

COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, January 11, 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		
N/A		
5. Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)	Chair	
6. Development Applications		
A. FourSquare at Sterling Ranch East Filing No. 1 Final Plat	Ross Williams	Endorsement
B. Sterling Ranch East Filing No. 1 Final Plat	Ross Williams	Endorsement
C. Sterling Ranch East Filing No. 2 Final Plat	Ross Williams	Endorsement

<u>Item</u>		<u>Presenter</u>	<u>Recommended Action</u>
7. Information / Action Items			
A.	2023 Sunshine Act Memorandum	Todd Marts	Endorsement
B.	Trailability Program Presentation	Mary Jo Lewis	Information
8. Monthly Reports		Staff	Information
9. Board / Staff Comments			
10. Adjournment			

*Minutes of the December 14, 2022
El Paso County Park Advisory Board Meeting
Fountain Creek Nature Center
320 Pepper Grass Lane
Fountain, Colorado*

Members Present:

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

Staff Present:

Todd Marts, Executive Director
Brian Bobeck, Park Operations Division Manager
Sabine Carter, Administrative Services Coordinator
Jason Meyer, Planning Supervisor
Ross Williams, Park Planner
Greg Stachon, Landscape Architect
Theresa Odello, Recreation & Cultural Services Manager
Ryan, Dorough, Recreation & Cultural Services Program
Planner
Jessica Miller, Fountain 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: **Thomas Lachocki made a motion to approve the meeting agenda. Lois Landgraf seconded the motion. The motion carried 5 - 0.**
3. Approval of Minutes: **Lois Landgraf made a motion to approve the November 9, 2022, meeting minutes. Thomas Lachocki seconded the motion. The motion carried 5 - 0.**

(Vincent Prins joined the meeting at 1:32 p.m.)

4. Introductions and Presentations:

A. Volunteer of the Year

Ed Hartl, Chair, presented Mrs. Eileen Somers with the 2022 Volunteer of the Year award for her significant volunteer contributions at the El Paso County Nature Centers.

(Kiersten Steel joined the meeting at 1:35 p.m.)

5. Citizen Comments:

Judith von Ahlefeldt provided public comment to include the El Paso County Strategic Plan's core values, El Paso County Parks Master plan and how the maps should be re-done to have a higher resolution. She would like to see the mill levy restored to 1 mill levy for County Parks.

Susan Davies, Trails and Open Space Coalition (TOSC) thanked Park staff for putting up the pet holiday tree at Fox Run Regional Park. She stated that the 20-year TOPS extension is likely to be on the ballot next April.

(Susan Jarvis-Weber and Terry Martinez joined the meeting at 1:51 p.m.)

6. Development Applications:

N/A

7. Information / Action Items:

A. **2023 Action Plan**

Todd Marts provided an overview of the 2023 Action Plan and highlighted the Core Principles, Vision, Purpose, and Values. Jessica Miller presented the Recreation and Cultural Services Division project. Brian Bobeck touched on several Park Operations Division projects. Judith von Ahlefeldt provided public comment on Pineries Open Space trail routes, open spaces and the protection of open spaces prior to additional trails being built.

Thomas Lachocki asked if there are plans for additional pickleball courts, dog parks and disc golf course. Brian Bobeck stated that it was County Parks goal to establish a dog park in each region which has been accomplished. The City of Colorado Springs also has several dog parks for citizens to enjoy. Tennis courts will continue to be looked at. The need to maintain what we have due to safety and age of equipment, infrastructure needs to be looked at vs. continuing to grow which is also a need given the increase in population. Todd Marts stated these projects could be put on the Capital Improvement Project list, but County Parks projects are tied to grant commitments that must be completed vs. starting new projects. Future Capital Improvement projects will be planned from a standpoint of current revenue and what realistically can be accomplished given the unprecedented increase in cost for construction and overall cost increases. Judith von Ahlefeldt provided additional comments regarding Section 16 and the mountain pine beetle issue. Lois Landgraf inquired about a future update on the pine beetle issue. Mr. Marts stated that he will provide a report to the board early next year once additional work has been completed.

Kiersten Steel moved to endorse the 2023 Action Plan. Vincent Prins seconded the endorsement. The motion passed 9 – 0.

B. Paint Mines End of Year Report

Ryan Dorough provided an overview of the Paint Mines End of Year Report. He provided an overview of on-site staff interaction statistics with the public, organized trail hikes that are offered, visitation numbers, funds raised and goals for 2023. Susan Davis (TOSC) provided public comment regarding the promotion of trail hikes through cross promotion with local organizations and suggested additional signage at the Paint Mines Interpretive Park entrances to encourage donations.

8. Monthly Reports:

N/A

9. Board/Staff Comments:

Todd Marts announced that Park Advisory Board field trips will continue this Spring. Theresa Odello recognized and congratulated the Volunteer of the Year recipient for her diligent work at both Nature Centers. Todd Marts stated that in 2023 County Parks will receive \$160,000 in budget funds for support in the East district, \$250,000 for fire mitigation plus \$1,000.000 for the Fox Run Nature Center. Chair Ed Hartl made the statement that two board members to include himself are term limited and will depart in May. He stated that now is the time to think about replacements.

10. Adjournment: **The meeting adjourned at 3:08 p.m.**

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: FourSquare at Sterling Ranch East Filing No. 1 Final Plat

Agenda Date: January 11, 2023

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Classic Consulting, LLC, on behalf of Classic SRJ Land, LLC, for endorsement of FourSquare at Sterling Ranch East Filing No. 1 Final Plat, which includes 158 small single-family residential lots on 36.65 acres, laid out in a dense “four square” urban arrangement. The property is currently zoned as a Planned Unit Development (PUD) and is located east of Vollmer Road and east of Sand Creek, near the intersection of Sterling Ranch Road and the future extension of Briargate Parkway.

The 2013 and 2022 update of the El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located approximately 0.25 mile west of the property on the western banks of Sand Creek, while the proposed Briargate Parkway Bicycle Route is located immediate south and adjacent the project site along an east-west alignment. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. The FourSquare at Sterling Ranch East Filing No. 1 falls completely within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. The project site is located to the east of Sand Creek, its floodplains, and wetlands and will have very limited impacts on the creek corridor or surrounding open space attributes.

The project plan includes an interconnected trail and sidewalk system that affords the residents easy access to the sidewalk system along Briargate Parkway and in turn, the surrounding neighborhood, proposed school sites, neighborhood and community parks, as well as the nearby Sand Creek Regional Trail.

The current application shows 16.36 acres, or 44.6% of open space, dedicated to public and private open space, passive use parks, internal trail corridors, landscaping tracts, and drainage infrastructure. Tracts A through H comprise of 5.17 acres, or 31.5% of the available open space and are primarily designed for recreational purposes, pedestrian movement, and extensive

landscape tracts. Tract I, at 11.2 acres or 68.5% of available open space, is comprised primarily of a large stormwater detention basin. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *"Tract I is approximately 11.2 acres and provides regional detention and is also designed to accommodate functional park space, perimeter walking trails, and amenities."*
- *"The detention pond will also be designed to incorporate a perimeter trail and associated amenities so that it can serve a dual purpose as a recreational amenity for the Sterling Ranch East community."*
- *"Foursquare PUD provides 10.74 acres of usable open space, including a 2.57-acre park (Tract G) centralized within the development and connected by pedestrian sidewalks that weave throughout the development. A 5' concrete trail loops through the park providing connections from Catalina Foothills roads, Estes Park Road, Idaho Fall Drive and open space tracts leading out of the development. A series of smaller tracts are located at the end of the block to provide small open spaces between the residential roadways and the proposed lots. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system, including Sand Creek Regional Trail. Parks and trails will be owned and maintained by the Sterling Ranch Metro District."*

The El Paso County Land Development Code (LDC) states the following guidelines:

- Section 4.2.6 of the LDC states that *"Constructed storm water facilities may be included in the open space calculation if **comprising less than 10%** of the required open space, recreational areas, trails and greenways."*
- Section 4.2.6 of the LDC states that *"Open space shall be concentrated in large usable areas. No less than 25% of the gross land area of open space shall be contiguous and usable."*
- Section 8.5.2 of the LDC states that *"The dedicated park land shall be conveniently located and have public access. The land shall be **free of hazards** that would threaten the safety of those using the land."*

Staff is pleased the FourSquare at Sterling Ranch East Filing No. 1 Final Plat contains a large percentage of passive-use park and open space areas, however, the inclusion of the large regional stormwater detention facility in the open space calculations as a dual-purpose drainage and recreational facility is concerning. As noted above, stormwater facilities may only comprise 10% or less of the open space calculations, whereas Tract I comprises 30.5% of the total project area and as noted above, 68.5% of the available open space.

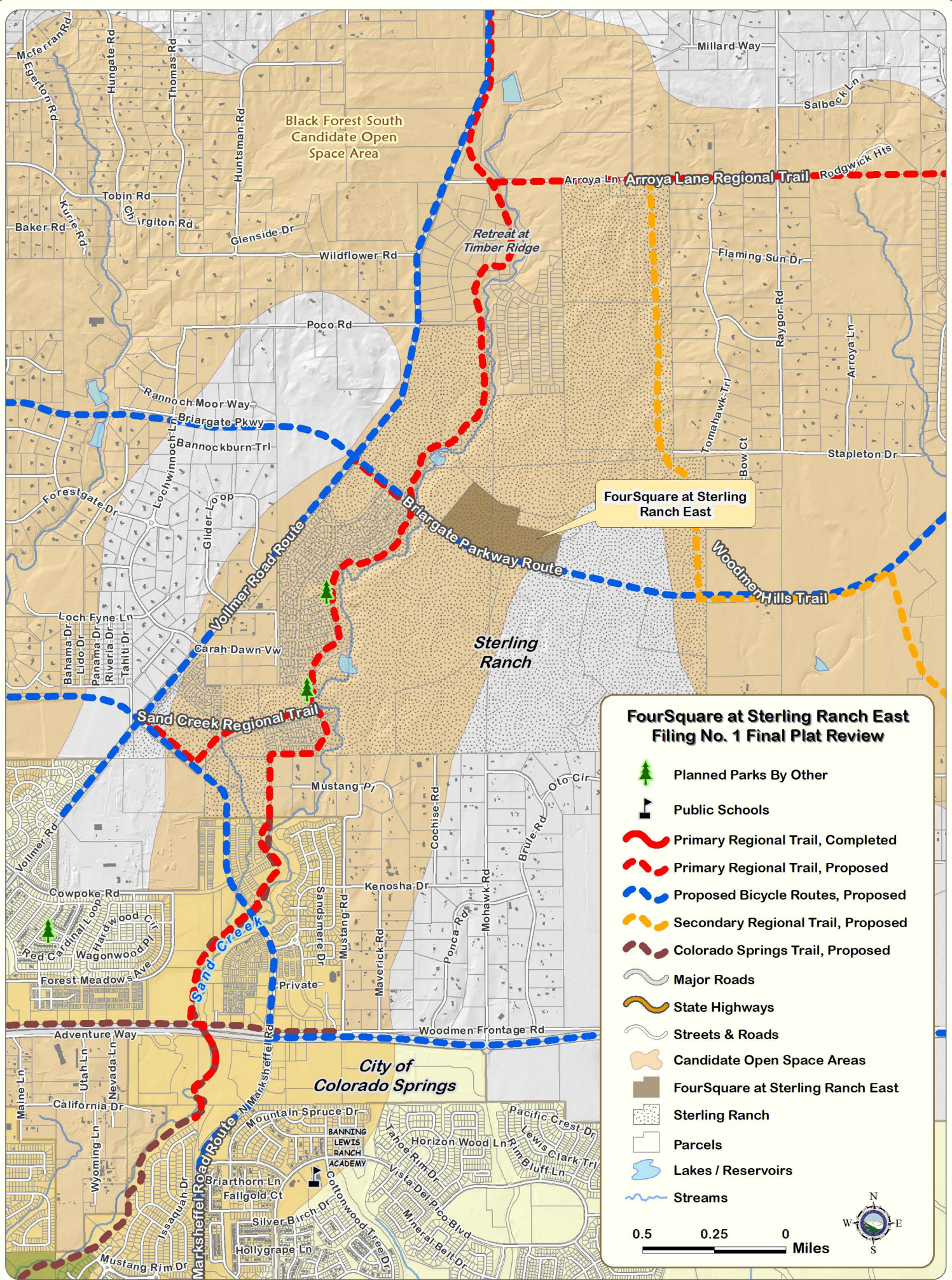
Furthermore, Parks staff highly discourages the construction of recreational facilities in an active stormwater detention facility, especially one of this size and magnitude. In order to maintain a hazard-free recreational environment, a multi-use turf field located at the bottom of the detention facility would need to be adequately fenced from the concrete trickle channels, forebays, and outlet works, thus disrupting the overall efficiency of the detention facility itself.

Because Tracts A through H, at 5.17 acres, comprise over 14% of the total project area and therefore meet and exceed the PUD 10% open space requirement, staff recommends the applicant remove the regional stormwater detention facility from the open space calculations in order to conform to the recommended guidelines of the Land Development Code.

Staff does, however, encourage the applicant to construct the trail and trail-related amenities around the upper perimeter of the stormwater detention facility, keeping user safety in the forefront of plan design. Staff also encourages the applicant to plan and develop active-use amenities within the 2.57-acre neighborhood park, which could include playgrounds, picnic tables and pavilions, and perhaps exercise areas. These types of amenities would allow for a wide variety of recreational choices to users of all age groups and abilities. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of the forthcoming final plats.

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 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.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

January 11, 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:	FourSquare at Sterling Ranch East Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-036	Total Acreage:	36.65
		Total # of Dwelling Units:	158
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	10.78
Classic SRJ Land, LLC	Classic Consulting, LLC	Regional Park Area:	2
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Urban Park Area:	2, 3
Colorado Springs, CO 80921	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 158 Dwelling Units = 3.065		Neighborhood: 0.00375 Acres x 158 Dwelling Units =	0.59
Total Regional Park Acres: 3.065		Community: 0.00625 Acres x 158 Dwelling Units =	0.99
		Total Urban Park Acres:	1.58
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 2, 3	
\$460 / Dwelling Unit x 158 Dwelling Units = \$72,680		Neighborhood: \$114 / Dwelling Unit x 158 Dwelling Units =	\$18,012
Total Regional Park Fees: \$72,680		Community: \$176 / Dwelling Unit x 158 Dwelling Units =	\$27,808
		Total Urban Park Fees:	\$45,820

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 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.

Park Advisory Board Recommendation:

LETTER OF INTENT

Foursquare at Sterling Ranch East

Filing No. 1

Owner: Classic SRJ Land, 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) 785-2800

Tax Schedule No. 52330-00-016 and 52000-00-552 and 52000-00-553

Request:

This Final Plat encompasses 36.647 acres and 158 single family lots are proposed. This remains consistent with the proposed PUD Preliminary Plan currently in process. Water sufficiency will be determined with the Preliminary Plan.

SITE DESCRIPTION:

Foursquare at Sterling Ranch Filing No. 1 Final Plat includes 36.647 acres and is part of the overall Sterling Ranch master planned community, located east of Vollmer Road and east of the Sand Creek Channel. The property lies north of the proposed extension of Briargate Parkway and north, west and east of the proposed extension of Sterling Ranch Road. Between Vollmer Road and Sand Creek to the west is the existing and recently approved residential development within Sterling Ranch Phases 1 and 2. The Sterling Ranch East Phase 1 Preliminary Plan area surrounds this site to the north, west, and south. The remainder of the Sterling Ranch property is situated to the east.

The site is located in a portion of sections 33 and 34, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado.

The project proposes 158 small lot detached single-family lots on 36.647 acres, with a proposed density of 5.16 dwelling units per acre, which is within the 5-8 du/ac range designated in the Sterling Ranch Sketch Plan Amendment currently under review.

Foursquare is a higher density single family detached product, with a minimum lot area of 3,272 square feet. The units are arranged in packs of four (referred to as “Foursquare”), with two units adjacent to the public street and two units behind. Lot access is either off the public street or via a shared private driveway. These private driveways shall be maintained by the District. The units each have 2 car garages and twenty-foot driveways. The project proposes a 5-foot side, a 20-foot front, and 5-foot rear setback on all lots. A PUD modification is concurrently be processes with the PUD Plan related to the need for all lots to have access to a public street and a minimum 30-foot frontage to a public street, to accommodate the unique Foursquare configuration and shared driveway access.

The 11.191-acre Tract I for Regional Detention Pond FSD-16 is included in this Final Plat. This facility will release into a large diameter downstream storm system within Briargate Parkway, just east of the Sterling Ranch Road intersection. Please reference the “Drainage Letter for Sterling Ranch Road and Briargate Parkway Interim Plan”, prepared by JR Engineering, LLC dated December 2021 and the “Sterling Ranch Road and Briargate Parkway Storm Plans”, prepared by JR Engineering LLC, dated December 2021. The detention pond will also be designed to incorporate a perimeter trail and associated amenities so that it can serve a dual purpose as a recreational amenity for the Sterling Ranch East community.

A 6’ concrete panel noise wall is proposed along the rear of the lots backing to Briargate Parkway and Sterling Ranch Road for noise mitigation and privacy. A detail of the 6’ concrete panel wall is provided in the PUDSP plan set. A 25-foot landscape setback is provided along Briargate Parkway and Sterling Ranch Road.

The Foursquare at Sterling Ranch includes the extension of Sterling Ranch from its intersection with Briargate Parkway to Idaho Falls Drive, which will be the primary access into the Foursquare community.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Sterling Ranch Metro District
- Black Forest Fire Protection District
- Mountain View Electric Association
- Black Hills Energy
- Falcon Area Water and Wastewater Authority

PROJECT DESCRIPTION:

SOILS & GEOLOGY HAZARDS/CONSTRAINTS

The Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc. included in this submittal found that the site is generally suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions, which will impose some constraints to development. Hazards observed include potential unstable slopes and radon. Suggestions for mitigation are included in the Soils, Geology and Geologic Hazard Study.

In areas of high groundwater, foundations must have a minimum 30-inch depth for frost protection. Subsurface perimeter drains are recommended to help prevent the intrusion of water into the areas below grade, where high subsurface moisture conditions are anticipated periodically. Any grading in these areas should be done to direct surface flow around construction to avoid areas of ponded water. A minimum separation of 3 feet between foundation components and groundwater is recommended. All proposed structures will have crawlspaces, there are no proposed basements in this development.

TRAFFIC

A full-movement access is provided at Sterling Ranch Road and Idaho Falls. A $\frac{3}{4}$ movement access is provided at the intersection of Briargate Parkway and Boulder City Place. This access point is shared with the adjacent development of Sterling Ranch East Filing No. 2. The Traffic Technical Memorandum prepared by LSC Transportation Consultants Inc. also describes this condition.

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 2022 five mill PID building permit fee equals \$2,527 per lot.

NOISE

Chapter 8.4.2(B)(2)(b)(ii) of the Land Development Code states that noise mitigation shall be required for single-family and duplex residential subdivisions, which contain lots that will be individually owned, and are located adjacent to expressways, principal arterials or railroads. Mitigation shall reduce the existing or projected exterior noise levels to 67 dBA Leg. A noise study to determine the area of potential impact is required where a subdivision includes or boarder an expressways, principal arterial or railroad.

No site-specific noise study was undertaken for Foursquare at Sterling Ranch as a Noise Impact Study was undertaken for Homestead North, which is similarly located immediately adjacent to Briargate Parkway. The Homestead North Noise Impact Study recommended a minimum of 6-foot-high noise barrier along Briargate Parkway arterial road to reduce noise levels in the adjacent proposed development below 67 decibels. Based on this previous

recommendation, a 6' concrete panel noise wall is proposed along the rear of the lots backing to Briargate Parkway. Sterling Ranch Road does not require noise mitigation as it is classified as a collector, but the 6' concrete panel noise wall is continued along Sterling Ranch Road screening for privacy and to provide a consistent development identify. A detail of the 6' concrete panel wall is provided in the PUDSP plan set.

TRAILS & CONNECTIVITY

Foursquare PUD provides 10.74 acres of usable open space, including a 2.57-acre park (Tract G) centralized within the development and connected by pedestrian sidewalks that weave throughout the development. A 5' concrete trail loops through the park providing connections from Catalina Foothills roads, Estes Park Road, Idaho Fall Drive and open space tracts leading out of the development. A series of smaller tracts are located at the end of the block to provide small open spaces between the residential roadways and the proposed lots. All roadways include pedestrian sidewalks and connections to the Sterling Ranch parks and trails system, including Sand Creek Regional Trail. Parks and trails will be owned and maintained by the Sterling Ranch Metro District.

Tract I is approximately 11.2 acres and provides regional detention and is also designed to accommodate functional park space, perimeter walking trails and amenities.

UTILITY SERVICES

WATER:

Water will be provided by Falcon Area Water and Wastewater Authority (FAWWA). All Sterling Ranch Metro District assets will be allocated to FAWWA. The Foursquare at Sterling Ranch Filing No. 1 Final Plat includes 158 lots which fall into high density development ratios for small lots, and roughly 1.424 acres of irrigated landscaping. The resulting demand is 50.73 acre-feet. FAWWA has sufficient supply and infrastructure in the area to serve this development. The total Sterling commitments stand at 877.21 acre-feet including all subdivisions committed through October 20, 2022. With the recent acquisition of McCune, Bar-X, and Shamrock West, the current available water supply for FAWWA is now 1901.83 acre-feet for 300 years. This leaves a net excess of currently available water of 1024.62 AF for 300 years and therefore is more than sufficient water supply to meet the needs of Foursquare at Sterling Ranch PUD and Preliminary Plan on 300-year basis.

The FAWWA water system has only been in operation for the three years, so little to no usable historic information would be reliable for unique, long-term planning. However, substantial nearby data from the Falcon area is available for use. As of the end of 2021, the system had approximately only 300 active users. Therefore, initial projections have been based on area-wide water user characteristics and a linear buildout rate. This rate is considered to be an average annual rate that might be reasonable maintainable over a 10-year period. The average growth rate is projected as 180 units added per year.

- 2040 Scenario: Based on the above factors, the FAWWA system might conservatively anticipate service 3,710 SFEs in the year 2040. This number is a service area projection and includes the Retreat and The Ranch, as well as the main Sterling Ranch residents. This would require no additional water.
- 2060 Scenario: Based on the same factors, the Sterling system might be expected to serve 7,310 SFEs within its expanded service area, which includes the Retreat and The Ranch. This would be substantially greater than the actual Sterling Ranch. The annual acre-foot requirements might be 679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory.

FAWWA currently has no system interconnections. However, in the Water Resources Report completed by JDS Hydro in October of 2022, FAWWA's main supply source is centralized at a point that both Cherokee Metropolitan District and Woodmen Hills Metropolitan District have adjacent major storage and delivery facilities. It is possible that future agreements could be made.

The Sterling Ranch Water Resources Report as provided with the Preliminary Plan has been included in this submittal.

Off-site (adjacent) utility and roadway infrastructure to be designed and constructed with westerly filings.

WASTEWATER:

The wastewater commitment is for 27,176 gal/day on an average daily maximum monthly basis. Sufficient supply is available as demonstrated by the water and sewer service commitment letter. The loading projected from this preliminary plan represents roughly 2.7% of the contractual capacity available to FAWWA. FAWWA therefore has more than adequate wastewater treatment capacity to provide service to this preliminary plan area. Public sewage disposal is further addressed in the Wastewater Report prepared by JDS Hydro in October 2022.

DRAINAGE & PONDS

The drainage improvements associated with the Foursquare PUDSP are consistent with the Master Development Drainage Plan for Sterling Ranch. A Final Drainage Report was prepared for this site and is included in this submittal. A Full Spectrum Regional Detention Pond is provided in Tract I.

This development of the proposed site does not significantly impact any downstream facility or property to an extent greater than that which currently existing in the pre-development conditions. All drainage facilities within this report were sized according to the Drainage Criteria Manuals and the full-spectrum storm water quality requirements.

