

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, September 14, 2022 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
A. Thomas Lachocki, Vincent Prins, John Wallace, New Park Advisory Board Members	Chair	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Eagle Rising Filing No. 1 Final Plat	Greg Stachon	Endorsement
B. Romens Final Plat	Greg Stachon	Endorsement
C. High View Estates Final Plat	Greg Stachon	Endorsement

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
D. Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan and Rezone	Ross Williams	Endorsement
7. Information / Action Items		
A. Homestead Ranch Regional Park Master Plan	Greg Stachon	Endorsement
B. 2022 - 2023 Officer Elections	Chair	Approval
C. 2023 Capital Improvement Program	Todd Marts	Endorsement
D. 2023 Budget Proposal	Todd Marts	Endorsement
E. Park Fee Advisory Committee Appointments	Todd Marts	Endorsement
F. Park Lands Agreement Extension – Sterling Ranch Metropolitan District, Branding Iron at Sterling Ranch Filing No. 2	Ross Williams	Endorsement
G. Park Lands Agreement Extension – Sterling Ranch Metropolitan District, Homestead at Sterling Ranch Filing No. 2	Ross Williams	Endorsement
H. 2022 Creek Week Proclamation	Dana Nordstrom	Information
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the August 10, 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
Kiersten Steel
Terry Martinez (via TEAMS)

Staff Present:

Todd Marts, Executive Director
Brian Bobeck, Park Operations Division Manager
Sabine Carter, Administrative Services Coordinator
Jason Meyer, Planning Supervisor
Ross Williams, Park Planner
Theresa Odello, Recreation & Cultural Services Manager
Kathy Andrew, Environmental Division Manager
Kyle Melvin, Assistant Park Operations Division Mgr.
Scott Myers, Operations Support Supervisor
Adam Robertson, Central District Supervisor

Absent: Lois Landgraf

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 1:32 p.m. by Ed Hartl, Chair.
2. Approval of Agenda: **Kiersten Steel made a motion to approve the meeting agenda. Susan Jarvis-Weber seconded the motion. The motion carried 5 - 0.**
3. Approval of Minutes: **Kiersten Steel made a motion to approve the June 8, 2022, meeting minutes. Susan Jarvis-Weber seconded the motion. The motion carried 5 - 0.**
(The July meeting minutes are not available due to the cancellation of the meeting.)
4. Introductions and Presentations:

A. El Paso County Masterplan Update

Teresa Jackson, Senior Consultant with BerryDunn provided a presentation of the Park Master Plan Update process. The update process began in June of 2021. Next steps in the Parks Master Plan Update include El Paso County Planning Commission approval in August / September 2022 and Board of County Commissioner adoption in September 2022. Cory Sutela, Medicine Wheel Trail Advocates stated that unstructured recreation, specifically trails and unimproved trails are a major part of the strength and identity in our community and he hoped to see more emphasis on the matter in the master plan update. He would like to explore opportunities for his organization and other cycling groups to work with El Paso County Parks on how to expand trail opportunities.

Susan Davies, Trails, and Open Space Coalition stated that opportunities to expand the existing park system should be considered due to the increase in population. Judith von Ahlefeldt provided public comment and stated that open space needs to receive more emphasis. Partnering with local organizations and education groups should also be considered.

Kiersten Steel moved to endorse the draft 2022 El Paso County Parks Master Plan and recommended adoption to the El Paso County Board of Commissioners, subject to refinement during the public hearing and adoption process. Susan Jarvis-Weber seconded the motion. The motion passed 5 – 0.

B. Lease renewal for Black Forest Section 16

Todd Marts provided a Power Point presentation which detailed the past and newly negotiated lease. The current lease expires on December 8, 2022. Staff negotiated a new lease with the State Board of Land Commissioners for the Black Forest Section 16 Property.

Cory Sutela, Medicine Wheel Trail Advocates, Judith von Ahlefeldt and Susan Davies provided public comment and support the lease renewal.

Susan Jarvis-Weber moved to endorse the ten-year lease for Black Forest Section 16 effective December 9, 2022, expiring December 8, 2032. Kiersten Steel seconded the motion. The motion passed 5 – 0.

5. Citizen Comments:

Cory Sutela, Medicine Wheel Trail Advocates, stated that his group is very interested in trail opportunities within Jones Park and the possibility to work with Colorado Motorcycle Trail Riders Association with the goal to apply for grants for new trail opportunities.

6. Development Applications:

A. The Glen at Widefield Filing No. 12 Final Plat

Ross Williams presented The Glen at Widefield Filing No. 12 Final Plat.

Susan Jarvis-Weber recommended that the Planning Commission and Board of County Commissioners include the following conditions when considering and/or approving The Glen at Widefield Filing No. 12 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$36,893, and urban park fees in the amount of \$23,305. Provision of urban park amenities under a park lands agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the final plat. Kiersten Steel seconded the motion. The motion passed 5 – 0.

B. Romens Rezone

Ross Williams presented the Romens Rezone.

Kiersten Steel recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Romens Preliminary Plan: (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 forthcoming 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. Susan Jarvis-Weber seconded the motion. The motion passed 5 – 0.

C. Falcon Meadows at Bent Grass Filing No. 4 Final Plat

Ross Williams presented Falcon Meadows at Bent Grass Filing No. 4 Final Plat and answered questions by board members.

Susan Jarvis-Weber recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Falcon Meadows at Bent Grass Filing No. 4 Final Plat: (1) designate and provide to El Paso County a 25-foot-wide public trail easement through Tract A and B that allows for the construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail, and dedicate the easement to El Paso County prior to the recording of the forthcoming Final Plat (2) require fees in lieu of land dedication for regional park purposes in the amount of \$17,940, and urban park fees in the amount of \$11,310. Kiersten Steel seconded the motion. The motion passed 5 – 0.

D. Sterling Ranch Sketch Plan Amendment

Ross Williams presented Sterling Ranch Sketch Plan Amendment 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 the Sterling Ranch Sketch Plan Amendment: (1) designate and provide to El Paso County a 25-foot trail easement along the Sand Creek corridor and its western extensions, that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Regional Trail; (2) designate and provide to El Paso County a 25-foot trail easement along south side of Arroyo Lane, that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Regional Trail; (3) designate and provide to El Paso County a 25-foot trail easement through the northeastern open space buffer, that allows for public access, as well as construction and maintenance by El Paso County of the Woodmen Hills Secondary Regional Trail; (4) the easements shall be shown on all forthcoming preliminary plans

and final plats, and the aforementioned easements shall be dedicated to El Paso County on the forthcoming final plats, (5) 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. Kiersten Steel seconded the motion. The motion passed 5 – 0.

E. Sterling Ranch East Phase I Preliminary Plan

Ross Williams presented the Sterling Ranch East Phase I Preliminary Plan 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 the Sterling Ranch East Phase I Preliminary Plan: (1) recommend the developer explore a wide variety of park, trail, and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$350,060 and urban park purposes in the amount of \$220,690 will be required at time of the recording of the forthcoming final plat(s). Kiersten Steel seconded the motion. The motion passed 5 – 0.

Commissioner Stan VanderWerf provided public comment. He stated that he had an opportunity to meet with Governor Polis. Commissioner VanderWerf passed on Governor Polis' appreciation for opening two new parks/open spaces. Commissioner VanderWerf highlighted the life of the late Deputy Andrew Peery and his service record.

F. FourSquare at Sterling Ranch East PUD Development Plan and Preliminary Plan

Ross Williams presented FourSquare at Sterling Ranch East PUD Development Plan and Preliminary Plan and answered questions by the board.

Kiersten Steel recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving FourSquare at Sterling Ranch East PUD Development Plan and Preliminary Plan: (1) recommend the applicant explore a wide variety of active-use park and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$72,680 and urban park purposes in the amount of \$45,820 will be required at time of the recording of the forthcoming final plat(s). Susan Jarvis-Weber seconded the motion. The motion passed 5 – 0.

G. The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan

Ross Williams The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan and answered 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 The Villages at Sterling Ranch East PUD Development Plan and Preliminary Plan: (1) recommend the applicant explore a wide variety of active-use park and open space amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$113,160 and urban park purposes in the amount of \$71,340 will be required at time of the recording of the forthcoming final plat(s). Kiersten Steel seconded the motion. The motion passed 5 – 0.

H. North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan

Ross Williams presented North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan.

Kiersten Steel recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving North Bay at Lake Woodmoor PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$16,100 and urban park purposes in the amount of \$10,150 will be required at time of the recording of the forthcoming final plat(s). Susan Jarvis-Weber seconded the motion. The motion passed 5 – 0.

I. Waterside PUD Development Plan and Preliminary Plan

Ross Williams presented the Waterside PUD Development Plan and Preliminary Plan and addressed questions by the board members.

Kiersten Steel recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Waterside PUD Development Plan and Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$23,920 and urban park purposes in the amount of \$15,080 will be required at time of the recording of the forthcoming final plat(s). Susan Jarvis-Weber seconded the motion. The motion passed 5 – 0.

7. Information / Action Items:

Todd Marts announced the newly appointed Park Advisory Board members. John Wallace, Vincent Prins and Thomas Lachocki will join the meetings starting September.

8. Monthly Reports:

Susan Jarvis-Weber stated what a great positive impact the new off-road mobility vehicles “Terrain Hoppers” have on the community. Todd Marts mentioned that several other Colorado Park Districts have reached out to him on how they can be implemented in their parks.

RECORD OF PROCEEDINGS

9. Board/Staff Comments:

Theresa Odello invited the board to “Happy Trails” the annual fundraiser held at Bear Creek Nature Center on August 19th in support for the northern Nature Center.

Ed Hartl mentioned that per the monthly report, vandalism has increased in June and July. Brian Bobeck stated that this seems to be a seasonal occurrence with kids being out of school, but park staff is vigilant and present.

10. Adjournment: **The meeting adjourned at 3:36 p.m.**

Susan Jarvis-Weber, Secretary

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Eagle Rising Filing No. 1 Final Plat

Agenda Date: September 14, 2022

Agenda Item Number: #6 - A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

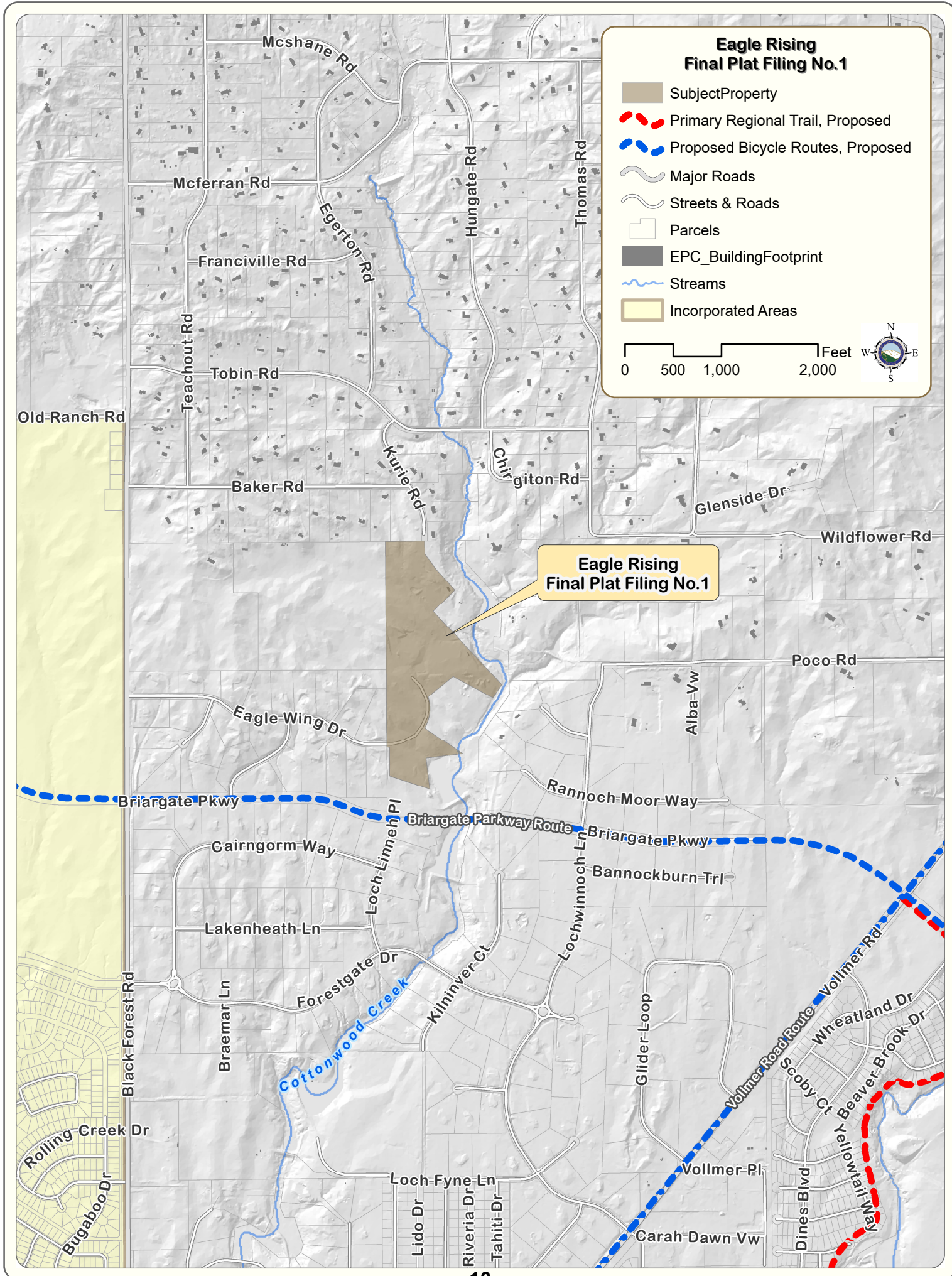
Background Information:

This request is by Land Resource Associates on behalf of MyPad, Inc. for final plat approval of Eagle Rising Final Plat Filing No. 1. The site is 35.3 acres and is zoned RR-2.5 (Rural Residential). It is located east of Black Forest Road and north of Briargate Parkway. The applicant is proposing to subdivide the property into 8 residential lots with a minimum lot size of 2.5 acres on 28.3 acres, one 5 acre tract to be held for future development, and 1.8 acres of right-of-way. The average lot size will be 3.5 acres.

The El Paso County Parks Master Plan shows the proposed Briargate Parkway Bicycle Route in the vicinity of the project. This route will be accommodated within the right-of-way and installed as part of future road improvements. The Parks Master Plan does not show any regional trail connections in the immediate vicinity of this project. Parks staff recommends fees in lieu of land for regional and urban park purposes.

Recommended Motion (Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Eagle Rising Filing No. 1 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$4,140.



Development
Application
Permit
Review



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

September 14, 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:	Eagle Rising Final Plat Filing No. 1	Application Type:	Final Plat
PCD Reference #:	SF2225	Total Acreage:	70.77
		Total # of Dwelling Units:	8
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.28
Casas Limited Partnership #4	Land Resource Associated	Regional Park Area:	2
MyPad, Inc. General Partner	David Jones, Land Planner	Urban Park Area:	2
5390 N Academy Blvd. #300	9736 Mountain Road	Existing Zoning Code:	RR-2.5
Colorado Springs, CO 80918	Chipita Park, CO 80809	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 8 Dwelling Units = 0.155		Neighborhood:	0.00375 Acres x 8 Dwelling Units =	0.00
Total Regional Park Acres: 0.155		Community:	0.00625 Acres x 8 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 8 Dwelling Units =	\$0
\$460 / Dwelling Unit x 8 Dwelling Units = \$3,680		Community:	\$176 / Dwelling Unit x 8 Dwelling Units =	\$0
Total Regional Park Fees: \$3,680		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 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.

Park Advisory Board Recommendation:

LETTER OF INTENT
EAGLE RISING FILING NO. 1, FINAL PLAT APPLICATION

July 1, 2022

PARCEL NUMBER: 52290 00 034

OWNER

Casas Limited Partnership #4
MyPad, Inc., General Partner
5390 N Academy Blvd. #300
Colorado Springs, CO 80918

DEVELOPER

MyPad, Inc.
Stephen Jon Jacobs, Jr., President
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CONSULTANTS

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Entech Engineering, Joe Goode, PE
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Colorado Springs, CO 80907
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jgoode@entechengineers.com

LSC Transportation Consultants, Inc., Jeff Hodsdon, Principal Engineer
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Colorado Springs, CO 80903
719.633.2868
jeff@lsctrans.com

SITE INFORMATION

The proposed Eagle Rising Filing 1 subdivision is located within portions of the E1/2 of Section 29, Township 12 South, Range 65 West of the 6th P.M., El Paso County, Colorado. In general, the proposed subdivision is located south of the Park Forest Estates Filing 2 subdivision and east of the Eagle Wing Estates subdivision.

The property totals 35.3 acres and is currently zoned RR-2.5 with a County approved Preliminary Plan for the entire Eagle Rising Subdivision (PCD File No. SP205). Vehicular (driveway) access to Lot 8 will be from the existing Kurie Road turnaround. Vehicular access to all other lots will be from Eagle Wing Drive, a public ROW, via a private gravel surfaced interior roadway owned and maintained by the Property Owners Association, designed and constructed to County codes, regulations and standards.

Eagle Rising Filing No. 1 is the first of planned multiple Eagle Rising Filings.

DEVELOPMENT REQUEST

The applicant is requesting Final Plat approval for the Eagle Rising Filing No. 1 subdivision facilitating:

- 8 single family residential lots at a minimum lot size of 2.5 acres on 28.30 acres comprising 80% of the subdivision.
- A 5.16 ac tract to be held for future development comprising 15% of the subdivision.
- 0.52 ac public right-of-way comprising 1% of the subdivision.
- 1.31 ac private roadway right-of-way comprising 4% of the subdivision.

The average lot size is 3.53 acres, the gross density is 1 lot per 4.41 acres and the net density is 1 lot per 3.53 acres

JUSTIFICATION FOR REQUEST

This application is consistent with the goals and objectives of the El Paso County Master Plan (see Master Plan Consistency below), the approve RR-2.5 property zoning and the approved Eagle Rising Preliminary Plan (SP205).

EXISTING AND PROPOSED IMPROVEMENTS

Existing improvements within this parcel include two single family residential homes, 1 large metal barn, ponds, interior gravel roadways, a central water distribution system, natural gas and electrical service systems.

Proposed improvements within this Filing include: 8 single family residential lots, improved gravel surfaced privately owned interior roadways, an asphalt surfaced County owned cul-de-

sac head at the public terminus of Eagle Wing Drive, drainage improvements and public utility improvements.

Water service, including fire hydrants, will be provided by Park Forest Water District's central water system. Wastewater treatment will be via individual onsite septic systems.

Filing No. 1 is located within the service areas of Mountain View Electric Association, Blackhills Energy Corporation, Qwest Telephone, Black Forest Fire Protection District and the Academy No. 20 School District.

COUNTY MASTER PLAN CONSISTENCY

In approving a Final Plat application, the El Paso County Land Development Code requires that the BoCC shall find that the proposed subdivision is, amongst other issues, in general conformance with the goals, objectives and policies of the El Paso County Master Plan.

The El Paso County Master Plan utilizes a system of "Key Areas and Place Types" aligning with approved "Land Uses" to evaluate Master Plan land use consistency.

Key Areas – The north one half of the Eagle Rising Filing No. 1 subdivision is designated as "Potential Areas for Annexation" while the south one half is not included within any of the 10 Key Area designations. The "Potential Areas for Annexation" Key Area designation simply puts the County and developer on notice that certain "Land Uses and Placetypes may be more appropriately developed within the City rather than the County primarily due to infrastructure considerations. The Suburban Residential Placetype and the proposed land use (2.5 acre single family residential lot size) allow for development within the County.

Areas of Change – The north one half of the Eagle Rising Filing No. 1 subdivision is designated "New Development" while the south one half is designated "Minimal Change: Undeveloped". The "New Development" areas allows for development that significantly transforms existing undeveloped areas. The proposed Suburban Residential Placetype with 2.5 acre lot single family detached residential land uses will retain significant open space and natural features without significantly transforming the existing undeveloped nature of the property. The "Minimal Change: Undeveloped" area of Filing 1 will be limited in scale so as to not alter the essential character of the surrounding communities. Regardless of Area of Change designation, Filing 1 is an "in-fill" subdivision compatible with existing residential uses and consistent with both New Development and Minimal Change: Undeveloped designations.

Filing 1 is located within the Suburban Residential Placetype in its entirety. The Suburban Residential Place Type's primary land use is single family detached residential with lot sizes less than 2.5 acres per lot up to 5 units per acre. Filing 1 is single family detached residential with minimum lot sizes of 2.5 acres. This Placetype allows for parks / open space supporting land uses. Filing 1's primary and supporting land uses are consistent with the Suburban Residential Placetype.

Filing 1 is located within a Suburban Residential / Priority Development Area. This Priority Area encourages development within areas which efficiently utilize and extend existing infrastructure, conserve water resources and strengthen established neighborhoods.

The property's zoning and Preliminary Plan were approved by the County prior to approval of the current County Master Plan. As discussed in *Master Plan Chapter 14 Implementation* –

Land Use Applications and Master Plan Consistency - previous Filing 1 approvals, including; Preliminary Plan (SP205), also establish Master Plan consistency related to the land use goals and objectives as well as a good portion of the Master Plans technical subdivision goals and objectives.

RELEVANT MASTER PLAN GOALS AND OBJECTIVES

LAND USE – CORE PRINCIPLE: manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

- GOAL LU-1: *Ensure compatibility with established character and infrastructure capacity.* Eagle Rising Filing 1's proposed single family residential land use and proposed lot size are compatible with the surrounding residential communities. The Park Forest's existing central water system and the surrounding communities electric service, natural gas service, parks and recreation, schools and roadways have been designed and constructed to facilitate Filing 1.
- GOAL LU-3: *Encourage a range of development types to support a variety of land uses.* The surrounding community currently facilitates a mix of multifamily, commercial, small lot residential and large lot residential communities. Eagle Rising Filing No. 1 brings to that mix additional large lot (2.5 ac minimum) residential.
 - *Objective LU3-1: Development should be consistent with the allowable land uses set forth in the placetypes and second to their built form guidelines.* The Eagle Rising Filing No. 1 subdivision is located with a Suburban Residential Placetype supporting the proposed uses and densities.
 - *Objective LU3-3: The Suburban Residential placetype should be characterized by predominantly residential areas with mostly single family detached housing.* The Eagle Rising Filing No. 1 subdivision proposes single family detached residential uses and housing.

HOUSING AND COMMUNITIES – CORE PRINCIPLE: Preserve and develop neighborhoods with a mix of housing types.

- GOAL HC-1: Promote development of a mix of housing types in identified areas.
 - *Objective HC1-4: In Suburban Residential areas, cluster development should be encouraged to increase density while also preserving open space...* The Eagle Rising Preliminary Plan (SP205) provides for a significant amount of open space protecting important natural features including ponds and wetlands.
 - *Objective HC1-5: Focus detached housing development in Large-Lot Residential and Suburban Residential areas given the increasing infrastructure and environmental constraints associated with such development to help maintain the established character of rural communities.* The Eagle Rising Filing No. 1 Subdivision is located within a Suburban Residential area and proposes detached housing.

CRITERIA FOR APPROVAL

Other Master Plan technical subdivision goals and objects and Code compliance requirements are discussed in further detail below and are intended to evidence this application's further consistency with the Master Plan as well as the technical requirements of the Land Development Code.

- *The subdivision is in substantial conformance with the approved Preliminary Plan; The Filing 1 Final Plat accurately reflects the previously approved Preliminary Plan Reinstatement (SP205 approved, 02/12/2020) and amended PUD Development Plans (PUD-18-007 Aug 1, 2019).*
- *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents and other supporting materials; Compliance with subdivision design standards, regulations and requirements is documented and ensured through the various State and County departmental and agency review responses.*
- *A sufficient water supply has been acquired in terms of quantity, quality and dependability complying with all State and County water supply standards; Water treatment, storage and distribution will be provided via a central water system operated by the Park Forest Water District. See Park Forest Water District Service Commitment Letter.*
- *A sewage disposal system has been established complying with all State and County sewage disposal system standards; Waste water will be treatment by individual onsite septic systems permitted, constructed and operated in accordance with County and State Health Department regulations.*
- *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; All areas containing soil hazards or requiring special precautions, including areas of excess of 30% slope, have been identified and mitigation recommendations have been proposed. See Entech Engineering Soils and Geologic Hazards Report.*
- *Adequate drainage improvements complying with State law and the requirements of this Code and the ECM are provided by the design; See MVE, Inc. Final Drainage Plan and Report.*
- *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easements, acceptable to the County in compliance with this Code and the ECM; All proposed lots have direct physical and legal vehicular access onto dedicated public rights-of-way and/or privately owned and maintained roadways.*
- *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; Filing 1 police will be provided by the El Paso County Sheriff's Office. Fire protection will be provided by the Black Forest Protection District. A transportation network be constructed to provide safe and adequate vehicular access to and from the Filing 1 lots. Water services will be provided by the Park Forest Water District. Electric service will be provided by Mountain View Electric Association and natural gas service will be provided by Black Hills Energy. Recreational opportunities have been/will be provided via the open space trails, ponds and active recreation facilities.*

- *The subdivision provides evidence to show that the proposed methods of fire protection comply with Chapter 6 of the Land Development Code;* Because the Eagle Rising Filing No. 1 community's central water system includes fire hydrants and large quantities of stored (pond) fire suppression water, the developers of the Eagle Rising community work closely with the Black Forest Fire Protection District to provide fire suppression infrastructure for the Eagle Rising community and surrounding subdivisions.
- *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8.* Off-site impacts generated by the development of Filing No. 1 are primarily related to traffic impacts including off-site roadway and intersection capacities and improvements required to mitigate any identified capacity deficiencies (see LSC's Traffic Memorandum).
- *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.* Construction of all required Filing No. 1 public improvements will be the responsibility of the developer in accordance with County approved (1) construction documents and specifications, (2) estimate of guaranteed funds and (3) subdivision improvements agreement and guaranteed by a County approved letter of credit.
- *The proposed subdivision meets other applicable sections of Chapter 6 and 8 of the Land Development Code;* Chapter 6 of the LDC deals with general development standards while Chapter 8 deals with subdivision design, improvements and dedication standards. Compliance with these standards is evidenced and ensured by the various State and County departmental and agency review responses.
- *The extraction of any known commercial mining deposit shall not be impeded by this subdivision;* A review of the El Paso County Master Plan for Mineral Extraction and the Entech Engineering, Soils and Geologic Hazards Report indicates no known commercial mining deposits on the site.

SUPPLEMENTAL INFORMATION

The developer proposes to pay fees in lieu of land dedication for school dedication and park dedication requirements.

The developer will be responsible for constructing all required subdivision improvements at his sole expense. Installation of the required improvements will be guaranteed by a letter of credit acceptable to the El Paso County Board of County Commissioners.

All lots within this subdivision are subject to transportation impact fees in accordance with the El Paso County Road Impact Fee Program, as amended, at the time of building permit application. The road impact fees will be paid on a per lot basis by each individual residential building contractors at the time of building permit application.

No waivers to the El Paso County Land Development Code or deviations to the El Paso County Engineering Criteria Manual are proposed within this application.

EAGLE RISING FILING NO. 1

A PORTION OF THE EAST HALF (E1/2) OF SECTION 29, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

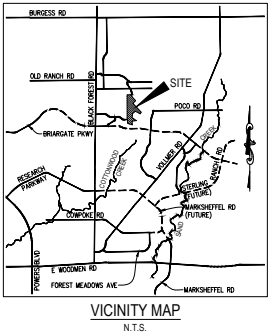
THAT CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4, SE1/4) SECTION 29, T12S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED BY WARRANTY DEED RECORDED UNDER RECEPTION NO. 216891867 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N00713°10'W ALONG THE EAST LINE THEREOF, 1,224.32 FEET TO THE SOUTH LINE OF PARK FOREST ESTATES FILING NO. 2 AS RECORDED IN BOOK 8-2 AT PAGE 52 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N89°20'54"E ALONG THE SOUTH LINE THEREOF, 405.98 FEET;
THENCE S00°42'15"E A DISTANCE OF 128.76 FEET;
THENCE S34°43'55"E A DISTANCE OF 165.41 FEET;
THENCE S36°51'01"E A DISTANCE OF 37.27 FEET;
THENCE S41°13'47"E A DISTANCE OF 32.71 FEET;
THENCE S42°40'00"E A DISTANCE OF 258.35 FEET;
THENCE S45°59'28"W A DISTANCE OF 314.01 FEET;
THENCE S43°17'37"E A DISTANCE OF 540.81 FEET;
THENCE S42°52'53"E A DISTANCE OF 499.61 FEET;
THENCE S33°45'28"W A DISTANCE OF 165.64 FEET;
THENCE N81°46'05"W A DISTANCE OF 461.41 FEET;
THENCE S50°41'14"W A DISTANCE OF 334.60 FEET;
THENCE S34.73 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 47°21'17" THE CHORD OF 325.28 FEET WHICH BEARS S07°17'14"W;
THENCE S58°14'32"E, NON-TANGENT TO THE PREVIOUS COURSE, 474.06 FEET;
THENCE S83°30'06"W A DISTANCE OF 384.26 FEET;
THENCE S06°58'34"E A DISTANCE OF 325.86 FEET;
THENCE N72°11'14"W A DISTANCE OF 437.27 FEET;
THENCE N00°13'47"E A DISTANCE OF 298.01 FEET;
THENCE 19.87 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.55 FEET, A CENTRAL ANGLE OF 11°19'26" THE CHORD OF 19.84 FEET WHICH BEARS N84°20'17"W TO A POINT OF TANGENT;
THENCE S90°20'00"W A DISTANCE OF 8.37 FEET TO THE EAST LINE OF EAGLE WING ESTATES AS RECORDED UNDER RECEPTION NO. 204074316 OF THE RECORDS OF EL PASO COUNTY, COLORADO;
THENCE N00714°32'W ALONG SAID EAST LINE, 805.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A CALCULATED AREA OF 1,537,499 SQUARE FEET (35.296 ACRES, MORE OR LESS).



OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF EAGLE RISING FILING NO. 1. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL, FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, 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.

THE AFOREMENTIONED CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP, HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022, A.D.

BY: _____

STEPHEN J. JACOBS, JR. AS GENERAL PARTNER, CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP

STATE OF COLORADO }
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY STEPHEN J. JACOBS, JR. AS GENERAL PARTNER, CASAS LIMITED PARTNERSHIP #4, A COLORADO LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACT B:

EAGLE RISING OWNERS ASSOCIATION

THE DEDICATION OF TRACT B FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE EAGLE RISING HOMEOWNERS ASSOCIATION. APPROVAL IS GRANTED FOR THIS PLAT OF EAGLE RISING FILING NO. 1.

BY: STEPHEN J. JACOBS, JR. AS PRESIDENT, EAGLE RISING HOMEOWNERS ASSOCIATION

STATE OF COLORADO }
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY STEPHEN J. JACOBS, JR. AS PRESIDENT, EAGLE RISING HOMEOWNERS ASSOCIATION

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC:

GENERAL PLAT NOTES:

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW¼ NE¼) OF SECTION 29, MONUMENTED AT THE NORTH WITH A 2 ½ INCH ALUMINUM CAP STAMPED "N 1/16 SEC. 29 2005 PLS 26965", AND THE AT THE SOUTH WITH A 3 ½ INCH ALUMINUM CAP STAMPED "1997 1125 RE50W C1/4 PLS 4842" AND IS ASSUMED TO BEAR N00°15°10'W A DISTANCE OF 1,324.32 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE CURRENT EFFECTIVE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0527G, EFFECTIVE DATE DECEMBER 7, 2018 HAVE BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC. FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR THE EASEMENTS OF RECORD SHOWN HEREON, M&S CIVIL CONSULTANTS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY LEGACY TITLE GROUP AS AGENT FOR STEWARTY TITLE COMPANY WITH AN EFFECTIVE DATE OF JUNE 14, 2022 AT 8:00AM, COMMITMENT NO. 1705644.
4. UNLESS SHOWN OTHERWISE, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES WITH A FIFTEEN (15) FOOT WIDE PUBLIC IMPROVEMENT AND DRAINAGE EASEMENT, REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. LOTS WHICH ARE ADJACENT TO THE NORTHERN AND WESTERN PERIMETER ARE HEREBY PLATTED WITH A THIRTY (30) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT (AS SHOWN ON SHEET 2). THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
5. ALL PUBLIC AND PRIVATE DRAINAGE EASEMENTS SHOWN AND NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS FOR ROUTINE MAINTENANCE. NON-ROUTINE MAINTENANCE AND CONSTRUCTION SHALL BE BY THE EAGLE RISING OWNERS ASSOCIATION.
6. THE ARTICLES OF INCORPORATION FOR THE EAGLE RISING OWNERS ASSOCIATION DOCUMENTS ARE FILED UNDER INSTRUMENT NO. 20181706832 OF THE OFFICE OF SECRETARY OF STATE.
7. THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY.
8. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENTS BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISIONS FOR THE COMPLETION OF SAID IMPROVEMENTS.
9. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICES REGULATIONS.
10. THE NUMBER OF SINGLE-FAMILY RESIDENTIAL LOTS HEREBY PLATTED: 8
11. TRACT A SHALL BE USED FOR FUTURE LOT DEVELOPMENT, AND SHALL BE OWNED AND MAINTAINED BY CASAS LIMITED PARTNERSHIP #4.
12. TRACT B (EAGLE WING VIEW, PRIVATE ROAD) SHALL BE MAINTAINED BY THE EAGLE RISING OWNERS ASSOCIATION. THEREFORE EL PASO COUNTY SHALL NOT BEAR ANY RESPONSIBILITY OF THE MAINTENANCE OF THIS PRIVATE TRACT. TRACT IS MORE OR LESS COINCIDENTAL WITH THE ACCESS EASEMENT GRANTED IN PERMANENT EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 220120887 OF THE EL PASO COUNTY RECORDS.
13. PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN RESOLUTION NO. _____ OF THE BOARD OF COUNTY COMMISSIONERS, AS RECORDED AT REC. NO. _____ OF THE EL PASO COUNTY RECORDS.
14. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING DEPARTMENT: PRELIMINARY GEO TECHNICAL INVESTIGATION, TRAFFIC IMPACT ANALYSIS REPORT; WATER RESOURCE REPORT; DRAINAGE REPORT; WILDFIRE HAZARD & MITIGATION REPORT; NATURAL FEATURES REPORT; PRELIMINARY HABITAT ASSESSMENT, STORM WATER MANAGEMENT PLAN (FILE 3).
15. WASTEWATER SERVICES WILL BE PROVIDED BY THE BUILDER/OWNER ON EACH LOT IN ACCORDANCE WITH EL PASO COUNTY HEALTH DEPARTMENT AND COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT RULES, REGULATION AND SPECIFICATION.
16. WATER SERVICES FOR ALL LOTS IS PROVIDED BY THE PARK FOREST WATER DISTRICT.
17. PROPERTY IS SUBJECT TO THE GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC AS RECORDED IN BOOK 2148, PAGE 340 (SHOWN ON SHEET 2).
18. PROPERTY IS SUBJECT TO THE INCLUSION IN THE BLACK FOREST VOLUNTEER FIRE PROTECTION DISTRICT AS RECORDED IN BOOK 2772, PAGE 121 AS REC. NO. 171850.
19. PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED IN BOOK 3116 AT PAGE 83 AS REC. NO. 501429.
20. PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED IN BOOK 3743 AT PAGE 87 AS REC. NO. 945304.
21. PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT IN FAVOR OF MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED IN BOOK 5456 AT PAGE 901 AS REC. NO. 1653342.
22. PROPERTY IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED UNDER REC. NO. 203271820 & 203271821 (SHOWN ON SHEET 2).
23. PROPERTY IS SUBJECT TO THE GRANT OF RIGHT OF WAY TO MOUNTAIN VIEW ELECTRIC AS RECORDED UNDER REC. NO. 211005930 (SHOWN ON SHEET 2).
24. PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS AND PROVISIONS OF BOARD OF COUNTY COMMISSIONERS RESOLUTIONS 13-407 AND 13-408 AS RECORDED UNDER REC. NOS. 213121407 AND 213121408.
25. PROPERTY IS SUBJECT TO AN EASEMENT AGREEMENT RECORDED UNDER REC. NO. 214005348 (BLANKET EASEMENT, NOTHING TO SHOW).
26. PROPERTY IS SUBJECT TO GRANTS OF RIGHT-OF-WAY IN FAVOR OF MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED UNDER REC. NOS. 215093712 AND 215093713.
27. PROPERTY IS SUBJECT TO A GRANT OF RIGHT-OF-WAY IN FAVOR OF MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED UNDER REC. NO. 217070244.
28. PROPERTY IS SUBJECT TO THE PERMANENT EASEMENT AGREEMENT RECORDED UNDER REC. NO. 220120887 (MORE OR LESS COINCIDENTAL WITH TRACT B).

SURVEYORS CERTIFICATE

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2022.

VERNON P. TAYLOR
PLS NO. 25686,
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS, INC.

