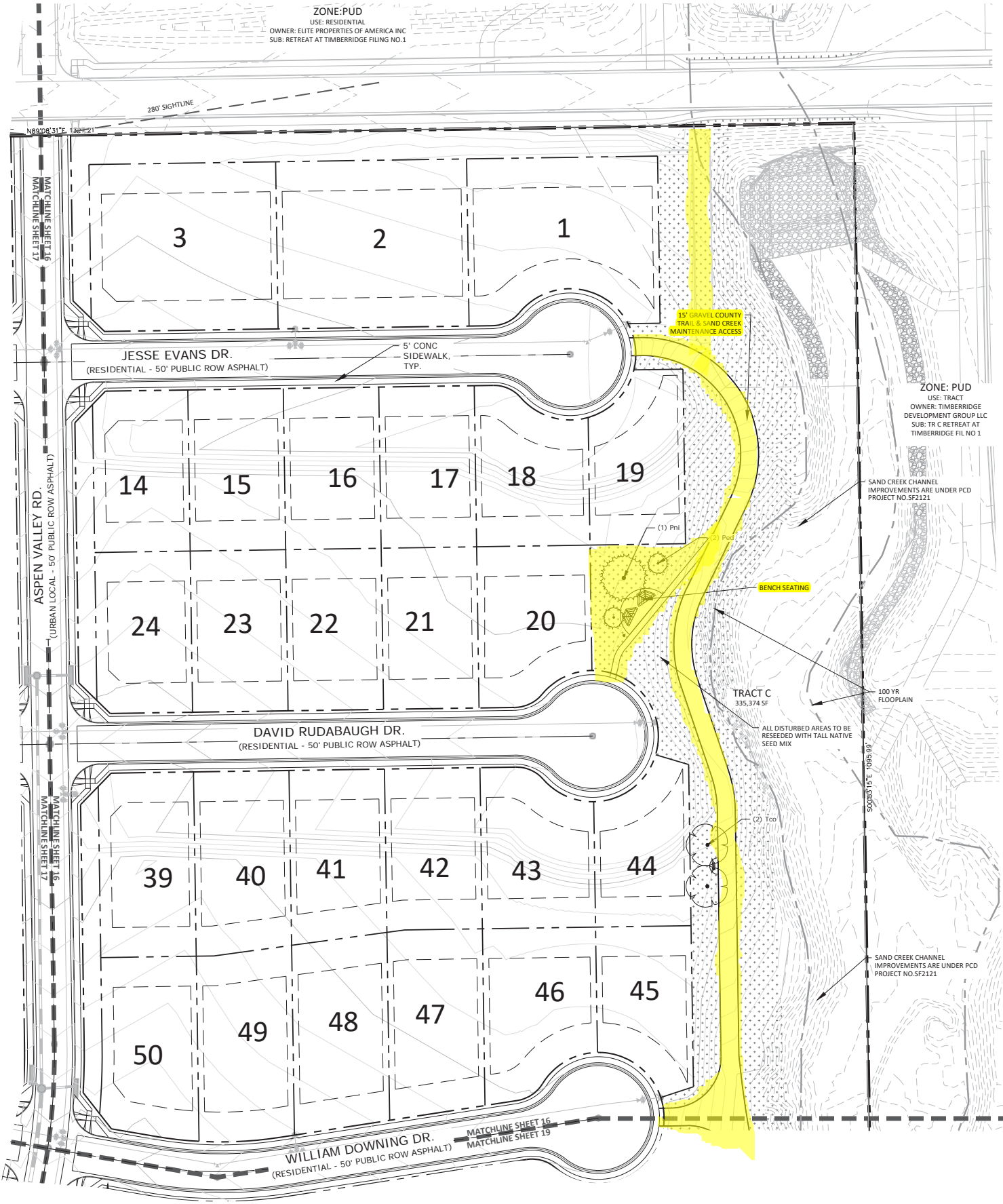
15 OF 20



HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

PRELIMINARY PLAN



SCALE: 1" = 50'



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

DATE: 07.07.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. HALSTEN & J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE PLAN

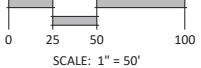
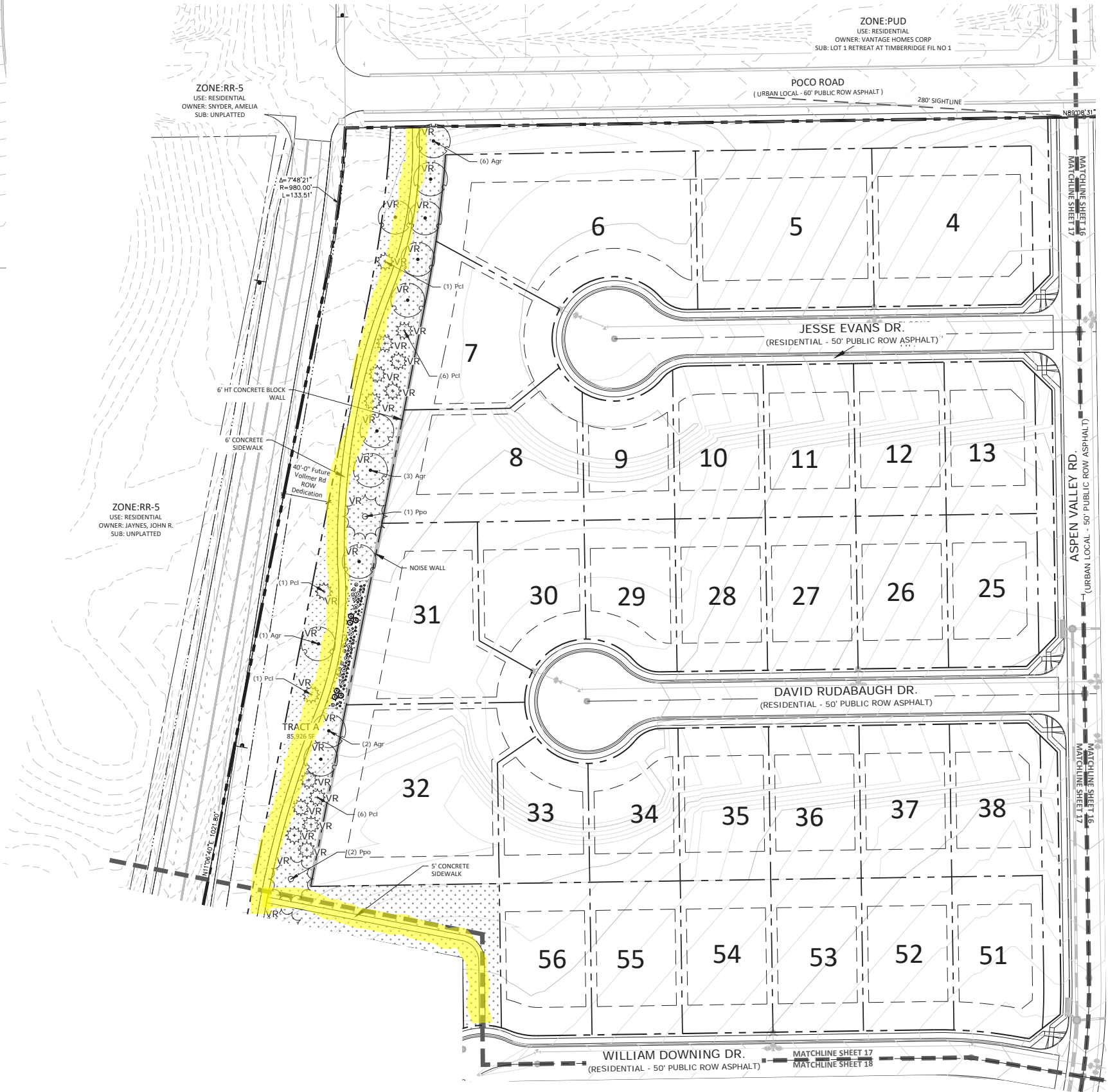
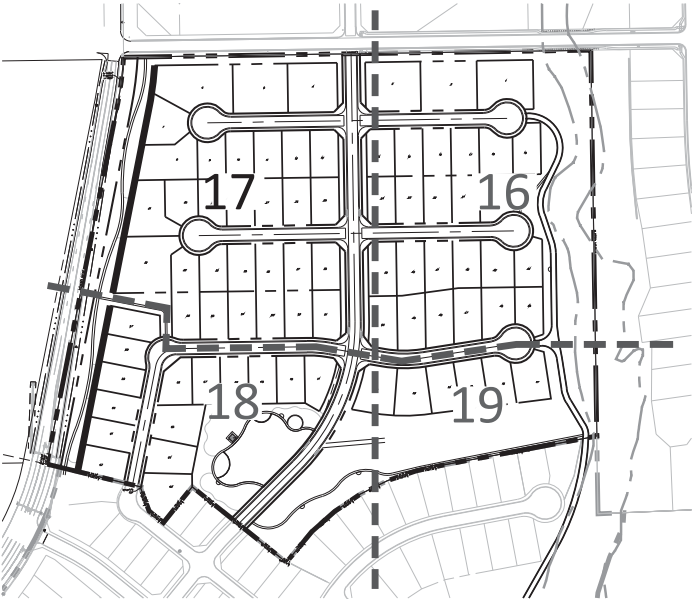
16

16 OF 20

HOMESTEAD NORTH AT STERLING RANCH FILING 3

SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF
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PRELIMINARY PLAN



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HOMESTEAD
NORTH AT
STERLING
RANCH FILING 3

VOLLMER ROAD

DATE: 07.07.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. HALSTEN & J. SMITH

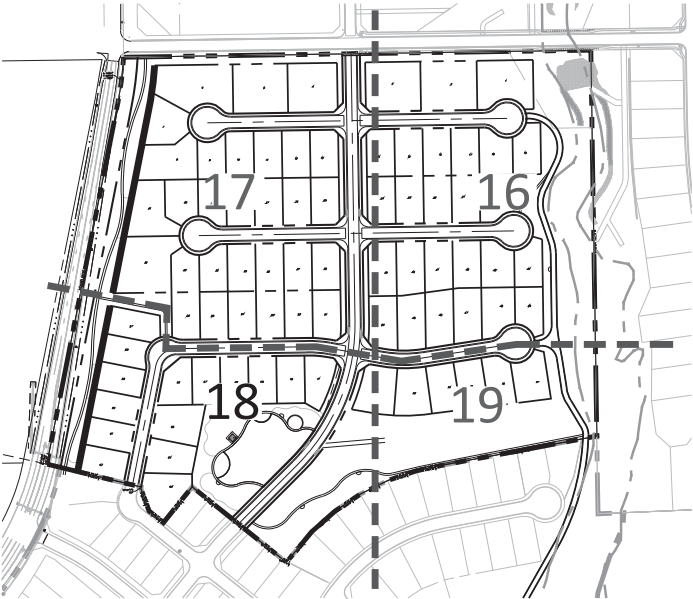
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DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

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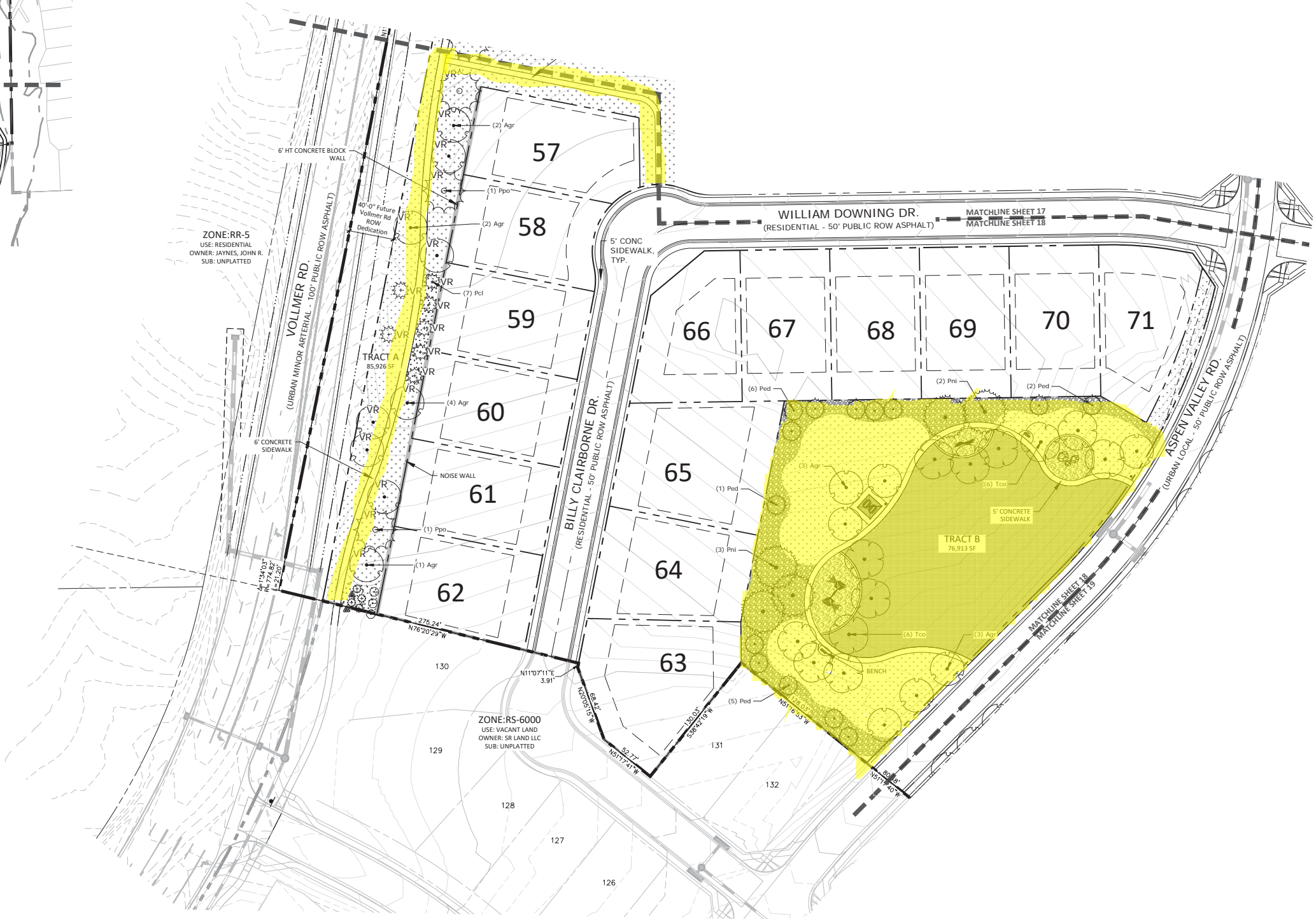
17 OF 20



