

COMMISSIONERS: CAMI BREMER (CHAIR) CARRIE GEITNER (VICE-CHAIR)

HOLLY WILLIAMS STAN VANDERWERF LONGINOS GONZALEZ, JR.

PARKS & COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, July 12, 2023 - 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>ltem</u>		<u>Presenter</u>	Recommended <u>Action</u>
1.	Call Meeting to Order	Chair	
2.	Approval of the Agenda	Chair	Approval
3.	Approval of Minutes	Chair	Approval
4.	Introductions / Presentations		
	A. Introduction of new Park Advisory Board members Janna Blanter, Jane Newman, Jeremy Chatelain	Chair	Information
	B. Kite Festival Review	Ryan Dorough	Information
5.	Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Ch	Chair air)	
6.	Development Applications		
	A. Mayberry Filing No. 4 Final Plat	Greg Stachon	Endorsement
	B. Copper Chase at Sterling Ranch Filing No. 1 Final Plat	Ross Williams	Endorsement



<u>ltem</u>		<u>Presenter</u>	Recommended <u>Action</u>
	C. Outlook at Powers and Grinnell FilingNo. 1 Final Plat	Ross Williams	Endorsement
	D. Mariah Trail Filing No. 1 Final Plat	Ross Williams	Endorsement
7.	Information / Action Items		
	Proclamation of Support for Fox Run Nature Center	Theresa Odello Jason Meyer	Endorsement
8.	Monthly Reports	Staff	Information
9.	Board / Staff Comments		

Adjournment

10.

RECORD OF PROCEEDINGS

Minutes of the June 14, 2023 El Paso County Park Advisory Board Meeting Centennial Hall, 200 S. Cascade Colorado Springs, Colorado

Members Present: Staff Present:

Thomas Lachocki, Chair Todd Marts, Executive Director

Terry Martinez, Vice Chair (via phone)
John Wallace, 2nd Vice Chair
Susan Jarvis-Weber, Secretary

Brian Bobeck, Park Operations Division Manager
Sabine Carter, Administrative Services Coordinator
Jason Meyer, Park Planning Division Manager

Kiersten Steel Ross Williams, Park Planner

Vincent Prins Greg Stachon, Landscape Architect

Janna Blanter Theresa Odello, Recreation & Cultural Services Manager

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

- 1. <u>Call to Order:</u> The meeting was called to order at 1:30 p.m. by Thomas Lachocki, Chair.
- 2. <u>Approval of Agenda:</u> Vincent Prins made a motion to approve the meeting agenda. Terry Martinez seconded the motion. The motion carried 7 0.
- 3. <u>Approval of Minutes:</u> Terry Martinez made a motion to approve the May 10, 2023, meeting minutes with an amendment to the list of attendees. Susan Jarvis-Weber seconded the motion. The motion carried 7 0.
- 4. Introductions and Presentations:

Todd Marts introduced the newly appointed Park Advisory Board member Janna Blanter and welcomed her to the board.

5. Citizen Comments:

Susan Davies, Trail and Open Space Coalition stated she would like to get an update on trail damages and on the e-bike conversations taking place. Mrs. Davies provided public comment on Blodgett Open Space and the upcoming bike-to-work day. She also stated that the 4 new park rangers were hired by the City of Colorado Springs to monitor mainly the downtown trails which experienced challenges in the past year.

6. <u>Development Applications:</u>

A. Double Spur Ranch Minor Subdivision

Ross Williams presented the Double Spur Ranch Minor Subdivision and addressed questions by the board. The board requested to update the agenda summary and recommended motion for Double Spur Ranch Minor Subdivision to reflect the recently updated 2023 regional park fees.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Double Spur Ranch Minor Subdivision: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of Double Spur Ranch Minor Subdivision that allows for the construction, maintenance, and public access of the Latigo Secondary Regional Trail, and dedicate the aforementioned easement to El Paso County prior to the recording of the Minor Subdivision; (2) fees in lieu of land dedication for regional park purposes in the total amount of \$1,515 will be required at the time of the recording of the Minor Subdivision. Susan Jarvis-Weber seconded the motion. The motion passes 7-0.

Commissioner Stan provide public comment regarding the visually impaired trail ribbon cutting at the Bear Creek Nature Center on June 23 and comments about Rainbow Falls History Site.

7. Information / Action Items:

A. Pikes Peak Birding and Nature Festival

Jessica Miller provided an overview of the 2023 Pikes Peak Birding and Nature Festival. This month's 4-day festival provided many unique opportunities for participants. Field trips took birders from Pikes Peak to the prairie. The event offered 66 field trips, workshops and seminars. The festival drew 326 participants with 16 being from out-of-state. She also addressed questions by the board.

B. Proclamation of Support for Fox Run Nature Center

Theresa Odello presented the Proclamation of Support for Fox Run Nature Center. The board is in support of the proclamation but would like to amend the language The proclamation will be presented again in July with changes and will list the names of all newly appointed Park Advisory Board members.

Theresa Odello and Jason Meyer also explained the multi-faceted outreach activities and formats to get input on services, programs and facility needs for the Fox Run Nature Center. The outreach is designed to reach all citizens of El Paso County.

8. Monthly Reports:

Todd Marts stated the July monthly reports will provide the board with charts to more visually display trends.

RECORD OF PROCEEDINGS

9. Board/Staff Comments:

Susan Jarvis-Weber commented that Concrete Couch started a mural program and asked if the County has a similar program. Todd Marts stated he will research.

Brian Bobeck provided an update on the recent storms and subsequent damages. The May storm already provided big challenges specifically at Hanson Park. The recent storms damaged the trails and overall area much more substantially. The entire Fountain Creek corridor received significant damages which include bank breaches and bank loss, trail erosion and complete trail loss. Staff is now focusing on damage assessment and most of all public safety and safe passage. Some closures will be put in place. Todd Marts stated that he is in contact with the Department of Emergency Management which is collecting all reported damages to possibly receive funding support. He stated that the Fountain Creek Nature Center had to be closed due to flood damages from water entering the building. Assessment and subsequent repairs will be done during the closure.

Theresa Odello listed upcoming events. The Nature Centers will have booths at the Black Forest Farmers Market and FORGE Evolution Youth event. She also listed the upcoming Concerts in the Park series.

10. Adjournment:

Vincent Prins made a motion to adjourn.	Terry	Martinez	seconded	the	motion.	The
meeting adjourned at 2:38 p.m.						

Susan Jarvis-Weber, Secretary

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Kite Festival Review

Agenda Date: July 12, 2023

Agenda Item Number: #4 - B

Presenter: Ryan Dorough, Recreation Program Planner

Information: X Endorsement:

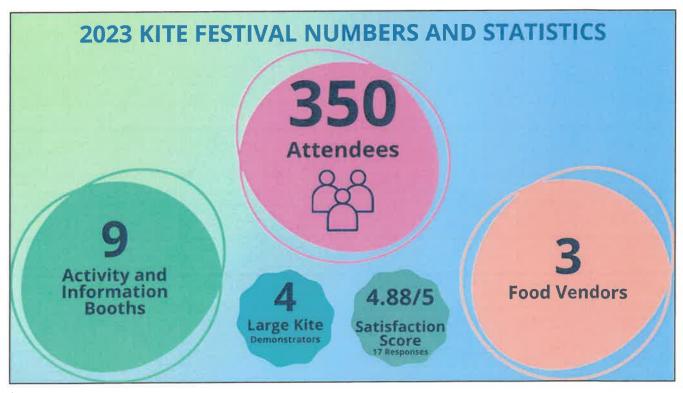
Background Information:

2023 was the second year of the El Paso County Kite Festival. The goal of this event is to provide a fun opportunity for families and people of all ages to learn, enjoy, appreciate, and partake in activities that celebrate the area's meteorological phenomena of prevalent winds. The event includes kite making, wind craft, face painting, bubbles, music, games, vendors, and of course, kite flying.

Partners, Sponsors and Vendors Included:

- Girl Scouts of Colorado
- Pike's Peak Children's Museum
- Passanante's Home Food Service
- Ace Face Painting and Events
- Pikes Peak Library
- Z-Ultimate
- Macaroni Kids
- Rhea Lana's
- Kona Ice of Elbert
- These Girls Got Beef food truck
- Rizuoto's Ice Cream
- Kenny Wood's Flying Circus & Sam Pedregon (large kite flyers)
- Meridian Service District













El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Mayberry Filing No. 4 Final Plat

Agenda Date: July 12, 2023

Agenda Item Number: #6 - A

Presenter: Greg Stachon, Landscape Architect

Information: Endorsement: X

Background Information:

This is a request for approval by Mayberry Communities, LLC for a preliminary plan and final plat approval of eight commercial lots. The application will be processed at the same time as a rezone from PUD to Commercial. The Property is 9.62 acres and is located on the southeast corner of State Highway 94 and the proposed Springs Road, which is west of Ellicott, Colorado. The proposed CS district and future plans to subdivide the parcels into eight (8) commercial lots allow the developer to maintain compliance with the overall Mayberry Master Plan. The commercial lots will act as a buffer between Highway 94 and proposed suburban residential areas to the east, west, and south.

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

County Parks requests trail easements where development projects impact proposed County trails. As it pertains to this application, the County requests that the landowner provide a 25-foot public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of a Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. The trail easement is shown on the Filing No.4 Final Plat as "Existing 25' Trail Easement El Paso County by Plat (Filling No.2) REC. 221714698 VACATED BY THIS PLAT." The trail easement is required by the El Paso County Land Development code and shall be noted as "REMAINS" vs. "VACATED." County Parks has previously identified this error and made similar comments when reviewing Filing No. 3 in 2021 and 2022. County Parks does not have any documentation to support the vacation of the trail easement, nor has the applicant provided any justification in the application to forgo the trail easement.

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

Recommended Motion:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mayberry Filing No.4 Final Plat: (1) provide a 25-foot public trail easement along the south side of Highway 94 outside of the public right-of-way that allows for the construction and maintenance by El Paso County of a Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. (2) correct the final plat note that incorrectly states vacation of the required trail easement.

Development **Application Permit Review**



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services Parks Planning - Environmental Services - CSU Extension Office

July 12, 2023

0.00

0.00

\$0

\$0

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.

Mayberry Filing No.4 **Application Type:** Prelim Plan & Final Plat Name:

SF2317 Total Acreage: 9.62 PCD Reference #:

Total # of Dwelling Units: 0

Dwelling Units Per 2.5 Acres: 0.00 Applicant / Owner: **Owner's Representative:**

Regional Park Area: 2

Mayberry Communities, LLC Urban Park Area: 2 Kimley-Horn and Associates 2 North Nevada Avenue, Suite 900 Existing Zoning Code: PUD 428 Garden Park Avenue Mayberry, CO 80808 Colorado Springs, CO 809003 Proposed Zoning Code: CS

0.000

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS

Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): NO

Regional Park Area: 2

Urban Park Area: 2

0.0194 Acres x 0 Dwelling Units =

Neighborhood: 0.000

0.00375 Acres x 0 Dwelling Units = 0.00625 Acres x 0 Dwelling Units =

Community:

Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 0 Dwelling Units =

\$505 / Dwelling Unit x 0 Dwelling Units = \$0

Total Regional Park Acres:

Community:

\$184 / Dwelling Unit x 0 Dwelling Units =

Total Regional Park Fees: \$0

Total Urban Park Fees:

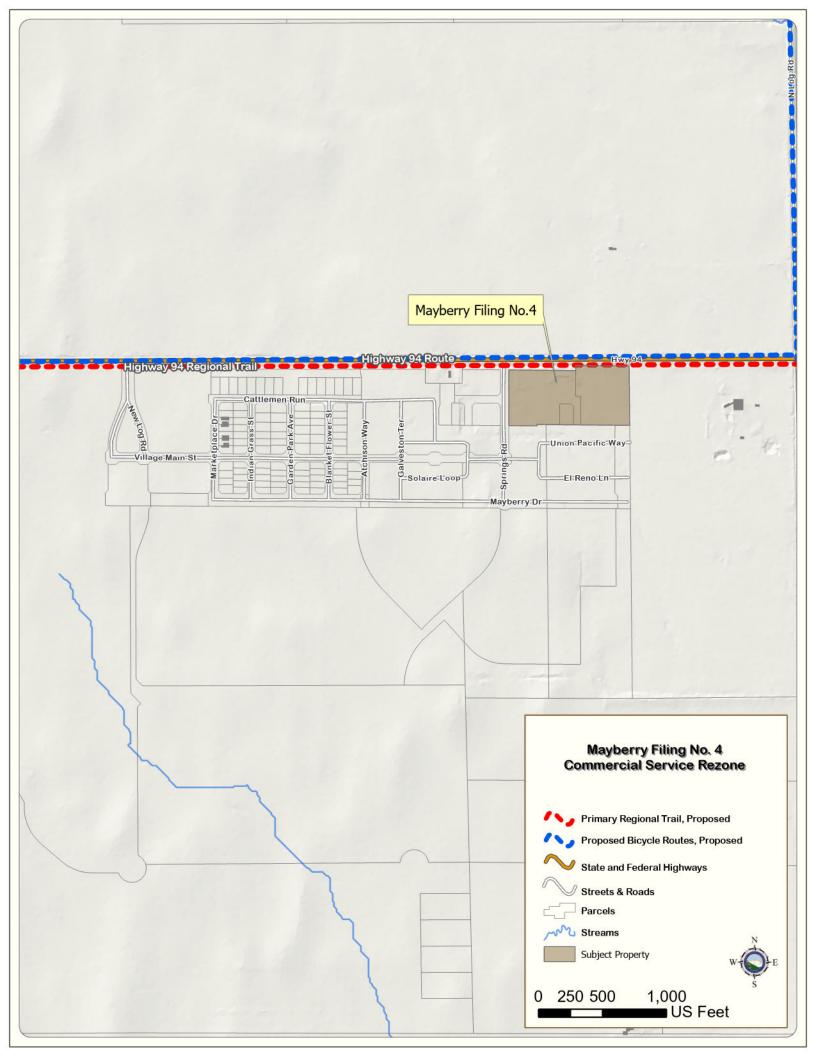
\$0

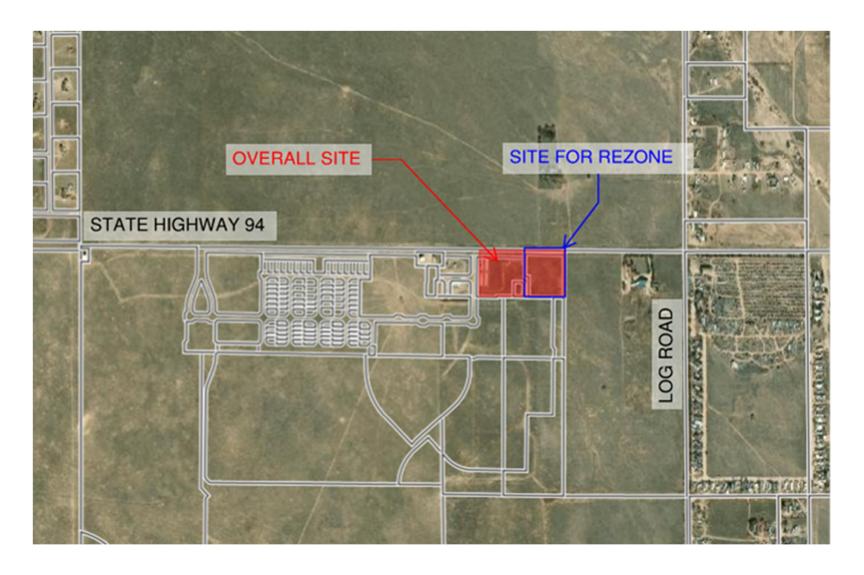
ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mayberry Filing No.4 Final Plat: (1) provide a 25-foot public trail easement along the south side of Highway 94 that allows for the construction and maintenance by El Paso County of a Secondary Regional Trail, and this easement shall be shown and dedicated to El Paso County on the Final Plat. (2) correct the final plat note that incorrectly states vacation of the required trail easement.

