

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

Park Advisory Board

Meeting Agenda

Wednesday, February 8, 2023 – 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. Partners in the Park Presentation	Todd Marts	Information
B. Pikes Peak Rural Transportation Authority	Victoria Chavez	Information
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Autumn Hills Sketch Plan	Greg Stachon	Endorsement
B. Hillside at Lorson Ranch Filing No. 1. Final Plat	Jason Meyer	Endorsement
C. Eagleview Subdivision Filing No. 1 Final Plat	Ross Williams	Endorsement



<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
	D. The Retreat at TimberRidge Filing No. 3 Final Plat	Ross Williams	Endorsement
7.	Information / Action Items		
	A. Homestead Ranch Regional Park Forest Maintenance	Kyle Melvin	Information
	B. Fountain Creek Nature Center Art Exhibit	Jessica Miller	Information
	C. Park Advisory Board Membership Update	Todd Marts	Information
	D. Annual City / County Park Advisory Board Meeting	Todd Marts	Information
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		
10.	Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the January 11, 2023
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Ed Hartl, Chair
Anne Schofield, 2nd Vice Chair (via
TEAMS)
Terry Martinez, 3rd Vice Chair (via
TEAMS)
Susan Jarvis-Weber, Secretary
Kiersten Steel
Lois Landgraf
Vincent Prins
John Wallace
Thomas Lachocki

Staff Present:

Todd Marts, Executive Director
Brian Bobeck, Park Operations Division Manager
Sabine Carter, Administrative Services Coordinator
Ross Williams, Park Planner
Theresa Odello, Recreation & Cultural Services Manager
Mary Jo Lewis, Bear Creek Nature Center Supervisor

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Ed Hartl, Chair.
2. Approval of Agenda: **Kiersten Steel made a motion to approve the meeting agenda. Thomas Lachocki seconded the motion. The motion carried 7 - 0.**
3. Approval of Minutes: **Kiersten Steel made a motion to approve the December 8, 2022, meeting minutes. Vincent Prins seconded the motion. The motion carried 7 - 0.**
4. Introductions and Presentations:

N/A
(Terry Martinez joined the meeting at 1:32 p.m. via TEAMS)
5. Citizen Comments:

Susan Davies, Trail and Open Space Coalition (TOSC) stated that Colorado Springs City Council unanimously supported the TOPS initiative for the April ballot. TOSC is in support of a signage program that has already been implemented in various City parks showing park users how to interact with equestrian users safely. TOSC is hopeful that these signs could also be installed in County parks. Several board members voiced their support for the program.

Judith von Ahlefeldt, citizen, stated that she would like to see several items being added to the 2023 Action Plan and public hearings on these items which should include: a) Mountain

Pine Beetle treatment; b) Fuel reduction / fire mitigation; c) Section 16 lease long-term plan; d) Further public interaction and collaboration with other partners (Palmer Land Trust, CO State Forest Service etc.). Allowing public comment during staff report should be allowed for administrative items that need PAB approval.

6. Development Applications:

A. FourSquare at Sterling Ranch East Filing No. 1 Final Plat

Ross Williams presented the FourSquare at Sterling Ranch East Filing No. 1 Final Plat and addressed questions by the board.

Lois Landgraf 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 Filing No. 1 Final Plat: (1) per the open space area computation guidelines of the El Paso County Land Development Code, remove the Tract I stormwater detention facility from the open space acreage calculations; (2) remove the planned future park from the regional stormwater detention facility and design safe pedestrian trails around its perimeter; (3) 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; (4) 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 this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees, provided the agreement is approved by the County and executed prior to recording the Final Plat. John Wallace seconded the motion. The motion passed 8 – 0.

B. Sterling Ranch East Filing No. 1 Final Plat

Ross Williams presented the Sterling Ranch East Filing No. 1 Final Plat and addressed questions by the board.

Lois Landgraf recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 1 Final Plat: (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) submit the final Community Park plans for agency review prior to recording Filing No. 1 Final Plat, (3) fees in lieu of land dedication for regional park purposes in the amount of \$135,240 and urban park purposes in the amount of \$85,260 will be required at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat. Tom Lachocki seconded the motion. The motion passed 8 – 0.

(Vincent Prins joined the meeting a 2:11 p.m.)

C. Sterling Ranch East Filing No. 2 Final Plat

Ross Williams provided an overview of the Sterling Ranch East Filing No. 2 Final Plat and addressed questions by the board. Thomas Lachocki inquired about the requirements and long-term future for open spaces / parks in the overall Masterplan given the numerous developments being proposed. Todd Marts stated that he will contact the Planning Department and report back to the board. Judith van Ahlefeldt and Susan Davis provided public comment regarding the subject as well.

Lois Landgraf recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 2 Final Plat: (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) submit the final neighborhood park and trail plans for agency review prior to recording Filing No. 2 Final Plat, (3) fees in lieu of land dedication for regional park purposes in the amount of \$19,320 and urban park purposes in the amount of \$12,180 will be required at time of the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat. Terry Martinez seconded the motion. The motion passed 9 – 0.

7. Information / Action Items:

A. 2023 Sunshine Act Memorandum

Todd Marts presented the 2023 Sunshine Act Memorandum. The Park Advisory Board annually endorses a memorandum at the January meeting that addresses the posting place for public meeting notices and the location of meetings, the official custodian of board minutes, and the location of where the minutes will be on file.

Lois Landgraf moved to endorse the 2023 Sunshine Act Memorandum. Kiersten Steel seconded the motion. The motion passed 9 – 0.

B. Trialability Program Presentation

Mary Jo Lewis provided an overview and video of the Trialability Program which started in 2022. “Terrain Hoppers”, or off-road mobility vehicles, are used at Bear Creek and Fountain Creek Nature Centers that allow those with physical limitations to experience the trails previously inaccessible to them. These two vehicles were obtained with support from the Independence Center and the El Paso County Facilities Department.

8. Monthly Reports:

Thomas Lachocki sent an email to staff regarding the standard of care for building disc golf courses. He stated that some areas of the Widefield Community Park disc golf course could be improved to prevent injury.

RECORD OF PROCEEDINGS

Chair Ed Hartl brought up an idea of how to reduce erosion on certain trails. Other parks in different states have implemented alternating course directions on trails to keep trails maintained longer. Todd Marts stated that this is sometimes done in staffed parks, and it could be a future option for the Pineries Open Space or the Paint Mines Interpretive Park.

Mr. Marts stated that staff added an additional mounting block for equestrian users at the Pineries Open Space.

Lois Landgraf raised the question if a standard maintenance manual existed for facilities like pickleball or disc golf. Brian Bobeck stated that there is a current manual which is very lengthy and detailed. El Paso County Parks is uniquely set up with four different park districts which bring its own challenges when trying to be consistent with the standards of care. We are working on a new, more user-friendly document which will be a guideline for staff on the standards of care throughout the park system and the frequency of maintenance. Assistance from a volunteer group with maintaining certain aspects of the disc golf course would be helpful. Citizens can report general issues they come across while utilizing parks and trails through the Citizen Connect app.

9. Board/Staff Comments:

Theresa Odello highlighted several upcoming events and programs, past programs, and attendance numbers.

10. Adjournment: **The meeting adjourned at 3:14 p.m.**

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Partners in the Park Presentation

Agenda Date: February 8, 2023

Agenda Item Number: #4 - A

Presenters: Todd Marts

Information: X **Endorsement:**

Background Information:

The “Partners in the Park” Program was created in 2009 to provide financial support for our County Parks, Trails, Open Spaces and Nature Centers. We acknowledge their generous contribution each year at a Park Advisory Board meeting.

Donor Benefits include:

- Sponsor sign at the entrance to the park, trail, open space, nature, or events center
- Free annual pavilion rental
- Sponsor thanked on the County Parks Website and Partner Spotlight
- Award presented at a Parks Advisory Board meeting acknowledging our partner’s generosity.

2022 Partners in the Park:

1. Robert & Ellen Hostetler for Fox Run Regional Park
2. GE Johnson for Bear Creek Regional Park
3. Heuberger Subaru for Bear Creek Dog Park
4. Heuberger Subaru for Fox Run Dog Park
5. Gold Hill Mesa for Bear Creek Nature Center
6. The Scott Lauther Foundation for Bear Creek Nature Center
7. Olson Plumbing & Heating for Fountain Creek Nature Center
8. Tender Care Veterinary Center for Falcon Dog Park
9. NES Inc. for the New Santa Fe Regional Trail
10. Nextera Energy Resources for Paint Mines Interpretive Park
11. Scheels Colorado Springs for Pineries Open Space
12. Farmers State Bank for Fair & Events Center
13. Martin Marietta for Santa Fe Open Space
14. El Pomar Foundation for Paint Mines Interpretive Park
15. Buffalo Gals for Bear Creek Nature Center

Recommended Motion: Information only.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Pikes Peak Rural Transportation Authority

Agenda Date: February 8, 2023

Agenda Item Number: #4 - B



Presenters: Victoria Chavez, Transportation Planning Manager,
Department of Public Works

Information: X **Endorsement:**

Background Information:

DPW will present information on the Pikes Peak Rural Transportation Authority (PPRTA) and how multimodal consideration are incorporated into infrastructure projects. The presentation also notes how other funding sources are utilized as well.

Recommended Motion: Information only.

**El Paso County
Park Advisory Board**

PPRTA 3 Projects and Multimodal Efforts

Victoria Chavez, Transportation Planning Manager

February 8, 2023

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PPRTA Background

- ▶ One-cent sales tax initially authorized by voters in 2004
 - ▶ 10% for Transit Operations - does not sunset
 - ▶ 35% for Maintenance - does not sunset
 - ▶ 55% for Capital projects - initial sunset in 2014
- ▶ Capital funding extended in 2012
 - ▶ Currently sunsets in 2024
 - ▶ PPRTA Board plans extension issue in November 2022
 - ▶ Issue will consist of A-list and B-list priority projects

PIKES PEAK RURAL TRANSPORTATION AUTHORITY
BALLOT ISSUE 5A

SHALL THE EXISTING 0.55% (FIFTY-FIVE ONE HUNDREDTHS OF ONE PENNY PER DOLLAR) PIKES PEAK RURAL TRANSPORTATION AUTHORITY'S (PPRTA) SALES AND USE TAX, WHICH SUNSETS ON DECEMBER 31, 2014, BE EXTENDED TO SUNSET DECEMBER 31, 2024 FOR THE PURPOSES OF FUNDING REGIONAL TRANSPORTATION CAPITAL IMPROVEMENTS (100% OF NET REVENUE) AS SPECIFIED IN THE VOTER-APPROVED LIST OF SPECIFIC REGIONAL TRANSPORTATION CAPITAL IMPROVEMENTS PROJECTS AS HEREBY AMENDED AND LISTED AS FOLLOWS:

PRIORITY "A" PROJECTS

REGIONAL COLLABORATIVE PROJECTS

- BLACK FOREST RD ROADWAY IMPROVEMENTS WOODMEN RD TO RESEARCH PKWY
- STAPLETON DR. BIRMGATE BLVD CORRIDOR STUDY
- TUTT BLVD EXTENSION DUBLIN BLVD TO TEMPLETON GAP RD
- W COLORADO AVE RECONSTRUCTION 31ST ST TO US 24

INDIVIDUAL PROJECTS

- ACADEMY BLVD BLANK ST TO AIRPORT RD PAVEMENT RECONSTRUCTION

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Project Lists Presented at Public Meetings

- ▶ Highway Advisory Committee
 - ▶ February 17, 2021 - Supported the Scoring Criteria
 - ▶ August 18, 2021 - Update
 - ▶ December 15, 2021 - Update
 - ▶ April 18, 2022 - Presented and Accepted Comments on the Draft Project List
 - ▶ May 26, 2022 - Voted to support the Draft Project List
- ▶ PPRTA Citizen Advisory Committee
 - ▶ May 4, 2022 - Presented and Accepted Comments on the Draft Project List
 - ▶ June 1, 2022 - Presented and Accepted Comments on the Draft Project List
 - ▶ July 6, 2022 - Consideration of Final Project List
- ▶ PPRTA Board of Directors
 - ▶ May 11, 2022 - Presented and Accepted Comments on the Draft Project List
 - ▶ June 8, 2022 - Presented and Accepted Comments on the Draft Project List
 - ▶ July 13, 2022 - Consideration of Final Project List

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How We Selected Projects

- ▶ MTCP and other planning documents
- ▶ Safety concerns
- ▶ Citizen comments/service requests
- ▶ Staff experience and knowledge
- ▶ Advisory Committees
- ▶ Regional collaboration
- ▶ Asset condition
- ▶ Scoring Criteria (cheat sheet)
- ▶ High priority locations such as military bases, tourism, economic development
- ▶ Vulnerable populations
- ▶ Assume that all projects will have multimodal and ADA improvements evaluated and constructed

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Types of Projects

- ▶ **Modernization/Safety**
 - ▶ Examples may include Add sidewalks, ADA improvements, intersection improvements, add multiuse shoulders, address safety concerns, pavement reconstruction, drainage improvements, improve older roads to new county standards.
- ▶ **Expansion/Enhancement**
 - ▶ Add new lanes, new roads, add turn lanes, reconstruct/construct roadway for appropriate lane configuration, intersection and drainage improvements and consistent cross section including multimodal accommodations.
- ▶ **Design**
 - ▶ Create new projects that are ready to construct.
- ▶ **Joint Projects**
 - ▶ Projects that cross jurisdictions or provided regional benefits
- ▶ **Programs**

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Proposed New Programs

- ▶ **Safety and Multimodal Program**
 - ▶ Includes safety projects, multimodal and ADA projects, emergency repairs and intersection projects.
- ▶ **Major Road and Bridge Reconstruction**
 - ▶ Includes road and bridge projects that improve road surfaces, update to current engineering standards are are beyond normal road maintenance.
- ▶ **Preconstruction Funding**
 - ▶ Included activities to get projects construction ready including design, corridor studies, ROW and/or NEPA clearances
- ▶ **State and Federal Discretionary Grant Match Fund**
 - ▶ A Capital line item that allows all jurisdictions to apply for grants and use PPRTA funding as the local match.

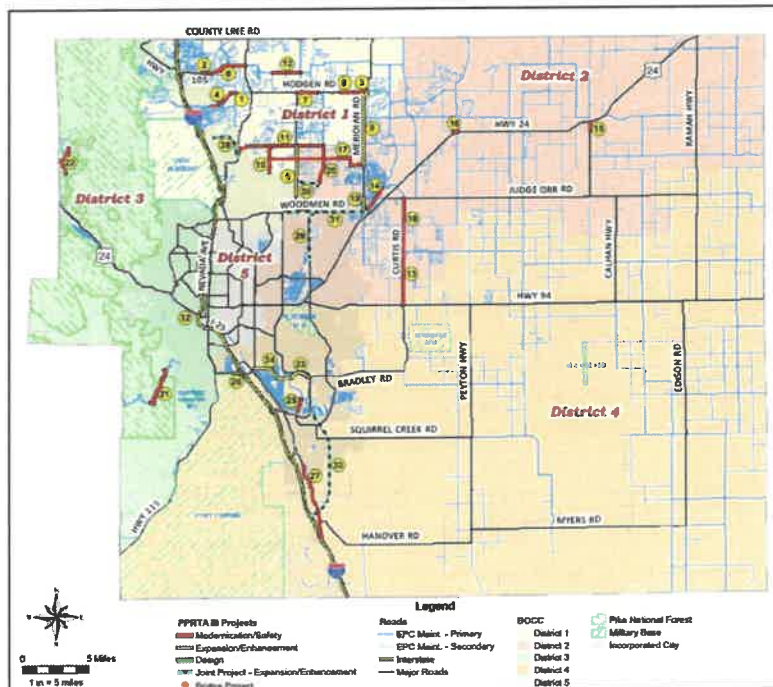
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DPW Considers Multimodal in All Projects

- ▶ Generally, when DPW designs and constructs roadway projects, we consider and build for the needs of all users.
- ▶ Examples of Current/Upcoming Road Projects with Multimodal Improvements
 - ▶ Briargate/Stapleton Project is studying an off-road trail
 - ▶ Main St / Security Blvd Intersection will include safe crossings
 - ▶ Falcon Park and Ride/Meridian Road projects added new sidewalks
 - ▶ Inventory and planning ADA improvements across the County and have secured funding to construct improvements and missing links.
 - ▶ Fountain Mesa Rd and Caballero Ave Intersection will be a single-lane roundabout including pedestrian crossing areas, ADA improvements, and new lighting

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Map



EL PASO COUNTY
COLORADO

PPRTA III Potential Capital Projects
June 2022

Project	Project Name	Type	Est. Cost
1	Revised J. Hargis / Butler Center Intersection	Modernization/Safety	A 1
2	Highway 240 Interchange Rd to Interchange Rd	Modernization/Safety	A 1
3	Fountain Rd from Stapleton Rd to Interchange Rd	Modernization/Safety	A 1
4	Highway 240 Interchange Rd to Interchange Rd	Modernization/Safety	A 1
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49	Highway 240 Interchange Rd to Interchange Rd	Modernization/Safety	A 1
50	Highway 240 Interchange Rd to Interchange Rd	Modernization/Safety	A 1

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A List Projects



Project Type	Project Name	Recommended
Modernization/Safety	Baptist / Hodgen / Roller Coaster Intersection	A
Expansion/Enhancement	Bradley Rd from Goldfield to Powers Blvd	A
Modernization/Safety	Curtis Rd from Falcon Hwy to Garrett Rd/Design to Hwy 94	A
Modernization/Safety	Eastonville Rd from McLaughlin Rd to Bandanero	A
Modernization/Safety	Highway 105 from Furrow Rd to Arrowwood Dr	A
Modernization/Safety	Hodgen Rd from Winsome west leg to Meridian Rd	A
Program Funds	Major Road and Bridge Reconstruction - Phase 1	A
Expansion/Enhancement	Marksheffel Improvements - Woodmen to Carefree Cir*	A
Modernization/Safety	Midland Trail Improvements*	A
Modernization/Safety	North Calhan Hwy from US 24 to Paint Mine Rd	A
Modernization/Safety	Old Stage Rd from MP 0.75 to MP 4.157	A
Modernization/Safety	Peyton Area Roads - Railroad, Front & Main Streets	A
Expansion/Enhancement	Powers Blvd Extension - SH 83 to Voyager Pkwy*	A
Program Funds	Preconstruction Funding - Phase 1	A
Expansion/Enhancement	S Powers Extension - Design & Right of Way*	A
Program Funds	Safety and Multimodal Program - Phase 1	A
Expansion/Enhancement	Stapleton/Briargate - Black Forest Rd to Vollmer Rd*	A
Program Funds	State and Federal Discretionary Grant Match Fund*	A
Expansion/Enhancement	Woodmen Road Improvements - Powers Blvd to US 24*	A

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B List Projects



Project Type	Project Name	Recommended
Modernization/Safety	Baptist Rd from Desiree Dr to Roller Coaster Rd	B
Expansion/Enhancement	Black Forest Rd from Research Parkway to Shoup	B
Expansion/Enhancement	Bradley Rd from Academy to Goldfield	B
Modernization/Safety	Burgess Rd from Milam Rd to Meridian Rd (via Goodson/Rex)	B
Modernization/Safety	Curtis Rd from Judge Orr Rd to Falcon Hwy and Garrett Rd to Highway 94	B
Modernization/Safety	Fountain Mesa Rd from Caballero Ave to Fontaine Blvd	B
Modernization/Safety	Highway 105 from Arrowwood Dr to CO 83	B
Modernization/Safety	Hodgen Rd from Black Forest Rd to Bar X Rd	B
Modernization/Safety	Hodgen Rd from Winsome east leg to Goshawk	B
Design	Interchange at Academy Blvd and PPCC	B
Program Funds	Major Road and Bridge Reconstruction - Phase 2	B
Expansion/Enhancement	Meridian Rd from Hodgen Rd to Rex Rd	B
Expansion/Enhancement	Meridian Rd from Woodmen Rd to Woodmen Hills Dr	B
Modernization/Safety	Milam Rd from Shoup Rd to Old Ranch Rd	B
Modernization/Safety	Old Pueblo Rd from Link to I 25	B
Program Funds	Preconstruction Funding - Phase 2	B
Modernization/Safety	Rampart Range Road from MP 18.8 to MP 21.1 and Loy Creek	B
Program Funds	Safety and Multimodal Program - Phase 2	B
Modernization/Safety	Shoup Rd from CO 83 to Vollmer Rd	B
Modernization/Safety	Vollmer Rd from Stapleton Rd to Shoup Rd	B
Modernization/Safety	Walker Rd from Steppler Rd to Black Forest Rd	B

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How Does DPW Plan for Multimodal Improvements?

- ▶ Major Transportation Corridors Plan has a section on multimodal improvements where we collaborate with CSD to incorporate the Trails Master Plan. Both departments update these plans regularly.
- ▶ Generally, when DPW designs and constructs roadway projects, we consider and build for the needs of all users. Depending on the location and area uses, the multimodal components could include sidewalks, ADA improvements, safe intersection improvements, multiuse shoulders that accommodate walking and biking, or off-road trails.
- ▶ DPW works with CSD to design and construct trails, such as Ute Pass Trail and we assist them with grants.
- ▶ DPW works with our new Development Review Section to ensure that development follows ECM standards that include multimodal accommodations.

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Multimodal Examples Uses Various Funds

- Fontaine Blvd. Sidewalks, bus stops, safe intersection crossings and trail connection at Grinnell and Widefield Park
- West Colorado Avenue Improvements that included multimodal improvements to the road and to the Midland Trail.
- Constructed new sidewalks on Galley Road near Powers Blvd.
- CDBG multimodal improvements in Colorado Centre and Security/Widefield areas
- Multiuse shoulders on Hodgen Road
- Pedestrian Improvements in the Gleneagle area
- Meridian Road improvements at intersections, a roundabout, multiuse shoulders and sidewalks at multiple locations from Falcon Highway to Rex Road including ongoing projects at intersections
- Monument Hill Road – safe intersections and multiuse shoulders
- New Meridian Road Extension / US Highway 24 Intersection improvements and a Park and Ride lot
- Constructed sidewalks, safety improvements at intersections and a roundabout on Baptist Road
- Marksheffel Road (North and South) – safe intersection crossings and multiuse shoulders, sidewalks and bike lanes
- Rainbow Falls Access Improvements - improve multimodal access to Rainbow Falls and install bicycle lanes
- Design of Shoup and Vollmer Intersection Improvements – safe crossing for Section 16 trail
- ADA Assessment and construction – finding deficiencies and correcting them
- Galley Road Pedestrian Crossing at Peterson – fixing a drainage deficiency, improving crosswalk and safety improvements.
- Pedestrian signal upgrades – upgrading and improving pedestrian signal and crossings at 24 locations
- South Powers PEL – identifying and planning for multimodal use and safe crossings

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Other Opportunities

- ▶ **Federal Grants**
- ▶ Infrastructure Investment and Jobs Act Grants (IIJA)
 - ▶ Safe Streets and Roads for All
 - ▶ Reconnecting Communities
 - ▶ The Federal Lands Transportation Program
 - ▶ Others...
- ▶ **Regional Grants**
 - ▶ Transportation Alternatives Program
 - ▶ Carbon Reduction Program
- ▶ **State Grants**
 - ▶ Multimodal/Mitigation Options Fund
 - ▶ SB 260 Revitalizing Main Streets
 - ▶ CDOT Greenhouse Gas Rule Program
 - ▶ Transportation Demand Management Program

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Comments or Questions?



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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Autumn Hills Sketch Plan

Agenda Date: February 8, 2023

Agenda Item Number: #6 - A

Presenter: Greg Stachon, Landscape Architect

Information: **Endorsement:** X

Background Information:

This is a request by Terra Nova Engineering on behalf of Meridian Hills, LLC, for endorsement of the Autumn Hills Sketch Plan. The property is currently zoned RR-5. The 160-acre project site lies southwest of the intersection of Stapleton Road and Meridian Road in the Falcon community of El Paso County. Proposed land uses for the site include: a commercial area near the intersection of Stapleton Road and Meridian Road, multifamily units next to commercial, and 4 unit per acre residential for the majority of the site. Larger residential lots of ½ acre are proposed along the south and west property lines to serve as a buffer to existing large lot residential. The Sketch Plan currently proposes: 50 patio homes, 240 townhomes, 300 lots of 7,000 SF each, and 29 lots of ½ acre each.

Approximately 18.5 acres of open space will be provided within the site. Open space and space trails are proposed along the west and south sides of the site. The applicant states that “additional open space may be provided with future submittals as more detailed design is completed and includes elements such as landscape buffers”.

There are several proposed regional trails within one mile of the site. The proposed Woodmen Hills Regional Trail lies to the southwest. The proposed Eastonville Regional Trail is one mile to the southeast along Eastonville Road. The proposed Arroya Lane Regional Trail winds its way through the Paint Brush Hills and Meridian Ranch subdivisions to the north of the subject property.

The El Paso County Parks Master Plan shows two proposed bicycle routes that border the subject property. The proposed Briaragate Parkway Bicycle Route runs east to west along Stapleton Drive on the north side of the property. The proposed Meridian Road Bicycle Route runs north and south along the east side of the property. The new development will not impact the proposed bicycle routes as any future bicycle routes will be accommodated within the public rights-of-way.

The topography of the project site is sloped towards the south and southeast. The average slope across the site is approximately 3%, with localized slopes in the 1%-20% range. There are no major hydrologic features on the site or portions of the site that are within a FEMA floodplain. The existing vegetation is prairie grasses with almost no trees. The site is outside any Candidate Open Space areas as shown in the County Parks Master Plan.












The applicant is reminded that for Planned Unit Development zoning, the minimum open space dedication is 10% of the total site area which does not include storm water infrastructure. The Land Development Code Section also outlines that dedicated open space tracts be large, usable, and contiguous. The proposed narrow tracts of open space, while serving a buffer to adjacent development, do not provide a substantially beneficial to the denser areas of the site. Additionally, for a sketch plan application, the applicant should be providing sufficient detail on proposed land use allocations, to include open space dedications. Staff understands that there are minor refinements to final open space dedications due to site design considerations but is concerned they are referenced in the letter of intent as these small areas should not be the majority of the open space dedication.

Staff encourages the applicant to provide neighborhood and community parks, so as to provide recreational opportunities for residents and visitors of all ages and abilities. Furthermore, staff encourages the applicant to construct internal trail systems that link residents not only to the proposed neighborhood and community parks, but also to adjacent neighborhood trail systems. A crosswalk at the intersection of Meridian Road and Stapleton Drive would provide connections to the Woodmen Hills and Meridian Ranch neighborhoods to the east. Required regional and urban park fees will be finalized at time of the submittal of the forthcoming preliminary plan(s) and required at time of the recording of the forthcoming final plat(s).

Recommended Motion (Sketch Plan):

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 Autumn Hills Sketch Plan: (1) provide a detailed land use table outlining open space areas and strongly encourage the applicant to locate open space tracts in usable and convenient areas as outlined in the Land Development Code (2) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats.

Autumn Hills Sketch Plan Review

-  Subject Property
-  Parks By Other
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  El Paso County Parks
-  Major Roads
-  State Highways
-  Streets & Roads
-  Public Schools
-  Parcels
-  EPC_BuildingFootprint
-  Streams

0 500 1,000 2,000 Feet



Autumn Hills

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

Park Operations - Environmental Services - Recreation / Cultural Services

February 8, 2023

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:	Autumn Hills Sketch Plan	Application Type:	Sketch Plan
PCD Reference #:	SKP231	Total Acreage:	160.00
		Total # of Dwelling Units:	619
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.67
	Meridian Hills LLC	Regional Park Area:	2
State of Colorado	Kevin Donovan	Urban Park Area:	3
1313 Sherman Street, #620	106 Cerrito Point	Existing Zoning Code:	RR-5
Denver, CO 80203	Colorado Springs, CO 80905	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 619 Dwelling Units = 12.009		Neighborhood:	0.00375 Acres x 619 Dwelling Units =	2.32
Total Regional Park Acres: 12.009		Community:	0.00625 Acres x 619 Dwelling Units =	3.87
		Total Urban Park Acres:		6.19
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 619 Dwelling Units =	\$70,566
\$460 / Dwelling Unit x 619 Dwelling Units = \$284,740		Community:	\$176 / Dwelling Unit x 619 Dwelling Units =	\$108,944
Total Regional Park Fees: \$284,740		Total Urban Park Fees:		\$179,510

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 Autumn Hills Sketch Plan: (1) provide a detailed land use table outlining open space areas and strongly encourage the applicant to locate open space tracts in usable and convenient areas as outlined in the Land Development Code (2) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats.

Park Advisory Board Recommendation:

Autumn Hills Sketch Plan

Letter of Intent

January 2023

Owner: State of Colorado
1313 Sherman St, #620
Denver, CO 80203
719.543.7403

Developer: Meridian Hills LLC
106 Cerrito Pt
Colorado Springs, CO 80905
719.473.0599

Planner/Engineer: Terra Nova Engineering Inc.
721 S. 23rd Street
Colorado Springs, CO 80904
719.635.6422



VICINITY MAP
NTS

INTRODUCTION: The Autumn Hills property is located at the southwest corner of Stapleton Drive and Meridian Road. Stapleton Drive borders the north boundary and Meridian Road borders the east boundary. The property currently consists primarily of prairie grassland. Adjacent land uses include commercial/residential to the north and residential to the west, south, and east. The Meridian Road and Stapleton Drive intersection is near the center of development in the Falcon community, and the other three quadrants at that intersection are already well developed with residential and commercial properties. Incongruously, the site is 160 acres of currently undeveloped and vacant land; it is currently zoned RR-5 (rural residential). The southwest quadrant, Autumn Hills, is the last to be proposed for development.

There is a very high demand for the proposed land use of these types and density. Currently, El Paso County and the City of Colorado Springs are experiencing a severe housing shortage. As illustrated in the recently approved Master Plan, the County should increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential place types. Autumn Hills is just such an ideal development, combining commercial, multifamily and residential properties. The proposed density increase would be aligned and compatible with the area's existing and planned residential densities. Infilling vacant properties within the metropolitan area is an important goal for El Paso County. Indeed, the proposed plan is in general conformance with the El Paso County Master Plan and helps to meet the primary goal of creating a competitive place to live, work, invest and visit. In addition, it will further the County's goal of encouraging a range of development types to support a variety of land uses by providing multiple residential and commercial options.

THE PLAN: Proposed access to the Autumn Hills will be from Stapleton Drive (collector) and Meridian Road (principal arterial). Access spacing restrictions on principal arterials (1/2 mile) and collectors (660 feet) will require deviations for three of the access points on the Sketch Plan. An internal street network is planned for the residential portions of the site, with the commercial access being largely separated from the residential streets.

The primary site influences that affect the proposed land use are the surrounding land uses and the areas of seasonal shallow groundwater identified on the site. The surrounding land uses are primarily residential and the shallow ground water is primarily on the south half of the site, but forks out following the topography and soil conditions. The commercial land use will need a buffer from the surrounding residential land use, which is proposed to be met with the proposed residential land use and stormwater treatment structures. The shallow groundwater will limit the use of basements on the site, and the foundation designs (and any deep utilities) will have to account for the groundwater

The commercial land use is proposed to be located at the intersection of Stapleton Drive and Meridian Road and along Meridian Road. As Meridian Road is a principal arterial, fronting it

with residential land is not desirable. Multifamily units are proposed adjacent to the commercial land, then 4 unit/acre residential is proposed for the majority of the site, with half acre residential proposed along the west and south property lines.

The proposed development will be supplied with water and sanitary services from the existing Paint Brush Hills Metro District.

The stormwater treatment structures will be located along the south property line and will discharge into existing swales in their vicinity. The overall drainage direction of the site will continue to be to the south and southeast.

Approximately 18.5 acres of open space will be provided within this site. Open space and space for trails is proposed along the west and south sides of the site, away from the major streets and along the proposed stormwater treatment structure areas. Additional open space may be provided with future submittals as more detailed design is completed and includes elements such as landscape buffers.

TOPOGRAPHY: The topography of the project site is primarily moderately sloped towards the south and southeast. The elevation drops approximately 100' from the northwest corner to the southeast corner of the site. The average slope across the site is approximately 3%, with localized slopes in the 1%-20% range. The site is suitable for development and is not impacted by the moderately sloped grades because current, acceptable state and local best grading practices will be employed.

SOILS: The soils report found three general soil types: silty sand, silty sandstone bedrock, and sandy claystone bedrock. The soils report identified the following geologic hazards: artificial fill, erosion, expansive soils, potentially seasonal/seasonal shallow groundwater, and radon. Mitigation measures for these hazards are discussed in the soils report. Shallow bedrock (sandstone) was also encountered on most of the site.

HYDROLOGIC FEATURES / FLOOD HAZARDS / FLOODPLAIN: There are no major hydrologic features on the site. No portion of this site is within a designated F.E.M.A. floodplain, as determined by Flood Insurance Rate Map No. 08041CO553 G and 08041CO551 G dated December 7, 2018. Runoff will be directed to two areas for stormwater treatment, before being released into existing swales on the south and east sides of the site.

WETLANDS: There are no jurisdictional wetlands found on site. There is a low area with a berm in the southeast quarter of the site. That berm likely dams a former stock pond that doesn't appear to retain water often.

VEGETATION: The site is covered in prairie grasses with almost no trees. Development of the site will almost certainly increase the number of bushes and trees on the property with the addition of landscaping.

AIR POLLUTION: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The proposed development will provide irrigated turf areas and native seeding to help alleviate the dust issues. Construction practices will adhere to El Paso County Health department, as well as state department codes and regulations.

WATER POLLUTION: By adhering to current wastewater and stormwater regulations, any water pollution emanating from the development will be negligible. An erosion and sedimentation plan will be in place prior to construction.

NOISE POLLUTION: Vehicular movement is the only expected source of noise pollution originating at the site. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas.

SCENIC RESOURCES AND UNIQUE NATURAL AREAS: No significant natural landscapes or features have been identified on this site. Some of the site will have a partial view of the mountains, but most of the mountains are obstructed by a ridge line on the west side of the site.

WILDLIFE AND MIGRATORY BIRDS: Proposed landscaping will include low-water-use plant material, and where possible, the plant material will be native to the Colorado Springs region

JUSTIFICATION:

Conformance with the El Paso County Policy Plan

Autumn Hills conforms to the following goals and Policies of the El Paso County Policy Plan.

PURPOSE AND INTENT. Holistic Application.

The applicable policies in this document should be considered and applied comprehensively rather than singularly. Most development proposals will naturally be consistent with some policies while inconsistent with others. The appropriate approach is to evaluate all of the relevant policies and then make a land use decision with respect to overall consistency based on a preponderance of policies within this Policy Plan.

Policy 2.1.10 Encourage preservation of open space in subdivisions. ***18.5 acres of open space has been shown on this plan and is ~11% of the site.***

Policy 2.1.11 Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities. ***The only significant natural feature on this site is prairie grass, which will continue to be a part of the open space on the site.***

Policy 2.3.1 Preserve significant natural landscapes and features. ***No significant natural landscapes or features have been identified on this site.***

Goal 6.3 Continue to support existing and carefully planned future urban density development in the unincorporated County, provided the requisite level of urban services is available or will be available in a timely fashion. ***Due to its location within the center of the Falcon Community, urban services will be available to serve the urban land use of this project.***

Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access. ***This proposed development is similar to the surrounding developments and serves as a transition between residential and commercial development.***

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. ***As stated previously, urban services will be available to serve this project.***

Policy 6.1.11 Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses. ***The sketch plan promotes this policy by placing larger one-half acre lots and water detention areas on the edges of the property that border existing residential lots and transitioning to denser uses as you move away from the existing lots towards Stapleton Drive and Meridian Road.***

Policy 8.3.3 Address protection of natural features beginning with the initial stages of development review process. ***No significant natural landscapes or features have been identified on this site.***

Policy 9.2.3 Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity. ***The Sketch Plan proposes access that will be in conformance with County policies.***

Policy 9.4.5 Encourage processes by which development can contribute a reasonable and fair share toward off-site transportation improvements. ***This project will pay its fair share of transportation costs through the Countywide Transportation Fee Program.***

Policy 11.3.3 Fully evaluate the relative impact of proposed drainage improvements on the maintenance of water quality. ***County standards require that stormwater runoff be released***

at or below historical flows, and that water quality treatment be provided; therefore, maintaining water quality is a requirement of project approval.

Policy 12.1.3 Approve new urban and rural residential development only if structural fire protection is available. ***Fire protection is available from the Falcon Fire Protection District.***

Policy 15.3.3 Encourage innovative approaches to the problem of financing solutions to the off-site fiscal impacts of development. ***This project will be required to participate in the El Paso County Road Impact Fee Program. The decision to join one of the two fee program PID districts or to exercise the opt-out (of the PID) option will be provided at the Final Plat stage. The fee required up-front with each subdivision will be payable at the time of building permit.***

Sketch Plan Review Criteria

The review criteria for approving a Sketch Plan are set out in Chapter 7.2.1(D)(1)(c) of the Land Development. The proposed Sketch Plan for Autumn Hills meets these criteria as follows:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan: ***The Sketch Plan follows the uses the Master Plan shows for the property (Suburban Residential). The proposed uses for the site are mixed use-- residential/commercial. As stated in the introduction, the site will increase density to help reduce land cost per unit for development with a primary focus on Suburban Residential place types. It will help meet the primary goal of creating a competitive place to live, work, invest and visit. The proposed density increase would be aligned and compatible with the area's existing and planned residential densities. Infilling vacant properties within the metropolitan area is an important goal for El Paso County.***
2. The proposed subdivision is in conformance with the requirements of this Code: ***The Land Development Code indicates that a Sketch Plan should address the feasibility of the division of land including review of the schematic design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas and wildlife habitat areas, source of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, evaluation of wildfire hazards and conformance with the requirements of the Code and Master Plan. This Letter of Intent and the supporting reports demonstrates that the Autumn Hills Sketch Plan satisfies these requirements. The project will not affect the health, safety, or welfare of the general area.***
3. The proposed subdivision is compatible with existing and proposed land uses within and adjacent to the sketch plan area: ***This proposed development is similar to the surrounding***

developments and serves as a transition between residential and commercial development.