HOMESTEAD NORTH AT STERLING RANCH FILING 3

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PRELIMINARY PLAN



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

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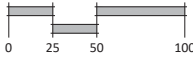
ENTITLEMENT

DATE	BY	DESCRIPTION

LANDSCAPE PLAN

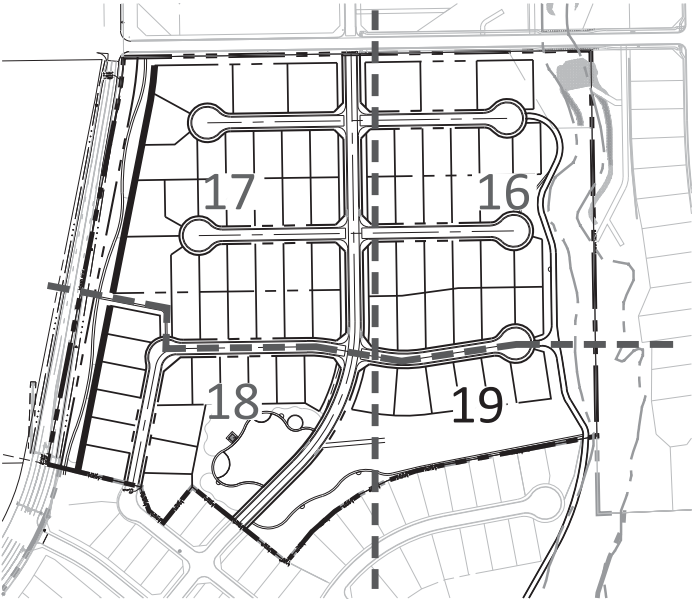
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18 OF 20



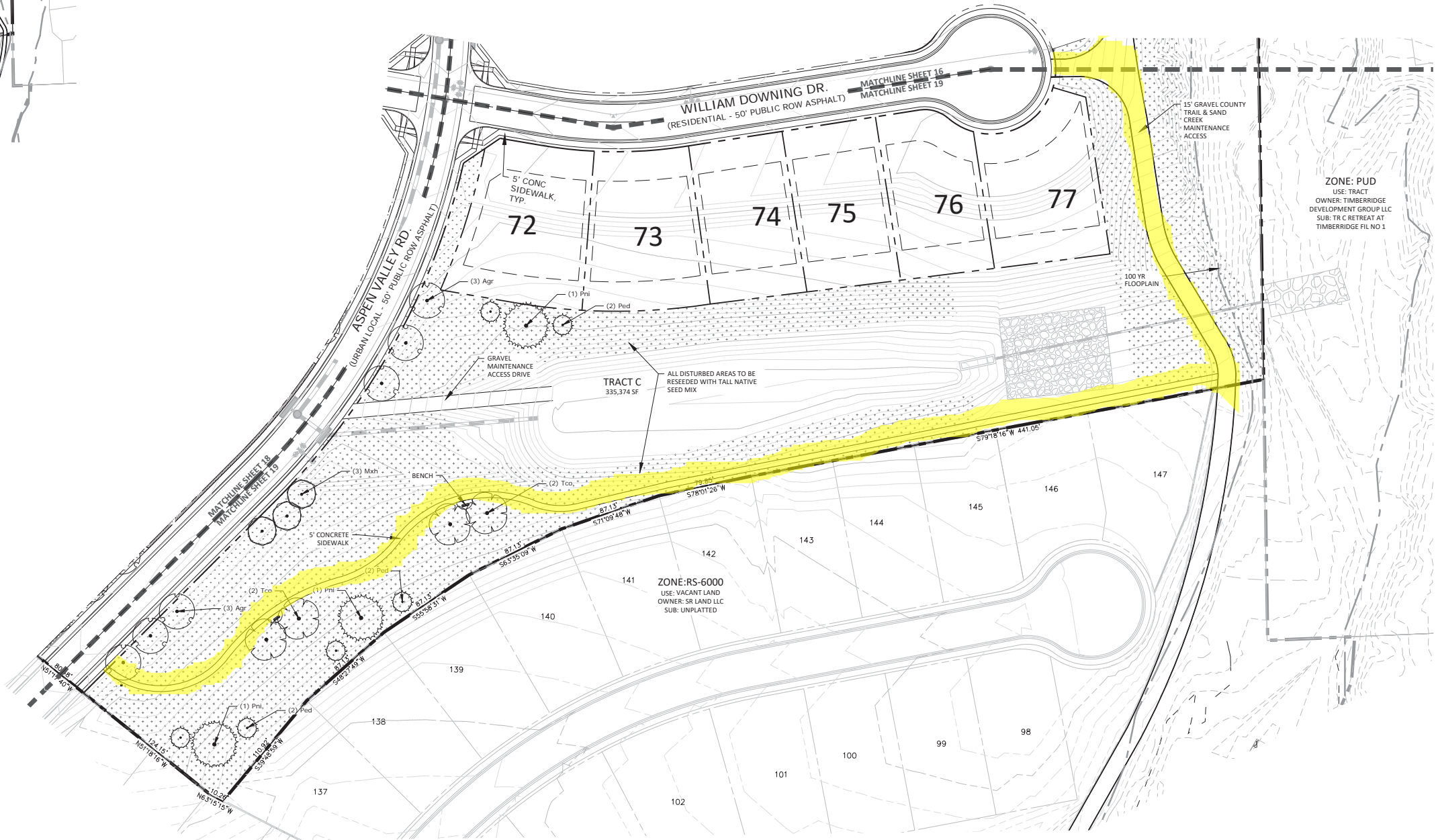
SCALE: 1" = 50'

SHEET KEY MAP



HOMESTEAD NORTH AT STERLING RANCH FILING 3

SECTION 27,28 AND 33, IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF
THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO
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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

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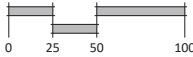
ENTITLEMENT

DATE	BY	DESCRIPTION

LANDSCAPE PLAN

19

19 OF 20



SCALE: 1" = 50'

P:\Morley\SR Homestead Filing 3\Drawings\Planning\Final Land\Homestead North at SR Filing 3_LIS.dwg [19] 7/7/2022 12:35:11 PM: bllen

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch Filing No. 4 Final Plat

Agenda Date: October 12, 2022

Agenda Item Number: #6 - F

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 approval of the Sterling Ranch Filing No. 4 Final Plat, which includes 157 single-family residential lots on 56.72 acres. The property is zoned RS-5000 and is located east of Vollmer Road and west of Sand Creek, near the intersection of the proposed Marksheffel Road extension and Sterling Ranch Road.

The 2013/2022 El Paso County Parks Master Plans show two branches of the Sand Creek Regional Trail impacted by this project. The proposed Sand Creek Primary Regional Trail alignment follows the southeastern boundary of the property, while a western branch of the Sand Creek Trail, located along a proposed extension of Sterling Ranch Boulevard and Marksheffel Road, will connect the primary alignment of the Sand Creek Trail to proposed City of Colorado Springs trails and neighborhoods located to the west of the project site.

In December 2021, El Paso County Parks staff was informed by a representative from the City of Colorado Springs Parks, Recreation, and Cultural Services that a subdivision was being finalized for the land immediately south of Sterling Ranch Filing No. 4. This subdivision, called Aspen Meadows, would contain the northernmost portion of the City's Sand Creek Trail, although its alignment would be located on the eastern side of Sand Creek. The location of private property immediately south of Sterling Ranch deems this alignment inaccessible from Filing No. 4 and other Sterling Ranch filings to the north. Due to this inaccessibility, staff requests that the applicant provide and dedicate to El Paso County a trail easement through Tract G that not only allows for the north/south portion of the Sand Creek Regional Trail, but also an east/west alignment near the stormwater detention facility that affords connectivity to the sidewalks along Marksheffel Road. This arrangement will allow trail users to safely access the City's Sand Creek Trail from Sterling Ranch.

The current application shows an interconnected local trail network that provides for resident access to the surrounding neighborhoods and the aforementioned Sand Creek Regional Trail. Since the first review of the Sterling Ranch Phase II Preliminary Plan in March 2019, the applicant has submitted plans that show detached meandering concrete sidewalks along Marksheffel Road and Sterling Ranch Road which will serve to provide a viable and safe connection for trail users accessing the Sand Creek Trails from neighborhoods located to the east of Sand Creek. As such, no trail easements are required along those sections of road for the aforementioned western branch of the Sand Creek Trail.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Sterling Ranch Filing No. 4 falls completely within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. The project site is located just outside and west of Sand Creek and its associated floodplains and wetlands, and therefore will have very limited impacts on the creek corridor or surrounding open space attributes.

Sterling Ranch Filing No. 4 Final Plat contains 25.98 acres dedicated to open space, parks, trails, landscaping, drainage infrastructure, and utilities, comprising 46% of the total project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. According to the Sterling Ranch Filing No. 4 Final Plat Letter of Intent, a public open space area or neighborhood park will occupy Tract G at the southeastern corner of the intersection of Marksheffel Road and Sterling Ranch Road, alongside a larger stormwater detention facility and the Sand Creek Regional Trail corridor. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *"The Plat includes approximately 26 acres of tracts, approximately 10 acres of which is to be used as open space with interconnected trails, including an extension of the Sand Creek regional trail along the southeast boundary. A 140-foot-wide gas easement is located on the west side of Filing 4. As buildings are not permitted in this easement, it is proposed to use this extensive area for open space and trails. A future park is proposed in Tract G, in the triangular area west of the gas easement at the intersection of Marksheffel Road and Sterling Ranch Road. This system of trails and open space will provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and provide an amenity to the residents. Parks, trails, and open space will be maintained by the Sterling Ranch Metropolitan District."*
- *"Sterling Ranch Filing No. 4 is consistent with the approved Preliminary Plan, which included a detailed analysis of consistency with the County Master Plan and the Sterling Ranch Sketch Plan, the provision of adequate buffers and transitions, the provision of adequate urban services, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space."*
- *"The Final Plat provides approximately 10 acres of parks, open spaces and trails and an easement for the extension of the Sand Creek Regional Trail. This provides future residents with easy access to recreational facilities in the Sterling Ranch community. The parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District."*

Staff recommends that the developers designate and provide to El Paso County a 25-foot trail easement through Filing No. 4, Tract G, north-south along its southeastern boundary through the existing utility corridor, then east-west past the planned stormwater detention facility to its terminus at Marksheffel Road, that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail. Furthermore, staff recommends fees in lieu of land dedication for regional and urban park purposes due upon recording of the Final Plat.

Recommended Motion: (Filing No. 4 Final Plat)

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Sterling Ranch Filing No. 4 Final Plat: (1) show on this Final Plat and dedicate to El Paso County a 25-foot trail easement through Filing No. 4, Tract G, north-south along its southeastern boundary through the existing utility corridor, then east-west past the planned stormwater detention facility to its terminus at Marksheffel Road, that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail; (2) require fees in lieu of land dedication for regional park purposes in the total amount of \$72,220 and urban park purposes in the total amount of \$45,530 due at time of the recording of this Final Plat.