Park Advisory Board Recommendation:	Park Advisory Board Recommendation:	
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Mayberry Filing No. 4 Preliminary Plans Letter of Intent May 24, 2023

APPLICANT-OWNER/CONSULTANT INFORMATION:

OWNER/APPLICANT

MAYBERRY COMMUNITIES, LLC 428 GARDEN PARK AVENUE, MAYBERRY, CO 80808

PLANNING SUPPORT

KIMLEY-HORN AND ASSOCIATES, INC. 2 NORTH NEVADA AVENUE, SUITE 900 COLORADO SPRINGS, CO 80903

ENGINEERING/SURVEYING

R&R ENGINEERING AND SURVEYORS, INC. 1635 WEST 13TH AVENUE, SUITE 310 DENVER, CO 80204

LOCATION, ACREAGE, PARCEL ID INFO, & ZONING

The application for a Preliminary Plan and Final Plat. Said application will be processed at the same time of the rezoning of parcel no. 3414102015. Overall Site includes Parcel No(s). 3414102013, 3414102014 and 3414102015, as depicted below. The proposed rezoning is located east of the southeast corner of intersections of State Highway 94 (SH 94) and Proposed Springs Road (see vicinity map insert and map exhibit for details). The total acreage of the proposed rezone is ±4.28. (Currently Zoned: Planned Unit Development [PUD]).



REQUESTMayberry Communities LLC ("Applicant") Requests approval for eight (8) lots as part of Mayberry Filing No. 4.

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7	Lot 8	R.O.W.
USE	CS	ROAD							
OWNERSHIP	PRIVATE	EPC							
AC+/-	1.085	1.087	1.258	1.293	0.947	0.939	0.939	0.927	1.300

The application to Rezone 4.28 acres from the PUD zone to the Commercial Services zoning district (CS) will be processed concurrently with this process. The application includes the following request:

- Approval to rezone Parcel No. 3414102015 to CS to match adjacent Parcels, 3414102013 and 3414102014.
- Approval of subdivision and replating of parcels, 3414102013, 3414102014 and 3414102015.

The process of the rezone is projected to run concurrently with the Site Development Plan of all three parcels to later be replated for a total of eight (8) commercial lots.

Associated with the application the transportation improvements including public and private roadway improvement, pedestrian facilities, utility infrastructure, landscape buffers, and a preliminary roadway landscaping plan have also been approved as part of the plat applications (Pending final approval). The public subdivision improvements are to be owned/maintained by Mayberry Metropolitan District No. 2 and Mayberry Metropolitan District No. 3

ZONE DISTRICT COMPLIANCE

The Preliminary Plan and final plat is to be in compliance with the CS zone. Future development of Right of Way will conform to the engineering criteria requirements. Conformance with zoning requirements will be largely demonstrated at future Preliminary Plan phases of development for lots and tracts within this final plat area. All proposed Lots are designed to meet the bulk, density, and dimensional requirements of the respective underlying zones. They are able to meet the required landscaping, buffering and screening requirements for the proposed uses, and buffering and screening against adjacent and differing uses per Section 6.2.2 of the Code.

REVIEW/APPROVAL CRITERIA & JUSTIFICATION

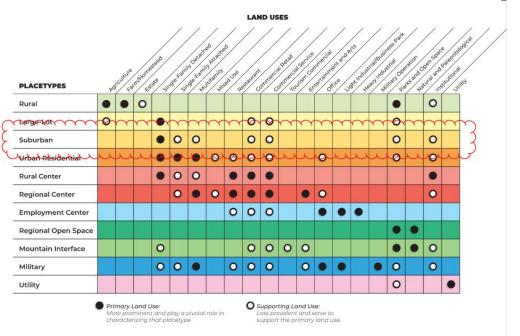
• The proposed subdivision is in conformance with the goals, objectives, and policies of the Master Plan; (see treatment of review criterion below)

The applicant requests approval of the SDP based on findings of compliance with the following Goals:

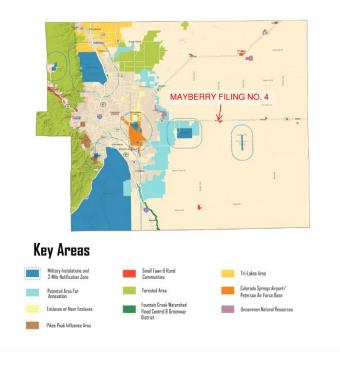
- Goal 1.1 Ensure compatibility with established character and infrastructure capacity.
- Goal 1.2 Coordinate context-sensitive annexation and growth strategies with municipalities.
- Goal 1.3 Encourage a range of development types to support a variety of land uses.

The proposed Rezone from the PUD district to the CS district provides opportunity for the developer to include additional commercial uses in this area without the need for deviations from EI Paso County development standards. The proposed CS district and future plans to subdivide the parcels into eight (8) commercial lots allow the developer to maintain compliance with the overall Mayberry Master Plan while removing the need for the PUD district. In addition, the subject parcels directly abut State Highway 94, which is a busy corridor with vehicles traveling at high rates of speed creating above average noise. Providing commercial development directly adjacent to this expressway will act as a transition from this corridor into the Mayberry development. Furthermore, this commercial development, with any buffering and code compliant landscaping, will buffer future and planned residential developments in the surrounding area that are located within the Suburban and Rural placetypes to the east, west, and south.



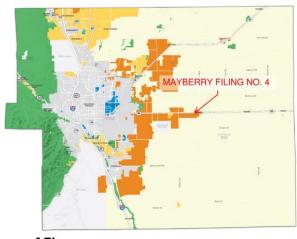


Key Areas:



The property is not located within the ten (10) classifications of key areas.

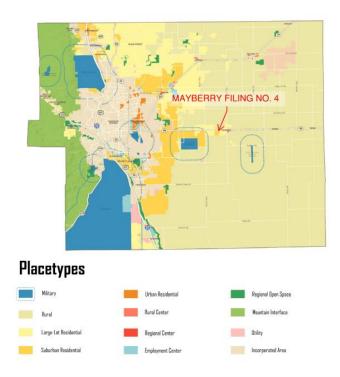
Areas of Change:



Areas of Change



Mayberry Filing No 4 Rezone is located in the area expected for "New Development". These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood.



Mayberry Filing No. 4 is located within the Suburban Residential type. This land use is designated for Suburban Residential, Traditional Residential neighborhoods with supporting commercial uses at key intersections. The Suburban place type generally supports the proposed development pattern and the support of limited accessory dwelling units as well.

The subdivision is in substantial conformance with the approved preliminary plan

General conformance with the Master Plan including the County Water Master Plan and Policy Plan have been made with the Mayberry Master Plan. The Master Plan was submitted prior to the adoption of the Your El Paso Master Plan (2021) and is not being reviewed against this updated element of the Master Plan. The proposed continue to be consistent with the findings of Master Plan. Also see the related commitment from the Ellicott Utilities.

Water Master Plan Conformance:

The development area is in REGION 4c as identified on the EI Paso County Water Master Plan Planning Regions Map and is within the Ellicott Utilities Company (EUC) Service Area. Water supplies in Region 4c, and specifically from EUC, should be sufficient to meet the current development demand; however, additional resources will be required to meet the full projected development demand within the Region by the 2060 target build out date. Additional water resources are planned through regional collaboration with partner and/or neighboring water providers.

The total water demand for the proposed subdivision is calculated to be 3.03 af/yr. (see Table 2). This water demand is based upon the following:

A total of 3.03 af/yr water demand for in-house uses for the 8 lots (0..165 af/lot/yr) based on Table 1 of the Water Supply Report provided by Respec.

 A total of 0.28 af/yr water demand for outside uses for the 8 lots (0.08 af/lot/yr), based on a unit water demand of 0.0566 af/1000 sq. ft. of landscaping with a maximum irrigated landscaping of 1500 sq. ft. per lot.

Wastewater from the domestic uses will be discharged after treatment though the Ellicott Utilities WWTP which has been designed and constructed in compliance with the requirements of the El Paso County Department of Health and Environment (EPCDHE) and the Colorado Department of Health & Environment. The estimated return flow from the WWTP is 1.62 af/yr, which is 15% of the domestic water requirement and we estimate that the return flows from landscape irrigation will be 0.14 af/yr which is 20% of the landscape water requirements, for a total return flow of 0.165af/yr.

Your El Paso Master Plan Conformance:

The Proposed Preliminary Plans generally conforms to the goals conformance with the goals, objectives, and policies of the Your El Paso Master Plan.

Goal 1.1 - Ensure compatibility with established character and infrastructure capacity.

The BOCC made findings of compatibility with the established character of the area by their approval (Resolution 06-18) of the Sketch Plan for Ellicott Town Center (SKP-05-005) on 03/01/2006. The site plans are in conformance with framework of the sketch plan. The submittals demonstrate infrastructure capacity for public drainage, roadways, utilities, and other public services (parks, schools, and fire and police protection). Public improvements are proposed that are roughly proportionate to the impact to or demands for services and/or infrastructure generated by the planned uses within the final plat area.

According to the SKP-05-005 Staff Report to the BOCC, the overall sketchplan would consist of approximately 550.6 acres and proposed for urban development of residential units, approximately 32 acres of commercial use and other mixed uses.

Urban services which include, but not necessarily limited to water, wastewater, electric service, natural gas service, fire protection, roadway and transportation, and drainage and stormwater management services are currently available. No issues have been raised with previous Zone Change, Preliminary Plan or the Final Plat applications.

Water/sewer services will be provided service by Ellicott Utilities Company. Private stormwater facilities will be provided by the developer and managed by the Mayberry Metropolitan District No. 1, public offsite and regional facilities and management by El Paso County Road/Bridge respectively; Electric will be provided by Mountain View Electric Company and natural gas service will be provided by Black Hills Energy. Fire protection will be provided by the Ellicott Fire Protection District. Police and related public safety services will be provided by the El Paso County Sheriff. Compulsory education services are provided by Ellicott School District No. 22.

The approved Sketch Plan provide the basis for the private park, recreation, and open spaces associated with Ellicott Town Center. These amenities will be managed by the Metropolitan District. The development of the public parks, open space, add to the recreation services provided by El Paso County, City of Colorado Springs, and Mayberry Metropolitan District via existing network outside of this project area.

• Goal 1.3 - Encourage a range of development types to support a variety of land uses.

The existing plans and previous final plats will implement the planned mixed commercial, single, and multifamily residential used defined with the Mayberry Master Plan in This commercial and adjacent PUD use district.

 Goal 1.4 - Continue to encourage policies that ensure "development pays for itself".

The developer is bearing the costs of providing necessary improvements to support the proposed development. These applications continue to provide complete financial assurance estimate for required improvements and construction activities and will be bound by the terms and conditions of a Subdivision Improvements Agreement. The developer will also be responsible for the payment of all subdivision exactions and road impact fees.

• Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.

The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along State Highway 94. The commercial and retail uses will help complete the desired mixed uses to serve the residents.

The proposed commercial lots are also conveniently located near a major transportation thoroughfare (SH 94) which can connect them to other employment centers, commercial/retail corridors and nodes throughout the El Paso County region.

 The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials;

A final drainage, grading and erosion control plan, water/wastewater resource reports, traffic impact analysis, and the preliminary plan have been provided which meet the applicable plan/report development requirements of the LDC, ECM, and DCM, subject to review and acceptance by the County. The application is consistent with the previously approved plans.

- A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;
 A commitment to provide water service has been provided by Ellicott Utilities
 Company which has adequate water resources to serve the proposed development. Findings of sufficiency were made along with quitclaim deed of water provided per recordation number 204053280. The district has also provided updated letters of commitment.
- A public sewage disposal system has been established and, if other methods
 of sewage disposal are proposed, the system complies with state and local
 laws and regulations, [C.R.S. § 30-28-133(6) (b)] and the requirements of
 Chapter 8 of this Code;

The subdivision will connect into an existing public sewage disposal system what has been installed together with other public improvements associated with Mayberry Master Plan and its many development phases and filings. The existing system complies with state and local laws and regulations, statutory requirements, and the requirements of Chapter 8 of the County Land Development Code.

All areas of the proposed subdivision, which may involve soil ortopographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions.

[C.R.S. § 30-28-133(6)(c)];

The Geology/Soils report prepared by CTL Thompson, dated March 13, 2023, based on the results of this investigation, the near surface materials are predominantly granular and will generally provide good support for spread footing foundations, slabs-on-grade, and pavements. In the event expansive clay soils or claystone bedrock are encountered following grading or are present within 4 feet of proposed foundations and floor slabs, sub-excavation and reworking of these materials will likely be necessary.

All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed application is compatible with such conditions or will achieve compatibility through compliance with recommendations of corresponding reports and plans or by conditions of approval by the BOCC.

 Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;

Adequate drainage improvements have been provided by the subdivision design, including but not limited to, stormwater, detention, and/or water quality control facilities, all of which meet stormwater requirements established by the state in addition to meeting the requirements of the County Code and ECM. Detention facilities will be designated within each Lot's Site Development Plan. Ownership and maintenance of all drainage facilities and improvements shall be provided by the Mayberry Metropolitan District No. 2 and Mayberry Metropolitan District No. 3.

 Legal and physical access is or will be provided to all parcels/Lots by public rights- of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM;

Legal and physical access is and will be provided by planned public and private rights-of-way. The public road with the appropriate public access easement will be recorded with the final plat. The private road tract and improvements will be owned and maintained by the respective Mayberry Metropolitan Districts. All access planned is legal and in accordance with the provisions and allowances in the LDC and ECM.

Access to SH94 is from connections to Springs Road located at the westernmost boundary of the property.

 Necessary services, including police and protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision;

Necessary services which include, police and fire protection, recreation, utilities, open space and transportation system, are presently available to serve the development as supported by the utility and public service commitments provided in support of the development application.

• The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code;

The subdivision provides evidence via commitment letters from Ellicott Fire Protection District for emergency and fire service and Ellicott Utilities Districts for water for fire suppression as well as site plan layout and design of access and utilities demonstrate show that the proposed methods for fire protection comply with Chapter 6 of the County Code.

 Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

Off-site improvements including improvements at the State Highway 94 and Springs Road intersection and the extension of Springs Road South adjacent to the property boundary and stormwater detention facilities have been included in the associated construction documents and financial assurances with Filing 4 and reflected in the previously reviewed applications.

Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated;

Bridge, Drainage, Park, School, and Road Impact Fees will be paid at the time of plat recordation and building permit issuance (Road Impact only).

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 4

Being a replat of Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3 Lying the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian

County of El Paso (Unincorporated), State of Colorado



-Not to Scale

SUBDIVISION BOUNDARY DESCRIPTION

OWNER'S CERTIFICATE

Planning and Community Development Director

OWNER, SCENI I SOLIC.

The undesigned, beging all the owners, mortgagees, bereficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, submixed, and patients adel lands into loss, streets and exements as shown hereon under the name and subdivision of "MRTEGEN, COLORIOO SPRINGS FILING NO. STATE AND ADDRESS FILING NO. CONTROL OF STATE ADDRESS FILING NO. CONTROL O

Mayberry Communities, LLC, a Colorado limited liability company	ACKNOWLEDGEMENT				
	State of)				
By:) SS County of				
R. Randy Goodson, President	This instrument was acknowledged before me this day of				
	 by R. Randy Goodson, as President of Mayberry Communities, a Colorado limited liability company. 				
	Witness my hand and official seal				
	Notary Public My commission expires				
LENDER'S CERTIFICATE Corundum Partners Investments, LLC, a Delaware corporation	ACKNOWLEDGEMENT State of				
by Corundum Partners, Inc., a Minnesota corporation, its Managing Member.) SS County of)				
By: Justin Leveille, Vice President	This instrument was acknowledged before me thisday of				
	Witness my hand and official seal				
	Notary Public My commission expires				
APPROVALS PCD DIRECTOR CERTIFICATE					
This plat of "MAYBERRY, COLORADO SPRINGS FILING NO. 4" was	approved for filing by the El Paso County, Colorado Planning and Community Development				
	, 20 subject to any notes or conditions specified hereon.				