4. The water supply report provides sufficient information to identify probable compliance with the water supply standards and identifies any need for additional water supplies: ***The proposed development will be supplied with water and sanitary services from the existing Paint Brush Hills Metro District.***
5. Services are or will be available to meet the needs of the subdivision including, roads, police and fire protection, schools, recreation facilities, and utility service facilities: ***All services required to support the proposed development are already available. The various utility/service providers are listed on the Sketch Plan.***
6. The soil is suitable for the subdivision: ***The Soils Report prepared by Entech indicates that the soils are generally suitable for development. While there are some expansive soils and shallow groundwater areas, these are sporadic and can be mitigated by proper engineering design and construction techniques. Shallow bedrock (sandstone) was also found on much of the site.***
7. The geologic hazards do not prohibit the subdivision, or can be mitigated: ***The Soils Report prepared by Entech identifies geologic conditions that occur on the property that could impose some constraints to proposed development and construction. The identified constraints are intermittent, with the most significant being the seasonal and potentially seasonal shallow groundwater. Much of this condition is mitigated by avoidance as it is located within the proposed open space areas. The remainder can be mitigated by regrading, appropriate foundation design, and the use of perimeter drains. Other identified geologic constraints include areas of expansive soils. This condition is sporadic and can be mitigated by proper engineering design and construction techniques. Shallow bedrock (sandstone) was also encountered over most of the site and will affect the cost of construction.***
8. The subdivision will not interfere with the extraction of any known commercial mining deposit [C.R.S. §§ 34-1-302(1), et seq.]: ***The El Paso County Master Plan for Mineral Extraction shows Upland Deposits of sand and gravel, with silt and clay. The Soils and Geology Report prepared by Entech identifies the soils are generally consistent with this. Research of the County Assessor's records indicated that there are no mineral estate owners on the property. Accordingly, this project will not interfere with the extraction of mineral deposits.***

9. The design of the subdivision protects the natural resources or unique landforms: ***No significant natural resources or features have been identified on this site.***
10. The proposed methods for fire protection are adequate to serve the subdivision: ***The site lies within the jurisdiction of Falcon Fire Protection District, which will provide fire and emergency services to the property. Autumn Hills will provide adequate circulation and meet all design criteria of the District.***
11. The subdivision is appropriate and the design is based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints: ***As noted above, there are few physical or environmental constraints to the development of the property and those that have been identified will be mitigated during construction. The analysis demonstrates that the site is suitable for the proposed development.***

SOILS REPORT: A Preliminary Soils Investigation / Soil, Geology, and Geologic Hazard Study was prepared by Entech Engineering for the site. Some minor geologic hazards were identified on the site that can be mitigated during design and construction of the proposed development.

MINERAL DEPOSITS: Entech Engineering has evaluated the site for the presence of commercially viable mineral deposits and has found that such deposits are either absent or are not commercially viable.

TRAFFIC: A Traffic Impact Analysis has been prepared by LSC Transportation Consultants and is included in this submittal as a separate document.

IMPROVEMENTS: This mixed use development will include road, stormwater, utility, and trail improvements; Both public and private.

COMMUNITY OUTREACH: Notification letters have been sent to all adjacent property owners asking them to direct any questions on the proposed sketch plan to Terra Nova Engineering. They were also notified that prior to any public hearing on this proposal, a notification of the time and place of the public hearing will be sent to them by the El Paso County Planning Department. At this time, Terra Nova has received and answered a few simple questions about the project from the adjacent shareholders.

IMPACT PLANS:

- A Noxious Weed Management Plan will be provided with the Preliminary Plan

JURISDICTIONAL IMPACTS

Districts Serving the Property

- Natural Gas – Colorado Springs Utilities. A Service Letter is included in the application.
- Electricity – Mountain View Electric. A Will Serve Letter is included in application.
- Water – Paint Brush Hills Metropolitan District. A Will Serve Letter is included in application.
- Wastewater – Paint Brush Hills Metropolitan District. A Will Serve Letter is included in application.
- Fire Protection – Falcon Protection District
- Schools – Falcon District #49
- El Paso County Conservation District
- Upper Black Squirrel Ground Water District

The Colorado Division of Wildlife note the following as present in the area:

- Prairie Dog
- Mule Deer
- Pronghorn Antelope
- Fox Species
- Coyote
- Rabbits
- Raptors
- Songbirds
- Numerous Small Mammals

Due to the construction activity and adjoining residential developments, it is not anticipated that this application will have significant impacts on wildlife in the area.

The U.S. Fish and Wildlife Service's IPaC mapper and website database (<https://ecos.fws.gov/ipac/>) was used to determine the potential of migratory birds within the area. The IPaC mapper listed four migratory birds that may be affected by this project; however, this list may also include birds occurring outside this area's FWS office jurisdiction. Breeding migratory birds do receive statutory protection; however, the site contains very few if any trees. There is potential for vegetation to be reestablished in the stormwater detention

areas and open spaces. In addition, there are no critical habitats or rare/threatened species found to be present on the site.

AUTUMN ACRES

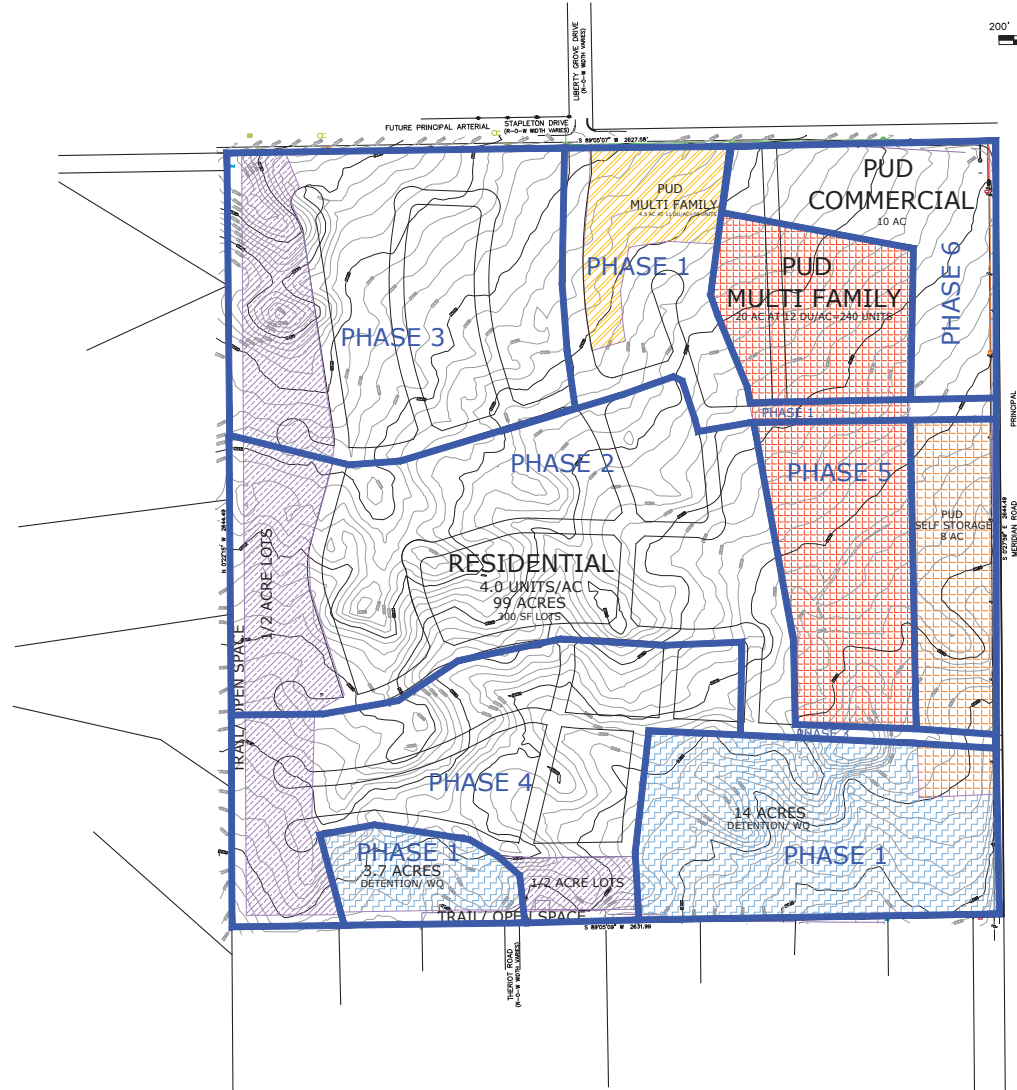
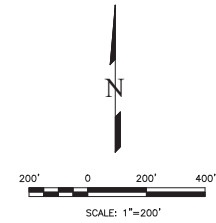
NE1/4 S36 T12S R65W

PHASING PLAN

NOVEMBER 2022

NOTES

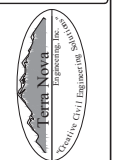
1. THE MAIN ENTRANCE AT THE STAPLETON DRIVE AND LIBERTY GROVE DRIVE INTERSECTION WILL BE PART OF PHASE 1.
2. THE SANITARY SEWER LIFT STATION AND CONNECTION TO THE PUBLIC SYSTEM WILL BE PART OF PHASE 1.
3. DRAINAGE PATHS TO THE STORMWATER PONDS WILL BE PART OF PHASE 1.



REVISIONS	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE LOCAL GOVERNMENT, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS.

PREPARED FOR:
MERIDIAN LLC
ATTN: KEVIN DONOVAN
106 CERRITO PT.
COLORADO SPRINGS, CO 80905
719.473.0599



719 E. 1300 STREET
COLORADO SPRINGS, CO 80904
PHONE: 719-435-4422
FAX: 719-435-4426
www.terra-nova.com

AUTUMN ACRES	PHASING PLAN
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DESIGNED BY LD	
DRAWN BY LD	
CHECKED BY LD	
H-SCALE AS NOTED	
V-SCALE AS NOTED	
JOB NO. 2199.13	
DATE ISSUED 11/28/22	
SHEET NO. 1 OF 1	



COMMERCIAL
REGIONAL
BABCOCK LAND CORP
N MERIDIAN RD
UNPLATTED
UNDEVELOPED
5225400001

 Access Arrow

1. SURVEY DATA FROM AUGUST 2021.
2. A NOXIOUS WEED MANAGEMENT PLAN WILL BE PROVIDED WITH THE PRELIMINARY PLAN.
3. THE PROPERTY IS SUBJECT TO FINDINGS OF THE PRELIMINARY SOILS INVESTIGATION/ SOIL, GEOLOGY, AND GEOLOGIC HAZARD STUDY MERRIDIAN ROAD AND STAPLETON DRIVE PARCEL NO. 52000-00-016 E PASO COUNTY, COLORADO. ENTRY DATED MARCH 11, 2022. CONTACT E. PASO COUNTY LAND USE REVIEW TEAM IF YOU WOULD LIKE TO REVIEW A COPY OF SAID REPORT.
4. SETBACKS AND BUFFERS BETWEEN COMMERCIAL LAND USE AND RESIDENTIAL LAND USE WILL BE ESTABLISHED WITH ZONING AND PRELIMINARY PLAN.
5. NO PORTION OF THE SITE FALLS WITHIN THE FEMA 100-YEAR FLOODPLAIN AS DESIGNATED ON MAP NO. 08041C053SG AND 08041C0551G.

PROJECT DATA	
DESCRIPTION:	5200000016
PLAN:	NE4 SEC 36-12-65
LAND USE:	YOUR EL PASO MASTER PLAN
LAND USE:	UNDEVELOPED
LAND USE:	RR-5 (RURAL RESIDENTIAL)
OWNER:	STATE OF COLORADO
	1313 SHERMAN ST, #620
	DENVER, CO 80203
	(719) 543-7403

TAX ID #: 5200000016
LEGAL DESCRIPTION: NE4 SEC 36-12-65
MASTER PLAN: YOUR EL PASO MASTER PLAN
EXISTING LAND USE: UNDEVELOPED
EXISTING ZONING: RR-5 (RURAL RESIDENTIAL)

UTILITY/SERVICE PROVIDERS: WATER - PAINT BRUSH HILLS METRO DISTRICT
SANITARY - PAINT BRUSH HILLS METRO DISTRICT
ELECTRIC - MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS - COLORADO SPRINGS UTILITIES
FIRE PROTECTION - FALCON FIRE PROTECTION DISTRICT
SCHOOLS - FALCON DISTRICT #49

OWNER:
STATE OF COLORADO
1313 SHERMAN ST, #620
DENVER, CO 80203
(719) 543-7403

PREPARER:
TERRA NOVA ENGINEERING, INC.
721 S. 23RD STREET
COLORADO SPRINGS, CO 80904
(719) 635-6422

AUTUMN ACRES	DESIGNED BY LD		<p>PREPARED FOR:</p> <p>MERIDIAN HILLS LLC</p> <p>ATTN: KEVIN DONOVAN</p> <p>106 CERRITO PT</p> <p>COLORADO SPRINGS, CO 80905</p> <p>719.473.0599</p>	<p>UNTIL SUCH TIME AS THESE</p> <p>BY THE APPROPRIATE</p> <p>TEAMS IN A CONSIDERING</p> <p>APPROVES THEIR USE</p> <p>PURPOSES DESIGNATED BY</p> <p>WRITTEN AUTHORIZATION.</p>	REVISIONS	DATE
	<p>DRAWN BY LD</p> <p>CHECKED BY LD</p> <p>H-SCALE AS NOTED</p> <p>V-SCALE AS NOTED</p> <p>JOB NO. 2199.13</p> <p>DATE ISSUED 11/28/22</p> <p>SHEET NO. 1 OF 1</p>				NO.	DESCRIPTION

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Hillside at Lorson Ranch Filing No. 1. Final Plat

Agenda Date: February 8, 2023

Agenda Item Number: #6 - B

Presenter: Jason Meyer, Planning Supervisor

Information: **Endorsement:** X

Background Information:

Request by Lorson, LLC for approval of Hillside at Lorson Ranch Filing No.1 Final Plat. The project site is located in the southeastern corner of the larger Lorson Ranch development and is one of the final undeveloped areas within Lorson Ranch.

The site consists of 128.33 acres and includes 489 single-family residential lots on 79.06 acres, open space tracts totaling 25.07 acres, and public rights-of-way totaling 24.21 acres. The configuration of Filing No. 1 is in general agreement with Hillside at Lorson Ranch PUDSP (PCD File No. PUDSP-22-001) which was approved by the Planning Commission and BoCC and recorded October 5, 2022, and the Lorson Ranch Minor Sketch Plan Amendment which was approved on April 21, 2016.

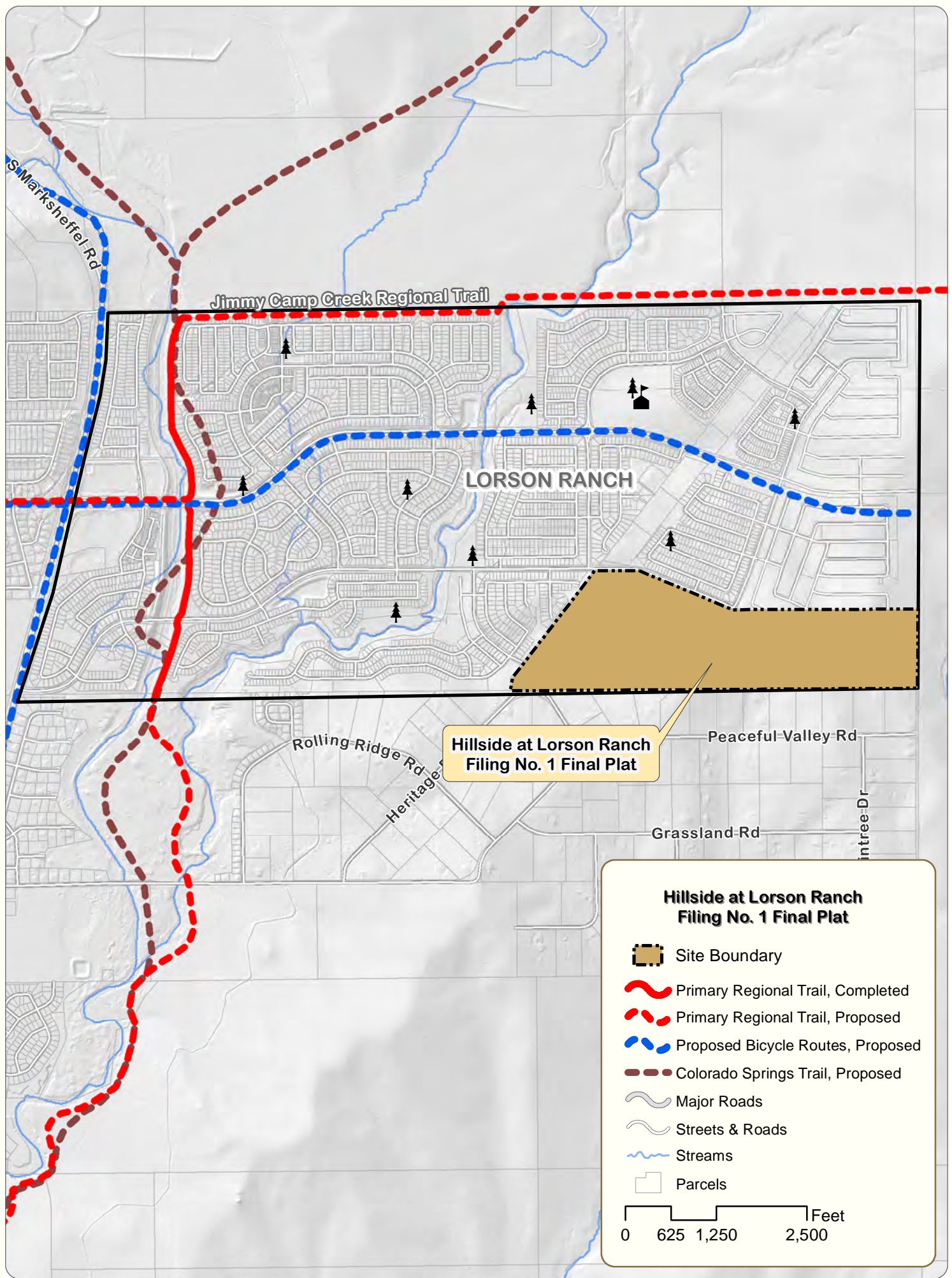
Open Space dedications total 25.07 acres, or 19.53% of the project site which meets the minimum 10% dedication for PUD zoning. This includes several tracts along the powerline easement, eastern and southern edges of the site, and several internal tracts within the site. Staff notes the applicant is also showing a proposed pocket park within Tracts J. Park staff appreciates the inclusion of the park sites but notes that any credits against urban park fees must be memorialized through a Park Lands Agreement.

The El Paso County Parks Master Plan shows no County regional trails within Hillside at Lorson Ranch project site. The Jimmy Camp Creek Regional Trail is over one mile west of the project area. The Fontaine Blvd Bicycle Route is north of the site and will be accommodated with the right-of-way for Fontaine Boulevard. Staff notes that a non-county trail is proposed along the overhead power line corridor which connects to the larger trail network within Lorson Ranch.

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$224,940 and urban park fees in the amount of \$141,810 will be required upon recording of the Filing No. 1. Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of the Filing No. 1 Final Plat.

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

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Hillside at Lorson Ranch Filing No. 1 Final Plat: 1) Require fees in lieu of land dedication for regional park purposes in the amount of \$224,940 and urban park purposes in the amount of \$141,810 will be required upon recording of the Filing No. 1 Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of the Filing No. 1 Final Plat.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT
Park Operations - Environmental Services - CSU Extension
Recreation / Cultural Services

January 24, 2023

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:	Hillside at Lorson Ranch - Filing No. 1	Application Type:	Final Plat
PCD Reference #:	SF231	Total Acreage:	128.33
		Total # of Dwelling Units:	489
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	9.53
Lorson, LLC	Matrix Design Group	Regional Park Area:	4
212 N. Wahsatch Ave	2435 Research Parkway	Urban Park Area:	4
Colorado Springs, CO 80903	Colorado Springs, CO 80920	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 489 Dwelling Units = 9.487		Neighborhood:	0.00375 Acres x 489 Dwelling Units =	1.83
Total Regional Park Acres: 9.487		Community:	0.00625 Acres x 489 Dwelling Units =	3.06
		Total Urban Park Acres:		4.89
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 489 Dwelling Units =	\$55,746
\$460 / Dwelling Unit x 489 Dwelling Units = \$224,940		Community:	\$176 / Dwelling Unit x 489 Dwelling Units =	\$86,064
Total Regional Park Fees: \$224,940		Total Urban Park Fees:		\$141,810

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 Hillside at Lorson Ranch Filing No. 1 Final Plat: 1) Require fees in lieu of land dedication for regional park purposes in the amount of \$224,940 and urban park purposes in the amount of \$141,810 will be required upon recording of the Filing No. 1 Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of the Filing No. 1 Final Plat.

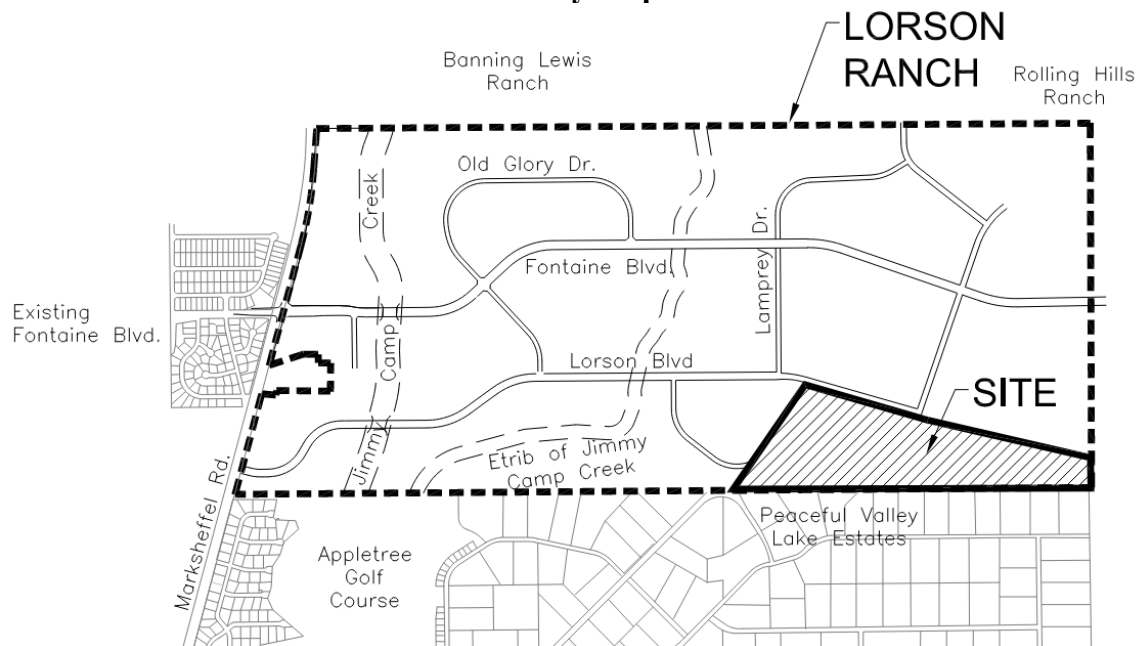
Park Advisory Board Recommendation:

Endorsed 3/09/2022

HILLSIDE AT LORSON RANCH FILING 1

Final Plat SF-22-_____

Vicinity Map:



Developer/ Owner:

Lorson LLC as Nominee for Lorson Conservation Investment 2, LLLP and Love In Action
212 N. Wahsatch Ave. #301
Colorado Springs, Co 80903
(719) 635-3200

Planners:

Matrix Design Group
2435 Research Parkway
Colorado Springs, Co 80920
(719) 575-0100

Civil Engineers:

Core Engineering Group
15004 1st Avenue S.
Burnsville, MN 55306
(719) 659-7800

Site Location, Size, Zoning:

The applicant, on behalf of the Developer/Owner, is respectfully submitting a final plat application for Hillside at Lorson Ranch Filing 1 to implement the approved recorded Hillside at Lorson Ranch PUD and preliminary plan. The 128.328-acre final plat area is located within the southeast portion of Lorson Ranch east of the East Tributary of Jimmy Camp Creek. Hillside at Lorson Ranch Final Plat implements an approved component of the phased Lorson Ranch Development. Hillside at Lorson Ranch is currently zoned PUD per (PCD File No. PUDSP-22-001) which has been approved by the Planning Commission and BOCC and recorded 10/05/2022 under Reception No. 222127555.

The parcels included in the final plat are currently vacant with no structures. As part of previous developments within Lorson Ranch, a detention pond was previously partially graded and underground utilities were completed to include storm sewer, sanitary sewer and water main extensions to the site. The existing detention facility located to the east shall remain and will continue to be owned and maintained by the Lorson Ranch Metropolitan District. Widefield Water and Sanitation District owns the sewer/water utilities. There is also an existing 325' electric transmission line easement that shall remain. The proposed development will not interfere with this easement and will meet all necessary requirements.

Request & Justification:

The purpose of this application is to request approval of a final plat for Hillside at Lorson Ranch Filing 1 project located within Lorson Ranch. The PUD Development and Preliminary Plan identified the detailed design of the single-family detached residential lots as well as the development standards for the proposed uses, the lot sizes, transportation systems, public rights-of-way, and easements necessary for the development. Pre-development site grading was requested with the PUD/preliminary plan approvals to permit grading operations to begin after approval of the PUD/ Preliminary Plan and prior to Final Plat. The approved and recorded final plat will create 489 new single-family lots and 15 tracts on 128.328 acres at a density of 3.81 DU/ Acre. The site layout predominately includes a mix of lot sizes to include 45' x 85' (3,825 SF), 50'x110' (5,500SF), 60'x110' (6,600SF). The site layout additionally includes eight 2.5-acre lots buffering the adjacent Peaceful Valley Lake Estates to the south. These eight large lots will provide a 100' rear building setback per the Lorson Ranch Minor Sketch Plan Amendment. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements.

The site is bordered by The Hills at Lorson Ranch Filing No. 1 and The Ridge at Lorson Ranch Filing No. 1 to the north, Lorson Ranch East Filing No. 4 to the west, Peaceful Valley Lake Estates to the south, and offsite vacant land to the east.

Fontaine Boulevard, Lorson Boulevard, and Walleye Drive have been constructed which will provide access to this site. A traffic impact analysis was completed and is included with this submittal.

The community is designed to provide for functioning automobile and pedestrian connectivity while also taking advantage of surrounding land uses, particularly the open space areas along the electric easement. Within Hillside at Lorson Ranch development, open space and community connections are planned providing easy access to open space along the electric easement as well secondary, internal sidewalk connections to interior parks. The final plat will create 25.07 acres of open space which is 19.5% of the total site acreage where only 10% of open space is required within the PUD zoning district.

The project will be completed in one phase with roadways, utilities, drainage, and necessary improvements to be constructed in the most optimal and efficient manner.

As with previous Lorson Ranch developments, Hillside at Lorson Ranch will be developed and advanced per the Sixth Amended Development Agreement Lorson Ranch. The 6th Amended

Development agreement outlines updated access, road impact fees, and future road ROW issues with previous agreements remaining in effect.

El Paso County Final Plat Approval Criteria, 1998 El Paso County Policy Plan:

Hillside at Lorson Ranch Filing 1 Final Plat, supporting documents, and reports are in conformance with the review and approval criteria for final plats. Findings of conformity with the Master Plan as well as findings of sufficient water quality, quantity, and dependability were made with the PUD/preliminary plan approvals. However, the following policies from the El Paso County Policy Plan have been provided with a summary analysis of each for reference:

Policy 6.1.3 Encourage new development which is contiguous and compatible with previously developed areas in terms of factors such as density, land use and access.

Hillside at Lorson Ranch Filing 1 conforms to the approved sketch plan and Hillside at Lorson Ranch PUD / Preliminary Plan. Hillside at Lorson Ranch Final Plat is compatible with both the existing and allowed land uses found within Lorson Ranch. The submittal continues and maintains the single family detached residential housing development already found throughout Lorson Ranch which includes the recently approved Ridge at Lorson Ranch project located to the north. The new development will be in and continue the harmony of the existing surrounding character of the site and natural environment as the area has seen a significant change in character.

Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently.

The plat is within the overall Lorson Ranch development for which utility and infrastructure improvements have been provided to meet existing and planned development needs. Additional extensions of these facilities will be provided with the development of this final plat area. The proposed density and lot sizes are similar and compatible to existing residential development within Lorson Ranch. The proposed facilities and public services can support the proposed housing units as these services were designed, planned, and constructed to accommodate proposed densities.

Policy 6.1.8 Encourage incorporating buffers or transitions between areas of varying use or density where possible.

Buffers are provided per the PUD/Preliminary Plan as well as additional areas of open space and transitions to the east within the electric transmission lines which create a natural amenity and buffer between Lorson Ranch neighborhoods. The site layout additionally includes eight 2.5-acre lots buffering against the adjacent Peaceful Valley Lake Estates to the south.

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

The subject property is located within Region 7, Fountain Area, which is expected to have the largest growth demand in the County by 2060. Specifically, the Plan states: "Areas projected to develop by 2040 are located south of Fountain (City) on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25."

The proposed development is located east of Marksheffel Road, which is a developing area as identified in the Water Master Plan. The Widefield Water and Sanitation District has provided a water and wastewater commitment letter to serve the development. The District has recently upgraded their water infrastructure by replacing water lines in the

area to increase efficiency for deliverable water to the 374-acre Pikes Peak National Cemetery to the north, the overall Lorson Ranch Development, and to the Peaceful Valley located south of Lorson Ranch. The water resource report indicates the District has ample supply of water to serve this development and future developments within the District. The report also identified that the District has a renewable water supply. This geographical area within the District's service area has not experienced groundwater contamination like other locations within the service area. See the Water section of the water resource report for a summary of the water findings and recommendations for the proposed development in regard to water quantity, dependability, and quality.

School District:

Lorson Ranch is within the Widefield School District #3 and is subject to the provisions of the amended School Site Dedication Agreement recorded at Reception No. 21202170.

Total Number of Residential Units, Density, and Lot Sizes: 489 Single-Family Detached Residential Units for a density of 3.81 DU/ Acre. The site layout predominately includes a mix of lot sizes to include 45' x 85' (3,825 SF), 50'x110' (5,500SF), 60'x110' (6,600SF). The site layout additionally includes eight 2.5-acre lots buffering the adjacent Peaceful Valley Lake Estates to the south. These eight large lots will provide a 100' rear building setback per the Lorson Ranch Minor Sketch Plan Amendment. Corner lots were designed with additional lot width to accommodate both the increased corner lot setback requirements and potential three-car garage housing types.

Total Number of Industrial or Commercial Sites:

There are no industrial or commercial sites proposed with this project.

Phasing Plan and Schedule of Development:

This project will be developed in one phase with the overall grading and utilities for the entire development occurring in one phase as well.

There are existing easements including the electric transmission easements that shall remain. Any existing watermain/sanitary sewer easements located with ROW and buildable portions of lots will be vacated by separate instrument prior to recording the plat as necessary and new easements will be dedicated as appropriate.

Approximate Acres and Percent of Land Set Aside for Open Space:

25.07 acres of open space which is 19.5% of the total site acreage where only 10% of open space is required within the PUD zoning district.

The PUD and Preliminary Plan were approved with 25.07 acres of open space which is 19.5% of the total site acreage. The final plat will implement the creation of these open space tracts in conformance with the approved PUD/preliminary plan. Much of the proposed open space will be contiguous open space under the electric transmission line easement in the westerly areas of the development. Per the EPCLDC PUD requirements, the minimum amount of required open space is 10% of the project or 12.8 acres. Of this, 20% or 2.56 acres must be contiguous and usable. This site contains 15.41 acres (61%) in useable form which includes one urban park located in Tract J and walking trails under the electric line in Tracts A & B. Construction of the park will apply as credits against the urban park fees. The open space will also include walking trails located in Tracts A & B. The Lorson Ranch Metropolitan District will maintain the open space and parks. The final plat will create ample open space acreage of which nearly all is contiguous. The total open space is part of the cumulative open space of the overall Lorson Ranch development in accordance with the Lorson Ranch Sketch Plan Minor Amendment and the Lorson Ranch Overall PUD Development and Phasing Plan, as amended.

Traffic Engineering:

Hillside at Lorson Ranch Filing No. 1 will gain public access from Fontaine Boulevard, Walleye Drive, Trappe Drive, and Lorson Blvd. constructed as part of the Lorson Ranch East and The Hills at Lorson Ranch developments. Both Fontaine and Lorson Boulevard connect to Marksheffel Road and both cross the Jimmy Camp Creek main channel and the east tributary. Lorson Blvd. is a residential collector street and Fontaine Blvd. is an arterial street within Lorson Ranch constructed as part of The Hills at Lorson Ranch Filing No. 1. There will be no direct lot access to any arterial or collector roadways. Two traffic related deviations were requested and approved with the PUD/SP for Intersection Spacing and Pedestrian Ramp locations.

Proposed Services:

- | | |
|-----------------------|---|
| 1. Water/ Wastewater: | Widefield Water and Sanitation District |
| 2. Gas: | Black Hills Energy |
| 3. Electric: | Mountain View Electric |
| 4. Fire: | Security Fire Protection District |
| 5. School: | Widefield District #3 |
| 6. Roads: | El Paso County Road and Bridge |
| 7. Police Protection: | El Paso County Sheriff's Department |

Floodplain: There are no portions of this property located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0976G', effective date 'December 7, 2018'.

The Jimmy Camp Creek East Tributary has been reconstructed and is owned and maintained by the Lorson Ranch Metropolitan District No. 1.

Existing and Proposed Facilities, Structures, Roads, etc.:

Existing facilities consist of existing sanitary sewer, storm sewer, and watermain in Fontaine Boulevard, Lorson Boulevard, Trappe Drive, and Walleye Drive. Proposed facilities consist of local residential roads, watermain, sanitary sewer, storm sewer, electric, gas, telecommunications. The existing detention/WQ pond (Pond E1) and two new ponds (Pond G & H) will serve this site. The East Tributary of Jimmy Camp Creek is located west of this plat and has been stabilized within Lorson Ranch. All proposed facilities will be in accordance with El Paso County design standards which includes previously approved modifications. Existing utility easements encroaching into proposed ROW dedication will be required to vacate those encroached portions of the easement prior to recordation of the plat.

Waiver Requests (If Applicable) and Justification:

No waivers requested

School Site Dedication: Plats within El Paso County are required to either dedicate land or pay school district fees. Lorson Ranch has previously dedicated a school site which has been used as credits against the fees. There are currently no remaining credits available. Therefore, this plat will pay the School District #3 fees of \$207.00 per lot for a total of \$101,223 for 489 lots.

Final Plat Review Criteria:

1. *The subdivision is in conformance with the goals, objectives, and policies of the Master Plan;* Per the Highway 94 Comprehensive Plan Map 8.1, the northern most portion of Skyline at Lorson Ranch is within Sub-Area 4 of the 2003 Highway 94 Comprehensive Plan. This area of the project is located north of Fontaine Blvd. Sub-Area 4 is characterized as the Colorado Centre and calls for higher intensity land uses that will blend with the existing Colorado Springs character. The approved PUDSP highlighted in more detail consistency with existing Master Plan and Comp Plan policies.

2. *The subdivision is in substantial conformance with the approved preliminary plan; The subdivision is in substantial conformance with the approved PUDSP including lot size, density and public improvements.*
3. *The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials; The subdivision is in substantial conformance with the approved PUDSP including lot size, density and public improvements. The Lorson Ranch Minor Sketch Plan Amendment approved April 21, 2016 (SKP-15-001) illustrates the proposed PUDSP area as RLM (Residential Low/ Medium) with a permitted density of 4-6 DU/ Acre. The approved PUDSP remained consistent with the approved Sketch Plan Amendment by maintaining the approved residential zoning designation and approved densities of 489 new single family lots on 128.328 acres for a density of 3.81 DU/ Acre.*
4. *Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval; This site is located within the Widefield Water and Sanitation District's (WWSD) boundaries and will rely upon municipal services for water supply. These municipal services have been provided in previous Lorson Ranch filings and will be extended to this proposed development. There are no proposed wells or individual septic systems within Hillside at Lorson Ranch. The WWSD has provided letters of intent to serve commitment letters for Hillside at Lorson Ranch. The district has also provided the water quality report as required by El Paso County. Sufficiency of water finding was provided with approval of the PUDSP permitting administrative review of this final plat.*
5. *A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code; A public wastewater system will be provided for by the Widefield Water and Sanitation District. District provided commitment letters have been provided as part of the approved PUDSP indicating capacity to provide wastewater disposal services for this development.*
6. *All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)]; A Geology and Soils Report was prepared by RMG-Rocky Mountain Group and is included with the submittal package. As part of this report, exploratory test borings were completed. There are no significant geological hazards found to be present on the site including the lack of ground water which was not encountered on site. Geologic constraints found to be present include expansive soils and bedrock; hydrocompactive soils; faults; seismicity; radon; erosion; steep slopes; and fill soils. These geologic and engineering conditions are relatively common to the area, and, can be satisfactorily mitigated through proper engineering design, and construction practices. Bedrock was also encountered in the majority of test borings performed and is anticipated to be encountered in the building excavations or utility trenches for this development. It may be necessary to design and implement mitigation alternatives on a lot by lot basis. Refer to the soils report for more detailed information.*
7. *Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM; Adequate drainage improvements; complying with State law, this Code and the ECM are proposed*

and illustrated on the drawings. A Final Drainage Report for this development was included for review and approval by El Paso County.