Sterling Ranch Filing No. 4 Final Plat Review



Parks By Other



Primary Regional Trail, Completed



Primary Regional Trail, Proposed



Proposed Bicycle Routes, Proposed



Colorado Springs Trail, Proposed



Major Roads



State Highways



Streets & Roads



Sterling Ranch



Sterling Ranch Filing No. 4



Candidate Open Space Land



Lakes / Reservoirs



Streams

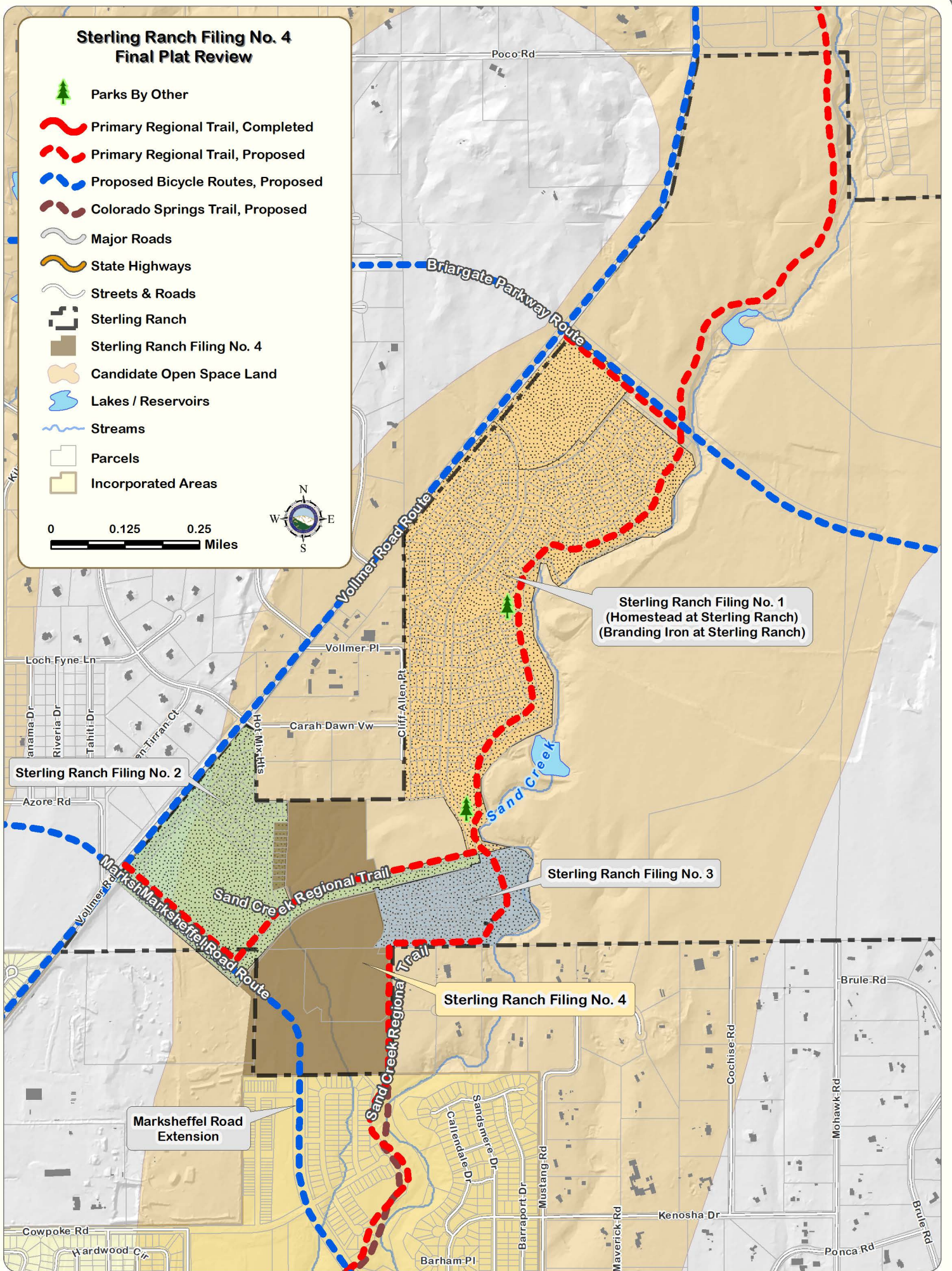


Parcels



Incorporated Areas

0 0.125 0.25
Miles



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

October 12, 2022

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

Name:	Sterling Ranch Filing No. 4 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-030	Total Acreage:	56.72
		Total # of Dwelling Units:	157
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	6.92
SR Land, LLC	N.E.S., Inc.	Regional Park Area:	2
Jim Morley	Andrea Barlow	Urban Park Area:	2,3
20 Boulder Crescent St., Suite 102	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RS-5000
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	RS-5000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 2,3	
0.0194 Acres x 157 Dwelling Units = 3.046		Neighborhood:	0.00375 Acres x 157 Dwelling Units = 0.59
Total Regional Park Acres: 3.046		Community:	0.00625 Acres x 157 Dwelling Units = 0.98
		Total Urban Park Acres: 1.57	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 2,3	
\$460 / Dwelling Unit x 157 Dwelling Units = \$72,220		Neighborhood:	\$114 / Dwelling Unit x 157 Dwelling Units = \$17,898
Total Regional Park Fees: \$72,220		Community:	\$176 / Dwelling Unit x 157 Dwelling Units = \$27,632
		Total Urban Park Fees: \$45,530	

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 Sterling Ranch Filing No. 4 Final Plat: (1) show on this Final Plat and dedicate to El Paso County a 25-foot trail easement through Filing No. 4, Tract G, north-south along its southeastern boundary through the existing utility corridor, then east-west past the planned stormwater detention facility to its terminus at Marksheffel Road, that allows for public access, as well as construction and maintenance of the Sand Creek Regional Trail; (2) require fees in lieu of land dedication for regional park purposes in the total amount of \$72,220 and urban park purposes in the total amount of \$45,530 due at time of the recording of this Final Plat.

Park Advisory Board Recommendation:

STERLING RANCH FILING 4 FINAL PLAT

LETTER OF INTENT

SEPTEMBER 2022

OWNERS:

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

CHALLENGER COMMUNITIES, LLC
8605 EXPLORER DR STE 250
COLORADO SPRINGS, CO 80920

APPLICANT:

SR LAND, LLC
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: 5233000019, 5233300001, 5300000764, 5300000765, 5300000743 (PART), 5233306001-11

ADDRESS: MARKSHEFFEL ROAD AND STERLING RANCH ROAD

ACREAGE: 56.7155

CURRENT ZONING: RS-5000

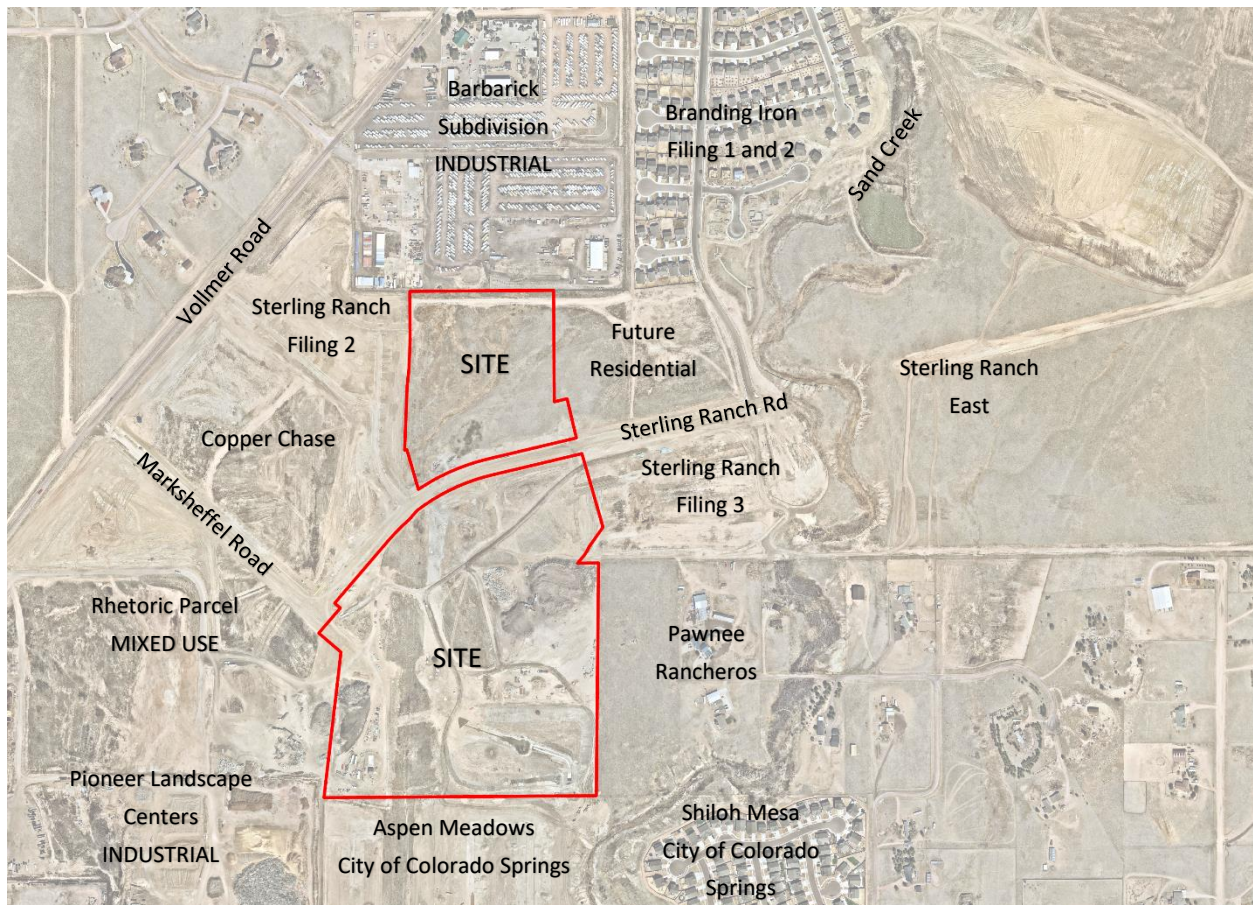
CURRENT USE: VACANT

REQUEST

SR Land, LLC requests approval of a Final Plat for Sterling Ranch Filing No. 4 on 56.7155 acres, including 159 single-family lots, 8 tracts and rights of way. A finding of water sufficiency was issued with the Sterling Ranch Phase 2 Preliminary Plan, of which Sterling Ranch Filing No. 4 Final Plat is part, thus it is requested that this Final Plat be approved administratively.

LOCATION

Sterling Ranch Filing No. 4 is located in the southwest portion of the Sterling Ranch community, west of Sand Creek, south and north of Sterling Ranch Road and northeast of future Marksheffel Road. The approved Sterling Ranch Filings No. 2 and No. 3 lie to the northwest and east of Filing 4 and will comprise lots of a similar size and density to those proposed in Filing No. 4. The proposed Copper Chase development to the west and future residential to the northeast is proposed for smaller lots and a higher density than proposed in the Filing No. 4 Plat. The planned Aspen Meadows subdivision within the City of Colorado Springs lies to the south, which is also smaller lots and higher density than the proposed Filing No. 4 lots. The 5-acre rural residential Pawnee Rancheros subdivision is located to the southeast of Filing No. 4. To the north is the existing Barbarick industrial subdivision and to the southwest is the industrially zoned Pioneer Landscape Centers. The adjacent Rhetoric parcel to the west is planned for a mix of light industrial, commercial and multifamily uses.



PROJECT DESCRIPTION

Sterling Ranch Phase 2 Preliminary Plan was approved in November 2021 and contains 212 single-family lots and tracts for landscaping, drainage, and utilities. Phase 2 includes Sterling Ranch Filing No. 3 and Sterling Ranch Filing No. 4. Sterling Ranch Filing No. 3 is approved and was recorded on August 2, 2022. This request is for Sterling Ranch Filing No. 4 Final Plat on 56.7155 acres of the Phase 2 Preliminary Plan area. **The Final Plat includes 159 single-family lots, 11 of which (lots 147-157) are replats of lots 22-32 of Sterling Ranch Filing No. 2. The Plat includes 8 tracts; Tract H includes the Sterling Ranch lift station and future development; Tract G is the location of a future open space/park at the intersection of Marksheffel Road and Sterling Ranch Road and a detention pond on the south side of the subdivision.** The Final Plat also includes the right-of way for the extension of Marksheffel Road to the City boundary to the south.

The approved Sterling Ranch Sketch Plan identifies the majority of the site as Residential with a density of 3-5 du/ac. This excludes the lift station/future development tract and Marksheffel right-of-way. If these are netted out of the Plat acreage, the density of Filing 4 area is approximately 3.3 du/ac. The Final Plat is therefore consistent with the approved Sketch Plan.

Administrative approval of the Final Plat is requested as a finding of water sufficiency was issued with the Phase 2 Preliminary Plan and the Sterling Ranch Filing No. 2 Final Plat for lots 147-157.

COMPATIBILITY/TRANSITIONS: Sterling Ranch Filing No. 4 continues the suburban density approved with previous Sterling Ranch filings. It is surrounded to the northeast, north, west and south by similar or higher density residential and more intense industrial and commercial uses. The proposed subdivision will provide a transition from the rural residential lots in Pawnee Rancheros to the southeast and these more intense uses. In addition, there is a 30-foot trail tract along the southeastern boundary and a 15-acre detention pond tract in the southeast corner of the site that provide a buffer between the rural residential and suburban residential development.

TRAFFIC: A Traffic Impact Memo for Sterling Ranch Filing 4, prepared by LSC Transportation Consultants, is submitted with this Final Plat. All roads within the subdivision are urban local residential roads with a 50-foot public right-of-way and will be constructed to the El Paso County Engineering Criteria Manual, subject to the deviation to the knuckle design to reduce the sight distance triangle minimum dimension that was approved with the Phase 2 Preliminary Plan. The Memo identifies the following required off-site road improvements for Sterling Ranch Filing No. 4:

- Restriping the 38' of pavement for two 11' southbound lanes (remove the bike lane), a 12' northbound lane, and a 4' outside paved shoulder along the east edge (Pending City Traffic Engineering Approval)

The following improvements are recommended as part of Sterling Ranch Filing No. 4 if development of this filing precedes Filing No. 3:

- A northbound right-turn deceleration lane on Sterling Ranch Road approaching Hazlett Drive. The lane should be 155' long plus a 160' taper.

- A southbound left turn lane on Sterling Ranch Road approaching Hazlett Drive. This lane should be 305' long plus a 160' taper.
- A northbound left-turn lane on Sterling Ranch Road approaching Hazlett Drive. This lane should be 305' long plus a 160' taper.

UTILITIES: The property is located within the boundaries of the Falcon Area Water and Wastewater Authority. Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas. Commitment letters from each service provider are included with the submittal.

DRAINAGE: The drainage improvements associated with Sterling Ranch Filing No. 4 are consistent with the Sterling Ranch Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase 2. 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. A full-spectrum detention pond is included in Tract G, which was approved as part of Sterling Ranch Filing No. 2. All development run-off from Filing No. 4 will be conveyed to this pond via storm sewer. The pond will release at less than 90% of predevelopment runoff associated with this site.

TRAILS AND OPEN SPACE: The Plat includes approximately 26 acres of tracts, approximately 10 acres of which is to be used as open space with interconnected trails, including an extension of the Sand Creek regional trail along the southeast boundary. A 140-foot wide gas easement is located on the west side of Filing 4. As buildings are not permitted in this easement, it is proposed to use this extensive area for open space and trails. A future park is proposed in Tract G, in the triangular area west of the gas easement at the intersection of Marksheffel Road and Sterling Ranch Road. This system of trails and open space will provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and provide an amenity to the residents. Parks, trails and open space will be maintained by the Sterling Ranch Metropolitan District.

GEOLOGIC HAZARDS: The Geohazard Evaluation Report for Sterling Ranch Filing No. 4 prepared by Entech Engineering Inc., dated May 2022, found the site to be suitable for development. Geological constraints include artificial fill, potentially expansive soils, hydrocompaction and areas of seasonal and potentially seasonal shallow groundwater. All identified constraints in the Sterling Ranch Filing No. 4 area can be either avoided, or mitigated 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: Sterling Ranch Filing No. 4 is within Zone X, which is determined to be outside the 500-year floodplain.

WETLANDS: The Sand Creek drainageway and jurisdictional wetlands were identified on the original 2008 Sterling Ranch Sketch Plan and preserved as a natural feature. This Final Plat does not impact the main Sand Creek Channel. The western tributary within the property will be lost. To mitigate the loss, the preferred method of mitigation is the watershed approach, as outlined in the Compensatory

Mitigation Plan prepared by Bristlecone Ecology, dated June 2020, which outlines the requirements for re-establishing the wetlands adjacent to the Sand Creek Channel.