NOTICE:

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

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR EAGLE RISING FILING NO. 1 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF _____, 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

PKES PEAK REGIONAL BUILDING ENUMERATIONS APPROVAL PROVIDED BY EMAIL DATED 2022 AND RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER RECORDS AT RECEPTION NUMBER _____

EL PASO COUNTY ASSESSOR _____ 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 _____, 2022, A.D., AND DULY RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____
CHUCK BRODERMAN, EL PASO COUNTY CLERK AND RECORDER

FEES:

DRAINAGE FEES: \$ XXX,XXX.00
BRIDGE FEES: \$ XXX,XXX.00
SCHOOL FEES: \$ XXX,XXX.00
PARK FEES: \$ XXX,XXX.00

SUMMARY:

8 LOTS	28,477 ACRES	80.68%
2 TRACTS	6,478 ACRES	18.35%
RIGHT-OF-WAY	0,341 ACRES	0.97%
TOTAL	35,296 ACRES	100.00%

EAGLE RISING FILING NO. 1
FINAL PLAT
JOB NO. 43-043
DATE PREPARED: 06/30/2022
DATE REVISED:



212 N. WAHATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.553.5485

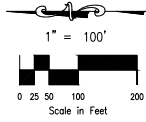
FILE NO. AR FP _____ CIVIL CONSULTANTS, INC. SHEET 1 OF 4

LEGEND:

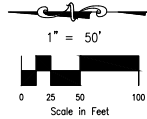
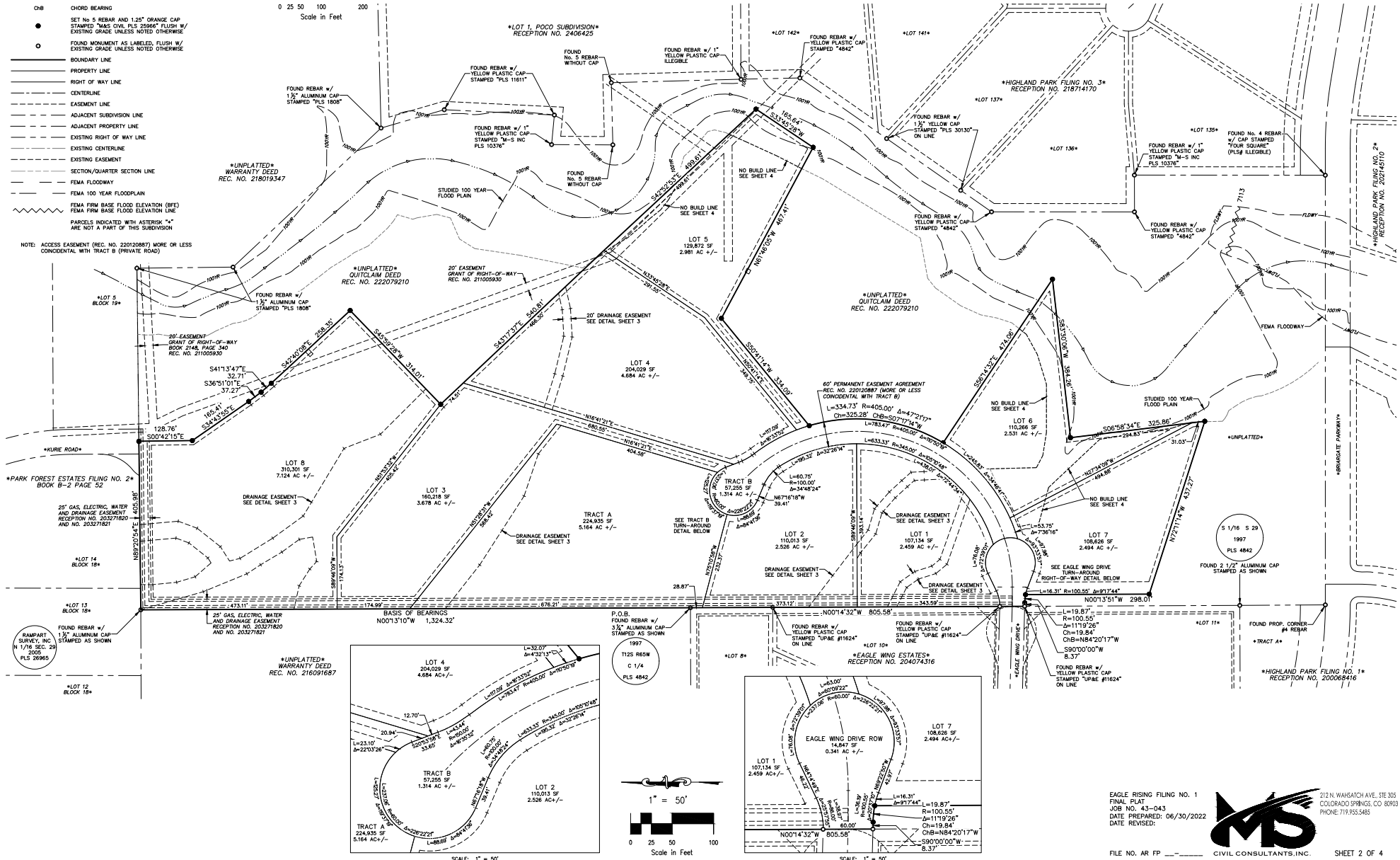
- SF SQUARE FEET
- (R) RADIAL BEARING
- (xxxx) ADDRESS
- CH CHORD
- CHB CHORD BEARING
- SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "MCS CIVIL PLS 25960" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS LABELED, FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

- BOUNDARY LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- FEMA FLOODWAY
- FEMA 100 YEAR FLOODPLAIN
- FEMA FIRM BASE FLOOD ELEVATION (BFE)
- FEMA FIRM BASE FLOOD ELEVATION LINE

NOTE: ACCESS EASEMENT (REC. NO. 220120887) MORE OR LESS CONCORDANT WITH TRACT B (PRIVATE ROAD)



EAGLE RISING FILING NO. 1 A PORTION OF THE EAST HALF (E1/2) OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



EAGLE RISING FILING NO. 1
FINAL PLAT
JOB NO. 43-043
DATE PREPARED: 06/30/2022
DATE REVISED:



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

FILING NO. AR FP _____ CIVIL CONSULTANTS, INC. SHEET 2 OF 4

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Romens Final Plat

Agenda Date: September 14, 2022

Agenda Item Number: #6 - B

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

This is a request by Catamount Engineering on behalf of Romens Living Trust for final plat approval of a 34 acre parcel to be subdivided into seven (7) new 5-6 acre lots. The parcel is located in northern El Paso County, approximately four miles north of Peyton, CO on the SW corner of Bradshaw and Hopper Rd. The site is on the Palmer Divide between Homestead Ranch Regional Park to the west and Peyton Pines Open Space to the east. The 5-6 acre lots would be consistent with the surrounding area as the subdivision would be bordered on all sides by existing 5-acre residential development.










The County Parks Master Plan shows a master-planned trail that would be impacted by the subdivision. The proposed Palmer Divide Regional Trail is an east to west trail alignment that follows the Palmer Divide. The trail connects rural properties in the northern part of El Paso County and would provide access to Homestead Ranch Regional Park. The proposed Palmer Divide Regional Trail is located along the south side and a portion of the east side of the Romens 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 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.

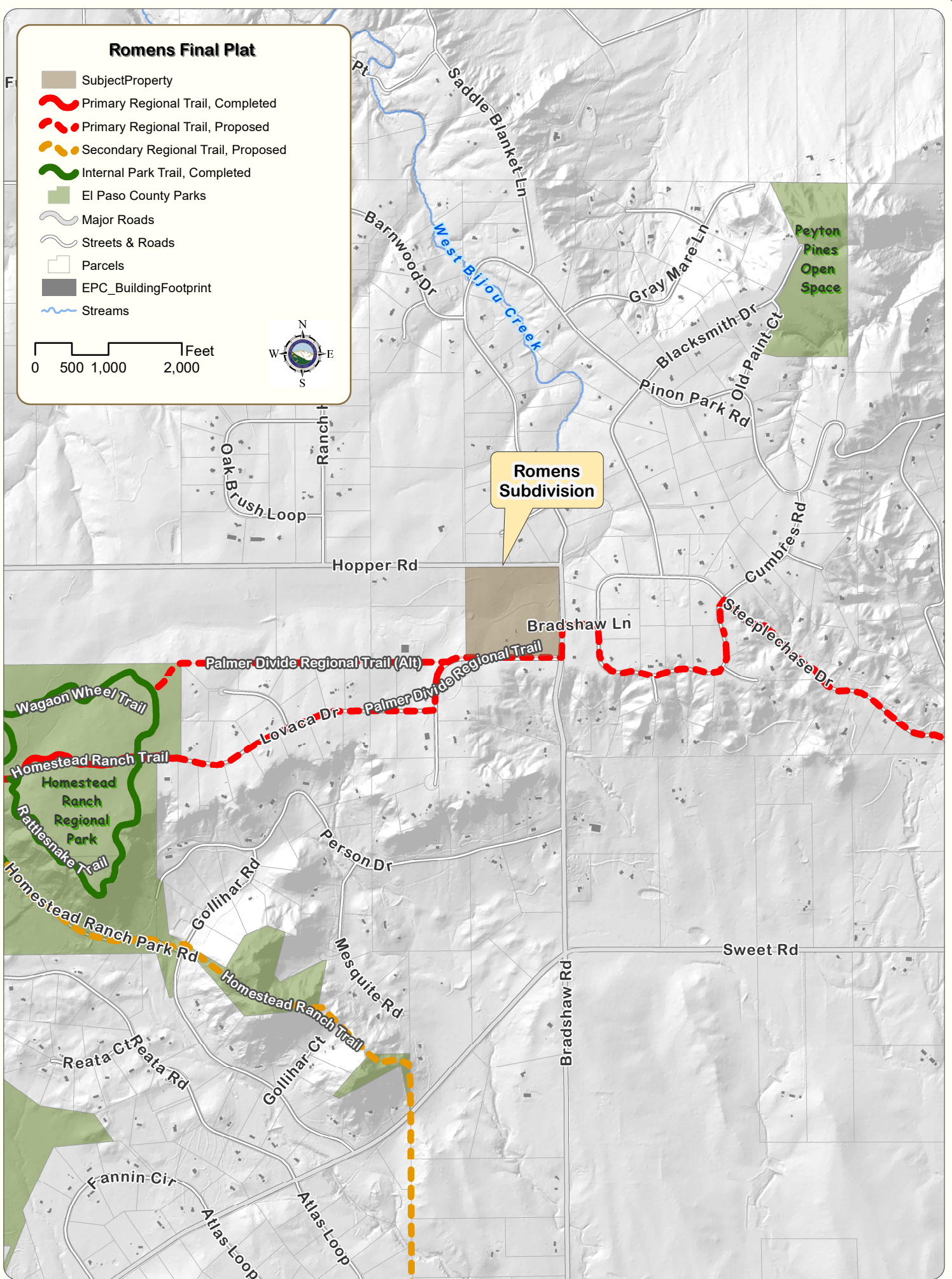
Recommended Motion:

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 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.

Romens Final Plat

-  Subject Property
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Internal Park Trail, Completed
-  El Paso County Parks
-  Major Roads
-  Streets & Roads
-  Parcels
-  EPC_BuildingFootprint
-  Streams

0 500 1,000 2,000 Feet



Development
Application
Permit
Review



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

September 14, 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:	Romens Final Plat	Application Type:	Final Plat
PCD Reference #:	SF2226	Total Acreage:	34.47
		Total # of Dwelling Units:	7
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.51
		Regional Park Area:	2
Romens Living Trust	Catamount Engineering	Urban Park Area:	5
5135 Coneflower Lane	PO Box 221	Existing Zoning Code:	A-35
Colorado Springs, CO 80917	Woodland Park, CO 80866	Proposed Zoning Code:	RR-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: 5		
0.0194 Acres x 7 Dwelling Units = 0.136		Neighborhood:	0.00375 Acres x 7 Dwelling Units =	0.00
Total Regional Park Acres: 0.136		Community:	0.00625 Acres x 7 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 5		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 7 Dwelling Units =	\$0
\$460 / Dwelling Unit x 7 Dwelling Units = \$3,220		Community:	\$176 / Dwelling Unit x 7 Dwelling Units =	\$0
Total Regional Park Fees: \$3,220		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the 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 forthcoming 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 Final Plat.

Park Advisory Board Recommendation:

Letter of Intent

Romens Subdivision

Final Plat

Adelaida

Romens

June 6, 2022

FINAL PLAT LETTER OF INTENT ROMENS SUBDIVISION

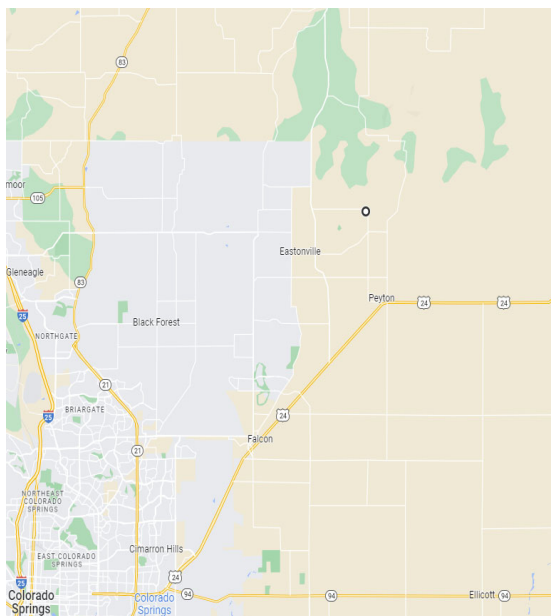
OWNER/APPLICANT: Adelaida Romens Trustee

ADDRESS: 5135 Coneflower Lane, Colorado Springs, CO. 80917

PHONE: 719-331-3310

SITE LOCATION/LEGAL DISCRIPTION: The Northeast 1/4 of the Northeast 1/4 of Section 24, Township 11 South, Range 64 West, 6th Principal Meridian, County of El Paso, State of Colorado.

The site lies north of US Highway 24, west of Peyton Highway in El Paso County, Colorado. The parcel is bounded to the north by Hopper Road right-of-way, to the east by Bradshaw Road right-of-way, to the south by Cleese Court, and to the west by the Hybar Subdivision. The exisiting access to the parcel is from Cleese Court, a gravel county local roadway. The entire parcel lies within unincorporated El Paso County and is currently zoned A-35. (Parcel No. 41000-00- 075)



Romens Subdivision Rezone, Preliminary and Final

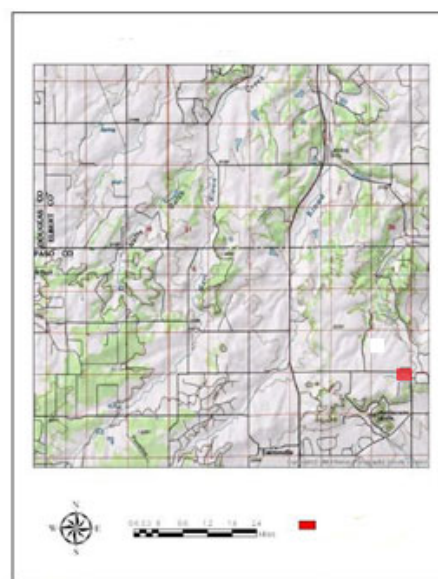


Figure 1 Map showing the location of the proposed subdivision in El Paso County, Colorado.

REQUEST (FINAL PLAT): Adelaida Romens is requesting to subdivide the original 36.539 acres (reduced to 34.47 acres of proposed development, based on additional 45' ROW dedication along both Hopper Road and Bradshaw Road) into 7 (approximate 5 to 6 acre lots) and that would be consistent with the surrounding area. Romens Subdivision would be bordered on all sides by already existing 5-acre residential development.

JUSTIFICATION: Romens Subdivision would be in compliance with the Map Amendment criteria set out in Section 7.2.1 (A)(B)(C)(D) as follows:

(A) Purpose

The purpose of this Section is to identify the types of subdivisions that are recognized by El Paso County and the criteria by which their conformance with this Code and C.R.S. §§30-28-133 through 139, will be established.

(B) Applicability

This Section shall apply to all divisions of land that meet the statutory definition of subdivision and are not otherwise exempted from the term “subdivision” by the BoCC.

(C) Types of Subdivisions

(1) Minor Subdivision

-Not Applicable for this project.

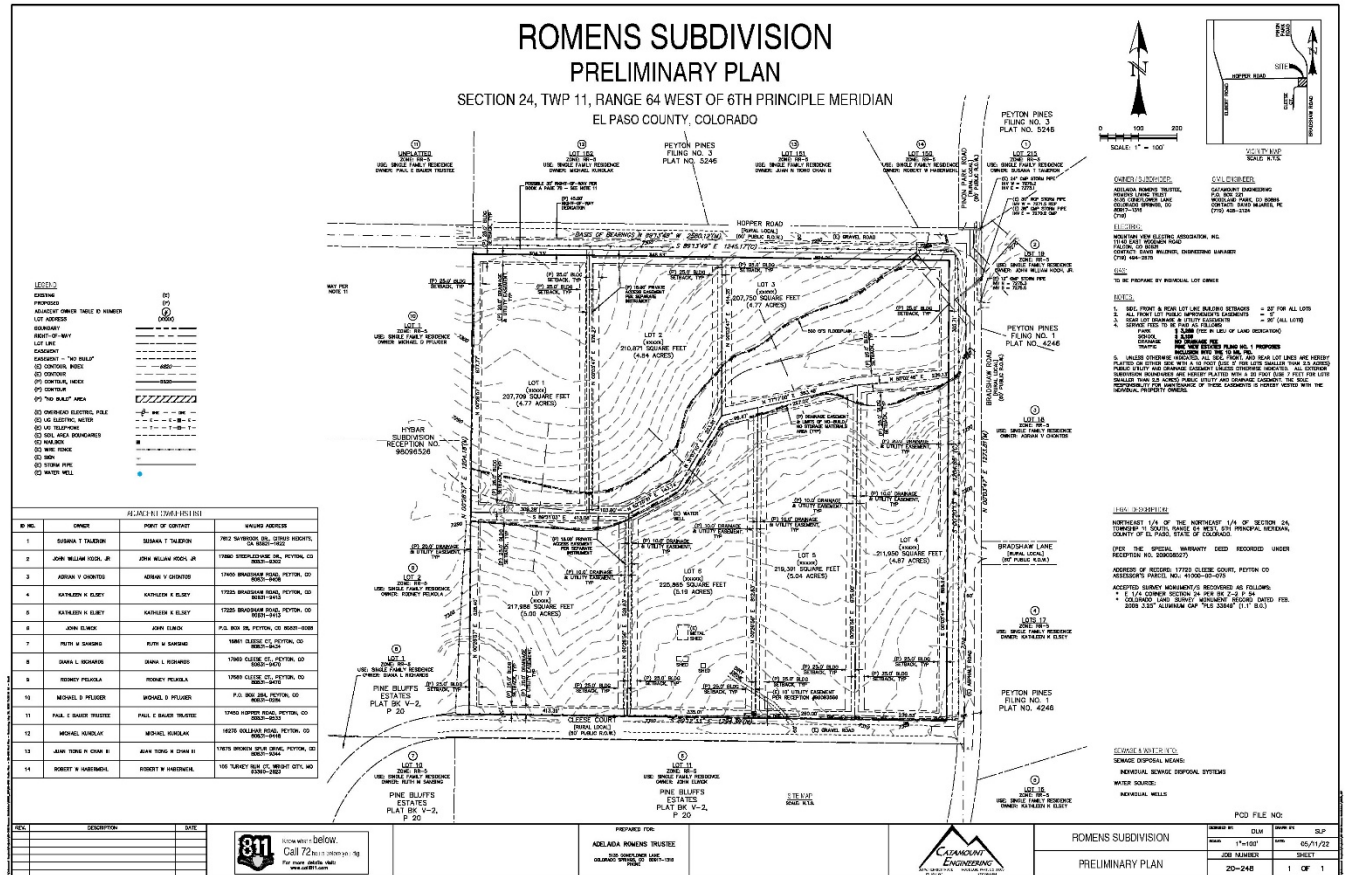
(2) Major Subdivision

- (a) Purpose** - The purpose of establishing the major subdivision is to provide a detailed and intensive review process for a complex subdivision which may have significant impacts on a neighborhood, water resources, the environment, and community facilities and services.
- (b) Applicability**- A major subdivision is a division of land that results in the creation of 5 or more lots in accordance with C.R.S. §30-28-101(10) (d).
- (c) Applicable Major Subdivision Criteria Approval**- A major subdivision shall be required to conform to all preliminary plan and final plat requirements including the criteria for approval. A sketch plan may be required where the PCD Director determines a sketch plan is necessary to support the efficient and comprehensive review of a major subdivision.

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SITE PLAN:



PROJECT CRITERIA

In keeping with the Land Use Code and Planning and Development processes for subdividing that have been established by El Paso, County the following technical elements will be highlighted in this Letter of Intent.

WATER RESOURCES:

The proposed development is planned to consist of 7 residential properties which will be provided water services through individual residential wells drilled into the non-tributary Dawson Aquifer and wastewater served through individual on-site wastewater treatment systems (OWTS).

It is expected that each rural residential home in the proposed subdivision will require an average of 0.407 annual acre-feet of water (which uses represent annual allocations for domestic use, irrigation, replacement, and stock water).

This anticipated water demand is consistent with historic needs for nearby developments in the Black Forest area. Overall annual demand is anticipated to consist of an annual average of 2.85 AF/year between the 7 proposed lots.

The estimated annual depletion to the designated basins by the end of the 300-year period is modeled as 0.142 AF/year or 4.98% overall annual pumping within the development at full buildout. At full buildout, return flows from the septic fields are projected to return 0.126 AF/year between the 7 proposed lots at 90% of the domestic flows. *This exceeds the maximum depletion 0.142 acre-feet that is projected to occur in the 300th year. Flow meters will be required on each well to quantify annual use and ensure compliance with the replacement plan.* The Water Resources report was prepared by Julia Murphy MSPG of Ground Water Investigations, LLC. in Colorado Springs, Co.

DETERMINATION OF WATER RIGHTS:

On August 3, 2021, Joanna Williams, P. E. Water Resources Engineer sent a letter to Adeladia Romens (Romens Living Trust) that contained the Colorado Ground Water Commission's Findings and Order for Determination of Water Right No. 4278-BD, for the allocation of ground water in the Dawson Aquifer. Order: *In accordance with Section 37-90-107 (7), C.R.S. and the designated Basin Rules, the Colorado Ground Water Commission orders that the application for determination of rights to designed ground water in the Dawson Aquifer underlying 40 acres of land, generally described as part of the NE1/4 NE1/4 of Section 24, Township 11 South, Range 64 West of the 6th Principal Meridian is approved.* Conditions of the approval are found in the additional submittal documents for the Preliminary Plan and Final Plat.

WATER QUALITY:

Ground Water Investigations, LLC. in Colorado Springs, Co. completed a comprehensive water analysis report for Romens Subdivision. A chemical analysis of the water to check for Bicarbonate, Calcium, Carbonate, Hydroxide, Langelier Index, ph, temperature, total alkalinity and total dissolved solids was conducted. The water quality in the Dawson Aquifer in this area has typically been suitable for residential potable use. Findings confirm water quality suitable for residential potable use.

DRAINAGE REPORT:

Romens Subdivision consists of unplatted land to be developed into 7 rural residential lots (RR-5 zoning). The parcel is located within the Bijou Creek drainage basin. The West Bijou Creek bisects the parcel and flows from west to east. The northerly portion of the parcel sheet flows south to West Bijou Creek within the RR-5 zoned parcel at slopes between 2% and 9%. The southerly portion of the parcel sheet flows north to West Bijou Creek within the parcel at slopes between 2% and 13%.

No portion of the site lies within an F.E.M.A. designated floodplain per FIRM 08041C0350 G and 08041C0375 G effective December 07, 2018. A firmette exhibiting the parcel has been included in the appendix of this report.

The development of Romens Subdivision will not adversely affect downstream properties or facilities. Additional information will be found in the Drainage Report prepared by: David Mijares of Catamount Engineering in Woodland Park, Co.

WILDFIRE HAZARD ASSESSMENT AND MITIGATION:

According to the Wildfire Hazard Area Map (WHAM) map developed by the Colorado State Forest Service in 1974, the property to be subdivided has a low hazard for trees and grass. This information is somewhat dated (though still relevant) . It has been essentially superseded by the 2012 Colorado Wildfire Risk Assessment: (CO-WRAP). The Fire Intensity Map indicates a Moderate fire intensity for the property. Overall, the mapped wildfire hazard is low to moderate.

Currently the parcel is used for grazing and that it is fully grass covered with scattered Ponderosa Pines throughout. Although the hazard on this parcel is relatively low, wildfires can occur and the opportunity for ignition remains.

FIRE PROTECTION:

Romens subdivision lies within and is served by the Peyton Fire Protection District. The district is a mixed paid and volunteer fire department providing fire, rescue and emergency medical services along with public education and covers an area of approximately 110 square miles at an average elevation of about 6500 feet in the north-central part of El Paso County. The district serves about 3500 buildings through one fire station. Personnel include 18 firefighters, all but 3 of whom are currently certified as EMT's or better.

PEYTON FIRE DEPARTMENT COMMITMENT LETTER:

Pine View Estates is in the Peyton Fire Protection District. District Manager David Solin confirmed on January 07, 2021 that service will be provided to the Romens subdivision and that mutual aid agreements exist with surrounding districts.

ELECTRIC PROVIDER SERVICE COMMITMENT:

Romens Subdivision is within the Mountain View Electrical Association (MVEA) certificated service area. MVEA has confirmed in January 2021 a commitment to serve Romens Subdivision according to their extension policy. MVEA has requested utility easements of ten (10) foot rear lot utility easement, (5) foot side lot utility easement, and (10) foot front line utility easement along with a twenty (20) foot exterior utility easement on plat. Additional easements may be required in order to serve the development. Garet Bohuslavsky, System Engineer for Mountain View Electric provided the commitment.

NATURAL FEATURES/WETLAND IMPACT LETTER:

Assessed in this report are potential wetlands and waters of the U.S., natural landscape features, threatened and endangered species and wildlife. Human-derived cultural formation processes have left their mark on the land found in the proposed project area. Tree harvesting, farming and erosion control activities have heavily impacted and disturbed the modern ground surface and the vegetation community is now a mix of natural and introduced species. The site is characterized by prairie grasslands with a few small deciduous volunteer trees and shrubs. Wildlife species which may be encountered include Gray Wolf and Preble's Meadow Jumping Mouse. The site is located outside of the designated Preble's Meadows Jumping Mouse protection area. According to the Project Summary (Project Code: 2022-0047479) provided by the United States Department of the Interior, Fish and Wildlife Service, dated May 25, 2022, there are no critical habitats, refuges, or fish hatcheries within the proposed Romens Subdivision project area.

A small portion of land representing the creek bed of West Bijou Creek is identified on the National Wetland Inventory as Freshwater Emergent (Palustrine) Wetland. An established reservation area has been delineated beyond the limits of the West Bijou Creek 100-year floodplain and the designated Emergent Wetland. There is no proposed development within this immediate area. Report provided by Catamount Engineering.

SOILS AND GEOLOGY:

The proposed Romens development site was found to be suitable for the proposed subdivided lots. The location does not appear to be underlain with sand or gravel, so it is not a mineable site. Oil and gas wells are not located in the area, although sufficient information was not obtainable to determine the economic feasibility for oil and gas production at the site.

Geologic hazards encountered at the site include expansive soils/bedrock, potentially compressible soils, surface drainage, and potential radon. The geologic conditions of the site are relatively common given the site's locality to West Bijou 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 RMG Engineering Inc. October 2020).

SUMMARY

Romens Subdivision is in conformity with El Paso County Planning and Community Development goals and objectives as identified in the Master Plan. Adeladia Romens respectfully requests approval of the Romens Subdivision. Romens Subdivision would give the opportunity for families to live in a peaceful country setting. Necessary reporting, mitigation, and plans have been submitted including, but not limited to, the following:

- Subsurface Investigation and Soils Report by RMG Engineers
- Certification of Notice to Mineral Estate Owners by Barron Land, LLC.
- Natural Features Report by Catamount Engineering
- Wetland Impact Letter by Catamount Engineering
- Mountain View Electric Service Provider Commitment Letter
- Peyton Fire Protection District Service Commitment Letter
- Preliminary/Final Drainage Report for Pine View Estates prepared by Catamount Engineering
- Fire Protection Report, Report by Catamount Engineering
- Water Resources and Water Quality Reports by Ground Water Investigations LLC

All indicate that this property is suitable for development as planned and proposed. All proposed residential lots can and will comply with requirements of the land development code.

FINAL PLAT

ROMENS SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

KNOW ALL BY THESE PRESENTS:

That Adelaida Romens, being the owner of the following described tract of land to wit:

LEGAL DESCRIPTION

Northeast 1/4 of the Northeast 1/4 of Section 24, Township 11 South, Range 64 West,
6th Principal Meridian, County of El Paso, State of Colorado.

(Per the Special Warranty Deed recorded under Reception No. 209008527)

Address of Record: 17720 Cleece Court, Peyton CO
Assessor's Parcel No.: 41000-00-075

DEDICATION

The above owner has caused said parcel of land to be platted into lots and easements as shown hereon. The undersigned does hereby grant and convey to the County of El Paso all right-of-way dedications and easements for public use. The tract of land herein platted shall be known as ROMENS SUBDIVISION in the County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, Adelaida Romens, has executed this instrument this ____ day of _____, 20____ A.D.

Adelaida Romens

OWNERS CERTIFICATE

The undersigned, being all the owners and mortgagees in the land described herein, have laid out, subdivided, and platted said lands into lots and easements as shown hereon under the name and subdivision of ROMENS 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 same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

By: Adelaida Romens

NOTARIAL:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

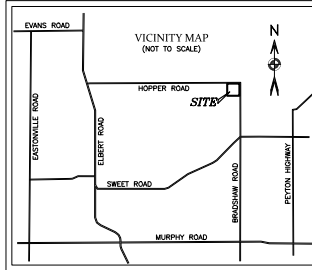
The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____ A.D.

By: Adelaida Romens

Witness my hand and seal:

My Commission expires _____

Notary Public _____



SURVEYOR'S NOTES

- NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
- No attempt has been made by the surveyor to show and utility lines or services on this map.
- This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon The Commitment File No. 3110101G, with an effective date of January 25, 2022 as provided by Westcor Land Title Insurance Company.
- The field work was performed on July 1, 2020.
- The overall subject parcel contains a calculated area of 1,501,517 square feet (34,470 acres) of land, more or less, after the release of the proposed right-of-way dedications.
- BASIS OF BEARINGS: Bearings are based upon, and is assumed to bear N 89°13'49" W, a distance of 2580.12 feet for the North line of the N.E. 1/4 of Section 24, Township 11 South, Range 64 West per Peyton Plats Filing No. 3, Book J-3 Page 67, El Paso County Records, monumented by a 3.5" aluminum cap stamped "PLS 13850" at the east end (NE corner Section 24) and a 1.5" aluminum cap stamped "JR DEV PLS 10377" at the west end (North 1/4 Corner Section 24).
- Found and or set monuments shown hereon are flush with section unless noted otherwise.
- The approval of this Replat vacates all prior plats for the area described by this plat.
- Per Book A at Page 78 of El Paso County Records, a 30' reservation for highways (60' total) exists adjacent to section lines on the north and east sides of the subject parcel. The "Peyton Plats" as shown, located north and east of the subject parcel, have created right-of-way lines that are greater than or less than 30' from the section lines as shown hereon, apparently created from the center line of the roads. The subject parcel is part of a patent dated October 21, 1886, which predates said reservation and may exclude the subject parcel from the effects thereof; however the proposed right-of-way line for Hopper Road and Broadway Road as shown hereon were created at 45' from the section line(s) per the El Paso County Master Plan.
- The north right-of-way line of Cleece Court was created using calculated distances and found original monuments from the Pine Bluff Estates plat (Book V-2 Page 20) as shown hereon.
- The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Department: Onfile Wastewater Treatment Report; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildlife Hazard Report; Natural Features Report.
- All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the 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.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Access: Lots 1-3 will use a single access point to Hopper Road with the use of a shared access easement by separate instrument. Lots 3-4 will have no access to Broadway Road. Lots 4-7 will have access to Cleece Court only.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3.
- 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 Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to unanticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain.
- At the time of approval of this project, this property is located within the Peyton Fire Protection District.
- Due to wildlife concerns, homeowners are 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.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
- Routine maintenance (mowing, weed treatment, trash pickup) within the "No Build and No Storage Materials" limits on each lot shall be the responsibility of each landowner.
- No structures, fences or storage of materials are permitted within the designated "No Build and No Storage Materials" areas as shown hereon.
- Surface Investigation and Soils Report was completed by _____ on _____ as project No. _____
- Water Resources Report was completed by _____ and revised on _____ and is on file at the County Department.
- Pursuant to Resolution _____ approved by the Board of Directors, El Paso County Public Improvement District _____, and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (_____) are included within the boundaries of the El Paso County Public Improvement District " _____ " and as such is subject to applicable road impact fees and mill levy.

FLOOD PLAIN CERTIFICATION:

According to the Federal Emergency Management Agency, Flood Insurance Rate Maps No. 08041C03500 and 08041C03750, effective date December 7, 2018, indicates the subject parcel to be located in Zone X (Areas determined outside the 500-year floodplain).

EASEMENT STATEMENT:

Unless otherwise indicated, all side lot lines are hereby platted with a 10 foot public utility and drainage easement. All front, rear, and exterior subdivision boundaries are hereby platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

SURVEYOR'S STATEMENT:

I, Spencer J. Barron, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on July 1, 2020, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

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

COUNTY APPROVAL

This plat for ROMENS SUBDIVISION was approved for filing by the El Paso County, Colorado Planning and Community Development Department this ____ day of _____, 20____.

Planning and Community Development Director _____ Date _____

RECORDING

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I hereby certify that this instrument was filed for record at my office at _____ O'clock _____ this ____ day of _____, 20____ A.D. and is duly recorded under Reception Number _____ of the records of El Paso County, Colorado.

Fee: _____

Surcharge: _____

Chuck Broerman, Recorder

By: _____
Deputy

FEES:

School Fee: _____
Bridge Fee: _____
Park Fee: _____
Drainage Fee: _____

SHEET LEGEND:

SHEET 1: Notes, project information, and certification

SHEET 2: Boundary and plat details information

DATE: 05/03/2022		REVISIONS		
No.	Remarks	Date	By	

SF-XX-XXX

BARRON LAND

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2780 N. Academy Blvd. Suite 311
Colorado Springs, CO 80917
P: 719.260.6827
F: 719.466.6827
www.BARRONLAND.com

PROJECT No.: 20-010 SHEET 1 OF 2

LINE CHART

LINE	BEARING	DISTANCE
1	S 60° 25' 49" W	37.73
2	S 71° 35' 52" W	55.80
3	S 71° 35' 52" W	244.77
4	S 31° 44' 18" W	165.3
5	S 62° 18' 18" W	115.9
6	N 85° 16' 09" W	275.8
7	S 77° 13' 30" W	251.1
8	N 52° 05' 20" E	187.89
9	N 13° 27' 59" E	68.89
10	N 40° 59' 30" E	107.1
11	N 68° 48' 37" E	16.90
12	N 47° 59' 00" E	31.77
13	N 66° 36' 28" E	72.64
14	N 72° 28' 40" E	60.17
15	N 55° 48' 53" E	179.8

CURVE CHART

	CURV	ARC_LENGTH	RADIUS	DELTA_ANGLE	CHORD_LENGTH	CHORD_RADIUS	CHORD_ANGLE
C1	10.97	180.00	172.43	3	56.6336	W	10.99
C2	9.71	180.00	193.13	3	59.4336	W	9.70
C3	171.85	180.00	54.3714	3	87.7435	W	165.42
C4	76.30	100.00	125.0000	3	58.8503	W	76.30
C5	34.78	100.00	325.135	3	31.4005	W	34.78
C6	53.07	171.71	174.225	3	53.5706	W	52.85
C7	141.48	250.00	322.353	3	78.3105	W	139.60
C8	221.18	250.00	504.110	3	127.3959	W	214.02
C9	48.30	150.00	271.221	3	48.7291	W	48.30
C10	48.04	150.00	273.511	3	48.2713	W	47.58
C11	72.63	150.00	274.906	3	54.5403	W	72.12
C12	72.70	200.00	284.937	3	58.2348	W	72.30
C13	25.51	100.00	396.250	3	16.7444	W	25.51
C14	29.08	100.00	163.948	3	16.0408	W	28.88

LEGEND:

- * FOUND MONUMENT AS NOTED
HEREIN UNLESS OTHERWISE NOTED
- ⊕ FOUND PUBLIC LAND SURVEY SYSTEM
MONUMENTS AS NOTED HEREON
- SET NO. 5 REBAR AND ORANGE
PLASTIC CAP STAMPED "PLS 38141"
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- A.G. ABOVE GRADE
- B.G. BELOW GRADE
- R.O.W. RIGHT-OF-WAY
- P.U.D. PUBLIC UTILITY & DRAINAGE EASEMENT
- (XXXXX) LOT ADDRESS
- SUBJECT PARCEL LINES
- ADJACENT PARCEL LINES
- EASEMENT LINES
- NO-BUILD, NO-STORAGE LIMITS

SHEET LEGEND:

SHEET 1: Notes, project information, and certification

SHEET 2: Boundary and plot
detailed information

DATE: 05/03/2022		REVISIONS	
No.	Remarks	Date	

SF-XX-XXX

BARRON  LAND

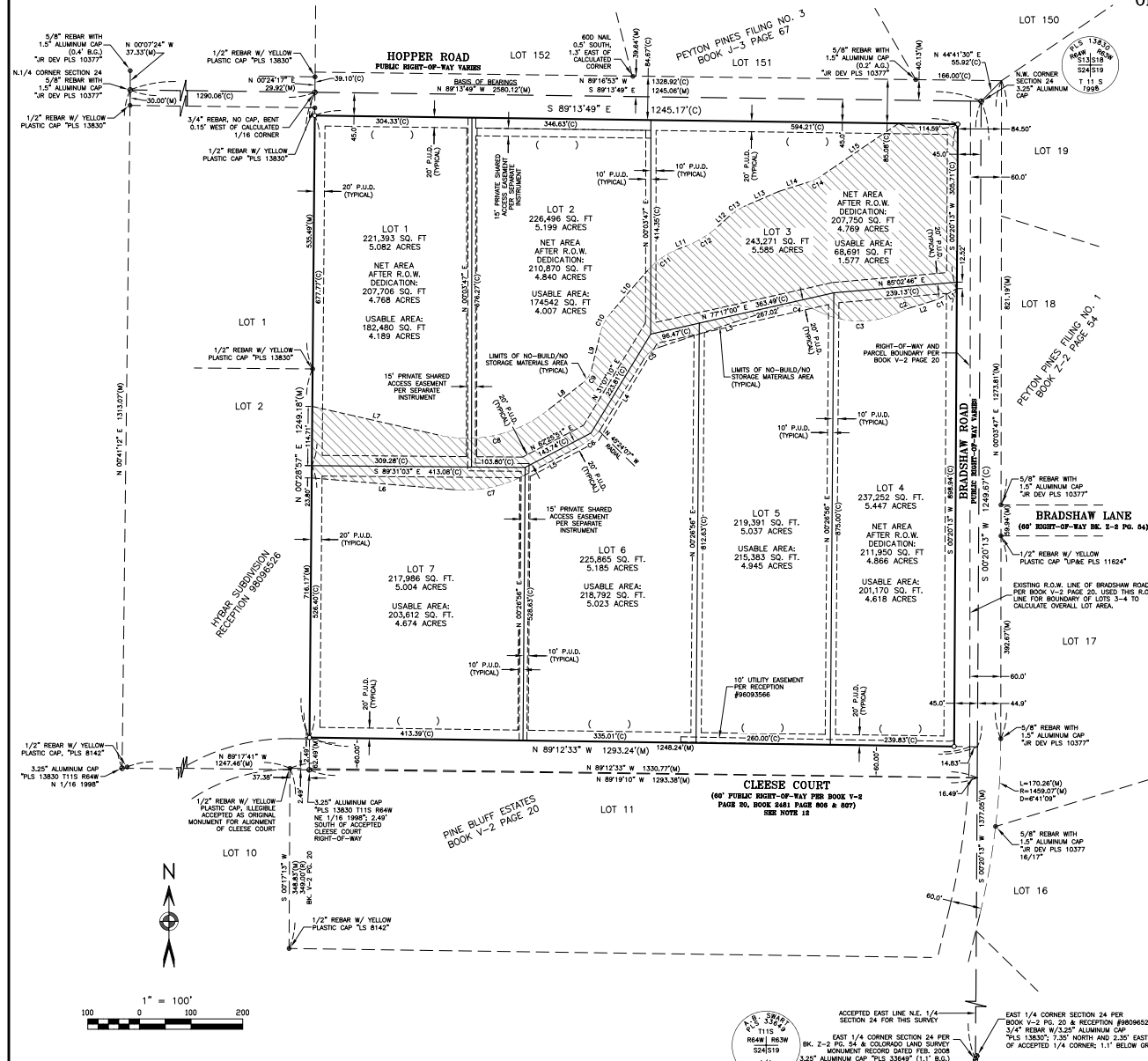
By **DARRON**  **LAND**
BOUNDARY ▲ MAPPING ▲ SURVEYING ▲ CONSTRUCTION

2750 N. Academy Blvd., Suite 511 F: 719.260.0027
Colorado Springs, CO 80917 F: 719.466.6527
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PROJECT No.: 20-010	SHEET 2 OF 2

SF-XX-XXX

SHEET 2 OF 2



A.B. SMART
PLS 33649
T11S
R64W | R63W
S24 | S19
1/4
2008

ACCEPTED EAST LINE N.E. 1/4—
SECTION 24 FOR THIS SURVEY

EAST 1/4 CORNER SECTION 24 PER
BK. Z-2 PG. 54 & COLORADO LAND SURVEY
MONUMENT RECORD DATED FEB. 2008
3.25" ALUMINUM CAP "PLS 33649" (1.1" B.G.)