8. *Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; Legal and physical access will be provided to all parcels by public rights-of-way.*
9. *Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision; All necessary public services will be available to serve the proposed subdivision as this area has been master planned with anticipation of development such as this for several years.*
10. *The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. A fire protection report illustrating the available fire protection measures was provided with the approved PUDSP submittal. In addition, a fire protection district commitment to serve this development has also been provided.*
11. *Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8; Primary access to Hillside at Lorson Ranch will be via existing Lorson Boulevard and Trappe Drive. All roadways are to be public owned and maintained by El Paso County. Internal streets will provide for a looped circulation pattern through the development.*
12. *Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated; Public improvements will be constructed as necessary including municipal utilities, roadways, and pedestrian sidewalks. Any required SIA documents will be provided as necessary.*
13. *The subdivision meets other applicable sections of Chapter 6 and 8; The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code, including any proposed deviation request.*
14. *The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.] There are no known commercial mining deposits found on site.*

HILLSIDE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION, AND TRALON HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "LORSON RANCH EAST FILING NO. 4" AS RECORDED UNDER RECEPTION NO. 220714583 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE N38°22'41"E ALONG THE EASTERLY LINE THEREOF, 1,642.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF LORSON BOULEVARD AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 221714880 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING NINE (9) COURSES:

1. THENCE N89°35'58"E A DISTANCE OF 490.91 FEET TO A POINT OF CURVE;
2. THENCE 226.85 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 568.00 FEET, A CENTRAL ANGLE OF 22°53'00", THE CHORD OF 225.35 FEET BEARS S78°57'32"E TO A POINT OF TANGENT;
3. THENCE S67°31'03"E A DISTANCE OF 263.79 FEET;
4. THENCE S28°50'34"E A DISTANCE OF 32.01 FEET;
5. THENCE S67°31'03"E A DISTANCE OF 50.00 FEET;
6. THENCE N73°54'03"E A DISTANCE OF 32.07 FEET;
7. THENCE S67°31'03"E A DISTANCE OF 789.35 FEET TO A POINT OF CURVE;
8. THENCE 178.22 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 968.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 177.97 FEET BEARS S62°14'35"E TO A POINT OF TANGENT;
9. THENCE S66°58'07"E A DISTANCE OF 9.29 FEET TO THE SOUTHWEST CORNER OF THE SOUTHERLY RIGHT-OF-WAY OF FUTURE LORSON BOULEVARD AS SHOWN ON THE PLAT OF "THE RIDGE AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 22 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE SOUTHERLY LINE THEREOF THE FOLLOWING TEN (10) COURSES:

1. THENCE S58°24'55"E A DISTANCE OF 79.22 FEET;
2. THENCE 189.64 FEET ALONG A NON TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS S62°14'35"E TO A POINT OF TANGENT;
3. THENCE S67°31'03"E A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;
4. THENCE 319.29 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40", THE CHORD OF 318.01 FEET BEARS S76°23'53"E;
5. THENCE S58°30'10"E, NON-TANGENT TO THE PREVIOUS COURSE, 41.38 FEET;
6. THENCE S88°30'10"E A DISTANCE OF 44.27 FEET;
7. THENCE N61°29'50"E A DISTANCE OF 40.94 FEET;
8. THENCE N89°25'43"E A DISTANCE OF 787.32 FEET;
9. THENCE S60°34'17"E A DISTANCE OF 40.00 FEET;
10. THENCE N89°25'43"E A DISTANCE OF 46.97 FEET TO THE EASTERLY RIGHT-OF-WAY OF KINGSTON PEAK PLACE AS SHOWN ON AFORESAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO. 1";

THENCE N00°34'17"W ALONG SAID LINE, 76.83 FEET;

THENCE N89°25'43"E A DISTANCE OF 380.07 FEET TO THE WESTERLY LINE OF THAT PROPERTY DESCRIBED BY SPECIAL WARRANTY DEED AS RECORDED UNDER RECEPTION NO. 209144818 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE S00°11'19"E ALONG SAID WESTERLY LINE, 637.47 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24, T15S, R65W OF THE 6TH P.M.; THENCE S89°25'52"W ALONG SAID NORTH LINE, 2,651.15 FEET;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24 THE FOLLOWING THREE (3) COURSES:

1. THENCE S89°27'59"W A DISTANCE OF 852.91 FEET;
2. THENCE S89°26'11"W A DISTANCE OF 1,604.80 FEET;
3. THENCE S89°09'33"W A DISTANCE OF 178.42 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, T15S, R65W OF THE 6TH P.M. ;

THENCE S89°52'02"W A DISTANCE OF 266.06 FEET;

THENCE S89°38'10"W A DISTANCE OF 87.85 FEET TO THE SOUTHEAST CORNER OF LOT 102, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 2221714746 IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG THE EASTERLY LINES THEREOF THE FOLLOWING TWO (2) COURSE:

1. THENCE N00°19'53"W A DISTANCE OF 168.15 FEET;
2. THENCE N38°22'41"E A DISTANCE OF 250.28 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 5,589,948 S.F. (128.328 ACRES, MORE OR LESS).

EASEMENTS:

UNLESS OTHERWISE SHOWN:

SIDE LOT LINES (LOTS 1 THROUGH 481) ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT; SIDE LOT LINES (LOTS 482 THROUGH 489) ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT; ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT; ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC IMPROVEMENT EASEMENT AND A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT.

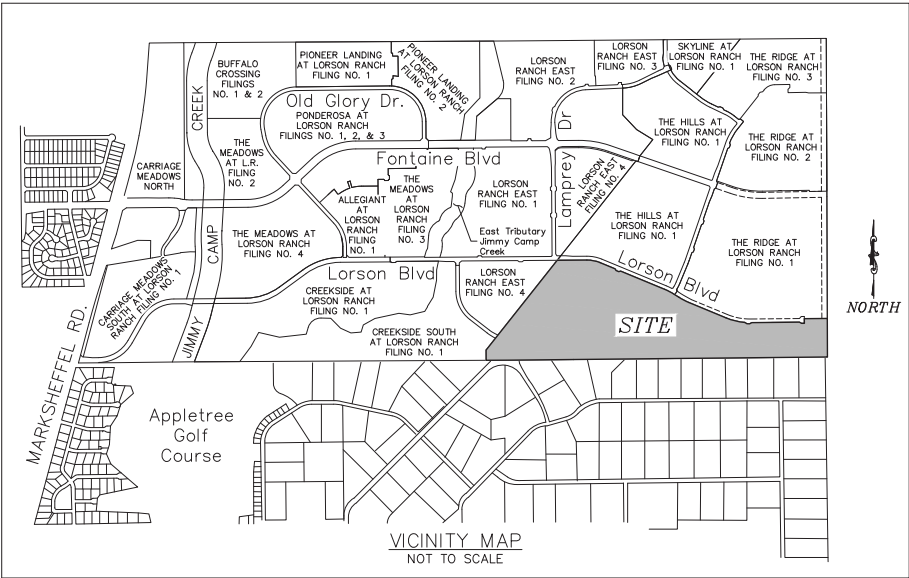
A TWENTY FOOT (20') PUBLIC UTILITY EASEMENT IS HEREBY PLATTED ALONG THE SUBDIVISION BOUNDARY LINES, EXCEPT ALONG LORSON BOULEVARD RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

NO BUILD AREAS:

AN ADDITIONAL ONE HUNDRED FOOT (100') STRUCTURE SETBACK (NO BUILD AREA) IS REQUIRED FOR THE REAR (SOUTH) PROPERTY LINES OF LOTS 482, 483, 484, 485, 486, 487, 488, AND 489 ; THESE SETBACK EASEMENTS MAY NOT BE REDUCED.

A 2.5 ACRE MINIMUM LOT SIZE IS REQUIRED FOR LOTS 482, 483, 484, 485, 486, 487, 488, AND 489 .

NO FURTHER SUBDIVISION IS PERMITTED FOR LOTS 482, 483, 484, 485, 486, 487, 488, AND 489 .



OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, PUBLIC STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "HILLSIDE AT LORSON RANCH 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 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.

LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP

OWNER ADDRESS:

212 N. WAHSATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200

LOVE IN ACTION

OWNER ADDRESS:

212 N. WAHSATCH AVENUE
SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY
JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

TRALON HOMES, LLC

OWNER ADDRESS:

TRALON HOMES, LLC
212 N. WAHSATCH AVENUE, SUITE 201
COLORADO SPRINGS, CO 80903
PHONE: (719) 282-581

BY: JEFF MARK, PRESIDENT, FOR:
TRALON HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY
JEFF MARK, PRESIDENT, FOR:
TRALON HOMES LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

BY: JEFF MARK, AUTHORIZED SIGNER, FOR:
LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

ATTEST: _____

SECRETARY/TREASURER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY
JEFF MARK, AUTHORIZED SIGNER, FOR:
LOVE IN ACTION, A COLORADO NON-PROFIT CORPORATION

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP

THE DEDICATION OF TRACTS A AND B FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE IS HEREBY ACCEPTED FOR OWNERSHIP BY LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP. APPROVAL IS GRANTED FOR THIS PLAT OF "HILLSIDE AT LORSON RANCH FILING NO. 1".

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY JEFF MARK, AUTHORIZED SIGNER, FOR:
LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR LORSON CONSERVATION INVEST 2, LLLP

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

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 OCTOBER 15, 2020 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000 ; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

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

VERNON P. TAYLOR
COLORADO PLS NO. 25966, FOR AND
ON BEHALF OF M&S CIVIL CONSULTANTS, INC
102 E. PIKES PEAK AVE., 5TH FLOOR
COLORADO SPRINGS, COLORADO 80903

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 "HILLSIDE AT LORSON RANCH 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

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

EL PASO COUNTY ASSESSOR _____ DATE _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____M., THIS _____ DAY OF _____, 2022, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER FEE: _____

BY: _____ SURCHARGE: _____
DEPUTY

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS C, D, E, F, G, H, I, J, K, L, M, N, AND O FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. THE DEDICATION OF TRACTS A AND B FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "HILLSIDE AT LORSON RANCH FILING NO. 1".

BY: JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

STATE OF COLORADO }
COUNTY OF EL PASO } ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	11.952	LCI2/LRMD	DRAINAGE/DETENTION POND/DISC GOLF COURSE/LANDSCAPING/OPEN SPACE / PUBLIC TRAILS/PUBLIC UTILITIES/ELECTRIC TRANSMISSION LINE EASEMENTS
B	2.972	LCI2/LRMD	DRAINAGE/LANDSCAPING/OPEN SPACE / PUBLIC TRAILS/PUBLIC TRAIL/PUBLIC UTILITIES/ELECTRIC TRANSMISSION LINE EASEMENTS
C	0.394	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
D	0.393	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
E	3.656	LRMD/LRMD	DRAINAGE/DETENTION POND/DISC GOLF COURSE/LANDSCAPING/OPEN SPACE / PUBLIC TRAILS/PUBLIC UTILITIES
F	0.558	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
G	0.132	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
H	0.230	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
I	0.582	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
J	0.316	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE / POCKET PARK
K	1.495	LRMD/LRMD	IMPROVEMENTS/PUBLIC UTILITIES / LANDSCAPING/OPEN SPACE
L	0.185	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE
M	2.035	LRMD/LRMD	DRAINAGE/DETENTION POND/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES / LANDSCAPING/OPEN SPACE
N	1.683	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE / FUTURE RIGHT-OF-WAY
O	0.165	LRMD/LRMD	DRAINAGE/PUBLIC IMPROVEMENTS/PUBLIC UTILITIES/LANDSCAPING/OPEN SPACE / POCKET PARK
TOTAL	26.748		
LCI2 = LORSON CONSERVATION INVEST, 2 LLLP LRMD = LORSON RANCH METROPOLITAN DISTRICT			

SUMMARY:

489 LOTS	79.051 ACRES	61.60%
15 TRACTS	26.748 ACRES	20.84%
RIGHTS-OF-WAY	22.529 ACRES	17.56%
TOTAL	128.328 ACRES	100.00%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE: \$ 617,727.00

JIMMY CAMP CREEK SURETY FEE: \$ 212,933.00

JIMMY CAMP CREEK BASIN BRIDGE FEE: CREDITS \$ 28,907.00

SCHOOL FEE: FEES NOT DUE PER THE SCHOOL LAND AGREEMENT AS RECORDED AT RECEPTION NO. 212042170

REGIONAL PARK FEE: \$ 93,400.00

URBAN PARK FEE: CREDITS \$ 59,000.00

FINAL PLAT
HILLSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 43-141
DATE PREPARED: 09/20/2022
DATE REVISED: 12/20/2022



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

PCD FILE NUMBER _SF-22-xxx_

CIVIL CONSULTANTS, INC.

SHEET 1 OF 11

HILLSIDE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

GENERAL PLAT NOTES:

1. BASIS OF BEARING: A PORTION OF THE EASTERLY BOUNDARY LINE OF "LORSON RANCH EAST FILING NO. 4" AS RECORDED UNDER RECEPTION NO. 220714583 IN THE RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A NO. 5 REBAR AND 1.25 INCH ORANGE PLASTIC CAP STAMPED "M&S CIVIL PLS 29566". SAID LINE IS ASSUMED TO BEAR N38°22'41"E A DISTANCE OF 1,642.90 FEET. THE UNIT OF MEASUREMENTS IS THE U.S. SURVEY FOOT.
2. THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NOS. 08041C0977G AND 08041C0976G EFFECTIVE DATE DECEMBER 7, 2018, HAVE BEEN EXAMINED AS THEY RELATE TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.
3. A COMMITMENT FOR TITLE INSURANCE ISSUED BY STEWART TITLE COMPANY, DBA UNIFIED TITLE, A DIVISION OF STEWART, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2022 AT 8:00AM, COMMITMENT NO. 1878310, REVISION NO. 1, HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED.
- (TC#9) THE PROPERTY MAY BE SUBJECT TO EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO RECORDED AUGUST 19, 1964 IN BOOK 2030 AT PAGE 238 AS RECEPTION NO. 363157.
- (TC#10) THE PROPERTY MAY BE SUBJECT TO EASEMENT GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED APRIL 1, 1974 IN BOOK 2665 AT PAGE 715 AS RECEPTION NO. 62080.
- (TC#11) THE PROPERTY MAY BE SUBJECT TO ASSIGNMENT OF EASEMENT TO TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION RECORDED JULY 27, 1976 IN BOOK 2846 AT PAGE 719 AS RECEPTION NO. 249731.
- (TC#12) THE PROPERTY MAY BE SUBJECT TO RESOLUTION REGARDING APPROVAL OF THE LORSON RANCH AT JIMMY CAMP SKETCH PLAN RECORDED APRIL 6, 2004 AS RECEPTION NO. 204055084.
- (TC#13) THE PROPERTY MAY BE SUBJECT TO RESOLUTION REGARDING THE LORSON RANCH METROPOLITAN DISTRICTS 1-7 RECORDED SEPTEMBER 3, 2004 AS RECEPTION NO. 204150548.
- (TC#14) THE PROPERTY MAY BE SUBJECT TO ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 1 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197511.
- (TC#15) THE PROPERTY MAY BE SUBJECT TO ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 2 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197512.
- (TC#16) THE PROPERTY MAY BE SUBJECT TO ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 4 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197514.
- (TC#17) THE PROPERTY MAY BE SUBJECT TO ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197516.
- (TC#18) THE PROPERTY MAY BE SUBJECT TO ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 1 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197518.
- (TC#19) THE PROPERTY MAY BE SUBJECT TO (TC#14) THE PROPERTY MAY BE SUBJECT TO ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 4 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197521.
- (TC#20) THE PROPERTY MAY BE SUBJECT TO ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197523.
- (TC#21) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 2 RECORDED DECEMBER 28, 2004 AS RECEPTION NO. 204209873.
- (TC#22) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 4 RECORDED DECEMBER 28, 2004 AS RECEPTION NO. 204209875.
- (TC#23) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED DECEMBER 28, 2004 AS RECEPTION NO. 204209877.
- (TC#24) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 1 RECORDED APRIL 15, 2005 AS RECEPTION NO. 205053568.
- (TC#25) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 2 RECORDED APRIL 15, 2005 AS RECEPTION NO. 205053569.
- (TC#26) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 4 RECORDED APRIL 15, 2005 AS RECEPTION NO. 205053571.
- (TC#27) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED APRIL 15, 2005 AS RECEPTION NO. 205053573.
- (TC#28) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 2 RECORDED APRIL 21, 2005 AS RECEPTION NO. 205056115.
- (TC#29) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 4 RECORDED APRIL 21, 2005 AS RECEPTION NO. 205056117.
- (TC#30) THE PROPERTY MAY BE SUBJECT TO ORDER OF INCLUSION INTO LORSON RANCH METROPOLITAN DISTRICT NO. 6 RECORDED APRIL 21, 2005 AS RECEPTION NO. 205056119.
- (TC#31) THE PROPERTY MAY BE SUBJECT TO INCLUSION & SERVICE AGREEMENT RECORDED MAY 31, 2005 AS RECEPTION NO. 205078708.
- (TC#32) THE PROPERTY MAY BE SUBJECT TO DEVELOPMENT AGREEMENT NO. 1 LORSON RANCH RECORDED AUGUST 19, 2005 AS RECEPTION NO. 205128925.

GENERAL PLAT NOTES: (CONT.)

- (TC#33) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE A DEVELOPMENT AGREEMENT WITHIN AND ADJACENT TO LORSON RANCH RECORDED AUGUST 24, 2005 AS RECEPTION NO. 205131973.
- (TC#34) THE PROPERTY MAY BE SUBJECT TO CORRECTED RESOLUTION RECORDED AUGUST 25, 2005 AS RECEPTION NO. 205132869.
- (TC#35) THE PROPERTY MAY BE SUBJECT TO ALL MATTERS SHOWN ON THE PLAT OF LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED MARCH 9, 2006 AS RECEPTION NO. 206035127.
- (TC#36) THE PROPERTY MAY BE SUBJECT TO ALL MATTERS SHOWN ON THE PLAT OF LORSON RANCH OVERALL DEVELOPMENT AND PHASING PLAN RECORDED DECEMBER 28, 2006 AS RECEPTION NO. 206187069.
- (TC#37) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE REZONE FROM OVERALL PUD DISTRICT RECORDED MARCH 1, 2007 AS RECEPTION NO. 207028942.
- (TC#38) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE THE TITLE 32 LORSON RANCH METROPOLITAN DISTRICTS 1-7 AMENDED SERVICE PLAN RECORDED JULY 17, 2007 AS RECEPTION NO. 207095523.
- (TC#39) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE REZONE FROM RR-3 ZONE DISTRICT TO PUD DISTRICT RECORDED NOVEMBER 5, 2008 AS RECEPTION NO. 208120452.
- (TC#40) THE PROPERTY MAY BE SUBJECT TO WATER AND SANITARY SEWER EASEMENT AGREEMENT RECORDED DECEMBER 9, 2009 AS RECEPTION NO. 209141177.
- (TC#41) THE PROPERTY MAY BE SUBJECT TO DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED MARCH 22, 2010 AS RECEPTION NO. 210025931.
- (TC#42) THE PROPERTY MAY BE SUBJECT TO DEVELOPMENT AGREEMENT NO. 2 LORSON RANCH RECORDED APRIL 20, 2010 AS RECEPTION NO. 210036301.
- (TC#43) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE A FOURTH AMENDED DEVELOPMENT AGREEMENT RECORDED AUGUST 6, 2012 AS RECEPTION NO. 212090407. AMENDMENT RECORDED JANUARY 29, 2014 AS RECEPTION NO. 214007624.
- (TC#44) THE PROPERTY MAY BE SUBJECT TO FOURTH AMENDED DEVELOPMENT AGREEMENT RECORDED AUGUST 6, 2012 AS RECEPTION NO. 212090408.
- (TC#45) THE PROPERTY MAY BE SUBJECT TO RESOLUTION ADOPTING THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RECORDED NOVEMBER 15, 2012 AS RECEPTION NO. 212138575.
- (TC#46) THE PROPERTY MAY BE SUBJECT TO MINERAL QUIT CLAIM DEED FROM LORSON LLC TO BRADLEY MARKSHEFFEL, LLC RECORDED NOVEMBER 16, 2012 AS RECEPTION NO. 212137051.
- (TC#47) THE PROPERTY MAY BE SUBJECT TO ORDER FOR INCLUSION OF REAL PROPERTY RECORDED JULY 31, 2013 AS RECEPTION NO. 213098578.
- (TC#48) THE PROPERTY MAY BE SUBJECT TO ORDER FOR THE INCLUSION OF LORSON RANCH METROPOLITAN DISTRICT NO. 2 RECORDED NOVEMBER 20, 2013 AS RECEPTION NO. 213140853.
- (TC#49) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE THE SIXTH AMENDED DEVELOPMENT AGREEMENT FOR LORSON RANCH RECORDED MARCH 4, 2015 AS RECEPTION NO. 215020531.
- (TC#50) THE PROPERTY MAY BE SUBJECT TO AMENDED RULE AND ORDER RECORDED MAY 23, 2016 AS RECEPTION NO. 216055186.
- (TC#51) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE AN AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT FOR LORSON RANCH RECORDED SEPTEMBER 30, 2016 AS RECEPTION NO. 216113012.
- (TC#52) THE PROPERTY MAY BE SUBJECT TO AMENDED AND RESTATED SCHOOL SITE DEDICATION AGREEMENT RECORDED SEPTEMBER 30, 2016 AS RECEPTION NO. 216113013.
- (TC#53) THE PROPERTY MAY BE SUBJECT TO GENERAL DISCLOSURE AND COMMON QUESTIONS REGARDING LORSON RANCH METROPOLITAN DISTRICT NOS. 1-7 RECORDED JULY 11, 2017 AS RECEPTION NO. 217080960.
- (TC#54) THE PROPERTY MAY BE SUBJECT TO GRANT OF RIGHT OF WAY FROM LORSON LLC TO MOUNTAIN VIEW ELECTRIC ASSOCIATION RECORDED JUNE 25, 2019 AS RECEPTION NO. 219070478.
- (TC#55) THE PROPERTY MAY BE SUBJECT TO RESOLUTION TO APPROVE A CREDIT FOR LORSON LLC FOR BRIDGE AND DRAINAGE IMPROVEMENTS CONSTRUCTED WITHIN THE JIMMY CAMP CREEK BASIN RECORDED JANUARY 14, 2020 AS RECEPTION NO. 220006094.
- (TC#56) THE PROPERTY MAY BE SUBJECT TO PROPOSED ORDER GRANTING INCLUSION OF PROPERTY INTO DISTRICT NO. 6 RECORDED JANUARY 26, 2022 AS RECEPTION NO. 222012787.
- (TC#57) THE PROPERTY MAY BE SUBJECT TO RELINQUISHMENT AND WATER OF SURFACE RIGHTS RECORDED JANUARY 27, 2022 AS RECEPTION NO. 222013184.
- (TC#58) THE PROPERTY MAY BE SUBJECT TO PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED NOVEMBER 10, 2022 AS RECEPTION NO. 222140277.
- (TC#59) THE PROPERTY MAY BE SUBJECT TO ORDER AMENDING THE ORDER AND DECREE ORGANIZING LORSON RANCH METROPOLITAN DISTRICT NO. 2 RECORDED DECEMBER 2, 2004 AS RECEPTION NO. 204197519.
- (TC#60) THE PROPERTY MAY BE SUBJECT TO RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS RECORDED OCTOBER 12, 2010 AS RECEPTION NO. 210101176.
- (TC#61) THE PROPERTY MAY BE SUBJECT TO MINERAL QUITCLAIM DEED FROM LORSON, LLC TO BRADLEY MARKSHEFFEL, LLC RECORDED NOVEMBER 16, 2012 AS RECEPTION NO. 212137058.

GENERAL PLAT NOTES: (CONT.)

4. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.
5. UNDERDRAIN MAINTENANCE SHALL BE THE RESPONSIBILITY OF LORSON RANCH METROPOLITAN DISTRICT NO. 1.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: PRELIMINARY PLAN FILE NUMBER PUDSP- _____, SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, FIRE PROTECTION REPORT, NATURAL FEATURES REPORT, PERCOLATION TEST RESULTS, EROSION CONTROL REPORT AND TRAFFIC IMPACT ANALYSIS.
7. ALL DEVELOPMENT WITHIN "HILLSIDE AT LORSON RANCH FILING NO. 1" SHALL COMPLY WITH THE PUD DEVELOPMENT GUIDELINES ON FILE FOR THE HILLSIDE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES, AS RECORDED AT RECEPTION NO. _____, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.
8. NO STRUCTURES WITH PERMANENT FOUNDATIONS OR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN DESIGNATED DRAINAGE EASEMENTS, FLOODPLAIN, OR PARK AND OPEN SPACE AREAS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
9. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
10. SIGHT LINE EASEMENTS AS SHOWN SHALL BE MAINTAINED AT THE INDICATED LOCATIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.
11. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. PUBLIC AND COMMON SUBDIVISION IMPROVEMENTS: NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE. CONVEYANCE OR TRANSFER THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
14. LOTS 482, 483, 484, 485, 486, 487, 488, AND 489 MUST REMAIN AS PLATTED HEREIN; NO FURTHER SUBDIVISION OF THESE LOTS IS ALLOWED.
15. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "HILLSIDE AT LORSON RANCH FILING NO. 1" HOMEOWNERS ASSOCIATION, INC. IS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
16. THE PROPERTY IS SUBJECT TO TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS, AND EASEMENTS AS CONTAINED IN PRIVATE DETENTION BASIN/ STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT RECORDED UNDER RECEPTION NO. _____.
17. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE HILLSIDE AT LORSON RANCH PLANNED UNIT DEVELOPMENT GUIDELINES RECORDED AT RECEPTION NO. _____.
18. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, AS IT RELATES TO THE LISTED SPECIES.

GENERAL PLAT NOTES: (CONT.)













19. EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ENGINEERING MUST BE CONTACTED PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
20. THE PROPERTY IS SUBJECT TO THE FOLLOWING DEVELOPMENT AGREEMENTS:
- A. DEVELOPMENT AGREEMENT NO. 1 RECEPTION NO. 205128925 AS APPROVED BY RESOLUTION NO. 05-336, RECEPTION NO. 205131973 AS CORRECTED - RECEPTION NO. 205132869.
- B. DEVELOPMENT AGREEMENT NO. 2 RECEPTION NO. 210025931, RE-RECORDED RECEPTION NO. 210036301.
- C. DEVELOPMENT AGREEMENT NO. 3 APPROVED 12/10/2011, NO RECORDING INFORMATION FOUND.
- D. DEVELOPMENT AGREEMENT NO. 4, RESOLUTION NO. 12-196, RECEPTION NO. 212090407.
- E. DEVELOPMENT AGREEMENT NO. 5 RECEPTION NO. 214007624.
- F. DEVELOPMENT AGREEMENT NO. 6 CONTRACT 2015-091a 3/3/2015
- G. SCHOOL SITE DEDICATION AGREEMENT RECEPTION NO. 212047863.
21. PURSUANT TO RESOLUTION NO. _____, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF "HILLSIDE AT LORSON RANCH FILING NO. 1" ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 2 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
22. A "GEOLOGY AND SOILS STUDY, HILLSIDE AT LORSON RANCH, EL PASO COUNTY, COLORADO" (RMG - ROCKY MOUNTAIN GROUP ON _____, JOB NO. _____) IS HELD IN THE HILLS AT LORSON RANCH COMBINED PUD/PRELIMINARY PLAN FILE (PUDSP- _____) AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. GEOLOGICAL HAZARDS THAT WOULD PRECLUDE THE PROPOSED DEVELOPMENT WERE NOT FOUND TO BE PRESENT AT THIS SITE. GEOLOGIC CONSTRAINTS ARE PRESENT, AND INCLUDE: **EXPANSIVE SOILS AND BEDROCK, HYDROCOMPACTIVE SOILS, FAULTS, SEISMICITY, RADON, EROSION, STEEP SLOPES, AND FILL SOILS.** THESE GEOLOGIC AND ENGINEERING CONDITIONS ARE RELATIVELY COMMON TO THE AREA, AND CAN BE SATISFACTORILY MITIGATED THROUGH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.
23. ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES RECORDED AT RECEPTION NO. _____.
24. ALL TRACTS ADJACENT TO LORSON BOULEVARD (TRACTS G, I, AND L) ARE RESERVED FOR POTENTIAL PUBLIC IMPROVEMENTS TO THESE ROADS. THE LORSON RANCH METROPOLITAN DISTRICT NO. 1 SHALL OWN AND MAINTAIN THESE TRACTS UNTIL SUCH TIME, IF ANY, THAT THE COUNTY REQUESTS THE DEEDS CONVEYING THE PORTIONS OF THESE TRACTS NECESSARY FOR RIGHT-OF-WAY PURPOSES TO EL PASO COUNTY AT NO COST TO THE COUNTY. EL PASO COUNTY, ITS AGENT(S) OR ASSIGNEE(S) MAY REQUEST THE DEEDS AND CONSTRUCT ROADWAY IMPROVEMENTS WITHIN THESE TRACTS AT ANY TIME AT THE COUNTY'S SOLE DISCRETION. LANDSCAPING ALLOWED TO REMAIN WITHIN THE ACQUIRED RIGHT-OF-WAY SHALL CONTINUE TO BE MAINTAINED BY LORSON RANCH METROPOLITAN DISTRICT NO. 1 UNDER A LANDSCAPE LICENSE AGREEMENT ALLOWING MAINTENANCE OF LANDSCAPING WITHIN THE PLATTED RIGHTS-OF-WAY WITHIN HILLSIDE AT LORSON RANCH FILING NO. 1.
25. ELECTRICAL SERVICE TO BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).
26. GAS SERVICE TO BE PROVIDED BY BLACK HILLS ENERGY.
27. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY WIDEFIELD WATER AND SANITATION DISTRICT.
28. THE PROPERTY IS SUBJECT TO AN URBAN PARK AGREEMENT BETWEEN LORSON METROPOLITAN DISTRICT NO. 1 AND EL PASO COUNTY.
29. PPRBD ENUMERATIONS HAS SIGNED OFF ON THIS PLAT AND THEIR APPROVAL IS RECORDED AT RECEPTION NO. _____.

FINAL PLAT
HILLSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 43-141
DATE PREPARED: 09/20/2022
DATE REVISED: 12/20/2022

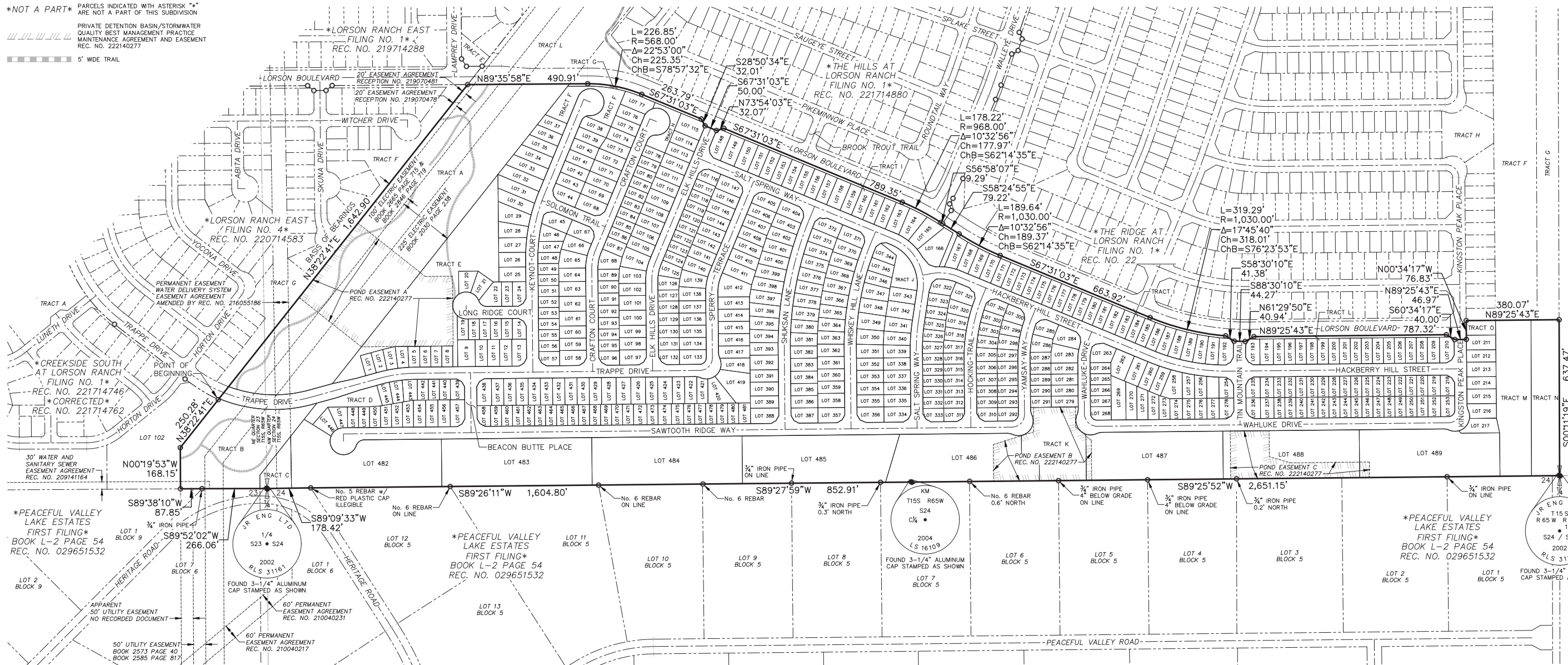


212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SF	SQUARE FEET
(R)	RADIAL BEARING
(0000)	ADDRESS
Ch	CHORD LENGTH
CHB	CHORD BEARING
●	SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" 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
	MATCHLINE

PRIVATE DETENTION BASIN/STORMWATER
QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT
REC. NO. 222140277

 5' WIDE TRAIL
$$1'' = 200'$$


UNPLAIED
SPECIAL WARRANTY DEED
REC. NO. 209144818

FINAL PLAT
HILLSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 43-141
DATE PREPARED: 09/20/2022
DATE REVISED: 12/20/2022



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

PCD FILE NUMBER SF-22-xxx

CIVIL CONSULTANTS, INC.

SHEET 3 OF 11

LEGEND:

- SF SQUARE FEET
- (R) RADIAL BEARING
- (0000) ADDRESS
- Ch CHORD LENGTH
- Ch-B CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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- EXISTING CENTERLINE
- EXISTING EASEMENT
- SECTION/QUARTER SECTION LINE
- MATCHLINE
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 222140277
- 5' WIDE TRAIL

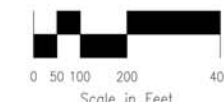
HILLSIDE AT
LORSON RANCH FILING NO. 1
TOTAL AREA = 5,589,948 S.F.
128.328 AC +/-

HILLSIDE AT LORSON RANCH FILING NO. 1 A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



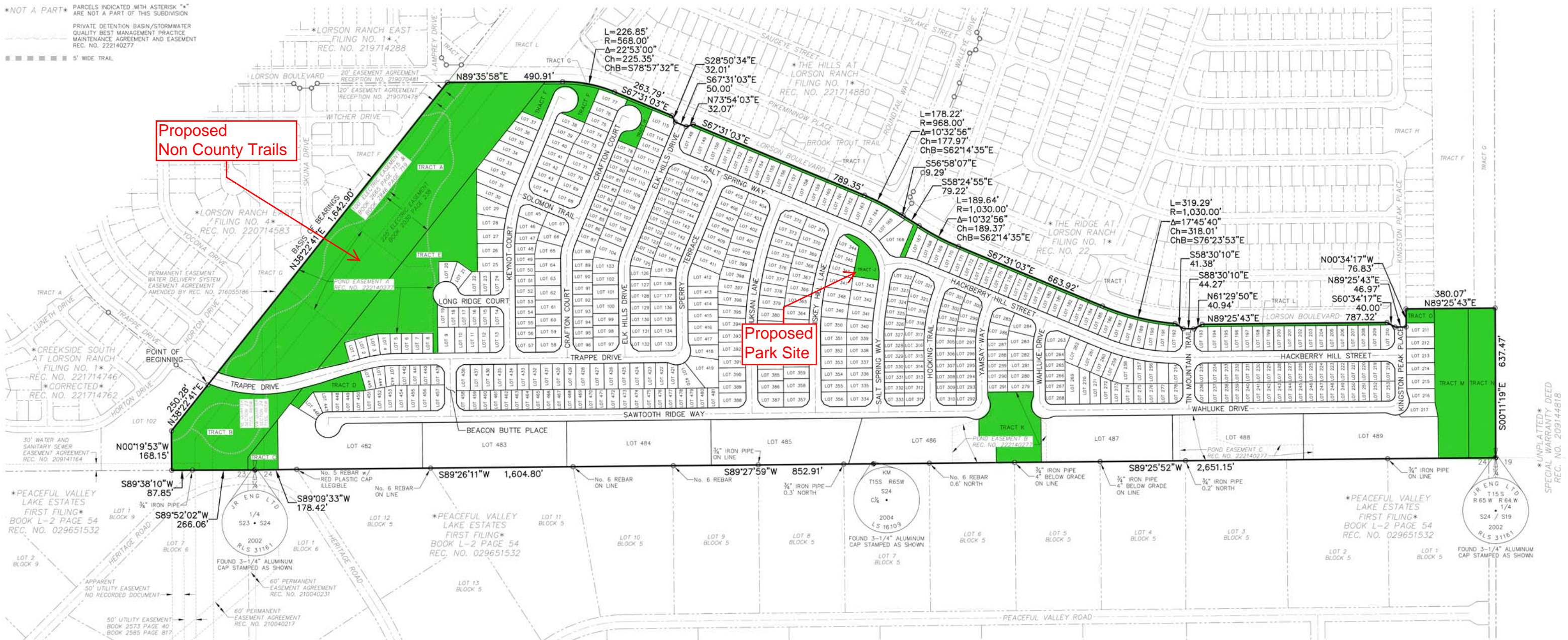
SHEET INDEX
NOT TO SCALE

1" = 200'



Proposed
Non County Trails

Proposed
Park Site



FINAL PLAT
HILLSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 43-141
DATE PREPARED: 09/20/2022
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212 N. WAHSATCH AVE., STE 305
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PHONE: 719.955.5485

PCD FILE NUMBER SF-22-xxx

CIVIL CONSULTANTS, INC.