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

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

DISTRICTS SERVING THE PROPERTY:

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

PROJECT JUSTIFICATION

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

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

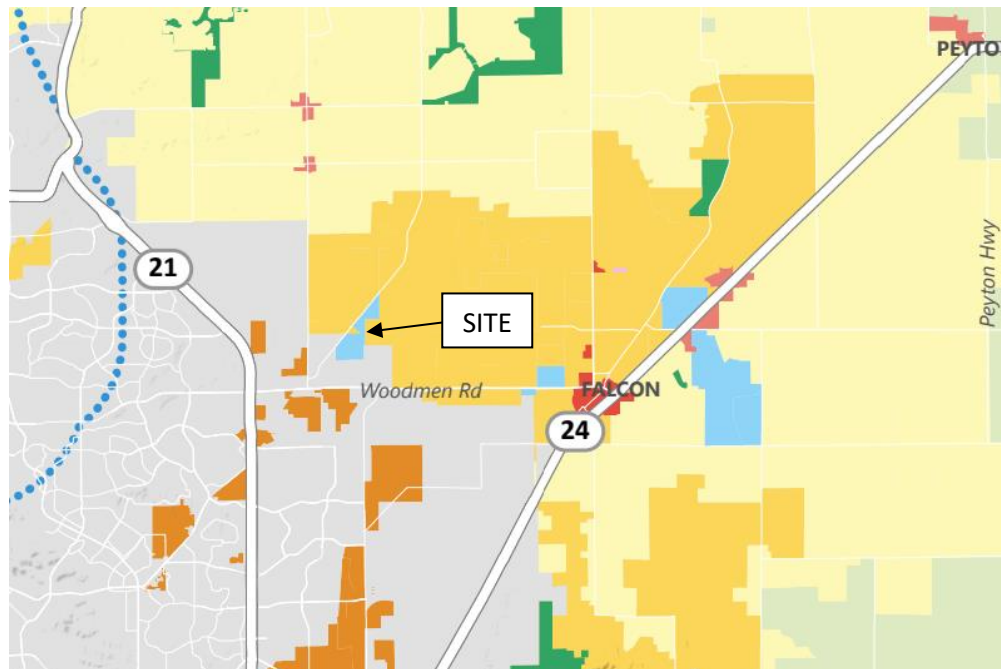
El Paso County Master Plan

Sterling Ranch Filing No. 4 is identified in the County Master Plan as a Suburban Residential Placetype, which is characterized by predominantly residential areas with single-family detached housing as the primary land use, with densities of five units per acre. As noted above, the density of the residential portions of Sterling Ranch Filing No. 4 is 3.3 units per acre, which is consistent with the Suburban Residential Placetype.

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

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

adjacent development. The Sterling Ranch Filing No. 4 Final Plat will implement this transformation through new development that is consistent with the densities and uses for the Suburban Residential placetype and in the already approved Sketch Plan.



Sterling Ranch Filing No. 4 is also consistent with the Core Principles and Goals for Housing and Communities to meet the housing needs of existing and new residents with a diversity and variety of housing type, size, and location. Core Principle 1, Land Use and Development, seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” and Goal 1.1 seeks to, “ensure compatibility with established character and infrastructure capacity.” Sterling Ranch Filing No. 4 continues the suburban density approved with previous Sterling Ranch filings and is surrounded to the northeast, north, west and south by a similar or higher density residential and more intense industrial uses. The proposed subdivision will provide a transition from the rural residential lots to the southeast and these more intense uses.

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.

Sterling Ranch is an urban level development that will be served by centralized services provided by the Falcon Area Water and Wastewater Authority (FAWWA). The February 2021 Water Resources Report for the Phase 2 Preliminary Plan identified an existing 300-year water supply available to the Sterling Ranch Metropolitan District of 371.47-acre-feet/year. 255.96-acre-feet/year is committed to Phase 1, leaving 115.51 acre feet for future development. Phase 2 includes 212 single-family lots, which generates a water demand of 75.719-acre-feet/year and there is sufficient water available to serve this number of lots with the remaining 115.51 acre feet per year. Both the State Engineer’s Office and the County Attorney’s Office issued findings of water sufficiency and dependability for the Phase 2 Preliminary Plan, of which the Sterling Ranch Filing No. 4 Final Plat is part. All assets of Sterling Ranch Metropolitan District No. 1 have since been assigned to FAWWA. FAWWA has issued a commitment letter to provide Filing 4 with the required 53.91 acre-feet/year of water (net of the water already committed for the 11 lots being replatted from Sterling Ranch Filing No. 2).

The policies relevant to the Sterling Ranch Filing No. 4 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.*
FAWWA 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 FAWWA system has opportunity to connect with both the Cherokee Metro District and Woodmen Hills Metro District storage and delivery facilities.

- *Goal 5.1 – Identify the potential water supply gap at projected full development build-out (2060).*
In order to meet future demands, contractual arrangements have been made to obtain additional legal and physical supply including contracts with McCune Water SR Water LLC. And the Bar X Water. In addition to adding off-site sources, additional priority is to acquire and invest in additional renewable water supplies. Future supply has been contracted for and implementation is under way. A substantial amount of Not Non-tributary water is available on the Sterling Ranch site and is the purpose of a pending augmentation plan.
- *Goal 5.4 – Promote the long-term use of renewable water.*
As noted above, FAWWA 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.*
Both the State Engineer's Office and the County Attorney's Office have issued findings of water sufficiency and dependability for the Phase 2 Preliminary Plan, of which the Sterling Ranch Filing No. 4 Final Plat is part.
- *Policy 6.0.11– Continue to limit urban level development to those areas served by centralized utilities.*
The suburban level development proposed by Sterling Ranch Filing No. 4 is served by centralized utilities provided by FAWWA.

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

Sterling Ranch Filing No. 4 is consistent with the approved Preliminary Plan, which included a detailed analysis of consistency with the County Master Plan and the Sterling Ranch Sketch Plan, the provision of adequate buffers and transitions, the provision of adequate urban services, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.

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, ANALYSIS, REPORT, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIAL;

The proposed subdivision is consistent with the subdivision design standards. There is no request for a waiver of any Land Development Code standard. A deviation to the knuckle design to reduce the sight distance triangle minimum dimension was approved with the Phase 2 Preliminary Plan.

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;

Both the State Engineer's Office and the County Attorney's Office issued findings of water sufficiency and dependability for the Phase 2 Preliminary Plan, of which the Sterling Ranch Filing No. 4 Final Plat is part. FAWWA has issued a commitment letter to provide Filing 4 with the required 53.91 acre-feet/year of water (net of the water already committed for the 11 lots being replatted from Sterling Ranch Filing No. 2).

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 submitted and approved with the Phase 2 Preliminary Plan. The sanitary sewer system, design, and modeling results conform to all applicable criteria set forth by El Paso County. A commitment letter from the FAWWA to provide wastewater service to meet the 27,348 gallons per day demand anticipated from Sterling Ranch Filing No. 4 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)];

The Geohazard Evaluation Report for Sterling Ranch Filing No. 4 prepared by Entech Engineering Inc., dated May 2022, found the site to be suitable for development. Geological constraints include artificial fill, potentially expansive soils, hydrocompaction and areas of seasonal and potentially seasonal shallow groundwater. All identified constraints in the Sterling Ranch Filing No. 4 area can be either avoided, or properly mitigated 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.

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

The drainage improvements associated with Sterling Ranch Filing No. 4 are consistent with the Sterling Ranch Master Development Drainage Plan and Preliminary Drainage Report for Sterling Ranch Phase 2. 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.

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;

All lots will have legal and physical access to new public streets that comply with the LDC and ECM, subject to the deviation to the knuckle design to reduce the sight distance triangle minimum dimension that was approved with the Phase 2 Preliminary Plan. 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;

A fire protection report, traffic study and commitments letters for fire, electricity, natural gas, water and wastewater are included with this submittal. Adequate access is provided to Sterling Ranch Filing No. 4 via Sterling Ranch Road. The Final Plat provides approximately 10 acres of parks, open spaces and trails and an easement for the extension of the Sand Creek Regional Trail. This provides future residents with easy access to recreational facilities in the Sterling Ranch community. The parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

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

A fire protection report is included with this submittal. Homestead North Filing No. 3 is within the Black Forest Fire Rescue Protection District. The proposed subdivision lies approximately 3.5 miles from Station No. 1 at 114455 Teachout Road. Current district locations provide a 99% five-mile response coverage, with significant overlap in the central portion of the district. All alarm responses are made within an eight-mile average for the district. As shown the in report, at full build-out, two district stations will adequately cover and serve all areas within the district. A Fire Commitment letter from the Black Forest Fire Rescue Protection District has been included with this 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;

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.

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;

An SIA is included with the Final Plat submittal.

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

The subdivision complies with all applicable sections of the LDC.

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

There are no known commercial mining operations or deposits on this site.

STERLING RANCH FILING NO. 4

A REPLAT OF LOTS 22-32 & TRACTS B & J, STERLING RANCH FILING NO. 2 &

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN &

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13S SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF EL PASO, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT SR LAND, LLC AND CHALLENGER COMMUNITIES, LLC, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND TO WIT:

LEGAL DESCRIPTION.

TWO PARCELS OF LAND BEING A REPLAT OF ALL OF TRACTS B AND J, STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, 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 PRINCIPAL MERIDIAN, AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.

PARCEL A:

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

THENCE N82°23'37"W A DISTANCE OF 4,105.23 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD, AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

- S76°19'20"W A DISTANCE OF 441.99 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 24°08'46" AND AN ARC LENGTH OF 438.28 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BYNUM DRIVE, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2 AND A POINT OF NON-TANGENT;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, N39°28'36"W A DISTANCE OF 20.01 FEET, TO A POINT ON THE SOUTHERLY LINE OF TRACT I, STERLING RANCH FILING NO. 2 AND A POINT OF NON-TANGENT CURVE;

THENCE ON THE BOUNDARY OF SAID TRACT I, THE FOLLOWING THREE (3) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S37°51'18"E, HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 04°11'34" AND AN ARC LENGTH OF 77.57 FEET, TO A POINT OF NON-TANGENT;
- N16°30'13"W A DISTANCE OF 179.19 FEET;
- S73°29'47"W A DISTANCE OF 130.02 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BYNUM DRIVE, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2 AND A POINT OF NON-TANGENT CURVE;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°42'44"E, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 13°20'11" AND AN ARC LENGTH OF 64.01 FEET, TO A POINT OF TANGENT;
- N02°02'55"E A DISTANCE OF 502.83 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 02°36'21" AND AN ARC LENGTH OF 23.88 FEET, TO A POINT OF TANGENT;
- N00°33'26"W A DISTANCE OF 16.47 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CORDGRASS DRIVE, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°17'25"E A DISTANCE OF 124.20 FEET, TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID EASTERLY BOUNDARY LINE, N00°42'35"W A DISTANCE OF 195.00 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF AMENDED PLAT BARBARICK SUBDIVISION RECORDED UNDER RECEPTION NO. 217713910;

THENCE ON SAID SOUTHERLY LINE, N89°17'25"E A DISTANCE OF 697.50 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

- S00°42'35"E A DISTANCE OF 539.36 FEET;
- N76°19'20"E A DISTANCE OF 63.46 FEET;
- S13°40'40"E A DISTANCE OF 195.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 678,265 SQUARE FEET OR 15.5708 ACRES.

PARCEL B:

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

THENCE N83°42'20"W A DISTANCE OF 4,128.52 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STERLING RANCH ROAD, AS SHOWN ON THE PLAT OF STERLING RANCH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222714894 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ON THE WESTERLY BOUNDARY LINE OF STERLING RANCH FILING NO. 3 RECORDED UNDER RECEPTION NO. _____, THE FOLLOWING THREE (3) COURSES:

- S13°40'40"E A DISTANCE OF 303.66 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 59°37'18" AND AN ARC LENGTH OF 182.10 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 17°06'47" AND AN ARC LENGTH OF 67.20 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID STERLING RANCH FILING NO. 3;

THENCE ON SAID SOUTHERLY BOUNDARY LINE, N89°04'30"E A DISTANCE OF 162.56 FEET, TO A POINT ON THE WESTERLY BOUNDARY LINE OF PAWNEE RANCHEROS FILING NO. 2 RECORDED IN PLAT BOOK U-2 AT PAGE 45;

THENCE ON SAID WESTERLY BOUNDARY LINE, S00°13'07"W A DISTANCE OF 1,128.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°16'22"W A DISTANCE OF 1,321.55 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 4;

THENCE ON SAID WEST LINE, N06°22'51"E A DISTANCE OF 708.97 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 215051140;

THENCE ON SAID SOUTHERLY EASEMENT LINE, N49°38'28"W A DISTANCE OF 141.98 FEET, TO A POINT ON THE EASTERLY LINE OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID EASTERLY LINE, N40°21'31"E A DISTANCE OF 139.50 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MARKSHEFFEL ROAD, AS SHOWN ON THE PLAT OF SAID STERLING RANCH FILING NO. 2;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N49°38'30"W A DISTANCE OF 28.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STERLING RANCH ROAD;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

- N40°21'31"E A DISTANCE OF 343.51 FEET;
- N31°53'31"E A DISTANCE OF 54.33 FEET;
- N40°21'31"E A DISTANCE OF 25.84 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 08°21'17" AND AN ARC LENGTH OF 138.53 FEET, TO A POINT OF NON-TANGENT;
- N41°03'23"E A DISTANCE OF 60.83 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S37°41'10"E, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 24°00'30" AND AN ARC LENGTH OF 402.26 FEET, TO A POINT OF TANGENT;
- N76°19'20"E A DISTANCE OF 386.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,792,262 SQUARE FEET OR 41.1447 ACRES.

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 STERLING RANCH FILING NO. 4, EL PASO COUNTY, COLORADO. ALL STREETS HEREBY PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND THAT PROPER DRAINAGE FOR SAME WILL BE PROVIDED AT HIS OWN EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

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

BY: _____

PRINTED NAME: _____

AS: _____ OF SR LAND, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

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

AS: _____ OF SR LAND, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

THE AFOREMENTIONED, CHALLENGER COMMUNITIES, LLC HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 202____, A.D.