JUSTIFICATION:

Criteria for Approval

Conformance with the El Paso County Master Plan

The new County Master Plan denotes the site as a suburban residential placetype, which consists of predominantly single-family homes up to a density of 5 du/ac, with supporting uses including attached single-family, multi-family, neighborhood commercial, and parks. The Foursquare PUDSP proposes higher density single-family detached residential units, which are similar in size and function to attached-single family residential and is therefore consistent with the intent of this placetype, and this Final Plat conforms to.

This area is located within a priority development area and is denoted as a “new development area” on the Areas of Change map. New development areas take place on largely undeveloped land adjacent to built out areas. These higher density Foursquare products is designed to integrate with and compliment adjacent development.

The Final Plat is consistent with the PUD Preliminary Plan and Core Principle 1, Land Use and Development, which seeks to “manage growth to ensure a variety of compatible land uses that preserve all character and infrastructure capacity”.

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

Conformance with the approved Preliminary Plan

Foursquare at Sterling Ranch East Filing No. 1 is in conformance with the Foursquare Sterling Ranch East PUD Preliminary Plan (PUDSP-22-007).

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. No deviations are being requested.

A sufficient water supply finding for quantity, quality and dependability will be made on the PUD Preliminary Plan by BoCC prior to Foursquare at Sterling Ranch East Filing No. 1 Final Plat approval.

A public sewage disposal system has been established for the proposed 158 lots into the FAWWA public sewer system.

Adequate drainage improvements are proposed that comply with State Statute and the requirements of the LDC and the ECM and are presented in the Foursquare at Sterling Ranch East Filing No. 1 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.

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.

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 Foursquare at Sterling Ranch East Filing No. 1 Final Drainage Report.

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.

n drive:118323/letters/letter of intent

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT CLASSIC SRJ LAND, 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 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

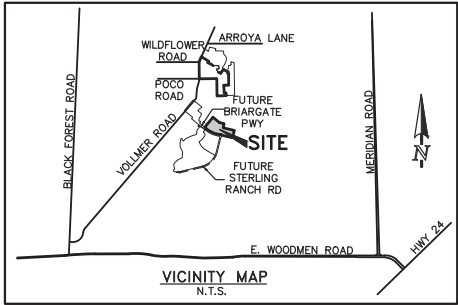
BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END WHICH IS THE CENTER-EAST ONE-SIXTEENTH CORNER OF SAID SECTION 28, BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "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 N89°08'28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERRIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S19°38'14"E, A DISTANCE OF 3075.46 FEET TO THE POINT OF BEGINNING;

THENCE S50°26'12"E, A DISTANCE OF 587.17 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 26°05'19", A RADIUS OF 175.00 FEET, AND A DISTANCE OF 79.88 FEET TO A POINT OF TANGENT;
THENCE S76°31'31"E, A DISTANCE OF 326.08 FEET;
THENCE S13°28'29"W, A DISTANCE OF 316.54 FEET;
THENCE S76°31'31"E, A DISTANCE OF 864.70 FEET;
THENCE S13°28'29"W, A DISTANCE OF 564.46 FEET;
THENCE N76°31'31"W, A DISTANCE OF 829.70 FEET;
THENCE N31°31'31"W, A DISTANCE OF 49.50 FEET;
THENCE N13°28'29"E, A DISTANCE OF 10.00 FEET;
THENCE N76°31'31"W, A DISTANCE OF 80.00 FEET;
THENCE S13°28'29"W, A DISTANCE OF 10.00 FEET;
THENCE S58°28'13"W, A DISTANCE OF 49.50 FEET;
THENCE N76°31'31"W, A DISTANCE OF 232.56 FEET TO A POINT OF CURVE;
THENCE ON A CURVE TO THE RIGHT, HAVING A DELTA OF 26°05'19", A RADIUS OF 1,935.00 FEET, AND A DISTANCE OF 881.07 FEET TO A POINT OF TANGENT;
THENCE N50°26'12"W, A DISTANCE OF 161.33 FEET;
THENCE N05°26'12"W, A DISTANCE OF 28.28 FEET;
THENCE N39°33'48"E, A DISTANCE OF 960.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 36.647 ACRES (1,596,330 SF).



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 FOURSQUARE AT STERLING RANCH EAST 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.

OWNER:

THE AFOREMENTIONED, CLASSIC SRJ LAND, 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 CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO }
COUNTY OF EL PASO }
ss

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 CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS NOVEMBER 9, 2022.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- 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 50' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND PUBLIC 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.
- 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. PUD SP 227.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 158. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 9.
- THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023430 AND AS AMENDED.
- STERLING RANCH METROPOLITAN DISTRICT NO. 3, IS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023432 AND AS AMENDED.
- 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.
- THE ADDRESSES () SUBJECT TO CHANGE.
- FLOODPLAIN STATEMENT: THIS SITE, FOURSQUARE AT STERLING RANCH EAST FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C05336, DATED DECEMBER 7, 2018. (ZONE X)
- 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 RESONDED 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 ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

GENERAL NOTES (CONT.):

- THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
- 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.
- 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 NUMBER RND55101996.4 PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2022 AT 5:00 P.M.
- 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 BOUNDARY OF FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 IS 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.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 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.
- 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.
- 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.
- TRACTS A, B, C, D, E, F, G AND H ARE FOR LANDSCAPING, PARKS, PUBLIC UTILITIES, STORMWATER, MAIL KIOSK AND PUBLIC IMPROVEMENTS. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT
- TRACT I IS FOR LANDSCAPING, PARK, OPEN SPACE, MAINTENANCE TRAIL AND PUBLIC UTILITIES. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY, UPON COMPLETION OF THE REQUIRED IMPROVEMENTS AND COUNTY ACCEPTANCE, STERLING RANCH METROPOLITAN DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR THE AESTHETIC MAINTENANCE.
- UTILITY PROVIDERS: WATER AND SANITARY SEWER: FALCON AREA WATER AND WASTEWATER AUTHORITY
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: COLORADO SPRINGS UTILITIES
- ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 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 RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO BRIARGATE PARKWAY OR STERLING RANCH ROAD.
- THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
- THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. THIS PROPERTY IS SUBJECT TO A PRIVATE CHANNEL AND WETLAND MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION NO. _____

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACTS A, B, C, D, E, F, G & H (LANDSCAPE, PARK, UTILITIES, PUBLIC IMPROVEMENTS, UTILITIES, STORMWATER MAIL KIOSK, FENCING)	225,010	14.10%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACT I (LANDSCAPE, PARK, TRAIL, OPEN SPACE, UTILITIES, DRAINAGEWAY)	487,480	30.54%	EL PASO COUNTY	EL PASO (AESTHETIC MAINTENANCE BY DISTRICT NO. 3)
LOTS (158 TOTAL)	591,599	37.06%	INDIVIDUAL LOT OWNERS	
R.O.W.	292,241	18.30%	COUNTY	COUNTY
TOTAL	1,596,330	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 CODE.

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 BASED 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 FOURSQUARE AT STERLING RANCH EAST FILING NO. 1 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 OF ADMINISTRATIVE DETERMINATION. 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

THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

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

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

FOURSQUARE AT STERLING
RANCH EAST FILING NO. 1
JOB NO. 1183.23
NOVEMBER 9, 2022
SHEET 1 OF 6

NO.	REVISION	DATE

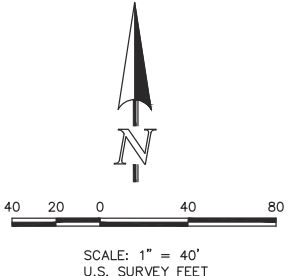
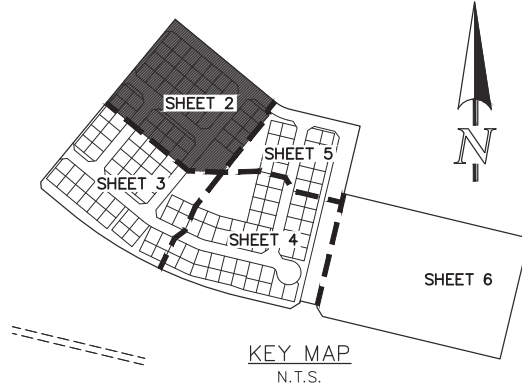
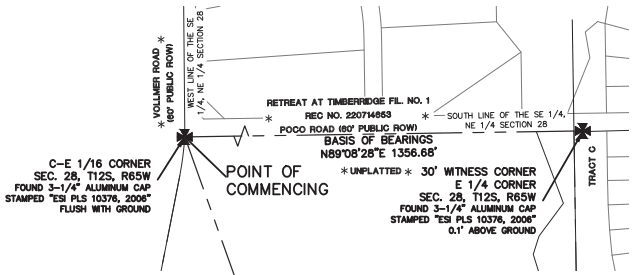


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719)785-0790

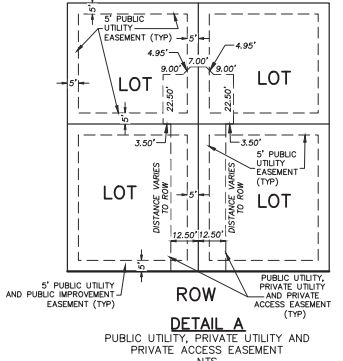
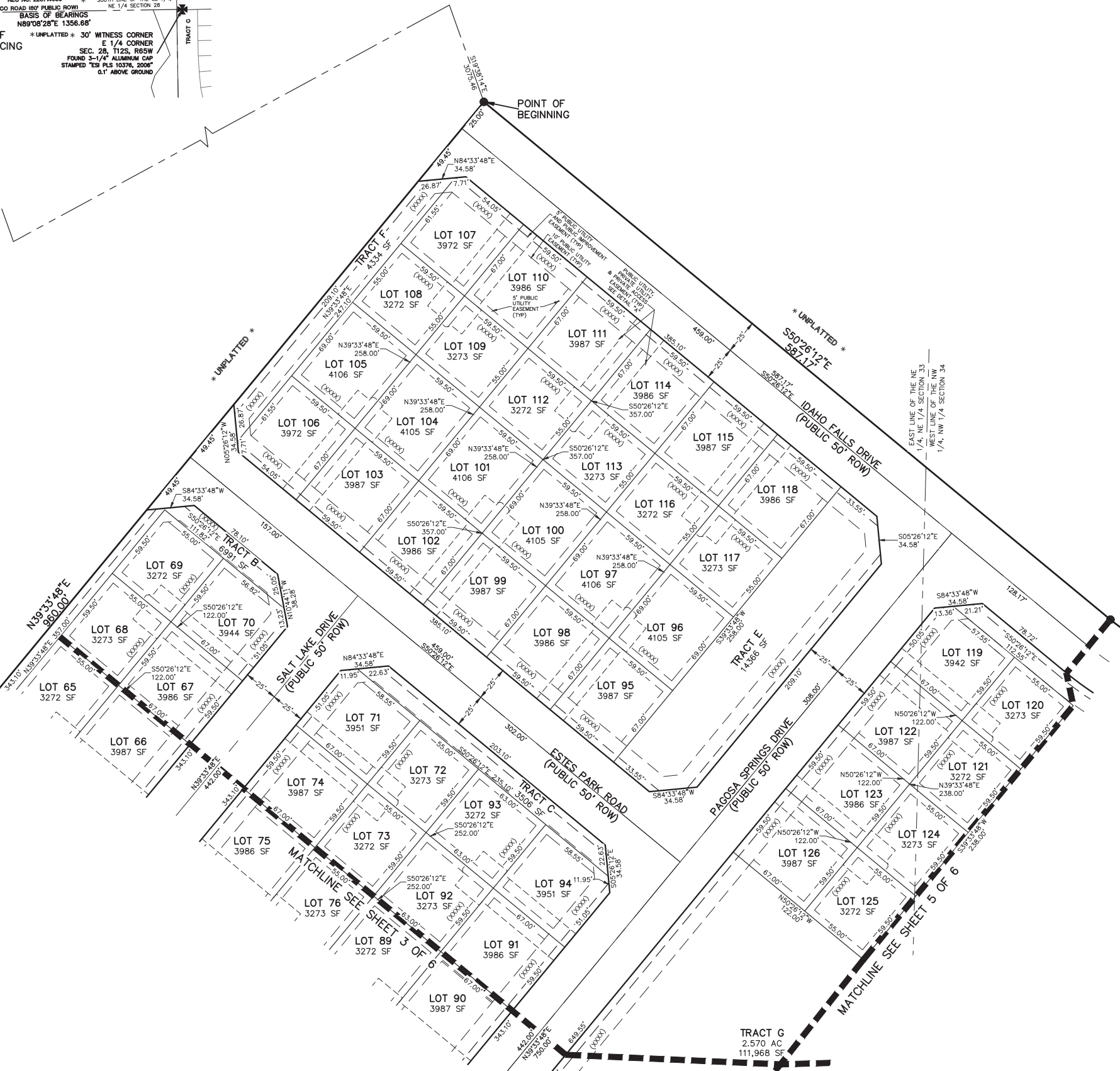
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FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



- LEGEND
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - (XXXX) ADDRESS
 - * NOT PART OF THIS SUBDIVISION
 - 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

FOURSQUARE AT STERLING
RANCH EAST FILING NO. 1
JOB NO. 1183.23
NOVEMBER 9, 2022
SHEET 2 OF 6

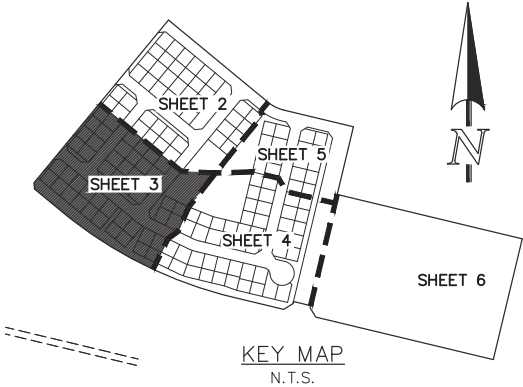


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Colorado Springs, Colorado 80903 (719)785-0790

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A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



LEGEND

(R) RADIAL BEARING

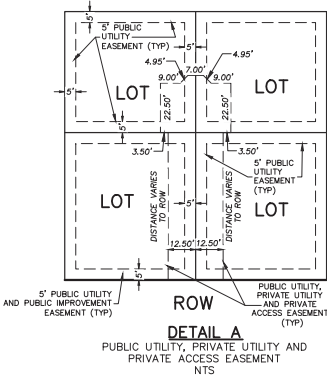
AC ACRES

SF SQUARE FEET

(XXXX) ADDRESS

✱ NOT PART OF THIS SUBDIVISION

● 1-1/2" ALUMINUM SURVEYORS CAP
STAMPED "CCES, LLC PLS 34977" TO
BE SET FLUSH UNLESS OTHERWISE
NOTED



FOURSQUARE AT STERLING
RANCH EAST FILING NO. 1
JOB NO. 1183.23
NOVEMBER 9, 2022
SHEET 3 OF 6



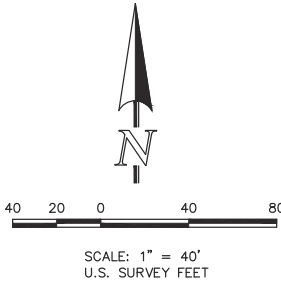
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790

PRELIMINARY

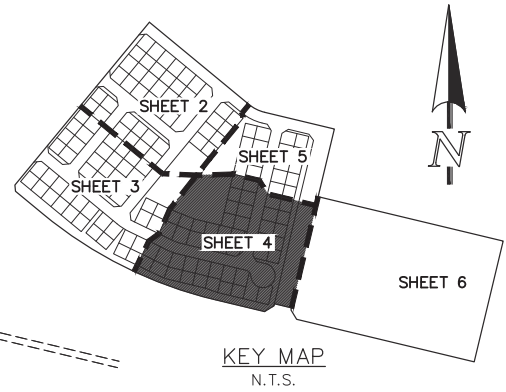
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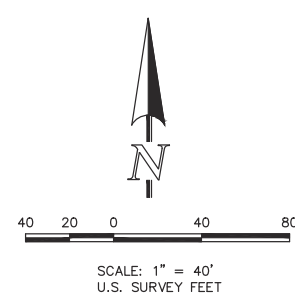
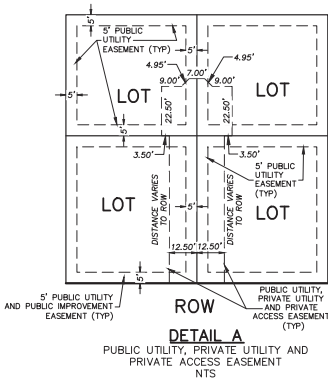


FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



- LEGEND
- (R) RADIAL BEARING
 - AC ACRES
 - SF SQUARE FEET
 - (XXXX) ADDRESS
 - ✱ NOT PART OF THIS SUBDIVISION
 - 1-1/2" ALUMINUM SURVEYORS CAP
STAMPED "CCES, LLC PLUS \$4977" TO
BE SET FLUSH UNLESS OTHERWISE
NOTED



PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



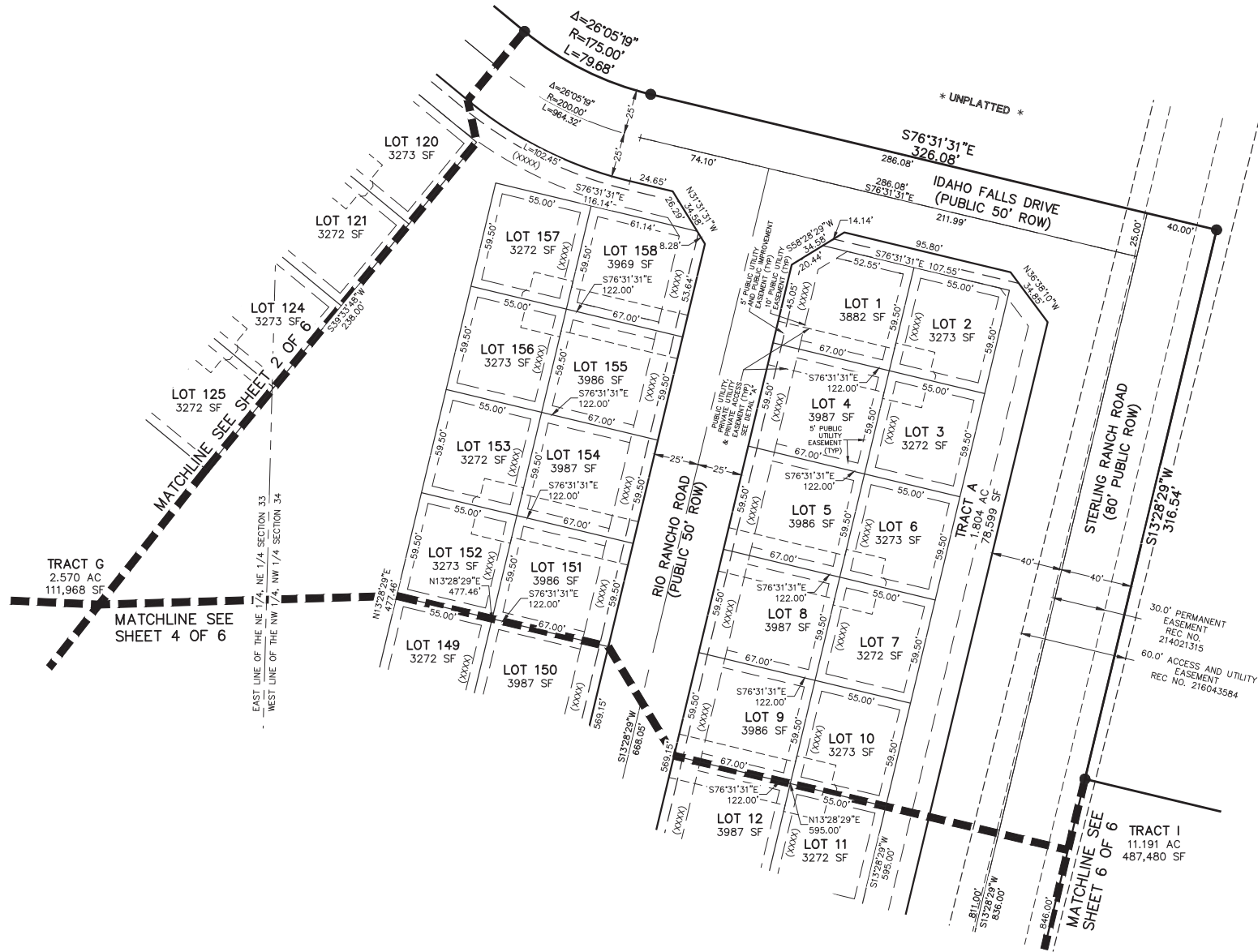
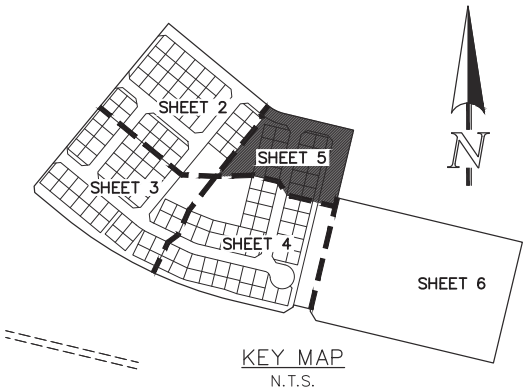
FOURSQUARE AT STERLING
RANCH EAST FILING NO. 1
JOB NO. 1183.23
NOVEMBER 9, 2022
SHEET 4 OF 6

PCD FILE NO.:

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790

FOURSQUARE AT STERLING RANCH EAST FILING NO. 1

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



LEGEND

- (R) RADIAL BEARING
- AC ACRES
- SF SQUARE FEET
- (XXXX) ADDRESS
- ✱ NOT PART OF THIS SUBDIVISION
- 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "CCES LLC PLS 34977" TO BE SET FLUSH UNLESS OTHERWISE NOTED

DETAIL A
PUBLIC UTILITY, PRIVATE UTILITY AND PRIVATE ACCESS EASEMENT
N.T.S.