EAST 1/4 CORNER SECTION 24 PER
BOOK V-2 PG. 20 & RECEPTION #98098528
3/4" REBAR W/3.25" ALUMINUM CAP
"PLS 13830"; 7.35' NORTH AND 2.35' EAST
OF ACCEPTED 1/4 CORNER: 1.1' BELOW GRA

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: High View Estates Final Plat

Agenda Date: September 14, 2022

Agenda Item Number: #6 - C

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

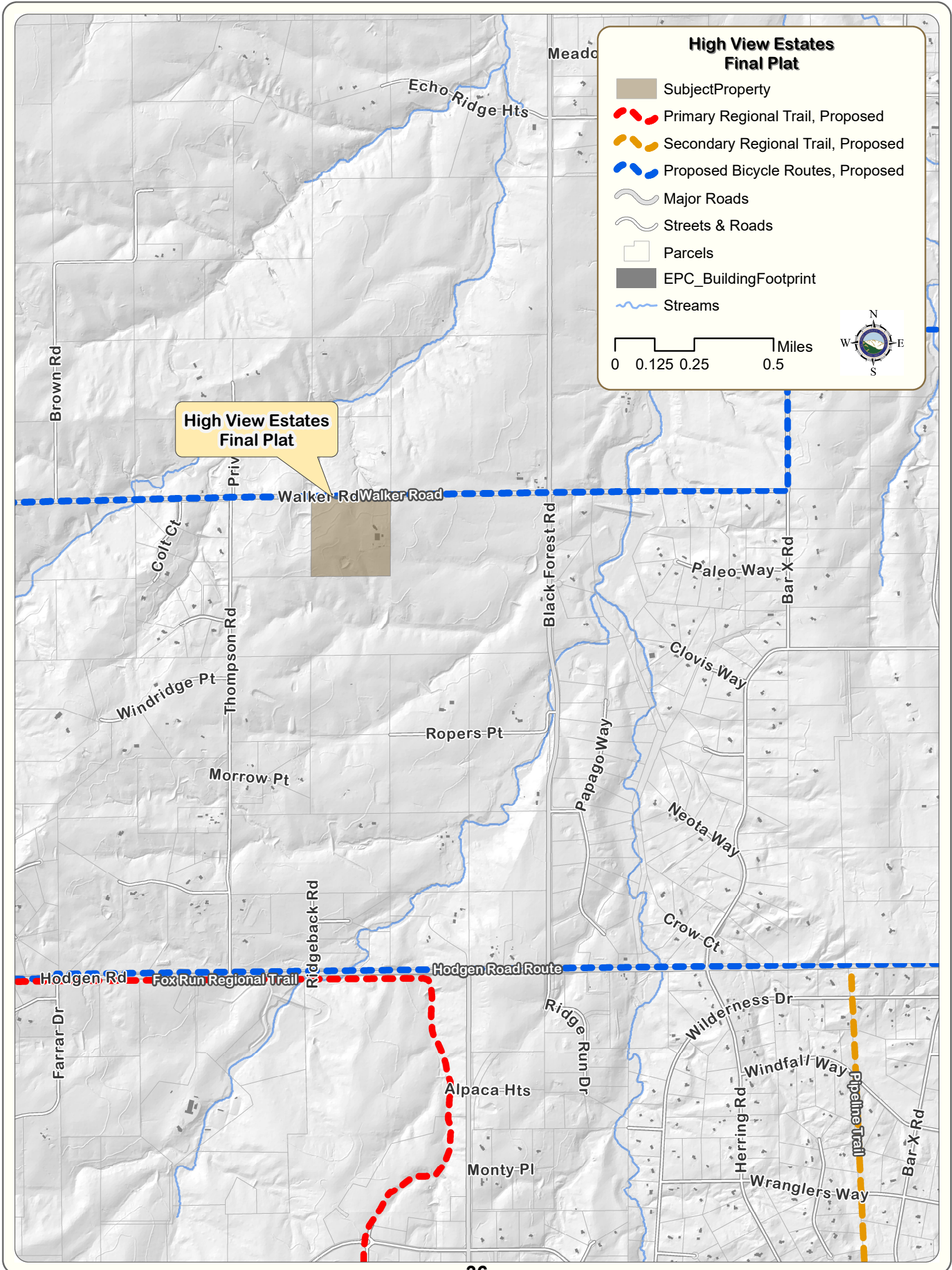
This is a request by Compass Surveying and Mapping on behalf of Colin Brones & Paul Smith for final plat approval of a 40 acre parcel to be subdivided into five residential lots. The parcel is located in northern El Paso County, at 6665 Walker Road. The site is seven miles north of Colorado Springs. The minimum lot size will be 5 acres as required by the existing zoning.

The El Paso County Parks Master Plan shows the proposed Walker Road Bicycle Route running east and west along Walker Road on the north side of the proposed subdivision. This route will be accommodated within the right-of-way and installed as part of future road improvements, so it will not impact the proposed subdivision.

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 High View Estates Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$2,300.



Development
Application
Permit
Review



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

September 14, 2021

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:	High View Estates	Application Type:	Final Plat
PCD Reference #:	SF2227	Total Acreage:	40.00
		Total # of Dwelling Units:	5
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.31
		Regional Park Area:	2
Colin Brones	Terra Nova Engineering, Inc.	Urban Park Area:	1
954 Pinenut Cour	721 S. 23rd Street	Existing Zoning Code:	RR-5
Colorado Springs, CO 80921	Colorado Springs, CO 80904	Proposed Zoning Code:	RR-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: 1		
0.0194 Acres x 5 Dwelling Units = 0.097		Neighborhood:	0.00375 Acres x 5 Dwelling Units =	0.00
Total Regional Park Acres: 0.097		Community:	0.00625 Acres x 5 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 1		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 5 Dwelling Units =	\$0
\$460 / Dwelling Unit x 5 Dwelling Units = \$2,300		Community:	\$176 / Dwelling Unit x 5 Dwelling Units =	\$0
Total Regional Park Fees: \$2,300		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 High View Estates Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$2,300.

Park Advisory Board Recommendation:

High View Estates
Letter of Intent (Final Plat)
February 2022

Owners/Developers:	Collin Brones	Paul Smith
	954 Pinenut Court	8205 E Palmer Divide
	Colorado Springs, CO 80921	Larkspur, CO 80118
	(719) 660-2601	(719) 660-3351
Planner:	Terra Nova Engineering, Inc.	
	721 S. 23 rd Street	
	Colorado Springs, CO 80904	
	(719) 635-6422	
Engineer:	Terra Nova Engineering, Inc.	
	721 S. 23 rd Street	
	Colorado Springs, CO 80904	
	(719) 635-6422	

SITE LOCATION: 6665 Walker Road

SIZE: 40 Acres

ZONING: RR-5

TAX SCHEDULE NUMBER: 5100000421

INTRODUCTION: The owners intend to subdivide an unplatted lot into 5 rural residential lots. The minimum lot size will be 5 acres as required by the existing zoning. There is an existing residence and accessory buildings on the east side of the parcel. New wells and septic systems would be constructed as required for the proposed lots.

PROPOSAL: The application covered by this Letter of Intent includes a Final Plat for the proposed subdivision of the unplatted lot into five rural residential lots.

THE PLAN: The existing site will be subdivided into High View Estates Lots 1 through 5. All five lots will be accessed from an existing drive which will be extended at a later date. Disturbance from the extended drive is expected to cause less than an acre in disturbance. An access easement for this extended drive is proposed on this plan. The existing gravel driveway on the far east portion of the site will be removed. Development of the subdivided lots is not included in this submission and lot specific development plans have not yet been started. Grading

associated with the proposed access drive will not be included on this plan. This grading can be expected when the individual lots are later developed.

Utilities for the subdivided lots will include individual wells and onsite septic systems for each lot. One existing well will remain and new wells will need to be proposed for the subdivided lots. No connections to municipal water or sewer services are proposed.

EXISTING AND PROPOSED FACILITIES: There is an existing residence and other accessory buildings on the eastern portion of the site. Most of these structures will remain. No proposed structures are included in this application.

Due to the site being outside CSU's Electric Service Territory, connecting the proposed lots to a municipal sewer and/or water system is not required.

WAIVER REQUESTS: Prior to any development action, the property owner would like to request waivers related to private access from Walker Road to the proposed lots. The requested waivers include the following.

- Waiver 1: Waiver for private road (per definition, a driveway cannot serve more than 3 lots – LDC 8.4.4.E.2) where the owner proposes 5 lots.
- Waiver 2: Waiver for private roads to meet County standards (LDC 8.4.4.E.3) where the owner proposes private road design criteria similar to driveway criteria.

The intent of the waivers are to provide a reasonable private access to five rural residential lots without significant disturbance to the natural setting. These waivers only deal with private access and lot configuration and meet all other intent of the LDC.

Criteria for approval of waivers is found in LDC 7.3.3 and is as follows:

- *The waiver does not have the effect of nullifying the intent and purpose of the code.* The proposed waivers request a slight adjustment to the private access and lot configurations allowed for this specific project. All other aspects of the code remain in effect.
- *The waiver will not result in the need for additional subsequent waivers.* With the approval of the proposed waivers, no subsequent waiver requests are anticipated.
- *The granting of the waiver will not be detrimental to the public safety, health or welfare or injurious to other property.* Based on the negligible effect on the overall traffic LOS on Walker Road, these waivers will not be detrimental to the public safety, health or welfare or injurious to other property.

- *The conditions upon which the request for a waiver is based are unique to the property for which the waiver is sought and are not applicable to other property.* The requested waivers are unique to this property in that the owners are not professional developers and are looking to sell the existing homestead and retain the additional four lots for their own personal use/development.
- *A particular non-economical hardship to the owner would result from a strict application of this Code.* Without the requested waivers, the requirements of a public road access to four lots would be detrimental to the site's natural terrain and vegetation characteristics. Significantly more land disturbance would be required without these waivers.
- *The waivers will not in any manner vary the zoning provisions of this Code.* The current zoning district is RR-5. All proposed lots meet the density and dimensional standards per LDC 5.4.2 and Table 5-4.
- *The proposed waiver is not contrary to any provision of the Master Plan.* The proposed five rural residential lots with limited access to Walker Road seem consistent with the intent of the El Paso County Policy Plan.

Upon approval of said waivers, a Final Plat for five lots will be submitted for the entire property.

TRANSPORTATION: Private driveways will provide access to the future access drive for the 5 proposed lots.

TRAFFIC: A traffic memo will not be required for this project.

DRAINAGE: A Final Drainage Report has been prepared for High View Estates. The purpose of this report is to identify and analyze the onsite and offsite drainage patterns and to ensure that post development runoff is routed through the site safely and in a manner that satisfies the requirements set forth by the El Paso County Drainage Criteria Manual.

UTILITIES: Private water supply wells and wastewater septic systems are existing or proposed for the proposed lots. Mountain View Electric has committed to provide electrical services to the proposed lots. Propane will be used for this subdivision.

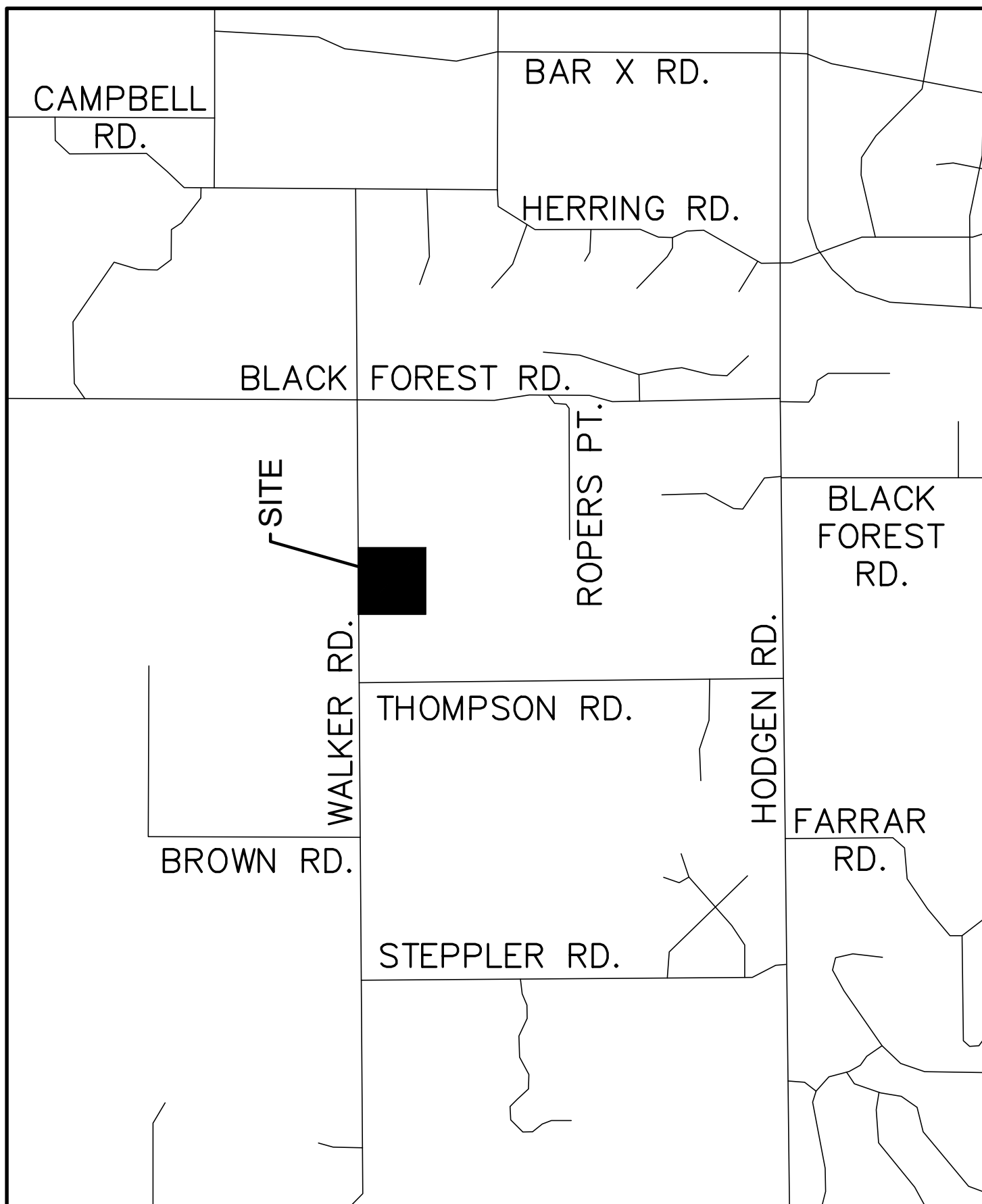
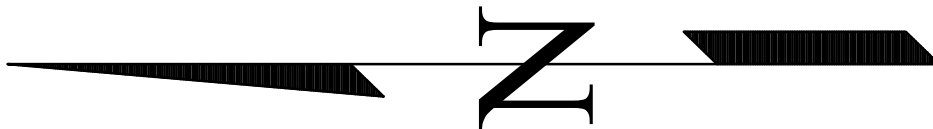
GEOLOGY AND SOILS: A soil, geology and wastewater study has been prepared for the subdivision. This report found that the site was suitable for the proposed development as long as some common geologic hazards were mitigated.

CRITERIA FOR APPROVAL:

FINAL PLAT

- This plat conforms with the goals, objectives, and policies of the Master Plan. The site is within the right by use for the current RR-5 zoning.
- This subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials. These required items have been uploaded to EDARP and revisions will be made, if necessary. We are asking for a waiver that allows the private access to serve all five lots and that the access not be made to conform to county road standards.
- 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 the Land Development Code. Private water supply wells are existing or proposed for each proposed lot and the State Engineer's Office has agreed that this water supply is adequate for this subdivision.
- Private wastewater septic systems are proposed for each proposed lot that comply with State and local laws and regulations [C.R.S. §30-28-133(6)(b)], and the requirements of Chapter 8 of the Land Development Code.
- The proposed subdivision was evaluated for soil and topographic hazards and was found to be compatible with the identified hazards.
- Drainage will meet State and local standards. No drainage improvements are expected to be necessary as the increased runoff expected from this proposed site will not be significant.
- This plat provides legal and physical access to all of the proposed lots per the Land Development Code and Engineering Criteria Manual. All lots will have direct access to existing public roads through the future access drive and proposed access easement.
- Necessary services will be made available to serve the proposed subdivision. The site will be serviced by the Black Forest Fire Department and has been accepted into their fire district. Mountain View Electric has committed to provide electric services. Propane will be used for gas purposed. Private wells and private wastewater septic systems will be proposed on each lot.
- Methods for fire protection comply with Chapter 6 of the Land Development Code. A fire protection report and wildfire hazard mitigation report have been provided for this development.
- Offsite impacts are expected to be minimal and, therefore, offsite improvements should not be necessary for this project.

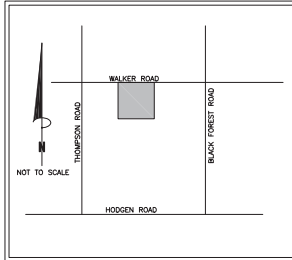
- The County is charging various fees to mitigate the impacts of this proposed subdivision.
- All applicable sections of Chapter 6 & 8 of the Land Development Code are met by this project.
- No commercial mining deposits have been identified within the proposed subdivision.
- A 50' ROW is being dedicated for Walker Road for this project.
- Road impact fees will be due at building permits for new construction on lots.



HIGH VIEW ESTATES

A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

VICINITY MAP



KNOW ALL MEN BY THESE PRESENTS:

That Collin G. Brones and Paul A. Smith, being the owners of the following described tract of land to wit:

The Northwest Quarter of the Southeast Quarter of Section 18, Township 11 South, Range 65 West of the 6th Principal Meridian, except any portion lying within Walker Road.

Containing a calculated area of 1,710,761 square feet (39.273668 acres), more or less.

The following metes and bounds legal description is provided pursuant to the requirements of the El Paso County Planning and Community Department only and is not intended to replace the record legal description shown above.

Beginning at the southwest corner of said Northwest Quarter of the Southeast Quarter;

thence along the west line of said Northwest Quarter of the Southeast Quarter North 0 degree 27 minutes 31 seconds East, 1297.61 feet to the south line of Walker Road;
thence along said south line North 89 degrees 25 minutes 55 seconds East, 1318.38 feet to the east line of said Northwest Quarter of the Southeast Quarter;
thence along said east line South 0 degree 25 minutes 59 seconds West, 1297.48 feet to the southeast corner of said Northwest Quarter of the Southeast Quarter;
thence along the north line of said Northwest Quarter of the Southeast Quarter South 89 degrees 25 minutes 37 seconds West, 1318.95 feet to the point of beginning.

The undersigned, being all the assigners, mortgages, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into a lot and easements as shown hereon under the name and subdivision of HIGH VIEW ESTATES. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

This plat for HIGH VIEW ESTATES was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual, and the Subdivision Improvements Agreement.

President, Board of County Commissioners

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

Planning and Community Development Director

SURVEYOR'S CERTIFICATION:

I, Mark S. Johannes, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on the date of survey shown hereon, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:110,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code, to the best of my knowledge, information and belief.

This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this _____ day of _____, 20____.

Mark S. Johannes
Colorado Professional Land Surveyor No. 32439
For and on behalf of Compass Surveying and Mapping, LLC

RECORDING:

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record in my office at _____ o'clock

_____M., this _____ day of _____, 20____, A.D., and is duly recorded
under Reception No. _____ of the records of El Paso County,
Colorado.

CHUCK BROERMAN, RECORDER

By: _____
Deputy

SURCHARGE: _____

FEE: _____

NOTES:

- This survey does not constitute a title search by Compass Surveying & Mapping, LLC to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Compass Surveying & Mapping, LLC relied upon a Commitment for Title Insurance prepared by Land Title Insurance Corporation, Order No. SR55104044 with an effective date of 3/02/2022 at 5:00 P.M.
- Basis of bearings is the south line of the property, monumented as shown and assumed to bear South 89 degrees 25 minutes 37 seconds West.
- This property is located within Zone X (areas determined to be outside the 500-year floodplain) as established by FEMA per FIRM panel 08041C0305 G, effective date, December 7, 2018.
- 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.
- The linear units used in this drawing are U.S. Survey feet.
- Mailboxes shall be installed in accordance with all El Paso County Planning and Community Development and United States Postal Service regulations.
- All structural foundations shall be located and designed by a Professional Engineer, currently registered in the State of Colorado.
- 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 or runoff shall not be placed in drainage ways.
- The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- No driveway shall be established unless an access permit has been granted by El Paso County Planning and Community Development.
- Easements are shown hereon. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- Individual wells are the responsibility of each property owner. Permits for individual domestic wells must be obtained from the State Engineer who by law has the authority to set conditions for the issuance of these permits.
- Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases, the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install and maintain.
- Environmental:
Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
- Water in the Denver Basin Aquifers is allocated based on a 100 year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300 year aquifer life, which is based on an allocation approach. Applicants, the Home Owners Association, and all future owners in the subdivision should be aware that the economic life of a water supply is based on wells in a given Denver Basin Aquifer may be less than either 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, and applicants and their successors and assigns, including individual lot owners in the subdivision and the HOA, may be required to acquire, develop, and incorporate alternative renewable water sources in a permanent water supply plan that provides future generation with water supply.
- At the time of approval of this project, this property is located within the Black Forest Fire Protection District, which has adopted a Fire Code requiring residential fire sprinkler requirements for covered structures over 6000 square feet in size, and other fire mitigation requirements depending upon the level of fire risk associated with the property and structures. The owner of any lot should contact the fire district to determine the exact development requirements relative to the adopted Fire Code.
- Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
- The subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns 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.
- The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the El Paso County Planning and Community Development Department: Water Resources Report; Geology and Soils Report; Fire Protection Report; Final Drainage Report.
- Individual lot purchasers are responsible for constructing driveways, including necessary drainage culverts from Walker Road per Land Development Code Section 6.3.3.C.2 and 6.3.3.C.3. Due to their length, some of the driveways will need to be specifically approved by the Black Forest Fire Protection District.
- Except for Lot 1, there shall be no direct lot access to Walker Road.
- The subdivision has been found to be impacted by geologic constraints. Mitigation measures and explanation of constraints in the area can be found in the report: Soil, Geology, and Geologic Hazard Study by Entech Engineering, Inc. December 29, 2021 in file PCD File No. MS222, available at the El Paso County Planning and Community Development Department: Artificial Fill, Expansive Soils, Potential Seasonal Shallow Groundwater Area, Drainage Areas and Seasonally Wet Area.

PCD FILE No. MS222

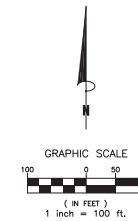
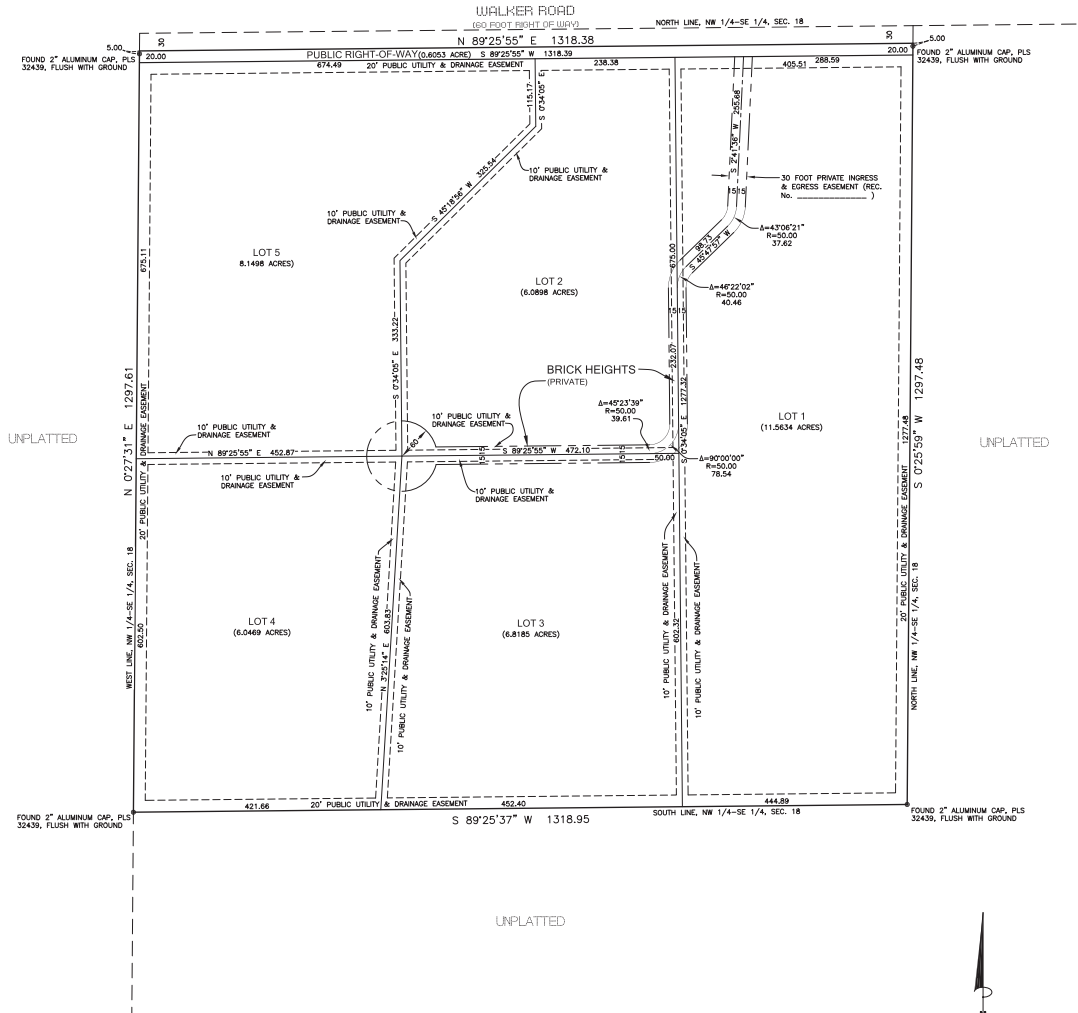
REVISIONS:	
1	5/20/22 County comments.
2	7/20/22 County comments.

PROJECT No. 21118
FEBRUARY 28, 2022
SHEET 1 OF 2



COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
719-354-4120
WWW.CSAMLLC.COM

A SUBDIVISION OF A PORTION OF THE NORTHWEST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO



REVISIONS:	
1	5/20/22 County comments
2	7/20/22 County comments

PCD FILE No. MS222

PROJECT No. 21118
FEBRUARY 28, 2022
SHEET 2 OF 2



COMPASS SURVEYING & MAPPING, LLC
3249 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
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WWW.CSAMLCC.COM

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan and Rezone

Agenda Date: September 14, 2022

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S., Inc. on behalf of Classic SRJ Land, LLC, for endorsement of the Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan, which includes 77 single-family residential lots on 40.83 acres. The property is being rezoned concurrently from RR-5 to RS-6000, and is located along Vollmer Road, north of Woodmen Road and west of Meridian Road.

The 2013 El Paso County Parks Master Plan shows a proposed regional trail connection impacted by the project. The proposed Sand Creek Primary Regional Trail alignment traverses generally north-south through the eastern portion of the property, along the western bank of Sand Creek. The proposed regional trail is depicted in the Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan and Landscape Plans, 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, although the Preliminary Plan shows it ending at Jesse Evans Drive, just south of Poco Road. The Final Plat and Landscape Plans also show 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 Preliminary Plan contains 11.77 acres dedicated to open space, parks, trails, and landscape tracts, comprising 28.8% of the total

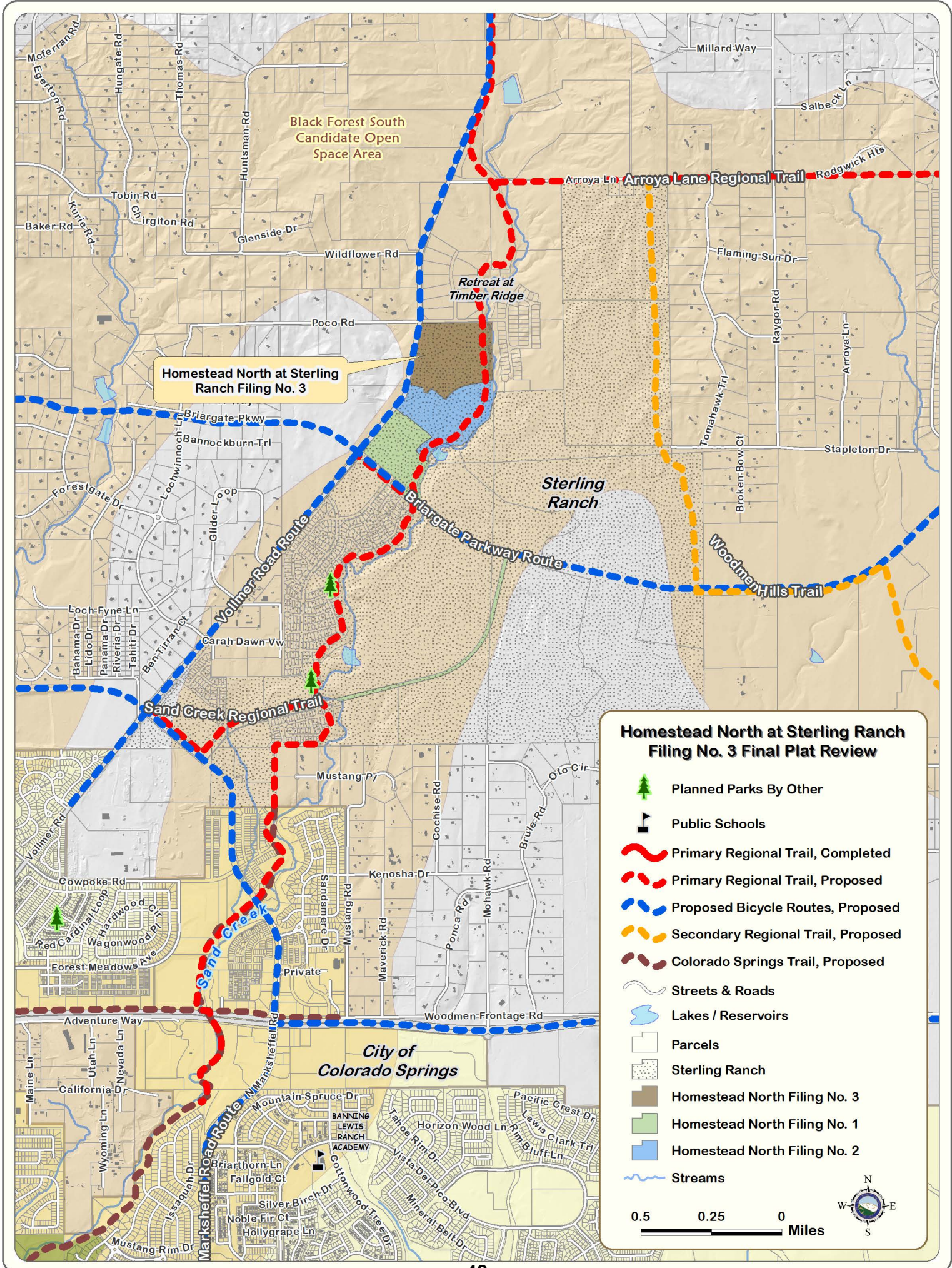
project area, although the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD. According to the Homestead North at Sterling Ranch Filing No. 3 Preliminary Plan and Landscape Plans, a 1.77-acre neighborhood park is planned for Tract B 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."*
- *"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 in progress on the west side of the creek, including this submittal. Multiple local trails will be included for circulation and recreational use throughout Sterling Ranch. These 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 Preliminary Plan. This area will have an adjacent trail network, a community park south of Filing 3 and sufficient open space in Tracts A-G (11.77 AC)."*
- *"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."*

Due to the location of the Sand Creek Primary Regional Trail within the Homestead North at Sterling Ranch Filing No. 3, El Paso County Parks staff recommends that the applicant designate, provide, and dedicate to El Paso County a 25-foot trail easement that allows for public access, as well as construction and maintenance of the regional trail, and show the dedication within the Final Plat and General Plat Notes. Furthermore, staff recommends fees in lieu of land dedication for regional and urban park purposes.

Recommended Motion (Filing No. 3 Preliminary Plan):

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



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

September 14, 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 Prelim Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-22-007	Total Acreage:	40.83
		Total # of Dwelling Units:	77
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	4.71
Classic SRJ Land, LLC	N.E.S., Inc.	Regional Park Area:	2
2138 Flying Horse Club Drive	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 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).
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Park Advisory Board Recommendation:

HOMESTEAD NORTH FILING NO. 3 PRELIMINARY PLAN

LETTER OF INTENT

JULY 2022

OWNER:

CLASSIC SRJ LAND LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

APPLICANT:

CLASSIC SRJ LAND LLC
2138 FLYING HORSE CLUB DRIVE
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

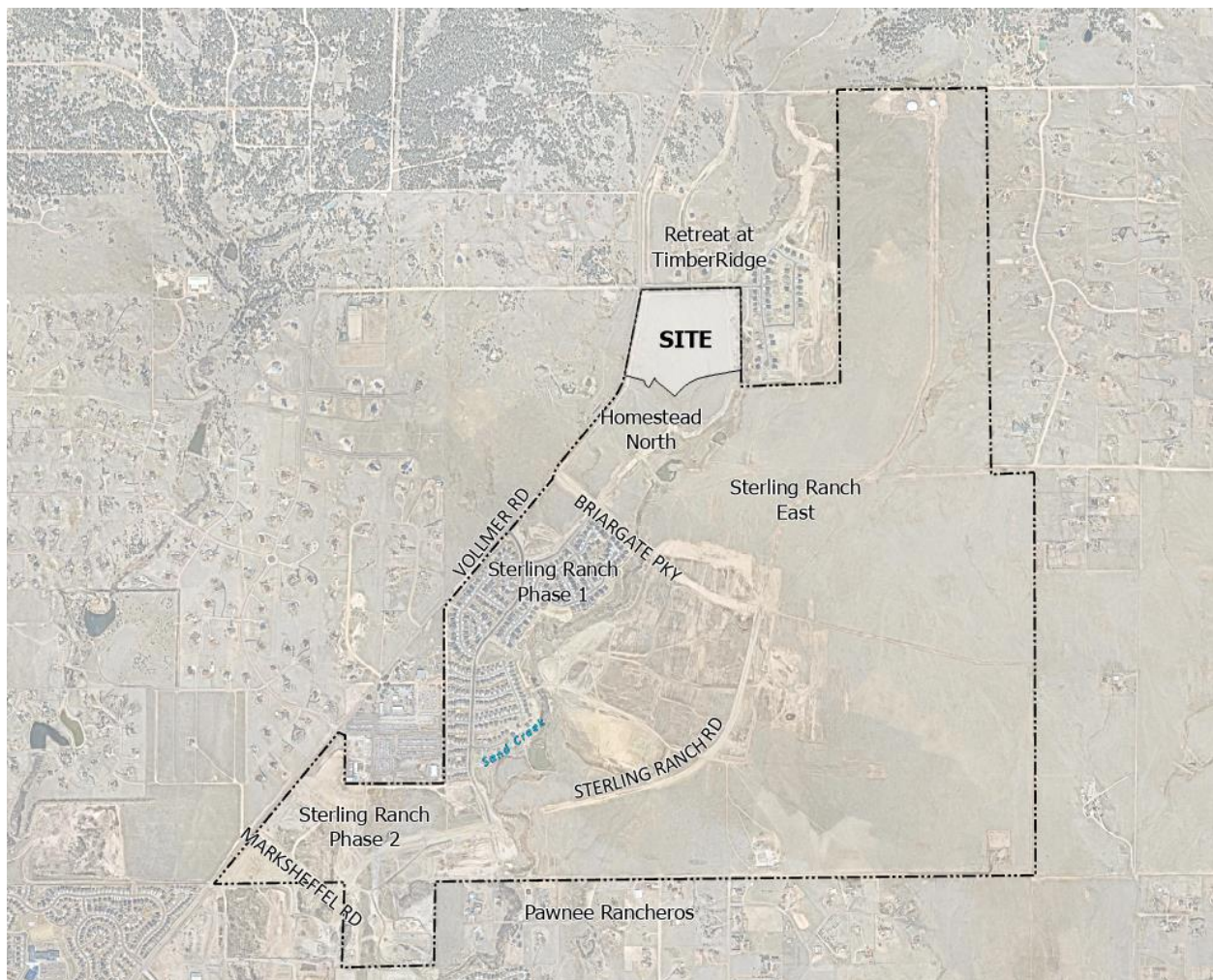
N.E.S. Inc. on behalf of SR Land LLC requests approval of the following applications:

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, located east of Vollmer Road and east of the Sand Creek channel. The property lies north of the proposed extension of Briargate Parkway and northwest of the proposed extension of Sterling Ranch Road. The Retreat at TimberRidge development lies immediately to the north. To the west is vacant land known as Sterling Ranch East. Various rezones and preliminary plans are under review in this area. To the south is, between Vollmer Road and Sand Creek is the existing and recently approved residential development within Sterling Ranch Phases 1 and 2. To the west, across Vollmer Road is vacant land zoned RR-5.

The remainder of the Sterling Ranch property is situated to the east and south. The Pawnee Rancheros 5-acre rural residential subdivision is located to the south of the Sterling Ranch master planned community.



PROJECT DESCRIPTION & CONTEXT

Homestead North Filing No. 3 Preliminary Plan proposes 77 detached single-family lots on 40.8271 acres, for a proposed density of 1.8 dwelling units per acre. A concurrent rezoning of the property to RS-6000 is currently under review. The development includes 21.95 acres of single-family lots, 7.1071 acres of road right-of-way, 11.77 acres of tracts and open space. The open space areas include a Regional Trail adjacent to Sand Creek through this development. Multiple local trails will be included for circulation and recreational use throughout Sterling Ranch. The project proposes 20-foot landscape setbacks on Vollmer Road. A 40' future roadway dedication is provided on Vollmer Road. Tract A will provide additional buffering from Vollmer Road. 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.

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

SKETCH PLAN CONSISTENCY: The Sterling Ranch Sketch Plan for 5,225 dwelling units on 1,444 acres was approved November 13, 2008. The Sketch Plan identifies the area included within this proposed preliminary plan as residential at a density of 2 dwelling units per acre. The Sketch Plan shows a 50-foot buffer to the north, between this development and the Retreat at TimberRidge PUD to the north. This buffer is intended as a transition between the suburban density Sterling Ranch development and the lower density subdivision to the north.