BY: _____

PRINTED NAME: _____

AS: _____ OF CHALLENGER COMMUNITIES, LLC

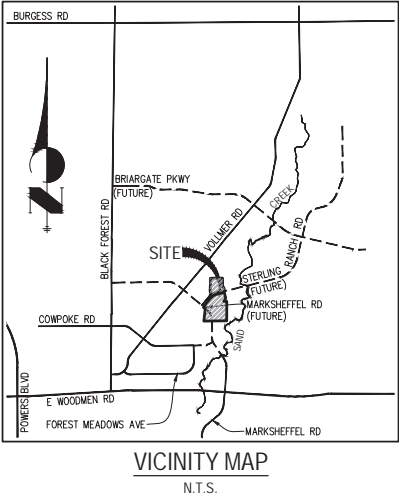
STATE OF COLORADO }
COUNTY OF EL PASO } SS

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

AS: _____ OF CHALLENGER COMMUNITIES, LLC

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC



ACCEPTANCE CERTIFICATE FOR TRACTS.

THE DEDICATION OF TRACTS A, B, C, E, F, & G ARE FOR LANDSCAPE PURPOSES, DRAINAGE, PEDESTRIAN ACCESS, OPEN SPACE, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO }
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, A.D.

BY: _____

AS: _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 1

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

EASEMENTS.

ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES RELATED TO GAS AND ELECTRIC SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER _____ 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.

SUMMARY.

157 LOTS	21.9618 ACRES	38.72%
8 TRACTS	25.9840 ACRES	45.82%
RIGHTS-OF-WAY	8.7697 ACRES	15.46%
TOTAL	56.7155 ACRES	100.00%

FEES.

SAND CREEK DRAINAGE FEE: _____

BRIDGE FEE: _____

ACADEMY SCHOOL DISTRICT #20 FEE: _____

PARK FEE: _____

SURVEYOR'S CERTIFICATE.

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

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

NOTICE.

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

PCD DIRECTOR CERTIFICATE.

THIS PLAT FOR "STERLING RANCH FILING NO. 4" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 202____, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

CHAIR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE

ASSESSOR'S SIGNATURE _____ DATE

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE

CLERK AND RECORDER

STATE OF COLORADO }
COUNTY OF EL PASO } SS

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

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

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

CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

JOB NO. 25188.11
JUNE 14, 2022
SHEET 1 OF 6



Centennial 303-740-9333 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

STERLING RANCH FILING NO. 4

A REPLAT OF LOTS 22-32 & TRACTS B & J, STERLING RANCH FILING NO. 2 &

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN &

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13S SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF EL PASO, STATE OF COLORADO

PLAT NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.56 FEET.
2. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
3. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
4. ELECTRIC SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
5. NATURAL GAS SERVICES SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
6. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
7. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
8. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN SP 20-03 OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; NATURAL HAZARDS REPORT; GEOLOGY AND SOILS REPORT; WETLAND STUDY/ 404 PERMIT.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, EXCEPT WHEN THE SIDE YARD IS ADJACENT TO A PUBLIC STREET AND THEREFORE A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC IMPROVEMENT, PUBLIC UTILITY AND DRAINAGE EASEMENT, AND ALL REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES.
12. THE ADDRESS EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
13. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. THERE SHALL BE NO DIRECT LOT ACCESS TO STERLING RANCH ROAD.
14. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/ OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT CHAIR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

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

ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER. THIS SITE IS LOCATED WITHIN PART 77.
16. PIKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED _____ AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NO. _____

PLAT NOTES:

16. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" AREAS.
17. NO PORTION OF THIS SITE IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0533G, EFFECTIVE DATE DECEMBER 7, 2018.
18. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO CRS 18-4-508.
19. ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1.
20. THE STERLING RANCH METROPOLITAN DISTRICT NO. 1 WILL BE RESPONSIBLE FOR MAINTENANCE OF THE ROADS AND DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
21. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANT AS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
22. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE DEVELOPMENT SERVICES DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
23. MAIL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATION.
24. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY. TRANSPORTATION IMPACT FEES ARE TO BE PAID AT BUILDING PERMIT.

PURSUANT TO RESOLUTION APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF STERLING RANCH FILING NO. 4 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
25. 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 GEOLOGIC HAZARD REPORT BY ENTEC DATED MAY 4, 2021 IN SF-20-03 AVAILABLE AT THE EL PASO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING LOTS AND TRACTS ARE IMPACTED:

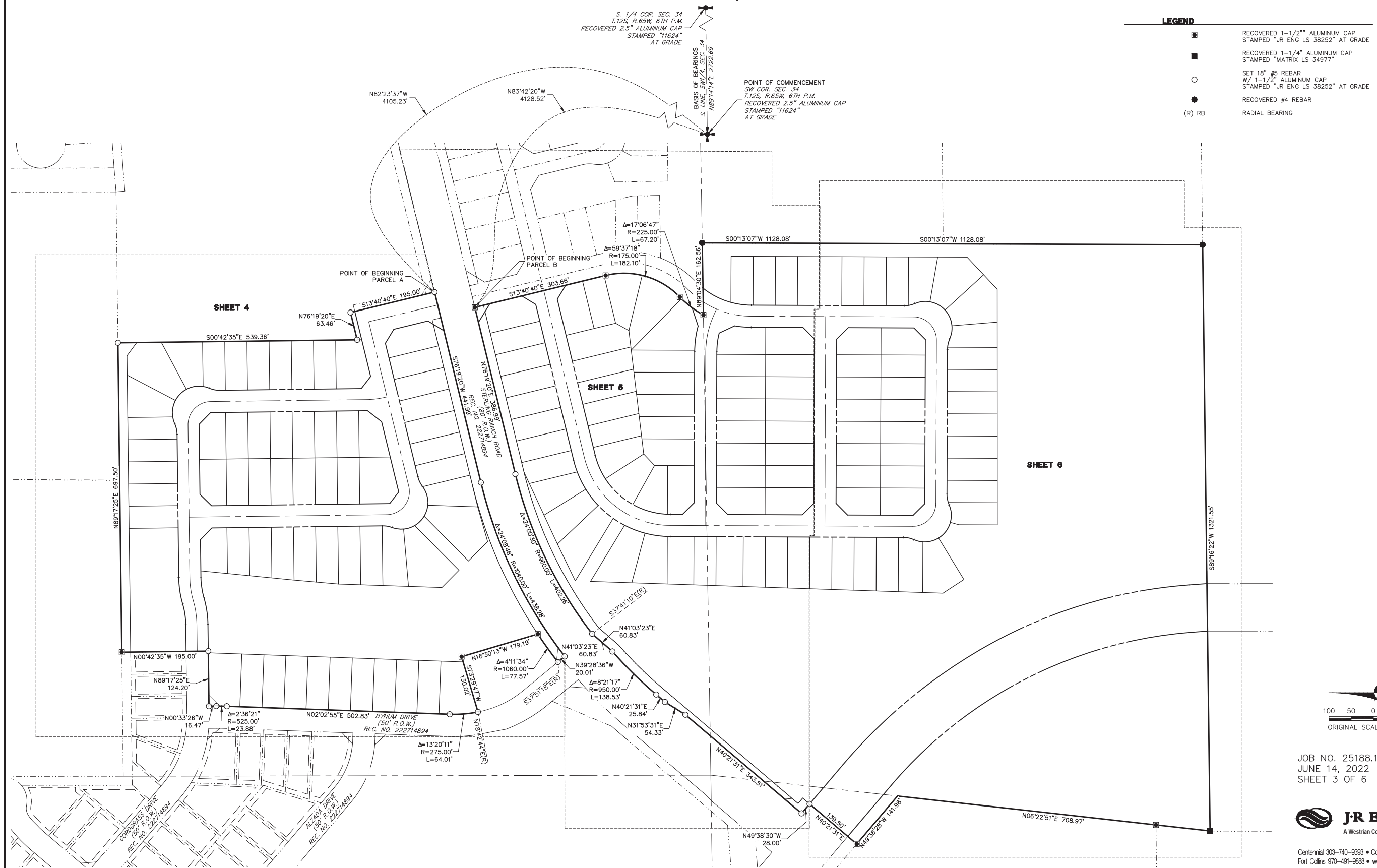
TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	MAINTENANCE	OWNERSHIP
A	14,280	0.3278	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#1	SRMD#1
B	32,428	0.7445	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#1	SRMD#1
C	129,905	2.9822	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#1	SRMD#1
D	646	0.0148	OPEN SPACE	SRMD#1	SRMD#1
E	16,095	0.3695	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#1	SRMD#1
F	24,973	0.5733	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#1	SRMD#1
G	695,916	15.9760	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#1	SRMD#1
H	217,620	4.9959	LANDSCAPE, PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, OPEN SPACE	SRMD#1	SRMD#1
TOTAL	1,131,863	25.9840			

JOB NO. 25188.11
JUNE 14, 2022
SHEET 2 OF 6



**A REPLAT OF LOTS 22-32 & TRACTS B & J, STERLING RANCH FILING NO. 2 &
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN &
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 13S SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF EL PASO, STATE OF COLORADO**



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COUNTY OF EL PASO, STATE OF COLORADO**



STERLING RANCH FILING NO. 4

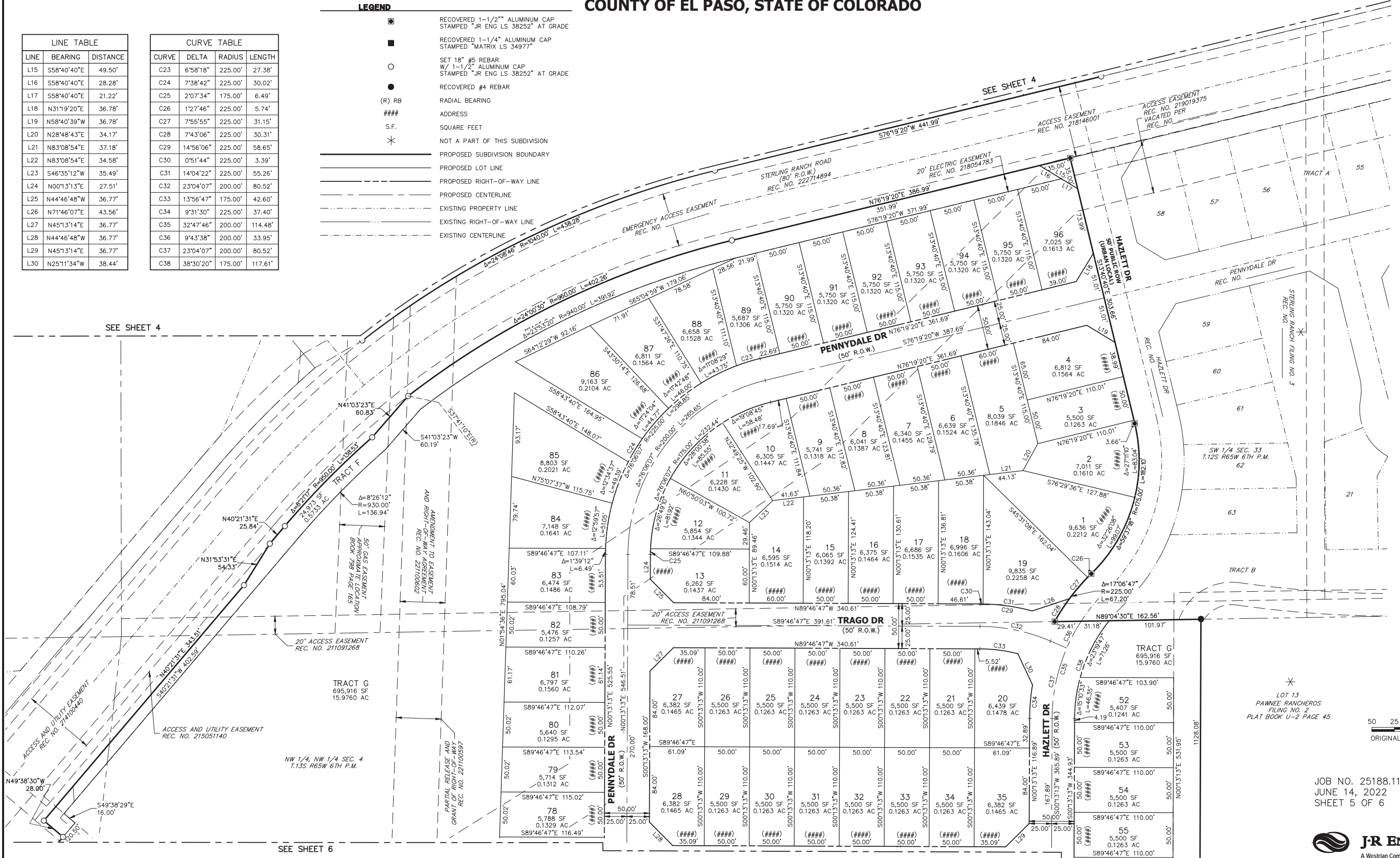
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LINE TABLE		
LINE	BEARING	DISTANCE
L15	S58°40'40"E	49.50'
L16	S58°40'40"E	28.28'
L17	S58°40'40"E	21.22'
L18	N31°19'20"E	36.78'
L19	N58°40'39"W	36.78'
L20	N28°48'43"E	34.17'
L21	N83°08'54"E	37.18'
L22	N83°08'54"E	34.58'
L23	S46°35'12"W	35.49'
L24	N00°13'13"E	27.51'
L25	N44°46'48"W	36.77'
L26	N71°46'07"E	43.56'
L27	N45°13'14"E	36.77'
L28	N44°46'48"W	36.77'
L29	N45°13'14"E	36.77'
L30	N25°11'34"W	38.44'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C23	6°58'18"	225.00'	27.38'
C24	7°38'42"	225.00'	30.02'
C25	2°07'34"	175.00'	6.49'
C26	1°27'46"	225.00'	5.74'
C27	7°55'55"	225.00'	31.15'
C28	7°43'06"	225.00'	30.31'
C29	14°56'06"	225.00'	58.65'
C30	0°51'44"	225.00'	3.39'
C31	14°04'22"	225.00'	55.26'
C32	23°04'07"	200.00'	80.52'
C33	13°56'47"	175.00'	42.60'
C34	9°31'30"	225.00'	37.40'
C35	32°47'46"	200.00'	114.48'
C36	9°43'38"	200.00'	33.95'
C37	23°04'07"	200.00'	80.52'
C38	38°30'20"	175.00'	117.61'