RELEASE AND VACATION OF 25' TRAIL EASEMENT ORIGINALLY DEDICATED BY PLAT

The 25' Trail Easement on the southerly side of State Highway 94 and within the northerly portion of this subdivision, or MAYBERRY, COLORADO SPRINGS FILING NO. 2, is hereby released and vacated.

PLAT AND SUBDIVISION NOTES

- ROAD/STREET PUBLIC RIGHT-OF-WAYS DEDICATION: The road and/or street Right-of-Ways shown on this plat as "PUBLIC ROW DEDICATED BY THIS PLAT" are hereby deficiated to FI Page Church for multi-rise
- DEDICATION OF RESTRICTION OF DIRECT VEHICULAR ACCESS TO SPRINGS ROAD AND STATE HIGHWAY 94: Direct vehicular access to Springs Road and State Highway 94 in hardway 94 in ha
- 3. EASEMENTS HEREBY DEDICATED:

UTILITY AND DRAINAGE EASEMENTS: <u>Unless otherwise indicated</u>, all side lot lines are hereby platted on each side with a 5 feet wide public utility and drainage easement and all rear lot lines are hereby platted with a 7 feet wide public utility and drainage easement, said easements being annotated hereon the sheet 3 of this plat as "UDIF" (Utility) and Drainage Easement, The sole responsibility of these easements is hereby vetext with the individual property owners.

DRAINAGE EASEMENTS TO MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1: Easements for Drainage purposes are hereby dedicated and granted to Mayberry, Colorado Springs Metropolitan District No. 1, its successors and assigns, the locations, widths and extents of which are delineated and annotated on sheet ____ of this plat as "D/F" (Drainage Easement).

The grantees of the aforesaid sanitary sever and drainage easements are responsible for maintenance of the structures within their respective easements. The surface maintenance of said easements is hereby vested with the individual property owner.

- MASTER DECLARATION OF OF COVENANTS (by separate document): Certain Lots within this subdivision may be subject to the "Master Declaration Covenants,
 Conditions and Restrictions for Mayberry" recorded August 13, 2022 as Reception No. 222107505 in the Office of the Clerk and Recorder of El Paso County, Colorado.
- 5. Ellicott Utilities Company, LLC will have overall maintenance and operation responsibility to provide water and wastewater services.
- All proposed road and drainage construction within this subdivision will be performed to EI Paso County Standards. Roads and drainage facilities within the public street Right-of-Ways will be maintained by EI Paso County upon final acceptance of these facilities after the two-year warranty period.
- The following reports, and as amended, have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the Country Planning and Community Development Department: Natural Features, Wildlife Islaand and Vegetation; Geology and Soils; Water Supply, Wastewater Treatment; Final Drainage Report; Trisions Control Plans, Nations Supply: Treatment Supply (Soils)
- 8. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations
- 9. The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.
- 10. No driveway shall be established unless an access permit has been granted by El Paso County.
- 11. All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual Lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.
- Developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements, if any, of applicable agencies including, but not limited to, the Colorado Division of Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the listed species (e.g., Prefets' Headon's Jumping Mouse).
- 13. Property within this subdivision is subject to the terms and provisions of the El Paso County Road Impact Fee Program (Resolution No. 19-471) and any subsequent amendments. Fees for each Lot within this subdivision shall be paid in full at the time of building permit issuance.
- 14. All development within this subdivision replat shall comply with the Ellicott Town Center Overall PUD Development Plan recorded under Reception No. 206146051, the Ellicott Town Center Plasse Che PUD Development Plan recorded under Reception No. 206146055, and the Hayberry Plasse 1 an Ameriment to Ellicott Town Center Plass 1 Ellicott Town Center Plass 2 In PUD / Preliminary Plan, recorded as Reception No. 206146055.
- hearings.

 15. No lost shall be sold, conveyed or transferred, whether by deed or by contract, and no construction permits for the subdivision or building permits shall be issued, unless and unit either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with his and unit either the required public and common development improvements have been constructed and completed and preliminarily accepted in accordance with the complete of the complet
- 16. The plat restriction may be emoved or excitated by the Board of County, Commissioners or, if permitted by the Subdivision Improvements Agreement, by the Flaurinia and Community Development Department Deferred upon either agreed of an alternative form of collasers or consideration and preliminary acceptance by the ET belon Board of County Commissioners of all improvements required to be constructed and completed in accordance with asid Subdivision Improvements. The partial release of lost for sale, conveyance to transfer may only be granted in accordance with any alternative plant indeed on Subdivision Improvements. Agreement.
- 17. A poologic hazard evolution was prepared for this property by CTI,Throngoon, fiz., fixel report dated September 8, 2022, and on he tours in lies 57-20.09 available it 28 Faso Coasity Returning and Community Development Department. The property was not found to be imagined by geologic hazards that preducte development of the site as planned. Geologic hazards and constraints at the tile may include expansive soils, collapside soils, and undocumented fill. The potential periodic hazards were found to be spoceful. or the self. The impact and opportunit implication of those geologic hazards sould be evolutated by the geoleterial representation of those geologic hazards sould be evolutated by the geoleterial representation of those geologic hazards sould be evolutated by the geoleterial representation of these geologic hazards sould be evolutated by the geoleterial representation of these geologic hazards sould be evolutated by the geoleterial representation of the section of the properties of the section of the properties of the properties of the section of the sectio

SHEET INDEX

Sheet 3......Plat Boundary, New Lot and Right-of-Way Replat Detail

PLAT AND SUBDIVISION NOTES (continued)

18 FYISTING ENCUMBRANCES DED TITLE DEDODT-

EUSTING ENCUMBRANCES PRE TITLE REPORT: This plat does not consistle a tiles early by RBA Engineers-Surveyors to determine ownership and/or easterners of record. Easternert research and ownership information were provided by client in the title commitment prepared by Leaf Title Guarantee Company for USR explaids. Falsonal Table Insurance. Company as order number RNDSSID4921 with an effective date of Janary 30, 2021 34 500 PM. According to sed date commitment, the following documents issed in the Schedule 6, Part II (Exceptions) affect this property. The plottable matters listed therein, if they are still in affect, are plotted on the may sheets. If any other exements and/or exemulations affect this property, the existence is submorn to this surveyor and or entitled below. Netther except for the property in the controllar plantantic intensity in the same of the surveyor to the number it is add the commitment. Them 1 through 8 are standard exceptions, do not the lang occument for surveyor to review and we not addressed analysis led to the commitment. Them 1 through 8 are standard exceptions, do not the lang occument for surveyor to review and we not addressed analysis led to the commitment. Them 1 through 8 are standard exceptions, do not the lang occument for surveyor to review and we not addressed analysis led to the commitment.

9. Book A at Page 78; 10. Book 350 at Page 274; 11. Book 526 at Page 436; 12. Book 3260 at Page 701; 12. Book 3260 st Page 701; 13. Book 3527 st Page 176; 14. Book 3647 st Page 674 [plotted]; 15. Book 3647 st Page 674 [plotted]; 16. Book 3718 st Page 4812; 17. Reception No. 59105578; 204006312, 204006313, 204053279, 204053279, 205100005, 206100007; 204053279, 208100007, 213038017, 213038197, 204190085 and 204190086; 19. Reception No. 201019028; 20. Reception No. 201021723; 21. Reception No. 201034352; 22. Reception No. 201173795; 22. Reception No. 201173795;
23. Reception No. 20205995;
24. Reception No. 202059996;
25. Reception No. 202050698;
26. Reception No. 203138552 (nat. plotter, released/vacated by Fig. 3 plat);
27. Reception No. 203138533 (nat.

Reception No. 206029706;
 Reception Nos. 206098620,
 207001700;
 Reception Nos. 206149054.

28. Reception No. 2011/9754 [cst. gittler, criminal visuality Inf. p. 2647].

45. Reception No. 214018538;
46. Reception No. 214018538;
46. Reception No. 124018538;
47. Reception No. 1240185439;
47. Reception No. 1240185439;
47. Reception No. 1240185439;
48. Reception No. 1240 MAYBERRY, COLORADO SPRINGS FILING NO. 1 -this plat was never a part of Fig. 1).

37 Reception No. 20011292;

58 Reception No. 20011293;

59 Reception No. 200212002;

59 Reception No. 200212003;

50 Reception No. 200212003;

60 Book (120 at Page 254 (duplicate of test of the Page 254).

63. Reception No. 221714698 (Plat of MAYBERRY, COLORADO SPRINGS FILLING NO. 2 - the easements within Fig. 2 that laid within this Fig. 4 replat were released/vacated by Fig. 3, except the 25' Trail Easement along North line: nolated: plotted); 64. Reception No. 22160199; 65. Reception Nos. 22185482, 22185463, 22185476, 84578, 84568, 22184919; 66. Reception No. 22186550; 67. Reception Nos. 22186552, 22186553; 68. Reception No. 221149080; 69. Reception No. 222055125; 70. Reception No. 222107505 (See Plat and Suddivision Note 4); 71. Reception No. 222150435 (Blanket,

Reception No. 203138553 (not plotted, released/vacated by Fig. 3 plat);

- NOTICE: Pursuant to Colorado Revised Statutes Title 13, Article 80, Section 105 (C.R.S. § 13-80-105) 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 here.
- 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 C.R.S. § 184-508.
- Existing ownership and deed of record for this property: Mayberry Communities, LLC (P.O. Box 675725, Rancho Santa Fe, CA 92067 | Ph: 719-426-7810) by Reception No. 221140101 (Parcel H1) recorded July 22, 2021.
- neespon in C. 211-1901. (vient in Jectorea Jaily 2, 2021.

 A Basid Debring(Record): Bearings abbed on the North line of the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Merdian having a bearing of South 89° 44° 50° East and a ground distance of 2006.58 lect as shown on the recorded plate of MAYBERSY, COLORADO SPRINGS FILIAN (D. 1 recorded as Reception No. 2021-1965 and as alrow on MAYBERSY, COLORADO SPRINGS FILIAN (D. 2 recorded as Reception No. 2021-1965 of MAYBERSY), in commercial at each end a shown on share of the special commercial based on the short of the special plane of the short of the special plane of the short of short of the short of short of the short of short of the short of short of the short
- 6. Dimension units shown are U.S. Survey Feet.
- 7. No offset monuments (witness and/or reference monuments) along the exterior boundary of this subdivision were set in conjunction with this plat

SURVEYOR'S CERTIFICATE

I. Kevin J. Kucharczyk, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the

I attest the above this	day of	, 20

RE	ന	٦T	NO	

. 20 A.D. and recorded as Reception No ____ of the records of El Paso County, Colorado.

FEES

School:

OWNER OF RECORD SURVEYOR AND ENGINEER Mayberry Communities, LLC PO Box 675725 Rancho Santa Fe, CA 92067 Ph: 719-426-7810

(by Reception No. 221140101 (Parcel H) recorded July 22, 2021)

Denver, CO 80204 Ph: 303-753-6730 Surveyor: Kevin Kucharczyk Engineer: Cliff Dayton

El Pa	so County PCD File No: _				
HER	R&R ENGINEERS-SUR 1635 W. 13TH AVENUE, SUITE DENVER, COLORADO 80204 303-753-6730		s,	IN	c
SURVEYORS	www.rrengineers.com	Sheet			
	REVISIONS	File: MC22			
		Orig. Issue Dat	e:	4/6/2	
		Drawn By:			
_		Checked By:			
		Project No.			
_		ı	MC	2222	24

Final Plat of MAYBERRY, COLORADO SPRINGS FILING NO. 4 Being a replat of Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3 Lying the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian County of El Paso (Unincorporated), State of Colorado AS PLATTED BY "MAYBERRY, COLORADO SPRINGS FILING NO. 3" NORTH RoW BY BK. 978, PG. 2367 S00"21"12"E 39.54" STATE HIGHWAY 94 (EXISTING VARIABLE WIDTH PUBLIC RoW) S89°28'49"E 418.15 NOT A PART OF THIS SUBDVISION N00°00'00"E 40.00'-521.29 PY FAAT (FIG. 1), REC. 220714655 G. SPRINGS ROAD (EXISTING 65' PUBLIC RoW) NOT AP ART OF THIS SUBDITSION NOT AP ART OF THIS SUBDITSION DOSTING 40' DRAINAGE ESAT, CHANNEL E (X) MAYBERRY, COLORADO SPRINGS METROPOLITAN DISTRICT NO. 1 BY PLAT (FLG. 3); REC. XXXXXXXXXX—SEMANS— R 0 D M R TRACT A 0 0 G C R F N89°28'59"V LOT 52 LOT 53 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 TRACT E GENERAL NOTES Set Survey Monument - 5/8" Rebar with Yellow Plastic Cap Stamped "PLS 38567" Found Survey Monument, As Noted R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 DENVER, COLORADO 80204 Easement Subdivision Exterior Boundary Line Subdivision Exterior Boundary Line Center Line Existing Platted Lot Line Existing Right-of-Way Line Section Line or Quarter-Section Line Existing Easement Line

MAYBERRY, COLORADO SPRINGS FILING NO. 4 Being a replat of Tract A, MAYBERRY, COLORADO SPRINGS FILING NO. 3 Lying the Northeast Quarter of Section 14, Township 14 South, Range 63 West of the 6th Principal Meridian County of El Paso (Unincorporated), State of Colorado AS HEREBY REPLATTED S00°21'12"E STATE HIGHWAY 94 (EXISTING VARIABLE WIDTH PUBLIC ROW) S89°28'49"E 521.29 LOT 3 54,814 SQ. FT. OR 1.258 ACRES LOT 4 56,330 SQ. FT. OR 1 293 ACRES LOT 2 ,364 SQ. FT. O BY FLAT (F.G. 1), REG. 220714655 ROAD (EXISTING 65' PUBLIC NOT APART OF THIS SUBDVISION 23<u>5.33'</u> N89°28'59"W © POSITIVE PLACE 921.30' 235.33' E SPRINGS LOT 8 40,385 SQ. FT. OR LOT 7 40,884 SQ. FT. OR 0.939 ACRES 942.37 M A YВЕ RY O R A DS R I ING N 3 LOT 52 LOT 55 LOT 56 LOT 57 LOT 63 TRACT E NOT A PART OF THIS SUBDVISION Set Survey Noument - 5/8" Rebar with Yellow Pietic Cap Samped "14: 386/6" Section Corner in Notenanet Box Usig: Utility and Drainage Essenement dedicated by this plat 50; FT. Square Feet (0000) Address (See Plat aird Subdivision Note 9 on sheet 1) Subdivision Enterior Boundary Line Spirit Why the dedicated by this plat Essenement Line declorated by this plat Center Line GENERAL NOTES USE / AREA TABLE R&R ENGINEERS-SURVEYORS, INC. 1635 W. 13TH AVENUE, SUITE 310 303-753-6730 Cascillation to exaction by das paid. Center line Existing Platted Lot Line Existing Right-of-Way Line Section Line or Quarter-Section Line Existing Easement Line Minimum No Direct Vehicular Access

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Copper Chase at Sterling Ranch Filing No. 1 Final Plat

Agenda Date: July 12, 2023

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

This is a request for endorsement by N.E.S., Inc. on behalf of SR Land, LLC, for approval of Copper Chase at Sterling Ranch Filing No. 1 Final Plat, which includes 138 single-family residential townhome lots on 19.65 acres. The property was shown as Tract E and designated for future development as a part of Sterling Ranch Filing No. 2 Final Plat, and endorsed by the Park Advisory Board in August 2018. The property is currently zoned RS-5000 with a concurrent rezone to Planned Unit Development (PUD), and is located along Vollmer Road, near the intersection of Vollmer Road and the future extension of Marksheffel Road.