SHEET 3 OF 11

LEGEND:

SF SQUARE FEET
(R) RADIAL BEARING
(0000) ADDRESS
Ch CHORD LENGTH
ChB CHORD BEARING

● SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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/// PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 222140277

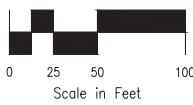
5' WIDE TRAIL

SL-D SIGHT LINE EASEMENT SEE DETAILS SHEET 11

KE-D MAIL KIOSK EASEMENT SEE DETAILS SHEET 11

SE-D STORM DRAIN EASEMENT SEE DETAILS SHEET 11

1" = 50'



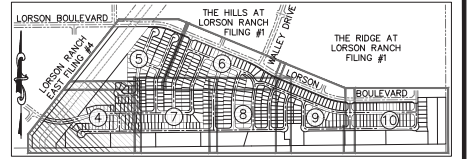
CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1
REC. NO. 221714746
CORRECTED
REC. NO. 221714762

PEACEFUL VALLEY LAKE ESTATES FIRST FILING
BOOK L-2 PAGE 54
REC. NO. 029651532

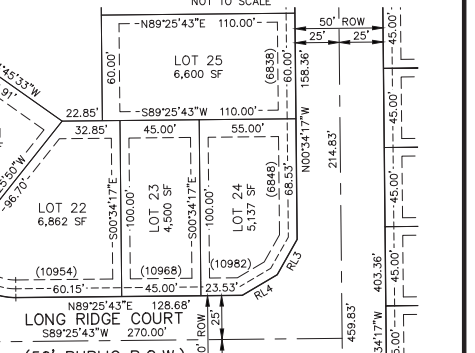
HILLSIDE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

SEE SHEET 5 OF 11



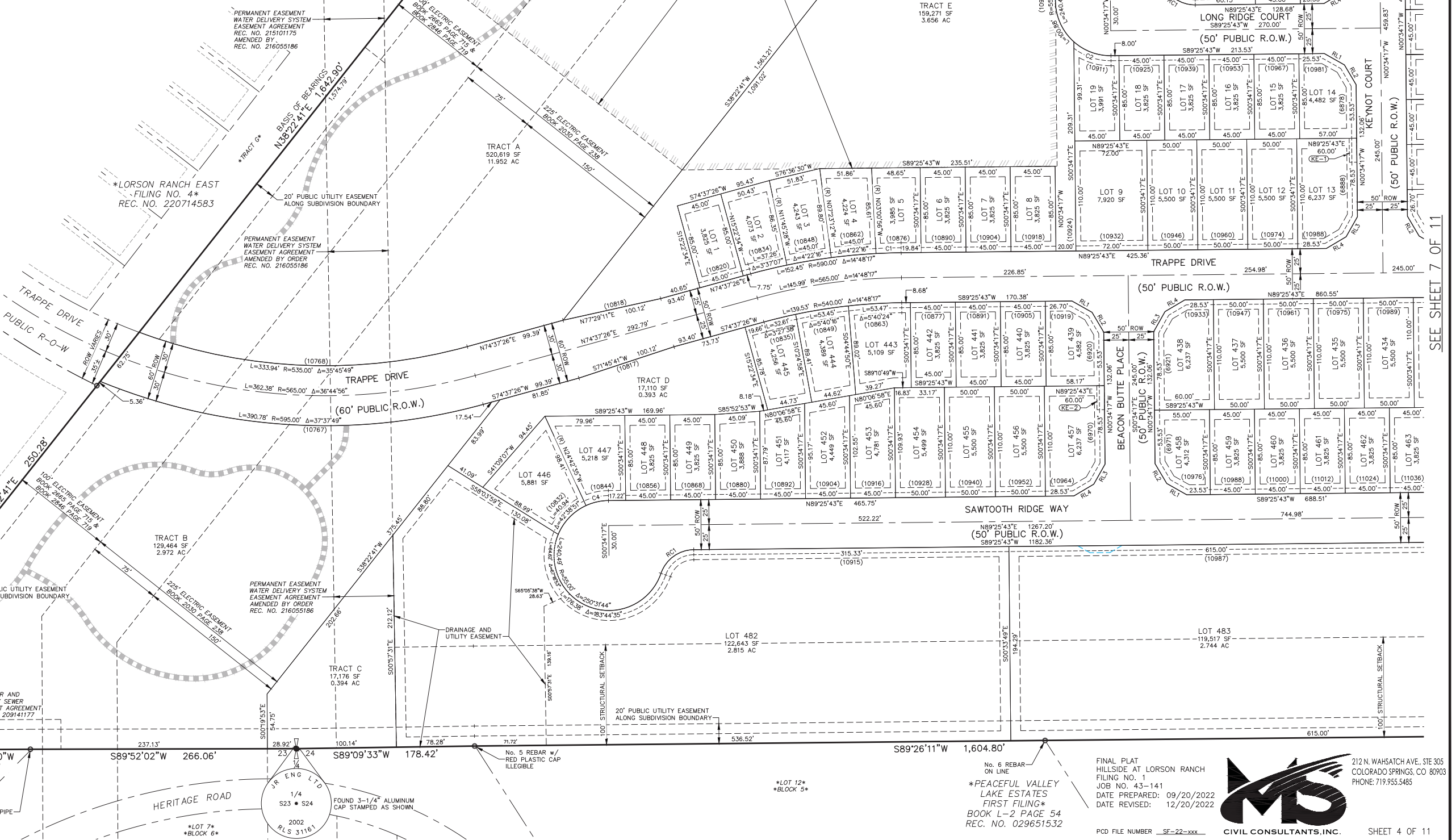
SHEET INDEX



SEE SHEET 7 OF 11

RIGHT-OF-WAY LINE TABLE			LOT & TRACT CURVE TABLE			
LINE #	BEARING	DISTANCE	CURVE #	LENGTH	RADIUS	DELTA
RL1	N60°34'17"W	23.04	C1	25.17	590.00	2°26'39"
RL2	N30°34'17"W	23.04	C2	40.58	55.00	42°16'40"
RL3	N29°25'43"E	23.04	C3	1.62	55.00	1°41'21"
RL4	N59°25'43"E	23.04	C4	23.17	55.00	2°40'18"

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	43.08	35.00	70°31'44"



FINAL PLAT
HILLSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 43-141
DATE PREPARED: 09/20/2022
DATE REVISED: 12/20/2022



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

PCD FILE NUMBER SF-22-xxxx

SHEET 4 OF 11

LEGEND:

- SF SQUARE FEET
(R) RADIAL BEARING
(0000) ADDRESS
Ch CHORD LENGTH
ChB CHORD BEARING
● SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○ FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

- BOUNDARY LINE
— PROPERTY LINE
— RIGHT OF WAY LINE
— CENTERLINE
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NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION

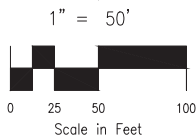
PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 222140277

5' WIDE TRAIL

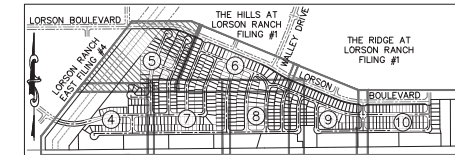
SL-E SIGHT LINE EASEMENT SEE DETAILS SHEET 11

KE-E MAIL KIOSK EASEMENT SEE DETAILS SHEET 11

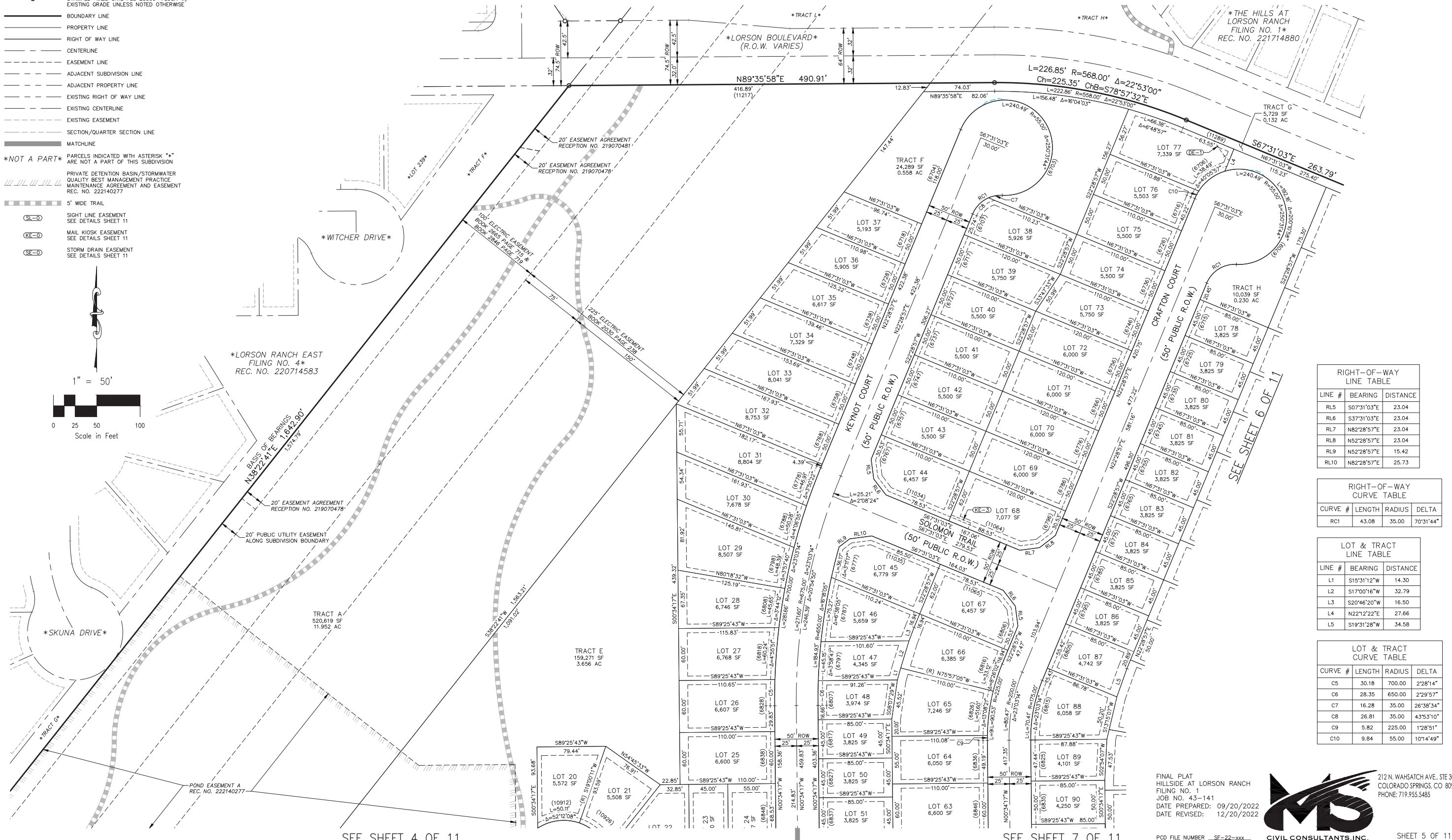
SE-E STORM DRAIN EASEMENT SEE DETAILS SHEET 11



HILLSIDE AT LORSON RANCH FILING NO. 1 A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE



RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL5	S07°31'03"E	23.04
RL6	S37°31'03"E	23.04
RL7	N82°28'57"E	23.04
RL8	N52°28'57"E	23.04
RL9	N52°28'57"E	15.42
RL10	N82°28'57"E	25.73

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC1	43.08	35.00	70°31'44"

LOT & TRACT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S15°31'12"W	14.30
L2	S17°00'16"W	32.79
L3	S20°46'20"W	16.50
L4	N22°12'22"E	27.66
L5	S19°31'28"W	34.58

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C5	30.18	700.00	2°28'14"
C6	28.35	650.00	2°29'57"
C7	16.28	35.00	26°38'34"
C8	26.81	35.00	43°53'10"
C9	5.82	225.00	1°28'51"
C10	9.84	55.00	10°14'49"

FINAL PLAT
HILLSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 43-141
DATE PREPARED: 09/20/2022
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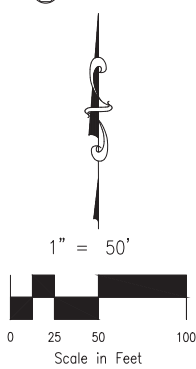
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

PCD FILE NUMBER SF-22-xxxx

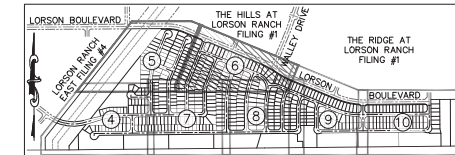
SHEET 5 OF 11

LEGEND:

- SF SQUARE FEET
(R) RADIAL BEARING
(0000) ADDRESS
Ch CHORD LENGTH
ChB CHORD BEARING
● SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 222140277
5' WIDE TRAIL
SIGHT LINE EASEMENT SEE DETAILS SHEET 11
MAIL KIOSK EASEMENT SEE DETAILS SHEET 11
STORM DRAIN EASEMENT SEE DETAILS SHEET 11
INTERSECTION/RIGHT-OF-WAY DETAIL SEE DETAILS SHEET 11



HILLSIDE AT LORSON RANCH FILING NO. 1 A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

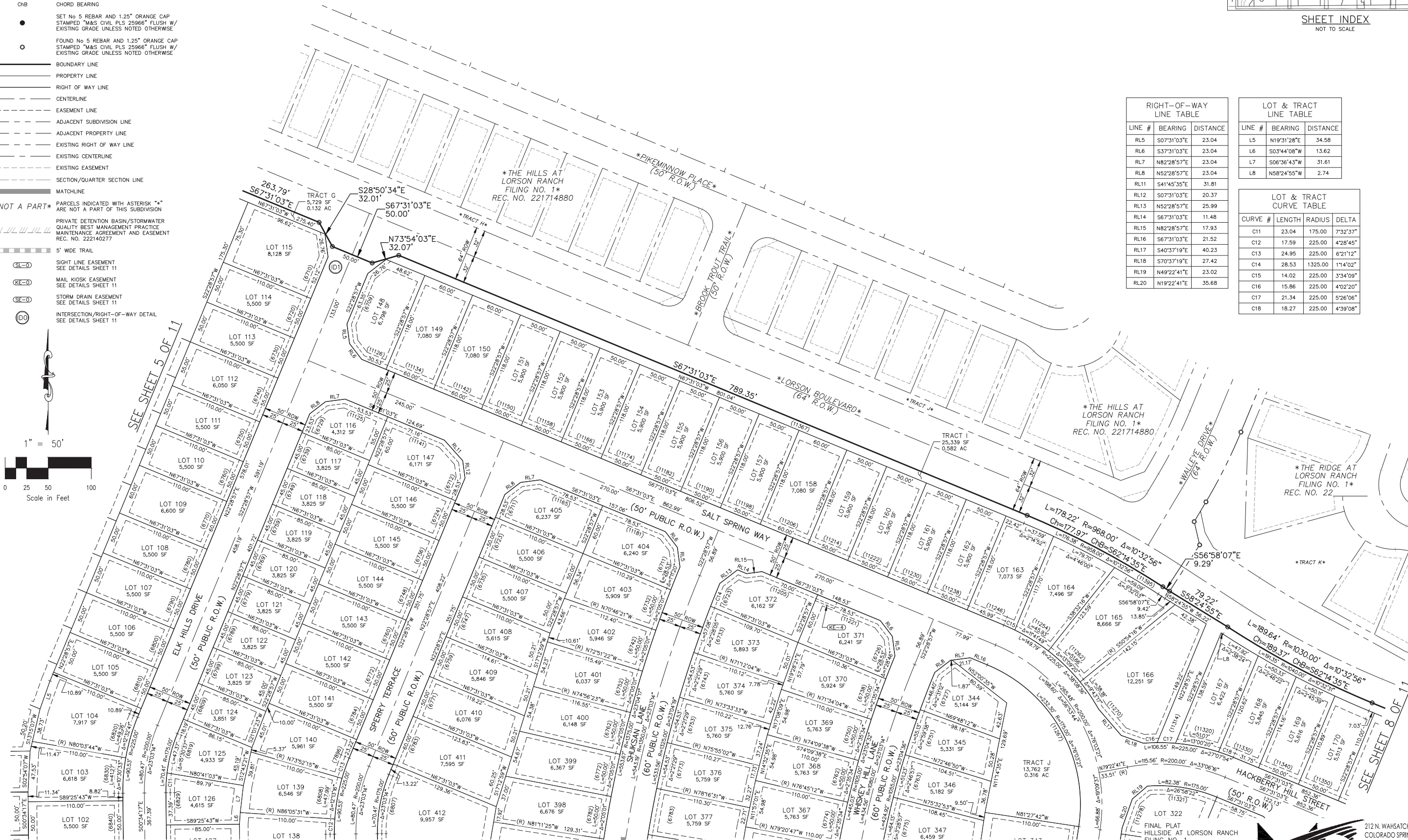


SHEET INDEX
NOT TO SCALE

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL5	S07°31'03"E	23.04
RL6	S37°31'03"E	23.04
RL7	N82°28'57"E	23.04
RL8	N52°28'57"E	23.04
RL11	S41°45'35"E	31.81
RL12	S07°31'03"E	20.37
RL13	N52°28'57"E	25.99
RL14	S67°31'03"E	11.48
RL15	N82°28'57"E	17.93
RL16	S67°31'03"E	21.52
RL17	S40°37'19"E	40.23
RL18	S70°37'19"E	27.42
RL19	N49°22'41"E	23.02
RL20	N19°22'41"E	35.68

LOT & TRACT LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N19°31'28"E	34.58
L6	S03°44'08"W	13.62
L7	S06°36'43"W	31.61
L8	N58°24'55"W	2.74

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	23.04	175.00	7°32'37"
C12	17.59	225.00	4°28'45"
C13	24.95	225.00	6°21'12"
C14	28.53	1325.00	11°4'02"
C15	14.02	225.00	3°34'09"
C16	15.86	225.00	4°02'20"
C17	21.34	225.00	5°26'06"
C18	18.27	225.00	4°39'08"



SEE SHEET 7 OF 11

SEE SHEET 8 OF 11

LOT 322
FINAL PLAT
HILLSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 43-141
DATE PREPARED: 09/20/2022
DATE REVISED: 12/20/2022

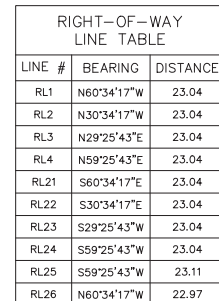


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COLORADO SPRINGS, CO. 80903
PHONE: 719.955.5485

PCD FILE NUMBER SF-22-xxxx

SHEET 6 OF 11

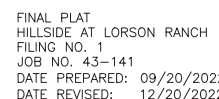
<u>LEGEND:</u>	
SF	SQUARE FEET
(R)	RADIAL BEARING
(0000)	ADDRESS
Ch	CHORD LENGTH
ChB	CHORD BEARING
●	SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○	FOUND NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING 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
—————	MATCHLINE
NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION	
	PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 202140277
=====	5' WIDE TRAIL
(SL-0)	SIGHT LINE EASEMENT SEE DETAILS SHEET 11
(KF-0)	MAIL KIOSK EASEMENT SEE DETAILS SHEET 11
(SD-0)	STORM DRAIN EASEMENT SEE DETAILS SHEET 11



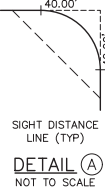
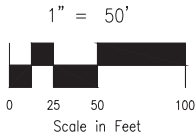
RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC2	42.41	27.00	90°00'00"
RC3	24.67	60.00	23°33'23"

LOT & TRACT LINE TABLE		
LINE #	BEARING	DISTANCE
L3	S01°52'50"W	23.47
L6	S03°44'08"W	13.62
L7	S06°36'43"W	31.61

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C9	8.00	60.00	7°38'16"
C9	5.82	225.00	1°28'51"
C10	16.67	60.00	15°55'07"
C11	25.11	137.00	1°02'47"
C11	23.04	175.00	7°32'37"
C12	11.70	1325.00	0°30'22"
C12	17.59	225.00	4°28'45"
C13	24.95	225.00	6°21'12"



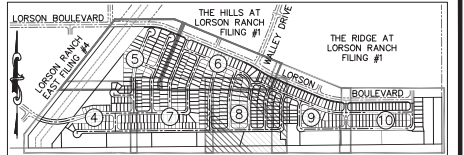
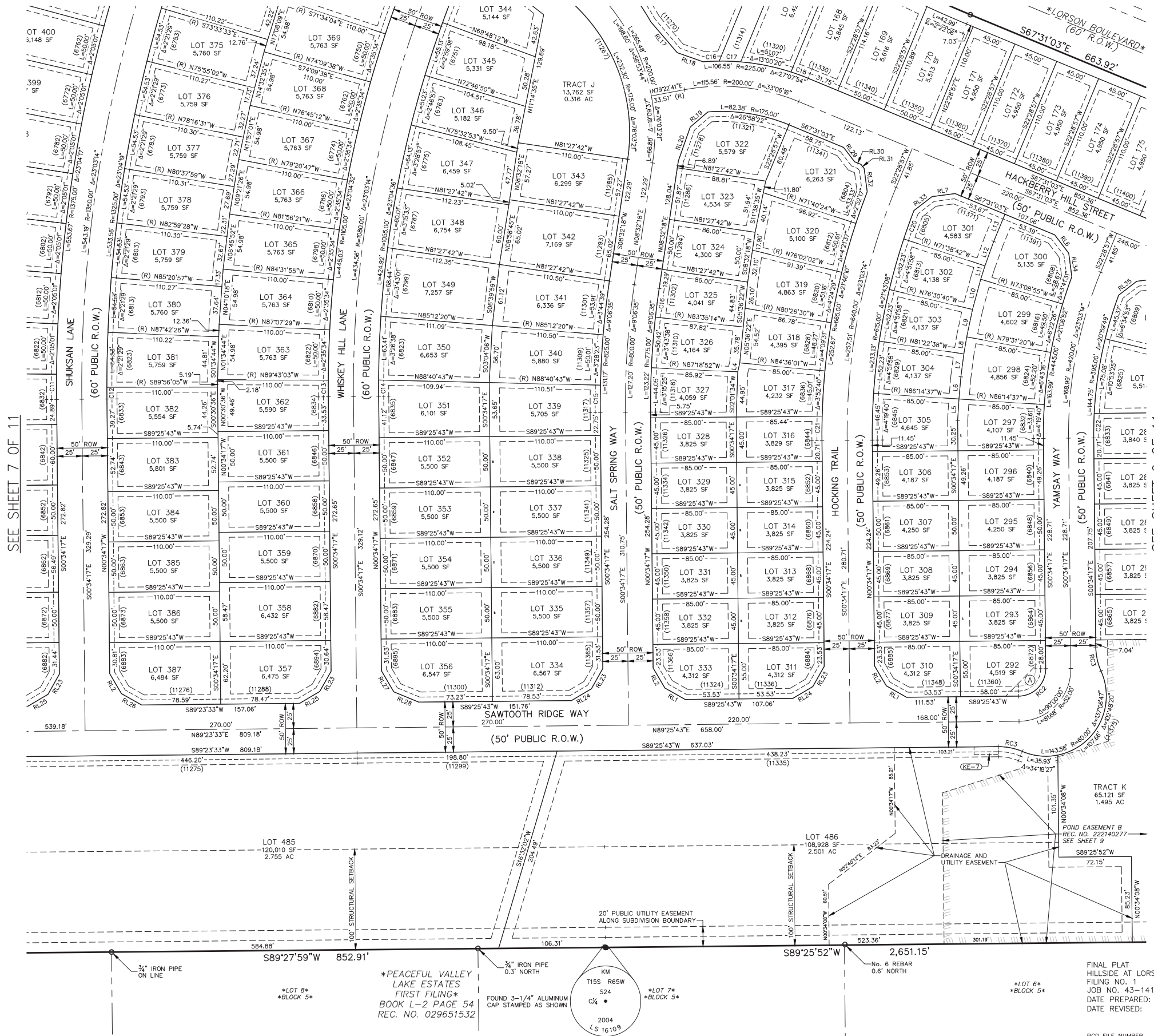
LEGEND:
SF SQUARE FEET
(R) RADIAL BEARING
(0000) ADDRESS
Ch CHORD LENGTH
ChB CHORD BEARING
● SET NO. 5 REBAR AND 1.25" ORANGE CAP
○ STAMPED "M&S CIVIL PLS 25966" FLUSH W/
EXISTING GRADE UNLESS NOTED OTHERWISE
○ FOUND NO. 5 REBAR AND 1.25" ORANGE CAP
STAMPED "M&S CIVIL PLS 25966" FLUSH W/
EXISTING GRADE 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
--- MATCHLINE
NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
--- PRIVATE DETENTION BASIN/STORMWATER
QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT
REC. NO. 222140277
--- 5' WIDE TRAIL
--- SIGHT LINE EASEMENT
SEE DETAILS SHEET 11
--- MAIL KIOSK EASEMENT
SEE DETAILS SHEET 11
--- STORM DRAIN EASEMENT
SEE DETAILS SHEET 11



HILLSIDE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER
(NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

SEE SHEET 6 OF 11



SHEET INDEX
NOT TO SCALE

RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL1	N60°34'17"W	23.04
RL2	N30°34'17"W	23.04
RL6	S37°31'03"E	23.04
RL7	N82°28'57"E	23.04
RL17	S40°37'19"E	40.23
RL18	S70°37'19"E	27.42
RL19	N49°22'41"E	23.02
RL20	N19°22'41"E	35.68
RL23	S29°25'43"W	23.04
RL24	S59°25'43"W	23.04
RL25	S59°25'43"W	23.11
RL26	N60°34'17"W	22.97
RL27	N30°34'17"W	24.31
RL28	N67°38'04"W	26.73
RL29	S37°31'03"E	17.93
RL30	S67°31'03"E	6.92
RL31	S37°31'03"E	5.11
RL32	S07°31'03"E	23.37
RL33	N52°28'57"E	22.70
RL34	S07°31'03"E	23.55
RL35	S52°28'57"W	22.53
RL36	S82°28'57"W	23.04

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC2	42.41	27.00	90°00'00"
RC3	24.67	60.00	23°33'23"

LOT & TRACT LINE TABLE		
LINE #	BEARING	DISTANCE
L4	S12°23'19"W	9.06
L5	S03°30'28"W	21.24
L6	S04°57'08"W	22.12
L7	S07°23'08"W	22.89
L8	S09°33'01"W	17.16
L9	S11°59'00"W	27.85
L10	S15°01'33"W	31.10
L11	S17°36'12"W	13.91
L12	S19°45'05"W	25.83
L13	S22°28'57"W	29.20

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C11	25.11	1375.00	1°02'47"
C12	11.70	1325.00	0°30'22"
C13	16.47	1105.00	0°51'14"
C14	16.16	1055.00	0°52'39"
C15	27.25	825.00	1°53'34"
C16	28.75	775.00	2°07'32"
C16	15.86	225.00	4°02'20"
C17	21.34	225.00	5°26'06"
C18	18.27	225.00	4°39'08"
C20	29.97	615.00	2°47'33"
C21	24.29	665.00	2°05'35"
C22	24.30	395.00	3°31'31"

FINAL PLAT
HILLSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 43-141
DATE PREPARED: 09/20/2022
DATE REVISED: 12/20/2022



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

PDX FILE NUMBER SF-22-xxxx

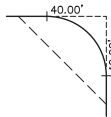
SHEET 8 OF 11

- LEGEND:**
- SF SQUARE FEET
(R) RADIAL BEARING
(0000) ADDRESS
Ch CHORD LENGTH
ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP
STAMPED "M&S CIVIL PLS 25966" FLUSH W/
EXISTING GRADE UNLESS NOTED OTHERWISE
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STAMPED "M&S CIVIL PLS 25966" FLUSH W/
EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
— PROPERTY LINE
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- - - ADJACENT SUBDIVISION LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING CENTERLINE
- - - EXISTING EASEMENT
- - - SECTION/QUARTER SECTION LINE
- - - MATCHLINE
- *NOT A PART*
- PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
- PRIVATE DETENTION BASIN/STORMWATER
QUALITY BEST MANAGEMENT PRACTICE
MAINTENANCE AGREEMENT AND EASEMENT
REC. NO. 222140277
- 5' WIDE TRAIL
- SIGHT LINE EASEMENT
SEE DETAILS SHEET 11
- MAIL KIOSK EASEMENT
SEE DETAILS SHEET 11
- STORM DRAIN EASEMENT
SEE DETAILS SHEET 11
- INTERSECTION/RIGHT-OF-WAY DETAIL
SEE DETAILS SHEET 11

1" = 50'

0 25 50 100

Scale in Feet



SIGHT DISTANCE
LINE (TYP)

DETAIL (A)

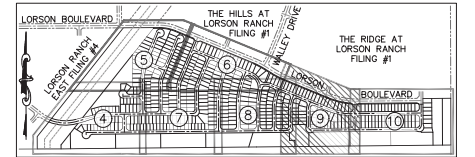
NOT TO SCALE

SEE SHEET 8 OF 11

SEE SHEET 10 OF 11

HILLSIDE AT LORSON RANCH FILING NO. 1

A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER
(NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE

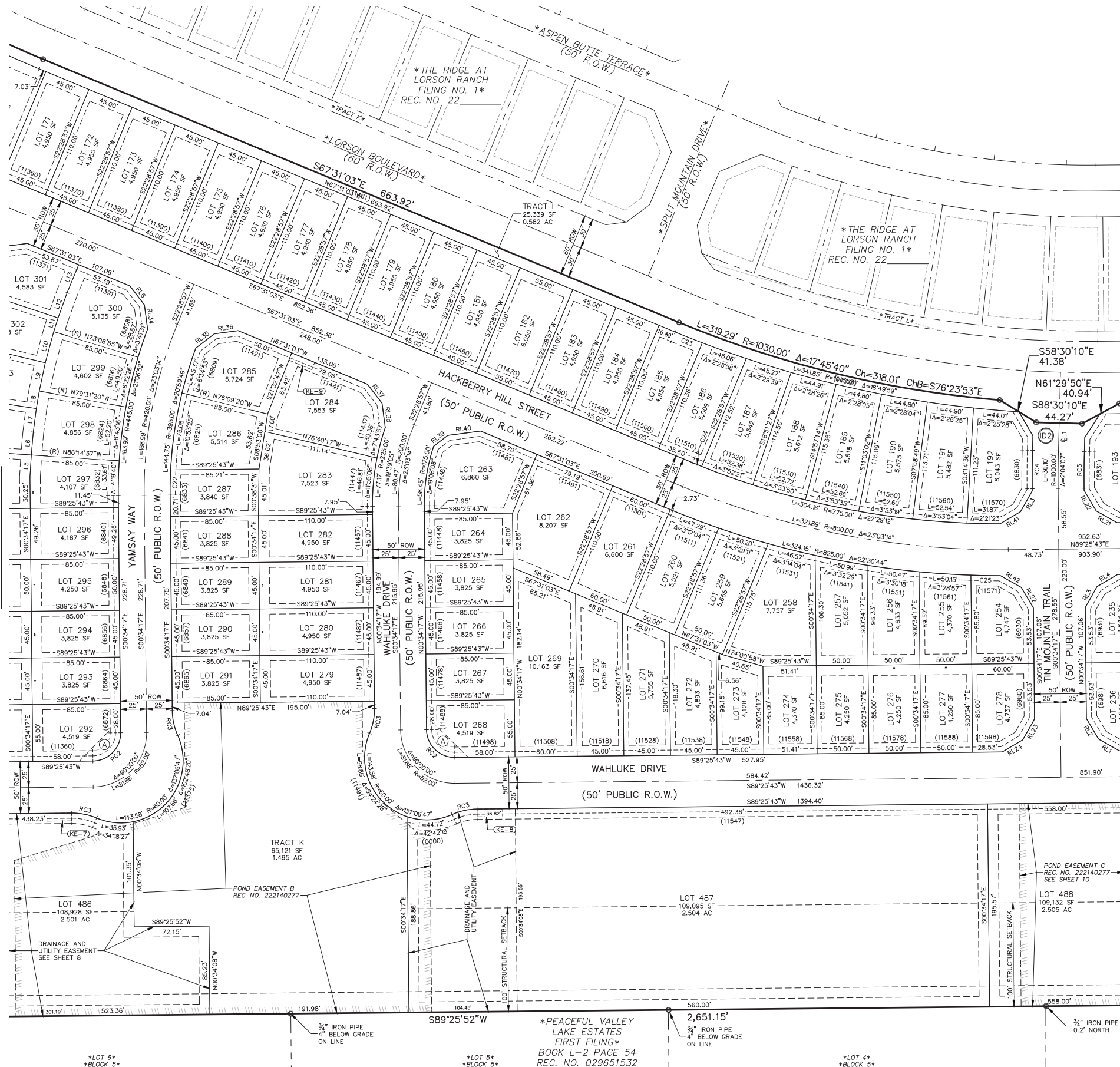
RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL1	N60°34'17"W	23.04
RL2	N30°34'17"W	23.04
RL3	N29°25'43"E	23.04
RL4	N59°25'43"E	23.04
RL6	S37°31'03"E	23.04
RL7	N82°28'57"E	23.04
RL21	S60°34'17"E	23.04
RL22	S30°34'17"E	23.04
RL23	S29°25'43"W	23.04
RL24	S59°25'43"W	23.04
RL34	S07°31'03"E	23.55
RL35	S52°28'57"W	22.53
RL36	S82°28'57"W	23.04
RL37	N37°31'03"W	23.04
RL38	N07°31'03"W	23.83
RL39	N52°28'57"E	17.09
RL40	N82°28'57"E	31.92
RL41	N59°25'43"E	22.96
RL42	S60°34'17"E	23.11

RIGHT-OF-WAY CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
RC2	42.41	27.00	90°00'00"
RC3	24.67	60.00	23°33'23"
RC4	37.01	1025.00	2°04'07"
RC5	35.20	975.00	2°04'07"

LOT & TRACT LINE TABLE		
LINE #	BEARING	DISTANCE
L5	S03°30'28"W	21.24
L6	S04°57'08"W	22.12
L7	S07°23'08"W	22.89
L8	S09°33'01"W	17.16
L9	S11°59'00"W	27.85
L10	S15°10'13"W	31.10
L11	S17°36'12"W	13.91
L12	S19°45'05"W	25.83
L13	S22°28'57"W	29.20

LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C22	24.30	395.00	3°31'31"
C23	28.11	1040.00	1°32'55"
C24	9.40	775.00	0°41'41"
C25	28.48	825.00	1°58'40"

CENTERLINE LINE TABLE		
LINE #	BEARING	DISTANCE
EL1	S01°29'50"W	27.00



*PEACEFUL VALLEY
LAKE ESTATES
FIRST FILING*
BOOK L-2 PAGE 54
REC. NO. 029651532

FINAL PLAT
HILLSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 43-141
DATE PREPARED: 09/20/2022
DATE REVISED: 12/20/2022



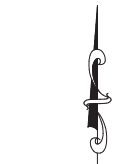
LEGEND:

- SF SQUARE FEET
(R) RADIAL BEARING
(0000) ADDRESS
Ch CHORD LENGTH
ChB CHORD BEARING
● SET No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○ FOUND No 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE

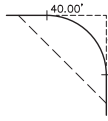
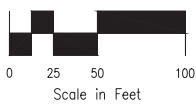
- BOUNDARY LINE
PROPERTY LINE
RIGHT OF WAY LINE
CENTERLINE
EASEMENT LINE
ADJACENT SUBDIVISION LINE
ADJACENT PROPERTY LINE
EXISTING RIGHT OF WAY LINE
EXISTING CENTERLINE
EXISTING EASEMENT
SECTION/QUARTER SECTION LINE

NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 222140277

- 5' WIDE TRAIL
SIGHT LINE EASEMENT SEE DETAILS SHEET 11
MAIL KIOSK EASEMENT SEE DETAILS SHEET 11
STORM DRAIN EASEMENT SEE DETAILS SHEET 11
INTERSECTION/RIGHT-OF-WAY DETAIL SEE DETAILS SHEET 11



1" = 50'



DETAIL A
NOT TO SCALE

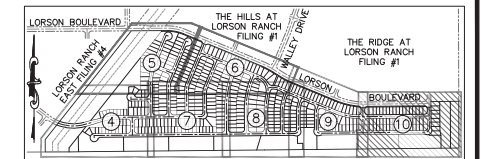
RIGHT-OF-WAY LINE TABLE		
LINE #	BEARING	DISTANCE
RL1	N60°34'17"W	23.04
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RL21	S60°34'17"E	23.04
RL22	S30°34'17"E	23.04
RL23	S29°25'43"W	23.04
RL24	S59°25'43"W	23.04
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RIGHT-OF-WAY CURVE TABLE			
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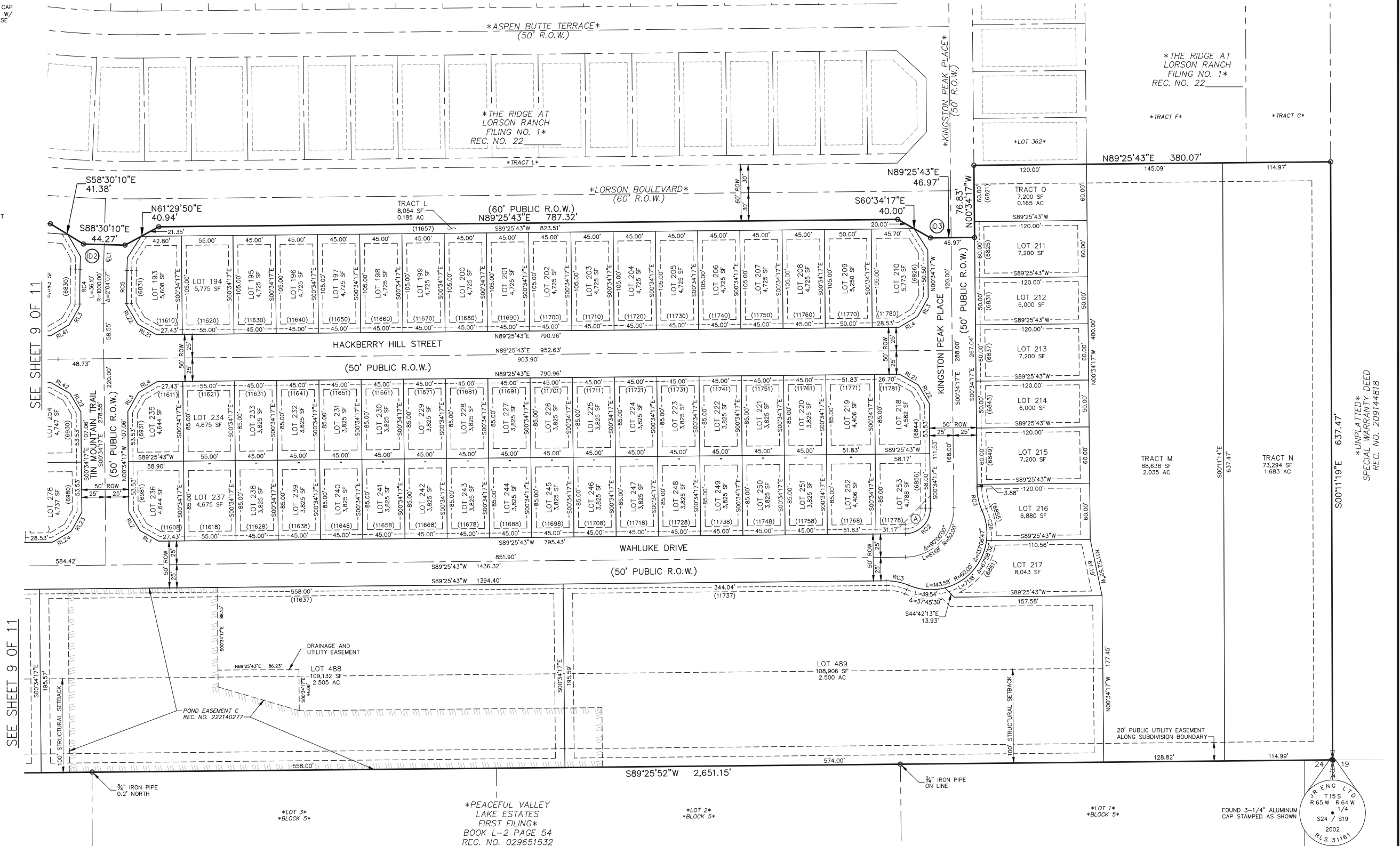
LOT & TRACT CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C26	32.86	60.00	31°22'44"