LEGEND	
■	RECOVERED 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
■	RECOVERED 1-1/4" ALUMINUM CAP STAMPED "MATRIX LS 34977"
○	SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "JR ENG LS 38252" AT GRADE
●	RECOVERED #4 REBAR
(R) RB	RADIAL BEARING
####	ADDRESS
S.F.	SQUARE FEET
*	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



LOT 13
PAWNEE RANCHEROS
FILING NO. 2
PLAT BOOK U-2 PAGE 45

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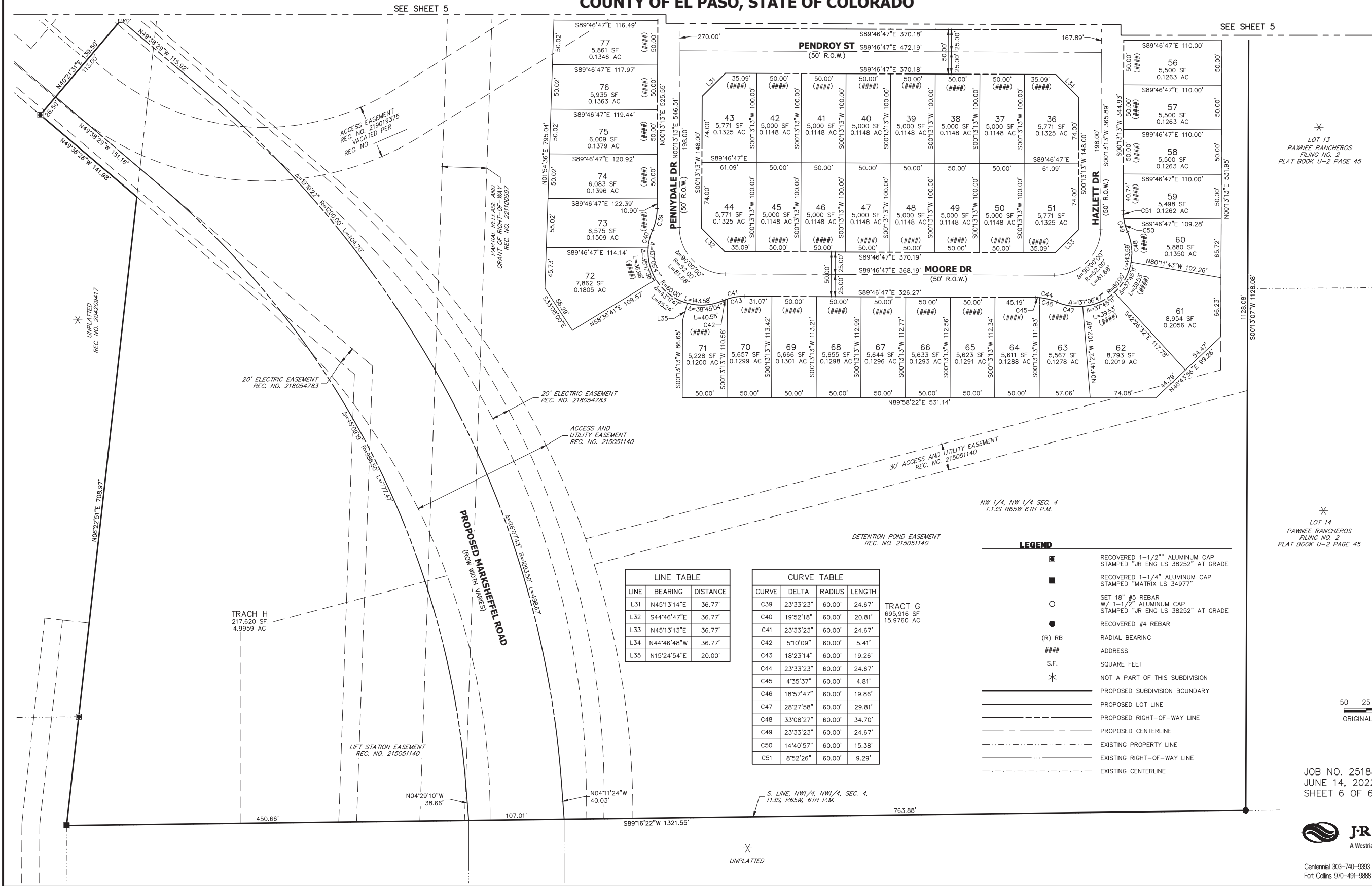
JR ENGINEERING
A Westrian Company

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STERLING RANCH FILING NO. 4

A REPLAT OF LOTS 22-32 & TRACTS B & J, STERLING RANCH FILING NO. 2 &

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN &
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COUNTY OF EL PASO, STATE OF COLORADO



A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ANY 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.
2. SOIL AMENDMENT - INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
3. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
5. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
6. ALL SOD SHALL BE TALL FESCUE BLEND.
7. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
8. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
9. 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 PLANTING 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.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. 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 OR, 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.
18. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.



	Agr	35	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B	NonX
	Coc	12	Celtis occidentalis / Common Hackberry	60'	50'	3" Cal.	B&B	Xeric
	Gdl	3	Gymnocladus dioica / Kentucky Coffee Tree	60'	50'	3" Cal.	B&B	NonX
	Mxh	3	Malus x "Hopa" / Hopa Crab Apple	25'	25'	2" Cal.	B&B	NonX
EVERGREEN TREES								
	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SIZE</u>	<u>COND</u>	<u>KEY</u>
	Pcl	26	Pinus contorta latifolia / Lodgepole Pine	70'	15'	8' HT	B&B	NonX
	Ped	30	Pinus edulis / Pinon Pine	30'	20'	6' HT	B&B	Xeric
	Pfl	29	Pinus flexilis / Limber Pine	50'	30'	6' HT	B&B	Xeric
	Ppo	4	Pinus ponderosa / Ponderosa Pine	80'	40'	8' HT	B&B	Xeric
ORNAMENTAL TREE								
	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SIZE</u>	<u>COND</u>	<u>KEY</u>
	Pam	18	Prunus americana / American Plum	20'	10'	2" Cal.	B&B	NonX
	Cse	25	Cornus sericea / Redoiser Dogwood	8'	8'	5 GAL	CONT	NonX
	CC	18	Cotoneaster apiculatus / Coral Beauty Cotoneaster	1.5'	5'	5 GAL	CONT	
	Pmb	15	Pinus mugo "Big Tuna" / Big Tuna Mugo Pine	8'	6'	5 GAL	CONT	Xeric
GRASSES								
	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SIZE</u>	<u>COND</u>	<u>XERIC</u>
	Cxa	36	Calamagrostis x acutiflora "Karl Foerster" / Feather Reed Grass	5'	2'	1 GAL	CONT	NonX
	Hse	98	Helictotrichon sempervirens / Blue Oat/Blue Avena	3'	2'	1 GAL	CONT	NonX



Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

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LANDSCAPE PLAN

PROJECT INFO
DATE: 07.25.202
PROJECT MGR: B. SWENSON
PREPARED BY: B. HALSTED

FINAL PLAT

DATE: BY: DESCRIPTION:

LANDSCAPE NOTES & DETAILS

1

1 OF 2

STERLING RANCH FILING 4
LANDSCAPE PLAN

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

Trail Easement

Trail Easement

Trail Easement

HATCH LEGEND

- | | |
|--|---|
|  TALL NATIVE GRASS |  ROCK MULCH 0.75" CIMARRON GRANITE |
|  UPLAND NATIVE SEED MIX |  COBBLE 2-4" HORIZON COBBLESTONE |
|  LOW ALTERNATIVE TURF GRASS | |
|  LOW-GROW NATIVE SEED MIX | |
|  TALL FESCUE SOD | |



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STERLING
RANCH
FILING 4
LANDSCAPE PLAN

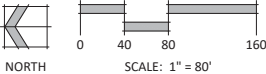
DATE: 07.25.2022
PROJECT MGR: B. SWENSON
PREPARED BY: B. HALSTEN

FINAL PLAT

LANDSCAPE PLAN

2

2 OF 2



**El Paso County Parks
2022 Action Plan**

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

Community Services Department								
Parks / Recreation & Cultural Services Divisions								
September 2022 Monthly Report								
<u>Facility Revenue Totals To Date</u>		<u>2022</u>				<u>2021</u>	<u>2020</u>	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 225,360	\$ (45,360)		\$ 199,762	\$ 105,998	
County Fair / Fairgrounds		\$ 301,000	\$ 355,122	\$ (54,122)		\$ 355,532	\$ 81,211	
Total		\$ 481,000	\$ 580,482	\$ (99,482)		\$ 555,294	\$ 187,209	
<u>Fundraising Revenue</u>		<u>2022</u>	<u>2022</u>			<u>2021</u>	<u>2020</u>	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 105,000	\$ (30,000)		\$ 92,500	\$ 20,000	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 62,500	\$ (17,500)		\$ 65,500	\$ 44,500	
Trust for County Parks	Park Operations	\$ 10,000	\$ 141,819	\$ (131,819)		\$ 59,297	\$ 50,196	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 21,271	\$ 3,729		\$ 29,123	\$ 22,450	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 15,000	\$ 40,000	
Total		\$ 195,000	\$ 370,590	\$ (175,590)		\$ 261,420	\$ 177,146	
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>						
<u>Parks Division Reservations</u>	<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>	
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>	
January	3	510	N/A	3	22	4	41	
February	5	446	N/A	5	233	12	879	
March	29	702	N/A	4	31	6	44	
April	271	8698	4.2	157	3892	0	0	
May	419	15932	4.5	423	11907	47	274	
June	504	22916	4.3	506	14571	294	2869	
July	515	22275	4.4	466	16225	309	6153	
August	391	21464	4.4	493	17007	259	7213	
September	363	19266	4.5	398	16048	284	10208	
October								
November								
December								
Total	2500	112209	4.2	2455	79936	1215	27681	

<u>Parks Facility Reservations</u>		2022	2022	2021	2021	2020	2020	
September		Rentals	Attendance	Rentals	Attendance	Rentals	Attendance	
<u>Bear Creek Regional Park</u>								
Archery Lanes		1	10					
Athletic Fields		37	2360	28	1750	4	95	
Pavilions		79	4254	88	4151	75	2192	
Trails		4	2720	7	1400	11	2000	
Vendor		5	20	4	16			
Tennis Courts								
Pickleball Courts				36	144			
Vita Course								
Meeting Room		11	54	4	50	4	43	
<u>Black Forest Regional Park</u>								
Athletic Fields		13	410	9	540	2	145	
Pavilions		16	660	18	711	15	442	
Vendor								
Tennis Courts		9	36	2	4	12	48	
<u>Falcon Regional Park</u>								
Baseball Fields		9	225	6	150			
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields		4	210	8	390	5	250	
Pavilions		29	1290	41	1721	19	410	
Trails				1	100	3	200	
Disc Golf Course		6	680	1	72			
Vendor		1	4	1	4			
<u>Fox Run Regional Park</u>						20	500	
Athletic Fields		39	1620	37	1240	35	1100	
Gazebo		11	740	15	645	6	195	
Warming Hut		4	55	11	130	5	45	
Pavilions		61	2832	51	1860	33	871	
Vendor		1	4	2	8	3	110	
Trails		1	50	3	166			
<u>Homestead Ranch Regional Park</u>								
Pavilions		10	366	10	264	5	81	
Athletic Fields								
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail		1	600	1	400	7	820	
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail						5	400	
Baptist Road Santa Fe Trail						2	100	
AFA Santa Fe Trail						2	100	
Vendor - Santa Fe Trailheads				3	12	3	12	
<u>Paint Mines Trail</u>		11	66	11	120	7	38	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>						1	11	
<u>Pineries Open Space</u>								
Total Park Facility Reservations		363	19266	398	16048	284	10208	

		2022	2022	2022	2021	2021	2020	2020
<u>Fairgrounds Facility Reservations</u>								
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		7	150	N/A	0	0	9	478
February		19	726	N/A	6	178	12	271
March		13	471	N/A	8	459	3	170
April		50	2781	N/A	20	1208	0	0
May		30	3791	N/A	16	1496	0	0
June		52	3529	N/A	12	1921	20	410
July		17	298	N/A	1	80	17	1,338
August		38	3496	N/A	26	3221	19	2291
September		42	5,523	N/A	54	4247	16	1850
October								
November								
December								
Total		268	20,765	N/A	143	12,810	96	6,808
<u>Fairgrounds Facility Reservations</u>		2022	2022	2021	2021			
<u>September</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	30	1	20			
Calhan Posse Mtg		1	20	1	15			
4H Meeting		1	20	3	75			
Livestock Sale Committee		1	15	1	23			
Wedding		1	200	1	20			
LifeLine Screening		1	50					
FFA District Leadership Conference		1	200					
<u>Grand Stands Building</u>								
HDA Kitchen Rental		4	20					
Garza Kitchen Rental		16	80					
Scentwork Trials		3	300					
<u>Track</u>								
Races		2	2588	1	500			
<u>Barns</u>								
<i>Calhan Ag Day</i>		1	600	1	30			
<u>Livestock Arena</u>								
Calhan Ag Day		1	600	1	100			
4H State Dog Agility		2	200	1	80			
				3	60			
<u>Grounds -</u>								
Scentwork Trials		3	300	0	0			
<u>Whitemore - Fairgrounds</u>								
Scentwork Trials		3	300	1	300			
				1	20			
				2	30			
<u>Arena</u>								
				1	300			
Month Total Fair Facility Reservations		42	5,523	18	1,573			