SCALE: 1" = 40'
U.S. SURVEY FEET

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED



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Colorado Springs, Colorado 80903
(719)785-0790

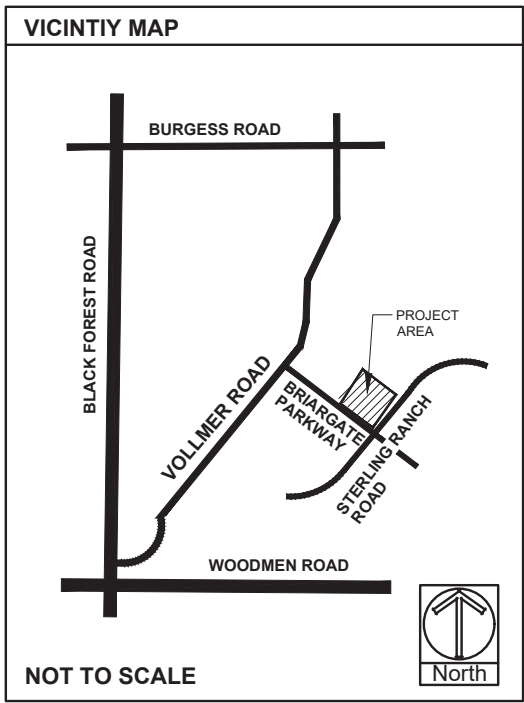
PCD FILE NO.:

FOURSQUARE AT STERLING
RANCH EAST FILING NO. 1
JOB NO. 1183.23
NOVEMBER 9, 2022
SHEET 5 OF 6











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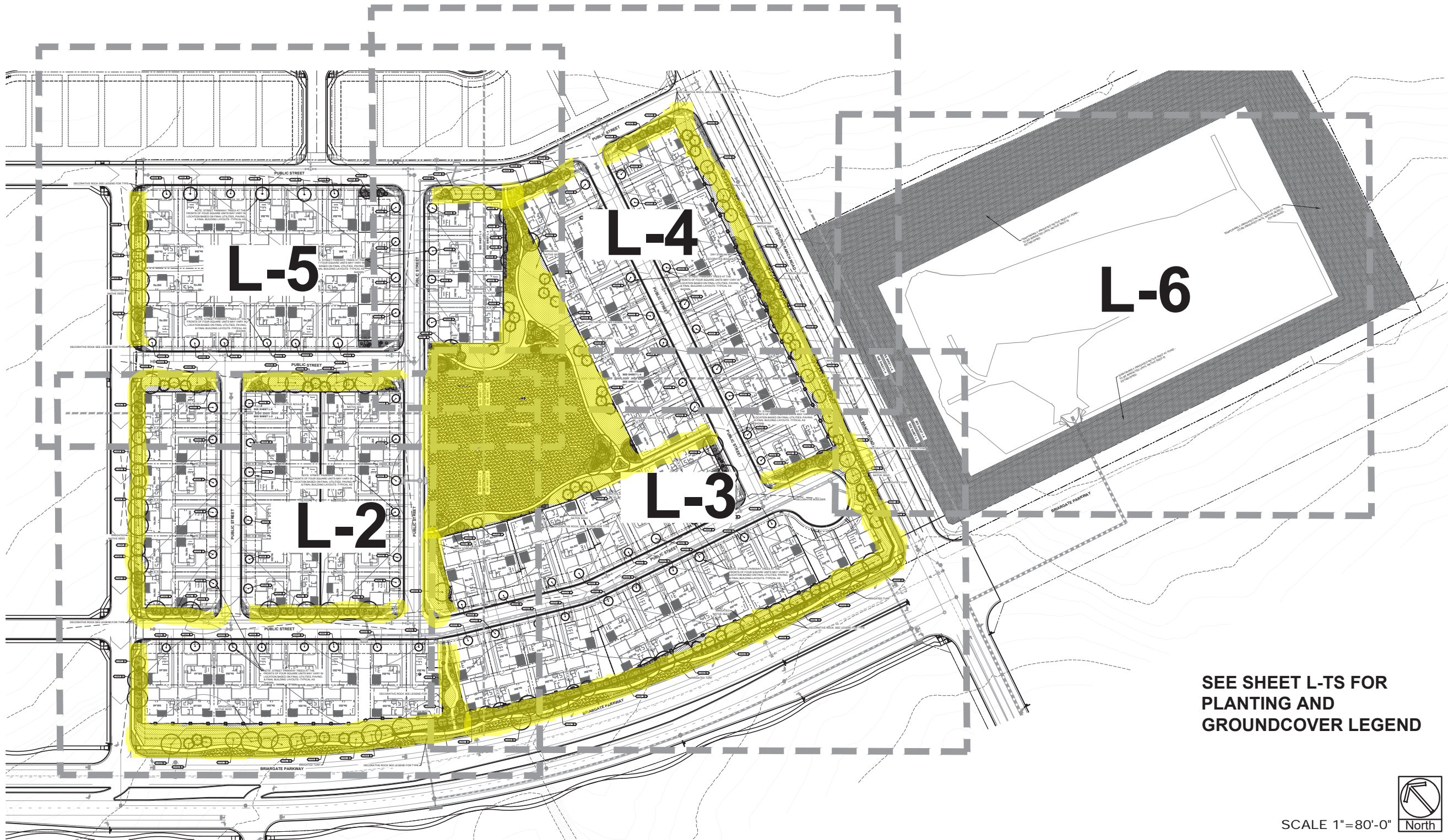


JOB NUMBER	2673-0122
DATE	5/25/2022
DRAWN BY	MB
DRAWING DESCRIPTION	TITLE SHEET
SHEET #	L-TS
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LANDSCAPE REQUIREMENTS					
LANDSCAPE SETBACKS (LS)					
Street Name / Boundary	Street Classification	Width (ft.) Req. / Prov.	Linear Footage	Tree Req. / Ft.	Tree Req. /Prov.
Briargate Parkway	Minor Arterial	20'/20'	1,330'	1/25	54 / 49
Sterling Ranch Road	Minor Arterial	20'/20'	806'	1/25	33 / 30
West Road	Non Arterial	10'/10'	830'	1/30	28 / 22
North Road	Non Arterial	10'/10'	836'	1/30	28 / 22
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Pro		
50/50	0/0	LS	75%/75%		
30/30	0/0	LS	75%/75%		
60/60	0/0	LS	75%/75%		
60/60	0/0	LS	75%/75%		
Motor Vehicle (MV)					
Number of Parking Spots	Shade Trees (1/15 Spaces) Req. / Prov.	Vehicle Lot Frontage	Linear Footage	2/3 Length Frontage	
NA	NA	NA	NA	NA	
Min. 3' High Screening Plants Req. / Prov.		Length Screen Wall / Berm Prov. Abbr.	Abrev. on Plan	Plane	% Ground Plane Cov. Req./Prov.
NA		NA	MV		75%/75%
Internal Landscaping (IL)					
Net Site Area (SF) (Less Public R.O.W.)	Percent Min. Internal Area	Internal Area (SF) Req. / Prov.	Internal Trees (1/500 SF) Req. / Prov.		
957,685 SF (Pond area not included)	97,200 SF	97,200 / 130,942	195 / 156		
(Internal landscape area is based off of 162 lots x 600 SF each lot =97,200 SF required for small lot PUD)					
Shrub Substitutions Req. / Prov.	Ornamental grass Req. / Prov.	Setback Abbr.	Percent Ground Plane Cov. Req./Prov.		
390 / 390+	0/0	IL	75%/75%		

GROUNDCOVER LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
	STEEL EDGING	1,534 LF
	1-1/2" CIMARRON GRANITE ROCK 3" IN DEPTH WITH WEED FABRIC	44,913 SF
	2-4" BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	15,717 SF
	4-8" AND 2-4" MIX OF BLUE GREY COBBLE 3" IN DEPTH WITH WEED FABRIC	3,963 SF
	CASCADE MULCH 3" IN DEPTH WITH NO WEED FABRIC (QUANTITY AT RIGHT NOT SHOWN FOR MULCH RINGS AT PLANTS LOCATED IN ROCK OR NATIVE SEED)	TBD
	DECORATIVE BOULDER	85 TOTAL
	KENTUCKY BLUEGRASS SOD	69,163 SF
	IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE LOW GROW MIX (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	79,074 SF
	NON-IRRIGATED NATIVE SEED EL PASO COUNTY ALL PURPOSE MIX AT DET. POND (PROVIDE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER SEE NOTES)	210,435 SF
	BERM	3,096 SF



CALLOUT KEY

PLANT ABBREVIATION
SITE CATEGORY ABBREVIATION
TREE CALLOUT

PLANT SYMBOL KEY

DECIDUOUS TREE
ORNAMENTAL TREE
EVERGREEN TREE
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
ORNAMENTAL GRASSES
PERENNIALS

UTILITY NOTE

CALL 1-800-822-1887 FOR UTILITY LOCATIONS. TO VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.
KEEP TREES 10' FROM GAS MAINS & 10' FROM SEWER AND WATER MAIN LINES. KEEP TREES 6' MINIMUM DISTANCE FROM ANY OTHER UTILITIES.
RESOLVE ANY TREE UTILITY CONFLICTS SHOWN ON PLANS IN THE FIELD. CONTACT LANDSCAPE ARCHITECT FOR RECOMMENDATIONS IF NEEDED.
PROVIDE CLEARANCE OF ALL PLANT MATERIALS AT ELECTRIC VULTS AND TRANSFORMERS (REFER TO COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWING 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS).
KEEP ALL SHRUBS 2' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

SITE CONDITIONS NOTE


THE LANDSCAPE IS SUBJECT TO CHANGE BASED ON SITE GRADING, DRAINAGE, CONFIGURATION, AND SIZE. ANY ADJUSTMENTS WILL BE MADE DURING LANDSCAPE CONSTRUCTION. PLANT MATERIAL SYMBOLS ARE SHOWN AT MATURE WIDTH.

PLANT AND TREE WARRANTY NOTE

ALL STOCK IS WARRANTED TO BE TRUE TO NAME. IF ANY STOCK PROVES TO BE OTHERWISE, SELLER WILL NOT BE LIABLE FOR ANY AMOUNT GREATER THAN ORIGINAL PURCHASE PRICE. THIS WARRANTY IS MADE EXPRESSLY IN LIEU OF ANY AND ALL OTHER WARRANTIES, EXPRESSED OR FIT FOR ANY PARTICULAR PURPOSE EXCEPT EXPRESSLY PROVIDED FOR. LIABILITY OF SELLER IS LIMITED TO REPLACEMENT OF ANY GOODS WHICH DO NOT CONFORM TO WARRANTIES.
WINTER WATERING IS TO BE DONE AFTER MOISTURE CHECKS HAVE BEEN COMPLETED OF ALL PLANTS AND TREES. WARRANTY DOES NOT COVER PLANTS AND TREES DUE TO LACK OF WATER.
WARRANTY IS GOOD FOR ONE GROWING SEASON (APPROXIMATELY SIX MONTHS). PLANTS PURCHASED AFTER JULY 1ST ARE WARRANTED UNTIL MAY 1ST. PLANTS PURCHASED JANUARY 1ST THROUGH JULY 31ST ARE WARRANTED UNTIL NOVEMBER 30TH. SOME PLANTS CARRY NO WARRANTY. (TURF INCLUDED) SUCH AS ANNUALS, PERENNIALS, ROSES, ARBOREALS, AND A FEW OTHER VARIETIES. INSTALLATION IS NOT COVERED UNDER WARRANTY.
ALL NON-IRRIGATED SEED CARRIES NO WARRANTY.

LANDSCAPE IRRIGATION NOTE


LANDSCAPE TO BE IRRIGATED WITH A PROGRAMMABLE IRRIGATION CONTROLLER. TREES, SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS TO BE DRIP IRRIGATED WHEN LOCATED IN MULCH AREAS. TURF OR IRRIGATED SEED AREAS TO BE SPRAY IRRIGATED WITH POP UP SPRAY OR ROTOR HEADS.



ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-437-0513

DATE	REVISION	DESCRIPTION

☐ FOR CONSTRUCTION
☒ NOT FOR CONSTRUCTION



CLASSIC
COMMUNITIES

FOUR PACK AT STERLING RANCH
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER
2673-0122

DATE
5/25/2022

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MB

DRAWING DESCRIPTION
OVERALL PRELIMINARY
LANDSCAPE PLAN

SHEET #
L-1

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SEE SHEET L-TS FOR
PLANTING AND
GROUND COVER LEGEND

SCALE 1"=80'-0"





SEE SHEET L-TS FOR
PLANTING AND
GROUNDCOVER LEGEND



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RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.437.0513

DATE	REVISION	DESCRIPTION

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CLASSIC
COMMUNITIES

FOUR PACK AT STERLING RANCH
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER
2673-0122

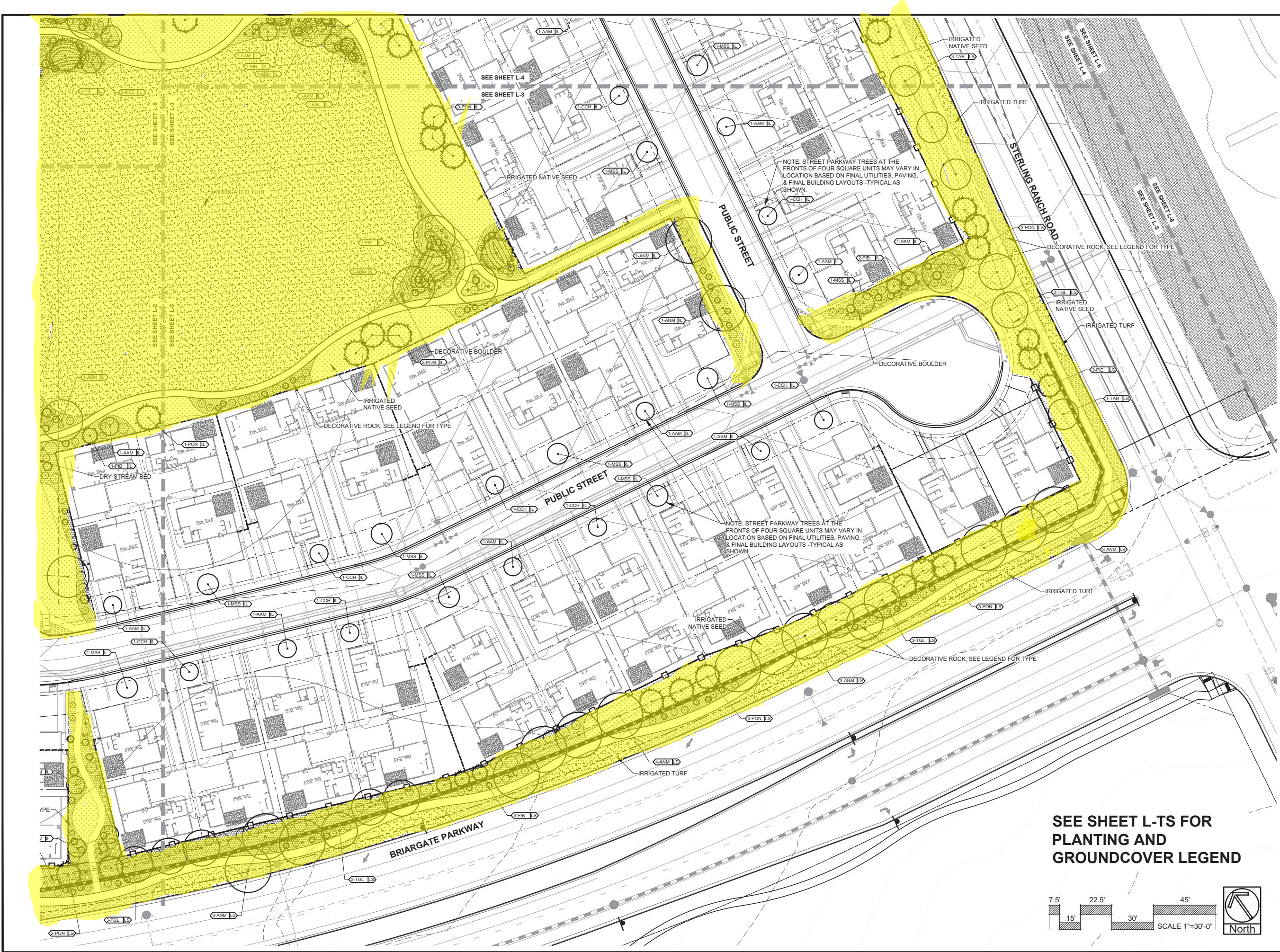
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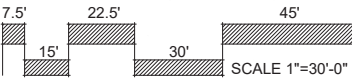
DRAWING DESCRIPTION
**PRELIMINARY
LANDSCAPE PLAN**

SHEET #
L-2

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SEE SHEET L-TS FOR
PLANTING AND
GROUNDCOVER LEGEND



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COLORADO SPRINGS, CO 80916
719437-0913

DATE	REVISION DESCRIPTION

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FOUR PACK AT STERLING RANCH
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	5/25/2022
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DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET #	L-3
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BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER
2673-0122

DATE 5/25/2022

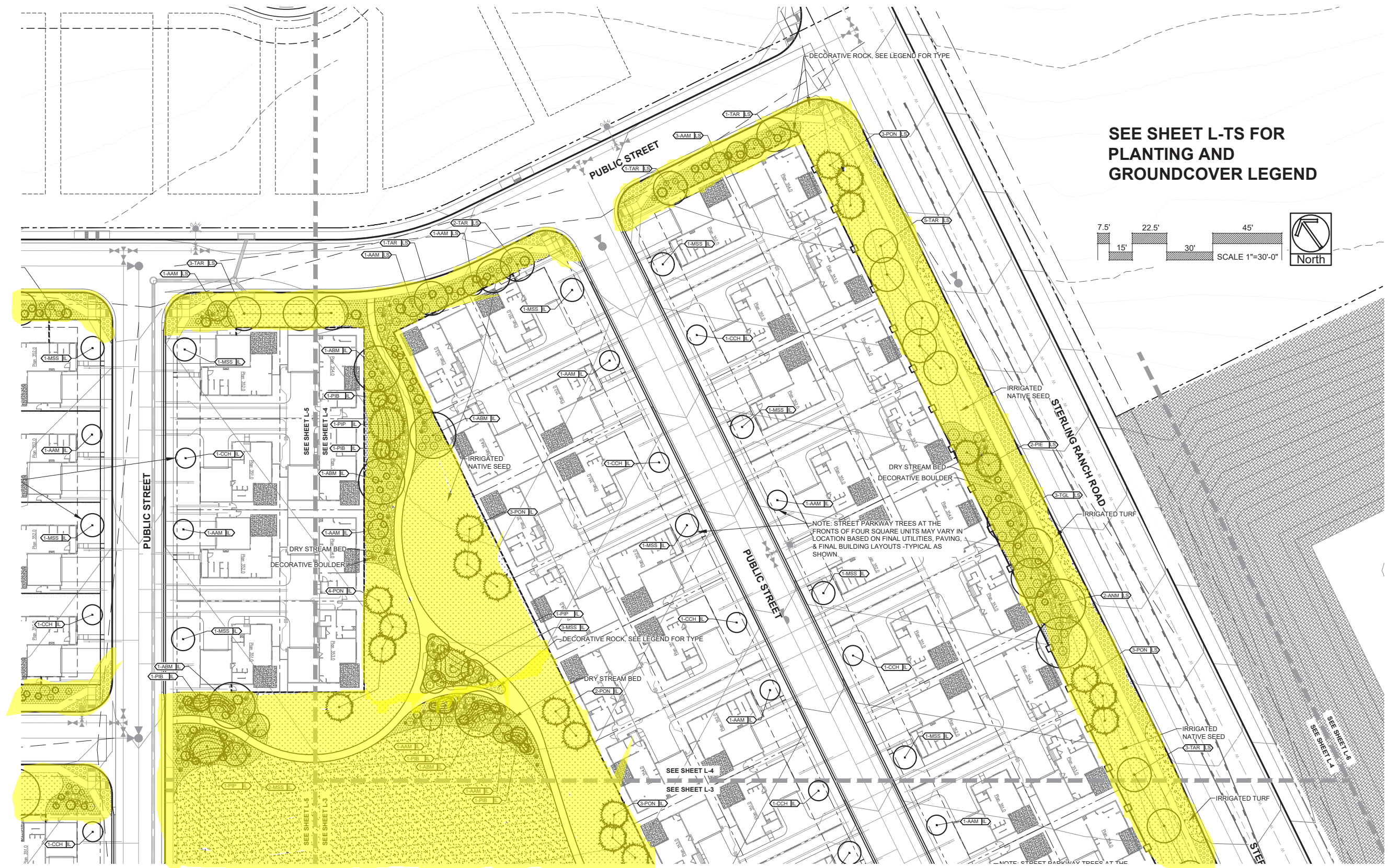
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PRELIMINARY
LANDSCAPE PLAN

SHEET # L-4

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FOUR PACK AT STERLING RANCH
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER 2673-0122

DATE 5/25/2022

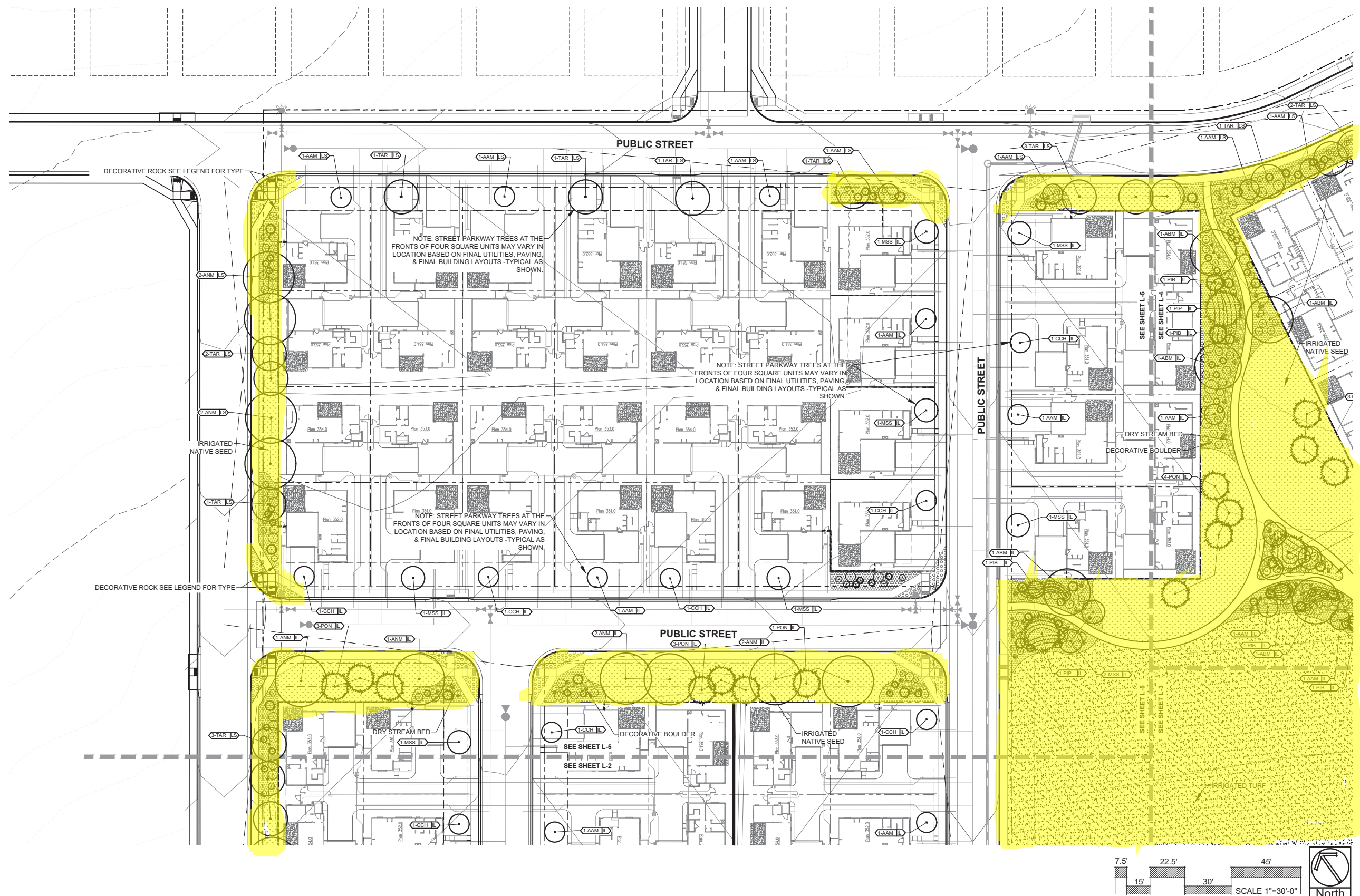
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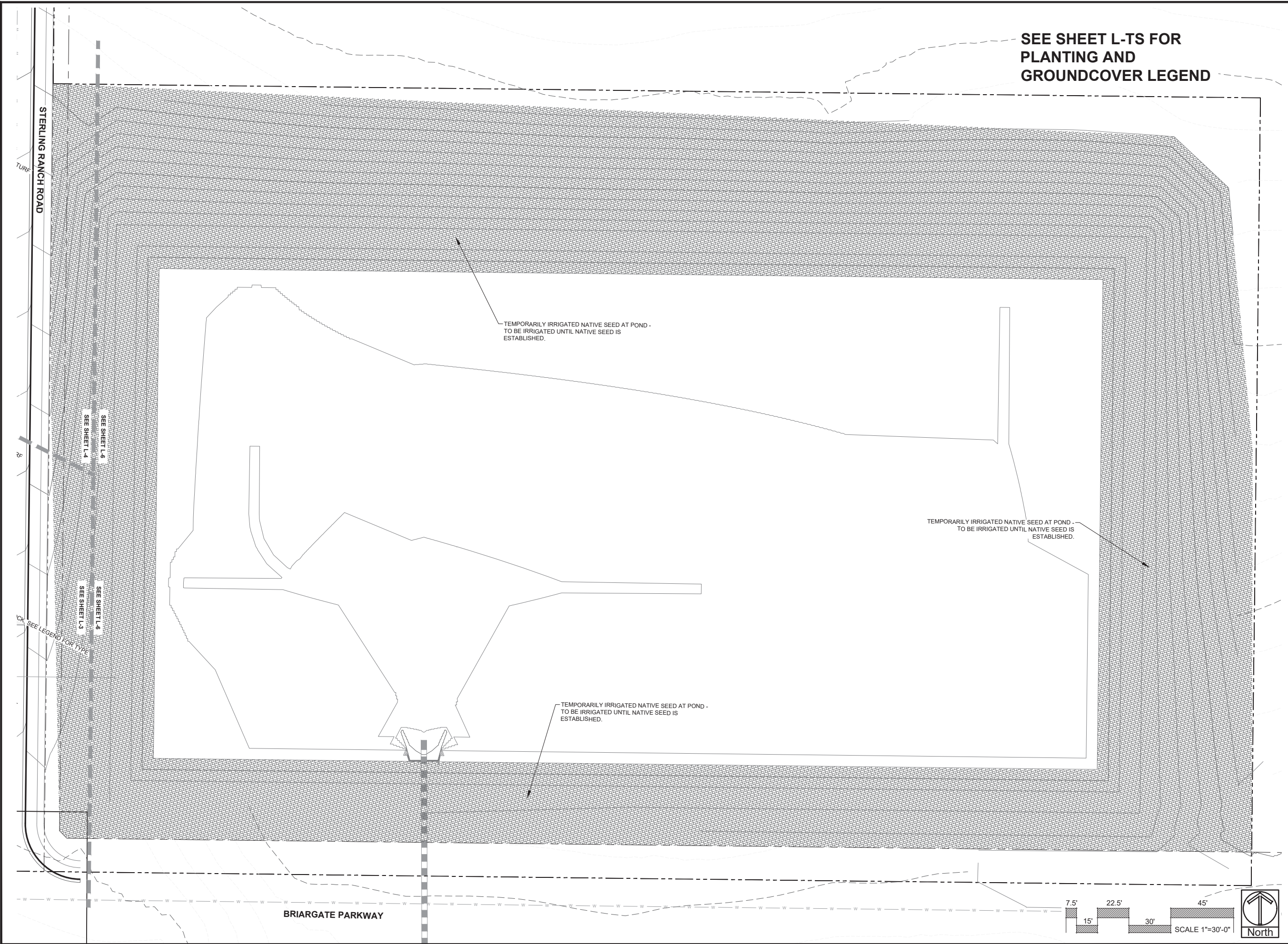
DRAWING DESCRIPTION