The 2022 El Paso County Parks Master Plan shows a branch of the Sand Creek Regional Trail impacted by this project. This branch, located along a proposed extension of Marksheffel Boulevard, will connect the primary alignment of the Sand Creek Regional Trail, located immediately east and adjacent the property along Sand Creek, to City of Colorado Springs trails located to the west of the project site. Furthermore, the proposed Vollmer Road Bicycle Route is located immediately west of the project location. A dedicated public right-of-way already exists along the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-model transportation options will be developed within the rights-of-way in the future.

The 2022 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. Copper Chase at Sterling Ranch 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. Because Copper Chase is located outside of the Sand Creek channel adjacent two major transportation corridors, the project will have limited impacts on the sensitive environmental attributes found there.

The current application shows 3.64 acres (18.5%) of open space, dedicated to landscaping, utilities, and a 1.4-acre centrally located passive use neighborhood park, with an interconnected trail and sidewalk system that affords the residents easy access to the surrounding neighborhood, as well as to the western and main branches of the Sand Creek Regional Trail. The applicant's Letter of Intent states the following in regard to parks, trails, and open spaces:

- "The Sterling Ranch master planned community includes an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. Parks throughout the Sterling Ranch development have been located so that residents have a ten-minute walk or less to these facilities. The Sand Creek Regional Trail on the west side of Sand Creek is the major north-south trail connection through the development, which provides connectivity throughout the community and to a series of parks planned alongside it. The Copper Chase development will be connected to the regional trail and adjacent parks by the trail connection that will be provided along the north side of Marksheffel Road and Sterling Ranch Road, adjacent to the Copper Chase development."
- "Copper Chase includes 3.64 AC of open space in 10 tracts, which equated to 18.5% of the 19.65 AC site. Tract H is a centralized park with provides 1.39 AC of contiguous usable open space, which equates to 38% of the total 3.64 AC of open space. Safe pedestrian connections are provided through the open space areas to provide connectivity through the Copper Chase community, to the park and to the external sidewalk and trails."
- "The relevant County Plans for Sterling Ranch are the Your El Paso Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the Parks Master Plan. A detailed analysis of the relationship of the Sterling Ranch Sketch Plan and the goals and objectives of these plans was previously provided with the Sketch Plan. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space."
- "This development is connected to the Sterling Ranch Phase I Preliminary Plan which includes a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and a system of open spaces, trails and parks. A proposed community trail runs along Marksheffel Road on the south side of the development connecting to the Sterling Ranch open space/trail network and 4.8 AC park in the northwest corner of Sterling Ranch Filing No. 4. Parks throughout the Sterling Ranch development have been located so that residents have a ten-minute walk or less to these facilities. This is reflected by Copper Chase's adjacency to a 4.8 AC park within Sterling Ranch."
- "El Paso County Parks Master Plan: The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The Sterling Ranch master planned community includes an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. Parks throughout the Sterling Ranch development have been located so that residents have a ten-minute walk or less to these facilities. The Sand Creek Regional Trail on the west side of Sand Creek is the major north-south trail connection through the development, which provides connectivity throughout the community and to a series of parks planned alongside it. The Copper Chase development will be connected to the regional trail and adjacent parks by the trail connection that will be provided along the north side of Marksheffel Road and Sterling Ranch Road, adjacent to the Copper Chase development. Copper Chase Final Plat includes internal pedestrian connections to provide access through the development and to the external trails and amenities within Sterling Ranch. All pedestrian connections are in substantial compliance with the PUD Preliminary Plan which is currently under review."

When the Copper Chase at Sterling Ranch PUD Preliminary Plan was endorsed by the Park Advisory Board in 2019, staff recommended that the developer install a 5-foot wide gravel trail adjacent to the sidewalk on the proposed extension of Marksheffel Road on the street side to accommodate equestrians who may be accessing the Sand Creek Regional Trail from locations to the west, as well as dedicate to El Paso County a 25-foot wide trail easement for public access and maintenance of the trail.

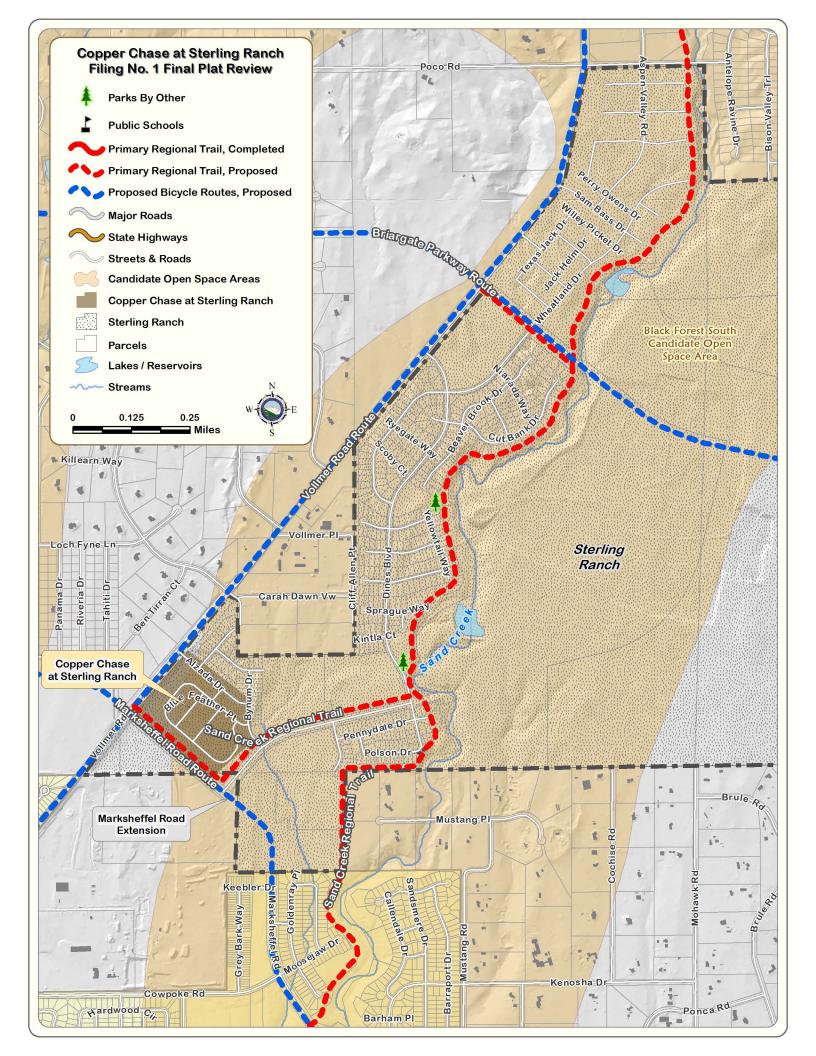
Since that time, the Sterling Ranch Filing No. 2 Final Plat, Letter of Intent, and Landscape Plans were resubmitted and updated to reflect a revised street cross-section for Marksheffel Road. This section of road, east of Vollmer Road and southeasterly to the City of Colorado Springs, is under consideration for acceptance by the City of Colorado Springs, and therefore, the street and adjacent sidewalk plans have been updated to City engineering and traffic standards.

With the inclusion of a detached meandering sidewalk and landscaping along the north side of Marksheffel Road, as well as a lack of planned gravel-surfaced City trails and equestrian facilities to the west of Vollmer Road, El Paso County Parks no longer requires a 25' trail easement or 5-foot wide adjacent gravel trail along this section of Marksheffel Road. The planned sidewalks will suffice for pedestrian movement along this stretch of road, serving as the local connection to the proposed Sand Creek Primary Regional Trail. When the Sand Creek Regional Trail is constructed at a later time, El Paso County Parks may request that the installation of trail signage be allowed along these sidewalks in an effort to direct residents to the regional trail corridor.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication. A Park Lands Agreement would be considered due to the inclusion of the aforementioned recreational amenities.

Recommended Motion (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 Copper Chase at Sterling Ranch Filing No. 1 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$69,690 and urban park purposes in the amount of \$41,814 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**

July 12, 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.

Copper Chase at Sterling Ranch Filing No. 1 Final Plat **Application Type:** Final Plat Name:

PCD Reference #: SF-23-016 Total Acreage: 19.65

Total # of Dwelling Units: 138

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

> Regional Park Area: 2 NES, Inc.

Challenger Communities Andrea Barlow Urban Park Area: 2

20 Boulder Crescent St, Suite 102 619 North Cascade Avenue, Suite 200 Existing Zoning Code: RS-5000 Colorado Springs, CO 80903 Colorado Springs, CO 80903 Proposed Zoning Code: 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

LAND REQUIREMENTS

SR Land / Morley Bentley

Regional Park Area: 2

0.0194 Acres x 138 Dwelling Units = 2.677

> 2.677 **Total Regional Park Acres:**

unit per 2.5 acres.

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

Urban Park Area: 2

Neighborhood: 0.00375 Acres x 138 Dwelling Units = 0.52

Community: 0.00625 Acres x 138 Dwelling Units = 0.86

> **Total Urban Park Acres:** 1.38

FEE REQUIREMENTS

Regional Park Area: 2

\$505 / Dwelling Unit x 138 Dwelling Units = \$69,690

> **Total Regional Park Fees:** \$69,690

Urban Park Area: 2

Neighborhood: \$119 / Dwelling Unit x 138 Dwelling Units = \$16,422 Community: \$184 / Dwelling Unit x 138 Dwelling Units = \$25,392

> **Total Urban Park Fees:** \$41,814

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Copper Chase at Sterling Ranch Filing No. 1 Final Plat: fees in lieu of land dedication for regional park purposes in the amount of \$69,690 and urban park purposes in the amount of \$41,814 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:	
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COPPER CHASE AT STERLING RANCH FINAL PLAT

LETTER OF INTENT

REVISED MAY 2023

OWNER:

SR LAND/MORLEY BENTLEY

20 BOULDER CRESCENT ST. SUITE 102

COLORADO SPRINGS, CO. 80903

APPLICANT:

CHALLENGER COMMUNITIES

8605 Explorer Dr. Suite 250

COLORADO SPRINGS, CO. 80920

CONSULTANT:

N.E.S. INC.

ANDREA BARLOW

619 N. CASCADE AVE. SUITE 200

COLORADO SPRINGS, CO 80903

719.471.0073

abarlow@nescolorado.com

SITE DETAILS:

TSN: 5232410003

ADDRESS: VOLLMER RD

ACREAGE: 19.651 AC

CURRENT ZONING: RS-5000

CURRENT USE: VACANT

File #: 1 | Page

REQUEST

N.E.S. Inc. on behalf of SR Land, LLC. requests approval of the Final Plat for 138 single family homes, 10 tracts and public rights of way on 19.651AC

LOCATION

Copper Chase at Sterling Ranch is 19.6514 acres located east of the intersection of Marksheffel Road and Vollmer Road. The property is currently vacant, undeveloped land. The property is located southeast of the intersection of Vollmer Road and the proposed extension of Marksheffel Road.

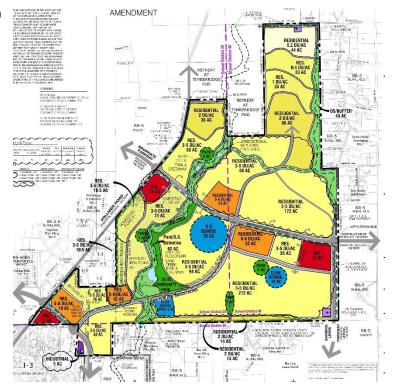


File #: 2 | P a g e

PROJECT CONTEXT

The Sterling Ranch Sketch Plan for 4,800 dwelling units on 1,444 acres was approved in December of 2022. The Copper Chase area is identified on the Sketch Plan with a density range of 5-8 du/acre. Vollmer Road is to the North. To the northeast is an area designated as 3-5 du/acre. To the southeast is residential 3-5 du/acre, and to the southwest is 11 acres designated for commercial.

Existing zone on site is RS-5000 with proposed rezone to PUD. The higher density residential at the corner of Vollmer and Marksheffel is appropriate for a location adjacent to an interchange of principal arterial streets and opposite future commercial. It will



provide a transition from this intersection and commercial to the single-family within Sterling Ranch. The proposed density is consistent with the Amended Sketch Plan which was approved in 2022.

PROJECT DESCRIPTION

The project proposes 138 single family detached units on 19.65 acres, for a proposed gross density of 7 dwelling units per acre. The lots front and are entered from the three streets, Blue Feather Loop, Salt Fork Drive, and Lost Trail Drive. The project proposes a 5-foot side, a 20-foot front, and 15' rear setbacks are provided on all lots. The minimum lot area is 3,200 square feet.

A finding of water sufficiency is requested with the Preliminary Plan (currently under review) and the administrative approval of subsequent final plats.

<u>COMPATIBILITY/TRANSITIONS:</u> The site is surrounded by residential development, or vacant land zoned for residential. To the east is vacant land zoned RR-5. To the north are RR-2.5 lots. Sterling Ranch is to the west, zoned RS-5000.

Access and Circulation: A full-movement access is provided at the intersection of Alzada Drive and Outcrop Drive. A ¾ movement access is provided at the intersection of Bynum Drive and Salt Fork Drive. Alzada Drive and Bynum Drive are both planned to be constructed as Urban Local streets as part of Sterling Ranch Filing No. 2.

TRAFFIC: A Traffic Impact Analysis was prepared by LSC Transportation Consultants, Inc. for the entirety of Sterling Ranch Development (*MTIS dated March 17, 2023*). An updated Traffic Memo has been prepared in support of Copper Chase at Sterling Ranch, which incorporates subsequent analysis related

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to traffic estimates generated by buildout of Sterling Ranch Phase I and Phase II, and The Retreat at Timber Ridge. Sterling Ranch Filing No. 2 includes the construction of Marksheffel Road between Vollmer Road and Sterling Ranch Road, and Sterling Ranch Road will be constructed from Marksheffel Road to Dines Boulevard, thereby connecting it to the southern point of Filing No. 1.

Noise: The Land Development Code requires the impacts of noise pollution to residents be mitigated. A noise study conducted by LSC in December of 2021 is included with this submittal. The Noise Study found that with a minimum 6-foot-high noise barrier all noise levels in the development will be below 67 decibels. The noise barrier referenced by the study determined to be a rigid material, with a density of at least four pounds per square foot. It identifies a 6-foot sound wall adjacent to Marksheffel Road and Vollmer Rd to address this recommendation.

FLOODPLAIN: This site is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, community panel number 08041C0533G, effective 12.07.2018.

GEOLOGIC HAZARDS: The site was found to be suitable for development. Some areas of the proposed subdivision have been found to be impacted by geologic conditions. These conditions impose some constraints on development, which can be mitigated by avoidance, regrading or through proper engineering design and construction methods. No basements or slab on grade are allowed in this development; at this location a foundation depth of 30 inches is recommended. Subsurface perimeter drains may be necessary to prevent the intrusion of water into areas below grade. Swales should be created to intercept surface runoff and carry it safely around and away from structures. Specific foundation recommendations should be made after grading is completed. A map of the hazard areas and proposed mitigation measures can be found in the Soils, Geology, and Geologic Hazard Study prepared by Entech Engineering Inc included in this submittal.