The proposed RS-6000 zoning is submitted concurrently with a Preliminary Plan for 77 single-family lots of varying size with associated open space and trails. This represents a density of 1.8 dwelling units per acre, which is consistent with the 2 dwelling units per acre identified on the approved Sketch Plan.

An amendment to the Sterling Ranch Sketch Plan is currently under review. The proposed preliminary plan area is not impacted by any of the changes included in the Sketch Plan Amendment.

COMPATIBILITY/TRANSITIONS: To the south of this site, north of Briargate Parkway is Homestead North at Sterling Ranch Filings Nos. 1 and 2 which are zoned RS-6000. To the south of Briargate Parkway is the already developed portion of Sterling Ranch which is zoned RS-5000. To the west, across Vollmer Road is vacant land, zoned RR-5 and proposed for future development. Northwest of the site are single family lots zoned RR-5. To the north and east of the site is the Retreat at TimberRidge, zoned PUD. Phase B of the Retreat at TimberRidge is directly north of this development, and includes 29 lots which are 2.5 acres or larger. East of Sand Creek and this development, Phase D of the Retreat at TimberRidge includes 145 lots with a minimum size of 12,000 sq. ft.

Homestead North Filing No. 3 is compatible with the existing RS-6000 zoning to the south and provides a transition between the PUD zoning to the north and east, the RR-5 zoning to the west and northwest, and the higher density areas of Sterling Ranch that are internalized within Sterling Ranch and concentrated along Briargate Parkway. This rezone continues the suburban density approved in Homestead North Filings 1 and 2, the Retreat at TimberRidge, and the remainder of the Sterling Ranch Sketch Plan area. The concurrently submitted Preliminary Plan identifies a range of lot size, with larger half-acre lots and a 50-foot buffer along the northern boundary to provide a transition to the 2.5-acre lots in Phase B of the Retreat at TimberRidge.

TRAFFIC: A Traffic Impact Analysis, prepared by LSC Transportation Consultants, is included in this submittal. Access to Filing 3 is via an extension from Filing 1 on Billy Clairborne Dr. and Aspen Valley Road. Both roads are 50-foot public right of ways. There is an additional full movement access point on Poco Road. 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 Homestead North Phase 1 street system to the access points approved as part of the Homestead North Filing 1. 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.

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

NOISE: The Land Development Code requires the impacts of noise pollution to residents be mitigated. Noise studies have been undertaken for Phases 1 and 2 of the Sterling Ranch development, which found that a minimum 6-foot-high noise barrier along the main arterials of Vollmer Road, Briargate Parkway, and Marksheffel Road would reduce all noise levels in the development below 67 decibels. A 6-foot concrete wall is identified on the Preliminary Plan adjacent to Vollmer Road to address this recommendation.

WATER: Water, wastewater, storm water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). While there is currently a net deficit, FAWWA has an additional contracted supply at Bar-X and at McCune that will be enough to meet demands. By closing on these purchases (which are under contract), there will be sufficient supply and infrastructure in the area to serve this development.

The total commitment is 41.31 acre-feet. A Water Resources Report, provided by RESPEC and JDS Hydro, is included in this submittal. A Finding of water sufficiency is requested with this Preliminary Plan, with the subsequent Final Plat to be approved administratively.

WASTEWATER: The wastewater commitment is for 13,244 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. FAWWA has more than adequate wastewater treatment capacity to provide service to this preliminary plan area. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

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 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.

FLOODPLAIN: Areas along Sand Creek on the eastern boundary of the site are located 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 the majority of the site is deemed by FEMA to be 'minimal'.

WETLANDS: The adjacent Sand Creek drainageway includes jurisdictional wetlands and Section 404 permit is already in process for impacts to this area with the US Army Corps of Engineers. 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.

WILDLIFE: In general, the site provides moderate to poor quality habitat for wildlife. No State-listed or State sensitive species were observed on the site. The site is not suitable habitat for any Federally-listed threatened and endangered species. The site provides moderate quality habitat for some grassland and woodland wildlife, including birds, mammals, reptiles, and possibly amphibians. The expected impact from site development to grassland species is classified as relatively low and to woodland species as moderately low.

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: The site was found to be suitable for development. 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 Sketch Plan within the District 20 boundary. An elementary school site is proposed south of Sterling Ranch Road adjacent to the Sand Creek. A second 35-acre K-8 school site located southwest of the intersection of Sterling Ranch Road and Briargate is anticipated to serve this development in the future.

TRAILS AND OPEN SPACE: 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.

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

The relevant County master plan documents for the Homestead North Filing No. 3 Preliminary Plan are Your El Paso County Master Plan, the El Paso County Water Master Plan, the El Paso County Major Transportation Corridor Plan, and the El Paso County Parks Master Plan.

YOUR EPC MASTER PLAN

The project site is denoted as a Suburban Residential placetype within a priority development area in the County Master Plan. 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 will accommodate densities of less than 2 du/ac, is consistent with the Suburban Residential placetype land uses and characteristics. The proposed schools, 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 is already created and bonded and will supply water and wastewater services.

In the Areas of Change chapter of the County Master Plan, the Preliminary Plan area 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

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.

FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 852.62 acre-feet and available supply is now 697.39 acre-feet. This net deficit of available water is 155.23 AF, however, FAWWA has additionally contracted supply of 576.95 AF at Bar-X and 391.33 AF at McCune which is more than enough to meet the demands.

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 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 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.

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.

EL PASO COUNTY MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

The MTCP identifies the extension of Briargate Parkway as a 4-Lane Principal Arterial between Black Forest Rd and Meridian Road by 2040. No additional change of classification or widening is identified on the 2060 Corridor Preservation Map. This road will be constructed through the Sterling Ranch development. The County has commissioned a consultant to initiate the design of this road extension and the Sterling Ranch developer has met with the consultant to coordinate intersection locations along Briargate Parkway.

EL PASO COUNTY PARKS MASTER PLAN

Homestead North Filing No. 3 Preliminary Plan is on the edge of a zone identified for a potential regional park on the Parks Master Plan. This need has been met by the new Falcon Regional Park in Meridian Ranch to the east. The rezone area will include the Sterling Ranch community park and other smaller neighborhood parks to serve residents. These parks will be owned and maintained by the Sterling Ranch Metropolitan District.

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 in progress on the west side of the creek, including this submittal. Multiple local trails will be included for circulation and recreational use throughout Sterling Ranch. These 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 7.2.1D.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;

The relevant County Plans for Homestead North Filing No. 3 Preliminary Plan are Your El Paso County Master Plan, the County Water Master Plan, the 2040 Major Transportation Corridor Plan, and the County Parks Master Plan. Homestead North Filing No. 3 Preliminary Plan is in general conformity with these plans as described above.

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, is consistent with the County Master Plan and provides a compatible land use to the higher density single-family lots to the south, as well as other higher density and commercial uses within the rest of Sterling Ranch. 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 of residential lots is consistent with the Sketch Plan. All subdivision design standards are met and no deviations are requested.

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

A sufficient water supply is available as demonstrated by the water supply commitment letter provided by the FAWWA and the Water Resources Report provided by JDS Hydro.

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

The wastewater commitment is for 13,244 gal/day on an average daily- maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro.

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

The site was found to be suitable for development. 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 ARE PROVIDED BY THE DESIGN;

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. Right-turn deceleration lanes are recommended at proposed site accesses on Vollmer Road and Briargate Parkway corridors, which will be designed in accordance with County ECM criteria. No deviation to proposed street improvement plans is proposed.

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

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

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 have an adjacent trail network, a community park south of Filing 3 and sufficient open space in Tracts A-G (11.77 AC).

(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 is compatible with the existing RS-6000 zoning to the south and provides a transition between the PUD zoning to the north, the RR-5 zoning to the northwest and west, and the higher density areas of Sterling Ranch that are internalized within Sterling Ranch and concentrated along Briargate Parkway.

The 2 du/ac density, 50-foot-wide buffer, and Poco Road provide a buffer to the development to the north. Incorporating larger half-acre lots and a 50-foot buffer along the northern boundary provides a transition to the 2.5-acre lots in Phase B of the Retreat at TimberRidge.

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

The adjacent Sand Creek is retained as a natural feature and a primary recreational focus for Sterling Ranch. The west side of the channel is incorporated within the Homestead North Filing No. 3 Preliminary Plan as part of the open space and trail system for Sterling Ranch. 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 to traffic operations for the existing or proposed 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, OPEN SPACE AND TRANSPORTATION SYSTEM, ARE OR WILL BE AVAILABLE TO SERVE THE PROPOSED SUBDIVISION;

Water and sanitary service is provided by the Sterling Ranch Metro District and FAWWA. Natural gas is provided by Black Hills Energy. Adequate police and fire protection are also provided. The required will serve letters are included with this submittal.

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

The proposed subdivision meets the applicable sections of these parts of the Code. The site lies within the Black Forest Fire Protection District. A service commitment letter from the District and a Fire Protection Report are included with the 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.

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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

NOTES

- All trails to be non-motorized trails.
- Trails labeled as "County Regional Trail" will be maintained by El Paso County Parks Department.
- Landscaping in public-rights-of-way will be maintained by the Sterling Ranch Metropolitan District.
- Developer shall analyze the need to provide all necessary offsite road improvements, which may include improvements in the City of Colorado Springs, to provide an appropriate level of service to this development. If offsite road improvements are necessary, they will be specifically outlined per a Subdivision Improvements Agreement or Development Agreement between Developer and El Paso County.
- All streets shall be named and constructed to El Paso County Standards and any approved deviations. Upon acceptance by El Paso County, public streets shall be maintained by the County.
- Notwithstanding anything depicted in this plan in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the ECM, the Drainage Criteria Manual (DCM), and the DCM Volume 2. Any deviations from these standards must be specifically requested and approved in writing to be acceptable. The approval of this Preliminary Plan does not implicitly allow any deviations or waivers that have not been otherwise approved through the deviation approval process.
- Residential lots shall not have direct access to Vollmer Road (Minor Arterial) or Poco Road (XXXX).
- "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."
- The following utility providers will serve the Sterling Ranch Homestead North Phase 1 Preliminary Plan area:
Water: Sterling Ranch Metropolitan District
Wastewater: Sterling Ranch Metropolitan District
Gas: Black Hills Energy
Electric: Mountain View Electric Association, Inc.
- The following reports have been submitted in association with the Preliminary Plan for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Preble's Meadow Jumping Mouse).
- The District will build and maintain a noise wall along lots adjacent to Vollmer Road.
- Individual lot side yard swales to be constructed during individual lot construction/landscaping to provide adequate drainage and shall be maintained by individual lot owners.

FEMA FLOODPLAIN NOTE

1. Floodplain Statement: The eastern portion of this Preliminary Plan area, adjacent to Sand Creek, is mapped within Zone AE of the FEMA Floodplain Map No. 08041C0535G, dated December 7, 2018. The remainder of the Preliminary Plan area is within Zone X, which is determined to be outside the 500-year floodplain. There are no lots shown within the floodplain.

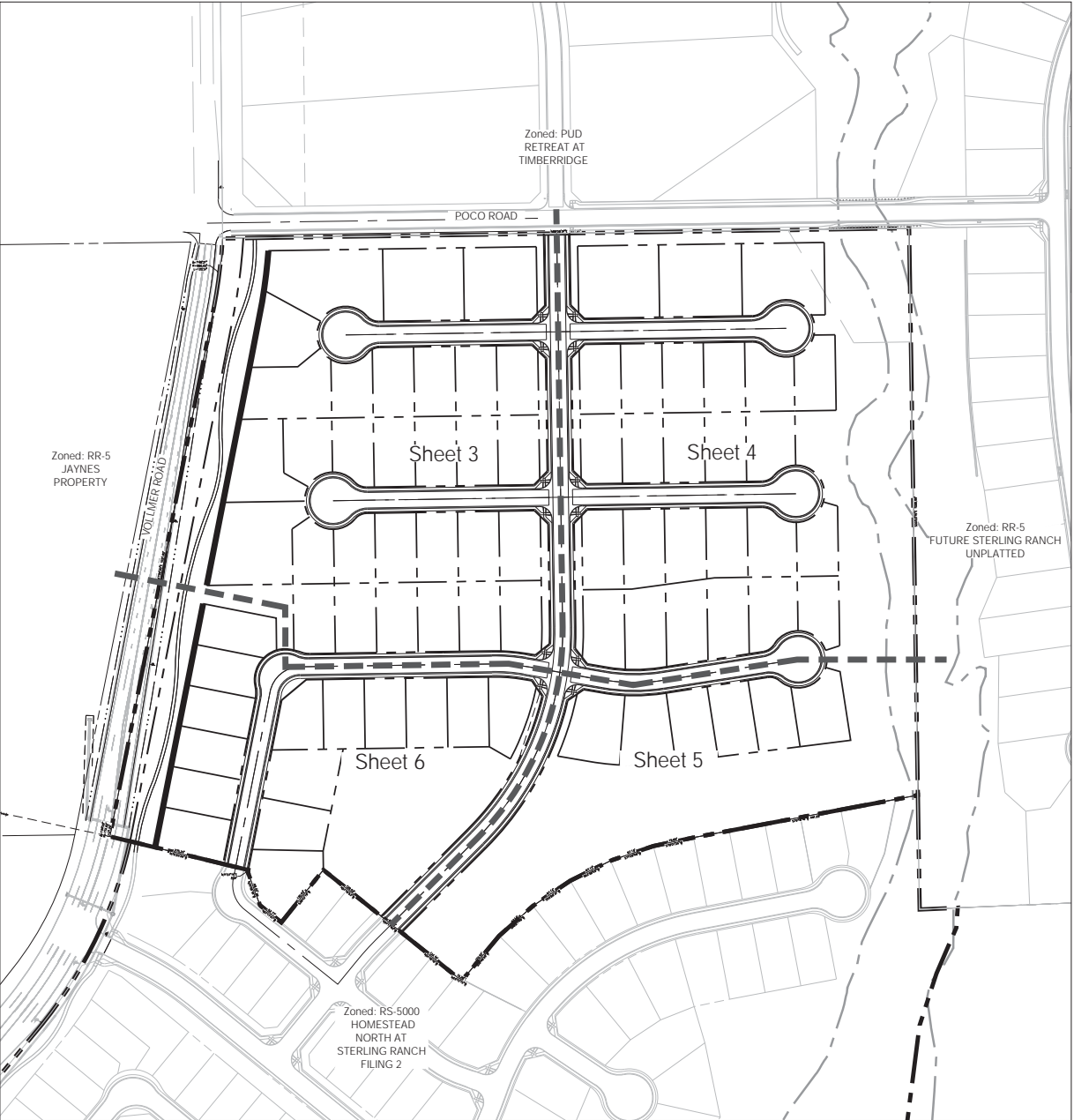
GEOLOGIC CONSTRAINTS &/OR HAZARD DISCLOSURE STATEMENT

Geologic Hazard Note:- The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the Geohazard Evaluation Report by Entech Engineering Inc., dated May 26, 2022 in file SP_____ available at the El Paso County Planning and Community Development Department:

- Artificial Fill: Earthen Dams east of site
- Potentially Unstable Slopes: Drainage along east portion of site
- Potentially Expansive Soil: Sporadic
- Flooding: Drainage along east portion of site
- Potentially Seasonal Shallow Groundwater: Lots 1, 14, 17-18, 21-24, 39-41, 49-50, 60-64 and 73-74

Potentially unstable slopes will be mitigated with regrading to slopes no greater than 4:1 and use of retaining walls per the recommendation of the soils report. This will be addressed with final design. In Areas of Expansive Soils: Incorporate special foundation design In Areas of High Groundwater: Due to high groundwater in the area, all foundations shall incorporate an underground drainage system. Under drains to be maintained by the District.

Sheet 5

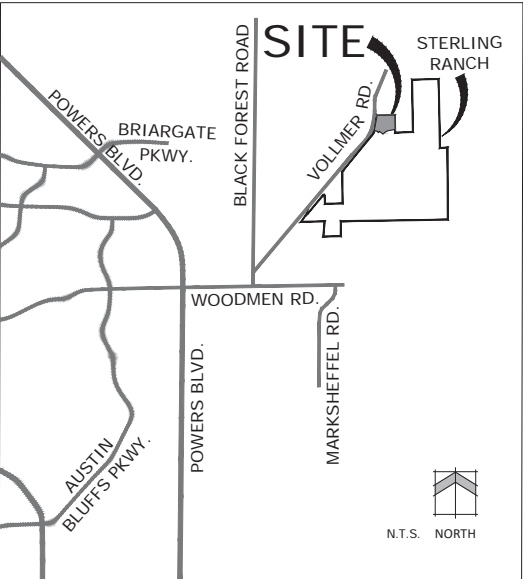


1
S1 OVERALL SITE

TRACT TABLE

Tract	Area (SF)	Area (AC)	Use	Ownership/Maintenance
A	85926	1.97	Landscape, Drainage, Trails, Utilities	Sterling Ranch Metro District
B	76913	1.77	Park	Sterling Ranch Metro District
C	335374	7.70	Landscape, Park, 10 FT County Trail, 15 FT County/Maintenance Trail, Utilities, Stormwater	Sterling Ranch Metro District & El Paso County
D	3495	0.08	Landscape	Sterling Ranch Metro District
E	3495	0.08	Landscape	Sterling Ranch Metro District
F	3868	0.09	Landscape	Sterling Ranch Metro District
G	3684	0.08	Landscape	Sterling Ranch Metro District
Total Tract Area:		11.77		

VICINITY MAP



SITE DATA

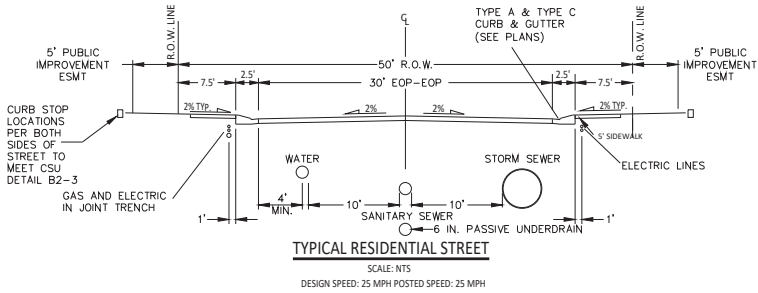
Owner:	Classic SRJ Land, LLC 2138 Flying Horse Club Dr. Colorado Springs, CO 80921 719.592.9333
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903 719.471.0073
Tax ID Number:	5228000030, 5228000038
Sketch Plan:	SKP 18-003 (Approved 2018 Gross Density: 2 DU/AC)
Current Zoning:	RR-5
Proposed Zoning:	RS-6000
Development Schedule:	Fall 2023
Proposed Land Use:	Single Family Residential
Land Use:	
Lots:	21.95 ac - 77 Lots (53%)
Tracts:	11.77 ac (29%)
R.O.W.:	7.1071 ac (18%)
Total Area:	40.8271 ac
Gross Density:	1.8 du/ac
Net Density:	3.5 du/ac
Landscape Setbacks:	
-Vollmer Road:	20'

Zoning Density & Dimensional Standards

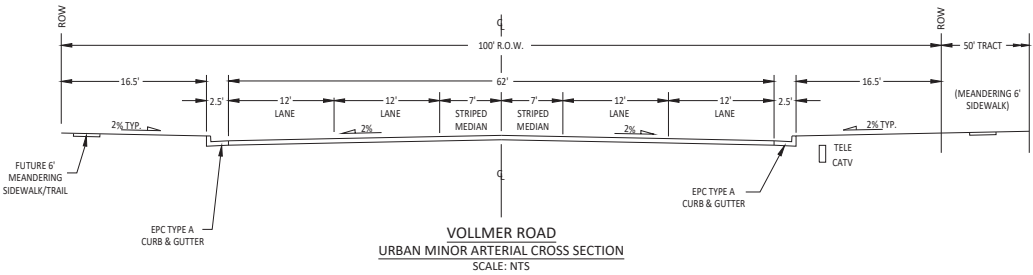
Zone	Min. Lot Size	Max. Building Height	Max Lot Coverage	Minimum Lot Width at front setback line	Front Building Setback	Side Building Setback	Rear Building Setback
RS-6000	6,000 SF	35'	40% / 45%	50'	25'	5'	25'

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SHEET 15 of 20:	LANDSCAPE DETAILS & NOTES
SHEET 16 of 20:	LANDSCAPE PLAN
SHEET 17 of 20:	LANDSCAPE PLAN
SHEET 18 of 20:	LANDSCAPE PLAN
SHEET 19 of 20:	LANDSCAPE PLAN
SHEET 20 of 20:	SITE CONSTRAINTS EXHIBIT



TYPICAL RESIDENTIAL STREET
SCALE: NTS
DESIGN SPEED: 25 MPH POSTED SPEED: 25 MPH



VOLLMER ROAD
URBAN MINOR ARTERIAL CROSS SECTION
SCALE: NTS



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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:

COVER SHEET

1

1 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

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 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 EAST LINE OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006" AT THE NORTHEAST CORNER AND BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTHEAST CORNER, SAID LINE BEING ASSUMED TO BEAR S01°30'51"W.

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

THENCE ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, N00°53'15"W A DISTANCE OF 1,537.68 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE, THE FOLLOWING SIXTEEN (16) COURSES:

1. S79°18'16"W A DISTANCE OF 441.05 FEET;
2. S78°01'26"W A DISTANCE OF 79.85 FEET;
3. S71°09'48"W A DISTANCE OF 87.13 FEET;
4. S63°35'09"W A DISTANCE OF 87.13 FEET;
5. S65°58'31"W A DISTANCE OF 87.13 FEET;
6. S48°27'49"W A DISTANCE OF 87.13 FEET;
7. S39°48'59"W A DISTANCE OF 110.92 FEET;
8. N63°15'15"W A DISTANCE OF 10.26 FEET;
9. N51°18'16"W A DISTANCE OF 124.15 FEET;
10. N51°17'40"W A DISTANCE OF 80.48 FEET;
11. N51°16'53"W A DISTANCE OF 128.03 FEET;
12. S38°42'19"W A DISTANCE OF 130.03 FEET;
13. N51°17'41"W A DISTANCE OF 52.77 FEET;
14. N20°05'15"W A DISTANCE OF 68.42 FEET;
15. N11°07'11"E A DISTANCE OF 3.91 FEET;
16. N76°20'29"W A DISTANCE OF 275.24 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF VOLLMER ROAD AND A POINT OF NON-TANGENT CURVE;

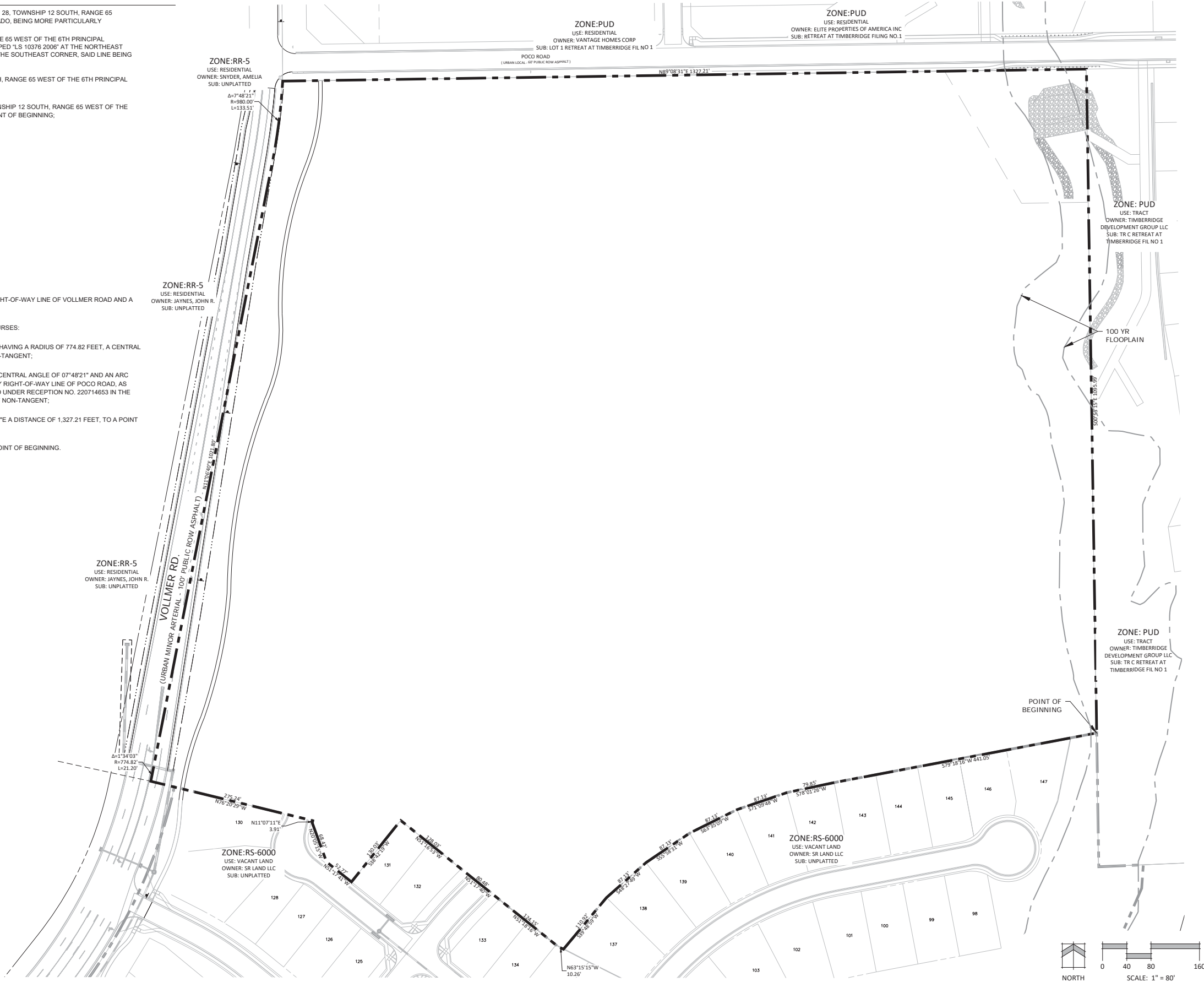
THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

1. 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;
2. N11°06'40"E A DISTANCE OF 1,021.80 FEET, TO A POINT OF CURVE;
3. 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 ON THE EXTENSION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF POCO ROAD, AS SHOWN ON THE PLAT OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AND A POINT OF NON-TANGENT;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE AND ITS EXTENSION, N89°08'31"E A DISTANCE OF 1,327.21 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 28;

THENCE ON SAID EAST LINE, S00°53'15"E A DISTANCE OF 1,095.99 FEET, TO THE POINT OF BEGINNING.

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



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HOMESTEAD
NORTH AT
STERLING
RANCH FILING 3

VOLLMER ROAD

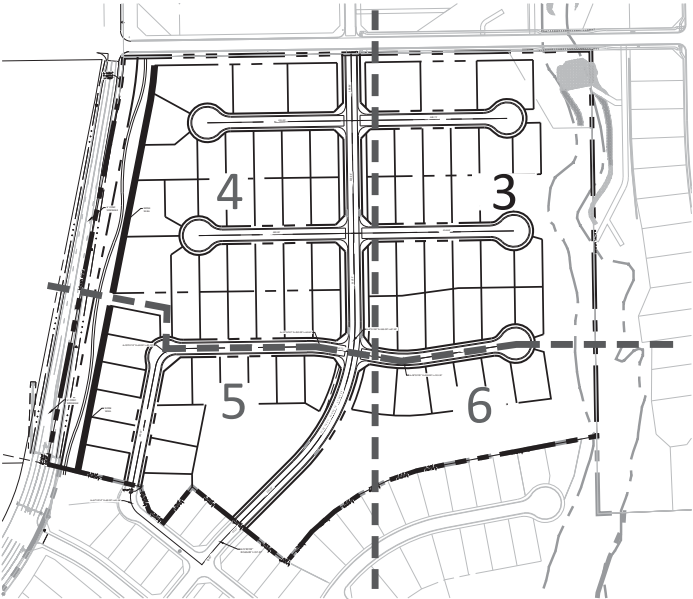
DATE: 07.07.2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. HALSTEN & J. SMITH

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LEGAL BOUNDARY
EXHIBIT

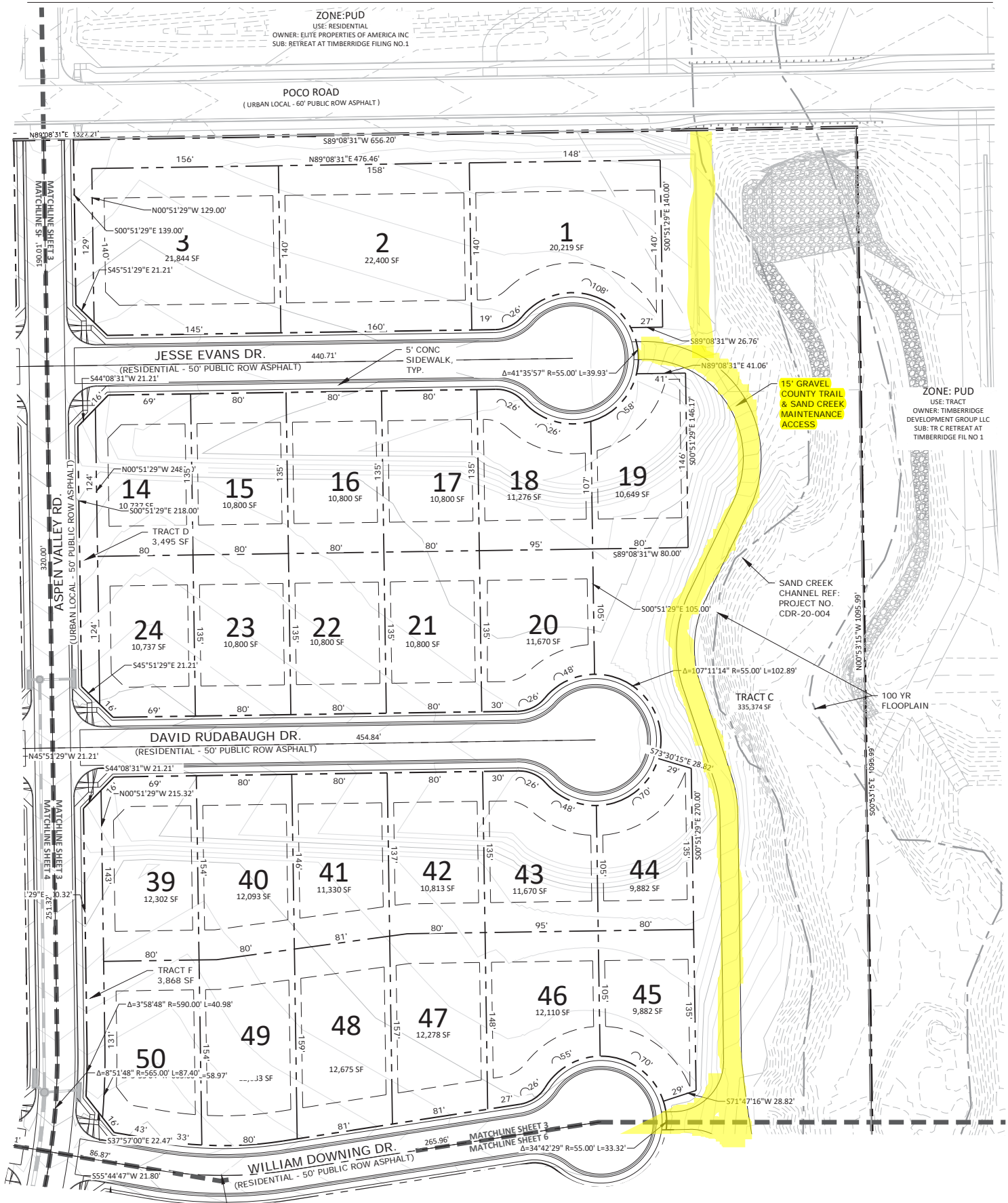
2
2 OF 20



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

SITE PLAN



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HOMESTEAD NORTH AT STERLING RANCH FILING 3

VOLLMER ROAD

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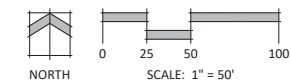
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PRELIMINARY SITE PLAN

3

3 OF 20

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



VOLLMER ROAD

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

ENTITLEMENT

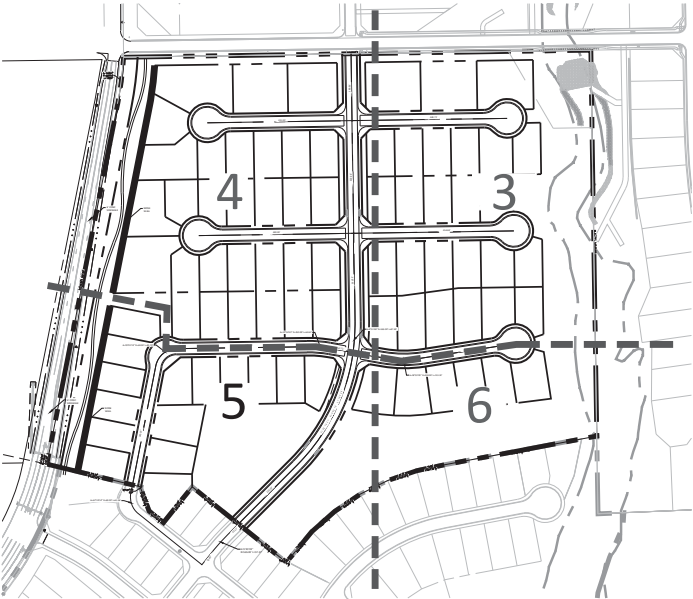
	DATE:	BY:	DESCRIPTION:

ISSUE / REVISION

PRELIMINARY SITE PLAN

4

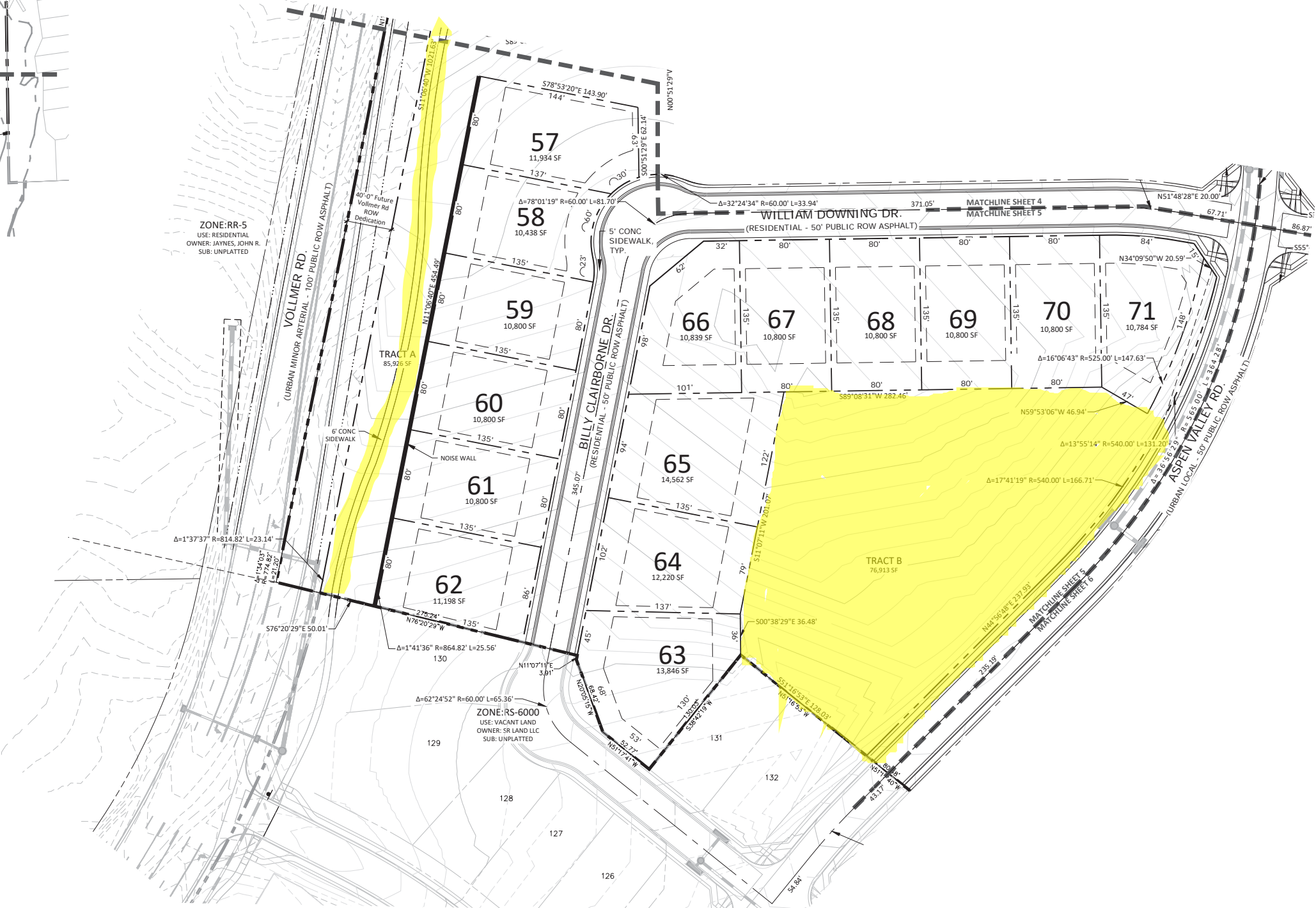
4 OF 20



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
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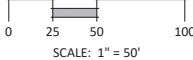
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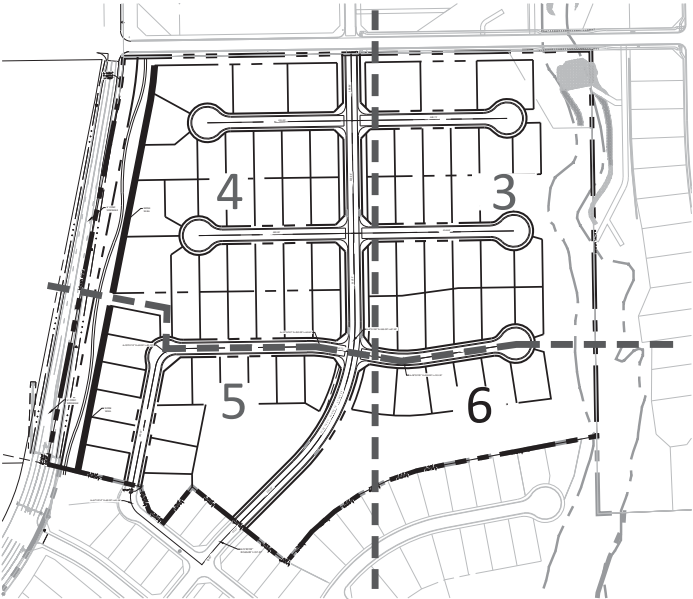
PRELIMINARY SITE PLAN