PRELIMINARY
LANDSCAPE PLAN

SHEET # L-5

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SEE SHEET L-TS FOR
PLANTING AND
GROUND COVER LEGEND



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1925 AEROPOLAZA DRIVE
COLORADO SPRINGS, CO 80916
719.437.0913

DATE	REVISION DESCRIPTION

- ☐ FOR CONSTRUCTION
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FOUR PACK AT STERLING RANCH
BRIARGATE PARKWAY & STERLING RANCH ROAD
COLORADO SPRINGS, CO

JOB NUMBER	2673-0122
DATE	5/25/2022
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El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch East Filing No. 1 Final Plat

Agenda Date: January 11, 2023

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Classic Consulting, LLC, on behalf of Classic SRJ Land, LLC, for endorsement of Sterling Ranch East Filing No. 1 Final Plat, which includes 294 single-family residential lots on 122.98 acres, with a minimum lot size of 5000 square feet. The property is currently RS-5000 and is located east of Vollmer Road along the eastern banks of Sand Creek, situated between the future extensions of Sterling Ranch Road and Briargate Parkway.

The 2013 and 2022 update of the El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located immediately west and adjacent the property on the western banks of Sand Creek. As part of the recording of numerous final plats along the western side of Sand Creek, SR Land, LLC, is in the process of dedicating or has already dedicated to El Paso County numerous trail easements along this section of the regional trail. The current Sterling Ranch East Phase I Preliminary Plan shows a 15' maintenance road on the east side of Sand Creek, which may be utilized by residents as an alternate pedestrian route to the Sand Creek Regional Trail. El Paso County appreciates the increased connectivity this additional creekside route will provide, however, construction and on-going maintenance will be the responsibility of the homeowner's association or Sterling Ranch Metropolitan District.

Furthermore, the proposed Briargate Parkway Bicycle Route is located adjacent the north boundary of the project site along an east-west alignment. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Sterling Ranch East Filing No. 1 falls completely within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. Various aspects of the Preliminary Plan address these attributes and contribute in some degree to their conservation.

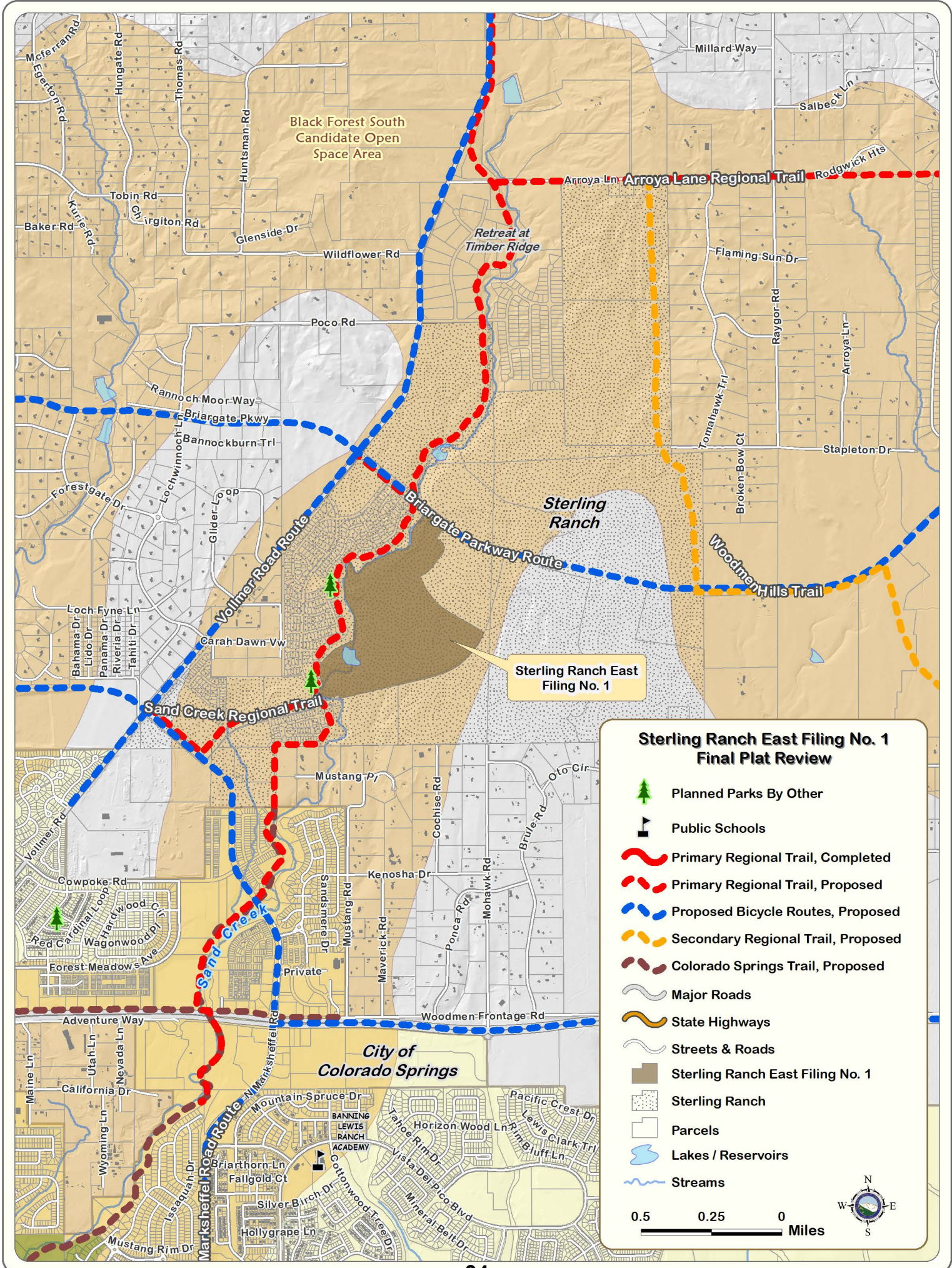
The current application shows 62.95 acres, or 51.2%, of open space, dedicated to public and private open space, parks, trail corridors, landscaping tracts, utilities, and drainage infrastructure. The project area includes an interconnected trail and sidewalk system that affords the residents easy access to the surrounding neighborhood, proposed school sites, neighborhood and community parks, as well as the Sand Creek Regional Trail. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *“The Sterling Ranch East Phase 1 Preliminary Plan includes a future community park, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. This 147.7-acre system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.”*
- *“Tract B Filing 1 as shown on the Preliminary Plan and Final Plat is proposed for a Community Park, consistent with the approved Sterling Ranch Sketch Plan. Programming and design of the community is in progress. The developer intends to enter into a Park Lands Agreement for the Community Park with EPC Community Services Department at the time of the Filing 1 plat. This park will be owned and maintain by Sterling Ranch Metro District.”*

Staff is pleased that both the Sterling Ranch East Phase I Preliminary Plan and Filing No. 1 Final Plat contain a large percentage of park and open space areas, including the aforementioned ~29-acre community park situated along Sand Creek in Filing No. 1, Tracts A and B, as well as numerous neighborhood parks, passive use areas, and open spaces located throughout the overall project site. Staff encourages the applicant to develop park, trail, active-use area, and playground plans that provide a wide variety of recreational choices to users of all age groups and abilities and submit the plans for agency review prior to the recording of the Final Plat. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of this 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 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.



Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

January 11, 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:	Sterling Ranch East Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-035	Total Acreage:	122.98
		Total # of Dwelling Units:	294
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	5.98
Classic SRJ Land, LLC	Classic Consulting, LLC	Regional Park Area:	2
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Urban Park Area:	2
Colorado Springs, CO 80921	Colorado Springs, CO 80903	Existing Zoning Code:	RS-5000
		Proposed Zoning Code:	RS-5000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 2	
0.0194 Acres x 294 Dwelling Units = 5.704		Neighborhood: 0.00375 Acres x 294 Dwelling Units =	1.10
Total Regional Park Acres: 5.704		Community: 0.00625 Acres x 294 Dwelling Units =	1.84
		Total Urban Park Acres:	2.94
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 2	
\$460 / Dwelling Unit x 294 Dwelling Units = \$135,240		Neighborhood: \$114 / Dwelling Unit x 294 Dwelling Units =	\$33,516
Total Regional Park Fees: \$135,240		Community: \$176 / Dwelling Unit x 294 Dwelling Units =	\$51,744
		Total Urban Park Fees:	\$85,260

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 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.

Park Advisory Board Recommendation:

LETTER OF INTENT

Sterling Ranch East

Filing No. 1

Owner: Classic SRJ Land, 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) 785-2800

Tax Schedule No. 52330-00-017

Request:

This Final Plat encompasses 122.977 acres and 294 single family lots are proposed. The 294 lots are proposed to exceed the 5000 SF minimum lot size per the existing RS-5000 zoning. This remains consistent with the proposed Preliminary Plan. Water sufficiency will be determined with the preliminary plan.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the Final Plat for Sterling Ranch East Filing No. 1. This proposed Final Plat consists of 294 single family homes and nine tracts for open space, landscape, park, signage, drainage, utilities and trails. The total acreage for this Final Plat equals 122.977 acres.

The site is located in a portion of sections 33, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due west and north of the proposed Sterling Ranch Road extension, south of the proposed easterly extension of Briargate Parkway and east of Sand Creek. The entire property is zoned RS-5000 with proposed residential land uses consistent with the approved zoning. The zoning of the property was approved with the Sterling Ranch Sketch Plan, November 2008.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Sterling Ranch Metro District
- Black Forest Fire Protection District
- Mountain View Electric Association
- City of Colorado Springs Utilities Department – Gas (south of Briargate Parkway)
- Black Hills Energy – Gas (north of Briargate Parkway)
- Falcon area Water and Wastewater Authority

PROJECT DESCRIPTION:

SOILS & GEOLOGY HAZARDS/CONSTRAINTS

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

TRAFFIC

Sterling Ranch East Filing No. 1 will be accessed by the extensions of Briargate Parkway easterly along the north boundary and the northerly extension of Sterling Ranch Road to Briargate Parkway. Both streets will be constructed outside the scope of this project. The Traffic Technical Memorandum prepared by LSC Transportation Consultants Inc. also describes this condition.

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 2022 five mill PID building permit fee equals \$2,527 per lot.

TRAILS & CONNECTIVITY

The Sterling Ranch East Phase 1 Preliminary Plan includes a future community park, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. This 147.7-acre system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

Tract B Filing 1 as shown on the Preliminary Plan and Final Plat is proposed for a Community Park, consistent with the approved Sterling Ranch Sketch Plan. Programming and design of the community is in progress. The developer intends to enter into a Park Lands Agreement for the Community Park with EPC Community Services Department at the time of the Filing 1 plat. This park will be owned and maintain by Sterling Ranch Metro District.

UTILITY SERVICES

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

Sterling Ranch East Filing No. 1 Final Plat is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA).

As referenced in the Water Supply Information Summary, prepared by JDS Hydro Consultants, Inc., the projected water demands for these lots are 0.353 AF/unit for a total annual demand of 144.15 Acre-feet for Filing No. 1 (including landscape irrigation). The projected average daily wastewater loads are 172 GPD/unit for a total average daily flow of 50,568 GPD for Filing No. 1.

The Sterling Ranch Water Resources Report as provided with the Preliminary Plan has been included in this submittal.

Off-site (adjacent) utility and roadway infrastructure to be designed and constructed with westerly Homestead filings.

DRAINAGE & PONDS

Along with the Filing No. 1 development, an Extended Detention Basin (EDB) is also proposed to provide detention and water quality treatment for Filing No. 1 development area east of Sand Creek. The proposed public EDB will be owned and maintain by the Sterling Ranch Metropolitan District No. 3

The adjacent Sand Creek corridor along the westerly boundary of Filing No. 1 is being designed and constructed in association with the westerly filings of Sterling Ranch.

JUSTIFICATION:

Criteria for Approval

Conformance with the El Paso County Master Plan

The Sterling Ranch East Filing No. 1 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 or proposed infrastructure to which the proposed development can connect to. This subdivision is the first Sterling Ranch community to be constructed east of Sand Creek.
- This land use is located within the Suburban Residential Housing Priority Development Area as identified on the Master Plan.

Conformance with the approved Preliminary Plan

The Sterling Ranch East Filing No. 1 is in conformance with the Sterling Ranch East Preliminary Plan (SP-22-004).

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. No deviations are being requested.

A sufficient water supply finding for quantity, quality and dependability will be made on the Preliminary Plan by BoCC prior to Sterling Ranch East Filing No. 1 Final Plat approval.

A public sewage disposal system has been established for the proposed 294 lots into the FAWWA public sewer system.

Adequate drainage improvements are proposed that comply with State Statute and the requirements of the LDC and the ECM and are presented in the Sterling Ranch East Filing No. 1 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.

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.

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 Sterling Ranch East Filing No. 1 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.

n drive:118330/letters/letter of intent

STERLING RANCH EAST FILING NO. 1

A PORTION OF SECTION 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT CLASSIC SRJ LAND, 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 SECTION 33, 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 CENTER-EAST ONE-SIXTEENTH CORNER 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 N89°08'28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S02°29'39"E, A DISTANCE OF 3615.96 FEET TO THE POINT OF BEGINNING;

THENCE S50°26'12"E, A DISTANCE OF 364.35 FEET;
THENCE S39°33'48"W, A DISTANCE OF 183.61 FEET;
THENCE S15°41'09"W, A DISTANCE OF 56.79 FEET;
THENCE S74°18'51"E, A DISTANCE OF 53.36 FEET;
THENCE S41°18'44"E, A DISTANCE OF 85.60 FEET;
THENCE S18°32'31"E, A DISTANCE OF 102.16 FEET;
THENCE S23°20'25"W, A DISTANCE OF 115.86 FEET;
THENCE S39°08'49"W, A DISTANCE OF 115.81 FEET;
THENCE S34°35'49"W, A DISTANCE OF 123.80 FEET;
THENCE S42°15'44"W, A DISTANCE OF 112.55 FEET;
THENCE S49°55'39"W, A DISTANCE OF 123.80 FEET;
THENCE S58°28'56"W, A DISTANCE OF 117.93 FEET;
THENCE S24°57'12"E, A DISTANCE OF 100.00 FEET;
THENCE S25°47'46"E, A DISTANCE OF 108.67 FEET;
THENCE S30°23'59"E, A DISTANCE OF 97.86 FEET;
THENCE S35°15'35"E, A DISTANCE OF 97.86 FEET;
THENCE S40°07'11"E, A DISTANCE OF 97.86 FEET;
THENCE S44°58'47"E, A DISTANCE OF 97.86 FEET;
THENCE S49°50'24"E, A DISTANCE OF 97.86 FEET;
THENCE S54°42'00"E, A DISTANCE OF 97.86 FEET;
THENCE S59°13'04"E, A DISTANCE OF 98.67 FEET;
THENCE S60°08'46"E, A DISTANCE OF 700.00 FEET;
THENCE S68°02'10"E, A DISTANCE OF 37.35 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N66°02'11"W, HAVING A DELTA OF 52°21'31", A RADIUS OF 1460.00 FEET AND A DISTANCE OF 1334.19 FEET TO A POINT OF TANGENT;
THENCE S76°19'20"W, A DISTANCE OF 1779.03 FEET;
THENCE N13°40'40"W, A DISTANCE OF 44.22 FEET;
THENCE N58°40'40"W, A DISTANCE OF 19.87 FEET;
THENCE S70°08'35"W, A DISTANCE OF 170.61 FEET;
THENCE S01°19'20"W, A DISTANCE OF 7.43 FEET TO A POINT ON THE EASTERLY BOUNDARY OF STERLING RANCH FILING NO. 1 RECORDED UNDER RECEPTION NO. 218714161;

THENCE ON THE EASTERLY BOUNDARY OF SAID STERLING RANCH FILING NO. 1 THE FOLLOWING TWENTY-FIVE (25) COURSES:

1. N76°13'42"W, A DISTANCE OF 207.54 FEET;
2. N17°53'47"W, A DISTANCE OF 105.91 FEET;
3. N46°52'24"E, A DISTANCE OF 128.28 FEET;
4. N15°27'56"W, A DISTANCE OF 241.77 FEET;
5. N00°53'19"W, A DISTANCE OF 131.63 FEET;
6. N35°47'33"E, A DISTANCE OF 139.61 FEET;
7. N46°04'45"E, A DISTANCE OF 252.38 FEET;
8. N60°18'33"E, A DISTANCE OF 166.84 FEET;
9. N65°39'18"E, A DISTANCE OF 252.42 FEET;
10. N02°44'27"E, A DISTANCE OF 452.46 FEET;
11. N26°06'12"W, A DISTANCE OF 393.42 FEET;
12. N04°22'24"W, A DISTANCE OF 296.69 FEET;
13. N13°28'59"E, A DISTANCE OF 371.46 FEET;
14. S88°53'18"E, A DISTANCE OF 56.14 FEET;
15. S19°39'33"E, A DISTANCE OF 163.51 FEET;
16. S50°40'25"E, A DISTANCE OF 72.52 FEET;
17. N50°58'40"E, A DISTANCE OF 94.24 FEET;
18. N40°27'16"E, A DISTANCE OF 150.60 FEET;
19. N65°02'48"E, A DISTANCE OF 632.56 FEET;
20. N67°30'37"E, A DISTANCE OF 117.08 FEET;
21. N59°31'52"E, A DISTANCE OF 178.71 FEET;
22. N00°14'13"E, A DISTANCE OF 243.48 FEET;
23. N31°50'18"E, A DISTANCE OF 229.19 FEET;
24. N42°37'17"E, A DISTANCE OF 138.57 FEET;
25. N14°40'14"W, A DISTANCE OF 12.64 FEET;

THENCE S79°16'20"E, A DISTANCE OF 122.46 FEET;
THENCE N39°33'48"E, A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 122.977 ACRES (5,356,900 SQUARE FEET).

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS B, C, D, E, F, G, H AND I WITH USE STATED IN THE TRACT TABLE, IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.

BY: _____

AS: _____

OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

STATE OF COLORADO }
COUNTY OF EL PASO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ AS _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

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 STERLING RANCH EAST 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.

OWNER:

THE AFOREMENTIONED, CLASSIC SRJ LAND, 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 CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO }
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 CLASSIC SRJ LAND, 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 NOVEMBER 9, 2022.
2. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
3. 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 50' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND PUBLIC 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. 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. SP 22-004.
5. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 294. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 9.
6. THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023431 AND AS AMENDED.
7. 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.
8. THE ADDRESSES () EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. FLOODPLAIN STATEMENT: THIS SITE, STERLING RANCH EAST FILING NO. 1, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0533G, DATED DECEMBER 7, 2018. (ZONE X AND AE) BFE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE FEMA GIS MAPS.
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 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 ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

GENERAL NOTES (CONT.):

11. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. _____ 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 NUMBER _____ PREPARED BY _____ WITH AN EFFECTIVE DATE OF _____ AT ____:00 ____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 BOUNDARY OF STERLING RANCH EAST FILING NO. 1 IS 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. 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.
19. 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.
20. 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.
21. THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 2 AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023431 AND AS AMENDED.
22. STERLING RANCH METROPOLITAN DISTRICT NO. 3, IS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023432 AND AS AMENDED.
23. TRACT A IS FOR LANDSCAPING, PARK, OPEN SPACE, MAINTENANCE TRAIL AND PUBLIC UTILITIES. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY, UPON COMPLETION OF THE REQUIRED IMPROVEMENTS AND COUNTY ACCEPTANCE, STERLING RANCH METROPOLITAN DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR THE AESTHETIC MAINTENANCE.
24. TRACT B IS FOR LANDSCAPING, PARK, OPEN SPACE, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS AND SIGNAGE/MONUMENTATION. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
25. TRACT C IS FOR LANDSCAPING, PARK, OPEN SPACE, PUBLIC UTILITIES AND PUBLIC DRAINAGE. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
26. TRACTS D, E, F, G, H AND I ARE FOR LANDSCAPING, PUBLIC UTILITIES, PUBLIC DRAINAGE MAIL KIOSK AND PUBLIC IMPROVEMENTS. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACTS TO BE CONVEYED BY SEPARATE DOCUMENT.
27. UTILITY PROVIDERS:
WATER AND SANITARY SEWER: FALCON AREA WATER AND WASTEWATER AUTHORITY
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: COLORADO SPRINGS UTILITIES
28. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR STERLING RANCH EAST FILING NO. 1 RECORDED _____, UNDER RECEPTION NO. _____ RECORDS OF EL PASO COUNTY, COLORADO.
29. ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
30. 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 RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
31. THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO BRIARGATE PARKWAY OR STERLING RANCH ROAD.
32. THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
33. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. THIS PROPERTY IS SUBJECT TO A PRIVATE CHANNEL AND WETLAND MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
34. PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION NO. _____.

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT A (LANDSCAPE, PARK, OPEN 15' TRAIL, UTILITIES, DRAINAGEWAY)	1,246,347 SF	23.26%	EL PASO COUNTY	EL PASO (AESTHETIC MAINTENANCE BY DISTRICT NO. 3)
TRACT B (LANDSCAPE, PARK, PUBLIC UTILITIES, PUBLIC DRAINAGE, PUBLIC IMPROVEMENTS, SIGNAGE/MONUMENTATION)	1,207,300 SF	22.54%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACT C (LANDSCAPE, PARK, PUBLIC UTILITIES, PUBLIC DRAINAGE, STORMWATER)	238,901 SF	44.46%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
TRACTS D, E, F, G, H & I (LANDSCAPE, PUBLIC IMPROVEMENTS, PUBLIC UTILITIES, PUBLIC DRAINAGE, MAIL KIOSK, FENCING)	49,766 SF	0.93%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
LOTS (294 TOTAL)	2,051,146 SF	38.29%	INDIVIDUAL LOT OWNERS	
R.O.W.	563,427 SF	10.52%	COUNTY	COUNTY
TOTAL	5,356,900 SF	100.00%		

SURVEYOR'S STATEMENT:

I, DOUGLAS P. REINELT, 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 CODE.