SCHOOLS: Two school sites are identified on the Sketch Plan within the District 20 boundary. The Branding Iron Filing 2 Plat includes a site for an elementary school. Recent discussions with School District 20 indicate that they have a need for the school site within Sterling Ranch; and discussions have been ongoing to relocate the 11.66AC school site shown with Branding Iron 2 Final Plat to an 11.8AC site shown in Filing 3 of the Sterling Ranch East Phase 1 Preliminary Plan. The new school site location will be south of Sterling Ranch Road and east of Sand Creek, with a detention pond to south and RS-5000 single family housing to the east. This location is in compliance with the approved Sketch Plan. A second 35-acre K-8 school site located east of the Sand Creek Channel on Briargate Parkway is identified on the Sketch Plan and is anticipated to serve this development in the future.

TRAILS AND OPEN SPACE: The Sterling Ranch master planned community includes an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. Parks throughout the Sterling Ranch development have been located so that residents have a tenminute walk or less to these facilities. The Sand Creek Regional Trail on the west side of Sand Creek is the major north-south trail connection through the development, which provides connectivity throughout the community and to a series of parks planned alongside it. The Copper Chase development will be connected to the regional trail and adjacent parks by the trail connection that will

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be provided along the north side of Marksheffel Road and Sterling Ranch Road, adjacent to the Copper Chase development.

Copper Chase includes 3.64 AC of open space in 10 tracts, which equated to 18.5% of the 19.65 AC site. Tract H is a centralized park with provides 1.39 AC of contiguous usable open space, which equates to 38% of the total 3.64 AC of open space. Safe pedestrian connections are provided through the open space areas to provide connectivity through the Copper Chase community, to the park and to the external sidewalk and trails.

<u>DRAINAGE:</u> The drainage improvements associated with the Copper Chase at Sterling Ranch are consistent with the Master Development Drainage Plan and Final Drainage Report for Sterling Ranch. The drainage improvements are designed to the most current El Paso County Engineering Criteria Manual, the Sand Creek Drainage Basin Study, the City of Colorado Springs/El Paso County Drainage Criteria Manual, and the Urban Storm Drainage Criteria Manual. A final drainage report has been included with the final plat submittal.

<u>UTILITIES:</u> The property is located within the boundaries of FAWWA for Water and wastewater. Storm water and park/recreational services will be provided by Sterling Ranch Metropolitan District No. 1 pursuant to an intergovernmental agreement with Sterling Ranch Metropolitan District No. 2.

Mountain View Electric Association, Inc. will supply electricity service and Colorado Springs Utilities will supply natural gas. The utility commitment letters are submitted with this application.

DISTRICTS/ENTITIES SERVING THE PROPERTY:

The following districts will serve the property:

- Academy School District 20
- Mountain View Electric Association
- City of Colorado Springs Utilities Department Gas
- Sterling Ranch Metro District
- Black Forest Fire Protection District

RELATIONSHIP TO THE ADOPTED COUNTY MASTER PLANS

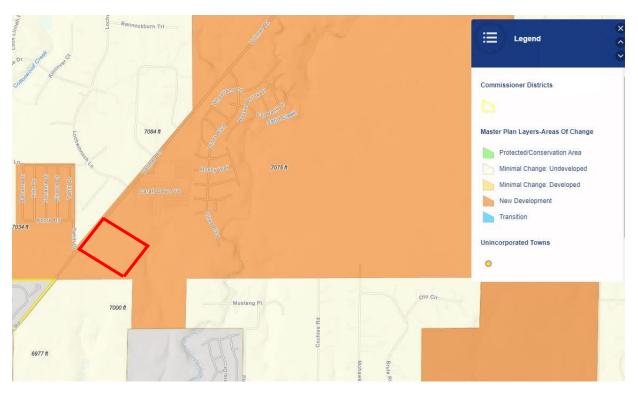
The relevant County Plans for Sterling Ranch are the Your El Paso Master Plan, the Water Master Plan, the 2040 Major Transportation Corridor Plan, and the Parks Master Plan. A detailed analysis of the relationship of the Sterling Ranch Sketch Plan and the goals and objectives of these plans was previously provided with the Sketch Plan. These include the provision of adequate buffers and transitions from lower, rural density residential development, the provision of adequate urban services by Sterling Ranch Metropolitan District, an interconnected system of trails, open spaces and neighborhood parks, and the preservation of open space.

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YOUR EL PASO MASTER PLAN

The new County Master Plan denotes the site as a suburban residential placetype, which consists of predominantly single-family homes while supporting multi-family, neighborhood commercial, and parks. The Copper Chase at Sterling Ranch Final Plat proposes 138 single family detached residential units, which aligns with this placetype. This plan also aligns with the curvilinear pattern of streets that characterizes the suburban residential placetype.

This area is located within a priority development area and is denoted as a "new development area" on the Areas of Change map. New development areas take place on land largely undeveloped, adjacent to built out areas. These areas are to be designed to integrate with and compliment adjacent development. Copper Chase is presently an undeveloped portion of the County that is adjacent to a built out area and will be developed to match the character of that adjacent development.



The Final Plat & Preliminary Plan (currently under review) is also consistent with Core Principle 1, Land Use and Development, which seeks to "manage growth to ensure a variety of compatible land uses that preserve all character areas of the county," in addition to goal 1.1, "ensure compatibility with established character and infrastructure capacity" and goal 1.3, "encourage a range of development types to support a variety of land uses." Copper Chase supports a variety of single-family housing choices in the localized area while preserving single family characteristics of the nearby developments such as Single Ranch Filing No. 2 and Sterling Ranch Filing No. 4. The proposed layout provides over 19% open space, connection to Sterling Ranch Trails and Open Spaces and detached single family housing.

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Copper Chase is also consistent with Core Principle 2, Housing & Communities, which seeks to "preserve and develop neighborhoods with a mix of housing types", as well as Goal 2.1 to "Promote development of a mix of housing types in identified areas." Copper Chase proposes a smaller detached single family residential product type that is complimentary to the proposed single family residential uses within Sterling Ranch. This development proposes detached single-family housing that is similar to the immediately adjacent developments of Sterling Ranch Filing No. 2 and Sterling Ranch Fil. No. 4.

Transportation & Mobility core principals and goal 4.2, "Promote walkability and bikability where multimodal transportation systems are feasible" and Community Facilities & Infrastructure and goal 5.1, "Coordinate with agencies to provide high-quality community facilities, services and infrastructure to enhance quality of life," are supported by Copper Chase. This development is connected to the Sterling Ranch Phase I Preliminary Plan which includes a comprehensive off-street pedestrian circulation system to supplement the standard sidewalks along streets and a system of open spaces, trails and parks. A proposed community trail runs along Marksheffel Road on the south side of the development connecting to the Sterling Ranch open space/trail network and 4.8 AC park in the northwest corner of Sterling Ranch Filing No. 4. Parks throughout the Sterling Ranch development have been located so that residents have a ten-minute walk or less to these facilities. This is reflected by Copper Chase's adjacency to a 4.8 AC park within Sterling Ranch.

WATER MASTER PLAN

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

Goal 6.0 – Require adequate water availability for proposed development.

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

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

This development will be served by FAWWA, which is the overall service entity for Sterling Ranch and other adjacent properties. Copper Chase at Sterling Ranch includes 138 lots which fall into high-density development ratios for small lots, and roughly 1.368 acres of irrigated landscaping. The resulting water demand is 52.13 acres feet.

FAWWA-owned and currently available on-site non-tributary (NT) and adjudicated not non-tributary (NNT) water totals are 1901.83 AF for 300 YRs which would be adequate supply to meet the needs of 5,387 SFE. This leaves a net excess of currently available water of 1037 AF for 300 YR and therefore there is more than sufficient water supply to meet the needs of Sterling Ranch Phase One (which includes Copper Chase) on the 300-year basis.

The FAWWA water system has only been in operation for 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

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linear buildout rate. This rate is considered to be an average annual rate that might be reasonably 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 serving 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 requirement might be 679 annual AF, but supply would include water from The Ranch which has not yet been added to inventory. In addition to adding off-site sources, potential, additional supplies include renewable resources and/or regional projects bringing new water to the area

Municipal water demand for Sterling Ranch would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the SRMD area. The first well site will be drilled with an Arapahoe Well (A-1) and Laramie-Fox Hills Well (LFH-1); well site #1 includes both an Arapahoe and a Laramie-Fox Hills well. Additional permits will be obtained as needed to ultimately continue to add to the system as needed. Existing well permits are included in the Water Resources Report completed by JDS Hydro in October, 2022.

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

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

Copper Chase will be centrally serviced by FAWWA which will become the overall service entity, for not only the Sterling Ranch Metropolitan District, but the Retreat and the future ranch as well. It is expected that an urban residential home in Sterling Ranch will require an average of 0.353 annual acre-feet. This is consistent with the historic needs of nearby developments.

Water rights adjudications have been decreed by the State of Colorado, Water Division 2 District Court, Water Division 1 District Court, and the Colorado Groundwater Commission. The comprehensive rights for the FAWWA service include both decrees and determinations. The most recent water rights added to

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the Sterling Ranch Inventory are three acquisitions: McCune Ranch 391.33 AC for 300 YRs, Bar-X Ranch 592.78 AF for 300 YRs, and Shamrock West 220.10 AF for 300 YRs. FAWWA currently has a total supply of 1901.83 acre-feet. This leaves a net excess of currently available water of 1037.64AF over 300years; thereby creating a more than sufficient water supply to meet the needs of Sterling Ranch East Phase one on the 300-year basis.

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. There are currently no arrangements in place to make connections, but in the future, SRMD may seek to have interconnections and possibly share supply. Other actions include conducting cooperative actions with CSU and SRMD to potentially share centralized facilities.

Municipal water demand for Sterling Ranch would be met using primarily Arapahoe and Laramie-Fox Hills formation wells in the SRMD area. The first well site will be drilled with an Arapahoe Well (A-1) and Laramie-Fox Hills Well (LFH-1); well site #1 includes both an Arapahoe and a Laramie-Fox Hills well. Additional permits will be obtained as needed to ultimately continue to add to the system as needed. Existing well permits are included in the Water Resources Report completed by JDS Hydro in October, 2022.

2040 MAJOR TRANSPORTATION CORRIDOR PLAN

The 2040 Functional Classification map shows adjacent roads Vollmer and Black Forest Roads as minor arterials. Woodmen Road is an expressway.

The 2040 Improvements map identified the most proximate roadway improvement to the site is the county road capacity improvements to Vollmer Rd between Marksheffel Rd and Stapleton Drive. There will be rural county road upgrades to Vollmer Rd north of the site. The extension of Briargate Parkway will add a new roadway connection just north of the site. The 2060 corridor preservation plan depicts that Briargate Pkwy will become a principal arterial. Vollmer Road is expected to be a minor collector by 2040.

EL PASO COUNTY PARKS MASTER PLAN

The Parks Master Plan does not identify any proposed parks or candidate open space on this site or in the vicinity. The Sterling Ranch master planned community includes an interconnected system of trails, open spaces and neighborhood parks to allow for a recreation-oriented community. Parks throughout the Sterling Ranch development have been located so that residents have a ten-minute walk or less to these facilities. The Sand Creek Regional Trail on the west side of Sand Creek is the major north-south trail connection through the development, which provides connectivity throughout the community and to a series of parks planned alongside it. The Copper Chase development will be connected to the regional trail and adjacent parks by the trail connection that will be provided along the north side of Marksheffel Road and Sterling Ranch Road, adjacent to the Copper Chase development. Copper Chase Final Plat includes internal pedestrian connections to provide access through the development and to the external trails and amenities within Sterling Ranch. All pedestrian connections are in substantial compliance with the PUD Preliminary Plan which is currently under review.

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PROJECT JUSTIFICATION

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

- 1. The subdivision is in conformance with the goals, objectives and policies of the Master plan; The Final Plat is in substantial conformance with the Preliminary Plan. Both plans conform to the goals, objectives and policies of Your El Paso County Master Plan. Please see above justification.
- 2. The subdivision is in substantial conformance with the approved preliminary plan;

The Final Plat is in substantial conformance with the Preliminary Plan which is currently under review.

- 3. The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analysis, studies, reports, plans, designs, documents, and other supporting materials;
 - PUD modifications for maximum mid-block ped ramp spacing, number of ped ramps at a "T" intersection, and minimum center-line radius and minimum intersection-spacing standards have been included with the Preliminary Plan currently under review. The Final Plat is in substantial conformance with the Preliminary Plan.
- 4. A public sewage disposal system has bene established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations [C.R.S. 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code;
 - Sewage disposal will be provided by FAWWA. System adequacy and compliance is demonstrated in the Waste Water Disposal Report prepared by JDS Hydro and submitted with the Preliminary Plan. A water and waste water commitment letter has been included with this Final Plat submittal.
- All areas of the proposed subdivision which may involve soil or topographic conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions;
 - A geologic hazard report was prepared by Entech Engineering, Inc and submitted with the Preliminary Plan & Final Plat. Geologic hazards identified onsite include, potential shallow ground water, artificial fill, shallow bedrock, potential expansive soil and hydrocompaction. Mitigation for areas impacted by geologic hazards have been identified in the PUD Preliminary Development Plan. Entech concludes in their report that development of the site can be achieved with mitigation through proper design and construction or through avoidance. Investigation of each lot is recommended prior to construction.
- 6. Adequate drainage improvements are proposed that comply with State Statute [C.R.S. 30-28-133(3)(c)(VIII) and the requirements of this Code and the ECM;

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Compliance with drainage requirements are demonstrated in the submitted Final Drainage Report prepared by M & S civil April of 2023.

7. Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this code;

All lots are accessed by public roads. PUD modifications for maximum mid-block ped ramp spacing, number of ped ramps at a "T" intersection and minimum center-line radius and minimum intersection-spacing standards have been included with the Preliminary Plan.

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

Commitment letters from the Black forest fire protection, MVEA, and CSU have been included with this submittal.

9. The Final Plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this code;

Copper Chase will be served by the Black Forest Fire district. A commitment letter and fire protection report has been included with this submittal.

10. Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8;

Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the Preliminary Plan (currently under review), and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code.

11. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impact of the subdivision will be adequately mitigated;

An SIA is included with the Final Plat submittal. All improvements included with SIA are shown in Exhibit A.

12. The subdivision meets other applicable section of Chapter 6 & 8;

The subdivision complies with all applicable sections of the LDC.

13. The extraction of any known commercial mining deposit shall not be impeded by this subdivision;

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

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PUD Modifications

Section 4.2.6.F.2.h of the LDC requires that, in approving a PUD modification of a general development standard in the LDC or criteria or standard of the ECM, the BoCC shall find that the proposal provides for the general health, safety, and welfare of the citizens and at least 1 of the following benefits:

- Preservation of natural features;
- Provision of a more livable environment, such as the installment of street furniture, decorative street lighting or decorative paving materials;
- Provision of a more efficient pedestrian system;
- Provision of additional open space;
- Provision of other public amenities not otherwise required by the Code; or
- The proposed modification is granted in exchange for the open space and/or amenity designs provided in the PUD development plan and/or development guide.

The proposed PUD modifications and ECM deviation support a smaller product type supportive of diverse housing choices within the area. The smaller lots expand the housing options and price points within within the Sterling Ranch Community; which satisfies an existing and future need within El Paso County for more attainable housing. A safe and efficient pedestrian system is proposed to provide circulation and connection to a centralized open space with the Copper Chase development and to the overall Sterling Ranch Parks and Trails system. In sum, these modifications allow for more efficient pedestrian circulation path that function similar to or superior to the ECM standards and responds to market demands for more attainable housing.