CENTERLINE LINE TABLE		
LINE #	BEARING	DISTANCE
CL1	S01°29'50"W	27.00

HILLSIDE AT LORSON RANCH FILING NO. 1 A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



SHEET INDEX
NOT TO SCALE



FINAL PLAT
HILLSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 43-141
DATE PREPARED: 09/20/2022
DATE REVISED: 12/20/2022



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

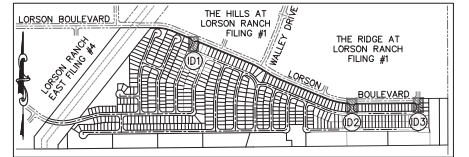
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SHEET 10 OF 11

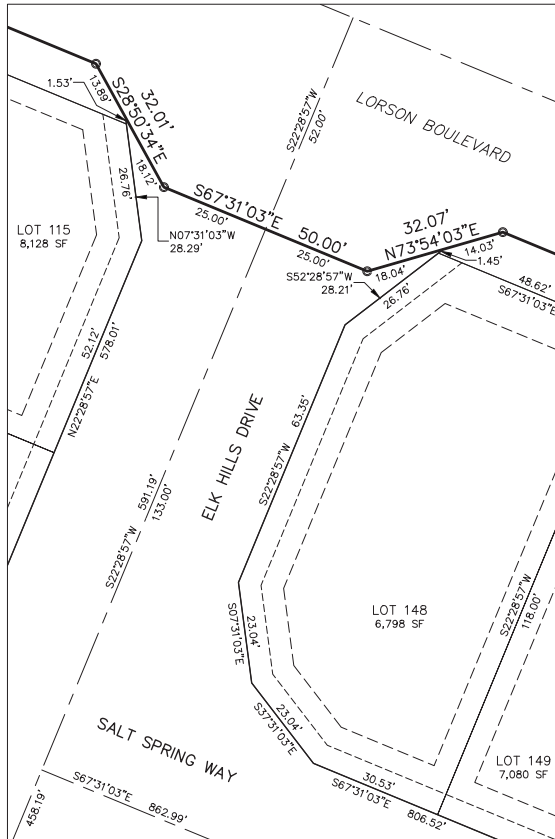
LEGEND:

- SF SQUARE FEET
(R) RADIAL BEARING
(0000) ADDRESS
Ch CHORD LENGTH
ChB CHORD BEARING
● SET NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
○ FOUND NO 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
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NOT A PART PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION
PRIVATE DETENTION BASIN/STORMWATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT REC. NO. 222140277
5' WIDE TRAIL
SL-E SIGHT LINE EASEMENT SEE DETAILS SHEET 11
KE-E MAIL KIOSK EASEMENT SEE DETAILS SHEET 11
SE-E STORM DRAIN EASEMENT SEE DETAILS SHEET 11
ID-O INTERSECTION/RIGHT-OF-WAY DETAIL SEE DETAILS SHEET 11

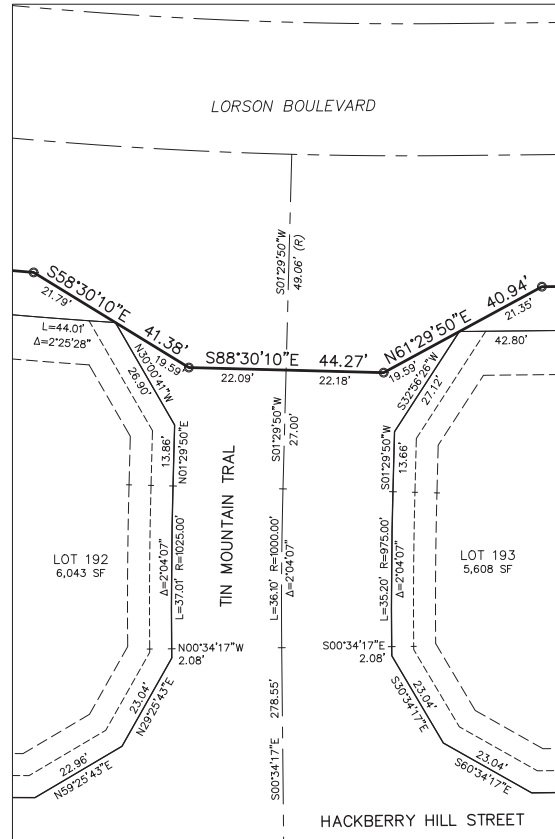
HILLSIDE AT LORSON RANCH FILING NO. 1
A PARCEL OF LAND IN THE NORTH HALF (N 1/2) SECTION 24 AND THE NORTHEAST QUARTER (NE 1/4) SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



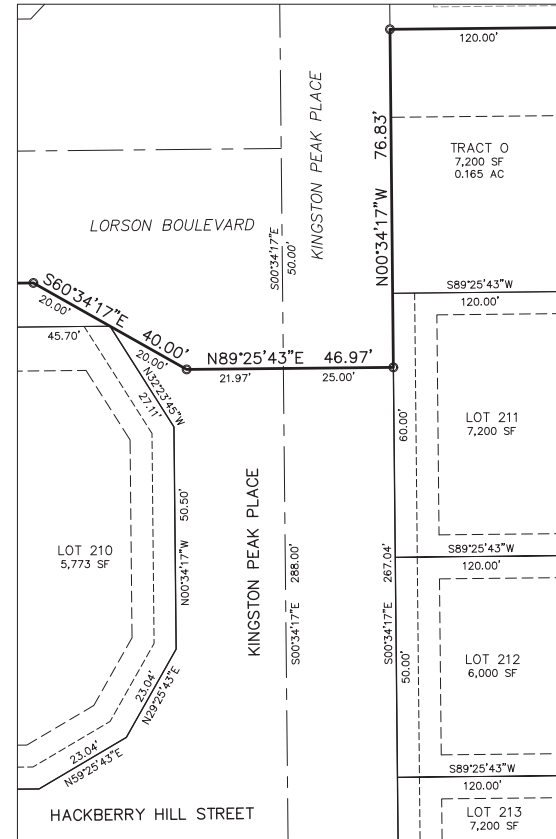
SHEET INDEX
NOT TO SCALE



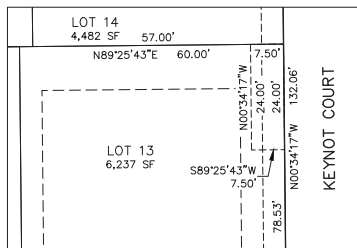
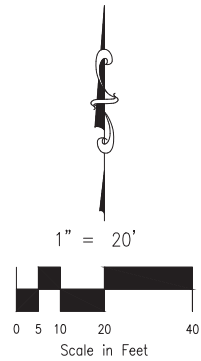
INTERSECTION/RIGHT-OF-WAY DETAIL ID1
ELK HILLS DRIVE BETWEEN
LORSON BOULEVARD AND SALT SPRING WAY
(BETWEEN LOTS 115 & 148)
SEE SHEET 6
SCALE: 1" = 20'



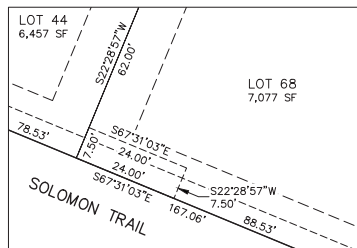
INTERSECTION/RIGHT-OF-WAY DETAIL ID2
TIN MOUNTAIN TRAIL BETWEEN
LORSON BOULEVARD AND HACKBERRY HILL STREET
(BETWEEN LOTS 192 & 193)
SEE SHEETS 9 & 10
SCALE: 1" = 20'



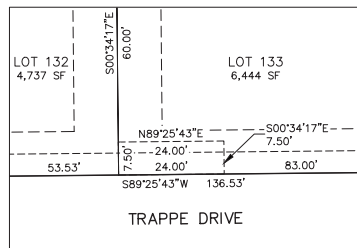
INTERSECTION/RIGHT-OF-WAY DETAIL ID3
KINGSTON PEAK PLACE BETWEEN
LORSON BOULEVARD AND HACKBERRY HILL STREET
(BETWEEN LOTS 210 & 211/212)
SEE SHEET 10
SCALE: 1" = 20'



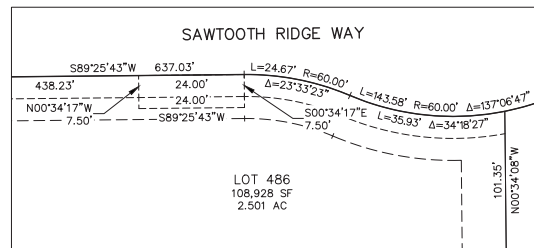
MAIL KIOSK EASEMENT
DETAIL KE-1
LOT 13
SEE SHEET 4
SCALE: 1" = 20'



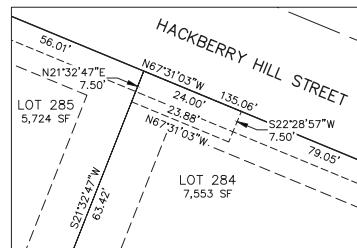
MAIL KIOSK EASEMENT
DETAIL KE-3
LOT 68
SEE SHEET 5
SCALE: 1" = 20'



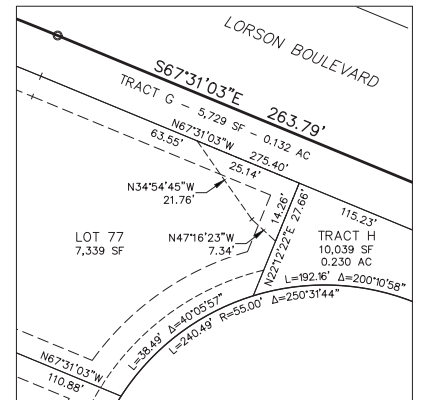
MAIL KIOSK EASEMENT
DETAIL KE-5
LOT 133
SEE SHEET 7
SCALE: 1" = 20'



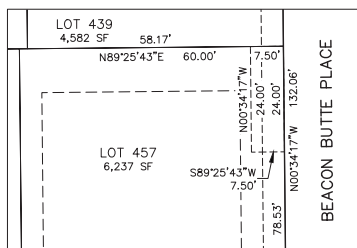
MAIL KIOSK EASEMENT
DETAIL KE-7
LOT 486
SEE SHEETS 8/9
SCALE: 1" = 20'



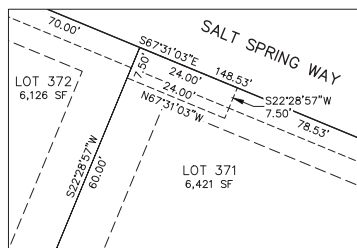
MAIL KIOSK EASEMENT
DETAIL KE-9
LOT 284
SEE SHEET 9
SCALE: 1" = 20'



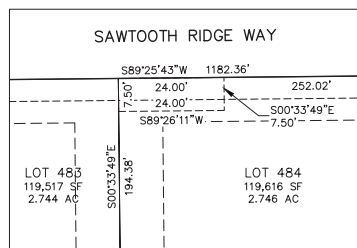
STORM DRAIN EASEMENT
DETAIL SE-1
LOT 77
SEE SHEET 5
SCALE: 1" = 20'



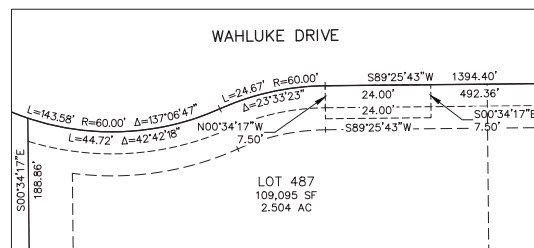
MAIL KIOSK EASEMENT
DETAIL KE-2
LOT 457
SEE SHEET 4
SCALE: 1" = 20'



MAIL KIOSK EASEMENT
DETAIL KE-4
LOT 371
SEE SHEET 6
SCALE: 1" = 20'



MAIL KIOSK EASEMENT
DETAIL KE-6
LOT 484
SEE SHEET 7
SCALE: 1" = 20'



MAIL KIOSK EASEMENT
DETAIL KE-8
LOT 487
SEE SHEET 9
SCALE: 1" = 20'

FINAL PLAT
HILLSIDE AT LORSON RANCH
FILING NO. 1
JOB NO. 43-141
DATE PREPARED: 09/20/2022
DATE REVISED: 12/20/2022



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

PCD FILE NUMBER SF-22-xxxx

SHEET 11 OF 11

El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Eagleview Subdivision Filing No. 1 Final Plat

Agenda Date: February 8, 2023

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by N.E.S., Inc., on behalf of PT Eagleview, LLC, for endorsement of Eagleview Subdivision Filing No. 1 Final Plat. Eagleview Subdivision is zoned RR-2.5 and is located southeast of the intersection of Arroyo Lane and Raygor Road, west of the unincorporated Town of Falcon. This proposed 121.21-acre development will include 38 single-family residential lots, with an average lot size of 2.95 acres.

The 2022 El Paso County Parks Master Plan shows impacts to the Arroyo Lane Primary Regional Trail, while the former 2013 El Paso County Parks Master Plan also showed impacts to the Woodmen Hills Secondary Regional Trail. Partially correct, the applicant's Letter of Intent states the following:

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

Since 2018, a reroute of the Woodmen Hills Secondary Regional Trail was proposed to better align with other proposed major developments in the area, including Bent Grass, The Ranch, and Sterling Ranch, all of which are located to the south or southwest of Eagleview Estates. This realignment has been adopted with the 2022 Parks Master Plan.

Although shown properly on the approved Preliminary Plan, the applicant omitted the Arroyo Lane Primary Regional Trail easement from this Final Plat. This trail runs east-west across the northern portion of the project area and, as mentioned above, is present in the Trails Master Plan portion of the 2022 Parks Master Plan and is an important proposed regional trail connection between Vollmer Road and Meridian Ranch. Trail easements have been established at The Retreat at TimberRidge and Paint Brush Hills, located to the west and east, respectively.

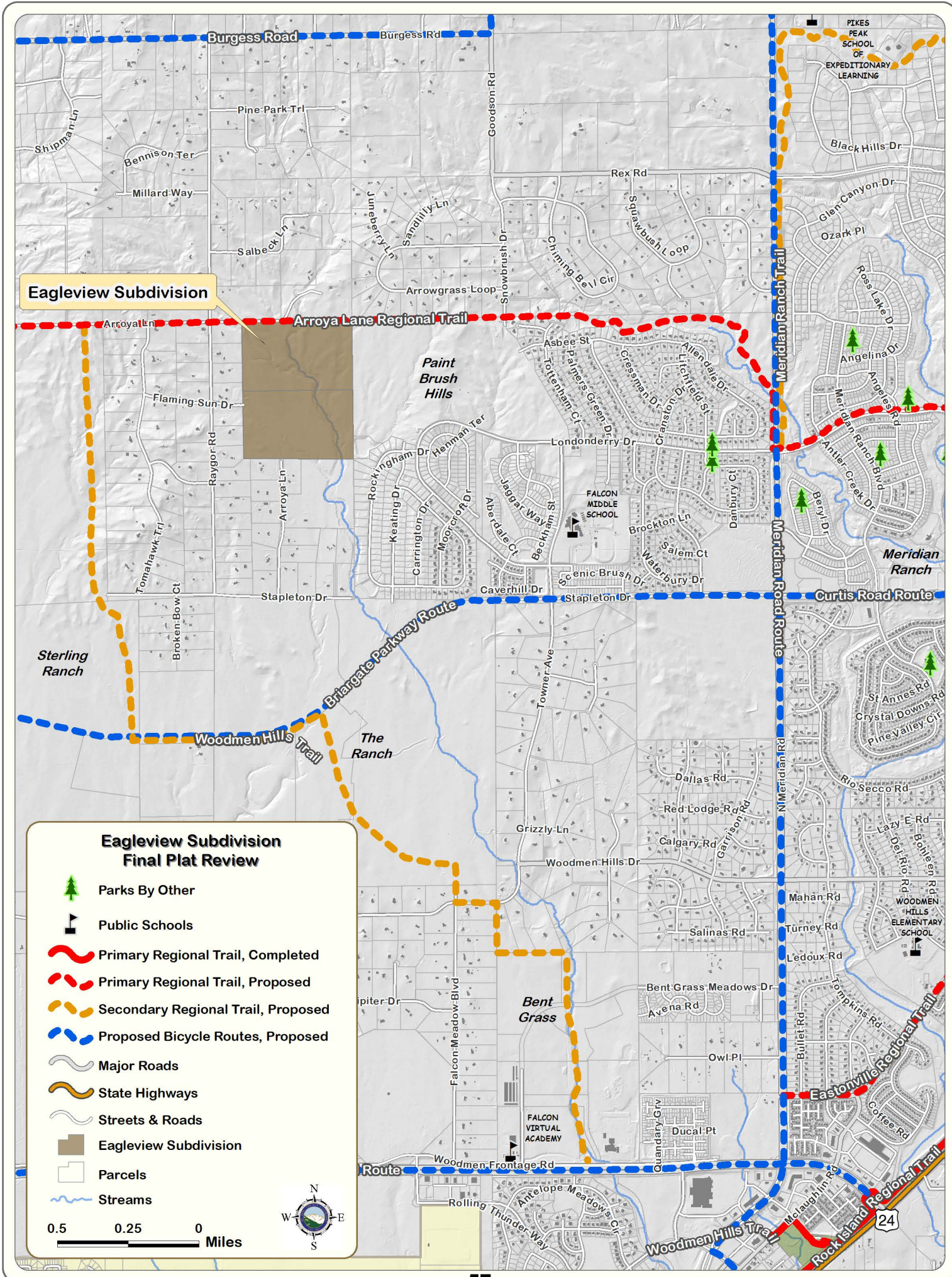
Currently, this trail easement is only shown on Page 4 of the submitted Construction Documents. Therefore, staff recommends that a 25' trail easement be designated along the northern edge of Eagleview Estates, outside of the proposed Arroyo Lane right-of-way, which will allow for the construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail. This easement shall be shown on the Final Plat and included in the Plat Easement Notes prior to the recording of Filing No. 1 Final Plat.

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

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

Recommended Motion (Filing No. 1 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Eagleview Subdivision Filing No. 1 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of Eagleview Subdivision, outside of the Arroyo Lane right-of-way, that allows for the construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of this Final Plat; (2) fees in lieu of land dedication for regional park purposes in the total amount of \$17,480 will be required at the time of the recording of this Final Plat.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

February 8, 2023

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

Name:	Eagleview Subdivision Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-038	Total Acreage:	121.21
		Total # of Dwelling Units:	38
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.78
PT Eagleview, LLC	N.E.S., Inc.	Regional Park Area:	2
Joe DesJardin	Brooks Swenson	Urban Park Area:	3
1864 Woodmoor Drive, Suite 100	619 North Cascade Avenue, Suite 200	Existing Zoning Code:	RR-2.5
Monument, CO	Colorado Springs, CO 80903	Proposed Zoning Code:	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): NO	
Regional Park Area: 2		Urban Park Area: 3	
0.0194 Acres x 38 Dwelling Units = 0.737		Neighborhood:	0.00375 Acres x 38 Dwelling Units = 0.00
Total Regional Park Acres: 0.737		Community:	0.00625 Acres x 38 Dwelling Units = 0.00
		Total Urban Park Acres: 0.00	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 3	
\$460 / Dwelling Unit x 38 Dwelling Units = \$17,480		Neighborhood:	\$114 / Dwelling Unit x 38 Dwelling Units = \$0
Total Regional Park Fees: \$17,480		Community:	\$176 / Dwelling Unit x 38 Dwelling Units = \$0
		Total Urban Park Fees: \$0	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Eagleview Subdivision Filing No. 1 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of Eagleview Subdivision, outside of the Arroyo Lane right-of-way, that allows for the construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of this Final Plat; (2) fees in lieu of land dedication for regional park purposes in the total amount of \$17,480 will be required at the time of the recording of this Final Plat.

Park Advisory Board Recommendation:

EAGLEVIEW SUBDIVISION FINAL PLAT

LETTER OF INTENT

DECEMBER 2022

OWNER:

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

APPLICANT:

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

CONSULTANT:

NES, INC.
BROOKS SWENSON
619 N. CASCADE AVE
COLORADO SPRINGS, CO 80903
719.471.0073
BSWENSON@NESCOLORADO.COM

SITE DETAILS:

TSN: 5226000001; 5226000002

ADDRESS: ARROYA LN

ACREAGE: 121.21 ACRES

CURRENT ZONING: RR-2.5

CURRENT USE: VACANT

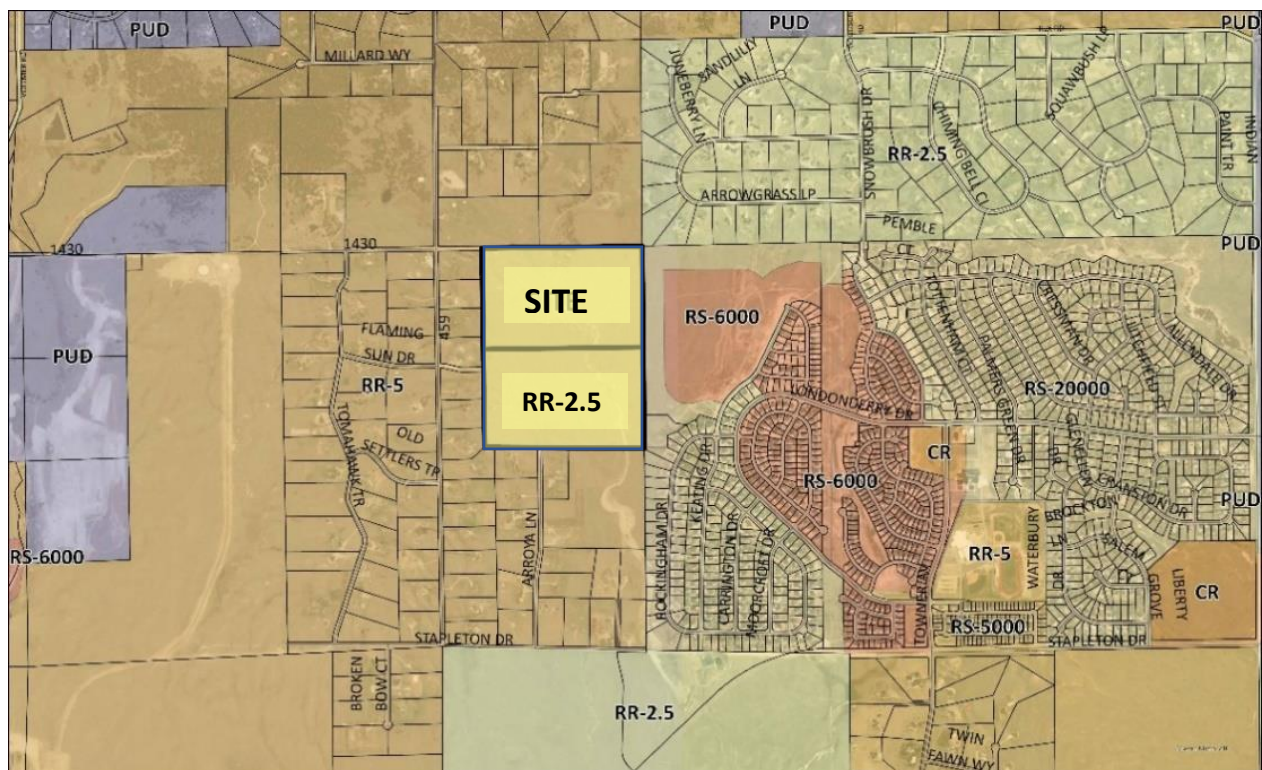
PCD FILE #:

REQUEST

N.E.S. Inc. on behalf of PT Eagleview LLC requests approval of a Final Plat for Eagleview Subdivision Filing No. 1 Reconsideration of the Preliminary Plan (approved in 2007 and since expired) is currently under consideration. The Final Plat is consistent with the currently proposed Preliminary Plan, and is comprised of 38 lots.

LOCATION

The 121.21-acre project site lies southeast of the intersection of Raygor Road and Arroya Lane in northeast El Paso County. The site is surrounded by residential development, including RR-5 to the west and north, vacant land zoned RS-6000 due east, and RR-2.5 to the south. The Paintbrush Hills Subdivision is to the southeast. The assessor's site shows this site as RR-5. This information is incorrect. The correct zoning is shown below.



PROJECT DESCRIPTION & CONTEXT

On February 14, 2008, the Board of County Commissioners approved a rezone from RR-5 to RR-2.5 (Resolution No. 08-77). A concurrent application for the Eagleview Subdivision Preliminary Plan (SP-06-021) to include 38 single-family residential lots on the 121.21-acre site was also approved. This plan has since expired. Reconsideration of the Preliminary Plan is in progress, with only minor changes to the street configuration to establish better continuity on the site and avoid street naming issues. Street name changes are being included with the final plat.

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

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

County Road Impact Fee: The applicant will be required to participate in this program. The full amount of Road Impact Fees will be paid at the time of building permit.

WATER: Water will be provided by individual site wells. The proposed residential development is not a source of water pollution. Individual wells are the responsibility of the property owner, and a well permit must be obtained from the State Water Engineer. Well water will come from the Dawson aquifer per the water rights conferred by Court Case number 746-BD. A Water Resources Report, prepared by JDS Hydro, is included in this submittal. The property has adequate water supply to meet the needs of the subdivision. Applicant is seeking a finding of water sufficiency with the Preliminary Plan.

WASTEWATER: The site is suitable for individual on-site wastewater treatment systems (OWTS). Contamination of surface and subsurface water resources should not occur provided the OWTS sites are evaluated and installed according to El Paso County and State Guidelines and properly maintained. Certified engineer designed OWTS are required where this is shallow bedrock and groundwater. OWTS shall not be located within 25-feet of drainage areas. A Wastewater Disposal Report, provided by JDS Hydro, is included in this submittal.

GAS: Black Hills Energy will provide natural gas service to the property, and has provided a will-serve letter accordingly.

ELECTRIC: Mountain View Electric provides electric services to the site.

BUFFERS, TRAILS AND OPEN SPACE: Roadway landscape areas at a width of 10' are required, and will be provided along all streets which are non-arterial streets. Buffering is not required due to single-family-to-single-family adjacency and compatibility. Sidewalks will be provided as required by El Paso County. Due to expensive drainage facilities within the property, there are no trails proposed within the development.

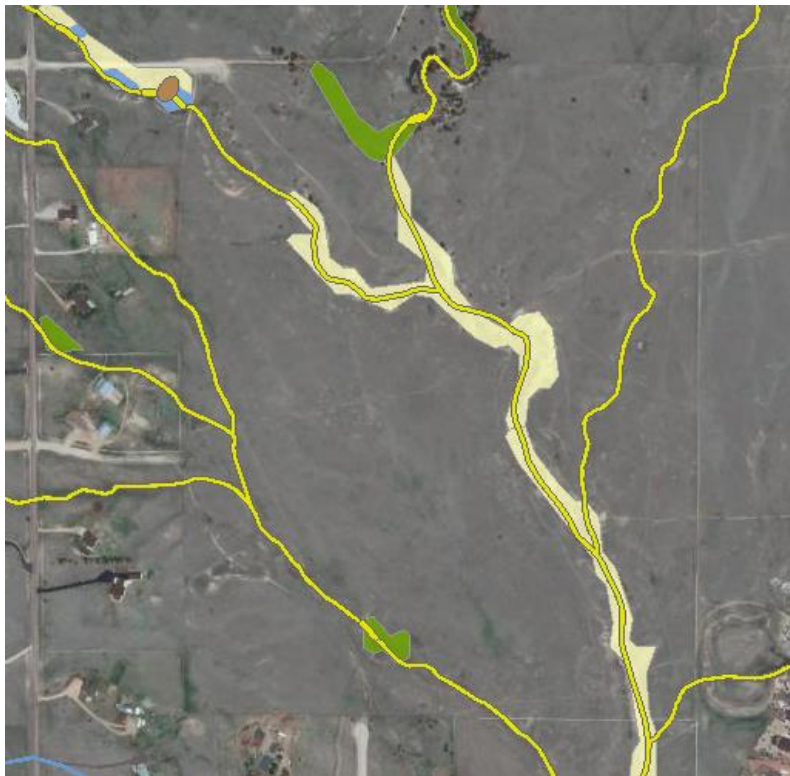
DRAINAGE: A final drainage report, provided by Kimley Horn is included in this submittal. The report outlines the site design for the 5-year and 100-year storm drainage system. The site runoff and storm drain facilities will not adversely affect the downstream and surrounding developments. One sub-regional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

Drainage facilities identified in the DBPS shall be constructed to El Paso County standards, and are to be owned and maintained by the County upon acceptance.

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

GEOLOGIC & SOIL HAZARDS: The Soils and Geology Report for the proposed residential development, prepared by Entech Engineers, is included in this submittal. Geologic hazards encountered at the site include seasonally shallow groundwater, drainage areas, artificial fill, expansive soils, and potentially unstable slopes along the main drainage areas. The geologic conditions of the site are common and mitigation can be accomplished by implementing common engineering and construction practices. None of these conditions are anticipated to preclude the proposed development (Soils, Geology and Geologic Hazard Study, prepared by Entech Engineering Inc. November 2021). There are various drainage easements that are designated as no-build areas. Lots with drainage easements include lots 4-6, 9-32, 34-38.

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



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

Districts Serving the Property:

- Falcon School District 49
- Mountain View Electric
- Black Hills Energy – Gas
- Falcon Fire Protection District
- El Paso County Conservation District
- Pikes Peak Library District
- Upper Squirrel Creek Ground Water District
- A new Metropolitan District will be formed to serve this development.

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

Deviation 1 – A deviation from ECM standard section 2.3.8.A Roadway Terminations – Cul-de-Sacs, requiring that rural Cul-de-Sacs/non-through-roads shall have a maximum length of 1,600 feet. Deviation 1 requests four non-through streets that exceed 1,600 feet. This deviation is only needed until the Raygor connection south to Stapleton is established or another road connection is made. A gated emergency access is proposed from the Acequia Court cul-de-sac across adjacent Lot 11 of Paintbrush Hills Filing 14. This temporary emergency access has been vetted with the Fire District and a written endorsement from the Fire Chief is provided with the deviation request.

Deviation 2 – A deviation from the ECM standards sections 2.2.4.A.5. Roadway Functional Classifications and Urban/Rural Designations – Rural Minor Collector (including Figure 2-7 Typical Rural Minor Collector Cross Section), and 2.3.2 Design Standards by Functional Classification – Table 2-5: Roadway Design Standards for Rural Collectors and Locals, Criteria for a Rural Minor Collector Roadway – Design ADT. The current Raygor Road ROW and cross section do not meet the ECM standard for a rural minor collector; therefore, a deviation is required. This request details that Raygor Road ROW and cross section do not meet the ECM standard for a minor collector, and a deviation is requested. The proposed alternative is to provide an 18-percent fair share of the cost to upgrade Raygor Road to a 28-foot-wide paved standard including two-foot paved outside shoulders plus two-foot gravel shoulders. Instead of paying an escrow for the 18 percent of the cost of this improvement, the applicant proposes to complete the improvement on the north end of Raygor between Pine Park Trail and Burgess. This is the segment with the highest volume and this construction of a portion in lieu of escrow would put the improved road in-place for the highest volume portion rather than having the funds sit in escrow.

Deviation 3 – A deviation from the ECM standards 2.3.4.A.1: Vertical Alignment- Crest Vertical Curves, and Table 2-12 Stopping Sight Distance and K value by roadway design speed. The crest vertical curve on Burgess Road at the Burgess Road/Raygor intersection does not meet the requirements for stopping sight distance and K value by roadway design speed, which is 50 mph (posted 45 mph). Burgess is an

existing roadway and this is an existing deficiency. This deficiency is related to east/west through traffic rather than traffic turning to/from Raygor Road. This project will not add straight through traffic at this intersection and the applicant/owner should not be held responsible for correcting an existing deficiency, and should not be held liable for any safety problem that exists or may develop in the future due to this existing deficiency.

COMMUNITY OUTREACH: Other than notification required prior to submittal, no community outreach has occurred to date. It is anticipated that a neighborhood meeting will be held after first review by the County and prior to a Planning Commission hearing.

PROJECT JUSTIFICATION

a. Consistency with Approved Sketch Plan

There is no approved Sketch Plan for this property. The proposed subdivision is in conformance with the subdivision design standards, which are discussed in more detail below. The subdivision design standards set out in Chapter 8 of the Land Development Code are met, including but not limited to:

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

b. County Master Plan Compliance

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

YOUR EPC MASTER PLAN

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

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

In the Key Area Influences chapter, this site is also designated as a potential area for annexation. This is indicative of the sites’ location adjacent to an urbanizing part of the County. However, the Applicant has chosen not to annex into the City and to pursue a rural residential development within the County, consistent with the previously approved Preliminary Plan.

While the site is adjacent to a forested area, is not considered a forested area. Parts of the County near forested areas must critically ensure development does not negatively impact the natural environment. The development proposed will not negatively impact Black Forest. It provides a transition between the natural environment and the higher density residential in Paint Brush Hills to the east. This transitional density also supports Core Principle 2, Housing & Communities, which seeks to “preserve and develop neighborhoods with a mix of housing types”, as well as Goal 2.2 to “preserve the character of rural and environmentally sensitive areas.”

The Preliminary Plan is also consistent with Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character areas of the county,” in addition to goal 1.1, “ensure compatibility with established character and infrastructure capacity.” The proposed minimum 2.5 acre lots will provide a transition from the 5-acre lots to the west and south of the site and the Paint Brush Hills suburban subdivision to the east.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)

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

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

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The site is 4 miles from the Pinerias Open Space and 7 miles from Black Forest Regional Park. It is in close proximity to various trailheads as well. There is a proposed county trail going through the site on the El Paso County Master Plan, however, this trail is being diverted

through The Ranch and Sterling Ranch developments, as the current location necessitates going through multiple 5-acre lots to the south.

c. Consistency with Water Master Plan

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

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

Per El Paso County criteria, the 300-year supply of water for the subject property appears to be more than adequate for full buildout, which would include both the 2040 and 2060 scenarios.

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

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

Goal 4.2 – Support the efficient use of water supplies.

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

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

Goal 6.0 – Require adequate water availability for proposed development.

d. Consistency with Plat Approval Criteria

The Eagleview Subdivision Filing No. 1 Final Plat is in substantial compliance with the under consideration Preliminary Plan and is consistent with the County's subdivision design standards and regulations. All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions. Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual. Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to

serve the proposed subdivision. A finding of water sufficiency and dependability was requested and is being processed for the Preliminary Plan, of which the Eagleview Subdivision Filing No. 1 is the same.

The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code. Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the under consideration Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code. All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated. The extraction of any known commercial mining deposit will not be impeded by this subdivision.

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EAGLEVIEW SUBDIVISION FILING NO. 1

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

KNOW ALL MEN BY THESE PRESENTS:

THAT PROTERRA PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

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

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MPY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°02'11"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 2587.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26 (BASIS OF BEARINGS - ASSUMED); THENCE N89°28'49"W, A DISTANCE OF 978.75 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE N89°31'16"W, ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 1063.31 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID STAPLETON ESTATES FILING NO. 1; THENCE N00°28'54"W, ALONG THE EAST LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 2561.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE N89°46'46"E, ALONG SAID NORTH LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MPY FARM SUBDIVISION AND THE SOUTHERLY LINE OF RODGWICK SUBDIVISION, RECORDED AT RECEPTION NO. 207712566 OF THE RECORDS OF SAID EL PASO COUNTY, A DISTANCE OF 2059.89 FEET TO THE POINT OF BEGINNING.

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

OWNER'S CERTIFICATION:

THE UNDERSIGNED, BEING THE OWNER, MORTGAGEE, 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, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "EAGLEVIEW SUBDIVISION 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 PROPERTY 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.

JOE DESJARDIN, PROTERRA PROPERTIES, LLC

STATE OF COLORADO }
COUNTY OF EL PASO } SS

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY JOE DESJARDIN, PROTERRA PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY AS OWNER.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR "EAGLEVIEW SUBDIVISION FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2022, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC, BEING STREETS AND EASEMENTS, ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 0804100535G (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

EASEMENTS:

UNLESS OTHERWISE INDICATED, ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT AND AN ADDITIONAL TEN FOOT (10') PUBLIC UTILITY ONLY EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A TWENTY FOOT (20') PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S CERTIFICATION:

I, ERIC R. SIMONSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1972 AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

ERIC R. SIMONSON, COLORADO PLS NO. 38560

DATE

FOR AND ON BEHALF OF:
RAMPART SURVEYS, INC.
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

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.

NOTES:

1). ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORD DEEDED DIMENSION, THE DEEDED DIMENSION IS DENOTED WITH A "D=". IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORDED PLAT DIMENSION, THE PLATTED DIMENSION IS DENOTED WITH A "P=".

2). ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF S00°02'11"E (S00°04'34"E PER THE RECORDED DEED). A DISTANCE OF 2587.22 FEET (2587.32 FEET OF RECORD) BETWEEN A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842" AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 26 AND A 2" ALUMINUM CAP STAMPED "PLS 25968" AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 26.

3). THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON AN ALTA COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: SC55096073 (EFFECTIVE DATE: 04/29/2021 AT 5:00 P.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B, PART II (EXCEPTIONS) IN THE ABOVE REFERENCED COMMITMENT.