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 BASED 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 STERLING RANCH EAST FILING NO. 1 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 OF ADMINISTRATIVE DETERMINATION. 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

THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

CLERK AND RECORDER:

STATE OF COLORADO }
COUNTY OF EL PASO }

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK ____M. THIS _____ DAY OF _____, 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: ACADEMY SCHOOL DISTRICT NO. 20

STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 1 OF 9

NO.	REVISION	DATE

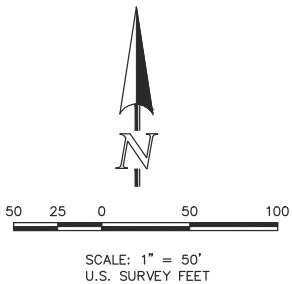
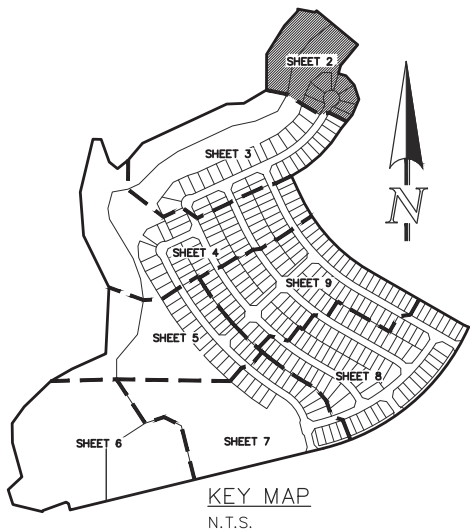
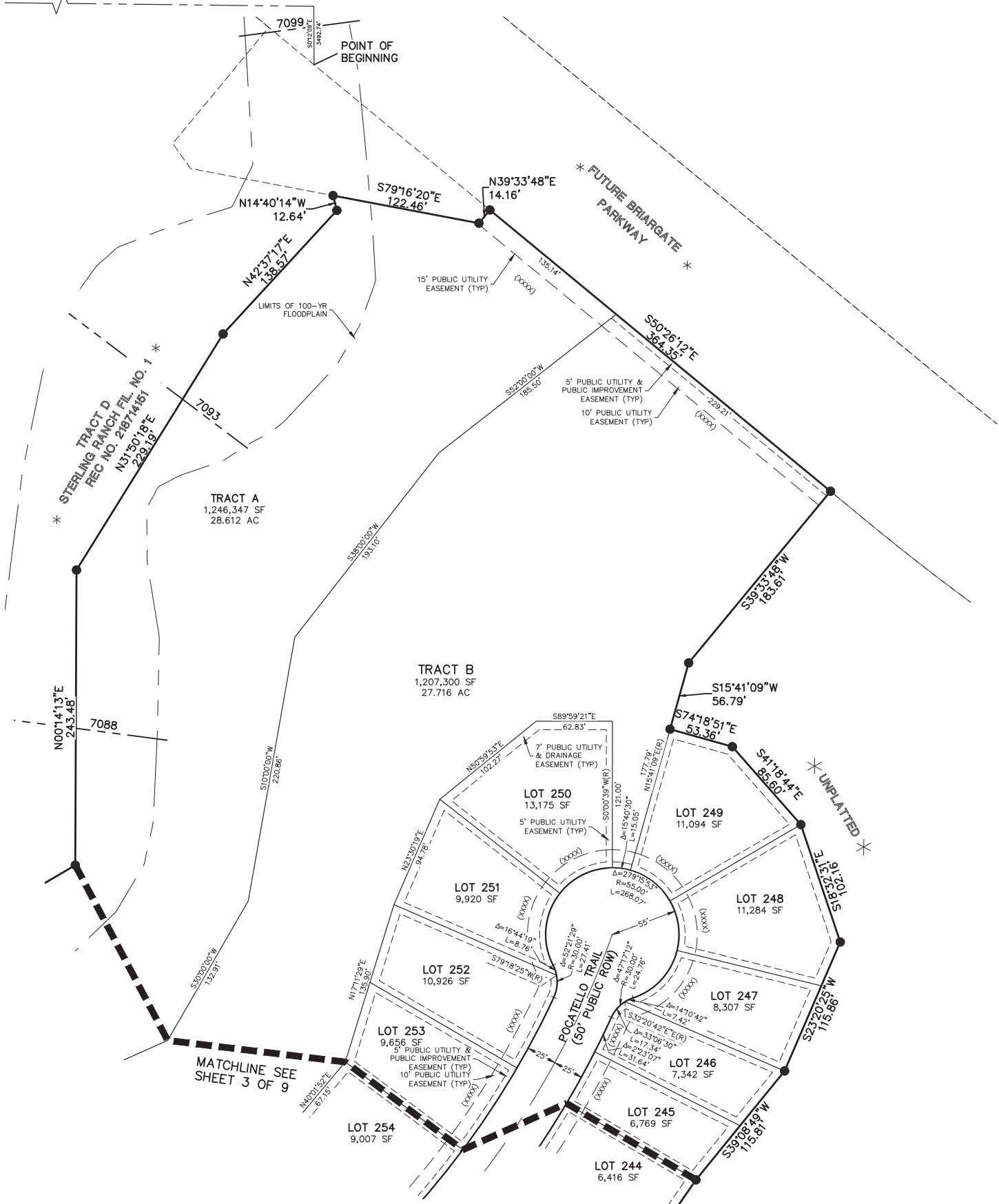
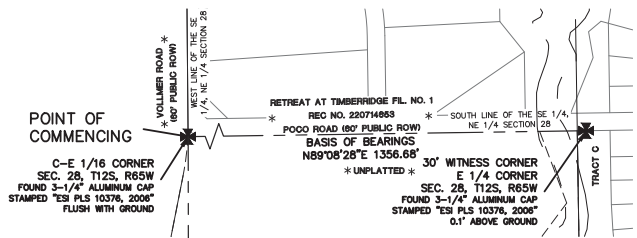


619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790

PCD FILE NO.:

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RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



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TO BE SET FLUSH UNLESS OTHERWISE
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7025 BASE FLOOD ELEVATION

STERLING RANCH EAST
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SHEET 2 OF 9



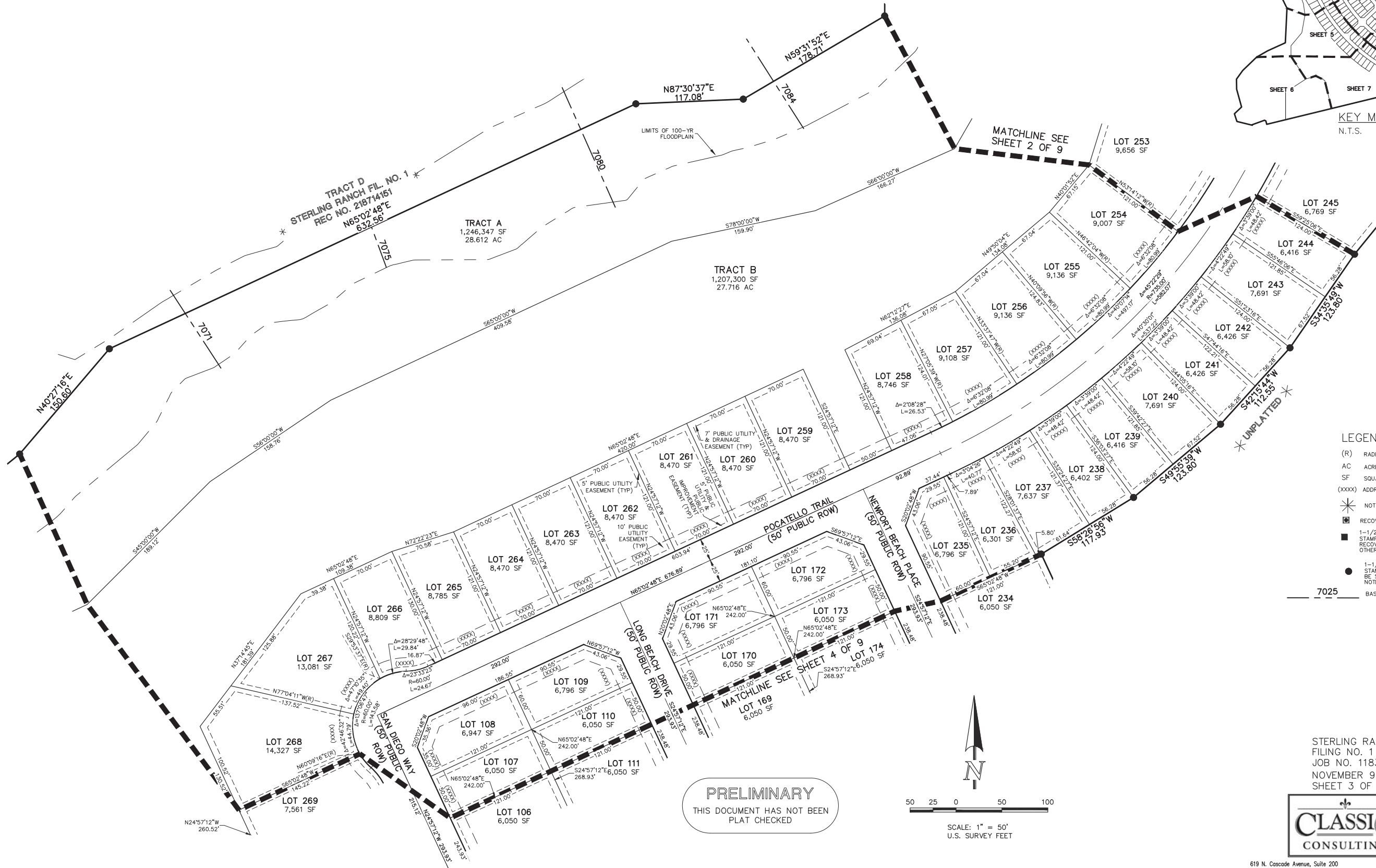
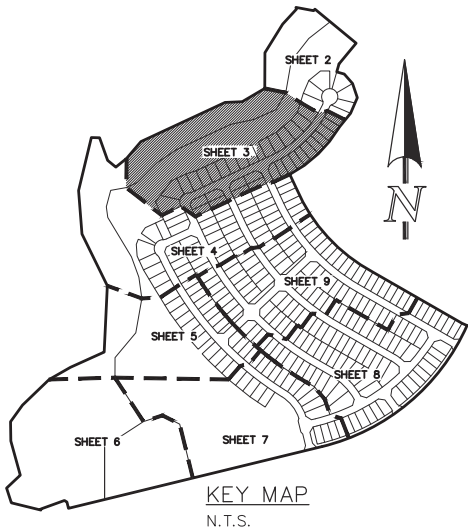
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NOVEMBER 9, 2022
SHEET 3 OF 9



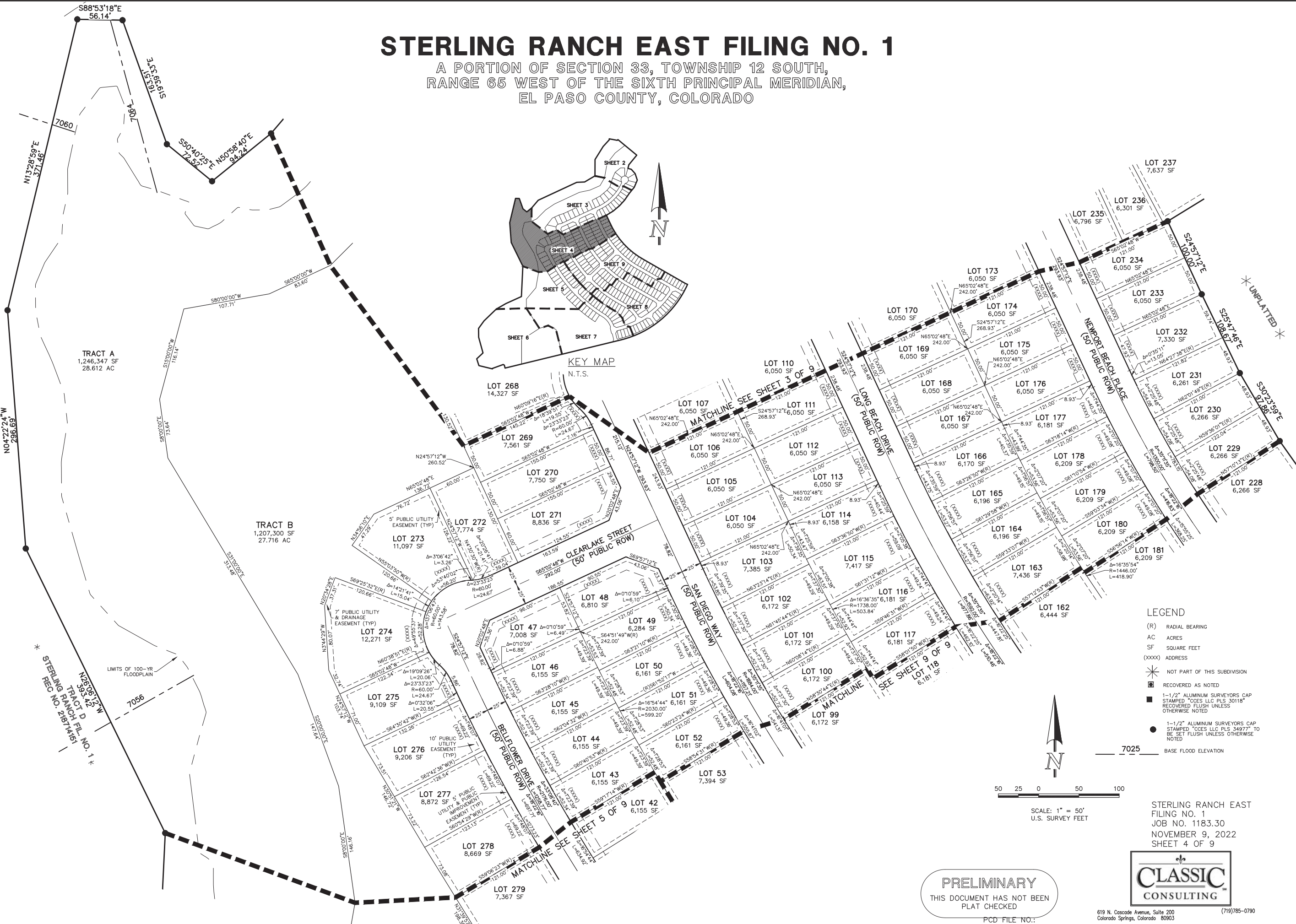
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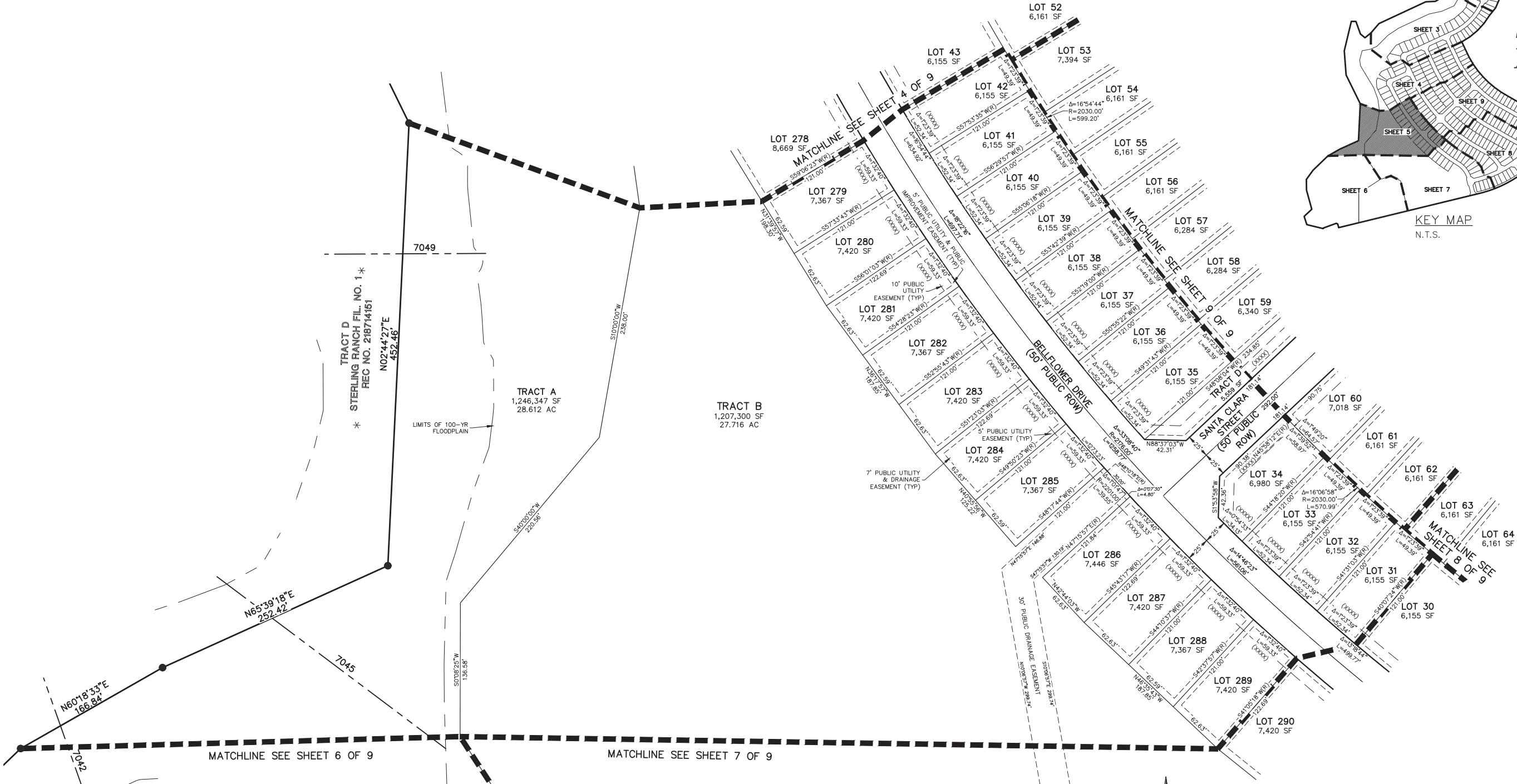
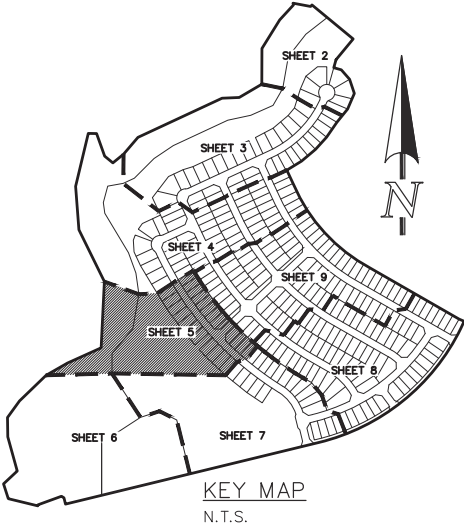
CLASSIC
CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790

STERLING RANCH EAST
FILING NO. 1
JOB NO. 1183.30
NOVEMBER 9, 2022
SHEET 4 OF 9

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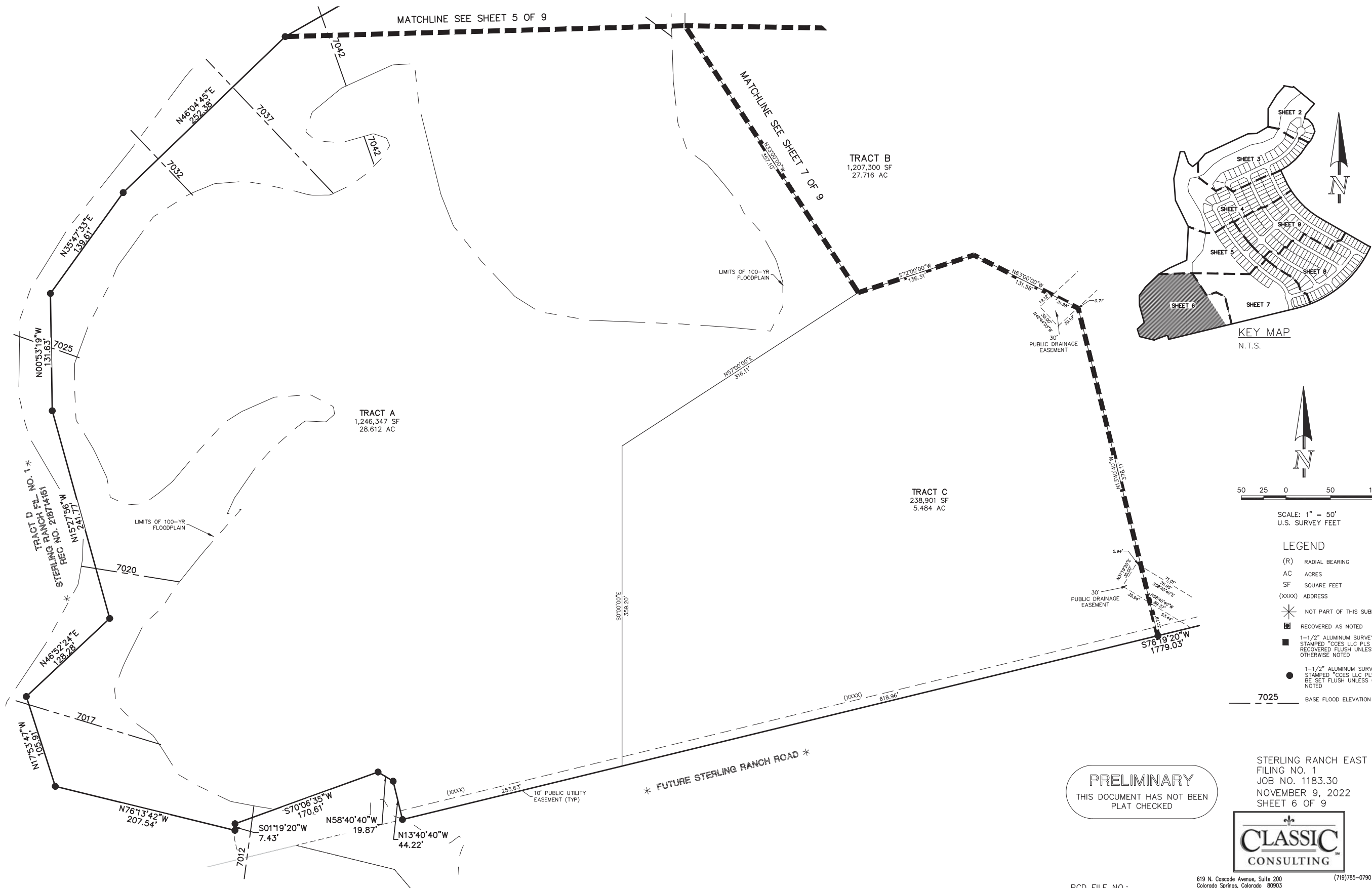
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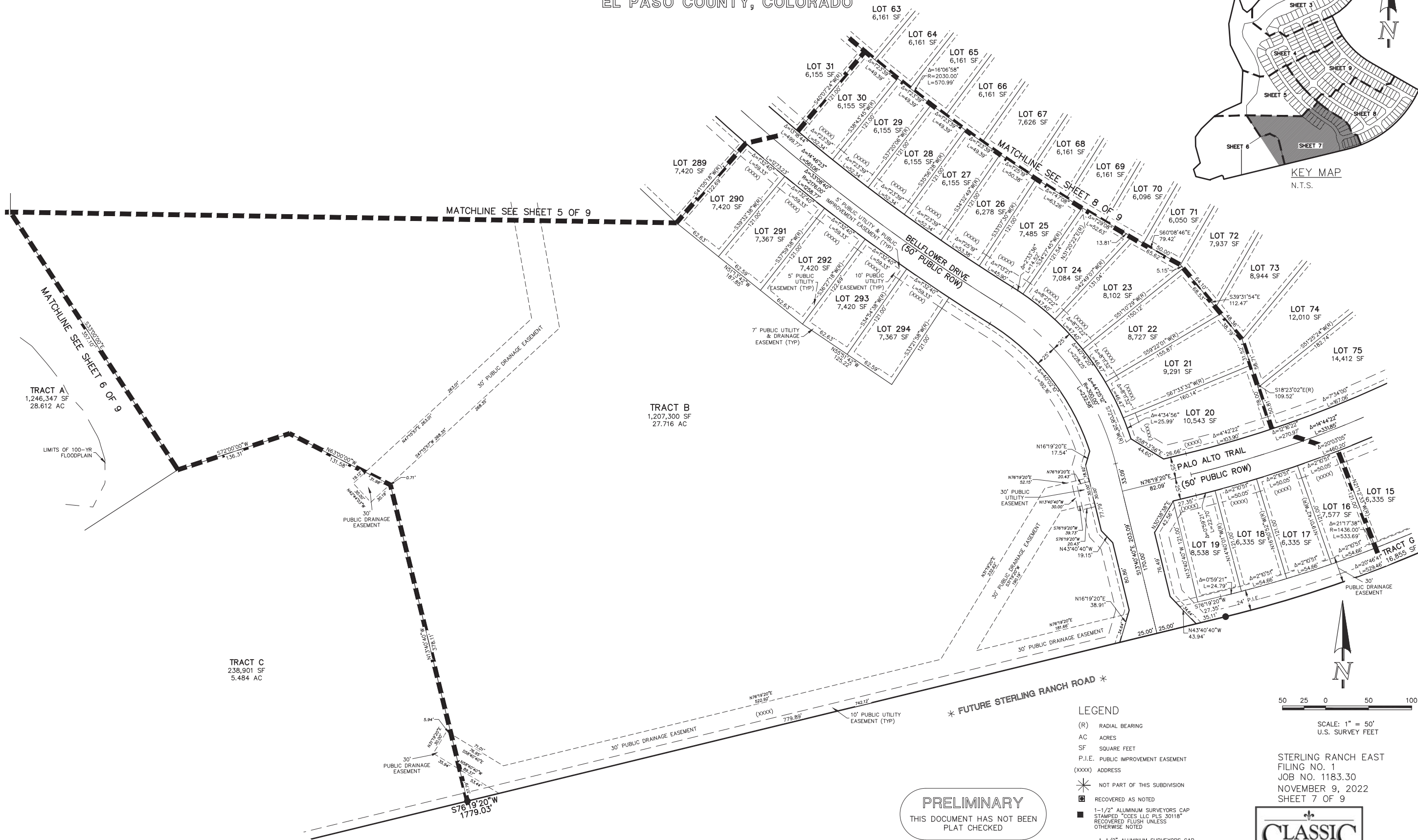
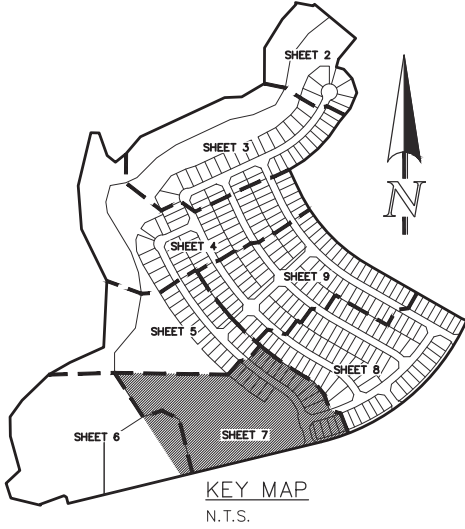