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COPPER CHASE AT STERLING RANCH FILING NO. 1

A REPLAT OF TRACT E, "STERLING RANCH FILING NO. 2", SAID TRACT BEING A PORTION OF THE E1/2 SE1/4 OF SECTION 32
AND THE S1/2 SW1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NE1/4 NE1/4 OF SECTION 5,
TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

BE IT KNOWN BY THESE PRESENTS:

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

LEGAL DESCRIPTION:

TRACT E, "STERLING RANCH FILING NO. 2", AS RECORDED UNDER RECEPTION NO. 222714894 IN THE EL PASO COUNTY RECORDS,

SAID TRACT BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4, SE 1/4) OF SECTION 32, AND THE SOUTHWEST QUARTER (SW 1/4, SW 1/4) OF SECTION 33, T12S, R65W OF THE 6TH/ P.M., AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SECTION 5, T13S, R65W OF THE 6TH/ P.M., EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 856,016 SQUARE FEET (19.651 ACRES, MORE OR LESS)

OWNERS CERTIFICATE/DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "COPPER CHASE AT STERLING RANCH FILING NO. 1". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE EASEMENTS ARE ESTABLISHED ARE HEREBY DEDICATED FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE AFOREMENTIONED CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS DAY OF, 2023, A.D.
BY: JM BYERS, AS VICE PRESIDENT OF LAND DEVELOPMENT, CHALLENGER COMMUNITIES, LLC, A COLORADO LIMITED LIABILITY COMPANY
STATE OF COLORADO) SS COUNTY OF EL PASO) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS THIS
WITNESS BY HAND AND OFFICIAL SEAL:
MY COMMISSION EXPIRES:
NOTARY PUBLIC:
ACCEPTANCE CERTIFICATE FOR TRACTS:
THE DEDICATION OF TRACTS A, B, C, D, E, F, G, H, I, AND J ARE FOR LANDSCAPE, DRAINAGE, PARK, AND UTILITIES PURPOSES AND ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY COPPER CHASE AT STERLING RANCH HOME OWNERS ASSOCIATION.
BY:
COPPER CHASE AT STERLING RANCH HOME OWNERS ASSOCIATION

STATE OF COLORADO

COUNTY OF EL PASO

HOME OWNERS ASSOCIATION

NOTARY PUBLIC:

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES:

2023, A.D. BY ____

ACKNOWLEDGED BEFORE ME THIS THIS ____ DAY OF ___

_ COPPER CHASE AT STERLING RANCH

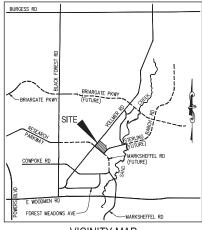
GENERAL PLAT NOTES:

- 1. THE BASIS OF BEARINGS IS THE WESTERLY LINE OF TRACT E, "STERLING RANCH FILING NO. 2" AS RECORDED UNDER RECEPTION NO. 222714894 IN THE EL PASO COUNTY, COLORADO RECORDS. SAID LINE IS MONUMENTED AT EACH END WITH A SET NO. 5 REBAR AND ORANGE CAP STAMPED "M&S CIVIL PLS 25966" AND BEARS N4010'47"E A DISTANCE OF 657.33 FEET. THE UNIT OF MEASUREMENT FOR ALL DISTANCES IS THE U.S. SURVEY FOOT.
- THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0533 G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY BEING PLATTED. THE PROPERTY LIES WITHIN ZONE X. AREA OF MINIMAL FLOOD HAZARD.
- 3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY M&S CIVIL CONSULTANTS, INC FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR THE EASEMENTS OF RECORD SHOWN HEREON, M&S CIVIL CONSULTANTS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED APRIL 26, 2023 BY LAND TITLE GUARANTEE COMPANY AS AGENT FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. ABC55102249.2 WITH AN EFFECTIVE DATE OF APRIL 19, 2023 AT 5:00 P.M.
- 4. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN/FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; SOILS & GEOLOGY REPORT; NATURAL FEATURES REPORT; NOXIOUS WEED MANAGEMENT PLAN
- 5. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 6. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 7 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 7. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 9. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 10. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICES REGULATIONS.
- 11. 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 DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- 12. IHERE SHALL BE NO DIRECT LOT ACCESS TO MARKSHEFFEL ROAD, STERLING RANCH ROAD, OR VOLLMER ROAD.
- 13. THE 60 FOOT WIDE PUBLIC HIGHWAYS CONTAINED WITHIN THIS PLAT AS ORDERED BY THE BOARD OF COUNTY COMMISSIONERS FOR EL PASO COUNTY ON OCTOBER 3, 1887 AND RECORDED IN ROAD BOOK A AT PAGE 78 AND ON JUNE 20, 1917 IN BOOK 571 AT PAGE 55 OF THE RECORDS OF EL PASO COUNTY, ARE HEREBY VACATED UPON RECORDATION OF THIS PLAT.

NOTES: (CONT.)

- 14. GEOLOGIC HAZARD NOTE: THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT SOIL, GEOLOGY AND GEOLOGIC HAZARD STUDY COPPER CHASE AT STERLING RANCH EL PASO COUNTY, COLORADO BY ENTECH ENGINEERING DATED MARCH 7, 2022 IN FILE PUDSP 22-002 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
- POTENTIAL SHALLOW GROUNDWATER (ALL LOTS)
- ARTIFICIAL FILL (ALL LOTS)
- SHALLOW BEDROCK (ALL LOTS)
- . POTENTIAL EXPANSIVE SOIL (SPORADIC)
- HYDROCOMPACTION (LOTS 6-12, 15-28, 41-63, 73-115 AND 120-138) IN AREAS OF EXPANSIVE SOIL: MITIGATION OF EXPANSIVE SOILS WILL
- REQUIRE SPECIAL FOUNDATION DESIGN.
 IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE
 AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE
 SYSTEM. NO BASEMENTS BELOW GRADE ARE PROPOSED FOR THIS SITE.
- 15. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "PARK AND OPEN SPACE" AREAS.
- 16. NOTICE: THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- 17. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS.
- 18. SPECIAL DISTRICT DISCLOSURE: A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- 19. THE PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION NO. ______ OF THE RECORDS OF EL PASO COUNTY.
- 20. A DETENTION POND MAINTENANCE AGREEMENT IS RECORDED AT RECEPTION NO. 222005655.
- 21. WATER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
- 22. SEWER SERVICE SHALL BE SUPPLIED BY STERLING RANCH METROPOLITAN DISTRICT NO. 1.
- 23. ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION.
- 24. NATURAL GAS SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
- 25. FIRE PROTECTION BY THE BLACK FOREST FIRE PROTECTION DISTRICT.
- 26. NOTICE: 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 C.R.S. § 18-4-508.
- 27. THE APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA DESCRIBED BY THIS REPLAT.



VICINITY MAP

TRACT TABLE					
TRACT	SIZE (ACRES)	USE	OWNERSHIP/ MAINTENANCE		
Α	0.312	LANDSCAPE/UTILITIES	CC@SR HOA		
В	0.458	LANDSCAPE/UTILITIES	CC@SR HOA		
С	0.282	LANDSCAPE/UTILITIES	CC@SR HOA		
D	0.045	LANDSCAPE/DRAINAGE/ UTILITIES	CC@SR HOA		
Е	0.484	LANDSCAPE/STORMWATER/ UTILITIES	CC@SR HOA		
F	0.067	LANDSCAPE/UTILITIES	CC@SR HOA		
G	0.291	LANDSCAPE/UTILITIES	CC@SR HOA		
Н	1.287	PARK/UTILITIES	CC@SR HOA		
1	0.166	LANDSCAPE/UTILITIES	CC@SR HOA		
J	0.145	LANDSCAPE/UTILITIES	CC@SR HOA		
TOTAL	3.537				
*CC@SR HOA = COPPER CHASE AT STERLING RANCH HOME OWNERS ASSOCIATION					

SURVEYORS CERTIFICATE

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

	ATTEST THE	AROVE C	N THIS	DAY OF	. 2023.
--	------------	---------	--------	--------	---------

VERNON P. TAYLOR DATE
COLORADO PLS NO. 25966,
FOR AND ON BEHALF OF
M&S CIVIL CONSULTANTS INC.

NOTIC

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

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "COPPER CHASE AT STERLING RANCH FILING NO. 1" WAS APPROVED FOR FILING BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS _____ DAY OF ______ 2023, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

DIRECTOR, PLANNING AND COMMUNITY	DATE	

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF FL PASO	SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY
OFFICE AT _______O'CLOCK __M., THIS _____ DAY OF ____
2023, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____
OF THE RECORDS OF EL PASO COUNTY. COLORADO.

FEE:		STEVE	SCHLEIKER,	RECORDER

	DEPUTY
FEES:	
DRAINAGE FEE:	
BRIDGE FEE:	
SCHOOL FEE:	
REGIONAL PARK FEE:	

URBAN PARK FEE: SUMMARY:

SURCHARGE:

138 LOTS 10 TRACTS RIGHTS-OF-WAY	3.537	ACRES ACRES ACRES	60.43% 18.00% 21.57%
TOTAL	10.651	ACDEC	100 008

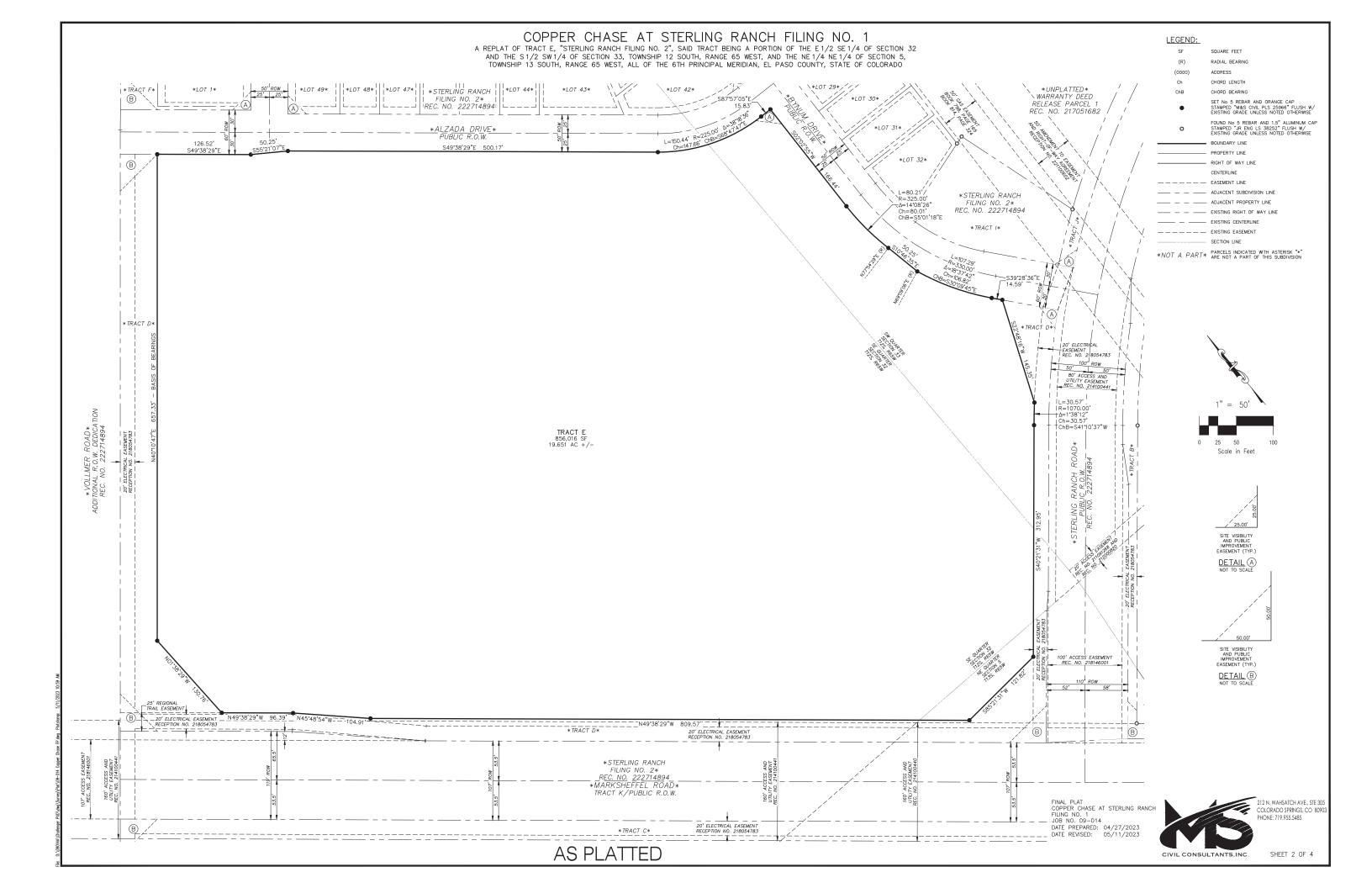
FINAL PLAT
COPPER CHASE AT STERLING RANCH
FILING NO. 1
JOB NO. 09-014
DATE PREPARED: 04/27/2023
DATE REVISED: 05/11/2023