1. THRU 7. STANDARD EXCEPTIONS - RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

8. THE PROPERTY IS SUBJECT TO EXISTING LEASES AND TENANCIES, IF ANY. (NOT SHOWN)

9. THE PROPERTY IS SUBJECT TO ANY INTEREST WHICH MAY HAVE BEEN ACQUIRED BY THE PUBLIC IN AND TO 30 FEET OF SUBJECT PROPERTY BY REASON OF RESOLUTION OF BOARD OF COUNTY COMMISSIONERS DATED AND RECORDED OCTOBER 3, 1987, IN ROAD BOOK A AT PAGE 78 WHICH PROVIDED FOR PUBLIC ROADS 60 FEET IN WIDTH BEING 30 FEET ON EITHER SIDE OF SECTION LINES ON THE PUBLIC DOMAIN. (AS SHOWN HEREON)

10. THE PROPERTY IS SUBJECT TO RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED DECEMBER 05, 1884 IN BOOK 35 AT PAGE 364. (BLANKET IN NATURE. NOT SHOWN)

11. THE PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE BLACK SQUIRREL SOIL CONSERVATION DISTRICT, RECORDED JULY 03, 1946, IN BOOK 957 AT PAGE 321. (BLANKET IN NATURE. NOT SHOWN)

12. THE PROPERTY IS SUBJECT TO AN OIL AND GAS LEASE BETWEEN RALPH BENNETT AND OPAL BENNETT AND W.H. HOGAN, RECORDED FEBRUARY 09, 1954 IN BOOK 1416 AT PAGE 221 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. (BLANKET IN NATURE. NOT SHOWN)

13. THE PROPERTY IS SUBJECT TO MINERAL RESERVATIONS CONTAINED IN DEED RECORDED FEBRUARY 24, 1954 IN BOOK 1419 AT PAGE 198. (BLANKET IN NATURE. NOT SHOWN)

14. THE PROPERTY IS SUBJECT TO THE EFFECT OF MINERAL DEED, RECORDED MAY 27, 1959, IN BOOK 1745 AT PAGE 336. (BLANKET IN NATURE. NOT SHOWN)

15. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MINERAL DEED RECORDED MAY 09, 1988 UNDER RECEPTION NO. 1699723. (BLANKET IN NATURE. NOT SHOWN)

16. THE PROPERTY IS SUBJECT TO THE EFFECT OF AFFIDAVIT REGARDING KNOWN AGGREGATE VALUE, RECORDED JULY 12, 2000, UNDER RECEPTION NO. 2000081217. (BLANKET IN NATURE. NOT SHOWN)

17. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN AGGREGATE LEASE RECORDED JULY 12, 2000 UNDER RECEPTION NO. 81216. (BLANKET IN NATURE. NOT SHOWN)

18. THE PROPERTY IS SUBJECT TO THE EFFECT OF TRUSTEE'S DEED (WATER RIGHTS), RECORDED OCTOBER 31, 2002, UNDER RECEPTION NO. 202190198. (BLANKET IN NATURE. NOT SHOWN)

19. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT RECORDED APRIL 14, 2004 UNDER RECEPTION NO. 20460358.

20. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 04-159, RECORDED APRIL 30, 2004, UNDER RECEPTION NO. 204070341. (20' STRIP, LOCATION NOT SPECIFIED. NOT SHOWN)

21. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117858. (ZONING CHANGE. NOT SHOWN)

22. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117859. (BLANKET IN NATURE. NOT SHOWN)

23. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117860. (BLANKET IN NATURE. NOT SHOWN)

24. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 02, 2005 UNDER RECEPTION NO. 205117861. (BLANKET IN NATURE. NOT SHOWN)

25. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED AUGUST 16, 2005 UNDER RECEPTION NO. 205127098. (BLANKET IN NATURE. NOT SHOWN)

26. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN COLORADO GROUND WATER COMMISSION FINDINGS AND ORDER RECORDED OCTOBER 05, 2005 UNDER RECEPTION NO. 205157500. (BLANKET IN NATURE. NOT SHOWN)

27. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-77, RECORDED JULY 02, 2008, UNDER RECEPTION NO. 208075839. (ZONING CHANGE. NOT SHOWN)

28. THE PROPERTY IS SUBJECT TO THE EFFECT OF RESOLUTION NO. 08-78, RECORDED JULY 07, 2008, UNDER RECEPTION NO. 208077033. (BLANKET IN NATURE. NOT SHOWN)

29. THE PROPERTY IS SUBJECT TO THE EFFECT OF MEMORANDUM OF OIL AND GAS LEASE, RECORDED APRIL 27, 2011, UNDER RECEPTION NO. 211041825. (BLANKET IN NATURE. NOT SHOWN)

30. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MEMORANDUM OF OPTION RECORDED AUGUST 26, 2019 UNDER RECEPTION NO. 219100322. (BLANKET IN NATURE. NOT SHOWN)

31. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN EASEMENT AND AGREEMENT RECORDED DECEMBER 08, 2020 UNDER RECEPTION NO. 220136338, AND 220136339. (AS SHOWN HEREON)

32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE REQUEST RECORDED FEBRUARY 22, 2021 UNDER RECEPTION NO. 22154156. (BLANKET IN NATURE. NOT SHOWN)

4.) ALL LINEAL UNITS DEPICTED ON THIS SUBDIVISION PLAT ARE U.S. SURVEY FEET.

5.) 38 LOTS - 111.56 ACRES
RIGHT-OF-WAY - 9.64 ACRES

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2022, A.D., AND WAS RECORDED AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

EL PASO COUNTY CLERK AND RECORDER

FEES:

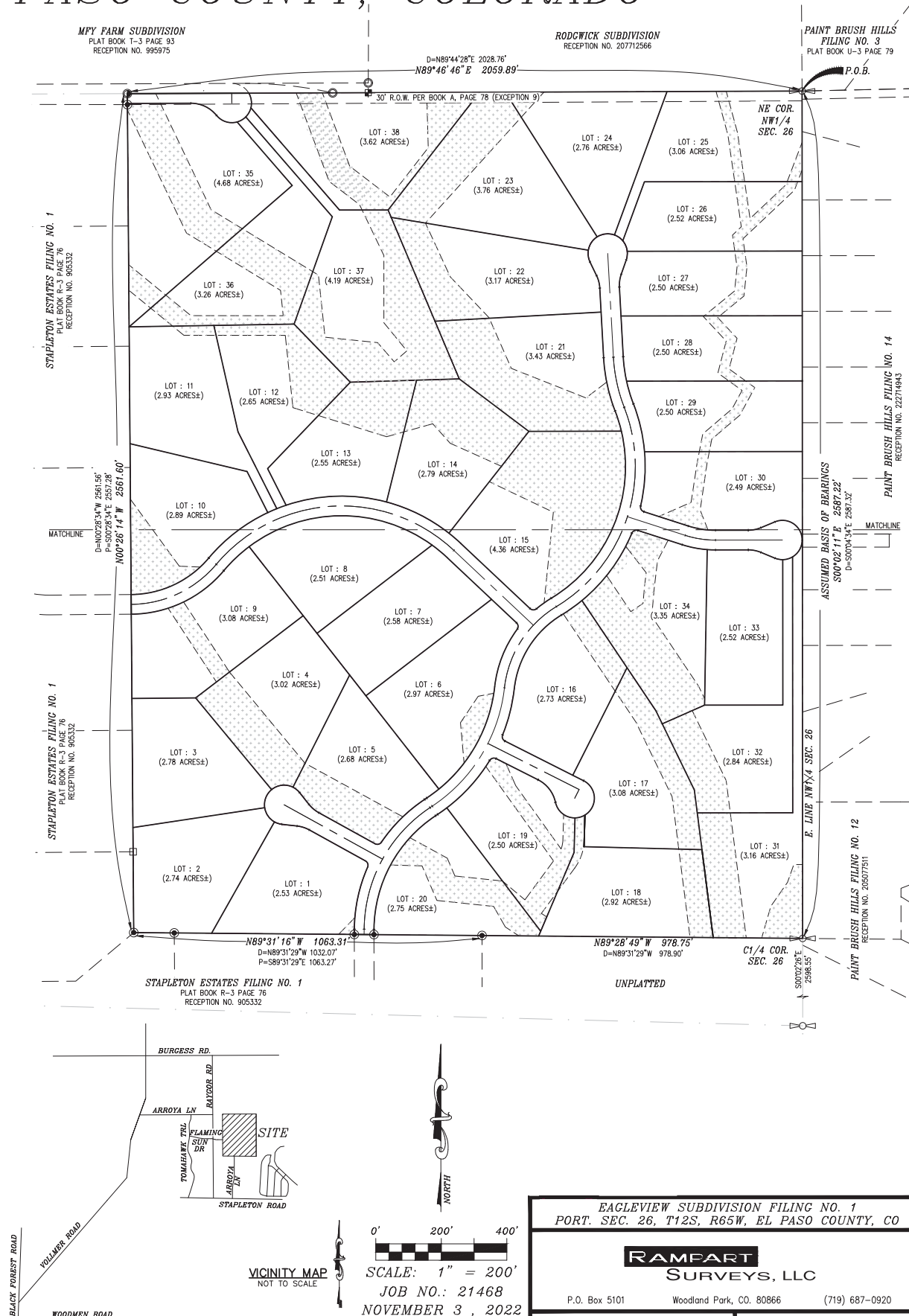
DRAINAGE FEE: _____

BRIDGE FEE: _____

SCHOOL FEE: _____

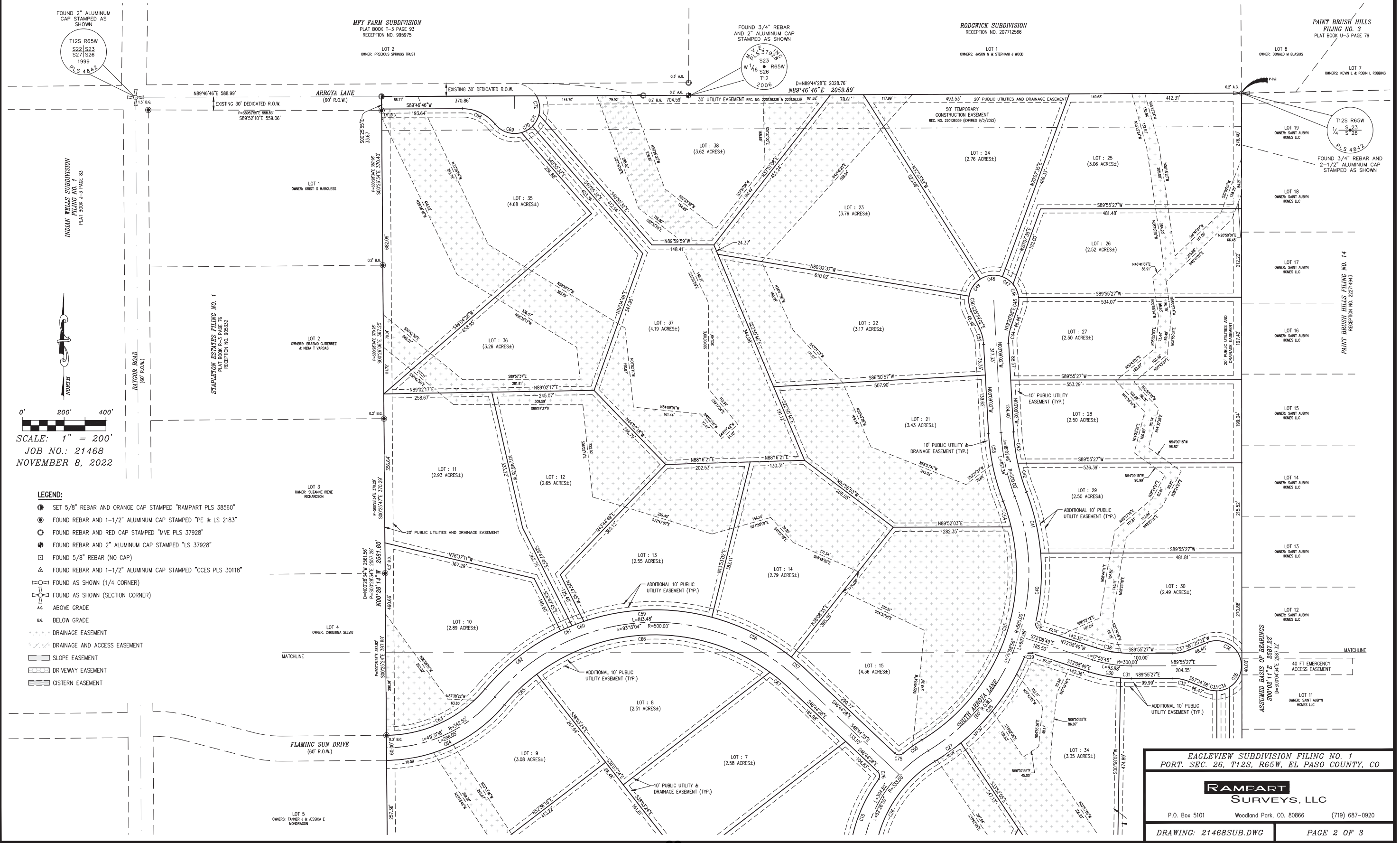
PARK FEE: N/A

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	194.56'	480.00'	23°13'28"	S12°05'28"W	193.23'
C2	22.20'	15.00'	84°47'02"	N18°41'19"W	20.23'
C3	39.49'	100.55'	22°30'00"	N72°19'50"W	39.23'
C4	24.11'	60.00'	23°01'26"	S72°04'07"E	23.95'
C5	54.44'	60.00'	51°59'05"	S34°33'52"E	52.59'
C6	61.73'	60.00'	58°57'03"	S20°54'12"W	59.05'
C7	69.54'	60.00'	66°24'37"	S83°35'02"W	65.72'
C8	25.79'	60.00'	24°37'49"	N50°53'45"W	25.59'
C10	39.49'	100.55'	22°30'00"	S49°49'50"E	39.23'
C11	22.20'	15.00'	84°47'03"	N76°31'38"E	20.23'
C12	186.79'	480.00'	22°17'47"	S45°17'00"W	185.61'
C13	45.93'	470.00'	5°35'56"	N53°37'55"E	45.91'
C14	364.85'	470.00'	44°28'39"	N28°35'37"E	355.76'
C15	190.30'	363.00'	30°02'10"	S21°22'23"W	188.12'
C16	410.15'	420.00'	55°57'09"	S28°27'19"W	394.05'
C17	34.22'	530.00'	3°41'57"	N54°34'54"E	34.21'
C18	196.33'	530.00'	21°13'27"	N42°07'12"E	195.21'
C19	22.32'	15.00'	85°15'48"	S74°08'23"W	20.32'
C20	89.89'	100.55'	51°13'24"	N37°37'01"W	86.93'
C21	82.52'	60.00'	78°48'05"	S51°24'21"E	76.17'
C22	31.82'	60.00'	30°22'57"	N74°00'08"E	31.45'
C23	127.80'	60.00'	122°02'22"	N02°12'32"W	104.97'
C24	22.32'	15.00'	85°15'51"	S20°35'48"E	20.32'
C25	145.05'	530.00'	15°40'50"	N14°11'43"E	144.60'
C26	277.36'	303.00'	52°26'50"	S32°34'43"W	267.78'
C27	76.66'	530.00'	8°17'16"	N54°39'30"E	76.60'
C28	258.31'	530.00'	27°55'29"	N36°33'08"E	255.76'
C29	22.32'	15.00'	85°15'48"	S65°51'7"W	20.32'
C30	77.85'	330.00'	13°31'03"	S78°54'20"E	77.67'
C31	25.41'	330.00'	4°24'42"	S87°52'13"E	25.40'
C32	39.48'	100.55'	22°29'55"	N78°49'36"W	39.23'
C33	24.36'	60.00'	23°15'36"	S79°12'27"E	24.19'
C34	31.55'	60.00'	30°07'44"	N74°05'53"E	31.19'
C35	61.13'	60.00'	58°22'29"	N29°50'49"E	58.52'
C36	118.58'	60.00'	11°14'13"	N55°57'32"W	100.20'
C37	39.49'	100.55'	22°30'05"	N78°40'24"E	39.24'
C38	84.49'	270.00'	17°55'45"	S81°06'41"E	84.14'
C39	22.32'	15.00'	85°15'51"	S29°30'53"E	20.32'
C40	166.60'	530.00'	18°00'38"	N04°06'43"E	165.92'
C41	150.66'	530.00'	16°17'12"	N13°02'12"W	150.15'
C42	72.31'	470.00'	8°48'56"	S16°46'20"E	72.24'
C43	75.58'	470.00'	9°12'50"	S07°46'27"E	75.50'
C44	39.49'	100.55'	22°30'00"	S08°05'58"W	39.23'
C45	26.73'	60.00'	25°31'25"	N06°35'16"E	26.51'
C46	35.30'	60.00'	33°42'28"	N23°01'41"W	34.79'
C47	31.41'	60.00'	29°59'56"	N54°52'53"W	31.06'
C48	55.01'	60.00'	52°31'33"	S83°51'22"W	53.10'
C49	50.41'	60.00'	48°08'20"	S33°31'25"W	48.94'
C50	36.76'	60.00'	35°06'17"	S08°05'53"E	36.19'
C52	39.49'	100.55'	22°30'00"	N14°24'02"W	39.23'
C53	166.78'	530.00'	18°01'46"	S12°09'55"E	166.09'
C54	64.76'	470.00'	7°53'40"	N17°13'58"W	64.71'
C55	591.34'	470.00'	72°05'16"	N22°45'30"E	553.10'
C56	55.35'	363.00'	8°44'12"	S54°26'02"W	55.30'
C57	47.32'	530.00'	5°06'57"	N49°17'57"W	47.31'
C58	214.40'	530.00'	23°10'41"	N63°26'46"W	212.94'
C59	311.05'	530.00'	33°37'33"	S88°09'08"W	306.60'
C60	30.20'	530.00'	31°5'53"	S69°42'25"W	30.19'
C61	30.05'	530.00'	31°4'56"	S66°27'01"W	30.05'
C62	229.26'	530.00'	24°47'05"	S52°26'01"W	227.48'
C63	270.12'	312.52'	49°31'17"	N64°48'07"E	261.79'
C64	321.97'	372.52'	49°31'18"	N64°48'07"E	312.05'
C65	106.75'	470.00'	13°00'50"	S46°32'53"W	106.52'
C66	597.93'	470.00'	72°53'30"	S89°30'03"W	558.42'
C67	59.98'	470.00'	7°18'44"	N50°23'50"W	59.94'
C68	89.83'	100.55'	51°11'07"	N64°37'40"W	86.87'
C69	69.78'	60.00'	66°38'00"	S72°21'07"E	65.91'
C70	30.85'	60.00'	29°27'42"	N59°36'02"E	30.51'
C71	32.23'	60.00'	30°46'38"	N29°28'52"E	31.84'
C72	46.31'	60.00'	44°13'16"	N08°01'06"W	45.17'
C73	28.68'	85.00'	19°20'05"	N11°16'47"E	28.55'
C74	90.87'	150.00'	34°42'33"	S18°58'01"W	89.49'
C75	21.78'	15.00'	83°11'37"	S88°20'16"E	19.92'
C76	21.76'	15.00'	83°07'56"	N05°10'30"W	19.90'



EAGLEVIEW SUBDIVISION FILING NO. 1

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



EAGLEVIEW SUBDIVISION FILING NO. 1
PORT. SEC. 26, T12S, R65W, EL PASO COUNTY, CO

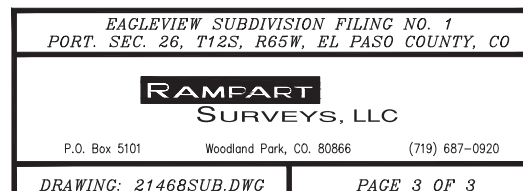
RAMPART
SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-9920

DRAWING: 21468SUB.DWG PAGE 2 OF 3

1999
S22 S23
S27 S26
T12S R65W
PLS 4842

FOUND 2" ALUMINUM
CAP STAMPED AS
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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Retreat at TimberRidge Filing No. 3 Final Plat

Agenda Date: February 8, 2023

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Classic Consulting on behalf of TimberRidge Development Group, LLC, for endorsement of the Retreat at TimberRidge Filing No. 3 Final Plat, consisting of 33 single-family residential lots on 44.35 acres. Minimum lot sizes vary from 15,000 square feet in the southern portions of the property to 2.5 acres nearest the northern boundary at Vollmer Road. The project site is zoned PUD, and is located along Vollmer Road, at the intersection of Arroyo Lane.

The recently adopted 2022 El Paso County Parks Master Plan shows the project impacts to two proposed regional trail connections and one proposed bicycle route. The proposed Sand Creek Primary Regional Trail alignment traverses the central portion of the property, along Sand Creek, while Arroyo Lane Primary Regional Trail traverses the northern boundary of the project site, on the south side of Arroyo Lane. Furthermore, the proposed Vollmer Road Bicycle Route runs adjacent to the western property boundary within the Vollmer Road right-of-way.

Since the 2018 endorsement and approval of the Retreat at TimberRidge PUD Development Plan and Preliminary Plan, the route of the Arroyo Lane Primary Regional Trail has been extended to the intersection of Vollmer Road and Arroyo Lane. This realignment was due in part to the proposed acquisition by El Paso County of a property at the northeastern corner of the aforementioned intersection. The acquisition process is ongoing but will be concluded in 2023. As such, it will be necessary to extend the Arroyo Lane Regional Trail easement to the west beyond its intersection with the Sand Creek Regional Trail.

The Retreat at TimberRidge Filing No. 3 Final Plat shows a 30' trail easement dedicated to the Sand Creek Regional Trail, running north-south on the west side of Sand Creek. According to the plat, this trail easement terminates at Arroyo Lane, and no additional trail easements are designated along Arroyo Lane, either east or west of Sand Creek. While the 2018 Retreat at TimberRidge Preliminary Plan did highlight the trail corridor along Arroyo Lane, only the Filing No. 3 Construction Drawings show what appears to be a trail along the south side Arroyo Lane. If the Arroyo Lane Regional Trail easement is indeed located within Tracts A-D and outside of the designated Arroyo Lane right-of-way, the plan must be symbolized and annotated to show them in a clear and discernable manner.

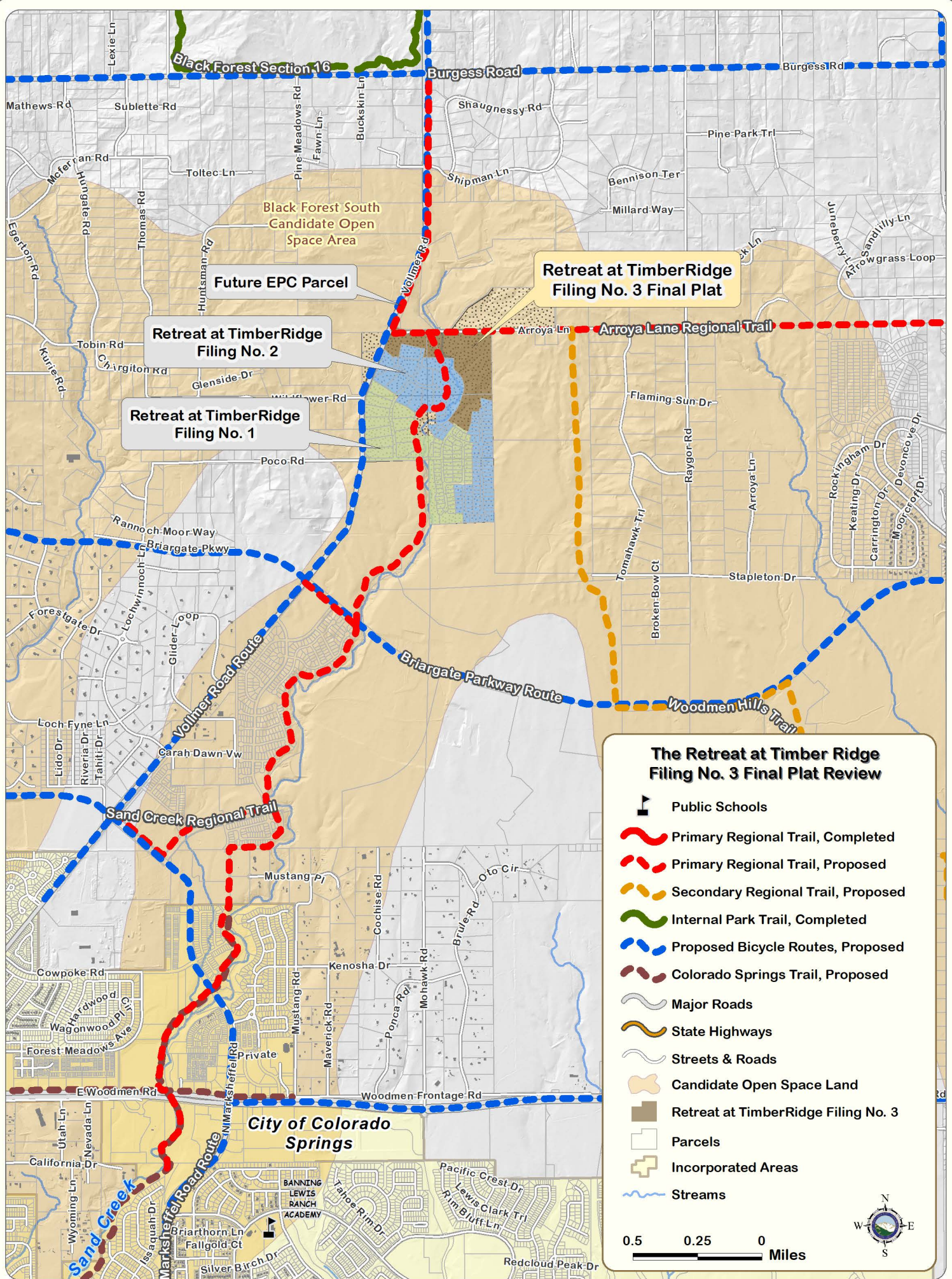
The revised Retreat at TimberRidge PUD Development Plan and Preliminary Plan, endorsed by the Park Advisory Board in January 2018 and approved by the Board of County Commissioners in March 2018, included 26.32 acres (10% of total acreage) of open space, dedicated to public

open space, regional trails, internal trail corridors, water detention, and landscaping. The plan also included the Arroyo Lane and Sand Creek Primary Regional Trail corridors, which closely followed the proposed routes shown in the 2013 El Paso County Parks Master Plan. While very little public open space is dedicated in Filing No. 3, the El Paso County Land Development Code calculates the PUD 10% open space requirement at the PUD Development Plan and Preliminary Plan stages, and therefore, this Final Plat continues to meet the open space requirement. No-build zones protect areas affected by seasonal low-water runoff.

Besides the above-mentioned trail easement requirements, staff recommends that the applicant pay fees for regional and urban park purposes. A park lands agreement will not be considered for this filing due to the lack of planned urban park amenities.

Recommended Motion (Filing No. 3 Final Plat):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Retreat at TimberRidge Filing No. 3 Final Plat: (1) provide to El Paso County a 25-foot public trail easement along the west side of the Sand Creek Drainage from the southern plat boundary to Arroyo Lane that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County prior to the recording of this Final Plat; (2) provide to El Paso County a 25-foot public trail easement along the south side of Arroyo Lane outside of the public Right-of-Way, from the eastern plat boundary to Vollmer Road that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County prior to the recording of this Final Plat; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$15,180 and urban park purposes in the amount of \$9,570 to be paid upon recording of this Final Plat.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

February 8, 2023

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:	Retreat at TimberRidge Filing No. 3 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-041	Total Acreage:	44.35
		Total # of Dwelling Units:	33
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	1.86
TimberRidge Development Group, LLC	Classic Consulting Engineers, LLC	Regional Park Area:	2
6385 Corporate Drive, Suite 200	619 North Cascade Avenue, Suite 200	Urban Park Area:	2, 3
Colorado Springs, CO 80919	Colorado Springs, CO 80903	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 2, 3	
0.0194 Acres x 33 Dwelling Units = 0.640		Neighborhood: 0.00375 Acres x 33 Dwelling Units =	0.12
Total Regional Park Acres: 0.640		Community: 0.00625 Acres x 33 Dwelling Units =	0.21
		Total Urban Park Acres: 0.33	
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 2, 3	
\$460 / Dwelling Unit x 33 Dwelling Units = \$15,180		Neighborhood: \$114 / Dwelling Unit x 33 Dwelling Units =	\$3,762
Total Regional Park Fees: \$15,180		Community: \$176 / Dwelling Unit x 33 Dwelling Units =	\$5,808
		Total Urban Park Fees: \$9,570	

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 Retreat at TimberRidge Filing No. 3 Final Plat: (1) provide to El Paso County a 25-foot public trail easement along the west side of the Sand Creek Drainage from the southern plat boundary to Arroyo Lane that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County prior to the recording of this Final Plat; (2) provide to El Paso County a 25-foot public trail easement along the south side of Arroyo Lane outside of the public Right-of-Way, from the eastern plat boundary to Vollmer Road that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County prior to the recording of this Final Plat; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$15,180 and urban park purposes in the amount of \$9,570 to be paid upon recording of this Final Plat.

Park Advisory Board Recommendation:

LETTER OF INTENT

Retreat at TimberRidge

Filing No. 3

Owner: TimberRidge Development Group, LLC
2138 Flying Horse Club Dr.
Colorado Springs, CO 80921
(719) 592-9333

**Applicant/
Consultant:** Classic Consulting, LLC
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903
(719) 785-2802

Tax Schedule No. 52214-00-001, 52280-00-039, 52272-00-006, 52272-00-007,
52272-00-008, 52220-00-026 and portion of 52220-00-023

Request:

This Final Plat encompasses 44.351 acres and 33 single-family lots are proposed. Six lots (Lots 1-6) are proposed to be 2.5 Ac. minimum in size. The remaining 27 lots (Lots 7-33) are proposed to be 15,000 SF minimum in size. This remains consistent with both the approved PUD Development Plan and Preliminary Plan. Water sufficiency is being requested with this Final Plat.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the Final Plat for Retreat at TimberRidge Filing No. 3. This proposed Final Plat consists of 33 single-family homes and six tracts for open space, drainage, utilities and trails. The total acreage for this Final Plat equals 44.351 acres. A realignment of Arroya Road to intersect Vollmer Road at a 90-degree angle will be provided with this subdivision. However, no right-of-way vacation is being proposed at this time.

The site is located in a portion of sections 21, 22, 27 and 28, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due east of Vollmer Road, south of Arroya Lane and north and west of the Sterling Ranch Development and TimberRidge Filings 1 and 2. The entire property is zoned PUD with proposed residential land uses of both rural (2.5 Ac. lots) and urban (15,000 SF min. lots).

The zoning of the property was approved with the Retreat at TimberRidge PUD Development Plan, April 2018.

PROJECT DESCRIPTION:

SOILS & GEOLOGY HAZARDS/CONSTRAINTS

The Geology and Soils Report dated June 2022 prepared by Entech Engineering, Inc., outlines potential Geologic Hazards and Constraints as defined in the Engineering Criteria Manual and Code. Mitigation is identified and discussed in Section 6 of the Report. All constraints can be properly mitigated or avoided through standard construction practices. Any hazards or constraints are depicted and noted on the Final Plat.

TRAFFIC

Retreat at TimberRidge Filing No. 3 will be accessed by the extension of both Aspen Valley Road and Antelope Ravine Drive north into the property as constructed with Filing No. 1 and 2. Direct access from Arroya Lane will also service Filing No. 3. Arroya Lane then has direct access to Vollmer Road. Please also reference the Traffic Technical Memorandum dated July 2022 prepared by LSC Transportation Consultants, Inc.

El Paso County Road Impact Fee Program: Pursuant to Board of County Commissioner Resolution No. 16-454, the applicant elects to include this Filing No. 3 in the five mill Public Improvement District No. 3 as noted on the final plat. The current five mill PID building permit fee for single family residential use equals \$2,527 per lot.

TRAILS & CONNECTIVITY

Per the approved PUD Development Plan and Preliminary Plan, an El Paso County regional multi-use trail (10' wide gravel) will be provided along the west side of Sand Creek (within a proposed 30' El Paso County Regional Trail Easement) and the south side of Arroya Lane (within a proposed 25' public tract for the Sand Creek channel that is to be owned and maintained by El Paso County).

UTILITY SERVICES

Urban Lots (Lots 7-33)

Rural Lots (Lots 4-6)

Water and Wastewater services will be provided by the Sterling Ranch Metropolitan District through an agreement between the Developer and the District. (See provided commitment letter) As referenced in the Water Resources Report, prepared by JDS Hydro Consultants, Inc., the projected water demands for these urban lots are 0.353 AF/unit for a total annual demand of **10.59 Acre-feet** for Filing No. 3. The projected average daily wastewater loads are 172 GPD/unit for a total average daily flow of **5,160 GPD** for Filing No. 3.

All off-site utility infrastructure was constructed with Filing No. 1 and Filing No. 2.

UTILITY SERVICES

Rural Lots (Lots 1-3)

Water will be provided by individual wells on each lot and Wastewater will be provided through individual On-site Wastewater Treatment Systems (OWTS). Based on the Geology and Soils Report, Section 8, these lots are suitable for OWTS with additional

testing required for each individual lot prior to construction. As referenced in the Water Resources Report, prepared by JDS Hydro Consultants, Inc., the projected water demands for these rural lots are 0.353 AF/unit for a total annual demand of **1.059 Acre-feet** for Filing No. 3. The augmentation plans (18CW3002 and 16CW3035) relinquish 2,796 acre-feet of Laramie Fox Hills NT water to augment these 3 single-family wells in Filing No. 3.

All residential lots (both urban and rural) will be serviced by Mountain View Electric Association for electric service and Black Hills Energy for gas service (See provided utility commitment letters). Standard MVEA street lighting is proposed for all urban public roads with license agreement required for facilities with County Right-of-Way.

DRAINAGE & PONDS

With the Filing No. 2 development, an Extended Detention Basin (EDB) was constructed to provide detention and water quality treatment for the portion of Filing No. 3 development area west of Sand Creek. Another detention and stormwater quality facility was constructed with Filing No. 1 and the remaining portion of Filing No. 3 east of Sand Creek will be handled by this facility. The existing EDB's are owned and maintained by the Retreat at TimberRidge Metro District. Two proposed Rain Garden facilities are planned to handle the treatment of Arroya Lane.

Reach SC-9 of the Sand Creek channel traverses the site north-south. This drainageway is a significant natural feature that includes some wetlands and to the greatest extent possible will be preserved to provide an open space corridor through the development. (Reference the Wetland Delineations Report prepared by CORE Consultants, Inc.) The Sand Creek DBPS, prepared by Kiowa Engineering Corporation, recommends a floodplain preservation design concept through this Reach. This concept includes specifically located grade control and/or drop structure improvements and rip-rap bank protection in an effort to slow the channel velocities and prevent localized and long-term stream degradation. Any disturbance of the delineated wetlands will be appropriately permitted with the U.S Army Corps of Engineers. Prior to any disturbance within the waters of the U.S., a floodplain development permit will be approved by Regional Floodplain.

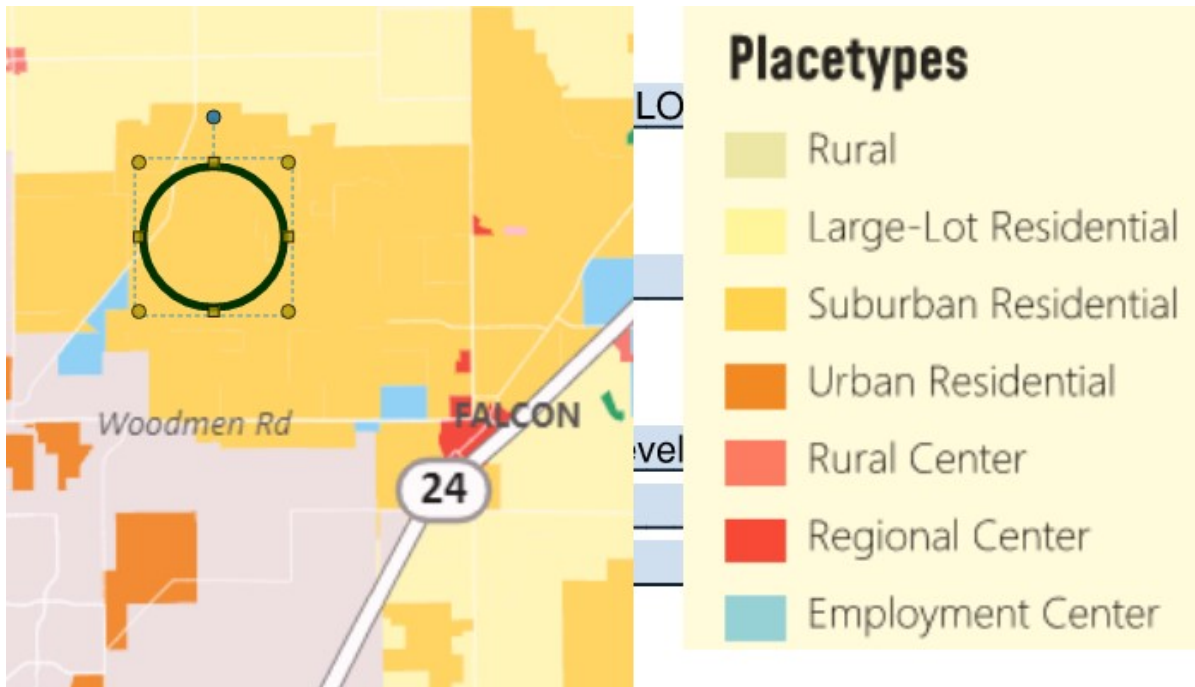
JUSTIFICATION:

Criteria for Approval

Conformance with the El Paso County Master Plan

The Retreat at TimberRidge Filing No. 3 is in conformance with the goals, objectives and Policies of the El Paso County Master Plan in the following manner:

® This residential land use falls within the primary land use Suburban Residential "Placetype" as identified in the Master Plan excerpt below.



® There is existing infrastructure to which the proposed development can connect to. This subdivision is the third filing within the overall TimberRidge Development. Filing No. 1 and 2 installed provided installation of roadway, utility and drainage infrastructure that this filing will connect to and utilize.

® This land use is located within the Suburban Residential Housing Priority Development Area as identified on the Master Plan excerpt below.

Conformance with the approved Preliminary Plan

The Retreat at TimberRidge Filing No. 3 is in conformance with the Retreat at TimberRidge Preliminary Plan (SP-182) and contained within portions of Phases 3, 4, 5 and 6.

Other Criteria for Approval

This subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering and surveying requirements of the County.

A sufficient water supply finding for quantity, quality and dependability was determined and made by BoCC at the time of Retreat at TimberRidge Filing No. 1 Final Plat approval.

A public sewage disposal system has been established for the proposed Rural Lots 4-6 and Urban lots 7-33 (30 lots total) into the Sterling Ranch Metro District public sewer system and OWTS for rural Lots 1-3 (3 lots) in compliance with State and local laws and regulations and the requirements of Chapter 8 or the LDC.

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified, addressed in the on-site soils report and shown on the Final Plat.

Adequate drainage improvements are proposed that comply with State Statute and the requirements of the LDC and the ECM and are presented in the Retreat at TimberRidge Filing No. 3 Final Drainage Report.

Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County for compliance with the LDC and ECM. TimberRidge Filing No. 3 access will be from existing public streets constructed with Filings No. 1 and 2 and Arroya Lane.

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

The final plans provide evidence to show that the proposed methods of fire protection comply with Chapter 6, LDC. Also, the Black Forest Fire Protection District will review and approve the utility plans for this development.