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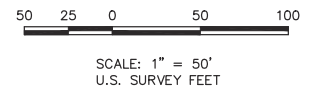
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NOVEMBER 9, 2022
SHEET 7 OF 9



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



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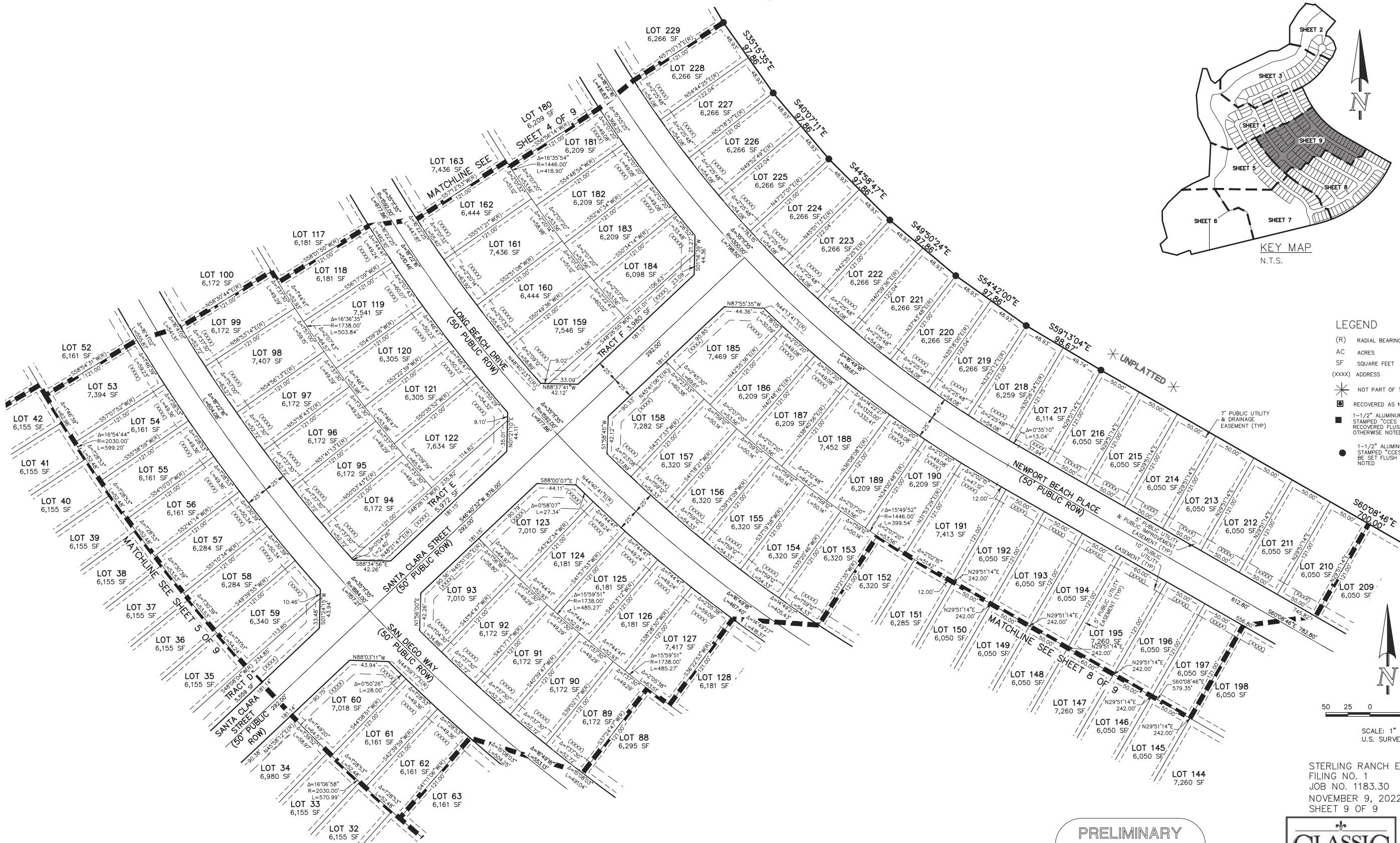
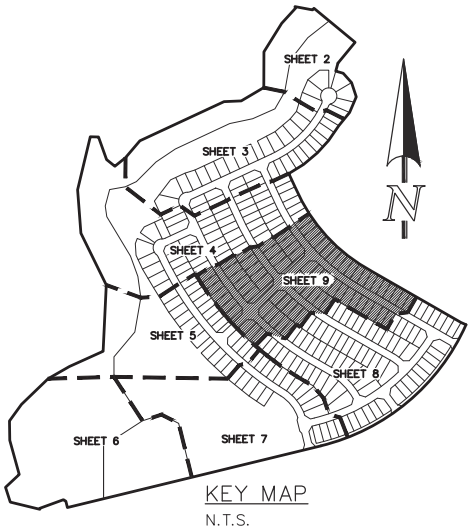
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KEY MAP
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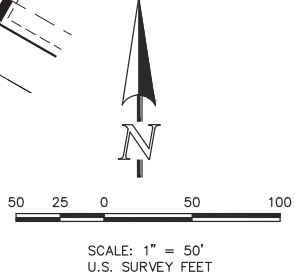
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NOVEMBER 9, 2022
SHEET 9 OF 9

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Sterling Ranch East Filing No. 2 Final Plat

Agenda Date: January 11, 2023

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request by Classic Consulting, LLC, on behalf of Classic SRJ Land, LLC, for endorsement of Sterling Ranch East Filing No. 2 Final Plat, which includes 42 single-family residential lots on 16.84 acres, with a minimum lot size of 5000 square feet. The property is currently zoned RS-5000 and is located east of Vollmer Road along the eastern banks of Sand Creek along Briargate Parkway.

The 2013 and 2022 update of the El Paso County Parks Master Plan shows no parks, trails, or open space impacted by this project. The Sand Creek Regional Trail is located immediately west and adjacent the property on the western banks of Sand Creek. As part of the recording of numerous final plats along the western side of Sand Creek, SR Land, LLC, is in the process of dedicating or has already dedicated to El Paso County numerous trail easements along this section of the regional trail. The current Sterling Ranch East Phase I Preliminary Plan shows a 15' maintenance road on the east side of Sand Creek, which may be utilized by residents as an alternate pedestrian route to the Sand Creek Regional Trail. El Paso County appreciates the increased connectivity this additional creekside route will provide, however, construction and on-going maintenance will be the responsibility of the homeowner's association or Sterling Ranch Metropolitan District.

Furthermore, the proposed Briargate Parkway Bicycle Route is located adjacent the southern boundary of the project site along an east-west alignment. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Sterling Ranch East Filing No. 2 falls completely within the bounds of the updated Black Forest South Candidate Open Space Area. Open space attribute values here include the Sand Creek corridor, surface water and wetland areas, floodplains, moderate wildlife impacts, and open high prairie grasslands along the southern boundary of Black Forest. Various aspects of the Sand Creek East Phase I Preliminary Plan address these attributes and contribute in some degree to their conservation.

Although the RS-5000 zoning classification does not require the 10% open space threshold, the current application shows 6.84 acres, or 40.6%, of open space, dedicated to public and private open space, parks, trail corridors, landscaping tracts, utilities, and drainage infrastructure.

The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- *"The Sterling Ranch East Phase 1 Preliminary Plan includes a future community park, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. This 147.7-acre system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District."*
- *"Tract B and C, Filing 2 as shown on the Preliminary Plan and Final Plat is proposed for park and trail use, consistent with the approved Sterling Ranch Sketch Plan. These tracts will be owned and maintain by Sterling Ranch Metro District or El Paso County as reflected on the Final Plat cover sheet."*

Staff is pleased that Sterling Ranch East Filing No. 2 Final Plat contains provisions for park and open space areas, although no specific landscape plans are included in the application. Staff encourages the applicant to develop park, trail, active-use area, and playground plans that provide a wide variety of recreational choices to users of all age groups and abilities and submit the plans for agency review prior to the recording of the Final Plat. Lastly, staff recommends fees in lieu of land dedication for regional and urban park purposes, to be paid upon the recording of this Final Plat.

Recommended Motion (Filing No. 2 Final Plat):

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

Development
Application
Permit
Review



COMMUNITY SERVICES DEPARTMENT

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

January 11, 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:	Sterling Ranch East Filing No. 2 Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-22-037	Total Acreage:	16.84
		Total # of Dwelling Units:	42
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	6.24
Classic SRJ Land, LLC	Classic Consulting, LLC	Regional Park Area:	2
2138 Flying Horse Club Drive	619 North Cascade Avenue, Suite 200	Urban Park Area:	2
Colorado Springs, CO 80921	Colorado Springs, CO 80903	Existing Zoning Code:	RS-5000
		Proposed Zoning Code:	RS-5000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres): YES	
Regional Park Area: 2		Urban Park Area: 2	
0.0194 Acres x 42 Dwelling Units = 0.815		Neighborhood: 0.00375 Acres x 42 Dwelling Units =	0.16
Total Regional Park Acres: 0.815		Community: 0.00625 Acres x 42 Dwelling Units =	0.26
		Total Urban Park Acres:	0.42
FEE REQUIREMENTS			
Regional Park Area: 2		Urban Park Area: 2	
\$460 / Dwelling Unit x 42 Dwelling Units = \$19,320		Neighborhood: \$114 / Dwelling Unit x 42 Dwelling Units =	\$4,788
Total Regional Park Fees: \$19,320		Community: \$176 / Dwelling Unit x 42 Dwelling Units =	\$7,392
		Total Urban Park Fees:	\$12,180

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 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.

Park Advisory Board Recommendation:

LETTER OF INTENT

Sterling Ranch East

Filing No. 2

Owner: Classic SRJ Land, 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) 785-2800

Tax Schedule No. 52000-00-552

Request:

This Final Plat encompasses 16.841 acres and 42 single family lots are proposed. The 42 lots are proposed to exceed the 5000 SF minimum lot size per the existing RS-5000 zoning. This remains consistent with the proposed Preliminary Plan. Water sufficiency will be determined with the preliminary plan.

SITE DESCRIPTION:

This letter is prepared to provide sufficient information in support of the Final Plat for Sterling Ranch East Filing No. 2. This proposed Final Plat consists of 42 single family homes and three tracts for open space, landscape, park, signage, drainage, utilities and trails. The total acreage for this Final Plat equals 16.841 acres.

The site is located in a portion of sections 28 and 33, township 12 south, range 65 west of the sixth principal meridian, El Paso County, Colorado. More specifically, located due west and north of the proposed Sterling Ranch Road extension and Foursquare at Sterling Ranch East Filing No. 1, north of the proposed easterly extension of Briargate Parkway and east of Sand Creek. The entire property is zoned RS-5000 with proposed residential land uses consistent with the approved zoning. The zoning of the property was approved with the Sterling Ranch Sketch Plan, November 2008.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Sterling Ranch Metro District
- Black Forest Fire Protection District
- Mountain View Electric Association
- Black Hills Energy
- Falcon area Water and Wastewater Authority

PROJECT DESCRIPTION:

SOILS & GEOLOGY HAZARDS/CONSTRAINTS

The site was found to be suitable for development. No areas of the proposed subdivision have been found to be impacted by hazardous geologic conditions. A map of hazard areas and proposed mitigate measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc. included in this submittal.

TRAFFIC

Sterling Ranch East Filing No. 2 will be accessed by the extensions of Idaho Fall Drive westerly along the north boundary and the northerly extension of Boulder City Place from Briargate Parkway. Both streets will be constructed within the scope of this project. The Traffic Technical Memorandum prepared by LSC Transportation Consultants Inc. also describes this condition.

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 2022 five mill PID building permit fee equals \$2,527 per lot.

TRAILS & CONNECTIVITY

The Sterling Ranch East Phase 1 Preliminary Plan includes a future community park, neighborhood parks, and open spaces, which are served by an interconnected system of trails to create a recreation-oriented community. This 147.7-acre system of parks, open spaces and trails is intended to provide a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets. Parks have been located so that residents have a ten-minute walk or less to these facilities. These parks and trails will be owned and maintained by the Sterling Ranch Metropolitan District.

Tract B and C, Filing 2 as shown on the Preliminary Plan and Final Plat is proposed for park and trail use, consistent with the approved Sterling Ranch Sketch Plan. These tracts will be owned and maintained by Sterling Ranch Metro District or El Paso County as reflected on the Final Plat cover sheet.

UTILITY SERVICES

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

Sterling Ranch East Filing No. 2 Final Plat is to be provided central and sewer services through the Falcon Area Water and Wastewater Authority (FAWWA).

As referenced in the Water Supply Information Summary, prepared by JDS Hydro Consultants, Inc., the projected water demands for these lots are 0.353 AF/unit for a total annual demand of 16.85 Acre-feet for Filing No. 2 (including landscape irrigation). The projected average daily wastewater loads are 172 GPD/unit for a total average daily flow of 7,224 GPD for Filing No. 2.

The Sterling Ranch Water Resources Report as provided with the Preliminary Plan has been included in this submittal.

Off-site (adjacent) utility and roadway infrastructure to be designed and constructed with westerly Homestead filings.

DRAINAGE & PONDS

Along with the Foursquare at Sterling Ranch Filing No. 1 development, an Extended Detention Basin (EDB) is proposed to provide detention and water quality treatment for the Sterling Ranch East Filing No. 2 development, as well. The proposed public EDB will be owned and maintained by the Sterling Ranch Metropolitan District No. 3

The adjacent Sand Creek corridor along the westerly boundary of Filing No. 2 is being designed and constructed in association with the westerly filings of Sterling Ranch.

JUSTIFICATION:

Criteria for Approval

Conformance with the El Paso County Master Plan

The Sterling Ranch East Filing No. 2 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 or proposed infrastructure to which the proposed development can connect to. This subdivision is the first Sterling Ranch community to be constructed east of Sand Creek.
- This land use is located within the Suburban Residential Housing Priority Development Area as identified on the Master Plan.

Conformance with the approved Preliminary Plan

The Sterling Ranch East Filing No. 2 is in conformance with the Sterling Ranch East Preliminary Plan (SP-22-004).

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. No deviations are being requested.

A sufficient water supply finding for quantity, quality and dependability will be made on the Preliminary Plan by BoCC prior to Sterling Ranch East Filing No. 1 Final Plat approval.

A public sewage disposal system has been established for the proposed 294 lots into the FAWWA public sewer system.

Adequate drainage improvements are proposed that comply with State Statute and the requirements of the LDC and the ECM and are presented in the Sterling Ranch East Filing No. 2 Final Drainage Report (combined with the Foursquare at Sterling Ranch East Filing No. 1 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.

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.

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 Sterling Ranch East Filing No. 2 Final Drainage Report (combined with Foursquare at Sterling Ranch East Filing No. 1). 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.

n drive:118331/letters/letter of intent

STERLING RANCH EAST FILING NO. 2
A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT CLASSIC SRJ LAND, 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 28 AND 33, 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 CENTER-EAST ONE-SIXTEENTH CORNER 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 N89°08'28"E, A DISTANCE OF 1356.68 FEET.

COMMENCING AT THE CENTER-EAST ONE-SIXTEENTH CORNER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, SAID POINT BEING THE SOUTHWESTERLY CORNER OF RETREAT AT TIMBERIDGE FILING NO. 1 RECORDED UNDER RECEPTION NO. 220714653 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE S19°38'14"E, A DISTANCE OF 3075.46 FEET TO THE POINT OF BEGINNING;

THENCE S39°33'48"W, A DISTANCE OF 960.00 FEET;
THENCE S05°26'12"E, A DISTANCE OF 28.28 FEET;
THENCE N50°26'12"W, A DISTANCE OF 521.53 FEET;
THENCE N39°33'48"E, A DISTANCE OF 138.78 FEET;
THENCE N35°23'49"W, A DISTANCE OF 25.33 FEET;
THENCE N78°59'19"W, A DISTANCE OF 116.25 FEET;
THENCE N03°04'57"W, A DISTANCE OF 108.17 FEET;
THENCE N14°57'52"E, A DISTANCE OF 155.34 FEET;
THENCE N41°47'19"E, A DISTANCE OF 88.37 FEET;
THENCE N32°15'45"E, A DISTANCE OF 71.66 FEET;
THENCE N19°42'21"E, A DISTANCE OF 185.56 FEET;
THENCE N12°38'34"E, A DISTANCE OF 55.41 FEET;
THENCE N27°12'58"E, A DISTANCE OF 75.48 FEET;
THENCE N01°04'54"E, A DISTANCE OF 49.42 FEET;
THENCE N87°04'53"E, A DISTANCE OF 91.55 FEET;
THENCE S73°13'29"E, A DISTANCE OF 288.74 FEET;
THENCE S50°26'12"E, A DISTANCE OF 249.85 FEET TO A POINT ON CURVE;
THENCE ON A CURVE TO THE RIGHT WHOSE CENTER BEARS S06°00'22"W, HAVING A DELTA OF 57°06'50", A RADIUS OF 60.00 FEET, AND A DISTANCE OF 59.81 FEET TO A POINT OF REVERSE CURVE;
THENCE ON A CURVE TO THE LEFT, HAVING A DELTA OF 23°33'23", A RADIUS OF 60.00 FEET, AND A DISTANCE OF 24.67 FEET TO A POINT OF TANGENT;

THENCE S50°26'12"E, A DISTANCE OF 242.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16.841 ACRES (733,599 SF).

ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACTS A, B AND C WITH USE STATED IN THE TRACT TABLE, IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.

BY: _____

AS: _____

OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY _____ OF STERLING RANCH METROPOLITAN DISTRICT NO. 3.

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 STERLING RANCH EAST FILING NO. 2. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

OWNER:

THE AFOREMENTIONED, CLASSIC SRJ LAND, 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 CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

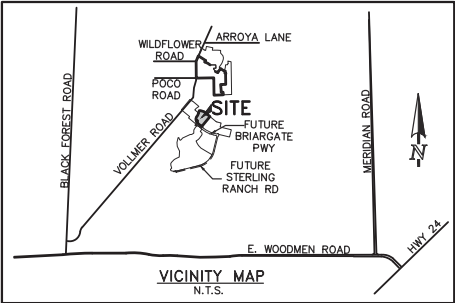
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D. BY DOUGLAS M. STIMPLE AS CEO, ELITE PROPERTIES OF AMERICA INC. MANAGER OF CLASSIC SRJ LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS NOVEMBER 9, 2022.
- THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTIONS 28 AND 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- 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 50' WIDE RIGHT-OF-WAY FOR PUBLIC UTILITIES AND PUBLIC 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.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT: SOLS AND GEOLOGICAL STUDY, WATER AVAILABILITY STUDY, DRAINAGE REPORTS, EROSION CONTROL REPORT AND TRAFFIC STUDY IN FILE NO. SP 22-004.
- THE TOTAL NUMBER OF LOTS BEING PLATTED IS 42. THE TOTAL NUMBER OF TRACTS BEING PLATTED IS 3.
- THE PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN STERLING RANCH METROPOLITAN DISTRICT NO. 1 AS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023430 AND AS AMENDED.
- STERLING RANCH METROPOLITAN DISTRICT NO. 3, IS EVIDENCED BY INSTRUMENT RECORDED UNDER RECEPTION NO. 211023432 AND AS AMENDED.
- 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.
- THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- FLOODPLAIN STATEMENT: THIS SITE, STERLING RANCH EAST FILING NO. 2, IS PARTIALLY WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0533G AND 08041C0535G, DATED DECEMBER 7, 2018. (ZONE X AND AE) BFE'S (BASE FLOOD ELEVATIONS) INDICATED HEREON ARE SHOWN BY GRAPHIC REPRESENTATION FROM THE FEMA GIS MAPS.
- 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 ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.