5

5 OF 20

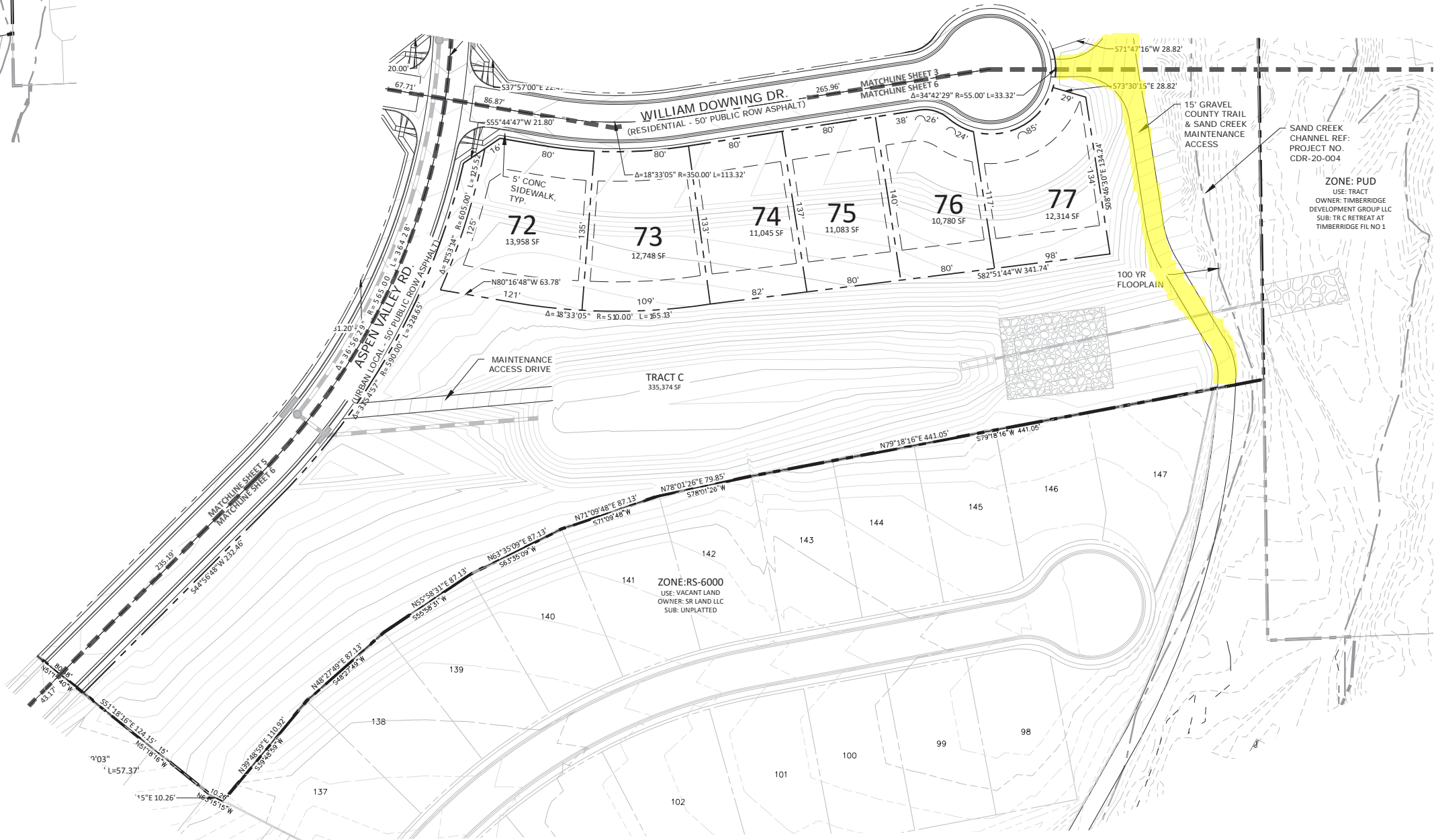


SCALE: 1" = 50'



HOMESTEAD NORTH AT STERLING RANCH FILING 3

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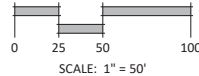
ENTITLEMENT

DATE	BY	DESCRIPTION

PRELIMINARY SITE PLAN

6

6 OF 20



SCALE: 1" = 50'

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

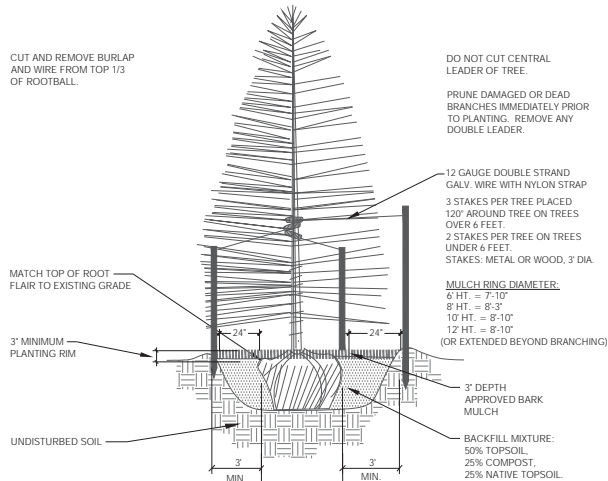
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Vollmer Road	Minor Arterial	20	1,180'	1 / 25'	48/48
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan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

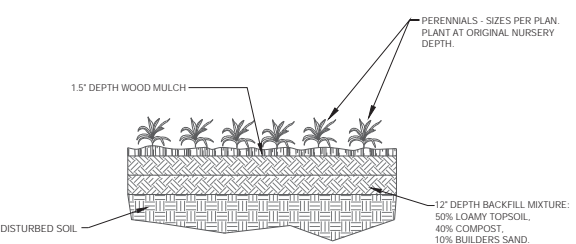
HATCH LEGEND

	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 Grama 15% Annual 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



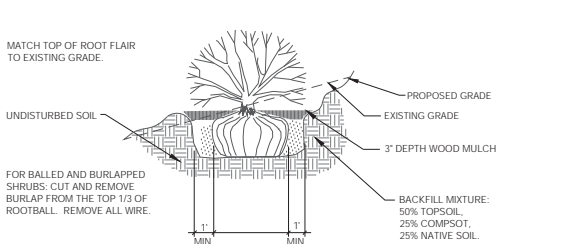
2 CONIFEROUS TREE PLANTING DETAIL

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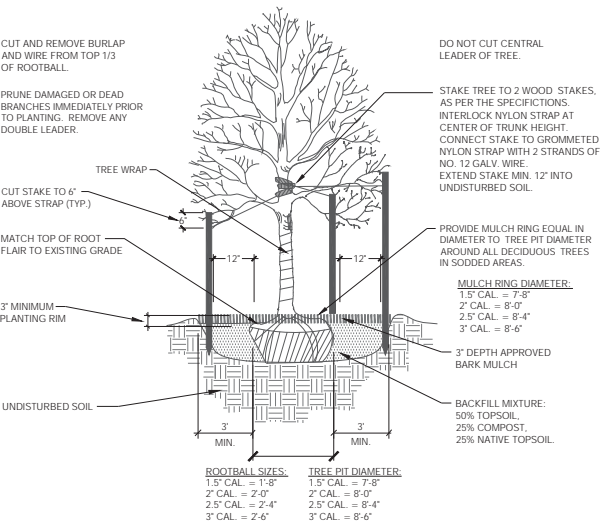
4 PERENNIAL / GROUNDCOVER PLANTING

SCALE: NOT TO SCALE



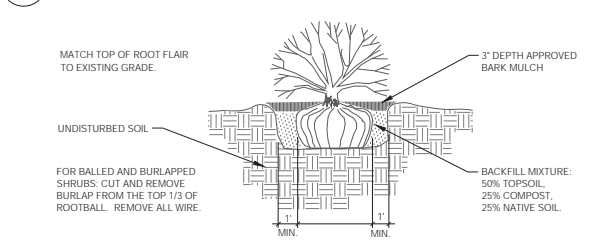
5 SHRUB PLACEMENT ON SLOPES

SCALE: NOT TO SCALE



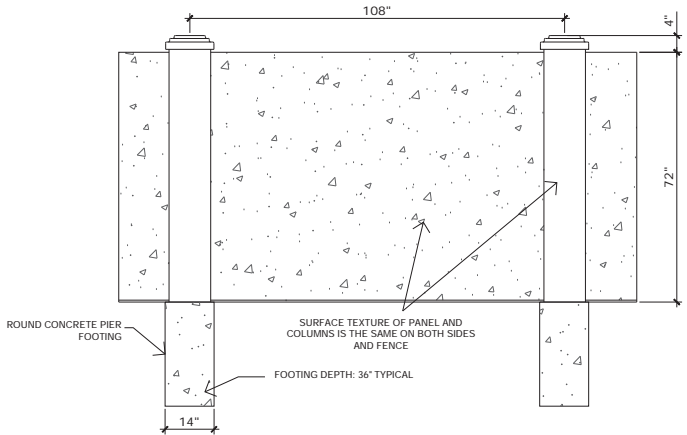
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



6 6' CONCRETE BLOCK NOISE WALL

SCALE: NOT TO SCALE



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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

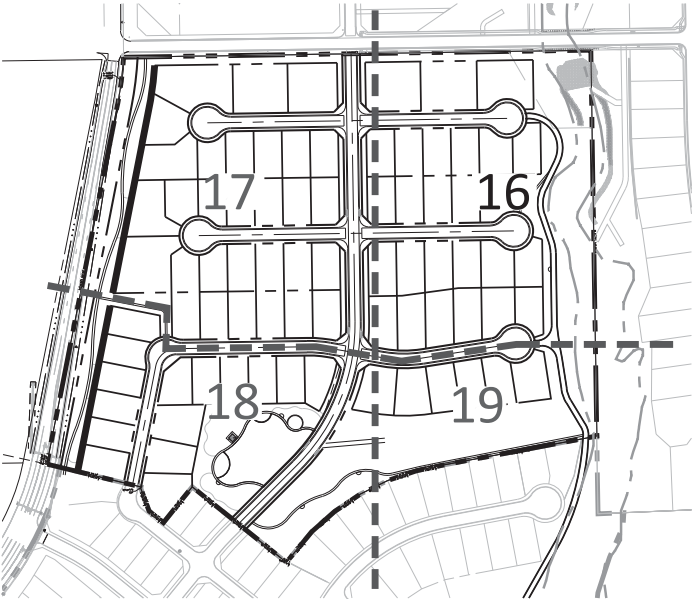
ENTITLEMENT

DATE:	BY:	DESCRIPTION:

LANDSCAPE NOTES AND DETAILS

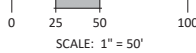
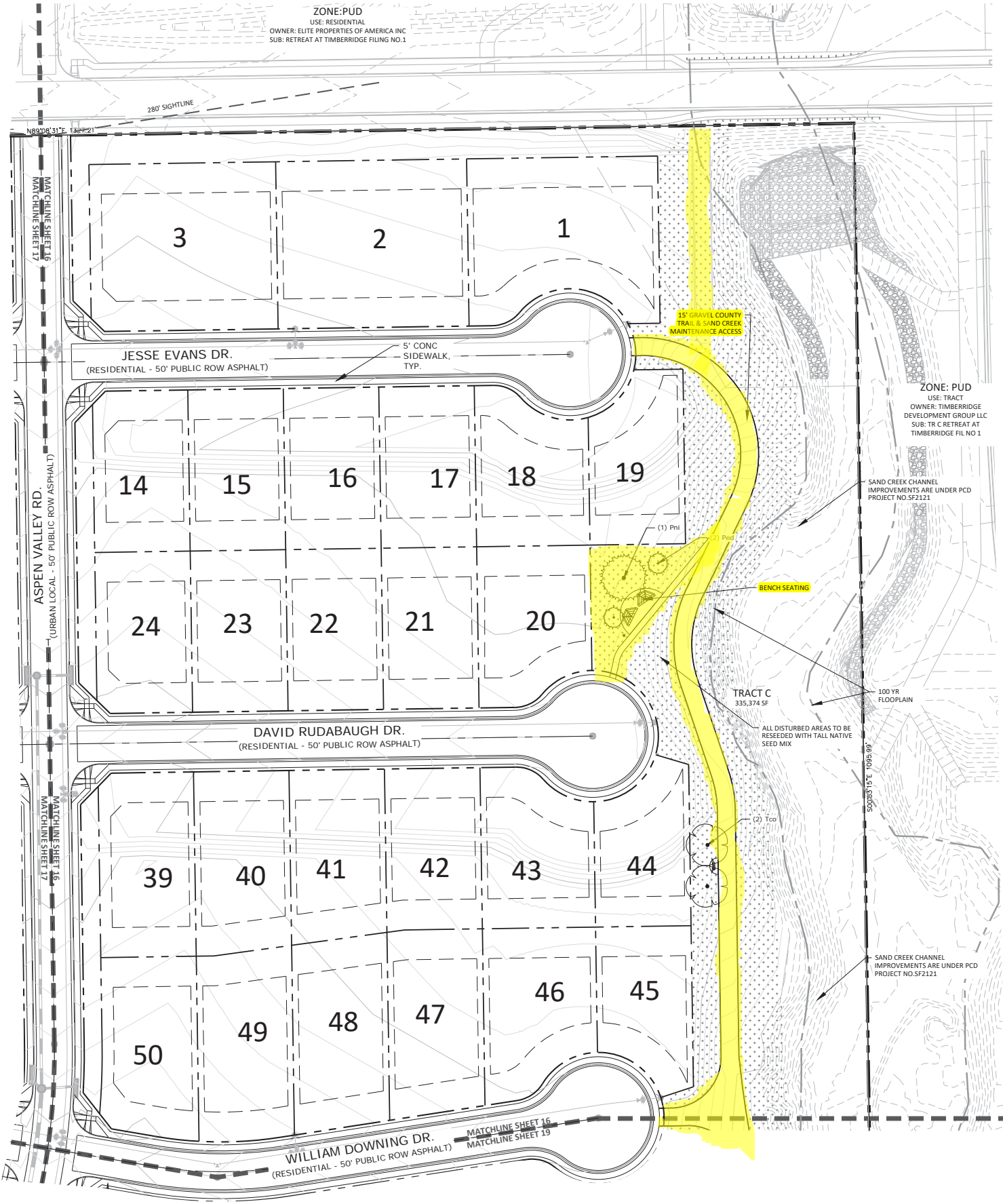
15

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'



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

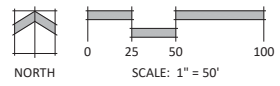
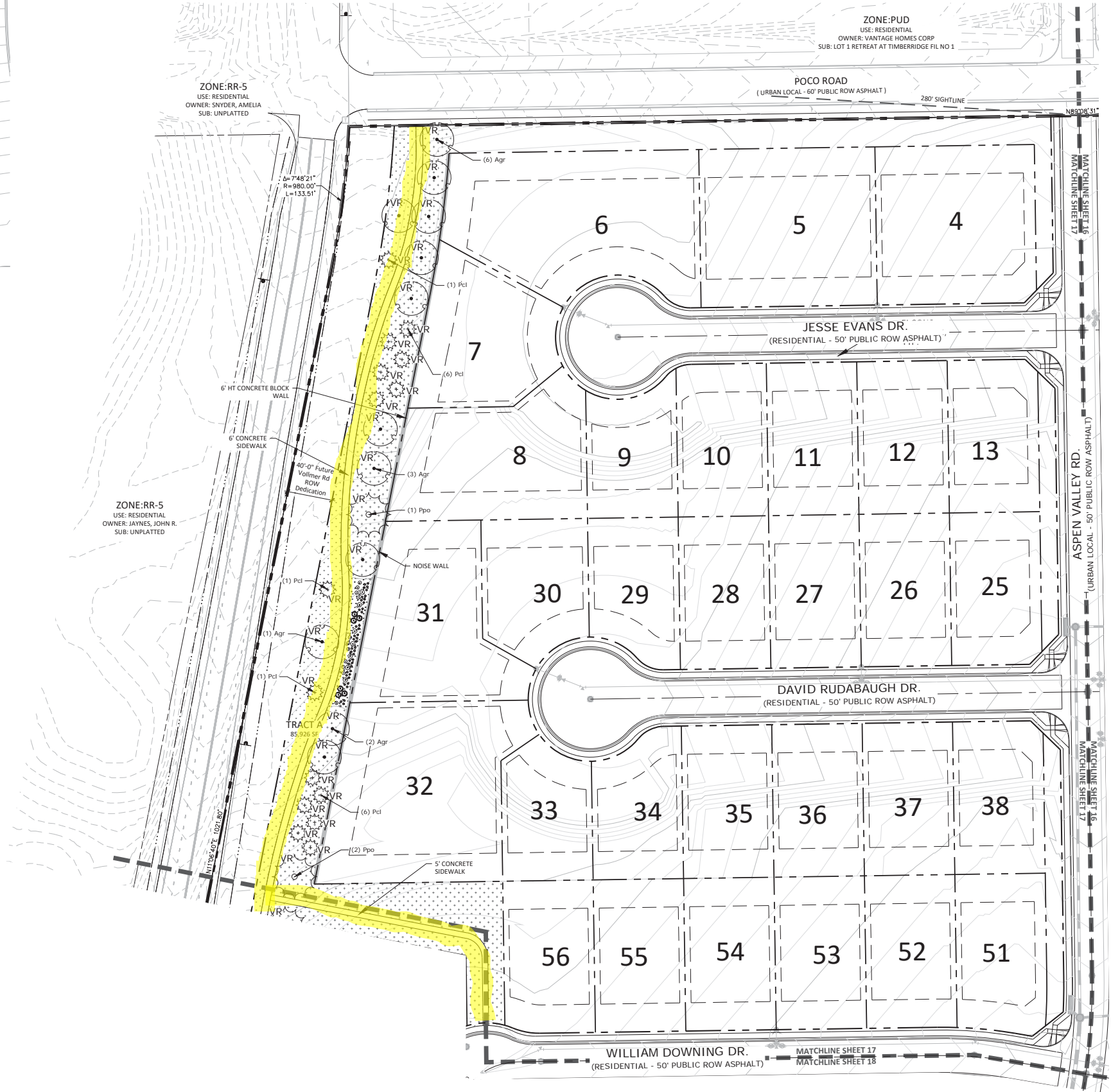
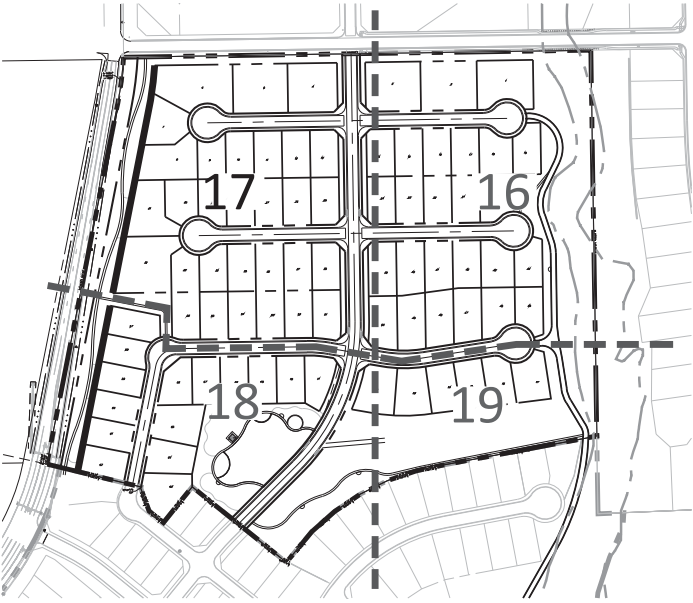
LANDSCAPE PLAN

16

16 OF 20

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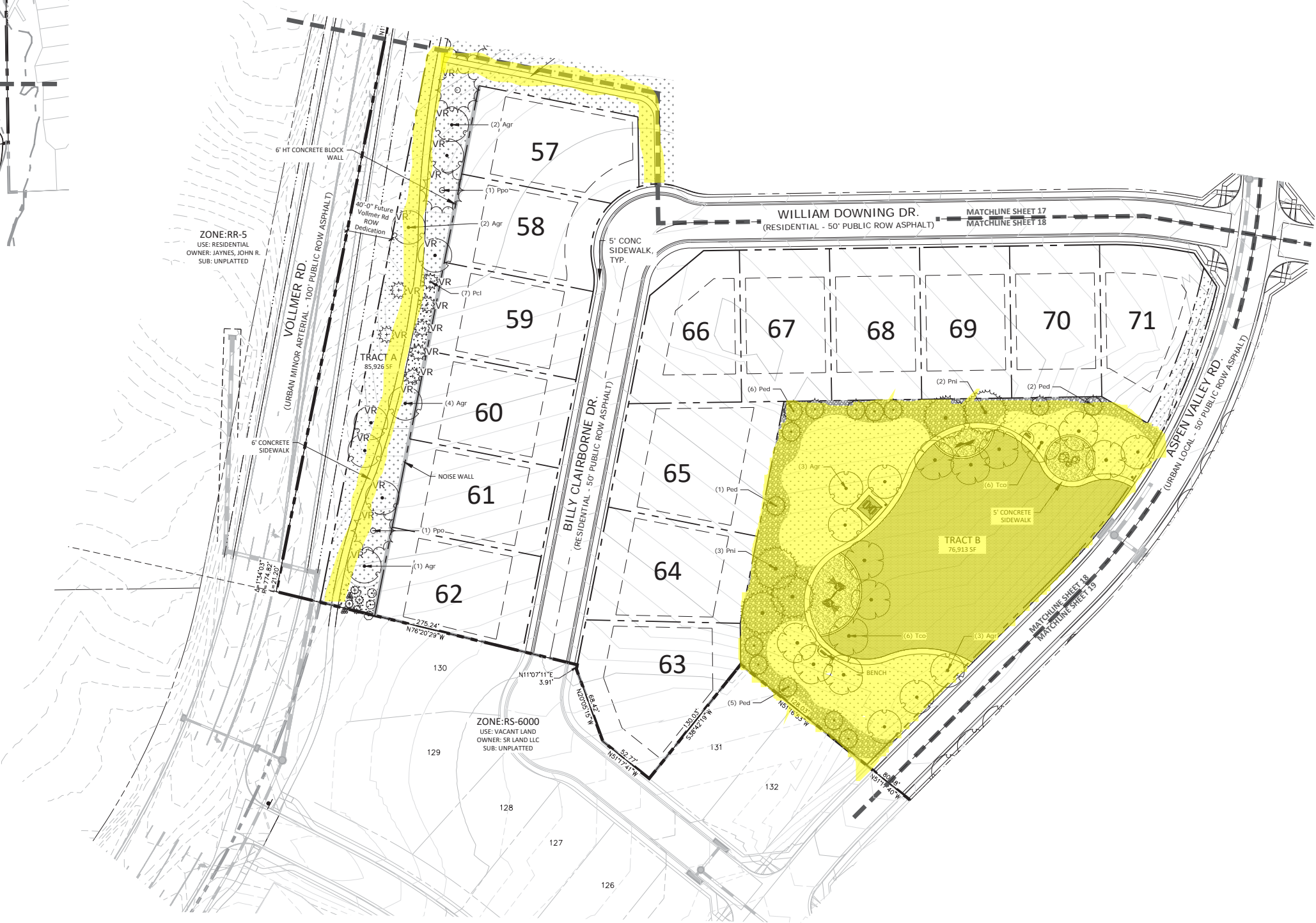
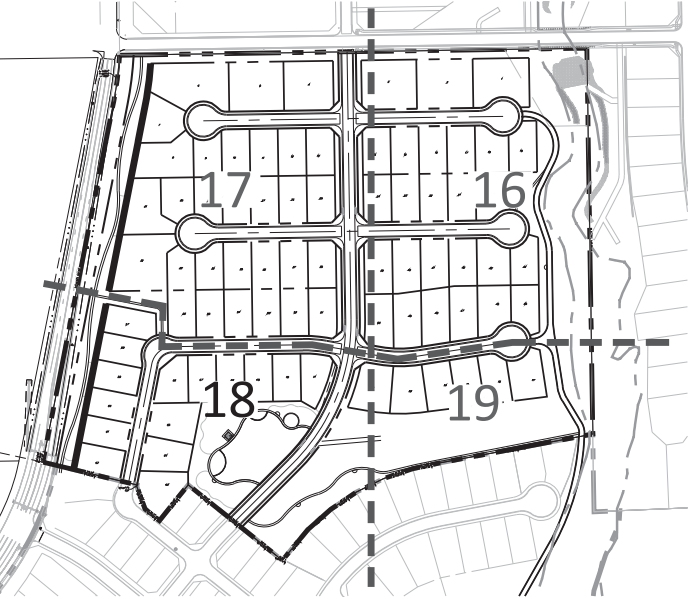
LANDSCAPE PLAN

17
17 OF 20

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

SHEET KEY MAP



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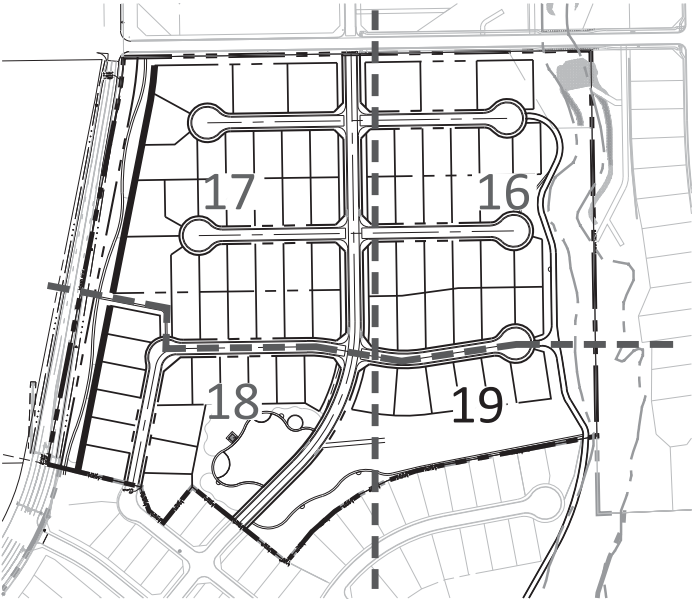
DATE: BY: DESCRIPTION:

LANDSCAPE PLAN

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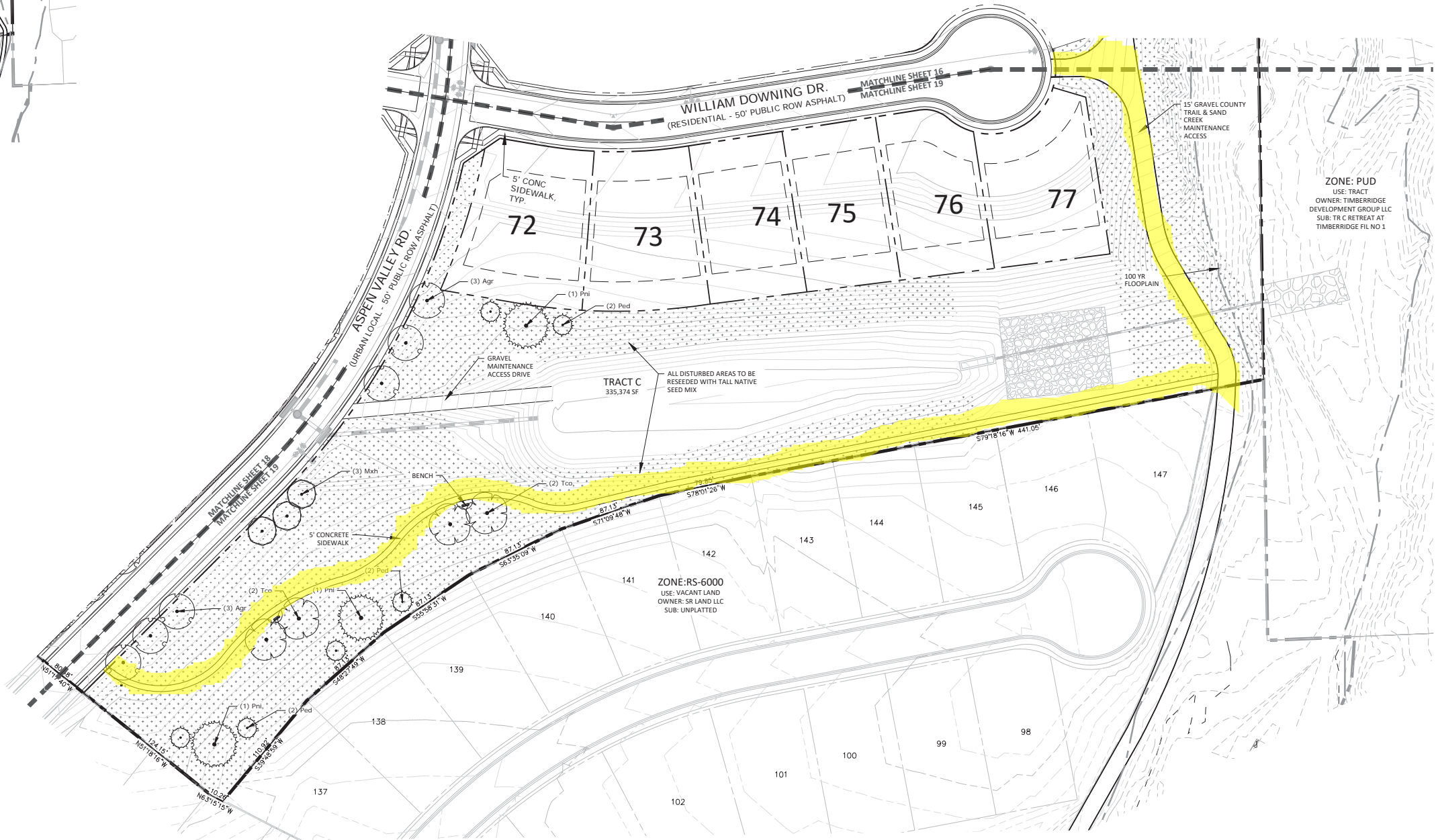
18 OF 20

SHEET KEY MAP



HOMESTEAD NORTH AT STERLING RANCH FILING 3

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

DATE	BY	DESCRIPTION

LANDSCAPE PLAN

19

19 OF 20

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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Homestead Ranch Regional Park Master Plan

Agenda Date: September 14, 2022

Agenda Item Number: #7 - A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

The Homestead Ranch Regional Park Master Plan is a guiding document whose purpose is to provide a sustainable approach to the allocation of resources for the next seven to ten years, and to document baseline information while outlining future improvements for the park. The Master Plan establishes goals based on input by Parks staff, stakeholders, the general public, and analysis of data. The Master Plan will guide El Paso County Park's efforts to continue to provide a high quality of recreation and educational services that are valued by citizens of all ages and abilities while protecting the natural environment.

The Homestead Ranch Regional Park Master Plan process began in the fall of 2021 with data gathering, literature review and establishment of draft master plan objectives. Spring of 2022 included internal and public outreach with El Paso County staff members from the Community Services Department (Park Operations, Cultural and Recreational Services, Community Outreach, Environmental Services). Further outreach included representatives from trails and open space organizations as well as the general public. The public was encouraged to review the draft Homestead Ranch Regional Park Master Plan, and to participate in a public hike at Homestead Ranch Regional Park. Finally, a hearing is planned before the Park Advisory Board and the Board of County Commissioners.

El Paso County Parks seeks to incorporate input from the public on its master plans. Public input may occur through on-site visits, public and stakeholder review of the draft Master Plan, and through Park Advisory Board and Board of County Commissioner public meetings. By soliciting comments, suggestions, and solutions to problems, County Staff is able to identify reoccurring themes, generate a spectrum of goals and recommendations, and prioritize proposed improvements. Staff undertook a technical analysis of the physical attributes of the site so that any improvements would be evaluated with respect to their impact on the surrounding environment. The planning process provides a means of synthesizing technical information, combined with the needs and desires expressed by the public, in the form of a written and graphic Master Plan.

The combination of public input and technical analysis led to the development of goals and recommendations for the future of Homestead Ranch Regional Park. Highlights of the Master Plan include Tier I and Tier III trail improvements, single-track trail expansion, drainage and parking lot improvements, forestry management, updated signage, fencing, automatic gates, maintenance area improvements, and future playground renovations.

A hard copy of the draft Master Plan is included in the packet for Park Advisory Board review. An electronic version may be viewed at:

- Direct Link: https://assets-communityservices.elpasoco.com/wp-content/uploads/Parks_Planning/Homestead-Ranch-Master-Plan-2022.pdf
- Homestead Ranch Regional Park Webpage: <https://communityservices.elpasoco.com/parks-and-recreation/homestead-ranch-regional-park/>
- Park Planning Webpage: <https://communityservices.elpasoco.com/parks-planning/>

Staff requests Park Advisory Board endorsement of the Homestead Ranch Regional Park Master Plan.

Recommended motion:

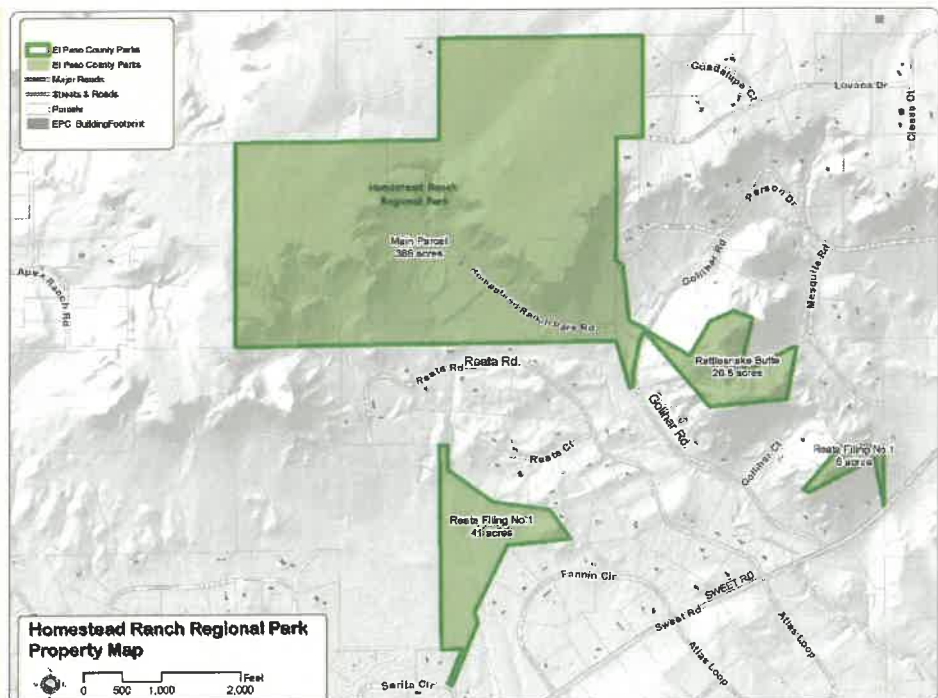
Move to endorse the draft Homestead Ranch Regional Park Master Plan and recommend adoption to the El Paso County Board of Commissioners, subject to refinement during the public hearing and adoption process.