In accordance with Chapter 8 of the LDC, off-site impacts have been evaluated with the PUD and Preliminary Plan. All related off-site roadway/traffic impacts, as documented in the TimberRidge TIS will be constructed based on the phasing/timing as presented in the TIS and approved by the County. This subdivision has also elected to be included in the PID No. 3 under the County Road Impact Fee Program. All on and off-site drainage has been evaluated and presented in the Retreat at TimberRidge Filing No. 3 Final Drainage Report. Off-site grading and drainage easements have now been documented and will be recorded prior to construction.

All public facilities/infrastructure is documented in the FAE and financial guarantee will be provided to the County based on the SIA prior to Plat recordation.

This subdivision meets all other applicable sections of the LDC, Chapters 6 and 8.

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

RETREAT AT TIMBERRIDGE FILING NO. 3

A PORTION OF SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 21, 22, 27 AND 28, ALL IN TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE SOUTHERLY RIGHT OF WAY LINE OF POOCO ROAD AS PLATTED IN RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 2220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE N09°49'11"E, A DISTANCE OF 2334.95 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430, SAID POINT BEING THE NORTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO. 222715015, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N21°41'10"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD, A DISTANCE OF 342.36 FEET TO A POINT ON THE SOUTHWESTERLY CORNER OF ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431;
THENCE N89°40'23"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431, A DISTANCE OF 761.52 FEET TO THE SOUTHEASTERLY CORNER OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431 SAID POINT BEING ON THE EAST LINE OF SAID SECTION 28;
THENCE N00°52'58"W, ON THE EASTERLY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431 AND THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431 SAID POINT BEING THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;
THENCE N00°37'14"W, ON THE EASTERLY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431 AND THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431;
THENCE S89°40'23"W, ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ARROYA LANE AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 431, A DISTANCE OF 736.82 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430;

THENCE N21°41'10"E, ON THE EASTERLY RIGHT OF WAY LINE OF SAID VOLLMER ROAD AS DESCRIBED IN A DOCUMENT RECORDED IN BOOK 2678 AT PAGE 430, A DISTANCE OF 113.86 FEET;
THENCE S68°26'02"E, A DISTANCE OF 147.97 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 21°53'35", A RADIUS OF 560.00 FEET AND A DISTANCE OF 213.98 FEET TO A POINT OF TANGENT;
THENCE N89°40'23"E, A DISTANCE OF 347.83 FEET;
THENCE N88°38'55"E, A DISTANCE OF 1330.86 FEET;
THENCE S00°54'30"E, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;
THENCE S00°54'30"E, A DISTANCE OF 1447.63 FEET TO THE NORTHEASTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 2 RECORDED UNDER RECEPTION NO. 222715015;

THENCE ON THE NORTHERLY AND EASTERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2 THE FOLLOWING SEVEN (7) COURSES:

1. N77°00'00"W, A DISTANCE OF 251.41 FEET;
2. S07°30'00"E, A DISTANCE OF 198.00 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S07°30'00"E, HAVING A DELTA OF 83°24'30", A RADIUS OF 55.00 FEET AND A DISTANCE OF 80.07 FEET TO A POINT OF TANGENT;
4. S00°54'30"E, A DISTANCE OF 28.43 FEET;
5. S89°05'30"W, A DISTANCE OF 150.00 FEET;
6. S05°57'53"W, A DISTANCE OF 241.74 FEET;
7. S19°50'00"W, A DISTANCE OF 225.69 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1;

THENCE ON THE NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 1 THE FOLLOWING TWO (2) COURSES:

1. N71°41'17"W, A DISTANCE OF 83.46 FEET;
2. N53°22'30"W, A DISTANCE OF 243.17 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2;

THENCE ON THE EASTERLY AND NORTHERLY BOUNDARY OF SAID RETREAT AT TIMBERRIDGE FILING NO. 2 THE FOLLOWING TWENTY (20) COURSES:

1. N36°37'30"E, A DISTANCE OF 10.00 FEET;
2. N53°22'30"W, A DISTANCE OF 150.00 FEET;
3. N36°37'30"E, A DISTANCE OF 200.00 FEET;
4. N35°37'50"E, A DISTANCE OF 108.98 FEET;
5. N27°50'00"E, A DISTANCE OF 94.45 FEET;
6. N19°43'22"E, A DISTANCE OF 95.70 FEET;
7. N18°00'00"E, A DISTANCE OF 100.00 FEET;
8. N17°01'01"E, A DISTANCE OF 103.72 FEET;
9. N03°30'00"E, A DISTANCE OF 107.28 FEET;
10. N16°19'41"W, A DISTANCE OF 155.30 FEET;
11. N41°00'00"W, A DISTANCE OF 256.15 FEET;
12. N00°00'00"E, A DISTANCE OF 208.46 FEET;
13. N86°05'18"W, A DISTANCE OF 253.40 FEET;
14. N90°00'00"W, A DISTANCE OF 378.68 FEET;
15. N12°00'00"E, A DISTANCE OF 183.00 FEET;
16. N78°00'00"W, A DISTANCE OF 490.00 FEET;
17. S12°00'00"W, A DISTANCE OF 307.77 FEET TO A POINT ON CURVE;
18. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S68°21'36"W, HAVING A DELTA OF 114°51'36", A RADIUS OF 60.00 FEET AND A DISTANCE OF 120.28 FEET TO A POINT ON CURVE;
19. N46°30'00"W, A DISTANCE OF 243.59 FEET;
20. N68°18'50"W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 44.351 ACRES.

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A THRU E AND H WITH USE STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICTS NO. 1.

BY: _____

AS: _____

OF THE RETREAT METROPOLITAN DISTRICT NO. 1.

STATE OF COLORADO } ss

COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ A.D. BY _____ OF THE RETREAT METROPOLITAN DISTRICT NO. 1.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT I WITH USE STATED IN THE TRACT TABLE, ARE HEREBY ACCEPTED FOR MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICTS NO. 2.

BY: _____

AS: _____

OF THE RETREAT METROPOLITAN DISTRICT NO. 2.

STATE OF COLORADO } ss

COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ A.D. BY _____ OF THE RETREAT METROPOLITAN DISTRICT NO. 2.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RETREAT AT TIMBERRIDGE FILING NO. 3. 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 PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____ A.D.

BY: DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA, INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO } ss

COUNTY OF EL PASO }

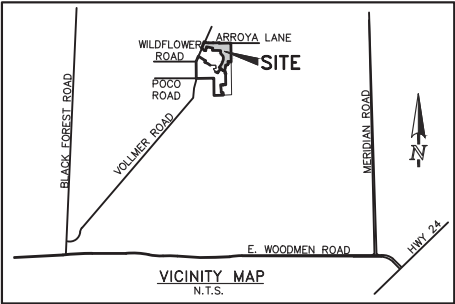
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20____ A.D. BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES OF AMERICA INC. MANAGER OF TIMBERRIDGE DEVELOPMENT GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

1. THE DATE OF PREPARATION IS DECEMBER 8, 2022.
2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 21, 22, 27 AND 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
3. LOT 1: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TWENTY (20) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4. LOT 2 - 6: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
5. LOT 7 - 30: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR PUBLIC UTILITIES, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, A FIVE (5) FOOT EASEMENT ALONG THE FRONT AND/OR SIDE OF ANY LOT ABUTTING A RIGHT-OF-WAY FOR PUBLIC UTILITIES AND IMPROVEMENT PURPOSES, AND A TEN (10) FOOT EASEMENT, AS SHOWN ON THIS PLAT, FOR PUBLIC UTILITIES, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT: SOILS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. 39-182.
7. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 33. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 9.
8. PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE RETREAT METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 220087614, 220114578, 22119288, 22119293, 21917055, 221040860, 219166057, 221040822 AND 222037429 AND AS AMENDED AND THE RETREAT METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 220087615, 221040842, 22119288, 21917055, 221040860, 219166057, 221040882 AND 222037429 AND AS AMENDED .
9. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF A APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT.
10. THE ADDRESSES () EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
11. FLOODPLAIN STATEMENT: THIS SITE, RETREAT AT TIMBERRIDGE FILING NO. 3, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C03350, DATED DECEMBER 7, 2018, (ZONE X AND AE) AND BE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE FEMA GIS MAPS.



GENERAL NOTES (CONT.):

10. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. _____, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE EXECUTIVE DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH AN APPROVED AND PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
11. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. 218040692 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
12. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
13. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
15. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT ORDER NUMBERS 221502 PREPARED BY CAPSTONE TITLE, WITH AN EFFECTIVE DATE OF DECEMBER 1, 2022 AT 8:00 A.M.
16. 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 RECORDED AT RECEPTION NO. _____, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF RETREAT AT TIMBERRIDGE FILING NO. 3 ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 3 AND AS SUCH ARE SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
18. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
19. LOTS 5, 6, 9, 10 AND 12-14 SHALL ACCEPT DRAINAGE FROM UPSTREAM AREAS AND THE PURCHASERS OF THESE LOTS ARE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF SIDE-LOT DRAINAGE SWALES TO ACCOMMODATE THE STORMWATER RUNOFF.
20. 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.
21. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006" AND AT THE EAST END, WHICH IS A 30' WITNESS CORNER TO THE EAST OF THE EAST QUARTER CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "ESI PLS 10376, 2006", IS ASSUMED TO BEAR S89°08'28"W A DISTANCE OF 1356.68 FEET.
22. TRACTS A THRU D ARE FOR PUBLIC REGIONAL AND LOCAL TRAILS, PUBLIC UTILITIES AND OPEN SPACE, SAID TRACTS WILL BE OWNED AND MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 1.
23. TRACT I IS FOR PUBLIC REGIONAL AND LOCAL TRAILS, PUBLIC UTILITIES AND OPEN SPACE, SAID TRACT WILL BE OWNED AND MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 2.
24. TRACT E AND H ARE FOR PUBLIC REGIONAL AND LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE, SAID TRACT WILL BE OWNED BY EL PASO COUNTY WITH AESTHETIC MAINTENANCE BY THE RETREAT METROPOLITAN DISTRICT NO. 1.
25. TRACTS F AND G WILL BE OWNED AND MAINTAINED BY THE OWNER OF RECORD.
26. UTILITY PROVIDERS: WATER AND SANITARY SEWER: LOTS 1-3 INDIVIDUAL WELL AND SEPTIC SYSTEM WATER AND SANITARY SEWER: LOTS 4-33 STERLING RANCH METROPOLITAN DISTRICT ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION GAS: BLACK HILLS ENERGY
27. ALL PROPERTY WITHIN THIS SUBDIVISION WILL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RETREAT AT TIMBERRIDGE RECORDED OCTOBER 30, 2020, UNDER RECEPTION NO. 220174542 RECORDS OF EL PASO COUNTY, COLORADO.
28. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
29. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED 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 USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT BE BASED ON AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
30. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO VOLLMER ROAD AND ARROYA LANE.
31. THE SECONDARY GRAVEL ACCESS ROAD, LYING WITHIN AN EASEMENT DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 220202400, IS NOT COUNTY MAINTAINED. CONSTRUCTION AND MAINTENANCE OBLIGATIONS ARE THE RESPONSIBILITY OF TIMBERRIDGE DEVELOPMENT GROUP, LLC AND THE RETREAT METROPOLITAN DISTRICT NO. 1 PER SAID EASEMENT DOCUMENT.
32. THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY THE RETREAT METROPOLITAN DISTRICT NO. 1.
33. SOIL AND GEOLOGY CONDITIONS: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOIL, GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY, THE RETREAT AT TIMBERRIDGE, VOLLMER ROAD AND ARROYA LANE EL PASO COUNTY, COLORADO BY ENTECH ENGINEERING INC, DATED APRIL 12, 2017, REVISED DECEMBER 1, 2017 IN FILE RETREAT AT TIMBERRIDGE FILE NO. PUD 17-003 AND FILE NO. SP 182 AVAILABLE AT EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT. POTENTIAL SEASONAL SHALLOW WATER: LOTS 1-3, NO BUILDINGS OR SEPTIC SYSTEMS ARE ALLOWED IN THESE AREAS. IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM. MAINTENANCE OF SAID UNDERGROUND DRAINAGE SYSTEM SHALL BE BY THE INDIVIDUAL PROPERTY OWNER.
34. THE PRIVATE DETENTION BASIN/ STORM WATER QUALITY BEST MANAGEMENT PRACTICE MAINTENANCE AGREEMENT AND EASEMENT IS RECORDED UNDER RECEPTION NO. _____ THE CHANNEL AND WETLAND MAINTENANCE AGREEMENT IS RECORDED UNDER RECEPTION NO. _____.
35. INDIVIDUAL WELLS FOR LOTS 1-3 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.
36. WATER RIGHTS AVAILABLE TO SERVE INDIVIDUAL WELLS ON LOTS 1-3 SHALL BE OWNED BY THE RETREAT METROPOLITAN DISTRICT NO. 1 AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE DISTRICT GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.
37. PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION NO. _____.
38. THE FENCE ON LOT 1 ADJACENT TO VOLLMER ROAD AND THE REAR LOT LINES OF 5, 6, 9, 10 AND 12 THRU 14 SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
39. SEWAGE TREATMENT FOR LOTS 1-3 IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEERED SYSTEM PRIOR TO PERMIT APPLICATION.
40. APPROVAL OF THIS PLAT HEREBY VACATES AND RELEASES ANY RIGHTS EL PASO COUNTY MAY HAVE ACQUIRED OR BE ENTITLED TO IN THE 30 FEET ON EACH OF THE SECTION LINES RECORDED IN ROAD BOOK A AT PAGE 78 AND BOOK 571 AT PAGE 55, AS THEY MAY AFFECT THIS PLAT.
41. RESERVATION BY KAY JUANITA MCGINNIS AND JOAN CHARLEEN CORNELL AND RITA ANN O'DELL AND CHARLES L. O'DELL IN DEED RECORDED NOVEMBER 15, 2016 AT RECEPTION NO. 216132317 OF ANY AND ALL RIGHTS TO ANY AND ALL OIL, GAS AND OTHER MINERALS UNDER SAID LANDS TOGETHER WITH THE RIGHT OF SURFACE ENTRY.

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A-D (PUBLIC REGIONAL & LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE)	37,419	1.94%	THE RETREAT DISTRICT NO. 1	THE RETREAT DISTRICT NO. 1
TRACT E AND H (PUBLIC REGIONAL & LOCAL TRAILS, EXISTING DRAINAGEWAY, PUBLIC UTILITIES AND OPEN SPACE)	118,073	6.11%	EL PASO COUNTY	EL PASO AESTHETIC MAINTENANCE BY DISTRICT NO. 1
TRACT I (PUBLIC REGIONAL & LOCAL TRAILS, PUBLIC UTILITIES AND OPEN SPACE)	1,949	0.10%	THE RETREAT DISTRICT NO. 2	THE RETREAT DISTRICT NO. 2
TRACT F AND G	400	0.02%	OWNER OF RECORD	
LOTS (33 TOTAL)	1,472,691	76.23%	INDIVIDUAL LOT OWNERS	
R.O.W.	301,387	15.60%	COUNTY	COUNTY
TOTAL	1931,919	100.00%		

SURVEYOR'S STATEMENT:

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

I ATTEST THE ABOVE ON THIS _____ DAY OF _____ 20____

ROBERT L. MEADOWS JR., PROFESSIONAL LAND SURVEYOR DATE
COLORADO P.L.S. NO. 34977
FOR AND ON BEHALF OF CLASSIC CONSULTING,
ENGINEERS AND SURVEYORS, LLC.

NOTICE:

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

COUNTY APPROVAL CERTIFICATE:

THIS PLAT FOR RETREAT AT TIMBERRIDGE FILING NO. 3 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____ 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD. AN ADMINISTRATIVE DETERMINATION OF THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK ____M. THIS _____ DAY OF _____ 20____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: _____
DEPUTY

DRAINAGE: SAND CREEK

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: FALCON SCHOOL DISTRICT NO. 49
ACADEMY SCHOOL DISTRICT NO. 20

NO.	REVISION	DATE

PCD FILE NO.:

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

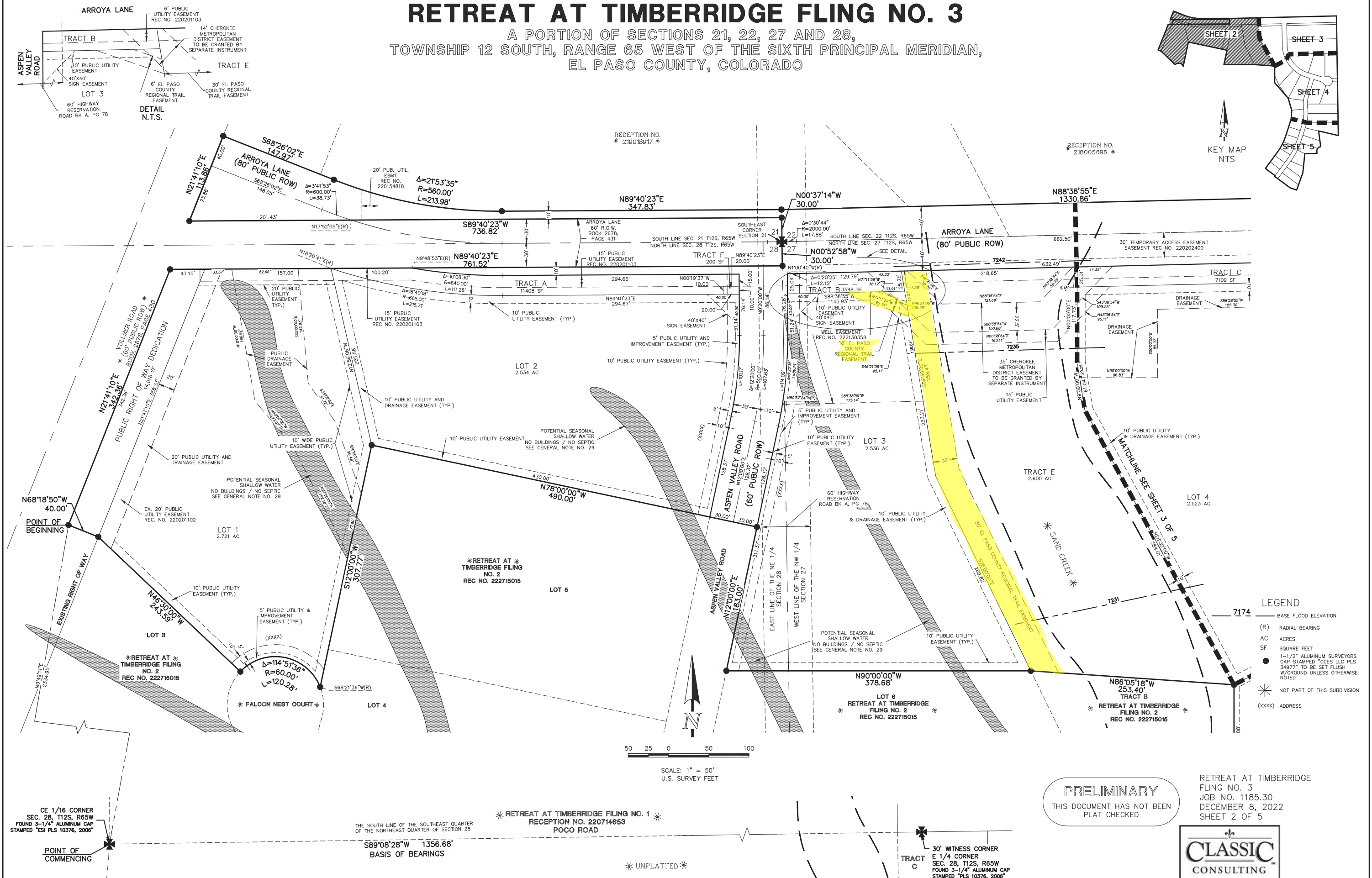
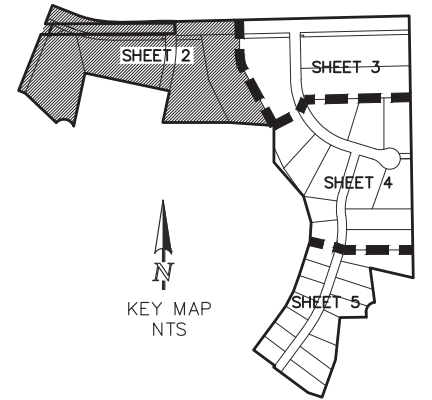
(719)785-0790



RETREAT AT TIMBERRIDGE
FILING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 1 OF 5

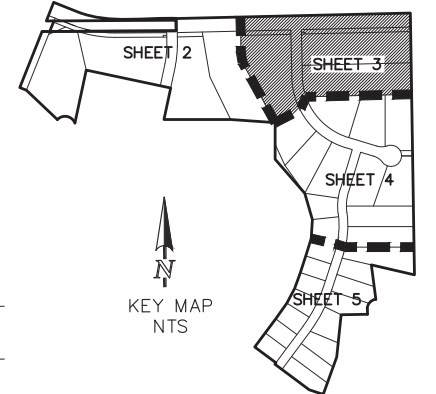
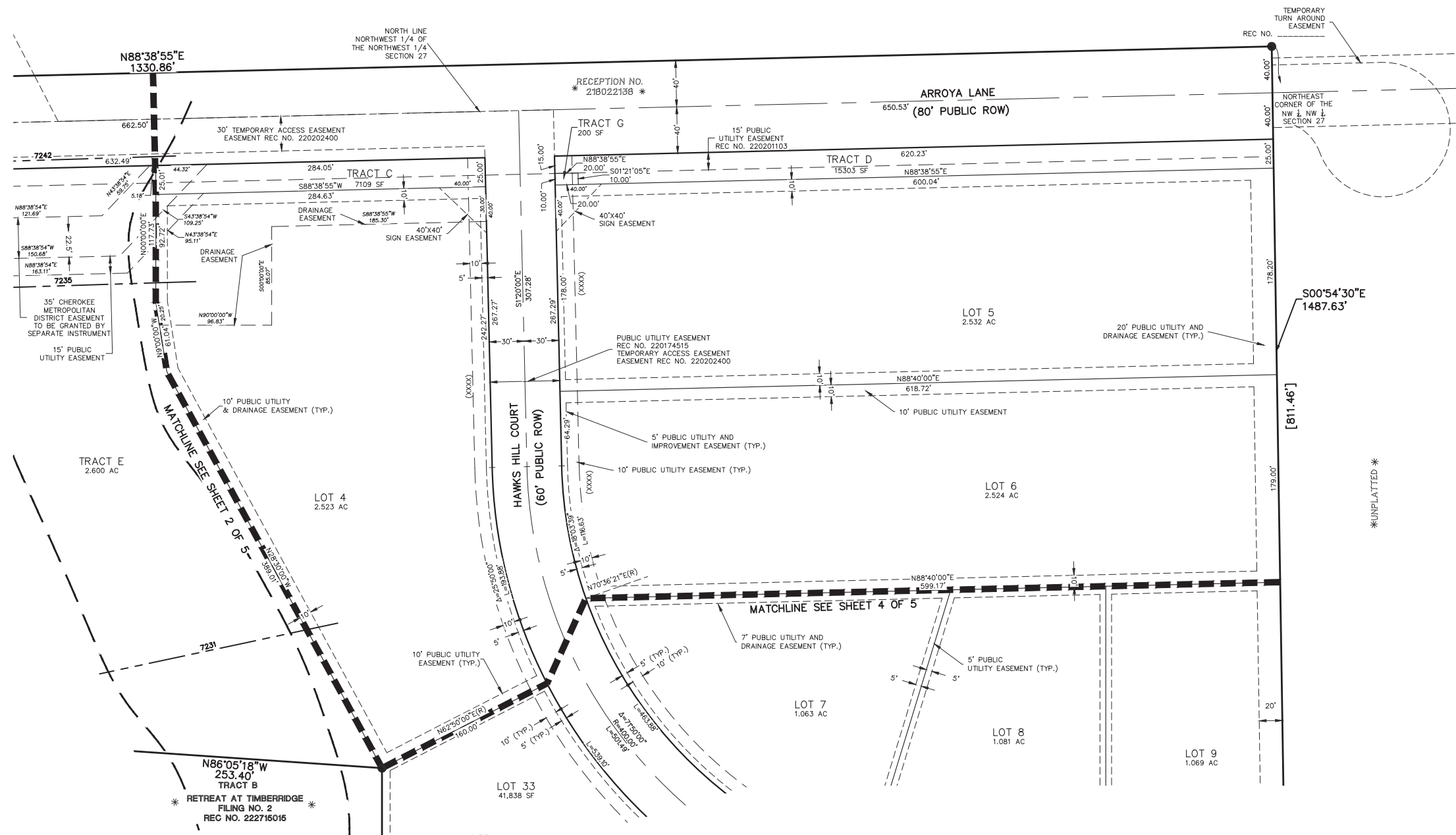
PRELIMINARY

A PORTION OF SECTIONS 21, 22, 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



RETREAT AT TIMBERRIDGE FLING NO. 3

A PORTION OF SECTIONS 21, 22, 27 AND 28,
TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



LEGEND

- 7174 BASE FLOOD ELEVATION
- [811.46] 1400' INTERVAL DIMENSION
- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" TO BE SET FLUSH W/GROUND UNLESS OTHERWISE NOTED
- *NOT PART OF THIS SUBDIVISION
- (XXXX) ADDRESS

SCALE: 1" = 50' U.S. SURVEY FEET

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

RETREAT AT TIMBERRIDGE
FLING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 3 OF 5

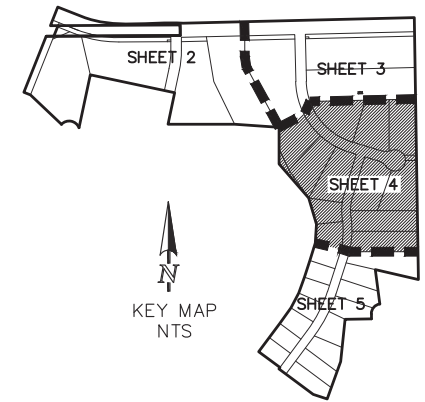
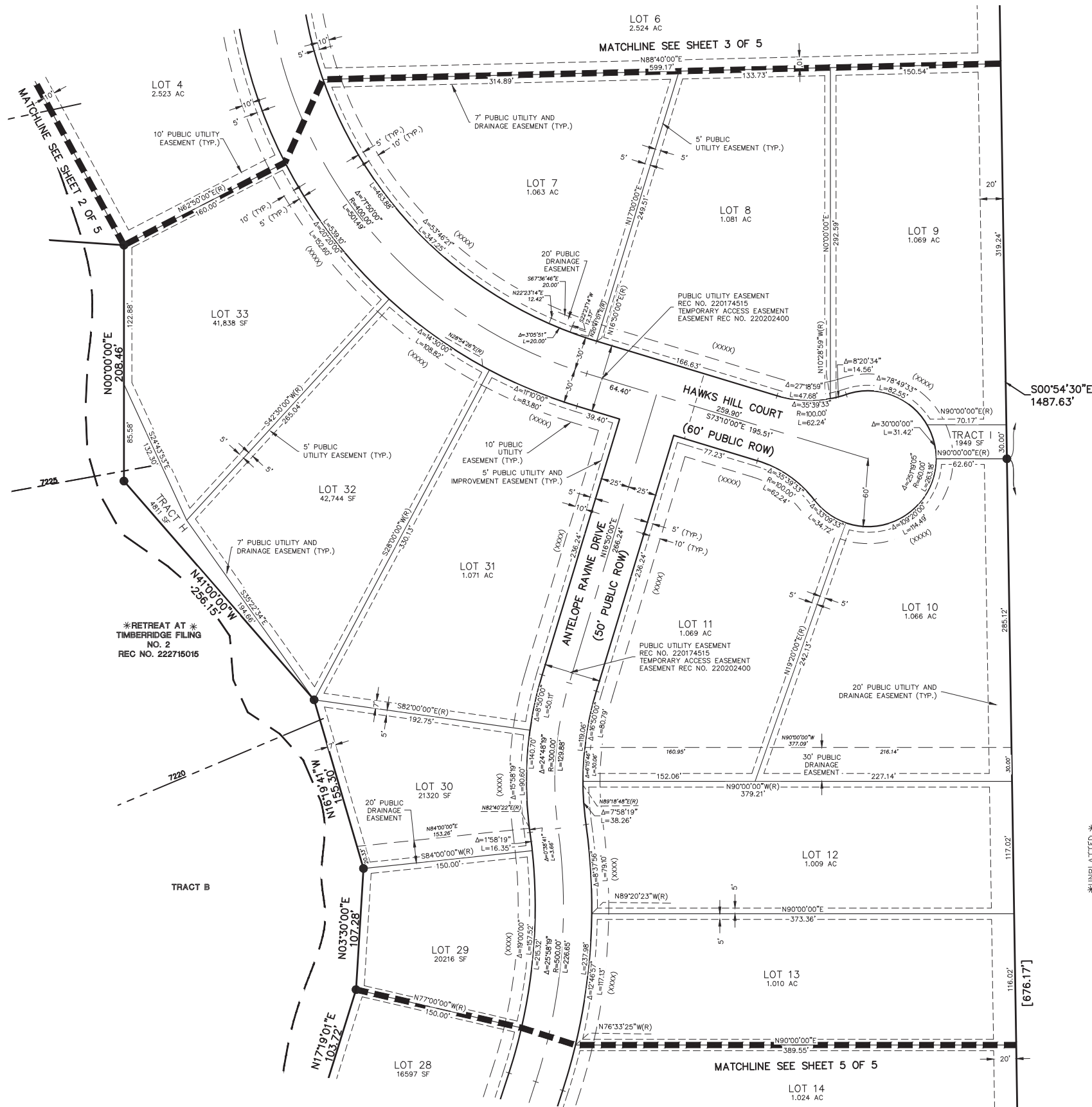


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Colorado Springs, Colorado 80903 (719) 785-0790

PCD FILE NO.:

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RETREAT AT TIMBERRIDGE
FLING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 4 OF 5

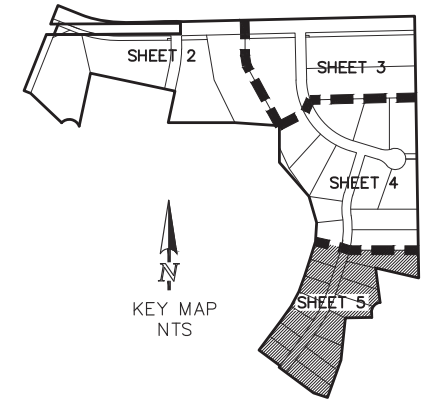
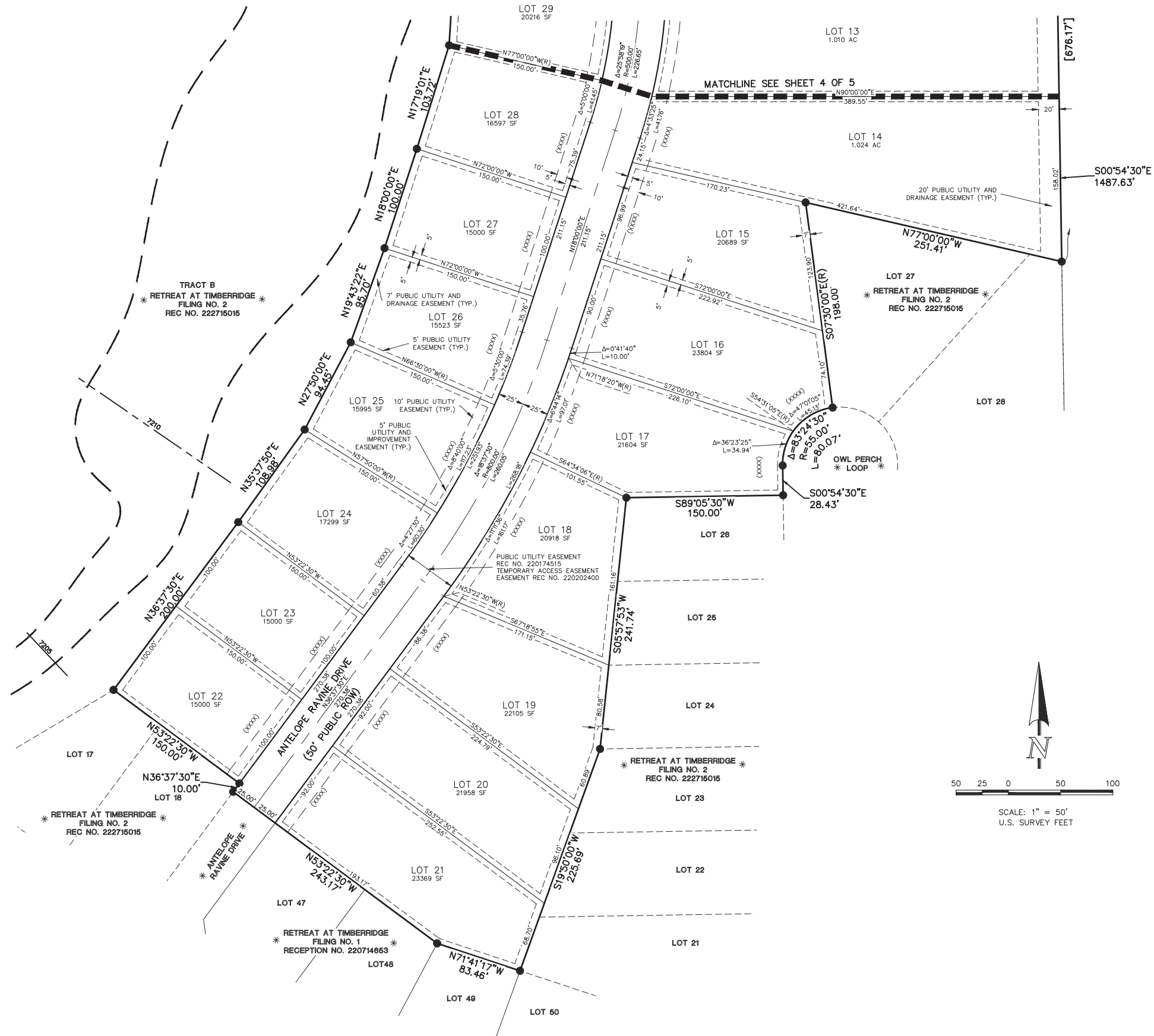


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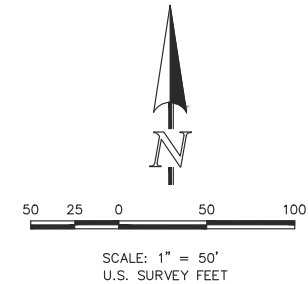
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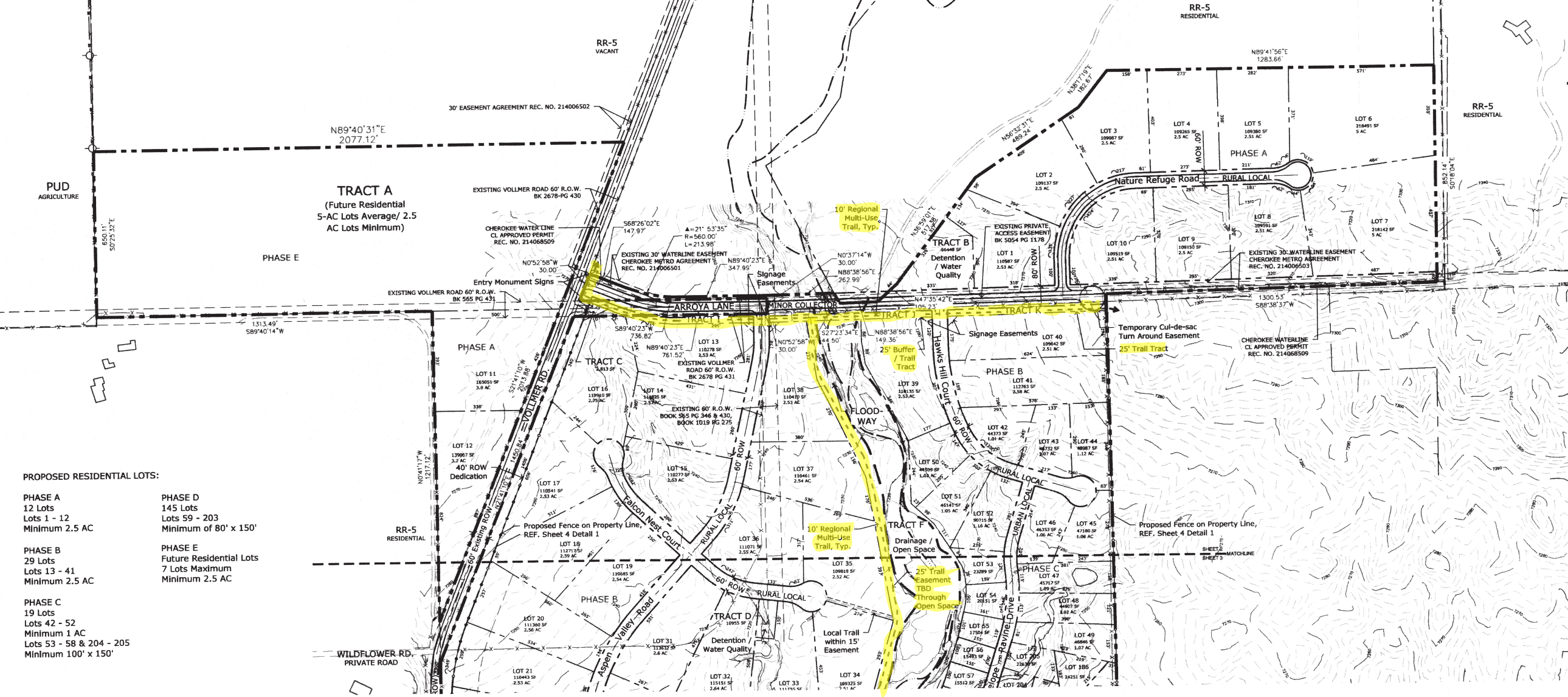
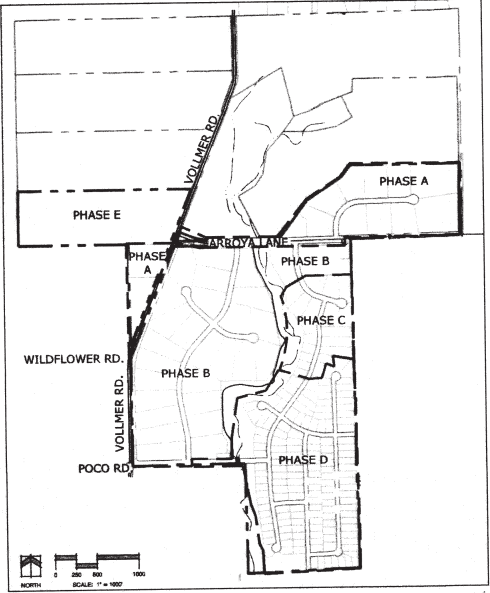
RETREAT AT TIMBERRIDGE
FLING NO. 3
JOB NO. 1185.30
DECEMBER 8, 2022
SHEET 5 OF 5



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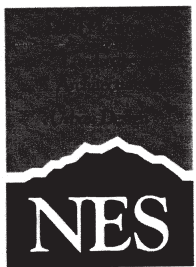
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PHASE MAP



PROPOSED RESIDENTIAL LOTS:

- PHASE A
12 Lots
Lots 1 - 12
Minimum 2.5 AC
- PHASE B
29 Lots
Lots 13 - 41
Minimum 2.5 AC
- PHASE C
19 Lots
Lots 42 - 52
Minimum 1 AC
Lots 53 - 58 & 204 - 205
Minimum 100' x 150'
- PHASE D
145 Lots
Lots 59 - 203
Minimum of 80' x 150'
- PHASE E
Future Residential Lots
7 Lots Maximum
Minimum 2.5 AC



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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Retreat at TimberRidge

PUD Development Plan
EL PASO COUNTY, CO

DATE: 04/07/17
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE:	BY:	DESCRIPTION:
06-21-17	KMH	Per County Review Comments
09-05-17	KMH	Per County Review Comments
12-04-17	KMH	Density Revisions Per Review Comments
02-08-18	KMH	Per County Review Comments
02-15-18	KMH	Per County Review Comments
03-28-18	KMH	Minor Guideline Revisions

PUD DEVELOPMENT PLAN

2
OF 4
PUD 17-003

Preliminary Plan

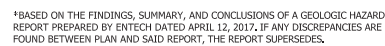
EL PASO COUNTY, CO

DATE: 04/11/18
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

DATE:	BY:	DESCRIPTION:
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PRELIMINARY PLAN

2 OF 3



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Homestead Ranch Regional Park Forest Maintenance

Agenda Date: February 8, 2023

Agenda Item Number: #7 - A

Presenter: Kyle Melvin, Assistant Park Operations Division Manager

Information: X **Endorsement:**

Background Information:

2022 summary review of forestry maintenance and fire mitigation efforts at Homestead Ranch Regional Park. The Park Operations Division contracted forestry services through Front Range Arborist to complete phase one mitigation efforts. 45 acres of park land were mitigated providing better habitat and forest conditions less susceptible to wildfire.