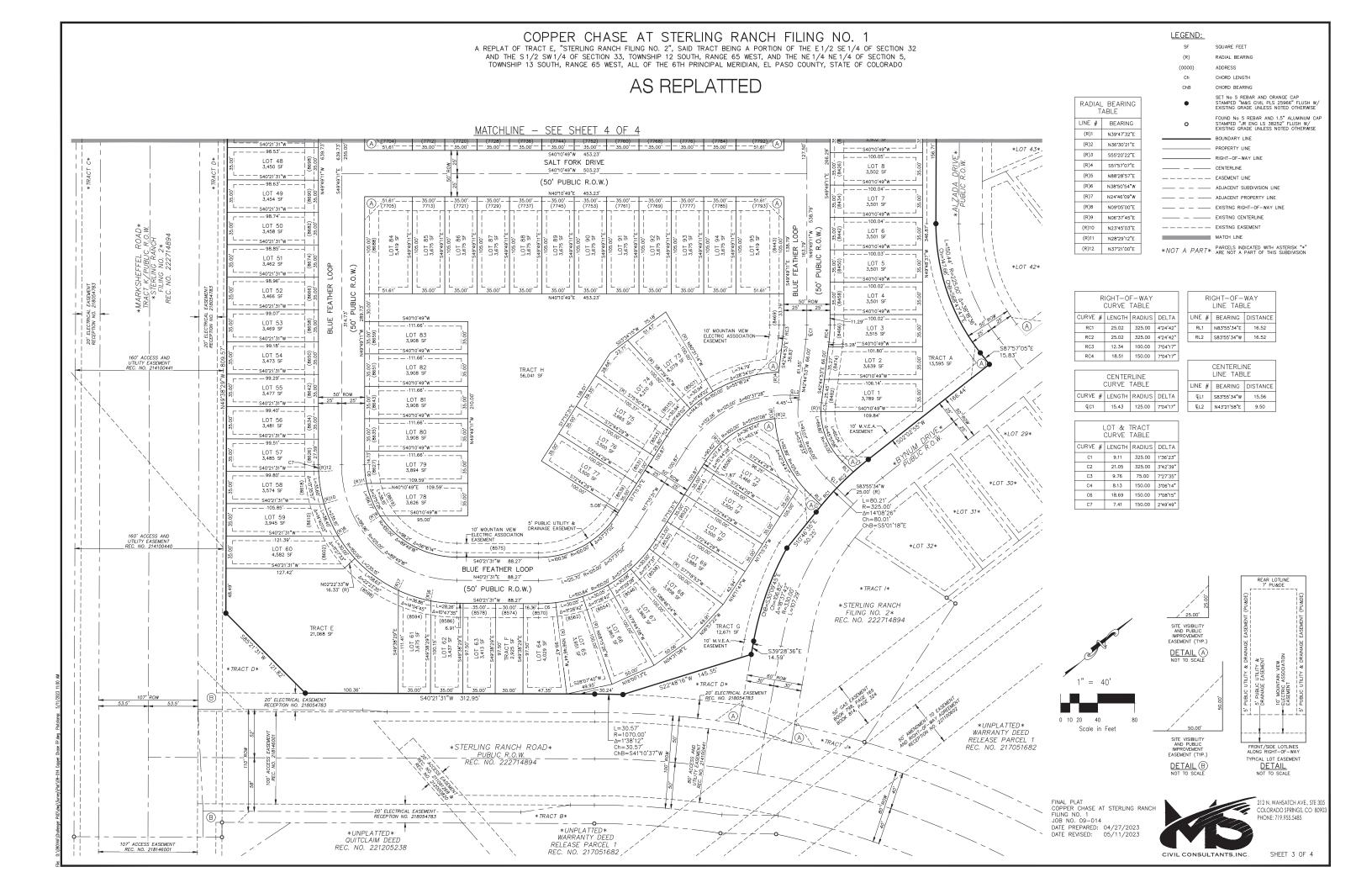


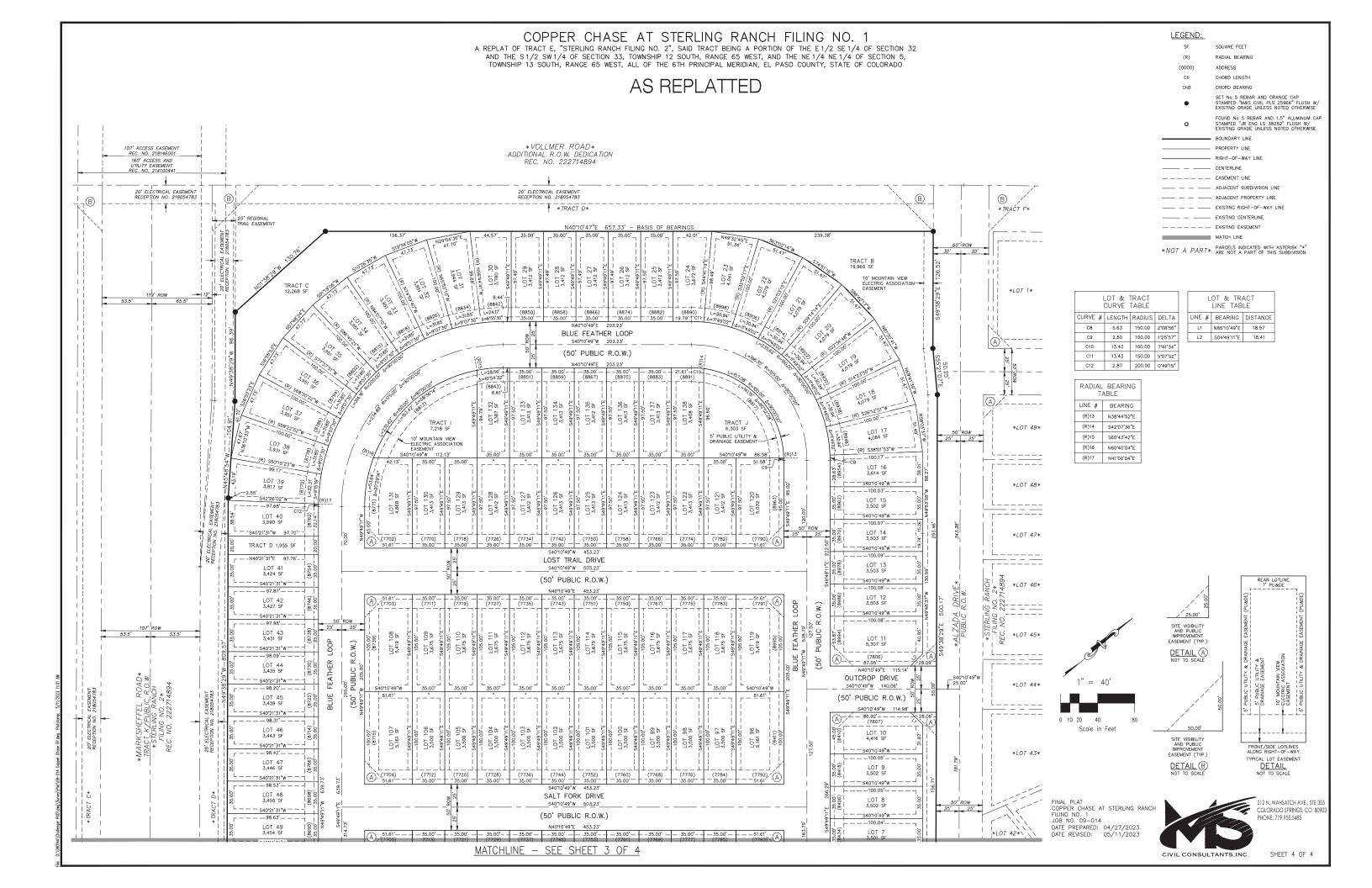
212 N. WAHSATCH AVE., STE 305 COLORADO SPRINGS, CO 80903 PHONE: 719.955.5485

CIVIL CONSULTANTS, INC.

SHEET 1 OF 4







COPPER CHASE AT STERLING RANCH

A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH P.M.

PUD DEVELOPMENT/PRELIMINARY PLAN

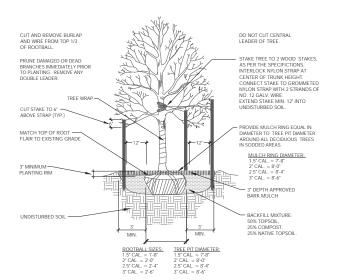
LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED. SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- SOIL AMENDMENT INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS. INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
- ALL SOD SHALL BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
 FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
 ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.

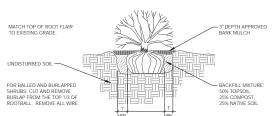
 10. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER
- PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
 ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- 13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMPS. NSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
- 14. GRAVEL ROCK: 3/4" CIMARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS. 15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- 16. SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED, PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE
- A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.

 17. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

 19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- 20. ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR FASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLING ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERD. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS, TREES MAY BE PERMITTED AT THI DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THI



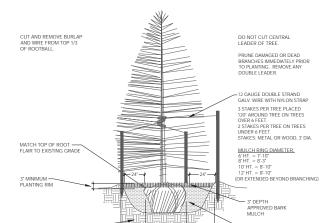




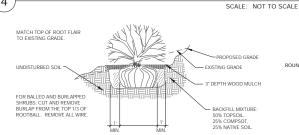
SHRUB PLANTING DETAIL 3

GROUND COVER SCHEDULE

TALL FESCUE SOE



CONIFEROUS TREE PLANTING DETAIL SCALE: NOT TO SCALE



SHRUB PLACEMENT ON SLOPES

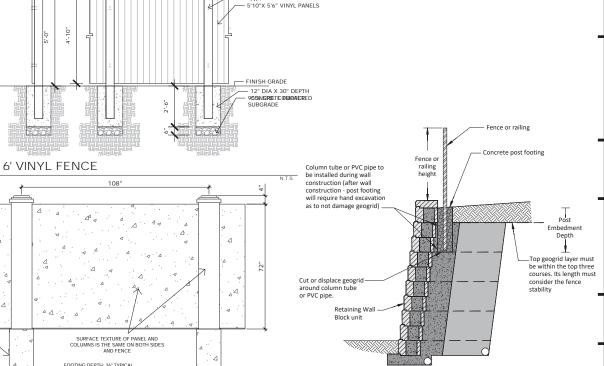
PERENNIAL / GROUNDCOVER PLANTING

6 SCALE: NOT TO SCALE

This drawing is <u>for reference only</u> to communicate design intent. Determination of the suitability and/o manner of use of any details contained in this document will be the sole responsibility of the structural engineer. Final project designs, including all construction details, shall be prepared by a licensed 6' CONCRETE BLOCK NOISE WALL SCALE: NOT TO SCALE

0

CODE QTY BOTANICAL / COMMON NAME HEIGHT WIDTH SIZE EVERGREEN TREES CODE BOTANICAL / COMMON NAMI SHRUBS 3 (+) (3) \oplus 0 0 \odot \odot BOTANICAL / COMMON NAME HEIGHT SIZE 0 GRASSES 0



professional engineer using the actual conditions of the proposed site

RETAINING WALL WITH FENCE

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

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Copper Chase at Sterling Ranch

8335 Vollmer Road

Entitlement

07.21.2022 B.H. PER COUNTY COMMEN 05.12.2023 J.S./A.L.PER COUNTY COMMENT

Landscape Notes & Details

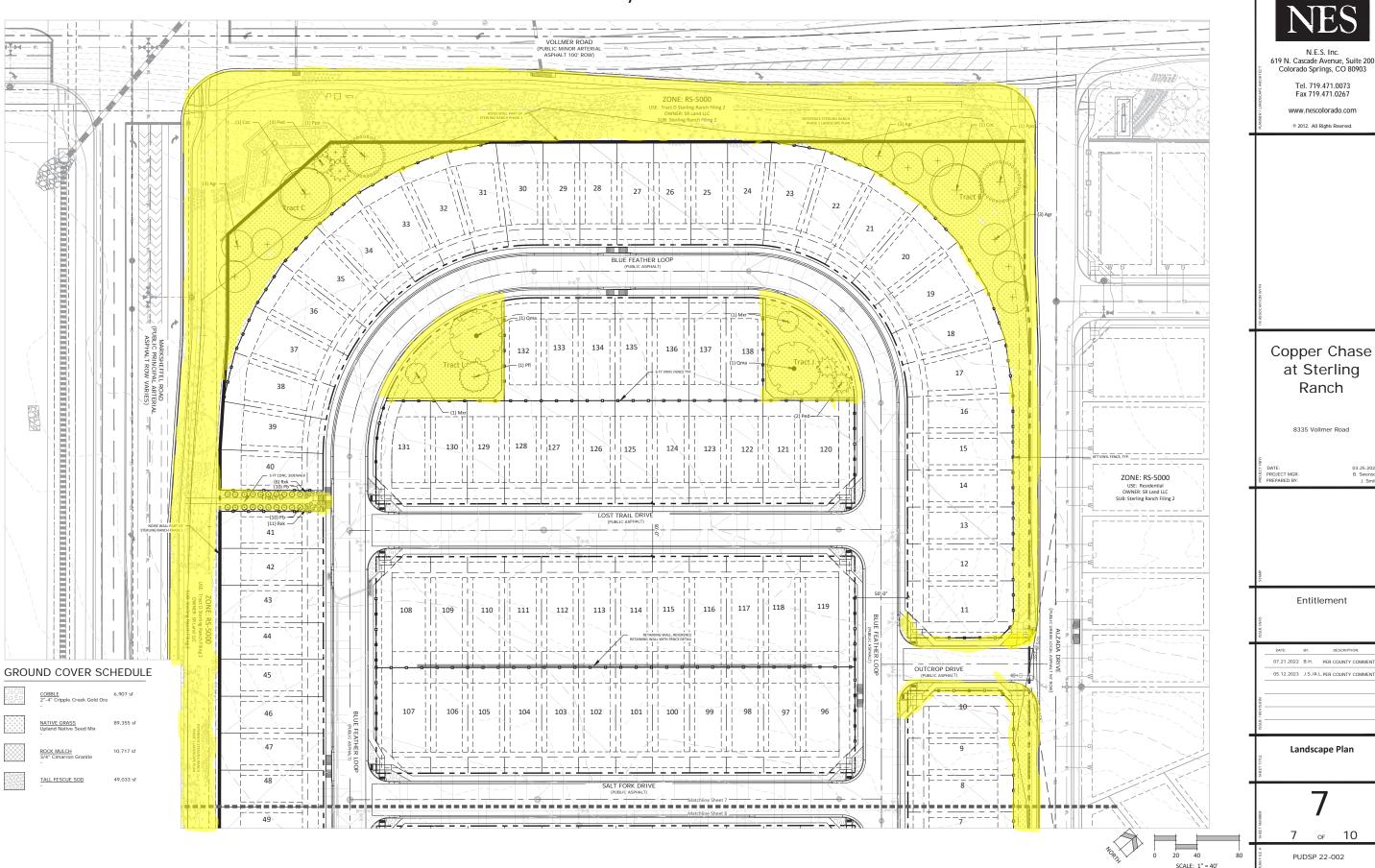
> 0 6 OF 10

PUDSP 22-002

COPPER CHASE AT STERLING RANCH

A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH P.M.

PUD DEVELOPMENT/PRELIMINARY PLAN



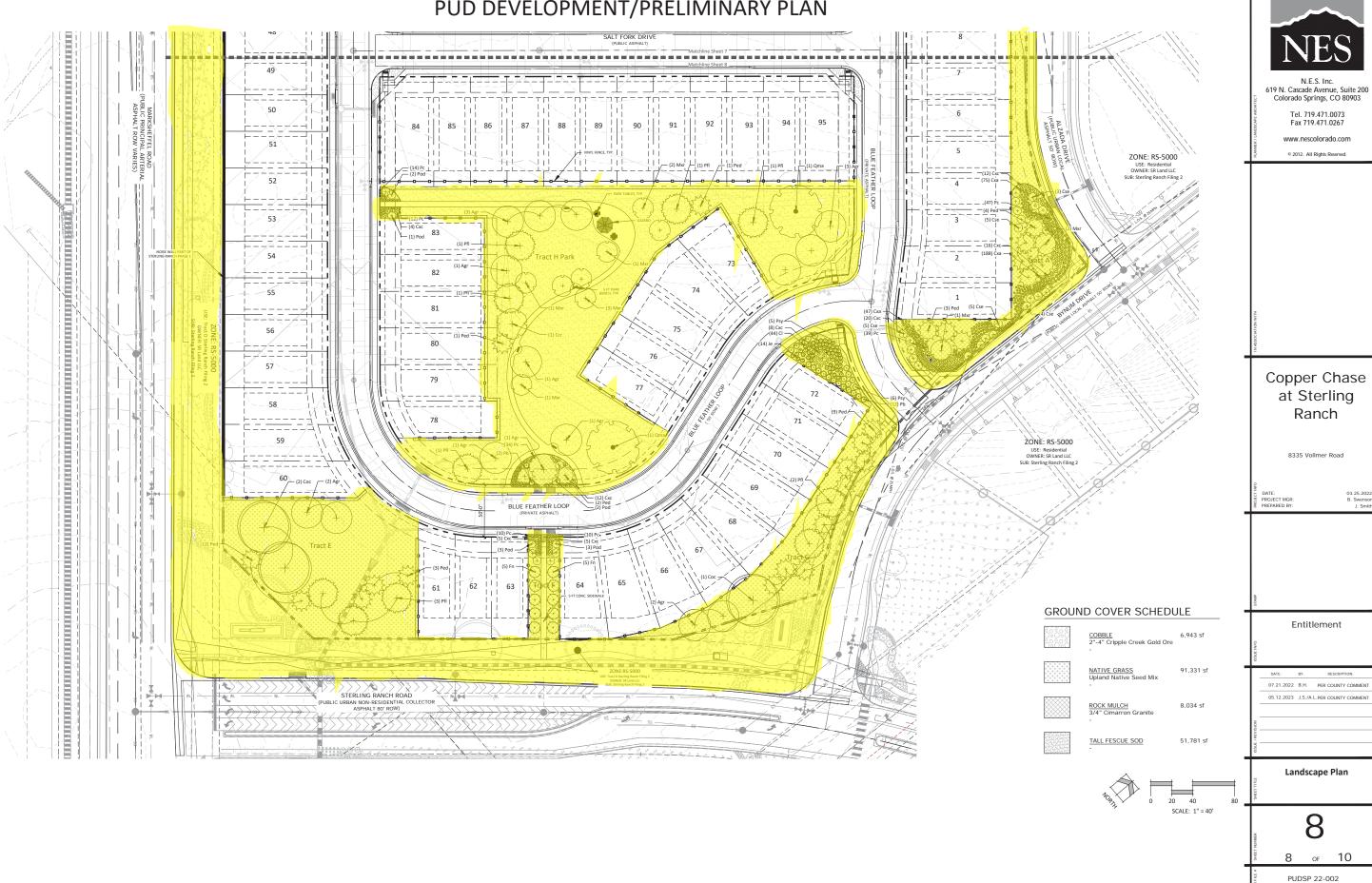
N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 www.nescolorado.com

at Sterling

COPPER CHASE AT STERLING RANCH

EL PASO COUNTY, COLORADO A PORTION OF THE E 1/2 SE 1/4 OF SECTION 32 AND THE S 1/2 SW 1/4 OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, AND THE NE 1/4 OF NE 1/4 OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST, BOTH OF THE 6TH P.M.