Vandalism Report								
Incident	Date	Location	Area	Cost				
Vehicle damaged turf of Pine Meadows field	1/3/2022	Fox Run Regional Parks	North District	\$100				
Vehicle damaged turf of Oak Meadows field	1/3/2022	Fox Run Regional Parks	North District	\$100				
Discharged fire extinguisher, broken curtain rod	1/4/2022	Warming Hut - Fox Run	North District	\$300				
Vehicle drove through fence	1/24/2022	Baptist Trailhead	North District	\$100				
Vehicle damaged turf of Pine Meadows field	1/24/2022	Fox Run Regional Parks	North District	\$100				
Restroom broken into, toilet filled with trash / debris	1/24/2022	Baptist Trailhead	North District	\$50				
Illegal dumping (construction materials, car parts)	2/22/2022	Black Forest Regional Park	North District	\$50				
Graffiti damaged new tunnel mural, playground walls	2/14, 3/29	Widefield Community Park	South District	\$4,500				
Break-in at vacant house	3/3/2022	Pineries Open Space	North District	\$0				
Vehicle damaged turf on multi-use field	4/11/2022	Bear Creek Regional Park	Central District	\$100				
Fire set to playground slide, damaged lower section	4/27/2022	John Ceresa Park	South District	TBD				
Fire set to table and ripped out of pavilion	5/9/2022	McCrae	South District	\$2,000				
Vehicle damaged 5 sections of split rail fence	5/16/2022	Hanson Trail	South District	\$200				
Hand dryer destroyed	5/21/2022	Widefield Community Park	South District	\$500				
Restroom vandalized (door kicked in, E-lock broken)	6/1/2022	Widefield Community Park	South District	\$280				
Restroom vandalized (door kicked in)	6/3/2022	Fountain Creek Regional Park	South District	\$95				
Broken kios at Fallen Timber trailhead restroom	6/13/2022	Fox Run Regional Parks	North District	\$300				
Graffiti damaged on basketball court	6/15/2022	Stratmoor Valley Park	South District	\$200				
Graffiti damage on playground	6/17/2022	Fountain Creek Regional Park	South District	\$100				
Graffiti damage on ADA swing	6/17/2022	John Ceresa Park	South District	\$50				
Playground slide damaged	6/17/2022	Fountain Creek Regional Park	South District	\$100				
Graffiti damage on playground, pavilion	6/27/2022	Stratmoor Valley Park	South District	\$200				
Graffiti damage on fligh memorial	6/28/2022	Widefield Community Park	South District	\$50				
Graffiti damage on playground	6/29/2022	Stratmoor Valley Park	South District	\$30				
Restroom vandalized (faucets broken)	6/30/2022	Widefield Community Park	South District	\$80				
Restroom vandalized (broken light fixtures)	7/4/2022	Fox Run Regional Parks	North District	\$300				
Restroom vandalized (door frame bent to gain access)	7/15/2022, 7/26/2022	Widefield Community Park	South District	\$150				
Restroom vandalized (stall door broken off hinges)	7/28/2022	Fountain Creek Regional Park	South District	\$120				

Traffic sign vandalized (stop sign sprayed near Fallen Timber)	7/22/2022	Fox Run Regional Parks	North District	\$100				
Restroom vandalized (hairdryer pulled off wall)	8/20/2022	Widefield Community Park	South District	\$20				
Graffiti damage in tunnel	8/22, 8/31	Widefield Community Park	South District	\$40				
Graffiti damage in tunnel	9/2, 9/15, 9/23	Widefield Community Park	South District	\$60				
Six sections of fence damaged (stolen car chase)	9/20/2022	Fountain Creek Regional Park	South District	\$200				
Illegal dumping, homeless camp removal/clean-up	9/14/2022	Christian Open Space	South District	\$150				
			Total	\$10,725				
Volunteerism		2022		2021		2020		
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		180	609	106	372	193	824	
February		60	327	100	468	234	1114	
March		118	682	159	713	110	552	
April		407	1,830	365	1,556	86	350	
May		491	2,021	425	1,579	96	500	
June		225	1,606	299	1,421	378	1765	
July		650	6,517	680	5,444	291	974	
August		303	1,676	283	1,581	254	806	
September		501	1,986	411	1,808	254	806	
October								
November								
December								
Totals		2935	17,254	2828	14,942	1896	7691	
		Jul-22						
September		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		14	56					
Fairgrounds Corporation		5	20					
Fair and Events Center		6	24					
Friends of the Nature Centers		71	249					
Adopt-A-Park / Trail / Volunteer Projects		396	1,602					
Total		501	1,986					
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	47	550
March		48	986	4.96	50	753	17	361
April		109	3003	4.98	58	1006	0	0
May		148	5401	4.95	84	1377	12	455
June		76	1595	4.87	68	1361	40	888
July		106	28545	4.94	71	3601	74	1962
August		63	4195	4.97	58	3598	92	1211
September		102	2585	4.97	84	2074	78	868
October								
November								
December								
Totals	800 / 21,000	718	47714	4.96	525	14218	405	7050

[illegible]

Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	555	560	0	0				
February	626	529	0	0				
March	1201	1037	0	0				
April	1201	1102	1318	0				
May	1260	2075	2231	0				
June	1876	1459	2582	0				
July	1881	1342	2435	0				
August	1597	1232	2628	0				
September	1185	1088	2252	0				
October								
November								
December								
Totals	11382	10424	13446	0				

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

September 2022

General Updates:

Facility rentals have generated \$225,360 which exceeded our \$180,000 annual goal by 25%.

Special Events:

1. The Humane Society of the Pikes Peak Region held another successful community fundraiser event at Bear Creek Regional Park. The "Pawtoberfest" is one of Colorado's only dog-friendly festivals, featuring craft brews with over 30 beverage partners, a 2-mile dog walk, more than 75 sponsors and vendors, music, agility demonstrations, pet contests and many food trucks. The event was held at Bear Creek Regional Park.
2. The Landsharks Running Club held their Fall Cross Country Series at Bear Creek Regional Park and Fox Run Regional Park again. The Fall Cross Country Series is a school-based program led by a teacher and/or parent volunteers and is open to students in kindergarten through 6th grade. Kids practiced two or three times per week, before or after school for 45 to 60 minutes. Practices consist of running games and cross-country workouts with a strong focus on fun. 400 kids were able to participate.
3. The Colorado State Disc Golf Championships was held at the Widefield disc golf course. The event took place over three days and drew 400 participants from around the state.
4. The Pikes Peak APEX, a 4-day cycling event took place in September. The final stage of the race took riders from America the Beautiful Park through Bear Creek Regional Park up High Drive, to Gold Camp Road and up the entrance of the new Daniel's Pass trails. This year a running component was added which utilized the east trail system of Bear Creek Regional Park.



5. High Plains Little League used the fields at Falcon Regional Park for a Softball Fall skills clinic.
6. Soccer, Rugby, Lacrosse camps continued in all County Parks throughout the month of September.
7. Eleven commercial photography permits were issued in September for the Paint Mines Interpretive Park.

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

COMMUNITY OUTREACH
Monthly Report – October 2022

Dana Nordstrom, Community Outreach Coordinator

Community Outreach News:

Staff participated at the Trails and Open Space Coalition Membership Party advocating for our 2023 – 2026 Capital Improvement Program

Creek Week Highlights:



[Fountain Creek Watershed Flood Control and Greenway District](#) hosted the 9th Annual Creek Week Cleanup. Like most events Creek Week was still in recovery this year, but even though our numbers were smaller this watershed cleanup had a big impact! **2,200** volunteers participated in **101** cleanups over the course of 9 days. Volunteers cleared **17** tons of litter and debris with over **2,100** bags of trash. The strangest items found this year: , **BIG Wheel toy, Tea Kettle and 18 shopping carts!**

The Pikes Peak Outdoor Recreation Alliance working with the Fountain Creek Watershed Flood Control and Greenway District Creek Week and the Cultural Office of the Pikes Peak Region organized the Pikes Peak Litter Letter Project. Concrete Couch constructed the letters. Volunteers collected the trash from public lands and waterways. This years' word appropriately designed was **"PRICELESS."**



Friends Groups: Staff coordinated with the Friends of Bear Creek Dog Park for our annual Ghouls and Stools clean up event which brought out over 60 volunteers. Partnered with Heuberger Subaru, BioBags, and City Parks for games and costume contest prizes.

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 – September 2022

Submitted by Theresa Odello, Recreation & Cultural Services Division Manager

Programs & Special Events:

- What's your favorite age group to work with and why? We found this out from volunteers and staff from Bear Creek Nature Center and the Paint Mines at Bear Creek Nature Center's **Engagement Strategies Training** on Thursday, September 22. Brenda McCreight, Interpreter at BCNC, led activities that helped the participants learn how to engage every age group, from favorite to most challenging. Talking to partners, choral answers, and kinesthetic movements were a few included strategies that help everyone stay involved. Strategies that work for specific age groups were modeled as the group hiked along the beautiful Creek Bottom Trail. Everyone walked away with some ideas and techniques to use the next time they lead a program – no matter what age group they are working with!
- We wrapped up our summer **Concerts in the Park** series this month with two final concerts at Fox Run Regional Park. 450 people attended the last two concerts and approximately 3370 people attended the concerts over the entire concert series. On average, 210 people attended each concert. Concerts were a good source of donations this summer as \$356.75 has been collected. One highlight from this year's series was that this was the first year we held concerts at Fountain Creek Regional Park. One of the Fountain Creek Concerts drew in over 255 people, proving that the series can continue to be of interest for people in the Fountain area.
- September was a busy month at the **El Paso County Fair & Events Center**. The 2022 Auto Race season concluded with the final races held on Sept. 24 with over 2,500 in attendance. Animals could also be found almost every weekend as dog shows, 4H State Agility contests, and scent work trials filled our spaces. Calhan High School held their annual Agriculture Day, with the community bringing out animals to show and over 500 students visited the grounds throughout the day to learn more about the animals, ranching, and general farm work. The FFA District 10 Leadership Conference was held in Swink Hall with over 175 students engaged various breakout groups and activities.
- Fountain Creek Nature Center's Part-time Interpreter led a **Full Moon Hike** at Fox Run Regional Park filled with stories. Even though clouds covered the moon, hikers were delighted to walk the dark trails and were regaled with folklore about the moon from different cultures.



Participants also learned moon science including how the phases change and played a competitive game of moon trivia!

- Fountain Creek Nature Center hosted a field trip opportunity for attendees of the **Colorado Trails Symposium**. Six participants, representing Colorado Parks Wildlife, Rocky Mountain Field Institute, Colorado Springs Parks and Recreation, Boulder Parks and Recreation, and El Paso County were guided along the Nature Trail with our Terrain Hopper to learn about our Trail Mobility program. Boulder Parks and Recreation brought hand-pedaled bicycles that they use for a similar program. The time outdoors with these devices was eye-opening, inspiring, and of course, fun!

Outreach Events and Other Items:

- **Pawtoberfest** was a *paws-itivity* worthwhile outreach opportunity for Bear Creek Nature Center staff and volunteers! This annual fundraiser for the Humane Society of the Pikes Peak Region is held in Bear Creek Regional Park and draws thousands of 2-legged and 4-legged participants. Nature Center staff used this opportunity to inform the community about El Paso County Nature Centers and to promote Bear Creek Nature Center's upcoming Bear Run Fundraiser. Getting to see many wagging tails and pet many happy pups was a bonus! Approximately 300 attendees visited the nature center's booth and staff made a contact with a pet-walking and sitting business that has signed on as a Bear Run Partner for this year!
- At the **Paint Mines Interpretive Park**, Interpretive guided hikes, led by our interpreters, have continued through September. This month, two guided hikes were coordinated, and we have two more interpretive guided hikes left this year. In September the two interpreters and our volunteer encountered and interacted with approximately 2,252 visitors and engaged in approximately 220 longer conversations with interested visitors.
- Bear Creek Nature Center Supervisor attended a **Leave No Trace Trainer Course** in Colorado Springs' Palmer Park. This 2-day training led by City Park Rangers covered all seven Leave No Trace Principles, how to educate the public of all ages about these principles, and strategies for educating the public in ways that are positive, inclusive, and likely to be well-received. Bear Creek Nature Center became a Leave No Trace Community Partner in 2022 and this training expands the nature center's opportunities to educate the public and train staff about these important principles that help preserve and protect our cherished public lands.
- As a new environmental education professional, every experience is a learning curve. Bear Creek Nature Center's Interpretive Program Coordinator Kylee Taylor had the opportunity to dig into this mindset at the annual **Colorado Alliance for Environmental Education conference** at Snow Mountain Ranch on September 9 and 10. The most impactful session was presented by the Colorado History Museum, who discussed their Ute Education Kit that Bear Creek received this summer. Seeing the creators of the program demonstrate the materials inside was very helpful and something Kylee will be able to share with colleagues as we prepare to use the kit for field trips and in our regular programming. Kylee was also asked to join the Southeast Region's CAEE group as they move forward with connecting EE professionals in Colorado's Southeast region.

- Fountain Creek Nature Center's Supervisor hosted an information booth at **Fountain's Community Night Out** at Metcalfe Park. Visitors from the community were able to touch the pelts, tracks, and skulls of Fountain animals like beaver, bobcat, and raccoon. Fresh pond water from the park was brought, along with microscopes and viewing trays, so everyone could explore the tiny life in our water and watch minnows, damselfly nymphs, and water fleas swim about. We often heard that we were the coolest booth there!