GENERAL NOTES (CONT.):

- THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AND P.U.D. DEVELOPMENT GUIDELINES AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
- FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
- 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.
- 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 NUMBER RND55101996.2 PREPARED BY LAND TITLE GUARANTEE COMPANY, WITH AN EFFECTIVE DATE OF NOVEMBER 29, 2022 AT 5:00 P.M.
- 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 BOUNDARY OF STERLING RANCH EAST FILING NO. 2 IS 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.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- 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.
- 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.
- 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.
- TRACT A AND TRACT C ARE FOR LANDSCAPING, PARK, OPEN SPACE, MAINTENANCE TRAIL AND PUBLIC UTILITIES. TRACT WILL BE OWNED AND MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE DOCUMENT.
- TRACT B IS FOR LANDSCAPING, PARK, OPEN SPACE, MAINTENANCE TRAIL AND PUBLIC UTILITIES. TRACT WILL BE OWNED AND MAINTAINED BY EL PASO COUNTY, UPON COMPLETION OF THE REQUIRED IMPROVEMENTS AND COUNTY ACCEPTANCE, STERLING RANCH METROPOLITAN DISTRICT NO. 3 SHALL BE RESPONSIBLE FOR THE AESTHETIC MAINTENANCE.
- UTILITY PROVIDERS: FALCON AREA WATER AND WASTEWATER AUTHORITY
WATER AND SANITARY SEWER: MOUNTAIN VIEW ELECTRIC ASSOCIATION
ELECTRIC: COLORADO SPRINGS UTILITIES
GAS:
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR STERLING RANCH EAST FILING NO. 2 RECORDED _____ UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- ALL STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 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 RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT TO BRIARGATE PARKWAY.
- THE UNDERDRAIN CONSTRUCTED BY THE DEVELOPER, ACCORDING TO PLANS APPROVED BY THE STERLING RANCH METROPOLITAN DISTRICT SHALL BE MAINTAINED BY STERLING RANCH METROPOLITAN DISTRICT NO. 3.
- THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES. THIS PROPERTY IS SUBJECT TO A PRIVATE CHANNEL AND WETLAND MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED UNDER RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY. STERLING RANCH METROPOLITAN DISTRICT NO. 3 IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- PIKES PEAK REGIONAL BUILDING DEPARTMENT HAS SIGNED AND STAMPED THE MYLARS AT RECEPTION NO. _____

SUMMARY TABLE:

LOTS	SQUARE FEET	PERCENTAGE	OWNER	MAINTENANCE
TRACT B (LANDSCAPE, PARK, OPEN 15' TRAIL, UTILITIES, DRAINAGEWAY)	250,747 SF	34.18%	EL PASO COUNTY	EL PASO (AESTHETIC MAINTENANCE BY DISTRICT NO. 3)
TRACTS A & C LANDSCAPE, PARK, OPEN SPACE UTILITIES, DRAINAGEWAY, STORMWATER, PUBLIC IMPROVEMENTS, MAIL KIOSK, FENCING)	47,379	6.46%	METROPOLITAN DISTRICT NO. 3	METROPOLITAN DISTRICT NO. 3
LOTS (42 TOTAL)	318,896	43.47%	INDIVIDUAL LOT OWNERS	
R.O.W.	116,577	15.89%	COUNTY	COUNTY
TOTAL	733,599	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 CODE.

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

ROBERT L. MEADOWS JR., PROFESSIONAL LAND SURVEYOR DATE
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 BASED 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 STERLING RANCH EAST FILING NO. 2 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 OF ADMINISTRATIVE DETERMINATION. 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

THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

CLERK AND RECORDER:

STATE OF COLORADO)
)ss
COUNTY OF EL PASO)

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

CHUCK BROERMAN, RECORDER

BY: _____ DEPUTY

DRAINAGE: SAND CREEK

BRIDGE FEES: _____

URBAN PARK: _____

REGIONAL PARK: _____

SCHOOL FEE: ACADEMY SCHOOL DISTRICT NO. 20

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN PLAT CHECKED

STERLING RANCH EAST
FILING NO. 2
JOB NO. 1183.31
NOVEMBER 9, 2022
SHEET 1 OF 3

NO.	REVISION	DATE



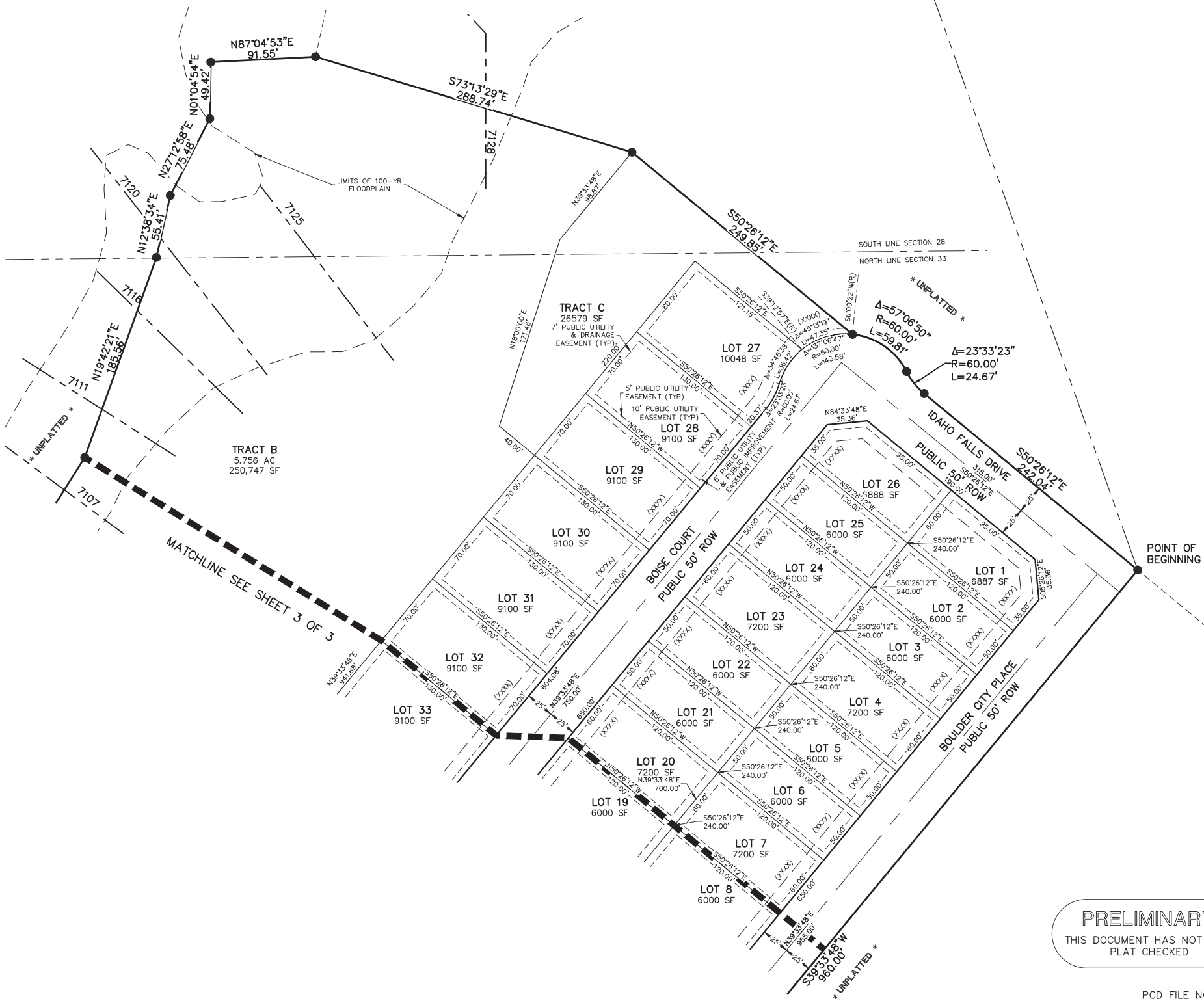
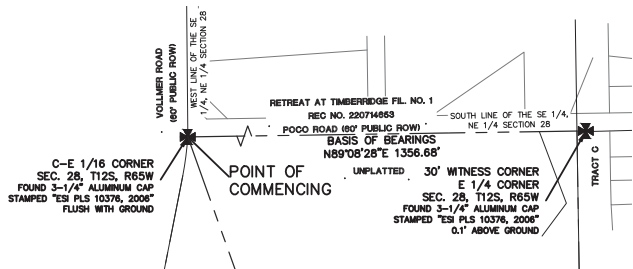
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719)785-0790

PCD FILE NO.:

STERLING RANCH EAST FILING NO. 2

A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



LEGEND

(R) RADIAL BEARING

AC ACRES

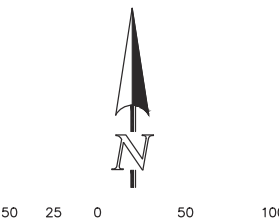
SF SQUARE FEET

(XXXX) ADDRESS

* NOT PART OF THIS SUBDIVISION

1-1/2" ALUMINUM SURVEYORS CAP
STAMPED "CCES LLC PLS 34977" TO
BE SET FLUSH UNLESS OTHERWISE
NOTED

7025
BASE FLOOD ELEVATION



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

STERLING RANCH EAST
RANCH EAST FILING NO. 2
JOB NO. 1183.31
NOVEMBER 9, 2022
SHEET 2 OF 3



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

(719)785-0790

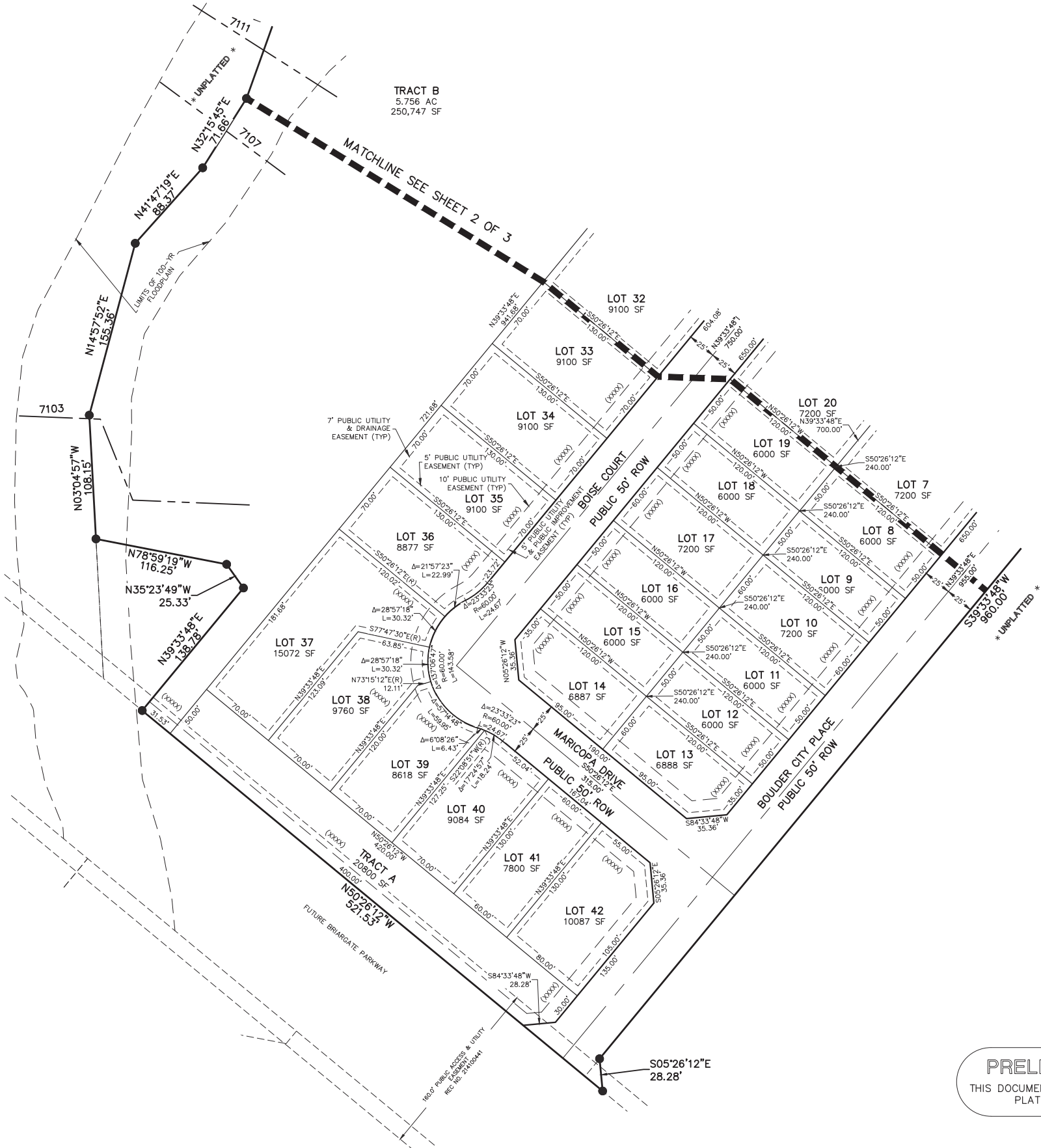
PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

PCD FILE NO.:

STERLING RANCH EAST FILING NO. 2

A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 12 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



LEGEND

(R) RADIAL BEARING

AC ACRES

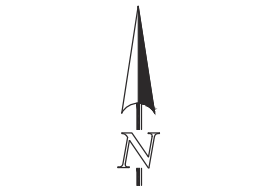
SF SQUARE FEET

(XXXX) ADDRESS

* NOT PART OF THIS SUBDIVISION

1-1/2" ALUMINUM SURVEYORS CAP
STAMPED "CCES LLC PLS 34977" TO
BE SET FLUSH UNLESS OTHERWISE
NOTED

7025 BASE FLOOD ELEVATION



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

STERLING RANCH EAST
FILING NO. 2
JOB NO. 1183.31
NOVEMBER 9, 2022
SHEET 3 OF 3



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

(719)785-0790

PRELIMINARY

THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED

PCD FILE NO.:

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: 2023 Sunshine Act Memorandum
Agenda Date: January 11, 2023
Agenda Item Number: #7 - A
Presenter: Todd Marts, Director of Community Services
Information: **Endorsement:** X

Background Information:

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act, 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.

Please find enclosed the draft memorandum for consideration and / or endorsement.

Recommended Motion:

Move to endorse the 2023 Sunshine Act Memorandum.

MEMORANDUM

TO: Kristy Smart, Clerk to the Board

FROM: Todd Marts, Director, Community Services Department

RE: 2023 Sunshine Act Memorandum
Park Advisory Board / Park Fee Advisory Committee

DATE: January 11, 2023

Pursuant to guidelines established by the Board of County Commissioners for compliance with the Colorado Open Public Meeting Sunshine Act (Sunshine Act), the following information addresses whereby each county Board or Commission shall notify the Clerk to the Board Manager of 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.

The Director of Community Services, or his designee, shall be responsible for ensuring that appropriate notice of Park Advisory Board (PAB) and the Park Fee Advisory Committee (PFAC) meetings. Notice will be given in the form of an agenda which will state the date, time, and location of the meeting and a brief description of the agenda items for the respective meeting as required by the Sunshine Act. The respective agendas will be posted on the County's website.

The Director of Community Services, or his designee, shall serve as the official custodian of the PAB and PFAC meeting minutes. The record of all meeting minutes will be on file at the Community Service Department, 2002 Creek Crossing, Colorado Springs, Colorado, 80905, and are available at this location for public review and will be posted on the website.

This procedure for compliance with the Sunshine Act for the 2023 calendar year was endorsed by the El Paso County Park Advisory Board at their meeting on January 11, 2023.

Please contact me if you have questions or need additional information.

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Trailability Program Presentation

Agenda Date: January 11, 2023

Agenda Item Number: #7 - B

Presenter: Mary Jo Lewis, Bear Creek Nature Center
Supervisor, Kylee Taylor, Interpretive Program
Coordinator

Information: X **Endorsement:**

Background Information:

The goal of the Trailability Program, which started in 2022, is to provide an accessible recreational opportunity to the community while preserving and protecting the natural resources within El Paso County Parks and Open Spaces. "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.

This presentation will review the 2022 program and goals for next year.

Recommended Action:

Information Only

**El Paso County Parks
2022 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
County Fair Vendor Handbook	Theresa Odello		Completed
County Fair Program Schedule	Theresa Odello		Completed
County Fair - "Fair Zone"	Theresa Odello		Completed
Trail Mobility Program	Theresa Odello		Completed
Pollinator Garden Upgrades and Education	Mary Jo Lewis	High	In Progress
Geology Field Trip	Mary Jo Lewis	High	
Visually Impaired Opportunities	Mary Jo Lewis	High	
Box Turtle Exhibit at Fountain Creek Nature Center	Jessica Miller	High	
Interpretive Signs FC Nature Center Trail	Jessica Miller	High	
Prehistoric Seasonal Exhibit	Jessica Miller		Completed
Transition to Electronic Forms	Jessica Miller		Completed
Park Operations Division	Project Manager	Priority	Status
Update Park Maintenance Standards	Brian Bobeck	2023	
County Park Master Plan Update	Brian Bobeck		Completed
Homestead Ranch Regional Park Master Plan	Greg Stachon		Completed
County Park Signage and Site Furnishing Standards	Kyle Melvin	Ongoing	
Capital Improvement Projects	Project Manager	Priority	Status
Bear Creek Regional Park Restroom Replacement	Jason Meyer		Completed
Kane Ranch Open Space	Greg Stachon		Completed
Santa Fe Open Space	Ross Williams		Completed
Fox Run Nature Center Design	Jason Meyer	High	Design
Fox Run Regional Park Playground (Pine Meadows)	Greg Stachon		Completed
Fox Run Regional Park Restroom (Oak Meadows)	Greg Stachon	High	Bid for Design
Ute Pass Regional Trail Expansion	Jason Meyer	Medium	Design
Black Forest Regional Park Improvements	Brian Bobeck	High	Construction
Homestead Ranch Regional Park Improvements	Greg Stachon	2023	
Fountain Creek Regional Park Parking & ADA Improvements	Jason Meyer	Medium	Design
County Fairgrounds Barn Replacement	Brian Bobeck	High	Construction
Widefield Park / Crews Gulch Trail Improvements	Ross Williams	High	Design
Community Outreach	Project Manager	Priority	Status
Northern Nature Center Capital Campaign	Theresa Odello	High	
Trail Ambassador Program	Dana Nordstrom		Complete

Community Services Department
Parks / Recreation & Cultural Services Divisions
December 2022 Monthly Report

<u>Facility Revenue Totals To Date</u>		<u>2022</u>				<u>2021</u>	<u>2020</u>	
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
Parks Facility Reservation Revenue		\$ 180,000	\$ 237,406	\$ (57,406)		\$ 228,126	\$ 117,303	
County Fair / Fairgrounds		\$ 301,000	\$ 401,140	\$ (100,140)		\$ 433,665	\$ 86,310	
Total		\$ 481,000	\$ 638,546	\$ (157,546)		\$ 661,791	\$ 203,613	
<u>Fundraising Revenue</u>		<u>2022</u>	<u>2022</u>			<u>2021</u>	<u>2020</u>	
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>	
County Fair Sponsorships	Fair Operations	\$ 75,000	\$ 105,000	\$ (30,000)		\$ 92,500	\$ 20,000	
Partners in the Park Program	Park Operations	\$ 45,000	\$ 65,000	\$ (20,000)		\$ 65,500	\$ 50,000	
Trust for County Parks	Park Operations	\$ 10,000	\$ 181,359	\$ (171,359)		\$ 97,270	\$ 56,625	
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 30,520	\$ (5,520)		\$ 29,123	\$ 31,250	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 70,000	\$ (30,000)		\$ 40,000	\$ 40,000	
Total		\$ 195,000	\$ 451,879	\$ (256,879)		\$ 324,393	\$ 197,875	
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>						
<u>Parks Division Reservations</u>		<u>2022</u>	<u>2022</u>	<u>2022</u>	<u>2021</u>	<u>2021</u>	<u>2020</u>	<u>2020</u>
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>	
January	3	510	N/A	3	22	4	41	
February	5	446	N/A	5	233	12	879	
March	29	702	N/A	4	31	6	44	
April	271	8698	4.2	157	3892	0	0	
May	419	15932	4.5	423	11907	47	274	
June	504	22916	4.3	506	14571	294	2869	
July	515	22275	4.4	466	16225	309	6153	
August	391	21464	4.4	493	17007	259	7213	
September	363	19266	4.5	398	16048	284	10208	
October	211	11528	4.3	180	9846	176	4840	
November	9	129	N/A	14	467	11	199	
December	12	395	N/A	9	709	5	30	
Total	2732	124261	4.37	2649	90958	1407	32750	

<u>Parks Facility Reservations</u>		2022	2022	2021	2021	2020	2020	
<u>December</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								
Athletic Fields								
Pavilions		1	115					
Trails		1	100					
Vendor								
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room		7	61	3	26	2	20	
<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				3	240			
Disc Golf Course		1	100	1	425			
Vendor		1	4					
<u>Fox Run Regional Park</u>								
Athletic Fields								
Gazebo								
Warming Hut		1	15	1	15			
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>				1	3	3	10	
<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		12	395	9	709	5	30	

<u>Fairgrounds Facility Reservations</u>		2022	2022	2022	2021	2021	2020	2020
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		7	150	N/A	0	0	9	478
February		19	726	N/A	6	178	12	271
March		13	471	N/A	8	459	3	170
April		50	2781	N/A	20	1208	0	0
May		30	3791	N/A	16	1496	0	0
June		52	3529	N/A	12	1921	20	410
July		17	298	N/A	1	80	17	1,338
August		38	3496	N/A	26	3221	19	2291
September		42	5,523	N/A	54	4247	16	1850
October		28	1702	N/A	35	3241	18	913
November		17	460	N/A	13	4510	0	0
December		12	625	n/a	10	1030	0	0
Total		325	23,552	N/A	201	21,591	114	7,721
<u>Fairgrounds Facility Reservations</u>		2022	2022	2021	2021			
<u>December</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	30	1	20			
Fair Corp Meeting		0	0					
Calhan Posse Mtg		1	20	1	20			
Farmers State Bank Christmas Party		1	120	2	150			
4H Meeting		2	40	1	40			
Livestock Sale Committee		1	15	2	150			
Fair Advisory Board		0	0					
<u>Grand Stands Building</u>								
<u>Track</u>				1	100			
<u>Barns</u>								
<u>Livestock Arena</u>								
<u>Parade Float Building</u>		4	100	2	525			
<u>Whitemore - Fairgrounds</u>				1	25			
Eastern Plains Community Pantry		1	200					
Tiffany Brickell Birthday Party		1	100					
<u>Arena</u>								
Month Total Fair Facility Reservations		12	625	10	1,030			

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

Restroom vandalized (Stall door broken off hinges)	7/28/2022	Fountain Creek Regional Park	South District	\$120				
Traffic sign vandalized (Stop sign sprayed near Fallen Timber)	7/22/2022	Fox Run Regional Parks	North District	\$100				
Restroom vandalized (Hairdryer pulled off wall)	8/20/2022	Widefield Community Park	South District	\$20				
Graffiti damage in tunnel	8/22, 8/31	Widefield Community Park	South District	\$40				
Graffiti damage in tunnel	9/2, 9/15, 9/23	Widefield Community Park	South District	\$60				
Six sections of fence damaged (Stolen car chase)	9/20/2022	Fountain Creek Regional Park	South District	\$200				
Illegal dumping, homeless camp removal/clean-up	9/14/2022	Christian Open Space	South District	\$150				
Playground vandalized/bullet holes	10/6/2022	Stratmoor Valley Park	South District	TBD				
Illegal dumping (Mattress and couch)	10/6/2022	Hanson Trail	South District	\$20				
Illegal dumping (Appliances)	10/28/2022	Christian Open Space	South District	\$20				
Vehicle damaged turf	11/8/2022	Bear Creek Terrace	Central District	\$200				
Graffiti damage on restroom	12/6/2022	Homestead Ranch	East District	\$935				
Graffiti damage on restroom	12/6/2022	Palmer Lake	North District	\$150				
Graffiti damage inside restroom	12/14/2022	Duckwood	South District	\$50				
			Total	\$12,100				
Volunteerism		2022	2021	2020				
Total for Year	Goal	Volunteers	Total Hours	Volunteers	Total Hours	Volunteers	Total Hours	
January		180	609	106	372	193	824	
February		60	327	100	468	234	1,148	
March		118	682	159	713	110	552	
April		407	1,830	365	1,556	86	350	
May		491	2,021	425	1,579	96	500	
June		225	1,606	299	1,421	378	1,765	
July		650	6,517	680	5,444	291	974	
August		303	1,676	283	1,581	240	669	
September		501	1,986	411	1,808	254	806	
October		440	1,624	556	2,408	609	1,371	
November		337	1,207	324	1,021	208	618	
December		337	1,210	167	834	76	260	
Totals		4049	21,295	3,875	19,205	2,775	9,837	
		2022						
December		Volunteers	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		14	56					
Fairgrounds Corporation		5	20					
Fair and Events Center		8	38					
Friends of the Nature Centers		38	315					
Adopt-A-Park / Trail / Volunteer Projects		263	746					
Total		337	1,210					