Homestead Ranch Regional Park Master Plan



Purpose of Plan:

- Record baseline information
- Perform site analysis & trails analysis
- Recommend Improvements: New & deferred maintenance



Active Use Area



Playground



Restroom



Restroom & Maintenance Building

Pond & Field



Pond With Dock



Active Use Field

Trails



Tier I Trail –
No Surfacing &
Erosion



Tier I Trail - Surfacing



Windmill & Watering Trough

Trails



Double-Track Spur Trail



Existing Single-Track Trail

Public Engagement



- Draft master plan posted online June 3rd
- Public comments open through July 8th
- Email sent out to 622 interested park users, opened by over 300
- Post cards sent to 205 adjacent landowners
- Hosted a hike in the park June 24 attended by 17 people
- Received publicity on Hiking Bob podcast, TOSC newsletter, Black Forest Trails Association, & Colorado Public Radio
- Presented to Black Forest Trails Association
- Received 34 public comments



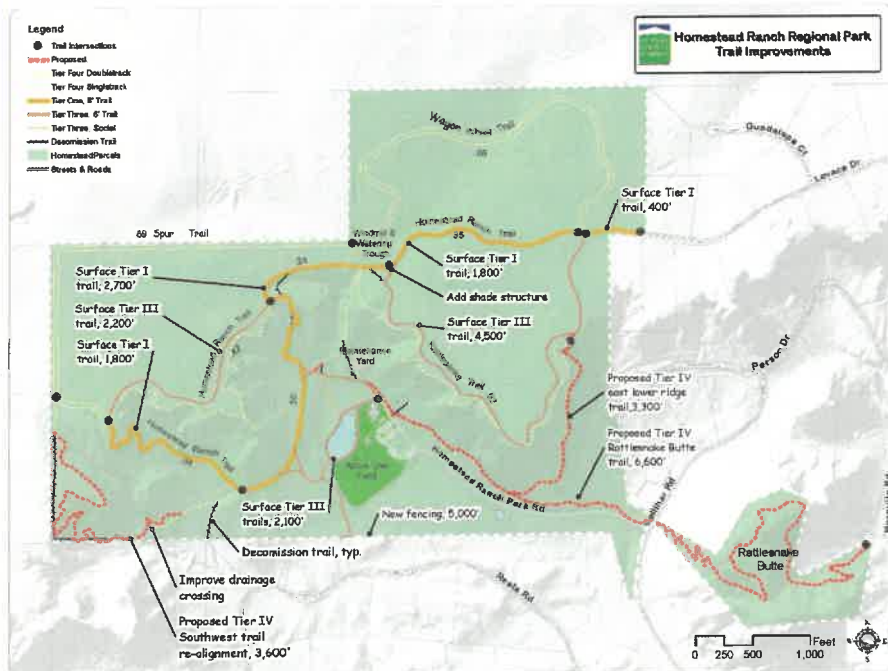
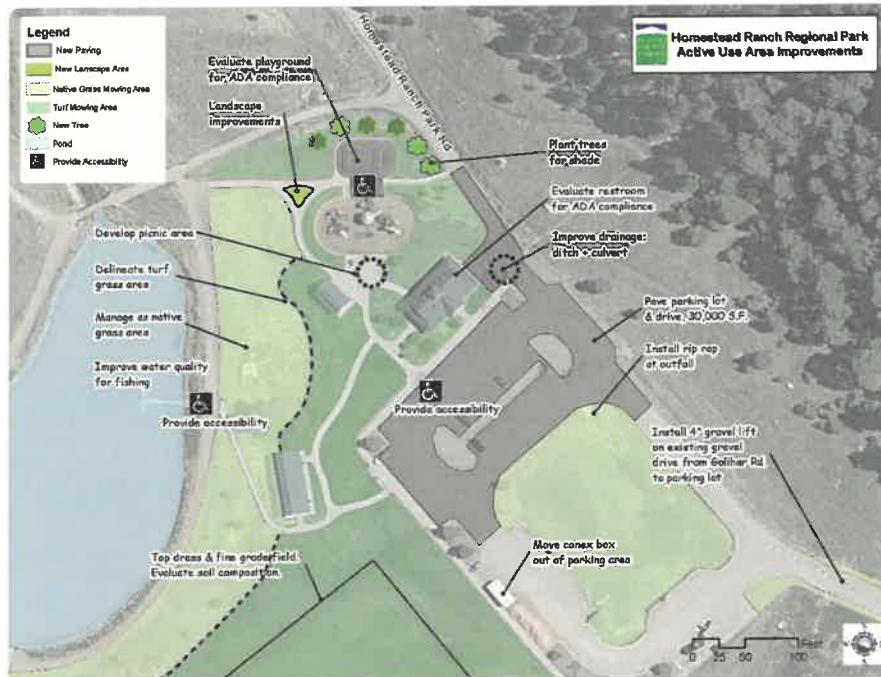
Master Plan Recommendations



- Active Use Area Improvements
 - ADA compliance
 - Address erosion near building
 - Parking lot gravel and paving
 - Improve fishing pond
- Trail Improvements
 - Surfacing & erosion control
 - Incorporate single-track loops
 - Close rogue trails
- General Site Improvements
 - Fencing
 - Wayfinding & Signage



Tier I Trail Erosion



Phase I Improvements

Homestead Ranch Regional Park Master Plan Capital Improvement Costs - Phase I		
Project	Description	Estimated Cost (2022 USD)
Signage	Standard park entry sign, trail courtesy, park rules, private easement signage	\$5,000
Tier I Trail Improvements	Tier I crushed limestone trail surfacing and improvements ~6,700 feet of trail	\$100,000
Drainage and Ditching at Parking Lot	Install new culvert and ditching, rip rap at outfall	\$25,000
ADA Parking	3 concrete ADA parking stalls (one van accessible)	\$30,000
Fencing and Property survey	Install new wildlife friendly fencing at south property line (5,000' long). Survey entire perimeter and secure fencing where needed.	\$40,000
*Forestry Management Phase I	Selective thinning, removal of ladder fuels, and dwarf mistletoe mitigation.	\$120,000
Total Costs		\$320,000

*2022 project

Future Phase Improvements

Homestead Ranch Regional Park Master Plan Capital Improvement Costs - Future Phases		
Project	Description	Estimated Cost (2022 USD)
Tier III Trail Improvements	Tier III crushed limestone trail surfacing and improvements ~9,000 feet of trail	\$125,000
Tier IV Trail Decommissioning	Decommission ~1,600' of single track trail	\$16,000
Tier IV Trail, Southwest Realignment	Decommission ~1,600' of single track trail. Construct 3,600' of new single track in SW corner of park	\$55,000
Tier IV Trail, East Lower Loop	Construct 3,300' of new single track a lower east ridgeline	\$45,000
Tier IV Trail, Rattlesnake Butte	Construct 5,600' of new single track trail from the lower ridgeline through Rattlesnake Butte	\$100,000
Site Furnishings	(4) new brown perforated metal benches with shade, (5) new bear proof trash cans	\$34,000
Landscape upgrades at Playground	New shade trees, boulders and perennials. Includes irrigation extension.	\$30,000
Pave Parking Lot	Pave 30,000 SF of auto parking area 5" asphalt	\$150,000
Soil Analysis & Turf Management for Active Use Field	Soil test, soil amendment, fine grading, and oversee the existing 300' x 400' field	\$100,000
Material Storage Bins	5 new material storage bins and maintenance yard improvements	\$100,000
Add Gravel to Trailhead Drive	Install 4" lift of gravel to entry drive (24' wide x 2,500' long)	\$70,000
Pond Water Quality	Analyze pond and water for suitable fish habitat, improve pond for fishing	\$55,000
Forestry Management	Future phases for selective thinning, removal of ladder fuels, and dwarf mistletoe mitigation	\$400,000
Playground Renovation	Replace playground when it reaches the end of its useful life	\$800,000
Automatic Gates at Entry	Install two automatic security gates at main entry to park.	\$80,000
Total Costs		\$2,160,000

Questions / Discussion



Pavilion



Overlook



Watering Trough



View Toward South East

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2022 - 2023 Officer Elections

Agenda Date: September 14, 2022

Agenda Item Number: #7 - B

Presenter: Chairperson

Information: **Approval: X**

Background Information:

The Park Advisory Board By-Laws include the election of officers at the May meeting. The 2022 - 23 officers include:

Chairperson -	Ed Hartl
Vice-Chairperson -	Vacant
Second Vice-Chairperson -	Anne Schofield
Third Vice-Chairperson -	Vacant
Secretary -	Susan Jarvis - Weber

Please find below an excerpt from the Park Advisory Board By-Laws regarding the election process:

V. BOARD ORGANIZATION AND PROCEDURES

A. Officers

- 1. At the regular May meeting of each year, the Park Advisory Board shall meet and elect officers for the coming year. Officers shall serve from June through May.*
- 2. Election of officers shall be in accordance with Roberts' Rules of Order, Newly Revised, as said rules pertain to small boards and committees, or as otherwise directed by the Board of County Commissioners*
- 3. In case a vacancy shall occur in any of the offices, an election may be held at any regular meeting.*
- 4. The Chairperson of the Park Advisory Board shall preside at the meetings of the Board and shall perform the duties ordinarily performed by that office. The Chairperson shall be an ex-officio member of all committees appointed by the Park Advisory Board.*

5. *The Vice-Chairperson of the Park Advisory Board, in the absence of the Chairperson, shall perform all the duties of the Chairperson.*
6. *The Second Vice-Chairperson, in the absence of the Chairperson and the Vice-Chairperson, shall perform all the duties of the Chairperson.*
7. *The Third Vice-Chairperson, in the absence of the Chairperson, the Vice-Chairperson and the Second Vice-Chairperson, shall perform all the duties of the Chairperson.*
8. *The Secretary, in the absence of the Chairperson, the Vice-Chairperson, the Second Vice-Chairperson and the Third Vice-Chairperson, shall call the meeting to order and preside until the immediate election of a chairperson pro tem.*
9. *The Secretary shall sign all recorded minutes of meetings that have been approved by the Park Advisory Board.*
10. *Ex-officio Secretary of the Park Advisory Board shall be the Community Services Director or his designee. Duties to include: preparation of the agenda, keeping a full and true record of all meetings, custodianship of all documents and written materials belonging to the Park Advisory Board, and issuance of notice of meetings.*
11. *The Chairperson, as needed, shall designate committees.*

Recommended Motion:

Move to elect _____ as the _____ for the Park Advisory Board for the 2022 - 2023 year.

El Paso County Park Advisory Board

Agenda Item Summary

Agenda Item Title: 2023 Capital Improvement Program
Agenda Date: September, 14, 2022
Agenda Item Number: #7 - C
Presenter: Todd Mats, Community Services Director
Information: **Endorsement:** X

Background Information:

The Park Advisory Board annually considers and / or endorses the upcoming Capital Improvement Program (CIP) at the September meeting.

With rising project costs, the staff are planning to revise the Capital Improvement Program in 2023. The attached plan is the final year for this format.

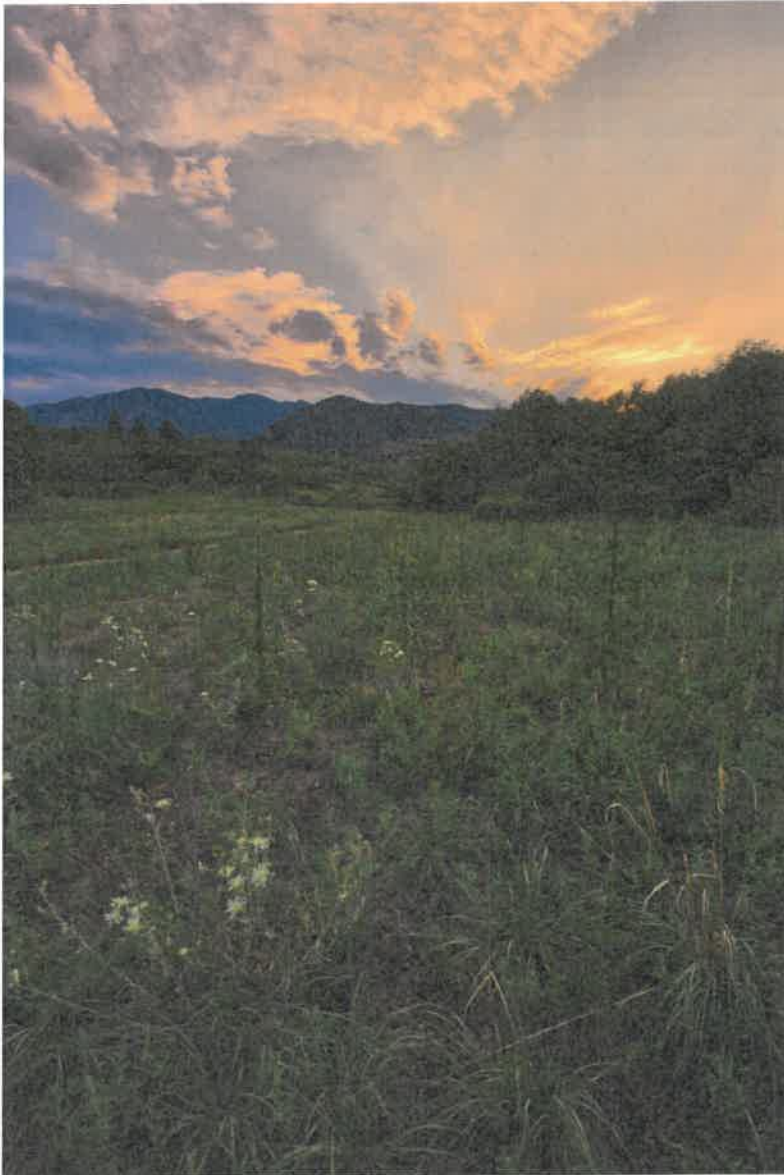
Please find enclosed the 2023 CIP for consideration and / or endorsement.

Recommended motion:

Move to endorse the 2023 Capital Improvement Program.

EL PASO COUNTY PARKS
2023 – 2026
CAPITAL IMPROVEMENT PROGRAM

September 2022



Introduction

El Paso County Parks (County Parks) currently manages a multi-million dollar park system that includes approximately 8,000 acres of parkland, 130 miles of trails, 32 pavilions, 11 playgrounds, 23 restroom facilities, two nature centers, 2,500 acres of conservation easements, and numerous athletic facilities. County Parks also manages the El Paso County Fairgrounds and landscape maintenance at numerous County buildings.

It is critical that County Parks utilizes a systematic process to ensure all facilities are well-maintained and that we make every effort to meet the parks and recreation needs of our citizens with our available resources.

To achieve the above goals, County Parks develops a five-year Capital Improvement Program (CIP) that includes proposals for land purchase, facility development and / or improvements. A capital improvement is defined as having a useful life of more than five years with a value in excess of \$25,000.

The CIP is a critical management tool that provides the following:

1. Serves as a comprehensive need assessment for capital projects;
2. Provides a prioritized implementation schedule;
3. Identifies funding sources to complete the proposed improvements;
4. Ensures ongoing major maintenance in the County's park system.



Funding Sources

Regional and Urban Park Fees

Regional and urban park fees are paid by developers during the land development process to support new or enhanced park and recreation facilities to address population growth in respective areas of the County. Please see Appendix B and C for additional information on regional and urban park fee funds.

County Capital Improvement Funds

El Paso County secured \$750,000 annually beginning in 2021 to support park projects.

Conservation Trust Funds

El Paso County receives approximately \$1.4 million annually to maintain the County's park system. The majority of the funds are used to support employee salaries and ongoing maintenance efforts. Any remaining funds are used to support capital projects.

Grants / Fundraising

El Paso County Parks aggressively pursues funding from federal, state and local funding sources and collaborative efforts between other governmental jurisdictions, private organizations, and citizens.

Annual CIP Timeline

May / June - Staff reviews / updates CIP

June / July - Management team reviews recommendations and completes CIP proposals for Park Advisory Board (PAB) consideration

September - Park Advisory Board reviews / endorses proposed CIP as recommendations to Board of County Commissioners (BoCC) / County Administration

September - Funding for CIP projects are included in the upcoming County budget

November - BoCC approves budget for upcoming year

Project Prioritization Methods

County Parks utilizes the following criteria to determine the timeline and funding priorities for the respective Park projects:

Risk management

Project will reduce the potential of injury to facility users.

Citizen needs

Project has received high rankings on citizen surveys or other demonstrated citizen input processes.

Funding

Project that can be completed from available funding sources will be given a higher priority.

Timing

Project that are part of a phased improvement program that requires the phases be completed in sequence.

Critical function

Projects that must be completed for a critical function within a respective facility (American with Disabilities Act issues, irrigation, restrooms,...) will be given priority over non-critical function projects.

Labor reduction

Project will reduce the manpower to maintain the respective facility.

Aesthetics

Project will improve the overall aesthetics of the facility.

Long-term stability

The project will improve the long-term stability of the respective facility which will in turn, reduce ongoing maintenance.

Address overall county strategic plan

Project addresses objectives in the El Paso County Strategic Plan.

Ongoing Projects

- 1. Homestead Ranch Regional Park Improvements**
- 2. County Fairgrounds Barn Replacement**
- 3. Black Forest Court Replacement**
- 4. Fountain Creek Regional Park Parking & Trail Improvements**
- 5. Ute Pass Regional Trail (multi-year project)**
- 6. Fox Run Nature Center Plan & Design**

Appendix A					
El Paso County Parks 2023 - 2026 Capital Improvement Program					
PROPOSED EXPENDITURES	2023	2024	2025	2026	TOTALS
<u>Bear Creek Regional Park</u>					
Athletic court upgrades	\$ -	\$ -	\$ -	\$ -	\$ -
Parking Lot Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Black Forest Regional Park</u>					
General Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
<u>County Fairgrounds</u>					
Fairground Walkways	\$ -	\$ -	\$ -		\$ -
Poultry Barn replacement	\$ -	\$ -	\$ -		\$ -
<u>Falcon Regional Park</u>					
Phase 3 Improvements	\$ -	\$ -	\$ -		\$ -
<u>Fountain Creek Regional Park</u>					
General Park Improvements	\$ -	\$ -	\$ -		\$ -
Nature Center Trail System	\$ -	\$ -	\$ -		\$ -
<u>Fox Run Regional Park</u>					
General Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
Master Plan	\$ -	\$ -	\$ -	\$ -	
<u>Homestead Ranch Regional Park</u>					
General Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Kane Ranch</u>					
General Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Nature Centers</u>					
Fox Run Nature Center	\$ 3,000,000	\$ -	\$ -	\$ -	\$ 3,000,000
<u>Paint Mines Regional Park</u>					
Master Plan	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
<u>Palmer Lake Recreation Area</u>					
General Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Pineries Open Space</u>					
Trail Improvements -	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
<u>Santa Fe Open Space</u>					
Trail Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Stratmoor Hills Neighborhood Park</u>	\$ -	\$ -	\$ -		\$ -
<u>Trail Improvements</u>					
Jackson Creek Trail (south)	\$ -	\$ -	\$ -	\$ -	\$ -
Ute Pass Regional Trail	\$ 1,664,000	\$ -	\$ -	\$ -	\$ 1,664,000
Fox Run Regional Trail	\$ -	\$ -	\$ -	\$ -	\$ -
Rock Island Regional Trailhead	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Widefield Community Park</u>					
Trail Improvements (CDBG)	\$ 175,000	\$ -	\$ -	\$ -	\$ 175,000
TOTAL EXPENDITURES	\$ 5,089,000	\$ -	\$ -	\$ -	\$ 5,089,000

FUNDING SOURCES:	2023	2024	2025	2026	Total
Regional Park Fees					
Region #1					
Region #2					
Fox Run Nature Center	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000
Pineries Open Space - Trails	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
Falcon Regional Park	\$ -	\$ -	\$ -	\$ -	\$ -
Region #3					
Region #4					
Paint Mines Master Plan	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
Fountain Creek Regional Park	\$ -	\$ -	\$ -	\$ -	\$ -
Kane Ranch	\$ -	\$ -	\$ -	\$ -	\$ -
Total Regional Park Fees	\$ 650,000	\$ -	\$ -	\$ -	\$ 650,000
Urban Park Fees					
Rock Island RT Trailhead - Playground	\$ -	\$ -	\$ -	\$ -	\$ -
Widefield Community Park	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
Total Urban Park Fees	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000
County Capital Improvement Funds					
Fox Run Nature Center	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
Ute Pass Trail Construction	\$ 650,000	\$ -	\$ -	\$ -	\$ 650,000
Bear Creek Regional Park Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
Black Forest Regional Park	\$ -	\$ -	\$ -	\$ -	\$ -
Fairgrounds Poultry Barn Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Falcon Regional Park	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain Creek Regional Park	\$ -	\$ -	\$ -	\$ -	\$ -
Fox Run Regional Park	\$ -	\$ -	\$ -	\$ -	\$ -
Kane Ranch Open Space	\$ -	\$ -	\$ -	\$ -	\$ -
Pineries Open Space	\$ -	\$ -	\$ -	\$ -	\$ -
Rainbow Falls Pedestrian Bridge	\$ -	\$ -	\$ -	\$ -	\$ -
Total County Capital Improvement Funds	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000
Third Party Funds					
Fox Run Nature Center (Capital Campaign)	\$ 2,500,000	\$ -	\$ -	\$ -	\$ 2,500,000
Ute Pass Regional Trail (CDOT)	\$ 1,014,000	\$ -	\$ -	\$ -	\$ 1,014,000
Widefield Community Park (CDBG)	\$ 145,000	\$ -	\$ -	\$ -	\$ 145,000
Third Party Funds	\$ 3,659,000	\$ -	\$ -	\$ -	\$ 3,659,000
TOTAL AVAILABLE FUNDING	\$ 5,089,000	\$ -	\$ -	\$ -	\$ 5,089,000

Appendix B

El Paso County Parks 2023 Capital Improvement Program Regional Park Fees					
	Region 1	Region 2	Region 3	Region 4	
	Northwest	Northeast	Southwest	Southeast	TOTAL
Balance (9/1/22)	\$49,896	\$1,658,336	\$165,558	\$922,094	\$2,795,884
<u>2022 Projects Carryover</u>					
Black Forest Regional Park Courts		\$188,000			\$188,000
Fairgrounds Barn Project				\$564,107	\$564,107
Homestead Ranch Trail Improvements		\$100,000			\$100,000
Fountain Creek Regional Park				\$150,000	
<u>2023 Projects:</u>					
Fox Run Nature Center		\$400,000			\$400,000
Pinerias Trail Project - Youth Corp		\$50,000			\$50,000
Paint Mines Master Plan				\$200,000	\$200,000
Total Expenditures	0	\$738,000	\$0	\$914,107	\$1,652,107
Estimated Revenue 2023	0	\$100,000	0	\$100,000	\$200,000
Estimated Ending Balance - 12/31/2023	\$49,896	\$1,020,336	\$165,558	\$107,987	\$1,343,777

Appendix C

El Paso County Parks						
Urban Park Program 2023						
	Area 1	Area 2	Area 3	Area 4	Area 5	
	SD #38	SD #20	SD #49	SD #3	All other SD	TOTAL
Estimated Balance - 9/1/22	\$154,401	\$198,629	\$367,560	\$366,175	\$33,791	\$1,120,556
Less Outstanding Grants / Projects						
Widefield Community Park				\$30,000		
Total Grants / Projects	\$0	\$0	\$0	\$30,000	\$0	\$30,000
Estimated Balance - 12/31/22	\$154,401	\$198,629	\$367,560	\$336,175	\$33,791	\$1,090,556
Estimated 2022 Revenue	\$15,000	\$15,000	\$15,000	\$15,000	0	\$60,000
2023 Fund Balance	\$169,401	\$213,629	\$382,560	\$351,175	\$33,791	\$1,150,556
2023 Grant Estimates	\$25,000	\$25,000	\$25,000	\$25,000	\$0	\$205,000
2023 Estimated Balance - 12/31/23	\$144,401	\$188,629	\$357,560	\$326,175	\$33,791	\$945,556

2023 Capital Improvement Program



Project: Northern Nature Center Project

Fox Run Nature Center

Based on projected population growth and public surveys in the El Paso County Parks Master Plan, developing a nature center in northern El Paso County was identified as an objective.

Strategic & Master Plans Alignment:

- El Paso County 2017-2021 Strategic Plan (Strategy D / Objective 4 - "Complete a feasibility study for a northern El Paso County nature center.")
- El Paso County Parks Master Plan (Rec. & Cultural Services Goal #1) "The Master Plan proposes the addition of a new nature center in Northern El Paso County... [that will] provide nature-based programming and will maintain the diversity and quality of and participation in award-winning environmental education programs"

A feasibility study was completed in 2019 to analyze and evaluate location, potential partnerships/ collaborations, public support, revenue sources, construction costs, and long-term maintenance and staffing.

A Request for Proposals was issued in 2022 to fund design the nature center. This project includes building design, surrounding site design, utilities, and programming. Stakeholder and public outreach will be continuous throughout the duration of the project. Design is scheduled to launch in late 2022, continue through 2023, with construction anticipated in 2024.

A capital campaign will launch parallel to the design process to raise funds for the construction of the Fox Run Nature Center.



Proposed Funding Sources

Regional Park Fees	\$ 400,000
Capital Improvement Funds	\$ 100,000
Capital Fundraising Campaign	<u>\$ 3,000,000</u>
TOTAL	\$ 3,500,000

Project Timeline

95

2023 Capital Improvement Program



Project: Paint Mines Interpretive Park Master Plan

Paint Mines Interpretive Park Master Plan

The Paint Mines Interpretive Park is in the northeast section of the County near Calhan with approximately 750 acres. The park features geological formations including spires and hoodoos that form through erosive action that creates incised gullies and colorful exposed layers of rock. The park includes a restroom facility, four (4) miles of trails, interpretive signage, and three (3) parking areas.

In recent years the number of visitors to the park has increased leading to several management challenges which includes vehicle congestion, user-created social trails, climbing on the formations, and overall site degradation. In response to these challenges, the County completed two projects in 2020-2021 aimed at improving the existing parking areas, resurfacing existing trails, completing minor ditch and drainage improvements, and adding fencing and signage to guide park visitors.

El Paso County is now looking to create a Master Plan which will build-upon these improvements and provide a long-term plan to manage park visitors while also protecting the formations.



Funding Sources

Regional Park Fees	<u>\$ 200,000</u>
TOTAL	\$ 200,000

Estimated Costs

Paint Mines Master Plan	<u>\$ 200,000</u>
TOTAL	\$ 200,000

Project Timeline

Procurement
Complete Master Plan
Public Hearings

January - March 2023
April 2023 - December 2023
January 2024

Paint Mines Interpretive Park Master Plan



About Paint Mines Interpretive Park

The Paint Mines Interpretive Park is one of El Paso County's most unique open spaces. The Paint Mines are named for their colorful clays that were collected by American Indians to make paint. Brightly colored bands, caused by oxidized iron compounds, are found in varying amounts throughout the many different layers of clay.

For further information please contact:
Ross Williams, Park Planner | Phone: 719-520-6984 | Email: rosswilliams@elpasoco.com

2023 Capital Improvement Program



Project: Pineries Open Space Phase II Trail Construction

Pineries Open Space Phase II Trail Construction

The Pineries Open Space Master Plan includes the development of two single-track trail loops. The first 8.5-mile trail loop was constructed by hand in 2019-2020 by the Mile High Youth Corps and Rocky Mountain Field Institute. The trail provides access to the north, east, and southern areas of the property. Since its opening, this trail has been heavily used by hikers, bikers, and equestrians.

This project includes construction of a second single-track trail which will provide access to the southwestern portion of the property. This trail is identified in the master plan and totals approximately 3.5 miles.

Following a similar approach to the first trail, this trail is planned to be constructed by the Mile High Youth Corps and Rocky Mountain Field Institute in 2023.

Funding for this project comes from a pending Great Outdoors Colorado Grant which will fund the youth corps, with matching funds going to Rocky Mountain Field Institute to provide oversight, technical assistance, and training opportunities. El Paso County will provide matching funds to cover the cost of RMFI oversight and building materials.



Funding Sources

Great Outdoors Colorado	\$ 43,375
Regional Park Fees	<u>\$ 50,000</u>
	\$ 93,375

Estimated Costs

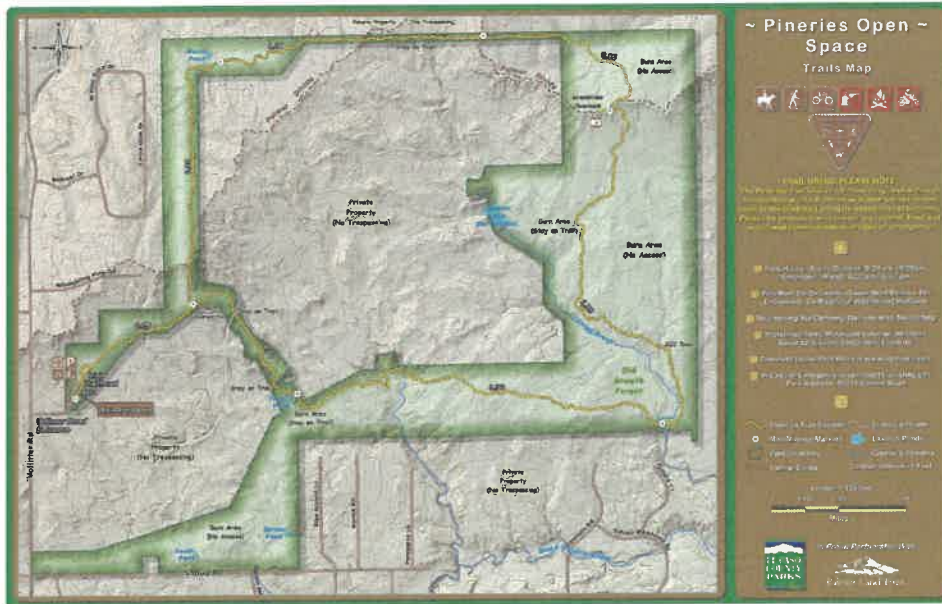
Mile High Youth Corps	\$ 43,375
Rocky Mountain Field Institute	<u>\$ 50,000</u>
Total	\$ 93,375

Project Timeline

GOCO Grant Award
Project Construction

December 2022
July - November 2023

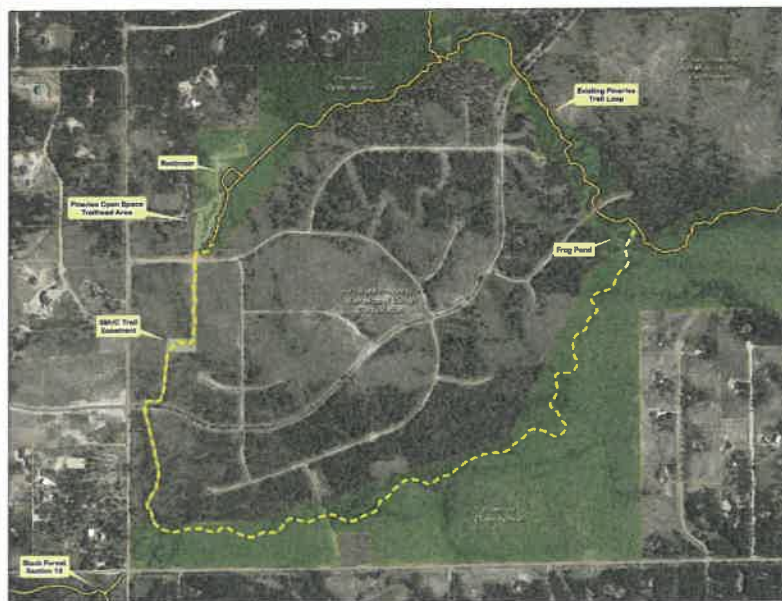
Pineries Open Space Trails Map



About Pineries Open Space

Accepted by El Paso County in 2010 through the land development process, the 1070-acre Pineries Open Space straddles the Palmer Divide in the Black Forest and is characterized by gentle rolling terrain, covered by ponderosa pine forests, grassland meadows, wetlands, dotted with small ponds with abundant wildlife, including elk, white tail deer, raptors, and turkeys. The Palmer Land Trust holds a conservation easement on the site which ensures scenic, wildlife, aesthetic, recreational, and ecological conservation values will be preserved and maintained in perpetuity.

Project Map



For further information please contact:
Ross Williams, Park Planner | Phone: 719-520-6984 | Email: rosswilliams@elpasoco.com

2023 Capital Improvement Program

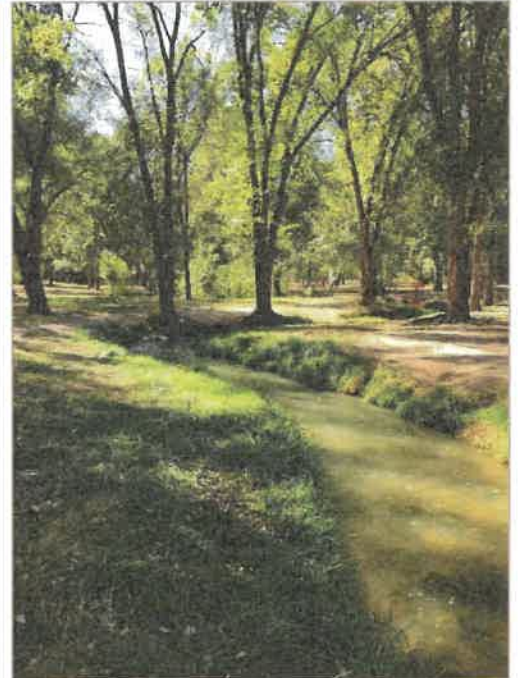


Project: Widefield Community Park / Crews Gulch Trail Improvements

Widefield Community Park / Crews Gulch Trail Paving Project

The Crews Gulch Primary Regional Trail runs southwest to northeast from Ceresa Park and the Fountain Creek Regional Trail, northeast through Widefield Community Park, to its terminus at Fontaine Boulevard. While some of the trail is paved through Widefield Community Park, the section south of Quebec Street is currently gravel surfaced. The 2017 Widefield Community Park Master Plan identified the southern section of the Crews Gulch Trail as a candidate for concrete paving, thus allowing for more robust ADA accessibility through the park. The following is proposed for this section of the Crews Gulch Trail:

- Utilizing the existing Crews Gulch Regional Trail corridor on the eastern side of Crews Gulch, construct an 1,150' long, 8' wide, 6" thick concrete Tier I trail from Quebec Street south to Widefield Boulevard. The trail will be tied into an existing concrete park bench pad, as well as an existing disc golf tee pad.
- Near Widefield Boulevard, construct a short, 20'-30' section of 6-foot-wide, 6" thick concrete Tier III trail at its intersection with the Crews Gulch Trail. The Tier III trail is located on the western side of Crews Gulch and will be tied into an existing park bench pad.
- In an effort to control stormwater runoff from Widefield Boulevard and eliminate erosion to the existing trail corridors, construct a concrete and steel stormwater trench drain near the intersection of Crews Gulch Trail and the Tier III trail. This will allow stormwater runoff to enter Crews Gulch without damaging the park and trail corridors.



Funding Sources

Community Development Block Grant (CDBG)	\$ 145,000
Urban Park Fees	\$ 30,000
TOTAL	\$ 175,000

Estimated Costs

Tier I Concrete Trail Construction	\$ 140,000
Tier III Concrete Trail Construction	\$ 20,000
Stormwater Trench Drain	\$ 15,000
TOTAL	\$ 175,000

Project Timeline

CDBG Grant Award
Project Procurement & Construction
Project Construction

July 2022
November - December 2022
January - July 2023

Widefield Community Park / Crews Gulch Trail Map



About Widefield Community Park

Nestled into its urban setting, Widefield Community Park is situated along the shaded banks of Crews Gulch, which flows through the entire length of the park. The 50-acre park contains a mix of man-made grassy areas, natural open spaces, and active-use facilities, with clusters of mature elm and cottonwood trees near Crews Gulch itself. The park's main active use area consists of a multi-use athletic field, picnic tables with BBQ grills, basketball courts, and a playground. Crews Gulch Regional Trail, like its namesake, meanders through the park, connecting the park with Fountain Creek Regional Trail to the southwest.

Project Vicinity Map



For further information please contact:

Ross Williams, Park Planner | Phone: 719-520-6984 | Email: rosswilliams@elpasoco.com

2023 Capital Improvement Program



Project: Ute Pass Regional Trail

Ute Pass Regional Trail

The master plan for the Ute Pass Regional Trail was approved by the Board of County Commissioners on October 15, 2015.

- The Ute Pass Regional Trail is a planned 11-mile trail corridor between Manitou Springs and the El Paso / Teller County Line. The trail has been developed in sections starting in 2003. Currently 4 miles of the trail remain in the Cascade / Chipita Park area.
- The 2015 Ute Pass Regional Trail Master Plan identified a preferred trail alignment for the trail that includes utilizing public right-of-way by following Chipita Park Road, Fountain Avenue, and CDOT frontage roads, before following French Creek and connecting to the existing Ute Pass Regional Trail.
- The trail will be concrete or asphalt along public roads and gravel along French Creek. A trailhead is planned within public right-of-way along Spring Street that will include parking, restroom facility, and various site amenities.
- El Paso County secured Federal Highway monies from the Colorado Department of Transportation (CDOT) to fund the final design and construction of a 3-mile segment between Winnemucca Road and Fountain Avenue by 2024.
- The project is split into two phases: design and construction. The design portion of the project commenced in 2019. Construction is anticipated to start in 2024.

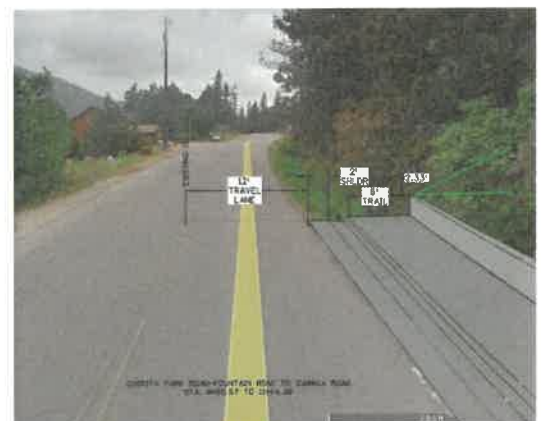


Funding Sources

Capital Improvement Funds (2021/22)	\$ 285,000
Capital Improvement Funds (2023)	\$ 650,000
CDOT TAP Funds (2023/24)	\$ 1,159,971
CDOT MMOF (2023/24)	\$ 600,000
CDOT CPR (2023/24)	\$ 413,950
Total	\$ 3,108,921

Estimated Costs

Design	\$ 650,000
Construction	\$ 2,458,921



Project Timeline

Project Timeline

Design / Engineering / ROW

Bid Project

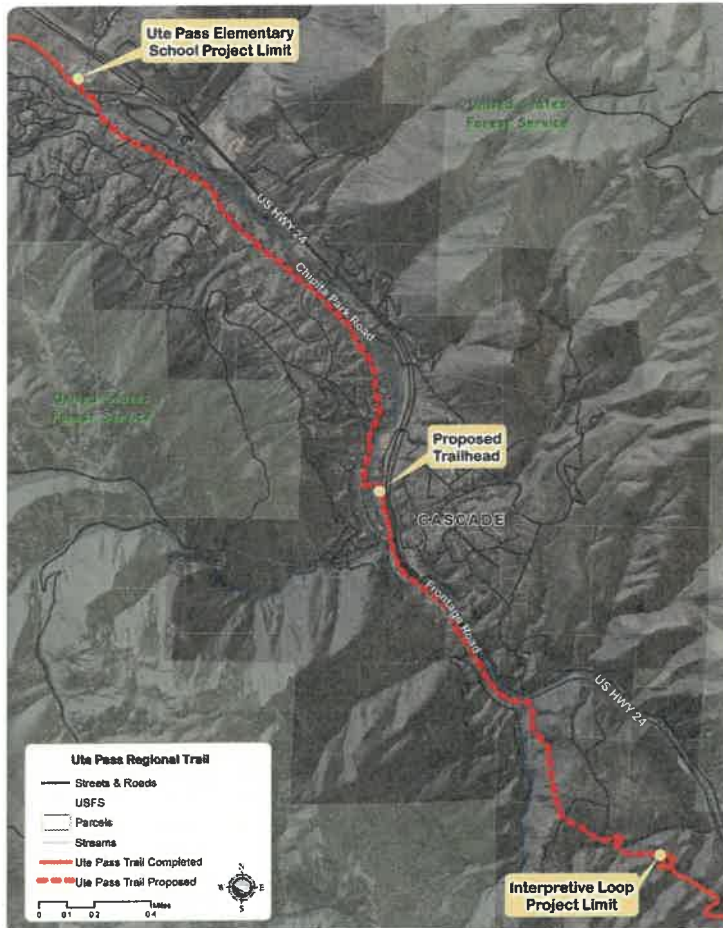
Project Construction

July 2019 – July 2023

July 2023 – December 2023

January 2024 – July 2024

Ute Pass Regional Trail Map

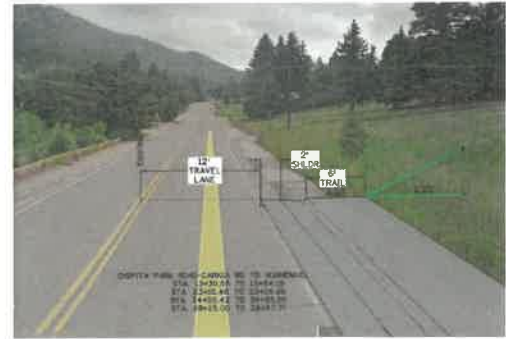


Ute Pass Regional Trail

The Ute Pass Regional Trail is an 11-mile long trail corridor that will connect the western communities along Ute Pass between Manitou Springs and the El Paso and Teller County Line.

Currently a 3-mile segment of the trail exists starting in Manitou Springs at the Incline Trailhead. This segment of the trail features more challenging terrain and follows the historic route of the Ute Indian Trail. Several interpretive panels are located along the trail and an interpretive loop marks the current end of the trail near Long's Ranch Road.

Another 4-mile segment of the trail starts near Ute Pass Elementary School and continues west through Green Mountain Falls and end at Crystola. This portion of the trail features gentle rolling terrain and provides a great setting for casual walking or bicycling.



For further information please contact:

Jason Meyer, Planning Supervisor | Phone: 719-520-6985 | Email: jasonmeyer@elpasoco.com

El Paso County Park Advisory Board

Agenda Item Summary

Agenda Item Title: 2023 Budget Proposals

Agenda Date: September 14, 2023

Agenda Item Number: #7 - D

Presenter: Todd Marts, Community Services Executive Director

Information: **Endorsement:** X

Overview

At the September Park Advisory Board meeting each year, staff presents the proposed operations budgets for the upcoming year for consideration and / or endorsement. Following the Park Advisory Board presentation, the proposed budgets are forwarded to the County's Budget / Finance Department for inclusion in the County's proposed Administrative Budget. The overall County budget is then presented to the Board of County Commissioners for consideration and / or approval.

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.

Budget Outcomes

Please find below the outcomes that El Paso County Parks strives to achieve from the budget investments.

Administration

Responsible for the overall administration of El Paso County Parks including administrative planning and coordination, human resources, budgeting, accounting, and facility reservations.

Outcomes

1. Develops and manages the annual operations budget.
2. Coordinates the development of the annual Capital Improvement Plan.
3. Completes human resources duties.
4. Processes approximately 2,400 facility use reservations.
5. Provides administrative support for citizen committees.

Community Outreach

The Community Outreach Division oversees grant development and administration, fundraising, marketing and volunteer support for County Parks.

Outcomes

1. Oversees the generation of \$200,000 of third-party funding support annually.
2. Coordinates over 25,000 hours of annual volunteer support.
3. Coordinates grant administration for capital projects and operational support.
4. Coordinates marketing efforts including public service announcements, website updates, and social media efforts.