Recommended Action:

Information Only

FOREST MANAGEMENT AND FIRE MITIGATION AT HOMESTEAD RANCH REGIONAL PARK

PHASE 1 - 2022



1

PRE-MITIGATION CONDITIONS

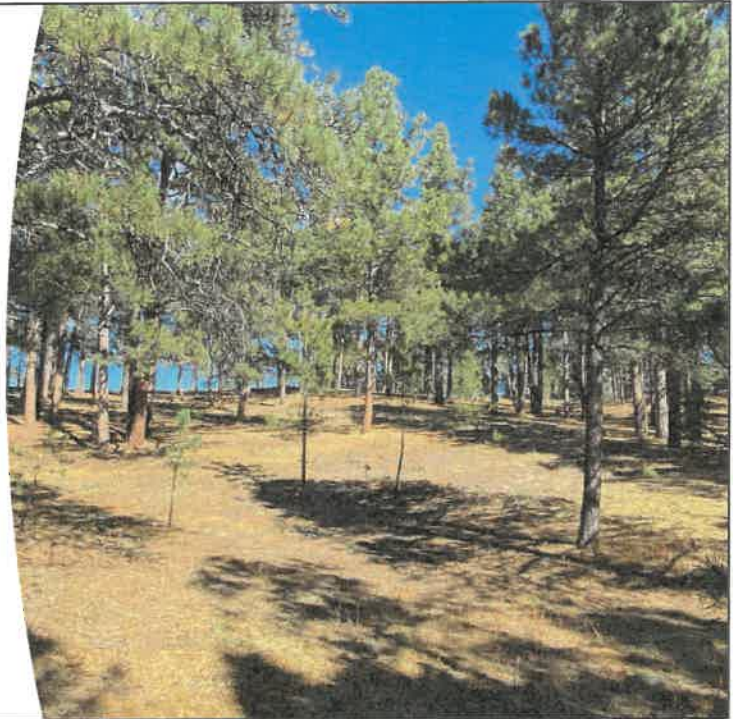
- Dense ponderosa pine forest with trees that are suppressed, overtopped and densely populated.
- Large amounts of ground level and ladder fuels.
- Conditions susceptible to high intensity wildfire.



2

Mitigation Prescription

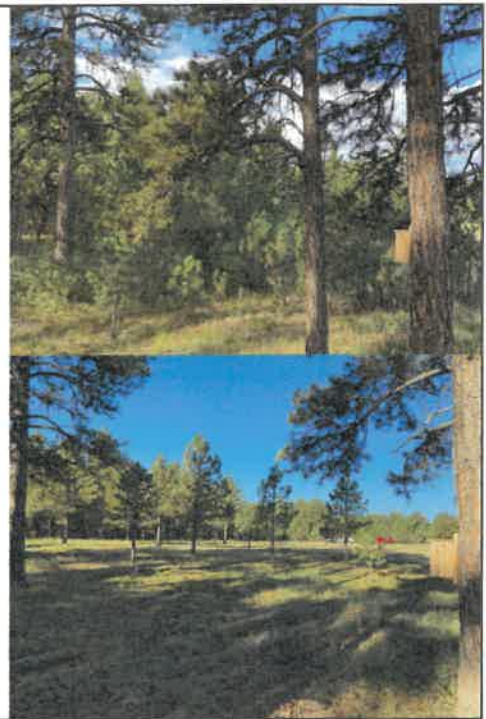
- Mechanical ponderosa pine forest restoration.
- Reduce basal area, raise tree canopy, create a mosaic of tree clumps, with openings between clumps and retaining trees 16" in diameter or greater to promote old-growth characteristics.
- Great emphasis on protecting understory vegetation and minimal soil disturbance.



3

Post-Mitigation Outcome

- Before: High-density, low-level fuels susceptible to high intensity wildfire.
- After: Improved forest health and fire resistance by selective thinning, fuel load reduction and removal of ladder fuels.
- Benefit: Creating site conditions that provide better light, nutrients, and moisture. Improved understory vegetation and wildlife habitat.



4

Project Conclusion

- 45 acres mitigated
- Total project cost = \$149,735
- Phase II mitigation efforts planned for 2023 will treat an additional 25 acres



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Fountain Creek Nature Center Art Exhibit

Agenda Date: February 8, 2023

Agenda Item Number: #7 - B

Presenter: Jessica Miller, Fountain Creek Nature Center Supervisor

Information: X **Endorsement:**

Background Information:

A 2023 goal of the Fountain Creek Nature Center is to coordinate and host a year-long rotating art exhibit. For this exhibit, staff will partner with local artists and photographers to display their work on a rotating schedule, and the art will be for sale with a percentage of the revenue going to the Friends of El Paso County Nature Centers. The program will foster relationships with the many artists and photographers that visit Fountain Creek Regional Park.

The January art exhibit went very well, and staff is excited about the rest of the year. Information will be provided about the program and future plans.

Recommended motion:

Information Item

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Park Advisory Board Membership Update

Agenda Date: February 8, 2023

Agenda Item Number: # 7 - C

Presenter: Todd Marts, Division Manager
Recreation and Cultural Services

Information: X **Endorsement:**

Background Information:

Please find attached the current Park Advisory Board roster.

Chair Ed Hartl's second term will end in May 2023. Ed is not eligible for reappointment. We thank Ed for his outstanding service over the years and we will launch on recruiting a new District #2 representative.

Anne Schofield's second term will also end in May 2023. Anne is not eligible for reappointment. We thank Anne for her outstanding service and we will launch on recruiting a new District #3 representative.

Recommended motion:

Information item

PARK ADVISORY BOARD MEMBERSHIPS					
Last Name	First Name	District	Term Started	Current Term Start	Term End
Vincent	Prins	District 4	August 2022		August 2025
Steel	Kiersten	District 4	May, 2019		May, 2025
Schofield	Anne	District 3	May, 2017	May, 2020	May, 2023
John	Wallace	District 1	August 2022		August 2025
Martinez	Terry	District 3	November, 2019		May, 2025
Landgraf	Lois	District 1	April, 2021		May, 2024
Thomas	Lachocki	District 5	August 2022		August 2025
Jarvis-Weber	Susan	District 2	March, 2019		May, 2025
Hartl	Ed	District 2	May, 2017	May, 2020	May, 2023
Marts	Todd	Staff Liaison			
VanderWerf	Stan	Commissioner Liaison			

(PAB Members are serving two 3-year term)

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Annual City / County Park Advisory Board Meeting

Agenda Date: February 12, 2020

Agenda Item Number: # 7 - D

Presenter: Todd Marts, Division Manager
Recreation and Cultural Services

Information: X **Endorsement:**

Background Information:

The City of Colorado Springs and El Paso County Park Advisory Boards annually conduct a joint meeting to provide updates and discuss collaborative projects.

The 2023 meeting will be conducted on **Wednesday, March 15, 2023, at 11:30 a.m.** at the Bear Creek Nature Center, 245 Bear Creek Rd, Colorado Springs. A light lunch will be provided.

Recommended motion:

Information item

**El Paso County Parks
2023 Action Plan**

Recreation / Cultural Services			
	Project Manager	Priority	Status
Fox Run Nature Center Fundraising	Theresa Odello / Dana Nordstrom	Medium	In Progress
Cubs Corner Updates	Mary Jo Lewis	Low	
Trailability Program Volunteers	Mary Jo Lewis / Jessica Miller	Medium	Trainings Planned
Ute Education Kit	Mary Jo Lewis	Medium	
Field Trip Rainy Day Programming	Mary Jo Lewis	Low	
Wildlife Observation Blind	Jessica Miller	Low	
Audible Trail Stops	Jessica Miller	Low	
Art Exhibit	Victoria Dinkel	Medium	In Progress
Monarch Butterfly Exhibit	Andy Talley	Low	
Paint Mines Field Trip	Ryan Dorough	Low	
County Fair Vendors	Andschana Aljets	Medium	Working on Vendor Handbook
County Fair Programming	Andschana Aljets	Medium	In Progress
County Fair Marketing	Andschana Aljets	Medium	In Progress
Non-Fair Programming	Andschana Aljets	Medium	In Progress
Park Operations Division			
	Project Manager	Priority	Status
Update Park Maintenance Standards	Brian Bobeck	Medium	
New Capital Improvement Program	Brian Bobeck / Jason Meyer	Medium	Planning
Ute Pass Regional Trail	Jason Meyer	Medium	Design
County Fairgrounds Barn Replacement	Brian Bobeck	High	Construction
Fox Run Regional Park Improvements (Restroom)	Greg Stachon	High	Bid for Design
Black Forest Regional Park Improvements	Brian Bobeck	High	Construction
Homestead Ranch Regional Park Improvements	Greg Stachon	Medium	Planning
Fountain Creek Regional Park Parking & ADA	Greg Stachon	Low	Design / Funding
Fox Run Nature Center Design	Jason Meyer	High	Design
Widefield Park / Crews Gulch Trail Improvements	Ross Williams	High	Bid for Construction
Pinerias Single-Track Trail Construction	Ross Williams	Low	
Paint Mines Interpretive Park Master Plan	Ross Williams	High	

Community Services Department							
Parks / Recreation & Cultural Services Divisions							
January 2023 Monthly Report							
<u>Facility Revenue Totals To Date</u>		2023				2022	2021
		Budget	Current	Balance		Totals to Date	Totals to Date
Parks Facility Reservation Revenue		\$ 180,000	\$ 36,594	\$ 143,406		\$ 19,000	\$ 17,637
County Fair / Fairgrounds		\$ 301,000	\$ 6,289	\$ 294,711		\$ 21,878	\$ 13,140
Total		\$ 481,000	\$ 42,883	\$ 438,117		\$ 40,878	\$ 30,777
<u>Fundraising Revenue</u>		2023	2023			2022	2021
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 7,500	\$ 72,500		\$ 20,500	\$ 25,000
Partners in the Park Program	Park Operations	\$ 45,000	\$ 45,000	\$ -		\$ 10,000	\$ 5,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 725	\$ 9,275		\$ 1,911	\$ 6,172
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 335	\$ 24,665		\$ 335	\$ 650
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ -	\$ 40,000		\$ -	\$ 15,000
Total		\$ 200,000	\$ 53,560	\$ 146,440		\$ 32,746	\$ 51,822
<u>Grant / 3rd Party Funding</u>		Awarded					
<u>Parks Division Reservations</u>		2023	2023	2022	2022	2021	2021
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>
January	11	966	N/A	3	510	3	22
February							
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
Total	11	966	4.37	3	510	3	22

<u>Parks Facility Reservations</u>		2023	2023	2022	2022	2021	2021	
<u>January</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<u>Bear Creek Regional Park</u>								
Archery Lanes						2	16	
Athletic Fields								
Pavilions								
Trails		1	800	1	500			
Vendor								
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room		9	66					
<u>Black Forest Regional Park</u>								
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts								
<u>Falcon Regional Park</u>								
Baseball Fields								
Vendor								
<u>Fountain Creek Regional Park</u>								
Athletic Fields								
Pavilions								
Trails								
Disc Golf Course		1	100					
Vendor								
<u>Fox Run Regional Park</u>								
Athletic Fields								
Gazebo								
Warming Hut								
Pavilions								
Vendor								
Trails								
<u>Homestead Ranch Regional Park</u>								
Pavilions								
Athletic Fields								
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								
<u>Paint Mines Trail</u>				2	10	1	6	
<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		11	966	3	510	3	22	

Fairgrounds Facility Reservations		2023	2023	2023	2022	2022	2021	2021
Year to Date		Rentals	Attendance	Evaluation	Rentals	Attendance	Rentals	Attendance
January		8	173	N/A	7	150	0	0
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Total		8	173	N/A	7	150	0	0
Fairgrounds Facility Reservations		2023	2023	2022	2022			
January		Rentals	Attendance	Rentals	Attendance			
Swink Hall - Fairgrounds								
Lions Club Meeting		1	30	1	20			
Fair Corp Meeting		1	10					
Calhan Posse Mtg		1	20	1	20			
4-H Club Meeting		1	20	2	150			
Hitch N' Post 4H Meeting		1	20	1	40			
Birthday Party		1	25	2	150			
Fair Advisory Board		1	23					
Grand Stands Building								
Track				1	100			
Barns								
Livestock Arena								
Sheepdog Trial		1	25	2	525			
Whittemore - Fairgrounds				1	25			
Arena								
Month Total Fair Facility Reservations		8	173	10	1,030			
Vandalism Report								
Incident	Date	Location	Area	Cost				
Graffiti removal	1/26/2023	Widefield, Southmoore, Crew Gulch	South	\$200				
Homeless camp clean-up / illegal dumping	1/26/2023	Willow Springs, Maxwell Street	South	TBD				
			Total	\$200				

		2023		2022		2021		
Volunteerism								
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		138	728	180	609	106	372	
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals		138	728	180	609	106	372	
		2023						
January		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		14	56					
Fairgrounds Corporation		5	5					
Fair and Events Center		25	115					
Friends of the Nature Centers		25	235					
Adopt-A-Park / Trail / Volunteer Projects		60	282					
Total		138	728					
Programming		2023	2023	2023	2022	2022	2021	2021
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		45	1152	4.99	29	452	25	218
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	800 / 21,000	45	1152	4.99	29	452	25	218

		2023	2023	2023				
January	Facility	Programs	Attendance	Evaluation				
Colorado Wildlife Detectives	BCNC	2	20	5.00				
Outreach: Pikes Peak Lodging Association Summit	BCNC	1	50					
Scouts: American Heritage Girls Engineering	BCNC	1	12					
Birthday Party: Big Bears	BCNC	1	22	5.00				
Group Visit: Forest School	BCNC	2	23					
Forest Bathing Walk	BCNC	1	8					
Puppet Theatre Matinee	BCNC	1	42					
Friends of EPCNC Board Meeting	BCNC	1	12					
Nature Explorers: Alphabet Soup	BCNC	2	40	5.00				
Adult Day Camp: Stories and History	BCNC	1	14	4.90				
Ute Education Outreach Training	BCNC	1	15					
Little Wonders: Who's Here in Winter?	BCNC	2	45	5.00				
Birthday Party: All About Animals	BCNC	1	37	5.00				
Santa Fe Open Space Sunset Hike	BCNC	1	13					
Nature Adventures: Resting Reptiles	FCNC	2	73	4.95				
Morning Hike and Campfire	FCNC	1	30	5.00				
Winter Bird Count	FCNC	1	28					
2's & 3's Outdoors: Tricky Tracks	FCNC	2	65	5.00				
Jr. Bird Club	FCNC	1	7	5.00				
Live Birds of Prey	FCNC	1	66	5.00				
Program Room Rental	FCNC	3	40	5.00				
Birthday Party: Walk the Wetlands	FCNC	1	18	5.00				
Birthday Party: Birds!	FCNC	1	30	5.00				
Painting in the Park: Valentines Cards	FCNC	1	10	5.00				
Group Visit: Adult Care Group	FCNC	1	9					
Group Visit: Zoo Teens	FCNC	1	12					
Bunco at Bear Creek	BCNC	1	16	4.90				
Fair Queen Open Riding	FEC	1	15					
Cornhole League	FEC	3	180					
Fair Queen Clinic	FEC	1	50					
Calhan Cheer	FEC	5	150					
TOTALS		45	1152	4.99				
Visitor Contacts (does not include programs)	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	662	731	0	0				
February								
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
Totals	662	731	0	0				

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

**ADMINISTRATIVE SERVICES
MONTHLY REPORT**

SABINE CARTER, ADMINISTRATIVE SERVICES COORDINATOR
DEBRA REID, ADMINISTRATIVE SUPERVISOR

January 2023

General Updates:

1. Facility rentals have generated \$36,594 which is 12% of our \$180,000 annual revenue goal.

Special Events:

1. The Pikes Peak Road Runners invited the running community to the 45th Annual Rescue Run 5K and 10K. The East trails system of Bear Creek Regional Park was host to the fundraiser run. Approximately 800 runners took part in this event on New Year's Day.
2. The Widefield Community Park was host to another New Year's Day event: Disc Revolution held a disc golf tournament hosting 100 players on a very cold first day of January.
3. Twenty large special events are on the books for 2023 which include the "Pawtoberfest" (Humane Society of the Pikes Peak Region), the "Buddy Walk" (Colorado Springs Down Syndrome Association), APEX mountain biking event, the Colorado State Cross Country Championship, five disc golf tournaments and several larger company events. Two dog frisbee competitions will also be held at County Parks this year.
4. Eleven sports leagues have submitted permits for their 2023 season. The activities include soccer (youth and adult), LaCrosse, Frisbee and youth rugby. Two local ministries have also submitted permits for day camps and field rentals which will bring 300 kids to Bear Creek Regional Park several days a week from May through August. Several youth bike camps are also scheduled for 2023.

DEPARTMENT OF COMMUNITY SERVICES

COMMUNITY OUTREACH

Monthly Report – January 2023

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Partners in the Park:** We have invited our Partners in the Park sponsors to the February Park Advisory Board meeting to thank them for their significant support in 2022!

Partners include:

- **Robert & Ellen Hostetler:** Fox Run Regional Park: The Hostetler's are founding partners and have supported Fox Run Regional Park since 2009.
- **GE Johnson:** Bear Creek Regional Park: GE Johnson has been a valuable partner supporting Bear Creek Regional Park for the past nine years.
- **Heuberger Subaru:** Bear Creek Dog Park and Fox Run Dog Park: Heuberger Subaru has supported the Bear Creek Dog Park since 2010 and provided additional support for the Fox Run Dog Park starting in 2013. Partnering with us for twelve years.
- **Buffalo Gals:** Bear Creek Nature Center for the past twelve years.
- **Gold Hill Mesa:** Bear Creek Nature Center for past seven years.
- **Olson Plumbing and Heating:** Fountain Creek Nature Center for the past five years.
- **Tender Care Veterinary Center** for Falcon Dog Park for the past four years.
- **The Scott Lauther Foundation:** Bear Creek Nature Center for the past four years.
- **El Pomar Foundation** for Paint Mines Interpretive Park for the past two years.
- **Scheels Colorado Springs:** Pineries Open Space for the past two years.
- **NES Inc.:** New Santa Fe Regional Trail for two years.

DEPARTMENT OF COMMUNITY SERVICES

- **Nextera Energy Resources:** Paint Mines Interpretive Park for the past two years.
- **Farmers State Bank:** Fair and Events Center for past two years.
- **Martin Marietta:** Santa Fe Open Space for the past two years.

NOTE: We would like to welcome our new 2023 Partner, **Adventures Out West** for Rainbow Falls!

County Parks Marketing Plan: Our goal is to increase community engagement, increase awareness and to differentiate El Paso County Parks from other local park entities. El Paso County Parks is a steward of citizen-owned programming and assets. Our strategy includes social media posts, and video vignettes. We are using Facebook, Twitter, Instagram, County Parks and Fair & Events Center Websites. We are partnering with the County's Information Office to distribute news releases, interviews, and the Norris-Penrose Digital Sign on 8th Street.

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ PLANNING ~ CSU EXTENSION ~ COMMUNITY OUTREACH
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

Recreation & Cultural Services Division

Monthly Report – January 2023

Submitted by Theresa Odello, Recreation & Cultural Services Division Manager

Programs & Special Events:

- Fountain Creek Nature Center hosted its annual New Year's event, the **Morning Hike & Campfire**, to a full house of happy families on a beautiful winter day. Interpreter Andy led the group around the Nature Trail, telling stories of his adventures and observations in nature. By the time everyone arrived at the Outdoor Classroom, Jessica had arranged smore-cuterie boards and fires. As the group enjoyed their sweet campfire treats, Andy told American Indian stories like How Bear Lost its Tail and Why Turtle Sleeps All Winter. This event always results in smiles, new friends, and sticky fingers!
- Fountain Creek Nature Center's **Jr. Bird Club** returned with a perfect lesson for January; how do birds survive the cold? Young birders aged 8 to 15 learned hummingbirds go into torpor, chickadees can remember 2000 spots for hiding seeds, and a gull keeps its foot JUST above freezing while it stands on the ice! The kids got a binocular lesson before spending over an hour on the cold trails to discover winter birds, including an American Dipper! Before leaving, the children made a great blue heron hand puppet craft.
- Fountain Creek Nature Center's Interpretive Program Coordinator, Victoria, hosted an artsy holiday event, **Painting in the Park: Valentines Cards**. The all-adult participants were taught watercolor techniques and were guided to create a few cute paintings like a bee, a cactus, and a turtle. Victoria also came up with some cute Valentines wishes to go along with each picture. The new artists got to go home with their cards plus their palette, brushes, and special paper so they can practice their new craft. Many requested seasonal classes just like this one!
- On January 13 the first **Bunco Night** was held at Bear Creek Nature Center. Sixteen players gathered to play five full rounds. Donated gift cards were awarded to the players with the most wins, most loses, and most Buncos. A nacho bar was also provided as part of the registration fee. This program drew in participants from seven different zip codes from around the county, including four participants from Fort Carson. Comments from the evaluation include: "Hope you do it again", "Wonderful fun - Great Nacho bar !!", and "Had a great time-met many new friends." Because this program was successful, another Bunco night has been planned for Fountain Creek Nature Center in the Spring.
- Bear Creek Nature Center hosted a gathering for Friends of El Paso County Nature Centers volunteers titled **"Cocoa, Cookies and Comrades."** Bear Creek and Fountain Creek Nature Center staff were joined by more than thirty nature center volunteers for a late afternoon get-together in the outdoor classroom that included a "get to know you" activity, snacks and cocoa and a short hike along the nature center trails. This gave volunteers a chance to become better acquainted and share a sense of community with nature center staff and fellow volunteers.

- The new year ushered in new excitement at the **El Paso County Fair & Events Center**. The countdown to Fair has begun and in addition to the planning and booking all the 2023 excitement, we held our 2023 Fair Queen Clinic and Open Ride on two Saturdays in January. 22 girls ranging in age from 8-22 showed up to learn what it takes to be a Fair Queen, practice their interview skills, make-up & hair techniques, and to practice their equestrian skills. Our next Fair Queen may very well be among them, and certainly a future Fair Queen is. We look forward to announcing our 2023 Fair Queen at the Contest in March.

Outreach Events and Other Items:

- Bear Creek Nature Center's **Spring and Summer 2022 Nature Camp registration** opened at 9:00 a.m. on January 21. The incredible response was a testament to the popularity of these camp programs. Camper parents rushed to submit registrations in-person, by phone, via email and online. One week of camp- 'Botany Bay'- was filled less than ten minutes after registration opened and by the end of the business day, almost all Bear Creek Nature Camp offerings for summer were filled. Staff now turns their focus to planning camp activities and looks forward to exploring the natural world with many children this spring and summer. When provided with registration information, one parent of a former camper took the time to respond with this email, *"Can I just say how amazing these camps are! We are a military family and have since moved to Indiana, but my son, Anthony, went to camp there last summer and he loved it, I love it! Was a very positive experience and wish we could go back. Keep up the good work!!"*
- Bear Creek Nature Center partnered with the Colorado Springs Pioneers Museum for an Active Adults Series Colorado Springs History Walk titled '**Law & Disorder.**' Museum educators led groups on a walk downtown, stopping along the way to discuss how Colorado Springs officials fought to remain a "dry town", how local law enforcement, concerned citizens and the Gazette newspaper worked to run the KKK out of town in the 1920's, and an infamous gun battle with train robbers in the downtown streets. Other colorful history stories captivated participants. This offering was so popular that two walks were scheduled and filled. The nature center values their partnership with the Pioneers Museum which enables El Paso County Parks to connect the community to their natural *and* cultural resources.



This Row:
Adult Day Camp hike,
Bunko
Lower Row:
Santa Fe Open Space
Sunset Hike,
Morning Hike & Campfire



Special Events and Program Calendar

February 8 - March 8, 2023

Date	Day of Week	Program	Location	Target Audience	Notes*
Feb 4	Saturday	Seed to Supper Seed Swap	Fair & Events Ctr. Swink Hall	All Ages	Free, bring seeds to share
Feb 8	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Feb 9 & 10	Thursday & Friday	25 & 35 Outdoors: Home is where the Habitat IS	Fountain Creek Nature Center	Children age 2-3 with an adult	10-11:15am, \$3 per person
Feb 11	Saturday	Saturday Puppet Theatre Matinee	Bear Creek Nature Center	All ages	2pm, \$2 suggested donation
Feb 14	Tuesday	Nature's Classroom: Winter Adaptations	Bear Creek Nature Center	Grades 1-3	1:00-3:00 p.m./ \$4 per person
Feb 17	Friday	Fishing 101	Bear Creek Nature Center	ALL	3:00pm-5:00pm, \$5 per person, \$4 member & military
Feb 18	Wednesday	Nature Explorers: SkeleTONS of Fun	Bear Creek Nature Center	Ages 4-6 with caregiver	9-10:30am & 1-2:30pm/ \$3 per person
Feb 18	Saturday	Winter on the Frontier	Fountain Creek Nature Center	All	10am-12pm, \$5 per person
Feb 18	Saturday	Forest Bathing Walk	Bear Creek Nature Center	Adults	1-3:30pm, \$30 per person
Feb 18	Saturday	Bighorn Sheep Day	Garden of the Gods	All ages	9am-2pm/ Free/ Bear Creek Nature Center staff attends with activities
Feb 22	Wednesday	Little Wonders: Evergreen Adventures	Bear Creek Nature Center	Children ages 2-3 with caregiver	10-11:15 am & 1-2:15 pm \$3 per person
Feb 22	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Feb 25	Saturday	Trivia presented by FCNC	Peaks N Pines Brewing in Fountain	All, more so adults 21+	7pm-9pm. Free to attend and play. Prizes!
March 1	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Mar 2 & 3	Thursday & Friday	Nature Adventures: X Marks the Spot	Fountain Creek Nature Center	Children age 3-6 with an adult	9-10:30am / \$3 per person
Mar 4	Saturday	Outreach Event: Scout Day at RMDRC	Rocky Mountain Dinosaur Resource Center	Scouts and their families	Scouts are free in uniform, general admission to their families
March 4	Saturday	FCCLA Cornhole Tournament Fundraiser	Fair & Events Center	All Ages	www.elpasocountyfair.com
March 4	Saturday	Fair Queen Contest	Fair & Events Center	Ages 17-22	Pre-register at www.elpasocountyfair.com
March 7	Tuesday	Nature's Classroom: Discover Bear Creek	Bear Creek Nature Center	Children Pre-K with caregiver	1:00-2:30 p.m./ \$4 per person
March 8	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
					* Nature Center Members may receive an additional discount

COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ ENVIRONMENTAL SERVICES ~ RECREATION/CULTURAL SERVICES ~ CSU EXTENSION

**PARK OPERATIONS DIVISION
MONTHLY REPORT
JANUARY 2023**

Parks Planning

Capital Project Management / Planning:

Bear Creek Regional Park Pickleball Retaining Wall – The retaining walls directly west of the pickleball courts are dilapidated and need replacement. This project includes demolition of the old timber walls and construction of a new concrete block retaining wall. A new plaza behind the retaining wall will provide an area for observation, seating, and event space. A scope of work was advertised in January 2023 and bids will be reviewed in February. It is anticipated that the work will be completed summer 2023.

Black Forest Regional Park Tennis Courts – The two existing tennis courts in Black Forest Regional Park are in the need of replacement due to age, playability, and safety concerns. County Parks has contracted with FieldTurf, LLC (Sourcewell Contract 060518-FTU) to remove the two existing tennis courts and replace with two new post-tension concrete tennis courts. The courts will also be lined for pickleball play. The project began with court demolition September 2022. Due to contractor schedules and winter weather, concrete, fencing and court surfacing will be completed early 2023 once temperatures are favorable.

Crews Gulch Regional Trail Paving – 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. El Pas County Parks was awarded a Community Development Block Grant (CDBG) to complete this project. The anticipated project completion date is late Summer 2023.

County Fairgrounds Barn Replacement – This project includes the removal and replacement of several small animal barns that are located west of Owens Livestock Arena. The existing, dilapidated wooden barns will be replaced with a new 7,500 square foot barn. The anticipated project completion date is Spring 2023.

Fountain Creek Nature Center Sidewalks— The main sidewalk leading from the parking lot to the main entrance does not meet ADA compliance. Additionally, the current storm drains are not adequately sized to convey stormwater. A design contract with Baseline Engineering was awarded in August and completed in December 2022. A separate contract for construction will be advertised with Baseline providing construction support services. County Parks will be submitting a CDBG grant application in February 2023 for project funding.

Fox Run Nature Center – A request for proposals was issued in June 2022 seeking architectural and site design services for the new nature center located in Fox Run Regional Park. After a review of four submitted proposals, a team led by TDG Architecture was selected. A project kick-off was held in October and preliminary data gathering has begun. The El Paso County Commissioners allocated \$1 million in funding towards the project in November. Several site visits and project team meetings have been held to discuss building location and exhibit design. Public and key stakeholders will be engaged in 2023 to inform design of the building, exhibits, and surrounding site. Design of the nature center is anticipated to be completed by the end of 2023.

Fox Run Regional Park Oak and Pine Meadow Restrooms – This project consists of renovating the Oak and Pine Meadow restrooms from a pit vault composting system to a flush system. The current pit vault composting waste systems will be removed, and a new on-site wastewater treatment system will be installed with new internal plumbing and fixtures. A consultant will be enlisted to provide design services for this project. An RFP for design services was issued in January 2023.

Homestead Ranch Regional Park Improvements –This project will implement recommendations from the master plan update which was completed December 2022. It is anticipated that work will include trail upgrades, parking lot and drainage improvements, and forest management tasks.

Paint Mines Interpretive Park Master Plan – 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 fragile formations.

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 in Spring 2023.

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 2023. Construction is planned for 2024.

Other:

Development Permit Application Reviews - Staff reviewed 4 development permit applications to be presented for endorsement at the February 2023 meeting and provided internal administrative comments for an additional 4 applications during January 2023.

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 was awarded in fall 2022 with procurement scheduled for January 2023. A grant application was submitted to Great Outdoors Colorado in August to fund five weeks of work by the Mile High Youth Corps and Rocky Mountain Field Institute at Pinerias Open Space in 2023. Unfortunately, this grant was not successful.

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 Operation Districts

Central District:

District Properties - Bear Creek Regional Park, Bear Creek Dog Park, Bear Creek Nature Center, Rainbow Falls Historic Site, landscape maintenance at eleven (11) County facilities, Ute Pass Regional Trail, Jones Park Open Space

Monthly Summary – Park Operations management have implemented the 5-S philosophy into all El Paso County Park Districts. This philosophy promotes the idea of clearing clutter, cleaning, organizing, maintaining a clean / organized work area, and instilling the value of a clean and safe work environment to all employees. The Central District team is working through this process in our carpenter shop, a building that has been neglected for many years and mainly used as storage for park operations supplies.

Bear Creek Regional Park hosted a Boy Scout service project during the reporting period. Adverse weather conditions required park staff to find alternate means to meet the requirements of this project, initiating a very thoughtful and appreciative letter of accommodation for Kyle Melvin and Steven Rodbourn. Great job!

Central staff are in the process of renovating three landscape beds at Bear Creek Terrace. All existing plant material, trash, and large rock mulch have been removed. Soil amendment, irrigation repairs, and boulder placement will be completed in preparation for a May volunteer project, where plant material and rock mulch will be installed.

Park Operations staff and Finsterwald Irrigation met on site to go over final project details related to the Bear Creek East non-potable irrigation conversion. This project entails disconnecting the current irrigation system from the potable water source, connecting into the non-potable water source, and combining all current irrigation controllers into one centralized location. Finsterwald Irrigation and Landscaping will begin work during the next reporting period.

Wintery weather conditions throughout the month have required extra attention from staff with snow and ice removal procedures. The Central team remains diligent with their efforts to keep all properties safe and accessible for park patrons and employees.

East District:

District Properties – El Paso County Fair and Events Complex, Falcon Regional Park, Falcon Regional Dog Park, Homestead Ranch Regional Park, Paint Mines Interpretive Park, Rock Island Regional Trail, Drake Lake Open Space, Palmer Divide Trail at Wood Lake, Heritage Ranch Open Space, Latigo Trails Open Space, Falcon Vista Open Space, Peyton Pines Open Space, Forest Green Open Space

Monthly Summary - Priority projects for the East District have varied this month. We have focused on snow removal for a significant portion of our time this year. The wind has not helped the situation by causing snow drifts that require constant attention. Staff assisted with the annual Christmas Tree Cycle program.

The team has been focused on building maintenance at the Fairgrounds. We are wrapping up refurbishing the tile floors in the Swink Hall building. In addition to the floors, we are touching up paint and drywall damage in our buildings throughout the Fairgrounds.

Lastly, the team has a goal to clean and organize the south material line at the Fairgrounds. As part of this we are working to chip a large slash pile of tree branches. We will look at contracting out a large portion of this work once we have our wood chip stockpile restored.

North District:

District Properties - Fox Run Regional Park, Fox Run Regional Trail, Black Forest Regional Park, Black Forest Section 16, Pineries Open Space, Palmer Lake Recreation Area, Santa Fe Open Space, New Santa Fe Regional Trail, Baptist Road Trailhead, Forest Lakes Regional Trail, Cherry Creek Regional Trail

Monthly Summary – The North District team recently completed the Tree Cycle program at the Baptist Road Trailhead. All the Christmas trees were chipped into mulch and the program raised over \$20,000 for the Colorado Springs Youth Sports programs at El Pomar. The Baptist location is the top donation location for this program.

The Northern Nature Center design process continues to move forward. Location sites and conceptual designs are being narrowed down. We are preparing the warming hut, lake trails, and gazebo area at Fox Run Regional Park to host the “Winter Fun at Fox Run” fundraiser for the new nature center at Fox Run. The event will have fire pits for hot dogs and smores, hayrides, live music, games, and a dog costume contest.

The Wildland Fire crew has been removing the fire mitigation / slash piles at Fox Run. They continue to make progress with their forest management plans throughout the property. Their assistance with managing the forest within the park is greatly appreciated!

Snow removal for safety and accessibility has been the top priority for all the North District properties this past month. Parks, trails, and facilities continue to be inspected and cleaned daily.

A purchase order has been processed with Forestree Development Inc. for mountain pine beetle monitoring and reporting efforts in Pineries Open Space. This vendor will assess all forested areas of Pineries Open Space to evaluate effectiveness of 2022 MPB control efforts, identify newly infested tree clusters, map infected clusters, and provide treatment recommendations. Treatment will likely include mastication of faded tree clusters and/or trees exhibiting significant pitch-tubes. Scale of mastication sites are unknown at this time. Final monitoring report is due by 3/1/23. This will allow our team enough time to secure a contractor and complete removal prior to the beetle flight period in early summer.

South District:

District Properties - Fountain Creek Regional Park, Fountain Creek Dog Park, Fountain Creek Nature Center, Fountain Creek Regional Trail, Clear Springs Ranch, Christian Open Space, Willow Springs Park, John Ceresa Park, Crews Gulch Trail, Kane Ranch Open Space, Stratmoor Hills Park, Stratmoor Valley Park, Schreder Open Space, Widefield Community Park, Grinnell Boulevard

Monthly Summary – Our team's primary efforts were focused on the cleanup and removal of multiple large homeless camps. Our Parks Security team has been informed of several other illegal camps, and we are communicating with Colorado Department of Transportation to explore their assistance with removing illegal camps and graffiti on their property adjacent to park lands.

Our team has been very busy with seasonal pruning efforts and landscape debris removal. We are in the preparation and planning phases for multiple landscape bed renovations scheduled for planting in early spring.

Staff is focused on deferred maintenance repairs that are not easily accomplished in the summer months. Current repair efforts include welding stairs, gate repairs, and installing bollards to prevent motorized vehicles on our trail system.

The team replaced broken bridge boards on the Crews Gulch trail near Southmoor Drive, removed / painted over graffiti, and repaired an old drop post that will allow easier access for park staff.

Staff continues implementing 5-S standards and has made progress with removing clutter, organization, labeling, and inventorying tools and equipment. Our primary focus for cleaning and organization will be the maintenance shop, chemical shed, tool shed, and the material storage yard.