Programming		2022	2022	2022	2021	2021	2020	2020
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		29	452	5.00	25	218	45	755
February		37	952	4.99	27	230	47	2327
March		48	986	4.96	50	753	17	361
April		109	3003	4.98	58	1006	0	0
May		148	5401	4.95	84	1377	12	4439
June		76	1595	4.87	68	1361	40	888
July		106	28545	4.94	71	3601	74	1962
August		63	4195	4.97	58	3598	92	1221
September		102	2585	4.97	84	2074	78	868
October		140	4517	4.92	88	7709	95	1182
November		46	1923	4.94	38	1101	30	372
December		38	1436	4.98	33	954	23	3420
Totals	800 / 21,000	942	55590	4.96	684	23982	553	17795
		2022	2022	2022				
December	Facility	Programs	Attendance	Evaluation				
Discover Bear Creek	BCNC	4	39	5.00				
Bear Creek by Candlelight	BCNC	1	241					
Outreach: Pioneers Museum Festival of Lights	BCNC	1	311					
Nature Explorers: Winter Wildcats	BCNC	2	29	5.00				
In Class Program: Ute People at Wilson El	BCNC	1	25					
Geminid Meteor Shower Photography at Kane Ranch	BCNC	1	15					
Audubon Christmas Bird Count Tally Rally	BCNC	1	17					
Little Wonders: Fox & the Gingerbread Boy	BCNC	2	42	5.00				
Gingerbread Habitat Workshop	BCNC	1	33	4.90				
Outreach: Dinosaur Resource Center FreeKids' Day	BCNC	1	157					
Discover the Wetlands	FCNC	2	33	5.00				
Nature Adventures: Winter Green	FCNC	2	50	5.00				
2s & 3s Outdoors: Deercember	FCNC	2	35	5.00				
Birthday Party	FCNC	2	22	5.00				
Sandstone Care - Forest Bathing	FCNC	1	28	4.90				
Nature Hikes with Santa	FCNC	4	153	5.00				
Group Visit: Denver Field Ornithologists	FCNC	1	8					
Park Advisory Board Meeting	FCNC	1	16					
Outreach - Kids Free Day at the Rocky Mountain								
Dinosaur Resource Center	FCNC	1	157					
Cornhole League	FEC	3	180					
Holiday Fair	FEC	1	1000	4.50				
Calhan Cheer	FEC	3	90					
TOTALS		38	1436	4.98				
Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	555	560	0	0				
February	626	529	0	0				
March	1201	1037	0	0				
April	1201	1102	1318	0				
May	1260	2075	2231	0				
June	1876	1459	2582	0				
July	1881	1342	2435	0				
August	1597	1232	2628	0				
September	1185	1088	2252	0				
October	1442	1190	2824	0				
November	770	865	0	0				
December	507	525	0	0				
Totals	14101	13004	16270	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

December 2022

General Updates:

1. Facility rentals have generated \$237,406 which exceeded our \$180,000 annual goal by 31%.
2. Staff has continued to be busy preparing for the 2023 reservation season which starts on January 3rd. Direct marketing emails to our existing customer base have been sent out and we have received many inquiries for park facility rentals from organizations, churches, clubs, individuals etc. for their 2023 Spring and Summer events.

Special Events:

- The last running event of the year took place at the beginning of December. The "Colorado Cold Rush 50K" is an out-and-back course that begins at Bear Creek Regional Park. The course climbs High Drive before continuing on Gold Camp Road. Runners turned around where Gold Camp meets Old Stage Road. The elevation changes from 6,175' to 9,090' drew 100 runners who wanted to challenge themselves one more time in 2022.

COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH
Monthly Report – December 2022

Dana Nordstrom, Community Outreach Coordinator

Community Outreach

1. **Partners in the Park:** Please join us for our 2022 Partners awards ceremony at the February Parks Advisory Board Meeting. We are focusing on new partners for Widefield Community Park, Fountain Creek Regional Park, Homestead Ranch Regional Park, and Falcon Regional Park in 2023.
2. **Fair & Events Center: Please join us for Boots in the Park, March 11, 2023,** at the Fair & Events Center in Calhan. For more information contact Andschana Aljets at 719-520-7887 or email her at AndschanaAljets@elpasoco.com.
3. **El Paso County Fair:** Mark your calendars for the El Paso County Fair, **July 15-22**. The goal of \$80,000 is to help generate enough revenue to successfully operate the El Paso County Fair. Our core sponsors have been contacted and we are now at 80% to goal. Ed Green Construction is our Presenting Sponsor!
4. **Fox Run Nature Center:** Staff is actively engaged with TDG Architecture, coordinating Stakeholder Groups, Communications Plan, Website Design and Project Design. Staff is also meeting with The Suddes Group to create a fundraising campaign and engagement tool.



COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division
Monthly Report – December 2022

Submitted by Theresa Odello, Recreation & Cultural Services Division Manager

Programs & Special Events:

- Fountain Creek Nature Center hosted four full **Nature Hikes with Santa**. This annual event embraces the magic of nature as much as it does that of the holidays. After reading the classic “Night Before Christmas” story, children and their families get to meet Santa, who shows them all the gifts nature gives us, and asks how we can give back. Families are guided along the Nature Trail by Santa as he shares his wisdom and kindness. Santa shared his sack full of bird seed so everyone could leave a gift for the animals. Returning to the Nature Center, families enjoyed hot cocoa, crafts, and music by the volunteer band, Peppergrass.
- Fountain Creek Nature Center was the location of two wonderful **birthday parties** this December. The birthday kids and their friends and families got to enjoy the classic and funny Walk the Wetlands puppet show before being led along the trail by a naturalist. Though the weather was chilly, we found amazing things in nature, like deer and hawks, as we discussed adaptations across different habitats. The kids were clearly nature lovers, delighting and educating staff as much as discovering things for themselves!
- Bear Creek Nature Center was aglow the evening of December 2nd during **Bear Creek by Candlelight**. A few hundred attendees of all ages traveled luminary-lit trails to take in the dimly lit ambiance of the natural world at night and then warmed up indoors with chili dinner and hot chocolate. Folk band Peppergrass provided a sing-along musical soundtrack to the evening’s activities which included crafts, education activities and visits with Santa. Some young visitors even came prepared with letters to hand-deliver to Santa! This beloved annual holiday tradition gives community members the opportunity to ring in the holiday season and explore the nature center in a unique way at night while raising funds for Friends of El Paso County Nature Centers.
- Twelve groups joined us at Bear Creek Nature Center for the sweetest program of the year: **Gingerbread Habitats!** This twist on a typical gingerbread house includes gingerbread bears, deer, fish, and trees made by our fantastic volunteers. A certain jolly man even made a special appearance at what one participant called, “a yummy, beautiful mess!” Just as many tasty pieces went into little mouths as snacks as they did into habitat creations as families and friends gathered to enjoy the holiday spirit.
- The Holiday Season arrived at the **El Paso County Fair and Events Center**, brightening our cold days with warm lights and holiday cheer. Santa and the Reindeer appeared at the



Country Holiday Fair on December 10th and welcomed over 1000 holiday shoppers and children. Santa letters were written, holiday shopping finished, ornaments decorated, and warm food and drinks enjoyed as families gathered for the Holiday Fair and then the Calhan Christmas Parade of Lights. Toys were also collected for the Eastern Plains Community Pantry Toy Drive, which took place at the Fair & Events Center the following weekend.

Outreach Events and Other Items:

- How lucky we are to have partners all throughout the community, including the Colorado Springs Pioneers Museum! Bear Creek Nature Center took their puppetry on the road to perform at the **Pioneer's Museum Festival of Lights** on December 3rd. Nature center staff shared traditional Native American stories about the sun, moon, and stars but the real stars were our puppet pals! Attendees were taken on the adventures of... hold up... frogs on the moon? Vulture carrying the sun? A tricky coyote?! Well, that last one isn't surprising, but I guess you just had to be there! Those that were there for Bear Creek's craft and puppetry - over 300 people - enjoyed the nature center's activities and walked away with a greater awareness of El Paso County Nature Centers.
- United we stand! Or rather, stood, in front of 157 visitors to the **Rocky Mountain Dinosaur Center's Kids' Free Day** on December 29, 2022. Bear Creek and Fountain Nature Centers joined forces to reach out with information, pelts, skulls, trivia questions, and a craft to engage people and help them learn what we do at the Nature Centers. Three staff members and a wonderful volunteer taught guests about the differences between herbivores, carnivores, and omnivores. Families got to answer nature trivia questions to win prizes and make beautiful poinsettia flowers. And, of course, hear from all of us about the wonderful activities, trails, and exhibits at the nature centers!

Upper Left: Peppergrass performing at FC Nature Hikes with Santa events
Upper Right and Lower Left: BC Gingerbread Habitats
Lower Right: Santa at Bear Creek by Candlelight accepting letters





Special Events and Program Calendar

January 11 - February 8, 2023

Date	Day of Week	Program	Location	Target Audience	Notes*
Jan 11	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Jan 12 & 13	Thursday & Friday	2s & 3s Outdoors: Deercember	Fountain Creek Nature Center	Children age 2-3 with an adult	10-11:15am, \$3 per person
Jan 13	Friday	Bunco Party	Bear Creek Nature Center	Open to people age 13 and older	5pm, \$8 per person
Jan 14	Saturday	Winter Bird Count	Fountain Creek Nature Center	Anyone!	8:30-11 am, Donation recommended
Jan 14	Saturday	Saturday Puppet Theatre Matinee	Bear Creek Nature Center	All ages	2pm, \$2 suggested donation
Jan 14	Saturday	Forest Bathing Walk	Bear Creek Nature Center	Adults	1-3:30pm, \$30 per person
Jan 14	Saturday	Queen's Clinic	Fair & Events Center	Potential Queens ages 10-22	9am-3pm, \$20 per person
Jan 18	Wednesday	Nature Explorers: Alphabet Soup	Bear Creek Nature Center	Ages 4-6 with caregiver	9-10:30am & 1-2:30pm/ \$3 per person
Jan 18	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Jan 20	Friday	Sunset Hike at Santa Fe Open Space	Santa Fe Open Space	Adults	4:30 pm, \$5 per person
Jan 21	Saturday	Jr. Bird Club	Fountain Creek Nature Center	Children 8-15	8-11am, \$10 per child
Jan 21	Saturday	Adult Day Camp: Stories and Culture of the Ute People	Bear Creek Nature Center	Adults	9 am - 3 pm, \$30 per person
Jan 25	Wednesday	Little Wonders: Who's Here in Winter	Bear Creek Nature Center	Children ages 2-3 with caregiver	10-11:15 am & 1-2:15 pm \$3 per person
Jan 25	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Jan 28	Saturday	Live Birds of Prey	Fountain Creek Nature Center	Anyone!	10-11am, \$5 per person
Jan 28	Saturday	Painting in the Park: Valentines Cards	Fountain Creek Nature Center	Adults	1-3pm, \$15 per person
Jan 28	Saturday	Fair Queen Clinic Open Riding	Fair & Events Center	Potential Queens ages 10-22	9am-3pm, cost included in Clinic Registration
Feb 1	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Feb 1 & 2	Thursday & Friday	Nature Adventures: Valentines is for the Birds	Fountain Creek Nature Center	Children age 3-6 with an adult	9-10:30am / \$3 per person
Feb 3	Friday	Kids' Night Out: Full Moon	Bear Creek Nature Center	Children ages 7-12	5:30-9 pm, \$25 per child
Feb 4	Saturday	Seed to Supper - Seed Swap	Fair & Events Center	All Ages Welcome	10am - Free Community Seed Swap. Bring your seeds to trade with others.
Feb 8	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
Feb 11	Saturday	Calhan Posse FFA Dance	Fair & Events Center	All Ages Welcome	\$10 per person/\$15 per couple, 10 & under Free

* Nature Center Members may receive an additional discount

COMMUNITY SERVICES DEPARTMENT

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

**PARK OPERATIONS DIVISION
MONTHLY REPORT
DECEMBER 2022**

Parks Planning

Capital Project Management / Planning:

Bear Creek Regional Park Restroom – Project for replacement of the main park restroom which includes design of the new building, engineering, cost estimating, and demolition plan of the old building. Tremmel Design Group (TDG) completed final design in December 2020. Raine Building was contracted for complete demolition and construction in April 2021. Demolition and pre-construction tasks were completed in 2021. Construction has been delayed several times due to material and contractor delays but was completed in October 2022.

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

County Parks Master Plan Update – The 2013 County Parks Master Plan update has been completed. The plan is a guiding document that works alongside other County plans to help maximize outdoor recreation opportunities such as parks, trails, long-term protection of open space and recreational programming. In addition, an infrastructure analysis was completed to help identify and prioritize future needs regarding existing facility and park infrastructure. BerryDunn (formerly GreenPlay LLC.) was the master plan consultant. The master plan update was presented at the August Park Advisory Board meeting. The first of two Planning Commission hearings was held on October 20, and the Board of County Commissioners reviewed the plan at an informal meeting on October 25. The final Planning Commission hearing was held on December 1.

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. 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 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. Throughout the duration of this project, the public and key stakeholders will be engaged 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 will be issued in January 2023.

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

Santa Fe Open Space - The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction has been completed and the grand opening was held on April 7, 2022. Two custom information kiosks and Partners in the Park signs have been ordered for installation at each entrance of the open space on the New Santa Fe Regional Trail.

Ute Pass Regional Trail - El Paso County was previously awarded two federal grants to fund design and construction of the remaining 3.75-mile segment of the Ute Pass Regional Trail. An Intergovernmental Agreement with CDOT was approved by the BoCC in April 2019. A revised scope of work was approved in 2022 to reduce the project to 1.5 miles to end at the intersection of US 24 and Fountain Ave. Stantec Consulting Services was selected to complete engineering and design of the Ute Pass Regional Trail. Permitting and regulatory approvals are ongoing. Review and coordination with several agencies are ongoing. A third grant was awarded to the County in 2022 and other funding options are being pursued. The final design package is scheduled to be completed in 2023. Construction is planned for 2024.

Other:

Development Permit Application Reviews - Staff reviewed 3 development permit applications to be presented for endorsement at the January 2023 meeting and provided internal administrative comments for an additional 10 applications during December 2022.

Fountain Creek Watershed, Flood Control and Greenway District - Community Services Department Staff continues to serve on the Technical Advisory Committee. The committee helps develop and implement watershed restoration and enhancement projects. The district has launched the greenway master plan and staff is participating as a stakeholder.

Geographic Information Systems (GIS) - Staff is working with the County Information Technology Department to expand El Paso County Parks' use of GIS for data collection, operational, and planning applications. New regional park maps have been completed or are in process, and new and/or improved datasets have been received.

Grants – El Paso County Parks was awarded a \$145,000 Community Development Block Grant for the paving the Crews Gulch Trail through Widefield Community Park. A notice to proceed 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 Operations / Miscellaneous Projects

Central District:

Bear Creek Regional Park – The month of December brought another round of damaging winds to the region, as well as provided us with some much-needed precipitation from multiple snow events. Thankfully wind damage to Bear Creek Park was minimal with the most recent event and cleanup was completed promptly. Staff remains diligent with their snow removal responsibilities, providing safe access for park visitors and employees. Other completed responsibilities during December included trail and parking lot maintenance, landscape bed maintenance, playground inspections, installing fire restriction signage, monitoring pickleball courts for open / closure, and assisting the Bear Creek Nature Center with the visually impaired trail project.

Although the new restroom facility at Bear Creek Terrace is officially open, it was determined that with the late October completion and standard procedure, the facility would remain closed for the winter months and open when the reservation season starts in April. Landscape around the south and east side of the building are complete, with boulders, plant material, irrigation, and rock mulch needing to be added to the west side during the spring of 2023.

The Recreation and Cultural Services Division is enhancing the trail system at the Bear Creek Nature Center. An addition to the Songbird portion of the trail system will allow visually impaired park visitors to walk this trail by a guided rope, receiving an audio recording of the eight interpretive signs along the way. The Central team was responsible for relocating four interpretive signs, installing twenty-five posts, and securing the rope to the posts. These tasks were completed throughout the month of December.

With the assistance of EPSO Park Security, Central staff designated time monitoring, removing, and cleaning areas along the 8th St. corridor where illegal camping continues to be a concern. Activity in the area has increased and staff have been required to remove numerous campsites during the reporting period.

Bear Creek Dog Park – The Park continues to experience a large volume of guests and staff commits significant daily effort with trash removal and facility cleaning, while performing routine perimeter fence inspections.

The information kiosk at the park was damaged during the recent windstorm and staff are in the process of making repairs for future reinstallation.

Rainbow Falls Historic Site – The site is currently closed due to potential hazardous falling rocks in the parking area. The site will remain closed until further notice. Staff continues to monitor security cameras, remove trash, and monitor the site for new graffiti.

Downtown Facilities – The Downtown team remains busy with continuous property checks and trash collection. The team's focus for the coming months will be landscape bed maintenance, winter watering of newly planted trees and plants along the Vermijo corridor, and snow removal.

Park Operations, EPC Facilities, and TDG Architecture have met multiple times regarding new / improved parking at the Criminal Justice Center. This multiple stage project will increase parking availability at the facility and our staff will maintain oversight and provide input on changes made to landscape and irrigation portions of the project. There have been no new developments with this project during the reporting period.

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

East District:

County Fairgrounds – The County Fairgrounds hosted our annual Holiday Fair in partnership with the Town of Calhan. Staff assisted with building prep and provided staffing support on the day of the event. The event went well and had a good turnout.

The team continues to support several events and rentals Whittemore and Swink Hall. With these two buildings being the primary buildings capable of hosting events over the winter months.

The barn replacement project is coming along well. The two major updates for this month is the building is up and the electrical service has been installed. The contractor has completed most of the structure assembly and is only lacking a few minor tasks. Mountain View Electric was able to set our new transformer in place so the contractor can now tie into power when they are ready. Staff continues to have a role in biweekly progress meetings.

The team completed refurbishing the floors in the Whittemore Building and has time blocked out to begin the floors in Swink Hall in January.

Homestead Ranch Regional Park – The fire mitigation project has wrapped up and the area looks great! This project mitigated a total of 45 acres improving the property's resilience to wildfire.

The major issue we dealt with this month was vandalism of the restroom/shop building. Someone sprayed graffiti all over the exterior of the building and a few of the park amenities. Staff spent a day at the park and was able to clean up most of the damage, except for the graffiti on the block walls. The team hired a contractor to remove the residual graffiti.

Falcon Regional Park – Park patrols, cleaning, and monitoring for vandalism are conducted daily.

Phase 2 construction and stormwater permit was closed following the team's efforts to repair several storm drainage improvement tasks identified by the inspector.

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

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

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

Drake Lake Open Space – The team completed a minor project at Drake Lake Open Space this month. We had a retaining wall at the site that continuously washed out due to runoff from the adjacent County Road. After an onsite review it was decided that removal was our best option. The East District team removed all the blocks hauled fill dirt to create a gradual slope. The area has

been graded and seeded. This spring we will add additional seed and blanket to establish vegetation.

North District:

General Information – The North District has been focused on snow removal, winter improvement projects, painting, and implementing the 5S system to improve shop organization. All heated bathrooms and facilities are being checked often due to the recent low temperatures. Our team has also been assisting with the Tree Cycle program. The program offers several locations throughout El Paso County to drop off your Christmas trees with the donations benefiting the Colorado Springs Youth Sports programs at El Pomar. The Baptist trailhead location offers two weekends to donate your trees, and our staff chips the trees into mulch. North District parks, trails and facilities continue to be inspected and cleaned daily. Wildland Fire continues their fire mitigation efforts within Fox Run Regional Park.

Fox Run Regional Park – The Fox Run Nature Center continues to progress through the planning phases. Several meetings are scheduled each month, site design is the next priority.

Black Forest Regional Park – The tennis court / pickleball replacement project has currently been delayed until Spring due to unfavorable weather conditions. The site is prepped and ready to be completed as soon as conditions allow.

Santa Fe Trailhead / Baptist Road – The donation station and fenced coral have been set-up to assist with the Tree Cycle program. The program will end on Sunday, January 8th.

South District:

Fountain Creek Regional Park – In addition to routine maintenance tasks, our team has begun changes to our maintenance shop and material storage yard. Although the work will be continuous throughout the winter, efforts have been made to declutter unneeded materials, organize, label, and inventory tools and equipment. Our primary focus for cleaning and organization will be the maintenance shop, chemical shed, tool shed, and the material storage yard.

Additionally, staff removed limbs and debris from recent windstorms, removed the irrigation pond transducer, and blew out the water supply line feeding the pond. We also repaired a section of the dirt road leading to the main trailhead and maintenance shop. Staff repaired dog agility equipment, removed graffiti, and repaired fencing on the south side of the park.

Staff made progress with ongoing winter goal of cutting back dead trees and limbs and raising tree canopies along the Regional Trail corridor.

Widefield Community Park – Staff performed routine maintenance and native trash removal. Efforts were made to remove trees and debris from the recent windstorm.

Staff continues to monitor for graffiti in the Fontaine Tunnel and United Flight Memorial. We are happy to report no vandalism in the park this month, and we are hopeful that our quick response time is starting to deter new graffiti.

Fountain Creek Nature Center – Staff removed a leaning hazard tree along the trail and multiple hazard trees north of the Nature Center.

The Nature Center's public water system had a small leak on one of the pressure tanks that was repaired.

Stratmoor Valley Park – Staff focused on routine maintenance and snow removal. Several homeless camps were cleaned-up along the trail north of the park and south of Maxwell Trailhead.

Stratmoor Hills Park – Staff focused on routine maintenance and snow removal at the park and the B Street bridge.

Grinnell Boulevard – Trash removal continues to be our primary focus during this reporting period.

Crews Gulch Trail – Our team continues to focus on cleaning up illegally dumped trash. The team replaced broken boards along the covered boardwalk under the railroad tracks and removed/painted over graffiti. Parks Security has been informed of several nearby illegal camps.

Ceresa Park – Staff performed routine maintenance, snow removal, and debris cleanup from the recent windstorm.

Kane Ranch Open Space – Our team completed routine trash removal and property inspections. All repairs of the vandalized entrance gate have been completed and an additional bollard was installed to prevent future damages.

Willow Springs Ponds – Over the past few years the water level has dropped during the summer months and our team is looking at options to help fill the ponds. Staff continues to monitor the receding water levels in the northern pond, while the southern pond has completely dried up resulting in our removal of the solar aerator.

Our team focused on several improvement tasks to include fence repairs, grading roads, removing fallen trees and branches, placing boulders around parking lots, removing old project materials and logs, retrieving shopping carts, cinder blocks, tires, and a motorcycle from the northern lake.

Clear Springs Ranch – Staff performed routine maintenance, native trash removal, and cleaned-up windstorm debris.

Christian Open Space – Efforts continue with removing illegal trash dumps. The dump sites are large enough to require removal by large equipment and dump trucks. A ditch has been cut along the south property boundary to prevent vehicle access and illegal dumping. We will be working to add additional boulders and install a gate to prevent any vehicle access to the property. Our team began removing trash from several abandoned homeless camps.