Park Operations

The Park Operations Division is responsible for the planning and maintenance of regional parks, trails, open space, and park facilities. The division manages approximately 8,000 acres of parkland, 123 miles of trails, 32 pavilions, 11 playgrounds, 23 restroom facilities, two nature centers, fairgrounds, and numerous athletic facilities.

Outcomes

1. Coordinates approximately 2,400 facility reservations involving over 130,000 participants.
2. Coordinates volunteer support to help maintain the park system.
3. Provides a safe, well-maintained, diverse, and aesthetically pleasing park system.
4. Coordinates the completion of capital improvement projects with development of substantive elements of grant applications, physical plans, GIS analyses, graphics, budgets, timelines, procurement processes, construction oversight and public outreach activities.
5. Oversee the development of park master plans and supports other County and regional planning efforts.
6. Participate in multi-modal transportation system development via the Regional Trails Team, PPACG transportation planning committees and County planning.

Recreation and Cultural Services

The Recreation and Cultural Services Division provides cultural and educational programs at two nationally recognized nature centers, an eight day financially sustainable County Fair that celebrates our County's heritage and culture, and a variety of outdoor recreation programs within the County Parks system.

Outcomes

1. Provides approximately 1,000 environmental education and recreation programs that enable children and their families to explore, exercise, and play in natural settings and develop an appreciation of their surrounding environment and promote their overall mental and physical health.
2. Coordinates over 60,000 visitor contacts at nature centers.
3. Generates approximately \$100,000 from programming efforts to support the County's nature centers.
4. Manages a successful County Fair that attracts 25,000 participants and generates approximately \$230,000 to meet financial self-sustaining goals.
5. Assists with generating over \$25,000 through sponsorships and fundraising to support operational efforts.
6. Recruits volunteers to provide over 12,000 volunteer hours annually.

Significant Budget Modifications

Conservation Trust Fund (CTF)

1. Staff is not proposing any significant changes to the personnel and operations accounts.
2. The projected lottery proceeds are projected at \$1,640,495 which is an increase of \$289,692 over the 2021 actual revenue. Over the past three years, we have averaged collecting \$1,500,452 in lottery funds.

Park Administration Budget

1. Staff is not proposing any significant changes to the administrative budget.
2. The proposal includes general fund tax support of \$2,910,384 for the Parks Administration budget. This equates to \$3.94 per capita of tax support for County Park operations.

Recommended Action:

Move to endorse the 2023 El Paso County Parks budget.

Community Services Department

Conservation Trust Fund Budget

Description	2022 Base Budget	Budget Changes	2023 Proposed
Salaries - Full Time	805,000		805,000
Salaries - Temporary	35,000		35,000
Salaries - Part Time / Hourly	45,000		45,000
Overtime - Full Time	5,000		5,000
Unemployment Insurance	1,158		1,158
Health Insurance	196,244		196,244
FICA Taxes	68,085		68,085
Dental Insurance	4,177		4,177
Disability Insurance	2,987		2,987
Life Insurance	716		716
Worker's Compensation	10,463		10,463
Casualty & Liability Insurance	32,200		32,200
Retirement Expense	82,110		82,110
SUB-TOTAL PERSONNEL	1,288,140	0	1,288,140

Description	2022 Base Budget	Budget Changes	2023 Proposed
North District Operating Suppl	2,500		2,500
Central District Operating Sup	2,500		2,500
South District Operating Suppl	2,500		2,500
East District Operating Suppli	2,500		2,500
Other Operating Supplies-Oper	3,450		3,450
Fleet Services Expenses	57,950		57,950
North District Park Maint	10,000		10,000
Central District Park Maint	10,000		10,000
South District Park Maint	10,000		10,000
East District Park Maintenance	10,000		10,000
Support Svcs Park Maintenance	10,000		10,000
Other Professional Services	4,771		4,771
Land Rental	452		452
SUB-TOTAL EXPENDITURES	126,623	0	126,623

TOTAL EXPENDITURES	1,288,140	0	1,288,140
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Conservation Trust Fund Revenue Budget

Description	2022 OAB	Budget Changes	2023 Proposed
CTF	1,406,525		1,406,525
Interest	5,000		5,000
TOTAL REVENUE	1,411,525	0	1,411,525
			0
Postive Balance	123,385	0	123,385

Community Services Department

Parks Administration Budget

Description	2022 OAB	Budget Changes	2023 Proposed
Salaries - Full Time	1,425,339		1,425,339
Salaries - Temporary	85,000		85,000
Salaries - Part Time / Hourly	14,833		14,833
Overtime - Full Time	4,000		4,000
FICA Taxes	129,908		129,908
Total Personnel	1,659,080		1,659,080
PC Software/ Licenses	2,000		2,000
Misc Office Supplies	6,000		6,000
Purchased Water	300		300
Misc. Food & Beverages	200		200
Postage	950		950
Security & Parking Charges	300		300
Duplicating	200		200
Subscriptions	300		300
Other Memberships & Registrati	1,200		1,200
Telephone, Fax and Internet	83,255		83,255
Advisory Board Expenses	500		500
Other Professional Services	46,028		46,028
Facility Repairs	750,000		750,000
Travel, Meetings & Registratio	2,000		2,000
Professional Dev/Training	100		100
Land Rental	400		400
Rental Office Equipment	6,000		6,000
Bank Svs Chgs - County	10,000		10,000
Refunds	300		300
Total Purchased Services	910,033		910,033
SUB- TOTAL	2,569,113	0	2,569,113

Parks Recreation & Cultural Services Budget

PC Software/ Licenses	300		300
Misc Office Supplies	1,500		1,500
Other Operating Supplies	7,500		7,500
Postage	1,100		1,100
Other Professional Services	2,000		2,000
Rental Office Equipment	1,755		1,755
SUB-TOTAL	14,155	0	14,155

Parks Maintenance Budget

Description	2022 OAB	Budget Changes	2023 Proposed
Purchased Water	400		400
Uniforms	4,000		4,000

North District Operating Suppl	3,750		3,750
Central District Operating Sup	3,750		3,750
South District Operating Suppl	3,750		3,750
East District Operating Suppli	3,750		3,750
Other Operating Supplies-Oper	3,750		3,750
North District Park Maint	8,750		8,750
Central District Park Maint	8,750		8,750
South District Park Maint	8,750		8,750
East District Park Maintenance	8,750		8,750
Support Svcs Park Maintenance	48,000		48,000
Downtown Grounds	26,600		26,600
Operating Equipment under 5000	1,000		1,000
Other Memberships & Registrati	850		850
Other Professional Services	54,500		54,500
Other Prof Serv Forestry	175,000		175,000
Contract - Major Maintenance	2,000		2,000
Trash/Port Restroom Contracts	20,000		20,000
Facility Repairs	25,100		25,100
Park Operations FacilityRepair	199,005		199,005
Travel, Meetings & Registratio	1,200		1,200
Professional Dev/Training	4,000		4,000
Interdepartmental Charges	(44,689)		(44,689)
Reimbursement - PPRBD	(33,600)		(33,600)
SUB-TOTAL	537,116	0	537,116

Fair & Events Center Budget

<u>Description</u>	<u>2022 OAB</u>	<u>Budget Changes</u>	<u>2023 Proposed</u>
Salaries - Full Time	96,000		96,000
Salaries - Temporary	6,760		6,760
Salaries - Part Time / Hourly	4,000		4,000
Overtime - Full Time	1,500		1,500
Overtime - Temporary	3,000		3,000
FICA Taxes	7,746		7,746
PC Software/ Licenses	150		150
Web Site Services	2,400		2,400
Misc Office Supplies	1,500		1,500
Misc. Food & Beverages	340		340
Other Operating Supplies	1,500		1,500
Discretionary Funds	504		504
Fleet Services Expenses	2,000		2,000
Postage	800		800
Printing & Binding	1,500		1,500
Subscriptions	100		100
Other Memberships & Registrati	300		300
Prizes and Disbursements	3,000		3,000
4-H Related Expenses	3,000		3,000
Advertising	18,000		18,000
Horticulture Payouts	1,000		1,000
Creative Arts Payouts	1,500		1,500

Entertainment Tent Payouts	4,500		4,500
Honorariums	6,500		6,500
Fair Entertainment	62,946		62,946
Non-Fair Programming	4,000		4,000
Advisory Board Expenses	200		200
Other Professional Services	13,454		13,454
Facility Repairs	5,900		5,900
Travel, Meetings & Registratio	600		600
Professional Dev/Training	1,500		1,500
Other Insurance	800		800
Machinery & Equipment Rental	12,500		12,500
Rental Office Equipment	1,500		1,500
SUB-TOTAL	271,000	0	271,000

TOTAL PARKS BUDGET	3,391,384	0	3,391,384
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Parks Revenue Budget

<u>Description</u>	<u>2022 OAB</u>	<u>Budget Changes</u>	<u>2023 Proposed</u>
Park Fees	180,000		180,000
Other Misc.	30,000		30,000
County Fair	271,000		271,000
TOTAL REVENUE	481,000	0	481,000
			0

TAX SUPPORT	2,910,384	0	2,910,384
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Per Capita Support	3.94		3.94
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EPC Population - US Census 2021

737,867

737,869

El Paso County Park Advisory Board

Agenda Item Summary

Agenda Item Title: Park Fee Advisory Committee Appointments

Agenda Date: September 14, 2022

Agenda Item Number: #7 - E

Presenter: Todd Marts, Community Services Director

Information: **Endorsement:** X

Background Information:

The Park Fee Advisory Committee (PFAC) advises and makes recommendations to the Board of County Commissioners regarding the annual Park Fees in Lieu of Land Dedication as defined and set forth in Section 49.3.A of the El Paso County Land Development Code.

The members of the PFAC consist of five (5) regular members who have resided within El Paso County for at least one year prior to their appointment and is composed of the following members:

- A. Two members of the El Paso County Park Advisory Board.
- B. Two persons involved in the Land Development business within El Paso County.
- C. One citizen of the County who is neither a developer, member of the Home Building Association, involved in the real estate industry, nor associated with the El Paso County Park Advisory Board or County Parks.

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.

Therefore, it is proposed the Park Advisory Board endorse two members to serve on the PFAC for Board of County Commissioners consideration and / or approval. The PFAC typically meets one time per year prior to the October Park Advisory Board meeting.

Recommended motion:

Move to endorse _____ and _____ being appointed to the Park Fee Advisory Committee.

**EL PASO COUNTY
PARK FEE ADVISORY COMMITTEE BYLAWS**

I. AUTHORITY

The Board of County Commissioners of El Paso County (the "Board") has determined the need and the desirability for a Park Fee Advisory Committee (P.F.A.C.) to advise and make recommendations to the Board and the El Paso County Parks Department in matters related to the establishment of the annual Park Fees in Lieu of Land as defined and set forth in Section 49.3.A of the El Paso County Land Development Code.

II. APPOINTMENT AND CONSTITUTION OF THE PARK FEE ADVISORY COMMITTEE

The members of the P.F.A.C. shall be appointed by the Board and shall consist of five (5) regular members who have resided within El Paso County for at least one year prior to their appointment.

Advisory Committee members shall serve without pay, except that they may be reimbursed for any, authorized, actual expenses incurred in the conduct of business of the County.

The Park Fee Advisory Committee shall be composed of five members as follows:

- A. Two members of the El Paso County Park Advisory Board.
- B. Two persons involved in the Land Development business within El Paso County.
- C. One citizen of the County who is neither a developer, member of the Home Building Association, involved in the real estate industry, nor associated with the El Paso County Park Advisory Board or County Parks.

III. TERMS OF OFFICE, VACANCIES AND REPLACEMENT

P.F.A.C. members shall be appointed for terms of three (3) years. However, appointments for the purpose of filling vacancies that occur other than by expiration of term shall be for the unexpired term. Terms of office shall be established to expire at the conclusion of the first regular meeting in October of each year.

Board Resolution (97-326, General-72) directs the appointment/reappointment of advisory board/committee members and includes the following:

- A. No citizen member of a board, committee, commission or task force shall serve more than two successive terms on that board, committee, commission, or task force.
- B. Upon expiration of the first full or partial term, an incumbent may request reappointment; however, reappointment is not guaranteed. The Board will review the attendance record, participation, and performance of each member who requests reappointment before determining whether to advertise for a replacement or for additional volunteers. It is at the discretion of the Board to re-advertise and/or re-interview for an appointment.

C. Upon the expiration of a second successive term, no citizen member shall be eligible for reappointment to that advisory committee until at least one year has passed since service on that committee. Members appointed to a vacancy to complete a term that has more than one and one-half years remaining shall be reappointed to no more than one additional term.

D. The Board may dismiss a member from any of said advisory boards, committees, commissions or task forces if that member misses three scheduled meetings during any one-year period.

The Board of County Commissioners may replace PFAC members, with or without cause. Reasons for replacement may include, but are not limited to, non or irregular attendance, lack of performance of duties, appearance of impropriety or conflict of interest, or other activities considered detrimental to the best interests of the County.

IV. RESPONSIBILITY

The primary and general responsibility of the PFAC member is to all citizens and residents of the County, the Board and the County Parks. The committee member must protect and serve the interests of the entire County. Members must carefully consider all aspects of the issue at hand, check all factors to see that they are well founded, decide if this matter serves the best interests of the County at-large, and make honest decisions accordingly.

It is the PFAC member's specific responsibility to demonstrate an active interest in the objectives, goals and problems incumbent with the establishment of a fair and equitable, annual, schedule of park fees in lieu of land, and in making recommendation to the Board for the annual adoption of such fee schedule.

V. COMMITTEE ORGANIZATION AND PROCEDURES

A. Officers

1. At the first, regular meeting of each year, the Advisory Committee shall meet and elect officers for the coming year.

2. Election of Committee officers shall be in accordance with Roberts' Rules of Order, Newly Revised.

3. In case a vacancy shall occur in any of the offices, an election may be held at any regular meeting.

4. The Chairperson of the Committee shall preside at the meetings of the Committee and shall perform the duties ordinarily performed by that office.

5. The Vice-Chairperson of the Committee, in the absence of the Chairperson, shall perform all the duties of the Chairperson.

6. Ex-officio Secretary of the Committee shall be the Director of Community Services. Duties to include: preparation of the agenda, keeping a full and true record of

all meetings of the Committee, custodianship of all documents and written materials belonging to the Committee, and issuance of notice of meetings. Notice of meetings will be posted in advance at the County's official public notice board in the lobby of the County Office Building.

B. Meetings

The PFAC shall hold regular meetings beginning in fall each year, designating the time and place thereof, and shall keep a record of all its proceedings.

Regular meetings shall be scheduled by the Committee, as necessary, and as needed in order to formulate a recommendation to the Board regarding the proposed schedule of park fees in lieu of land for the coming year.

A final recommendation regarding the fee schedule must be formulated and forwarded to the Board no later than November 30 of any given year.

C. Quorum

Three (3) regular members shall constitute a quorum for official business.

D. Voting

All voting shall be by voice vote, except that any member can request a roll call vote on any issue. Roll call votes shall be recorded as such in the minutes of the meeting.

E. Absence Policy

A vacancy in the Committee may occur when any member shall fail to be present at three regular meetings, unless the Committee has excused such absences and the reason therefore entered in the proceedings of the Committee.

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement Extension – Sterling Ranch
Metropolitan District, Branding Iron at Sterling Ranch Filing
No. 2

Agenda Date: September 14, 2022

Agenda Item Number: #7 - F

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

The Sterling Ranch is a 1,444-acre mixed-use development located northwest of the City of Colorado Springs, near the intersection of Vollmer Road and Briargate Parkway. In late 2019, Sterling Ranch Metropolitan District indicated their intention to construct urban park amenities within Branding Iron at Sterling Ranch Filing No. 2 and requested the waiver of all urban park fees through the implementation of a Park Lands Agreement.

On February 4, 2020, the Board of County Commissioners approved a Park Lands Agreement with Sterling Ranch Metropolitan District which waived \$21,600 in urban park fees in exchange for the construction a neighborhood park and installation of urban park amenities within the aforementioned filing (Resolution No. 20-49, Reception #220016483). Under the agreement, all urban park amenities were to be installed and useable by the public within two years after the execution of the Park Lands Agreement.

On June 23, 2022, El Paso County Parks staff visited the park site and found that no work had taken place and no park amenities were installed. On July 14, 2022, after discussions with Parks leadership and the El Paso County Attorney's Office, staff contacted Sterling Ranch Metropolitan District via email and requested that the District immediately pay \$21,600 in urban park fees.

On August 3, 2022, EPC Parks staff met with representatives from Sterling Ranch to discuss a one-year extension for the completion of the neighborhood park. EPC staff agreed to the extension, which will commence upon approval of this resolution. The District agreed to pay to El Paso County Parks \$21,600 in urban park fees, which will be held in escrow for a period of one year. On September XX, 2023, or sooner if Sterling Ranch Metropolitan District requests, EPC Parks staff will inspect the completed neighborhood park, and EPC will refund \$21,600 to the Metropolitan District.

This extension request would provide an additional one year to complete the construction of the neighborhood park and installation of urban park amenities in Branding Iron at Sterling Ranch Filing No. 2 by September XX, 2023.

Recommended Motion:

_____ move to endorse the approval of the Park Lands Agreement Extension with Sterling Ranch Metropolitan District, for Branding Iron at Sterling Ranch Filing No. 2.

RESOLUTION NO _____

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO**

**Resolution to Approve a Park Lands Agreement Extension
Between Sterling Ranch Metropolitan District and El Paso County**

WHEREAS, a Park Lands Agreement was executed between Sterling Ranch Metropolitan District ("District"), and El Paso County ("County") for construction of an urban neighborhood park within Branding Iron at Sterling Ranch Filing No. 2 as approved on February 4, 2020, pursuant to by Resolution 20-49, recorded at Reception No. 220016483; and

WHEREAS, pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the 2019 Urban Park Fees for Branding Iron at Sterling Ranch Filing No. 2 to be \$21,600; and the District desires to construct a neighborhood park and related amenities on the property in exchange for the waiver of Urban Park Fees; and

WHEREAS, pursuant to the requirements of the executed Park Lands Agreement, the District will provide park designs and construction costs to the County for review and approval prior to the installation of urban park amenities for Branding Iron at Sterling Ranch Filing No. 2; and the District will install such park amenities fully and completely within two years after the execution of this agreement; and if not completed within two years the Urban Park Fees in the amount of \$21,600 will be immediately paid to the County; and

WHEREAS, El Paso County staff toured the park site on June 23, 2022 and found that no urban park amenities had been constructed by the District; and

WHEREAS, the El Paso County and the District and its representatives recently met and agreed to a one (1) year extension under the Agreement to allow additional time for construction of the neighborhood park and installation of urban park amenities within Branding Iron at Sterling Ranch Filing No. 2 by September XX, 2023; and

WHEREAS, the District agrees to pay \$21,600 in Urban Park Fees to be held by El Paso County in escrow until such time the neighborhood park and related amenities have been constructed and installed and the site inspected for completion by El Paso County Parks staff; and

WHEREAS, El Paso County agrees to refund to the District \$21,600 in Urban Park Fees upon successful completion and staff inspection of the neighborhood park; and

WHEREAS, the El Paso County Park Advisory Board unanimously endorsed the Park Lands Agreement Extension at their meeting on September 14, 2022; and

WHEREAS, the El Paso County Board of County Commissioners has reviewed and supports the Park Lands Agreement Extension.

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of El Paso County, Colorado hereby approves the attached Park Lands Agreement Extension and authorizes the Chair to execute all required documents.

DONE THIS XXth DAY OF September, 2022 at Colorado Springs, Colorado.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO**

By: _____
County Clerk and Recorder

By: _____
Stan VanderWerf, Chair

Boll

Chuck Broerman
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Rec \$0.00 Pages

El Paso County, CO

220016483

RESOLUTION NO. 20-49

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO**

**RESOLUTION TO APPROVE A PARK LANDS AGREEMENT BETWEEN
STERLING RANCH METROPOLITAN DISTRICT AND EL PASO COUNTY
FOR BRANDING IRON AT STERLING RANCH FILING NO. 2**

WHEREAS, a Park Lands Agreement has been proposed between Sterling Ranch Metropolitan District ("District") and El Paso County ("County"); and

WHEREAS, pursuant to the requirements of the El Paso County Land Development (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for Branding Iron at Sterling Ranch Filing No. 2 to be \$21,600; and

WHEREAS, the District provided a Landscape Plan outlining the development of an urban park featuring landscaping, irrigation, benches, and soft surface trails to be installed within Tract CC of Sterling Ranch Master Plat Filing No. 1, which will provide urban recreation opportunities for residents living within Branding Iron at Sterling Ranch Filing No. 2 and the public; and

WHEREAS, the County desires to grant the Property Owner \$21,600 in Urban Park Credits, provided that the District installs improvements of an equal or greater value to certain parcels identified as Tract CC in Sterling Ranch Master Plat Filing No. 1, which will provide urban recreation opportunities for residents living in Branding Iron at Sterling Ranch Filing No. 2 and the public; and

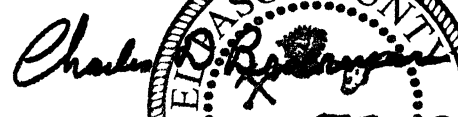
WHEREAS, the El Paso County Park Advisory Board unanimously endorsed the Park Land Agreement at their meeting on January 8, 2020; and

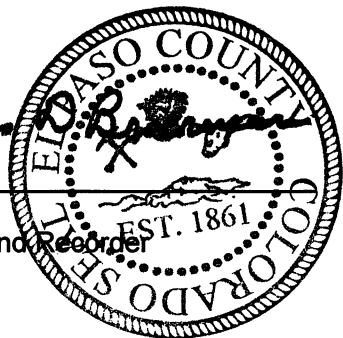
WHEREAS, the Board of County Commissioners has reviewed and supports the proposed Park Lands Agreement.

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of El Paso County, Colorado, hereby approves the attached Park Lands Agreement and authorizes the Chairperson to execute all required documents.

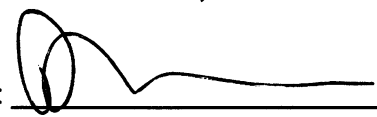
DONE THIS 4th DAY OF FEBRUARY, 2020 at Colorado Springs, Colorado.

ATTEST:

By: 
County Clerk and Recorder



**BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO**

By: 
Chair

PARK LANDS AGREEMENT

BRANDING IRON AT STERLING RANCH FILING NO. 2

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this 9th day of February, 2020, by and between STERLING RANCH METROPOLITAN DISTRICT ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 1,444 acres and commonly known and described as Sterling Ranch, which was approved for development by the Board of County Commissioners of El Paso County on November 13, 2008.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Sterling Ranch platted as Branding Iron at Sterling Ranch Filing No. 2 (the "Property") for development of 75 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2020.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Branding Iron at Sterling Ranch Filing No. 2 to be \$21,600.

D. The County desires to grant the Property Owner \$21,600 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tract CC in Sterling Ranch Master Plat Filing No. 1 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around Branding Iron at Sterling Ranch Filing No. 2.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as Sterling Ranch Master Plat Filing No. 1 Final Plat, Tract CC, located northeast of the intersection of Dines Boulevard and Sterling Ranch Road. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban Park Improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$21,600.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for Branding Iron at Sterling Ranch Filing No.2.
- d. The Park Improvements shall include but are not limited to Branding Iron Park, including sod, trees, shrubs, irrigation, benches, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$21,600 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Sterling Ranch until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Sterling Ranch Phase I Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the Park Improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the Property Owner for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park Improvements. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

By: [Signature]
Chair

STERLING RANCH METROPOLITAN
DISTRICT

By: [Signature]
James Morley, President

ATTEST

Clerk & Recorder



APPROVED AS TO FORM:

[Signature]
County Attorney's Office

November 21, 2019

Tim Wolken
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: Branding Iron Park (Tract CC)

Dear Mr. Wolken:

On behalf of Sterling Ranch Metro District, I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant Sterling Ranch Metro District Urban Park Credits in the following amounts:

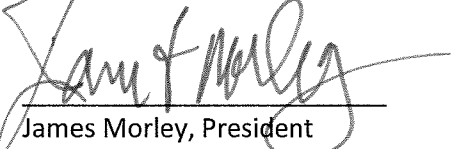
- Branding Iron Filing 2: 75 lots
 - o \$21,600.00 Urban Park Fees

Sterling Ranch Metro District will install improvements of an equal or greater value through construction of paved, multi-use recreational trails along the roadways, recreation areas, and dedicated open space. Please see the attached exhibit for the park improvements as well as the attached cost estimate. The County prepared Parks Land Agreement will cover the details of granting Sterling Ranch Metro District the Urban Park Credits.

Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

Thank you,

Sterling Ranch Metro District

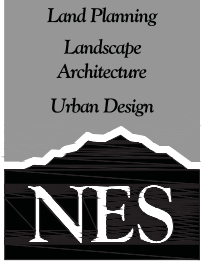

James Morley, President



D=S27° 57'43"E
HRD L=85.07
R=595.00
L=85.14
Δ=8° 11'54"

CONCEPT PLANT SCHEDULE

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- LARGE DECIDUOUS SHRUB
- LOW GROW NATIVE SEED MIX
- TURF
Kentucky Bluegrass Sod
- PLANT BED
0.75" Rock Mulch
- COMPACTED BREEZE GRAVEL
- WILDFLOWER NATIVE SEED MIX



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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Sterling Ranch
Phase 1

Tract D Branding Iron
Neighborhood Park
Exhibit

DATE: 11.21.19
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

DATE:	BY:	DESCRIPTION:

NEIGHBORHOOD
PARK CONCEPT

1
1 OF 1

**STERLING RANCH PHASE 1 TRACT D BRANDING IRON PARK
LANDSCAPE ESTIMATE**

CLIENT: Morely
PROJECT NAME: Sterling Ranch Phase 1 Park
LOCATION: Tract D of SR Phase 1
DRAWING REF: SR Phase 1 Tract D Park Exhibit

UNIT PRICE DATE: 2019
DATE: 11/22/2019
PREPARER: N.E.S. Inc.

ITEM	SIZE	QUANTITY	UNIT	UNIT PRICES	TOTAL
Fine Grading					
Topsoil	4" deep		S.F.	PER CIVIL	
Fine Grade w/ Amendments		43,025	S.F.	\$0.04	\$1,721.00
				SUBTOTAL	\$1,721.00
Irrigation System (Lump Sum Acceptable)					
Irrigation Tap (PER DEVELOPER)			L.S.	\$0.00	\$0.00
Irrigation Meter Fee Cost	1 inch	1	L.S.	\$0.00	\$0.00
Irrigation		1	L.S.	\$53,781.25	\$53,781.25
				SUBTOTAL	\$53,781.25
Soil Preparation					
Sod/Turf Soil Preparation (3 C.Y./1,000 S.F.)		7,757	S.F.	\$0.15	\$1,163.55
Seed/Plant Bed Soil Preparation (2 C.Y./1,000 S.F.)		35,268	S.F.	\$0.12	\$4,232.16
				SUBTOTAL	\$5,395.71
Lawns, Grasses, and Wildflowers					
Turf - Bluegrass Sod		7,757	S.F.	\$0.50	\$3,878.50
Wildflower Native Seed Mix		13,917	S.F.	\$0.20	\$2,783.40
Low Grow Native Seed Mix		10,331	S.F.	\$0.20	\$2,066.20
				SUBTOTAL	\$8,728.10
Trees, Plants					
Deciduous Trees	2.0" cal.	12	EA.	\$275.00	\$3,300.00
Ornamental Trees	1.5" cal.	11	EA.	\$200.00	\$2,200.00
Evergreen Trees	6' Ht.	17	EA.	\$300.00	\$5,100.00
Deciduous & Evergreen Shrubs	#5 cont.	169	EA.	\$25.00	\$4,225.00
Ornamental Grasses	#1 cont.	135	EA.	\$15.00	\$2,025.00
				SUBTOTAL	\$16,850.00
Ground Cover					
3/4" Granite Mulch w/ Geo-Fabric Underlay	3" deep	11,020	S.F.	\$0.65	\$7,163.00
Compacted Breeze Gravel	4" deep	3,743	S.F.	\$1.50	\$5,614.50
Steel Edging (includes install)		842	L.F.	\$3.25	\$2,736.50
				SUBTOTAL	\$15,514.00
Site Amenities					
Benches		3	EA	\$1,500.00	\$4,500.00
Waste Receptacles		2	EA	\$800.00	\$1,600.00
				SUBTOTAL	\$6,100.00
Landscape Labor / Installation Costs					
Landscape Ground Cover		60%	L.S.	\$21,500.00	\$12,900.00
Landscape Trees/Shrubs		30%	L.S.	\$16,900.00	\$5,070.00
				SUBTOTAL	\$17,970.00

**STERLING RANCH PHASE 1 TRACT D BRANDING IRON PARK
LANDSCAPE ESTIMATE**

CLIENT: Morely	UNIT PRICE DATE: 2019
PROJECT NAME: Sterling Ranch Phase 1 Park	DATE: 11/22/2019
LOCATION: Tract D of SR Phase 1	PREPARER: N.E.S. Inc.
DRAWING REF: SR Phase 1 Tract D Park Exhibit	

ITEM	SIZE	QUANTITY	UNIT	UNIT PRICES	TOTAL
LANDSCAPE IMPROVEMENTS SUBTOTAL					\$124,339.06
				10% CONTINGENCY COST	\$12,433.91
TOTAL ESTIMATED LANDSCAPE COST				GRAND TOTAL	\$136,772.97
LANDSCAPE COST / SF		46,768	S.F.		\$2.92

NOTES:

1. Irrigation is estimated as \$1.25/SF for all Sod, Seed and Shrub beds.
2. Excludes grading cost.

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Park Lands Agreement Extension – Sterling Ranch
Metropolitan District, Homestead at Sterling Ranch Filing
No. 2

Agenda Date: September 14, 2022

Agenda Item Number: #7 - G

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

The Sterling Ranch is a 1,444-acre mixed-use development located northwest of the City of Colorado Springs, near the intersection of Vollmer Road and Briargate Parkway. In late 2019, Sterling Ranch Metropolitan District indicated their intention to construct urban park amenities within Homestead at Sterling Ranch Filing No. 2 and requested the waiver of all urban park fees through the implementation of a Park Lands Agreement.

On February 4, 2020, the Board of County Commissioners approved a Park Lands Agreement with Sterling Ranch Metropolitan District which waived \$29,952 in urban park fees in exchange for the construction a neighborhood park and installation of urban park amenities within the aforementioned filing (Resolution No. 20-50, Reception #220016484). Under the agreement, all urban park amenities were to be installed and useable by the public within two years after the execution of the Park Lands Agreement.

On June 23, 2022, El Paso County Parks staff visited the park site and found that no work had taken place and no park amenities were installed. On July 14, 2022, after discussions with Parks leadership and the El Paso County Attorney's Office, staff contacted Sterling Ranch Metropolitan District via email and requested that the District immediately pay \$29,952 in urban park fees.

On August 3, 2022, EPC Parks staff met with representatives from Sterling Ranch to discuss a one-year extension for the completion of the neighborhood park. EPC staff agreed to the extension, which will commence upon approval of this resolution. The District agreed to pay to El Paso County Parks \$29,952 in urban park fees, which will be held in escrow for a period of one year. On September XX, 2023, or sooner if Sterling Ranch Metropolitan District requests, EPC Parks staff will inspect the completed neighborhood park, and EPC will refund \$29,952 to the Metropolitan District.

This extension request would provide an additional one year to complete the construction of the neighborhood park and installation of urban park amenities in Homestead at Sterling Ranch Filing No. 2 by September XX, 2023.

Recommended Motion:

_____ move to endorse the approval of the Park Lands Agreement Extension with Sterling Ranch Metropolitan District, for Homestead at Sterling Ranch Filing No. 2.

RESOLUTION NO _____

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO**

**Resolution to Approve a Park Lands Agreement Extension
Between Sterling Ranch Metropolitan District and El Paso County**

WHEREAS, a Park Lands Agreement was executed between Sterling Ranch Metropolitan District ("District"), and El Paso County ("County") for construction of an urban neighborhood park within Homestead at Sterling Ranch Filing No. 2 as approved on February 4, 2020, pursuant to by Resolution 20-50, recorded at Reception No. 220016484; and

WHEREAS, pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the 2019 Urban Park Fees for Homestead at Sterling Ranch Filing No. 2 to be \$29,952; and the District desires to construct a neighborhood park and related amenities on the property in exchange for the waiver of Urban Park Fees; and

WHEREAS, pursuant to the requirements of the executed Park Lands Agreement, the District will provide park designs and construction costs to the County for review and approval prior to the installation of urban park amenities for Homestead at Sterling Ranch Filing No. 2; and the District will install such park amenities fully and completely within two years after the execution of this agreement; and if not completed within two years the Urban Park Fees in the amount of \$29,952 will be immediately paid to the County; and

WHEREAS, El Paso County staff toured the park site on June 23, 2022 and found that no urban park amenities had been constructed by the District; and

WHEREAS, the El Paso County and the District and its representatives recently met and agreed to a one (1) year extension under the Agreement to allow additional time for construction of the neighborhood park and installation of urban park amenities within Homestead at Sterling Ranch Filing No. 2 by September XX, 2023; and

WHEREAS, the District agrees to pay \$29,952 in Urban Park Fees to be held by El Paso County in escrow until such time the neighborhood park and related amenities have been constructed and installed and the site inspected for completion by El Paso County Parks staff; and

WHEREAS, El Paso County agrees to refund to the District \$29,952 in Urban Park Fees upon successful completion and staff inspection of the neighborhood park; and

WHEREAS, the El Paso County Park Advisory Board unanimously endorsed the Park Lands Agreement Extension at their meeting on September 14, 2022; and

WHEREAS, the El Paso County Board of County Commissioners has reviewed and supports the Park Lands Agreement Extension.

NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of El Paso County, Colorado hereby approves the attached Park Lands Agreement Extension and authorizes the Chair to execute all required documents.

DONE THIS XXth DAY OF September, 2022 at Colorado Springs, Colorado.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO**

By: _____
County Clerk and Recorder

By: _____
Stan VanderWerf, Chair

Boc

RESOLUTION NO. 20-50

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO APPROVE A PARK LANDS AGREEMENT BETWEEN
STERLING RANCH METROPOLITAN DISTRICT AND EL PASO COUNTY
FOR HOMESTEAD AT STERLING RANCH FILING NO. 2

WHEREAS, a Park Lands Agreement has been proposed between Sterling Ranch Metropolitan District ("District") and El Paso County ("County"); and

WHEREAS, pursuant to the requirements of the El Paso County Land Development (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for Homestead at Sterling Ranch Filing No. 2 to be \$29,952; and

WHEREAS, the District provided a Landscape Plan outlining the development of an urban park featuring landscaping, irrigation, picnic tables, benches, waste receptacles, and soft surface trails to be installed within Tract F of Sterling Ranch Master Plat Filing No. 1, which will provide urban recreation opportunities for residents living within Homestead at Sterling Ranch Filing No. 2 and the public; and

WHEREAS, the County desires to grant the Property Owner \$29,952 in Urban Park Credits, provided that the District installs improvements of an equal or greater value to certain parcels identified as Tract F in Sterling Ranch Master Plat Filing No. 1, which will provide urban recreation opportunities for residents living in Homestead at Sterling Ranch Filing No. 2 and the public; and



WHEREAS, the El Paso County Park Advisory Board unanimously endorsed the Park Land Agreement at their meeting on January 8, 2020; and

WHEREAS, the Board of County Commissioners has reviewed and supports the proposed Park Lands Agreement.

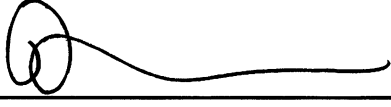
NOW, THEREFORE, BE IT RESOLVED, the Board of County Commissioners of El Paso County, Colorado, hereby approves the attached Park Lands Agreement and authorizes the Chairperson to execute all required documents.

DONE THIS 4th DAY OF FEBRUARY, 2020 at Colorado Springs, Colorado.

ATTEST:

By: 

County Clerk and Recorder

BOARD OF COUNTY COMMISSIONERS OF
EL PASO COUNTY, COLORADO

By: 
Chair

PARK LANDS AGREEMENT

HOMESTEAD AT STERLING RANCH FILING NO. 2

THIS PARK LANDS AGREEMENT ("the Agreement") is made and entered into this 14th day of February, 2020, by and between STERLING RANCH METROPOLITAN DISTRICT ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

RECITALS

A. Property Owner is the developer of a large parcel of property situated in an unincorporated portion of El Paso County, State of Colorado consisting of approximately 1,444 acres and commonly known and described as Sterling Ranch, which was approved for development by the Board of County Commissioners of El Paso County on November 13, 2008.

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Sterling Ranch platted as Homestead at Sterling Ranch Filing No. 2 (the "Property") for development of 104 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2020.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Homestead at Sterling Ranch Filing No. 2 to be \$29,952.

D. The County desires to grant the Property Owner \$29,952 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tract F in Sterling Ranch Master Plat Filing No. 1 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around Homestead at Sterling Ranch Filing No. 2.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants hereinafter set forth, as well as the above Recitals, which are a material part hereof, the County and the Property Owner agree as follows:

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as Sterling Ranch Master Plat Filing No. 1 Final Plat, Tract F, located southeast of the intersection of Vollmer Road and Briargate Parkway. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

- a. From and after the date of recordation of the subdivision plat for the Property, the Property Owner shall install or cause to be installed certain urban Park Improvements within the designated tracts.

- b. The value of the contribution of Property Owner towards the Park Improvements installed shall be equal to or greater than \$29,952.
- c. The Property Owner will provide a site plan and a design and construction cost estimate for the Park Improvements to the County for review and approval prior the recording of the Final Plat for Homestead at Sterling Ranch Filing No.2.
- d. The Park Improvements shall include but are not limited to Homestead Park, including sod, trees, shrubs, irrigation, play surface, benches, and multi-use trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$29,952 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Sterling Ranch until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Sterling Ranch Phase I Preliminary Plan.

2. Maintenance. Unless otherwise mutually agreed by the Property Owner and the County, the Park Improvements will be maintained as shown on the approved site plan as described in Item 1.c. in perpetuity by the Property Owner for the benefit of the public.

3. Installation. The Property Owner, at no cost to the County, shall be responsible for the installation of all Park Improvements pursuant to this Agreement and pay or cause to be paid any necessary tap fees to properly irrigate the Park Improvements. Any and all Park Improvements are subject to review and acceptance by the County. All Park Improvements shall be installed in compliance with all applicable County regulations, resolutions, and standards.

4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

IN WITNESS of the foregoing provisions, the Parties have executed this Agreement as of the date first entered above.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO


By: [Signature]
Chair

STERLING RANCH METROPOLITAN
DISTRICT

By: [Signature]
James Morley, President

ATTEST:

[Signature]
Clerk & Recorder



APPROVED AS TO FORM:

[Signature]
County Attorney's Office

November 21, 2019

Tim Wolken
El Paso County Community Services Department
2002 Creek Crossing
Colorado Springs, Colorado 80905

RE: Sterling Ranch Homestead Park (Tract F)

Dear Mr. Wolken:

On behalf of Sterling Ranch Metro District, I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to grant Sterling Ranch Metro District Urban Park Credits in the following amounts:

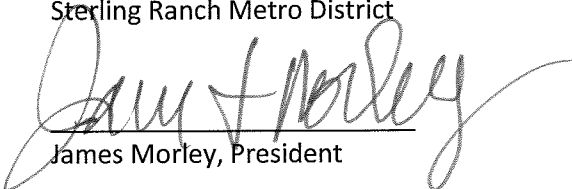
- Homestead Filing 2: 104 lots
 - o \$29,952.00 Urban Park Fees

Sterling Ranch Metro District will install improvements of an equal or greater value through construction of paved, multi-use recreational trails along the roadways, recreational areas, and dedicated open space. Please see the attached exhibit for the park improvements as well as the attached cost estimate. The County prepared Parks Land Agreement will cover the details of granting Sterling Ranch Metro District the Urban Park Credits.