Special Events and Program Calendar

October 12 - November 9, 2022

Date	Day of Week	Program	Location	Target Audience	Notes*
Oct 12	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Oct 13 - 14	Thursday and Friday	2s & 3s Outdoors: Falling for Leaves	Fountain Creek Nature Center	Children age 2-3 with an adult	9-10:15am, \$3 per person
Oct 13	Thursday	Active Adults: Birding 101	Bear Creek Nature Center	Adults	6:00-8:00 pm/ \$10 for 2-part series- Presented by Aiken Audubon
Oct 13	Saturday	Active Adults: Birding 101	Bear Creek Nature Center	Adults	8:00am-12:00pm/ \$10 for 2-part series- Presented by Aiken Audubon
Oct 15	Saturday	Ghost Fish: Legend of the Lake	Fountain Creek Nature Center	Ages 5 and up	Presented by TAB, \$15 per person, Many start times between 10am and 2:00pm
Oct 19	Wednesday	Nature Explorers: The Seedy Side of Autumn	Bear Creek Nature Center	Ages 4-6 with caregiver	9-10:30am & 1-2:30pm/ \$3 per person
Oct 19	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Oct 21	Friday	Boo at Bear Creek	Bear Creek Nature Center	Recommended ages 7+	6:00-9:00pm/ \$8 per person
Oct 22	Saturday	Jr. Bird Club	Fountain Creek Nature Center	Ages 8-15	\$10 per child, drop off, 8-11am
Oct 22	Saturday	Ghost Fish: Legend of the Lake	Bear Creek Nature Center	Ages 2 and up	Presented by TAB, \$15 per person, Many start times between 10am and 2:00pm
Oct 25	Tuesday	Kane Ranch Introduction to Night Sky Photography	Kane Ranch Open Space	Adults	7:00-9:00 pm/ \$20 per person- Led by Mike Pach of 3 Peaks Photography & Design
Oct 26	Wednesday	Little Wonders: Creative Corvids	Bear Creek Nature Center	Ages 2-3 with caregiver	9-10:15am & 1-2:15pm/ \$3 per person
Oct 26	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Oct 28	Friday	Homeschool Fridays: Discover Wetlands	Fountain Creek Nature Center	Children in grades 3-6 with their families	\$4 per person, 2-4pm
Oct 29	Saturday	Forest Bathing Walk	Bear Creek Nature Center	Adults	1:00-3:30pm, \$30 per person
Oct 29	Saturday	Pumpkin Carving Party	Fountain Creek Nature Center	All!	\$5 per pumpkin, 9am-12pm
Oct 29	Saturday	Jack-o-Lantern Trail	Fountain Creek Nature Center	All!	\$5 per person, 5:30-7:30pm
Nov 2	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Nov 3-4	Thursday and Friday	Nature Adventures: Bouncing Bobcats	Fountain Creek Nature Center	Children age 3-6 with an adult	9-10:30am / \$3 per person
Nov 4	Friday	Homeschool Fridays: Walk the Wetlands	Fountain Creek Nature Center	Children in grades Pre-k - 2 with their families	\$4 per person, 2-4pm
Nov 5	Saturday	Bear Creek's 8th Annual Bear Run Fundraiser	Bear Creek Regional Park	All ages	10:00 am- \$65 new adult runner/ \$35 new child runner/ \$20 returning runner/ \$ per dog
Nov 9	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
					* Nature Center Members may receive an additional discount

COMMUNITY SERVICES DEPARTMENT

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

**PARK OPERATIONS DIVISION
MONTHLY REPORT
SEPTEMBER 2022**

Parks Planning

Capital Project Management / Planning:

Bear Creek Regional Park Restroom – Project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. Tremmel Design Group (TDG) completed final design in December 2020. Raine Building was contracted for complete demolition and construction in April 2021. Demolition and pre-construction tasks were completed in 2021. Construction has been delayed several times due to material and contractor delays but will be completed in 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 has contracted 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 began with court demolition the last week of September. Concrete, fencing and temporary court striping will take place in 2022, with court surfacing being completed early 2023 once temperatures are favorable.

County Parks Master Plan Update – The 2013 County Parks Master Plan is currently being updated. The plan is a guiding document that works alongside other County plans to help maximize outdoor recreation opportunities such as parks, trails, long-term protection of open space and recreational programming. In addition, an infrastructure analysis will be completed to help identify and prioritize future needs regarding existing facility and park infrastructure. BerryDunn (formerly GreenPlay LLC.) was selected as the consultant and the goal is to complete the updates in 2022. The master plan update was presented at the August Park Advisory Board meeting. Next steps include presentation to the Planning Commission and Board of County Commissioners.

Fountain Creek Nature Center Sidewalks– The main sidewalk leading from the parking lot to the main entrance is does not meet ADA compliance. Additionally, the current storm drains are not adequately sized to convey stormwater. A contract with Baseline Engineering was awarded in August to complete design and specifications. Upon completion of the design a separate contract for construction will be advertised with Baseline providing construction support services. Any



residual project funds will be used to address sidewalk and parking lot issues around Duckwood Pond in Fountain Creek Regional Park.

Fox Run Nature Center – A request for proposals was issued in June 2022 seeking architectural and site design services for the new nature center located in Fox Run Regional Park. After a review of four submitted proposals, a team led by TDG Architecture was selected. A project kick-off is scheduled for October with design being completed by the end of 2023. Throughout the duration of this project, the public and key stakeholders will be engaged to inform design of the building, exhibits, and surrounding site.

Fox Run Regional Park Oak Meadows Restroom – Project consists of renovating the Oak Meadows restroom from a composting system to a flush system. The pit vault composting waste system will be removed, and existing leach field abandoned. A new on-site wastewater treatment system and leach field will be installed. Internal plumbing and fixtures will also be installed to convert the restroom to a flush system. A consultant will be enlisted to provide design services for this project.

Fox Run Regional Park Pine Meadows Playground – This project includes the replacement of the playground structure at Pine Meadows with a new ADA compliant structure. In support of this project, new ADA compliant sidewalks and parking will also be installed. The contract was awarded to Ridgeline Construction. Work began in June and was completed in August.

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. Two custom information kiosks and Partners in the Park signs have been ordered for installation at each entrance of the open space on the New Santa Fe Regional Trail.

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. A revised scope of work was approved in 2022 to reduce the project to 1.5 miles to end at the intersection of US 24 and Fountain Ave. Stantec Consulting Services was selected to complete engineering and design of the Ute Pass Regional Trail. Permitting and regulatory approvals are ongoing. Review and coordination with several agencies are ongoing. A third grant was awarded to the County in 2022 and other funding options are being pursued. The final design package is scheduled to be completed in late 2022. Construction is planned for 2024.

Other:

Development Permit Application Reviews - Staff reviewed 6 development permit applications to be presented for endorsement at the October 2022 meeting and provided internal administrative comments for an additional 9 applications during September 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.

Grants – El Paso County Parks was awarded a \$145,000 Community Development Block Grant for the paving the Crews Gulch Trail through Widefield Community Park. A notice to proceed is anticipated in late summer or early fall 2022, with the project occurring soon afterward. A grant application was submitted to Great Outdoors Colorado in August to fund five weeks of work by the Mile High Youth Corps and Rocky Mountain Field Institute at Pinerias Open Space in 2023. Grant awards are anticipated in December 2022.

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.

Park Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – The busy reservation season is dwindling at the park, with pavilion rentals decreasing this reporting period. However, multiple trail events and consistent field rentals have kept park staff occupied with cleaning facilities, removing trash, washing pavilions, parking lot and trail maintenance, and weekly mowing and trimming of irrigated turf areas. Other completed responsibilities include native mowing, landscape bed maintenance and improvements, playground inspections, irrigation inspections and repairs, and ongoing cleanup from the spring snowstorm.

Bear Creek Regional Park hosted the annual Humane Society of the Pikes Peak Region “Pawtoberfest” event on September 17th. This large event occupied the entirety of Bear Creek Park, and with the two-year hiatus due to COVID, turnout for this year’s event was anticipated to be one of the largest to date. Park staff met multiple times with event organizers and assisted with accessibility for vendors and contractors.

Central staff spent multiple days locating and repairing a main line leak on the non-potable irrigation system at Bear Creek Terrace. This project required staff to dig an eight-foot-deep hole, remove existing concrete thrust blocks, identify location of the leak, repair damaged components, compact disturbed area around mainline, reinstall new thrust blocks, bring in new dirt to fill the large hole, and clean up the work site.

Our team continues to meet and assist Raine Construction with the construction of the new restrooms at Bear Creek Terrace. Contracted work is in its final stages and park staff will be installing landscape around the building perimeter soon.

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.

All Central District staff members completed their CPR / First Aid certification. Successful completion of this two-year certification consisted of a three-hour online training, as well as a two hour in person class hosted by Theresa Odello at the Bear Creek Nature Center.

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. Staff continues to monitor security cameras, remove trash, and monitor the site for new graffiti.

Downtown Facilities – The Downtown team remains busy with continuous property checks and general maintenance tasks including mowing operations, landscape bed maintenance, trash collection, weed control, and irrigation checks and repairs. The team has started fall aeration and fertilization and will complete this task within the next reporting period.

The landscape bed at the southwest corner of the Sahwatch parking garage received an upgrade during this reporting period. Downtown staff amended existing soil, installed large decorative boulders and rock mulch, and designed a new drip irrigation layout for the multiple varieties of plants installed. Great job team!

Park Operations, EPC Facilities, and TDG Architecture have met multiple times regarding new / improved parking at the Criminal Justice Center. This multiple stage project will increase parking availability at the facility and our staff will maintain oversight and provide input on changes made to landscape and irrigation portions of the project.

Ute Pass Regional Trail – Staff removed trash and debris from trail corridors and trailheads, while continuing to monitor parking areas for illegal overnight use.

CDOT addressed a culvert issue on Hwy 24 causing erosion problems to the trail and staff will monitor this section for any signs of continued erosion.

East District:

County Fairgrounds – The Fairgrounds hosted the final race of the 2022 season. Several of our summer events are wrapping up and staff begun preparations to winterize certain buildings/areas at the County Fairgrounds. In addition to the final race, staff assisted with several smaller parties, facility rentals, a wedding, dog shows, and a few 4H events.

The barn replacement project continues to move forward. Following the demo of the old barns, the contractor set forms, and the footers of the building were poured. It won't be long before the barn itself starts to take shape.

Homestead Ranch Regional Park – The team continues mowing operations and minor maintenance tasks. Staff repaired a fire hydrant mainline break that was 6' underground and difficult to get to. Our team completed the repairs, backfilled the hole and overseeded the bare areas to reestablish turf. The second irrigation project the team worked on was the installation of a new air release valve. This valve will help prevent water hammer in the irrigation lines and reduce potential mainline breaks.

The team completed all seeding, fertilization, and aeration. We are ready to begin irrigation blowouts in late October.

Falcon Regional Park – The team continued mowing operations and minor maintenance tasks. The focus this month was the completion of fall maintenance tasks to include aeration, seeding and fertilization. We are now ready for irrigation blowouts in late October.

Paint Mines Interpretive Park – Park patrols, cleaning, and monitoring for vandalism are conducted daily.

Rock Island Regional Trail – Staff continues to monitor the park and trail for trash and vandalism.

Palmer Divide Trail at Wood Lake – Staff continues to monitor the park for trash and vandalism.

North District:

General Information – The North District team focused on aeration, fertilization, weed prevention, tree trimming and general road improvements. Active use areas continue to be maintained at a high level. Reservations and wedding events have remained busy but seem to be slowing down as the seasons change. Improvements to the restroom facilities have also been a top priority.

North District parks, trails and facilities continue to be inspected and cleaned daily.

Wildland Fire continues their fire mitigation efforts within Fox Run Regional Park.

Fox Run Regional Park – All irrigated areas were aerated and fertilized. The irrigation system was also inspected to identify any repair needs. Staff was able to repair/adjust over 50 irrigation heads and additional tune-ups will continue next month. Bathroom floors were painted at Fallen Timbers and the Roller Coaster Trailhead restroom. All roads were graded, and culvert work continues to improve stormwater drainage.

Black Forest Regional Park – The tennis court/pickleball replacement project is underway. The contractor began removing the old courts and preparing the area for the new foundation. All hazard trees surrounding the courts were removed prior to starting. The community is extremely excited about the new courts.

All the irrigated areas were aerated and fertilized. The irrigation system was inspected, and repairs were made to ensure proper coverage and efficiency. The entryway and parking lots were also graded.

Pineries Open Space – The parking lot island was cleaned of all debris and dead trees. A new bench location was identified at the Grandview Overlook. The North District team hopes to install the bench within the next few weeks. The entryway and parking lot were graded.

Black Forest Section 16 – A large standing dead tree was removed from the parking lot island by North District staff.

The bathroom floor was cleaned and painted, providing a cleaner more inviting look.

Santa Fe Trailhead / Baptist Road – The Santa Fe Trailhead near Baptist was cleaned up this month. Native areas surrounding the trailhead and picnic areas were mowed and trimmed.

South District:

Fountain Creek Regional Park – Completed routine maintenance tasks include mowing, irrigation checks, irrigation repairs, weed control, road repairs, and trail mowing. Staff also spent significant time troubleshooting and repairing the public water distribution system. Our team continued clearing trail corridors and completed fall aeration and fertilization.

The south field renovation project is seeing consistent seed germination and turf growth. Our team hopes to complete the first mowing of the newly renovated field soon.

El Paso County Facilities assisted our team by making repairs to parking lot lighting and upgrading all pavilion lighting to LED fixtures.

Widefield Community Park – Fall aeration is complete, and mowing operations at the disc golf course were finished prior to multiple large disc golf tournaments.

The flight memorial received a fresh coat of floor paint due to previous vandalism that could not be fully removed. Staff did an outstanding job painting over graffiti in the Fontaine Tunnel. We hope that our quick response time is a deterrent for repeat graffiti.

Stratmoor Valley Park – Staff focused on routine maintenance and has completed all fall aeration and fertilization.

Stratmoor Hills Park – Staff focused on routine maintenance and has completed all fall aeration and fertilization.

Grinnell Boulevard – Trash removal and mowing operations were our primary focus during this reporting period.

Crews Gulch Trail – Our team continues to focus on removing trash that flows downstream due to stormwater runoff. In addition, many volunteers removed a large amount of trash and debris during the Creek Week volunteer event. Staff has been very proactive at this property by quickly removing graffiti.

Ceresa Park – Staff focused on routine maintenance and mowing of native areas. In addition, all fall turf aeration and fertilization has been completed.

Kane Ranch Open Space – Our team focused on routine trash removal and property inspections. We discovered that the main entrance gate was damaged and is not working properly. A vendor has been contacted to provide a quote for repairs.

Willow Springs Ponds – Over the past few years, the ponds water level has dropped during the summer months and our team is looking for supplemental water resources to help fill the ponds. Staff continues to monitor the receding water levels in both ponds.

Mowing operations have been completed in active use areas, and herbicide applications were completed in the parking lot, picnic areas, and along fences. Along with daily maintenance, staff bladed all parking lots and roads and have started fixing split rail fencing.

Clear Springs Ranch – Staff completed herbicide applications in the trailhead parking lot and eradicated approximately 20 wasp nests.

Hanson Trailhead – Sections of fencing, signs, and the entrance gateway have been removed after a discrepancy in park property boundaries. Staff removed a homeless camp in the area and was surprised to find four cows grazing our open space. Thanks to the Security Department the cows were reunited with their owners.

Christian Open Space – Multiple homeless camps and illegal dumps have been removed with heavy equipment and dump trucks. Efforts have been made to frequent the area and to come up with preventative measures to deter future camping and illegal trash dumping.