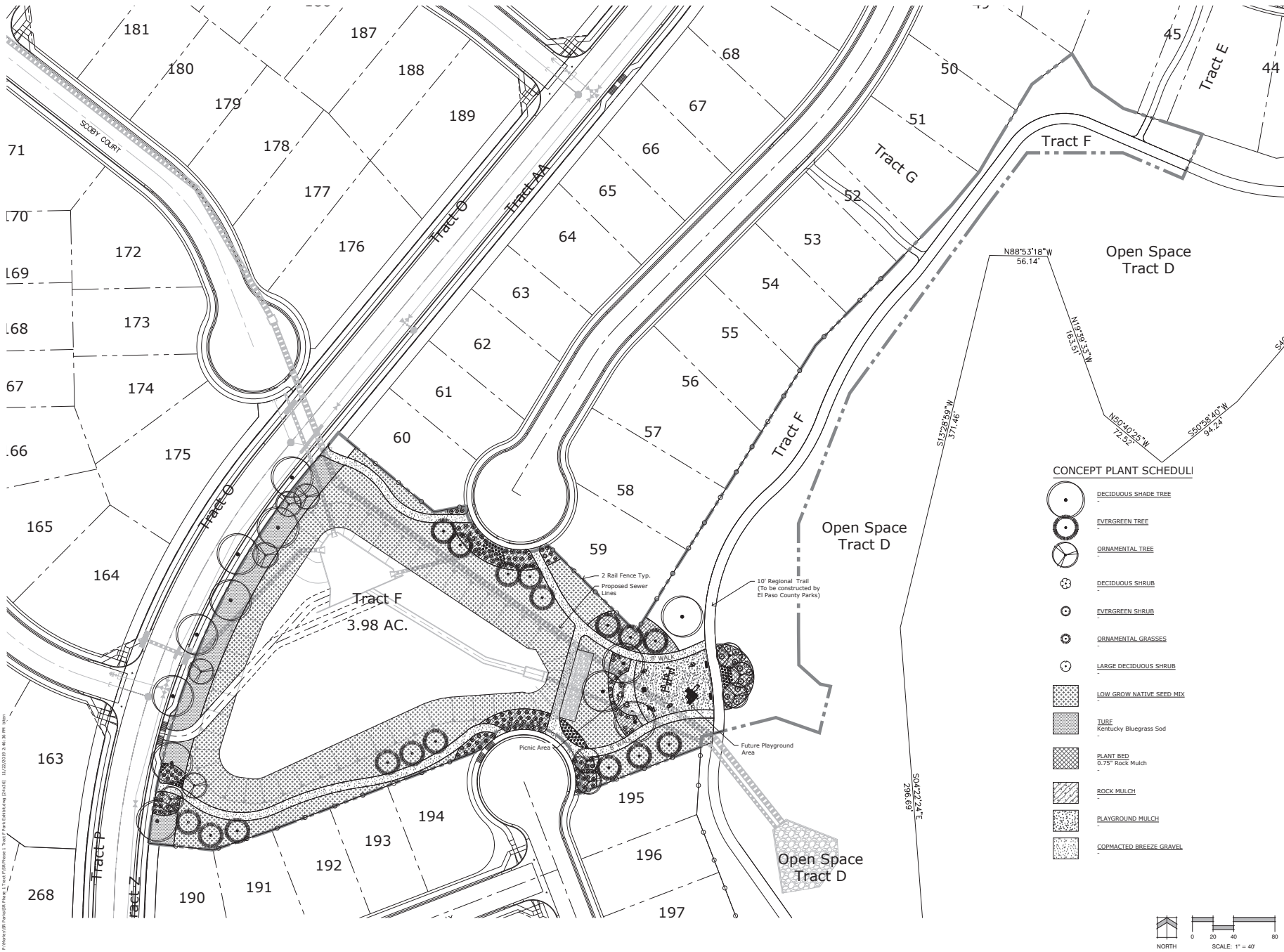
Thank you in advance for your consideration in this matter and if you have any questions please do not hesitate to call.

Thank you,

Sterling Ranch Metro District

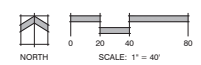


James Morley, President



CONCEPT PLANT SCHEDULE

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- LARGE DECIDUOUS SHRUB
- LOW GROW NATIVE SEED MIX
- TURF Kentucky Bluegrass Sod
- PLANT BED 0.75" Rock Mulch
- ROCK MULCH
- PLAYGROUND MULCH
- COMPACTED BREEZE GRAVEL



STERLING RANCH PHASE 1 TRACT F HOMESTEAD PARK

LANDSCAPE ESTIMATE

CLIENT: Morely
 PROJECT NAME: Sterling Ranch Phase 1 Homestead Park
 LOCATION: Tract F of SR Phase 1
 DRAWING REF: SR Phase 1 Tract F Park Exhibit

UNIT PRICE DATE: 2019
 DATE: 11/22/2019
 PREPARER: N.E.S. Inc.

ITEM	SIZE	QUANTITY	UNIT	UNIT PRICES	TOTAL
Fine Grading					
Topsoil	4" deep		S.F.	PER CIVIL	
Fine Grade w/ Amendments		60,595	S.F.	\$0.04	\$2,423.80
				SUBTOTAL	\$2,423.80
Irrigation System (Lump Sum Acceptable)					
Irrigation Tap (PER DEVELOPER)			L.S.	\$0.00	\$0.00
Irrigation Meter Fee Cost	1 inch	1	L.S.	\$0.00	\$0.00
Irrigation		1	L.S.	\$82,992.50	\$82,992.50
				SUBTOTAL	\$82,992.50
Soil Preparation					
Sod/Turf Soil Preparation (3 C.Y./1,000 S.F.)		8,809	S.F.	\$0.15	\$1,321.35
Seed/Plant Bed Soil Preparation (2 C.Y./1,000 S.F.)		51,786	S.F.	\$0.12	\$6,214.32
				SUBTOTAL	\$7,535.67
Lawns, Grasses, and Wildflowers					
Turf - Bluegrass Sod		8,809	S.F.	\$0.50	\$4,404.50
Low Grow Native Seed Mix		47,511	S.F.	\$0.20	\$9,502.20
				SUBTOTAL	\$13,906.70
Trees, Plants					
Deciduous Trees	2.0" cal.	12	EA.	\$275.00	\$3,300.00
Ornamental Trees	1.5" cal.	11	EA.	\$200.00	\$2,200.00
Evergreen Trees	6' Ht.	17	EA.	\$300.00	\$5,100.00
Deciduous & Evergreen Shrubs	#5 cont.	161	EA.	\$25.00	\$4,025.00
Ornamental Grasses	#1 cont.	90	EA.	\$15.00	\$1,350.00
Groundcovers / Perennials	#1 cont.		EA.	\$15.00	\$0.00
				SUBTOTAL	\$15,975.00
Ground Cover					
3/4" Granite Mulch w/ Geo-Fabric Underlay	3" deep	372	S.F.	\$0.65	\$241.80
Playground Fiber Mulch	12" deep	3,903	S.F.	\$2.50	\$9,757.50
Compacted Breeze Gravel	4" deep	9,354	S.F.	\$1.50	\$14,031.00
Wood Mulch	3" deep	9,702	S.F.	\$0.45	\$4,365.90
Steel Edging (includes install)		1,068	L.F.	\$3.25	\$3,471.00
				SUBTOTAL	\$31,867.20
Site Amenities					
Benches		2	EA	\$1,500.00	\$3,000.00
Picnic Tables		3	EA	\$1,500.00	\$4,500.00
Waste Receptacles		2	EA	\$800.00	\$1,600.00
Standard Play Edge		258	LF	\$5.00	\$1,290.00
				SUBTOTAL	\$10,390.00

Landscape Labor / Installation Costs					
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**STERLING RANCH PHASE 1 TRACT F HOMESTEAD PARK
LANDSCAPE ESTIMATE**

CLIENT: Morely	UNIT PRICE DATE: 2019
PROJECT NAME: Sterling Ranch Phase 1 Homestead Park	DATE: 11/22/2019
LOCATION: Tract F of SR Phase 1	PREPARER: N.E.S. Inc.
DRAWING REF: SR Phase 1 Tract F Park Exhibit	

ITEM	SIZE	QUANTITY	UNIT	UNIT PRICES	TOTAL
Landscape Ground Cover		60%	L.S.	\$42,300.00	\$25,380.00
Landscape Trees/Shrubs		30%	L.S.	\$16,000.00	\$4,800.00
				SUBTOTAL	\$30,180.00
				LANDSCAPE IMPROVEMENTS SUBTOTAL	\$192,847.07
				10% CONTINGENCY COST	\$19,284.71
TOTAL ESTIMATED LANDSCAPE COST				GRAND TOTAL	\$212,131.78
LANDSCAPE COST / SF		79,651	S.F.		\$2.66

NOTES:

1. Irrigation is estimated as \$1.25/SF for all Sod, Seed and Shrub beds.
2. Excludes grading cost.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2022 Creek Week Proclamation

Agenda Date: September 14, 2022

Agenda Item Number: #7 - H

Presenters: Dana Nordstrom, Community Outreach Coordinator

Information: X

Endorsement:

The Fountain Creek Watershed Flood Control and Greenway District, with its many community partners which includes El Paso County Parks, announces the 9th annual Creek Week litter and debris cleanup event, planned for September 24 – October 2, 2022. Thousands of volunteer citizens will help make our communities cleaner and safer from Palmer Lake to Pueblo, and we need your support to continue this valuable effort that inspires the public to get involved and make a difference.

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

Pick a Date, Pick a Location, Pick it Up.

Recommended Motion:

Motion to approve the 2022 Creek Week Proclamation

PROCLAMATION RECOGNIZING “CREEK WEEK 2022”

- WHEREAS** El Paso County is fortunate to have extensive and diverse natural resources, such as forests, grasslands, riparian areas, lakes, creeks and a wide variety of open spaces; and
- WHEREAS,** the Fountain Creek watershed, including Fountain Creek, related wetlands, existing trails, and recreational facilities, is a unique watershed that is an important resource and asset to the residents and visitors of Fountain and the Pikes Peak Region: and
- WHEREAS,** the Fountain Creek Watershed Flood Control and Greenway District is partnering with El Paso County, the City of Colorado Springs, Colorado Springs Utilities, Pueblo County, the Cities of Manitou Springs, Fountain and towns of Monument and Green Mountain Falls, along with numerous community organizations to create the 9th Annual “Creek Week” cleanup, which will encourage the protection, restoration, and maintenance of the Fountain Creek watershed; and
- WHEREAS,** this 9-day litter clean-up effort kicks off in Fountain Creek Regional Park on September 24th and runs through October 2nd, 2022, throughout the watershed; and
- WHEREAS,** “Creek Week” programs and activities are designed to raise awareness about the littering issue within our watershed, to encourage organizations and individuals to collect litter and debris, and make Fountain Creek and the watershed cleaner and safer; and
- WHEREAS,** businesses, churches, schools, non-profits, neighborhood associations, youth groups, service clubs and individuals are encouraged to form a “Creek Crew” to clean up at a “Creek Week” project site; and
- WHEREAS,** “Creek Week” litter removal activities will reduce pollution in our creeks and clogs in our waterways that can lead to flooding, provide for a safer drinking water supply, and enhance wildlife habitat and property values.

NOW, THEREFORE, the Park Advisory Board of El Paso County, Colorado hereby proclaims the week of September 24th – October 2nd, 2022, as “Creek Week” in El Paso County and encourages our citizens to help protect, restore, and maintain our waterways by participating in “Creek Week” activities.

DONE THIS _____ day of September 2022 at Colorado Springs, Colorado.

**THE PARK ADVISORY BOARD MEMBERS
OF EL PASO COUNTY, COLORADO**

Ed Hartl, Chair

**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	Planning Complete, Materials Ordered
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	Plan Review Phase
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 Award
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	Permitting/Pre-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	Medium	Grant Award
Community Outreach	Project Manager	Priority	Status
Northern Nature Center Capital Campaign	Theresa Odello	High	
Trail Ambassador Program	Dana Nordstrom	Medium	

Community Services Department								
Parks / Recreation & Cultural Services Divisions								
August 2022 Monthly Report								
<u>Facility Revenue Totals To Date</u>		2022				2021	2020	
		Budget	Current	Balance		Totals to Date	Totals to Date	
Parks Facility Reservation Revenue		\$ 180,000	\$ 204,212	\$ (24,212)		\$ 190,726	\$ 98,372	
County Fair / Fairgrounds		\$ 301,000	\$ 351,593	\$ (50,593)		\$ 353,815	\$ 93,850	
Total		\$ 481,000	\$ 555,805	\$ (74,805)		\$ 544,541	\$ 192,222	
<u>Fundraising Revenue</u>		2022	2022			2021	2020	
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 105,000	\$ (30,000)		\$ 92,500	\$ 20,000	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 62,500	\$ (17,500)		\$ 64,250	\$ 61,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 137,994	\$ (127,994)		\$ 52,982	\$ 47,215	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 8,254	\$ 16,746		\$ 28,450	\$ 18,200	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 40,000	\$ -		\$ 15,000	\$ 40,000	
Total		\$ 195,000	\$ 353,748	\$ (158,748)		\$ 253,182	\$ 186,415	
<u>Grant / 3rd Party Funding</u>		Awarded						
<u>Parks Division Reservations</u>	2022	2022	2022	2021	2021	2020	2020	
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance	
January	3	510	N/A	3	22	4	41	
February	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								
October								
November								
December								
Total	2137	92943	4.2	2057	63888	931	17473	

<u>Parks Facility Reservations</u>		2022	2022	2021	2021	2020	2020	
August		Rentals	Attendance	Rentals	Attendance	Rentals	Attendance	
<u>Bear Creek Regional Park</u>								
Archery Lanes		2	16	24	48	24	48	
Athletic Fields		42	2860	23	1165	13	475	
Pavilions		108	6098	117	5056	94	3017	
Trails		3	2110	1	100			
Vendor		4	12	7	26			
Tennis Courts		2	4					
Pickleball Courts				48	192			
Vita Course								
Meeting Room		7	40	1	10	2	20	
<u>Black Forest Regional Park</u>								
Athletic Fields		6	210	4	230	1	25	
Pavilions		22	960	27	966	16	450	
Vendor								
Tennis Courts		4	16					
<u>Falcon Regional Park</u>								
Baseball Fields				2	50			
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields				3	100	3	125	
Pavilions		32	1855	46	2077	25	849	
Trails								
Disc Golf Course		2	140	1	72			
Vendor		1	4					
<u>Fox Run Regional Park</u>						1	25	
Athletic Fields		28	1245	33	1215	3	75	
Gazebo		11	1091	19	1484	11	483	
Warming Hut		5	95	13	133	5	28	
Pavilions		87	4425	88	3309	44	1137	
Vendor		6	22	6	24	1	10	
Trails				5	43			
<u>Homestead Ranch Regional Park</u>								
Pavilions		8	215	16	608	10	300	
Athletic Fields				1	50	1	100	
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail								
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads						1	4	
<u>Paint Mines Trail</u>		11	46	8	49	4	42	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		391	21464	493	17007	259	7213	

<u>Fairgrounds Facility Reservations</u>		2022	2022	2022	2021	2021	2020	2020
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		7	150	N/A	0	0	9	478
February		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								
October								
November								
December								
Total		226	15,242	N/A	89	8,563	80	4,958
<u>Fairgrounds Facility Reservations</u>		2022	2022	2021	2021			
<u>August</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			
Fair Corp Meeting		1	5	1	20			
Fair Advisory Board		1	22	0	0			
Wedding		2	200	1	20			
<u>Grand Stands Building</u>								
HDA Kitchen Rental		5	25					
Garza Kitchen Rental		16	80					
<u>Track</u>								
Races		2	2775	1	500			
<u>Barns</u>								
				1	30			
<u>Livestock Arena</u>								
				1	100			
				1	80			
				3	60			
<u>Grounds -</u>								
				0	0			
<u>Whittemore - Fairgrounds</u>								
Dog Show		3	300	1	300			
				1	20			
				2	30			
<u>Arena</u>								
Open Riding		4	4	1	300			
Month Total Fair Facility Reservations		38	3,496	19	1,593			

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				
		Total		\$10,315				
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								
October								
November								
December								
Totals		2434	15,268	2417	13,134	1642	6885	
		Jul-22						
August		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		14	56					
Fairgrounds Corporation		5	20					
Fair and Events Center		7	27					
Friends of the Nature Centers		30	338					
Adopt-A-Park / Trail / Volunteer Projects		238	1,200					
Total		303	1,676					
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								
October								
November								
December								
Totals	800 / 21,000	616	45129	4.96	441	12144	327	6182

		2022	2022	2022				
August	Facility	Programs	Attendance	Evaluation				
Incredible Insects	BCNC	12	146	5.00				
Bear Den Rental: 1 Challenge	BCNC	1	6					
Trailability	BCNC	5	18					
Kids' Morning Out: Soaking Up the Sun	BCNC	1	15					
CO Hikes: Lakes, Loops and Ridge Traverses	BCNC	1	26					
Forest Bathing Walk	BCNC	1	6					
Outreach: Concert at Gold Hill Mesa	BCNC	1	113					
Nature Explorers: Leave No Trace	BCNC	2	42					
Little Wonders: Creek Livin'	BCNC	2	50					
Honey Harvest & Pollinator Celebration Day	BCNC	1	337	4.90				
Our House	BCNC	2	12					
Happy Trails BBQ Fundraiser	BCNC	1	120					
Birthday Party: Insects	BCNC	1	32					
PP Mycological Society	BCNC	1	18					
Trailability Volunteer Training	BCNC	1	11					
Outreach: Pioneers Museum Family Fun Day	BCNC	1	125					
Nature Camp: Cattail Kids	FCNC	1	26	5.00				
Nature Adventures: Messin' with Mud	FCNC	2	75	5.00				
Birthday Party: Big Bugs	FCNC	1	24	5.00				
2s & 3s Outdoors: Life Under a Log	FCNC	2	78	5.00				
Monarch Magic	FCNC	1	42	4.80				
Program Room Rental	FCNC	3	50	5.00				
Adult Care Group	FCNC	1	6					
Painting Group	FCNC	1	3					
Trailability Program	FCNC	1	8	5.00				
Concert in the Park FRRP 8/4	FRRP	1	320					
Paint Mines Guided Hikes	PMIP	2	16					
Concert in the Park BCRP 8/10	BCRP	1	200					
Concert in the Park FRRP 8/11	FRRP	1	300					
Concert in the Park BCRP 8/17	BCRP	1	250					
Concert in the Park FRRP 8/18	FRRP	1	185					
Concert in the Park BCRP 8/24	BCRP	1	245					
Concert in the Park FRRP 8/25	FRRP	1	145					
Concert in the Park FCRP 8/30	FCRP	1	255					
Concert in the Park BCRP 8/31	BCRP	1	250					
Health Education Fair & Flea Market	FAIR	1	400					
Cornhole League	FAIR	4	240					
TOTALS		63	4195	4.97				
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								
October								
November								
December								
Totals	10197	9336	11194	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

August 2022

General Updates:

Facility rentals have generated \$204,212 which exceeded our \$180,000 annual goal by 13%.

Special Events:

1. The 11th annual Sertoma HEARS 5K was held on the east trails of Bear Creek Regional Park. The event included about 150 participants this year. Proceeds of this fundraiser run will provide hearing aids to those in need in El Paso County.
2. The Down Syndrome Association of Colorado Springs held their annual fundraiser walk this year again after a two year long pandemic related hiatus. 1300 community members took to the trails of Bear Creek Regional Park for the long awaited "Buddy Walk".
3. The Colorado Disc Dogs, a local dog frisbee organization, held their annual dog agility event at the Pine Meadows field of Fox Run. 75 K-9 competitors were registered for this fun all-day event.
4. Two disc golf tournaments were held at the Widefield Community Park in August.
5. Nineteen weddings took place at the beautiful Fox Run wedding gazebo in August.
6. Eight commercial photography permits were issued for the Paint Mines Interpretive Park.
7. Several local organizations, faith-based organizations and families received permits to bring bounce houses to County Parks in August.

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

COMMUNITY OUTREACH

Monthly Report – August 2022

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

- 1. Creek Week Kick Off:** The Fountain Creek Watershed Flood Control and Greenway District, with its many community partners which includes El Paso County Parks, announces the 9th annual Creek Week liter and debris cleanup event, planned for September 24 – October 2. Thousands of volunteer citizens will help make our communities cleaner and safer from Palmer Lake to Pueblo. This year's Creek Week Kick Off is the Fountain Creek Nature Center, September 24 and Wrap Up is at the Bear Creek Nature Center, October 1. Pick a Date. Pick a Location. Pick it Up. For more information go to www.fountain-crk.org.
- 2. Partner Naming Rights:** El Paso County Parks established The Facilities Naming Rights Program in 2020 to facilitate partnerships within the community and supplement ground improvements. El Paso County Parks staff solicited proposals for naming rights at the El Paso County Fair & Event Center and is proud to partner with Farmers State Bank on this initiative. The large pavilion facility, located within the El Paso County Fair & Events Center, will be known as the Farmers State Bank Pavilion.
- 3. Happy Trails Fundraiser:**
Kudos to the Friends of El Paso County Nature Centers, parks staff and volunteers! Our annual fundraiser was delicious and well-attended. Nature Center campers wandered among guests sharing fun facts about critters common to this area.



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 – August 2022

Submitted by Theresa Odello, Recreation & Cultural Services Division Manager

Programs & Special Events:

- Bear Creek was a'buzz during the **Honey Harvest and Pollinator Celebration Day**, which saw 337 participants. The highlight of this **bee**-loved community event is the presence of Pikes Peak Beekeeping Association members demonstrating honey extraction and providing opportunities for hands-on learning and honey tasting. Nature Center staff and volunteers offered crafts, educational activities, and pollinator puppet shows. Broadmoor Garden Club members presented information about native gardening & landscaping and Girl Scout Troop 45213 offered crafts and information regarding their recent project upgrading Bear Creek's insect hotel. This was also an opportunity for the nature center to unveil its new Pollinator Garden educational signs which were funded by a grant from the Broadmoor Garden Club.
- Bear Creek Nature Center offered a second **Trailability Program volunteer training** in August. Ten volunteers attended and learned about Friends of El Paso Nature Centers volunteer opportunities, Terrain Hopper operations, program etiquette and pre-determined Trailability trail routes. Volunteer training is an important component of this new program and will enable us to offer reservations to more community members with physical limitations.
- El Paso County Nature Centers hosted the **13th Annual Happy Trails BBQ Fundraiser** at Bear Creek Nature Center on August 19th. Over 100 attendees enjoyed an evening that included dinner by Buffalo Gals catering, drinks, and live music. This year's Sponsors included Heuberger Subaru, Buffalo Gals Catering, Old Colorado City Brewing and Sovereignty Wines. Entertainment included music by Thomas Tabrah on the piano, speakers Amber Hofmeister and Alli Schuch, as well as Nature Camp Ambassadors who traveled throughout the event demonstrating the impact of Bear Creek and Fountain Creeks' camp programs. Welcome and statements were made by Todd Marts, El Paso County Community Services Executive Director and Steve Schleiker, El Paso County Assessor. The event raised \$10,598 that will support a new nature center in Fox Run Regional Park.
- It was a full month of **Concerts in the Park** during August. In total, nine concerts took place, with four concerts at Bear Creek Regional Park, four concerts at Fox Run Regional Park, and one at Fountain Creek Regional Park. The community are enjoying these concerts, which average about 240 people per concert, and a total of 2,135 people this month. There are two more concerts remaining, both of which are at Fox Run.



- Fountain Creek Nature Center hosted it's last and favorite camp of the summer, **Cattail Kids**. Campers got dirty in the mud playing beaver, building a dam to stop water. Small groups put their shelter building skills to the test by racing to build wilderness survival shelters. Breaks during hikes resulted in racing cattail duck boats down the creek. One afternoon campers had a sing-along with volunteer band Peppergrass, learning tunes like "Ants in my Pants" and "The Reptile Song". Besides great nature lessons, this camp is all about creating essential memories every child should have outside!
- Fountain Creek Nature Center hosted a **Big Bugs Birthday Party** for Sullivan, a Nature Camper who has twice been a Happy Tails Ambassador, chose this program for his birthday for a second year in a row! This time, Sullivan was invited to perform the Beautiful Bugs puppet show with staff, helping to foster his own interpretive abilities and creativity. This young camper loves teaching others all the things he's learned with us, catching creepy crawlies to show staff and volunteers, and is already talking about working here one day.
- The **Monarch Magic program** is an end-of-summer tradition not to be missed at Fountain Creek Nature Center. Staff taught guests all about the fascinating life cycle and migration of the famous and endangered monarch butterfly. Participants hunted for caterpillars and watched for butterflies in the milkweed meadow, a critical waystation for migrating monarchs. By the end of August, the nature center has tagged and released 2 monarchs that will fly south to Mexico and will continue to rear more into October. It's a good year for monarchs!

Outreach Events and Other Items:

- Bear Creek Nature Center's **Portable Puppet Theater** made its debut at the Pioneer Museum on Saturday, August 6th for History Day. Decorated with fish, deer, mountains and even horsetail, it truly set the stage for our puppet plays based on Native Indian legends. Audiences were entertained and educated about "How Bear Lost His Tail" and "How Grandmother Spider Stole the Sun" every hour during the event. Making bear headbands and wristbands added to the fun!
- At the **Paint Mines Interpretive Park**, interpretive guided hikes led by staff have continued through August. Two guided hikes were coordinated with a total of 16 participants. This month, the two interpreters and our volunteer interacted with approximately 2,628 visitors, a record high for this year, and engaged in approximately 220 longer conversations with interested visitors.





Special Events and Program Calendar

August 10 - September 14, 2022

Date	Day of Week	Program	Location	Target Audience	Notes*
Aug- 10, 17, 24, 31	Wednesdays	Rock Island Cornhole	Fair & Events Center	Teens and adults	6pm - 10pm, \$10 per person
Aug-10	Wednesday	Concerts in the Park	Bear Creek Regional Park	All Ages	6pm-8pm Free Event
Aug- 11 & 12	Thursday & Friday	Nature Adventures: Messin' with Mud	Fountain Creek Nature Center	Children age 3-6 with an adult	9-10:30am / \$3 per person
Aug-11	Thursday	Concerts in the Park	Fox Run Regional Park	All Ages	6pm-8pm Free Event
Aug-13	Saturday	Auto Races	Fair & Events Center	All Ages	5pm start time \$15/person
Aug-17	Wednesday	Concerts in the Park	Bear Creek Regional Park	All Ages	6pm-8pm Free Event
Aug- 18 & 19	Thursday & Friday	2s & 3s Outdoors: Nature's Alphabet	Fountain Creek Nature Center	Children age 2-3 with an adult	9-10:15am, \$3 per person
Aug-18	Thursday	Concerts in the Park	Fox Run Regional Park	All Ages	6pm-8pm Free Event
Aug-20	Saturday	Monarch Magic	Fountain Creek Nature Center	All Ages	10am - 11:30am, \$5/person
Aug-20	Saturday	Flea Market	Fair & Events Center	All Ages	10-3pm/Free Admission
Aug-20	Saturday	Health Education Fair	Fair & Events Center	All Ages	10-3pm/Free Admission
Aug-23	Tuesday	Concerts in the Park	Fountain Creek Regional Park	All Ages	6pm-8pm Free Event
Aug-24	Wednesday	Concerts in the Park	Bear Creek Regional Park	All Ages	6pm-8pm Free Event
Aug-25	Thursday	Concerts in the Park	Fox Run Regional Park	All Ages	6pm-8pm Free Event
Aug-27	Saturday	Corn Hole & Ladder Ball Tournament	Fountain Creek Regional Park	All Ages	10am start, \$10/Youth Team, \$15/Combo Team, \$20/Adult Team
Aug-27	Saturday	Auto Races	Fair & Events Center	All Ages	5pm start time \$15/person
Aug-31	Wednesday	Concerts in the Park	Bear Creek Regional Park	All Ages	6pm-8pm Free Event
Sept- 1 & 2	Thursday & Friday	Nature Adventures: Roam the Rabbitbrush	Fountain Creek Nature Center	Children age 3-6 with an adult	9-10:30am / \$3 per person
Sept-1	Thursday	Concerts in the Park	Fox Run Regional Park	All Ages	6pm-8pm Free Event
Sept-7	Wednesdays	Rock Island Cornhole	Fair & Events Center	Teens and adults	6pm - 10pm, \$10 per person
Sept- 8 & 9	Thursday & Friday	2s & 3s Outdoors: Wiggly Worms	Fountain Creek Nature Center	Children age 2-3 with an adult	9-10:15am, \$3 per person
Sept-8	Thursday	Concerts in the Park	Fox Run Regional Park	All Ages	6pm-8pm Free Event
Sept-9	Friday	Full Moon Hike	Fox Run Regional Park	All Ages	7 pm - 8:30 pm, \$5/person
Sept-10	Saturday	Fall Bird Count	Fountain Creek Nature Center	All Ages	\$5 donation suggested

* 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
AUGUST 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 is anticipated to start Summer 2022, with a Fall 2022 completion goal. An onsite pre-construction meeting was held on August 11.

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 not ADA compliant. 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.



Fountain Creek Regional Trail Repairs at Spring Run – A portion of the Fountain Creek Trail near Janitell Road has sustained repeated damage from rain events and the existing concrete low water crossing needs replacement. Staff obtained quotes and awarded the contract to Tezak Heavy Equipment in January. Public Works helped secure an Army Corps of Engineer maintenance permit which is good through March 2022. Construction on a new box culvert and trail repairs began in February and was completed March 18, 2022

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.

Kane Ranch Open Space Master Plan / Phase I Improvements – The project was awarded to Veltrans in the amount of \$347,280. Phase I construction is complete. Seeding and erosion blanket has been completed. The site is currently being monitored for vegetation growth. Top Notch Fencing has completed the removal and replacement of the existing property line fencing. Additional post and cable fencing, as well as signage and an information kiosk has been added to the new trailhead parking area. To help reduce and discourage after hours activities, Taylor Fence was contracted to construct and install an automated security gate at the Squirrel Creek Road main park entrance. The open space officially opened to the public on March 23, 2022.

Santa Fe Open Space - The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction has been completed and the grand opening was held on April 7, 2022. 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 4 development permit applications to be presented for endorsement at the September 2022 meeting and provided internal administrative comments for an additional 12 applications during August 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 Pineries 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 – August was another busy month around Bear Creek Regional Park. Multiple trail events, field rentals, and consistent pavilion reservations 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, sign installation at the Bear Creek Nature Center pollinator garden, and ongoing cleanup from the spring snowstorm.

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

Recreational and Cultural Services held their annual Happy Trails fundraising event at the Bear Creek Nature Center on August 19th. Central staff played a role in the event by assisting with site setup and teardown, as well as ensuring the grounds were in great condition.

Front Range Arborist completed a two-week fire mitigation project along the southern portion of the park. The project consisted of native grass mowing, removal of large groupings of invasive vegetation and low-level / ladder fuels.

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. Increased activity in the area during the warm summer months requires additional patrols and cleanup from staff.

The El Paso County Public Information Office was on-site to film an episode of Tough Jobs. Park Operations staff members Kyle Melvin, Steven Rodbourn, and Mark Christensen were filmed performing multiple tasks around the park system that highlight the tough duties that are performed by our team.

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. Mowing and trimming operations inside the park were completed during the reporting period, as well as branch and debris removal from the late spring snowstorm.

Law Fence was secured to install a new service gate at the entrance to the park. This project is now complete, and the new gate provides better access, a more secure locking mechanism for dog safety, and will be more resistant to inclement weather.

Front Range Arborists completed a one-day cleanup in the small dog area. Their services were required to help remove large hazardous limbs and large piles of debris from the May snowstorm.

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.

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. Trail maintenance and mowing operations were completed during the reporting period.

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 returned to normal operations following the County Fair. Staff finished up the remaining clean-up tasks and began hosting events and rentals once again. Auto races resumed and the team assisted with preparations and support for two races this month. In addition to the races, the team assisted with several other events and rentals. The fairgrounds hosted a flea market and health fair that our team provided support. Our staff also provided support for several dog shows, weddings, and meetings throughout the month.

Some exciting developments with the barn replacement project at the County Fairgrounds. The contractor demolished and removed all the old barns, surveying work has begun.

Homestead Ranch Regional Park – The team continues mowing operations and minor maintenance tasks. Due to recent heavy rain fall in the area the team had to repair several washouts including the parking lot.

Falcon Regional Park – The team continues mowing operations and minor maintenance tasks. There were a few erosion issues near the new access road that was recently installed. Staff spent time repairing washouts and removing debris from culverts and drains. Much of the material had to be scraped off the sidewalks and packed back in washed areas.

Paint Mines Interpretive Park – The team continues daily park patrols, cleaning, and monitoring for vandalism. We did have one small vandalism issue that resulted in us having to paint the vault restroom facility and remove graffiti from a few of the portable restrooms at the park.

Drainage repairs and some minor ditch work was also needed at the park this month. The team focused on creating a few new swales along the trail system and one small section of the trail washed out. The team installed a new 8" culvert to mitigate potential erosion issues moving forward. We will monitor the area to see how our repairs are holding up.

Rock Island Regional Trail – Staff continues to monitor the park for trash and vandalism. Following the native grass mowing in the trail corridor, the team was able to complete spraying of the 9 miles of trail that runs from Peyton to Falcon. We will monitor the effectiveness and box grade once the weeds have died back.

Palmer Divide Trail at Wood Lake – This location was probably the hardest hit by the storms earlier this month. There were several washouts and a couple of plugged culverts. Staff spent a few days making repairs and grading the trail. We had several 3 - 4' drifts of hail that were left after the storms. The trail held up quite well considering the amount of hail and rainfall it had to endure.

North District:

General Information – The North District team focused on improving trail conditions, weed prevention, major repairs to the irrigation systems, and tree trimming. All the active use areas have healthy turf conditions and are being enjoyed by countless park visitors.

North District parks, trails and facilities continue to be inspected and cleaned daily. Wildland Fire and Parks Maintenance staff coordinated the removal of all hazardous trees within the Fox Run dog park. Their assistance was greatly appreciated!

Fox Run Regional Park – Concerts at the Park were hosted at the lake gazebo every Thursday night from 6pm - 8pm. It was nice to see the community support of the event, and we look forward to hosting more events in the future. The new ADA playground project at Pine Meadows has been completed and will be ready for use beginning Labor Day weekend. It turned out great and the kids are excited to use it. There were several sections of split rail fence near the entrance to Fox Run that were replaced and repaired this month. The property was also treated for broadleaf weeds.

Unfortunately, the irrigation system at Fox Run continues to be problematic. We performed several repairs to the pump house due to flooding and also had two additional mainline repairs. The repairs were addressed, and all systems are operational again.

Black Forest Regional Park – Several trees were trimmed surrounding the parking lots and playground. All weeds in the park were also treated this month.

The tennis/pickleball court replacement project is scheduled to begin in September.

Pineries Open Space – Native grass areas surrounding the parking lot was mowed, trimmed, treated for weeds, and cleaned up. Our team removed horse manure from the trail system.

Black Forest Section 16 – The trees surrounding the parking lot were trimmed and the debris was removed. The trail corridor was checked, and horse manure removed to provide a clean trail surface.

Palmer Lake Recreation Area – The North District Staff cleaned up the entire parking lot area. Tree trimming, bed clean-up, string trimming, fence repairs, and drainage repairs were the highlights.

Santa Fe Trailhead / Baptist Road – The Santa Fe trail south of Baptist Road was damaged due to heavy rainfall amounts in August. The trail was inspected and repaired within a few days of the damage. All safety concerns on the Santa Fe Trail from Ice Lake north to the Baptist Trailhead were graded and repaired.

South District:

Fountain Creek Regional Park – Our team's primary focus has been providing great customer service for park patrons and reservation holders. Much of our effort this month has been dedicated to mowing, irrigation maintenance, and facility cleaning.

Efforts continued with the multi-use field renovation project by applying broadleaf herbicide to eliminate unwanted weeds. The team completed cultivating the soil and seeding to re-establish a healthy sports field.

Staff focused on native mowing, herbicide spraying, and general maintenance in the demonstration gardens, dog park, Duckwood pond, community gardens, and around trailhead parking lots.

We continue to have challenges with the public water system and are waiting for the replacement pumps that have been ordered. The pumps should be onsite and installed prior to the next reporting period.

Widefield Community Park – Our team was excited to receive multiple compliments regarding the condition of Widefield Park. We continue to strive for higher standards and have been encouraged by recent success and acknowledgement.

The park continues to experience a variety of vandalism, with the most recent being additional graffiti and damages to the restroom.

After the park's mural was repainted, the area continued to experience vandalism. Staff tried to save the mural by removing the protective coating but the process damaged sections of the mural. Management decided that with the persistent vandalism and associated repair cost it would be best to paint over the mural. Other areas that were tagged and painted over include the United Flight Memorial, Fontaine Blvd Tunnel, and multiple signs throughout the park.

Our team hosted a volunteer event with the Colorado Springs Airport to clean the United Flight Memorial and touch-up the surrounding landscape.

Mowing operations at the disc golf course are underway in preparation for an upcoming tournament.

Stratmoor Valley Park – Our team focused on routine maintenance tasks and spent extra time removing graffiti from signs, playground, pavilion, and the basketball court.

Stratmoor Hills Park – Staff focused on routine maintenance and have secured irrigation boxes due to citizens manually turning the irrigation on and off.

Grinnell Boulevard – Trash removal and mowing operations were our primary tasks during this report period.

Crews Gulch Trail – Staff continues to focus on removing trash that flows downstream due to stormwater runoff. In addition, efforts have been made to remove all graffiti along our trail easement. Staff responded quickly to multiple vandalism events and painted these areas to hopefully discourage further damage.

Ceresa Park – Staff focused on routine maintenance and mowed native areas of the park. We completed an herbicide application to the baseball field to remove unwanted broadleaf weeds.

Kane Ranch Open Space – Kane Ranch experienced an exceptional amount of growth in native areas. Staff focused on herbicide applications, mowing, and string trimming around the parking lot, park entrance road, and trailhead.

Willow Springs Ponds – Over the past few years the ponds have been losing water, and our team is looking for supplemental water resources to help fill the ponds. Staff attempted to pump water from the upper pond to the lower pond to help raise levels of the lower pond. We are monitoring the upper pond to see if the natural spring will recharge water levels. Department of Public Works assisted in cleaning and vacuuming out a connecting valve and fill-pipe that connects the two ponds.

Native mowing operations began around the lakes and herbicide applications were completed in the parking lot, picnic areas, and along fences.

Clear Springs Ranch – The open space was inundated with native growth. Many areas of the trail system were overgrown. Staff spent considerable time mowing, trimming, and applying herbicide along the trail, trailhead, and parking lot.