PUD DEVELOPMENT/PRELIMINARY PLAN



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Outlook at Powers and Grinnell Filing No. 1 Final Plat

Agenda Date: July 12, 2023

Agenda Item Number: #6 - C

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

This is a request for endorsement by N.E.S., Inc. on behalf of Cygnet Land, LLC, for approval of Overlook at Powers and Grinnell Filing No. 1 Final Plat. Zoned RM-30 for multi-family residential housing, the project site is located immediately southeast of the intersection of Grinnell Boulevard and Powers Boulevard and will feature 10 apartment buildings and one clubhouse with 318 residential apartment units.

The 2022 El Paso County Parks Master Plan shows no impacts to proposed or existing parks, trails, or open space. Located immediately west of the project site, the proposed Grinnell Boulevard Secondary Regional Trail runs north-south along the west side of Grinnell Boulevard from Powers Boulevard/State Highway 21 to Bradley Road, where it crosses to the east side of Grinnell Boulevard and turns south to Fontaine Boulevard. El Paso County's Widefield Community Park is located approximately 1.9 miles south of the property.

Nearby communities and neighborhoods offer parks and open spaces managed by other governmental agencies. These include the City of Colorado Springs' Bluestem Prairie Open Space located approximately 1 mile east of the site on Goldfield Drive, while their Sky View Sports Complex is located 1.5 miles north. Widefield District 3 Park and Recreation's Windmill Mesa Park, Pi-Ute Park, and Widefield Community Center/Destination Park/Sports Complex are located approximately 0.5 and 1 miles to the west and southwest, respectively. While all of these aforementioned recreational facilities are available for all residents of the Fountain Valley, none are located within walking distance of the project site, except for the passive-use singletrack trail network at Bluestem Prairie Open Space.

The applicant's Letter of Intent states incorrectly that a neighborhood park facility exists immediately east of the project site on Cudahy Drive. This 4.4-acre site is owned by Waterview I Metropolitan District and is occupied by a large stormwater detention facility, which occupies approximately 2.5-3 acres of the parcel. Although outside of the scope and purview of this Final Plat application, Waterview I Metropolitan District is encouraged to develop the northern portion of the stormwater detention lot into a small (1 to 1.5 acre) neighborhood park to afford the residents of both neighboring Painted Sky at Waterview and the Outlook at Powers and Grinnell apartment complex a publicly accessible outdoor recreational facility.

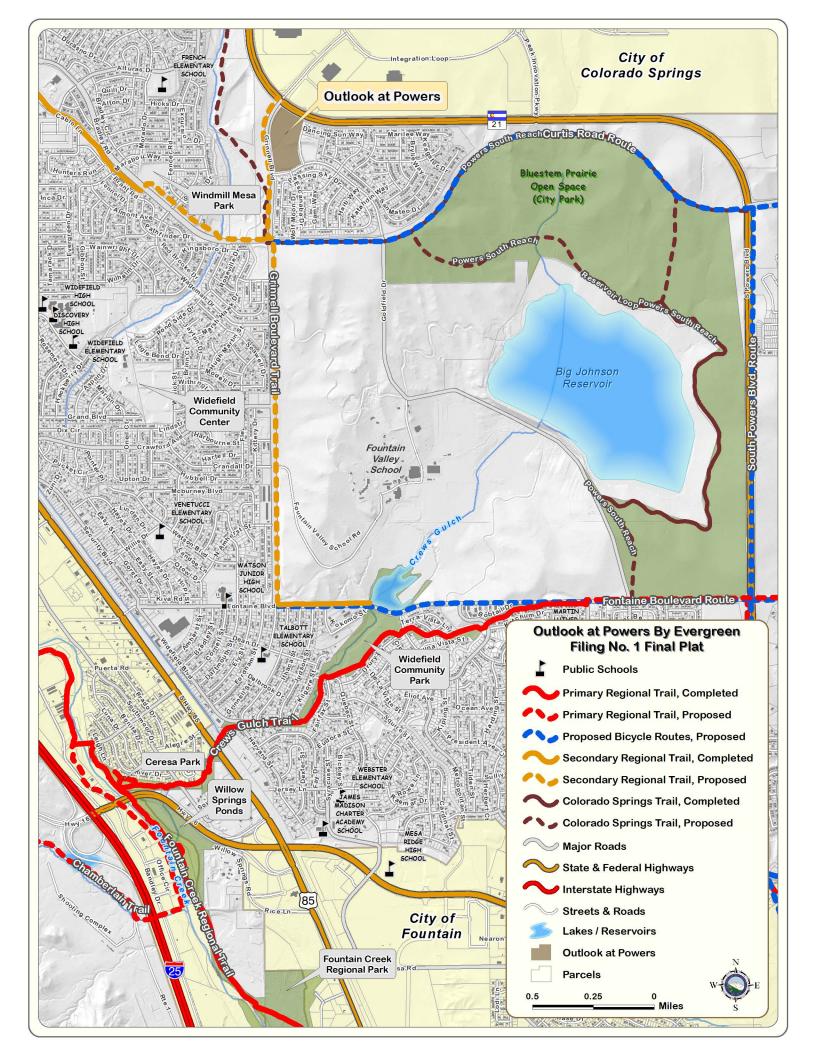
Site Development Plans, Landscape Plans, and Floor Plans included with the Final Plat application show a clubhouse with adult-oriented amenities such as pool and spa, fitness room, bocce ball court, and firepit, presumably for private use by the residents of the apartment

complex itself. However, the plans do not show outdoor recreational facilities, such as a playground, multi-use lawn area, picnic area, or climbing structures that may be suitable for families of young residents of the apartment complex. The applicant is highly encouraged to plan and develop outdoor active-use amenities, which would allow for a wide variety of recreational choices to users of all age groups and abilities. Alternatively, the applicant is also encouraged to work closely with Waterview I Metropolitan District to address the lack of easily accessible outdoor recreation facilities within close vicinity of the proposed apartment complex.

As no park land or trail easement dedications are recommended for this application, El Paso County Parks staff recommends regional and urban park fees in lieu of land dedication.

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 Overlook at Powers and Grinnell Filing No. 1 Final Plat: (1) recommend the applicant explore a wide variety of active-use outdoor amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$160,590 and urban park purposes in the amount of \$96,354 will be required at time of the recording of this Final Plat.



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

July 12, 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: Overlook at Powers and Grinnell Filing No. 1 Final Plat Application Type: Final Plat

PCD Reference #: SF-23-018 Total Acreage: 16.57

Total # of Dwelling Units: 318

Applicant / Owner: Owner's Representative: Dwelling Units Per 2.5 Acres: 47.98

Cygnet Land, LLC. N.E.S., Inc. Regional Park Area: 4

Randall Steichen Kimberly Johnson **Urban Park Area:** 4

630 Southpointe Court, Suite 200 619 North Cascade Avenue, Suite 200 Existing Zoning Code: RM-30 Colorado Springs, CO 80906 Colorado Springs, CO 80903 Proposed Zoning Code: RM-30

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

dwelling unit per 2.5 acres.

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

Regional Park Area: 4 Urban Park Area: 4

Neighborhood: 0.00375 Acres x 318 Dwelling Units = 1.19

0.0194 Acres x 318 Dwelling Units = 6.169 Community: 0.00625 Acres x 318 Dwelling Units = 1.99

Total Regional Park Acres: 6.169 Total Urban Park Acres: 3.18

FEE REQUIREMENTS

Regional Park Area: 4 Urban Park Area: 4

Neighborhood: \$119 / Dwelling Unit x 318 Dwelling Units = \$37,842

\$505 / Dwelling Unit x 318 Dwelling Units = \$160,590 Community: \$184 / Dwelling Unit x 318 Dwelling Units = \$58,512

Total Regional Park Fees: \$160,590 Total Urban Park Fees: \$96,354

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 Overlook at Powers and Grinnell Filing No. 1 Final Plat: (1) recommend the applicant explore a wide variety of active-use outdoor amenities to strengthen recreational opportunities for residents of all ages and abilities; (2) fees in lieu of land dedication for regional park purposes in the amount of \$160,590 and urban park purposes in the amount of \$96,354 will be required at time of the recording of this Final Plat.

Park Advisory Board Recommendation:	

OUTLOOK POWERS & GRINNELL FILING NO. 1 FINAL PLAT

LETTER OF INTENT

MAY 2023

OWNER:

CYGNET LAND, L.L.C.
630 SOUTHPOINTE CT, SUITE 200
COLORADO SPRINGS, CO 80906
(206) 890-9887
STEICHEN.RANDALL@GMAIL.COM

APPLICANT:

EVERGREEN DEVCO, INC.

1873 S. BELLAIRE ST, STE 1200

DENVER, COLORADO 80222

303-757-0472

RPLACE@EVGRE.COM

CONSULTANT:

N.E.S. INC.
KIMBERLY JOHNSON
619 N. CASCADE AVE. SUITE 200
COLORADO SPRINGS, CO 80903
719.471.0073
KJOHNSON@NESCOLORADO.COM

SITE DETAILS:

TSN: 5507200003 (FORMER TSN:5507200002)

ADDRESS: GRINNELL BLVD

ACREAGE: 16.57 ACRES

CURRENT ZONING: RM-30, CAD-O (SUB-ZONE APZ 2)

CURRENT USE: VACANT

1 | Page

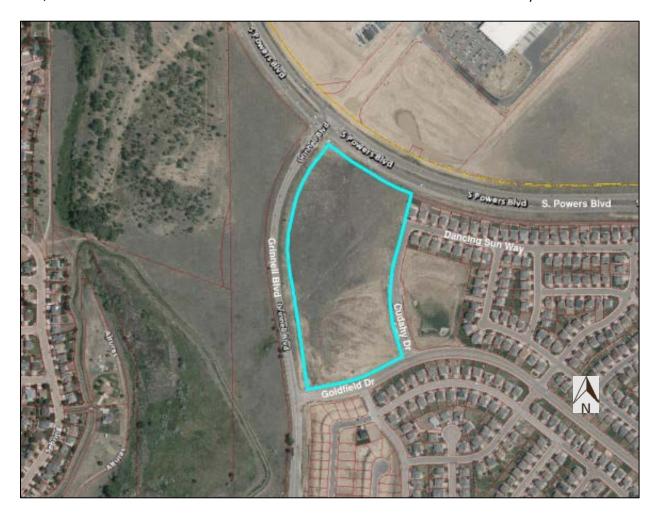
REQUEST

N.E.S. Inc. and Evergreen Devco, on behalf of Cygnet Land LLC, request approval of a Final Plat-Outlook Powers & Grinnell Filing No. 1, a one lot and one tract plat on 16.57-acres of land.

SITE DESCRIPTION

Location and Context

The property is located south of S. Powers Boulevard and east of Grinnell Boulevard in southeastern El Paso County. The site is approximately 16.57-acres, and will be platted as one lot for multi-family development purposes, and one tract for future CDOT right of way for a Powers Blvd ramp. The site is adjacent to single-family residential development to the east and south, vacant land zoned A-5 to the west, and vacant industrial land to the north with the Amazon distribution facilities beyond.



Zoning

The was recently zoned RM-30, (Residential Multi-family Dwelling). The property also has CAO (Commercial Airport Overlay District) zoning, and is within subzone APZ2, Accident Potential Zone 2. Multi-family residential up to 30 units per acre is a permitted use in the RM-30 zone district. The final plat meets the minimum lot area required in the RM-30 zone district.

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Surrounding properties, except to the north, are all in El Paso County and include:

- **East:** To the east is Painted Sky at Waterview Filing No. 3, a single-family development which is zoned PUD.
- **South:** To the south is Painted Sky at Waterview Filing No. 1, a single-family development zoned RS-5000.
- West: To the west, across Grinnell Blvd, is a vacant parcel owned by Cygnet Land, L.L.C. and zoned A-5.

The land to the north, across S. Powers Blvd. is located in and owned by the City of Colorado Springs, and is vacant. Beyond the City owned land is the Amazon distribution facilities, also in the City. Both are zoned APD, Airport Planned Development.

The site is currently unoccupied and undeveloped. The property slopes from the northeast to the southwest. The site is native prairie grassland and weeds with an informal drainageway that runs through the site.

UTILITIES

All utilities will be installed in one phase. Commitment and Will Serve letters for all utilities are included with this application.

Water

The proposed residential lots will be served by central water supply system provided by Security Water and Sanitation District. A commitment letter is included with this application.

Sanitary Sewer

The proposed residential lots will be served by central sanitary sewer system provided by Security Water and Sanitation District. A commitment letter is included with this application.

<u>Electric</u>

Electric service will be provided by Colorado Springs Utilities (CSU). A commitment letter is included with this application. In the letter, CSU states that these services are available to meet the demands of the new development. The existing electric utilities that run through the site will be relocated in conjunction with site development.

Gas

Gas service will be provided by Colorado Springs Utilities. A commitment letter is included with this application. In the letter, CSU states that these services are available to meet the demands of the proposed development.

NATURAL FEATURES

A Natural Features Report is included with this submittal. There are no known constraints, hazards or sensitive natural or physical features that would limit development of the site. The Geotechnical Report indicates that the site is suitable for development which is achievable by use of shallow

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foundations on at least 3-feet of recompacted on-site or imported soils. A Noxious Weed Management Plan is included with this submittal.

A Geologic Hazards Study was completed for the property. The Study did not identify geotechnical or geologic constraints believed to preclude construction of the multi-family development. The primary geotechnical concerns are the sporadic lenses of low to moderately expansive clay, localized layers of collapse-prone soils, and erosion. The report indicates these concerns can be mitigated with proper planning, engineering, design, and construction.

FIRE

The property is within the Security Fire Protection District (SFPD). The Security Fire Department has provided a letter of commitment which indicates that emergency services requested from the SFD will be provided from its full-time staffed facilities, with the closest location at 5110 Bradley Circle, approximately 1.5 miles away. A Fire Protection Plan has been provided with this submittal.

STORMWATER

There is an existing stormwater conveyance ditch on-site that conveys flows from an existing box culvert under Powers Blvd to a box culvert under Grinnell Blvd. As a part of this development, it is proposed to capture and route the off-site flows via conduit through the site, matching the existing outfall location. All on-site stormwater will be captured and conveyed to the on-site water quality and detention pond, where stormwater will be treated and released in accordance with County standards, following historic drainage patterns. All on-site drainage improvements will be owned and maintained by owner of the development.

A Final Drainage report prepared by HKS is included with this submittal. The purpose of this report is to:

- 1. Identify on-site and off-site drainage patterns.
- 2. Design storm water facilities to collect and convey storm runoff from the proposed development to appropriate discharge and/or detention locations.
- 3. Design water quality and detention facilities to control discharge release rates to below historic.
- 4. Demonstrate compliance with surrounding major drainage basin planning studies, master development drainage plans and flood insurance studies.

ACCESS AND TRAFFIC

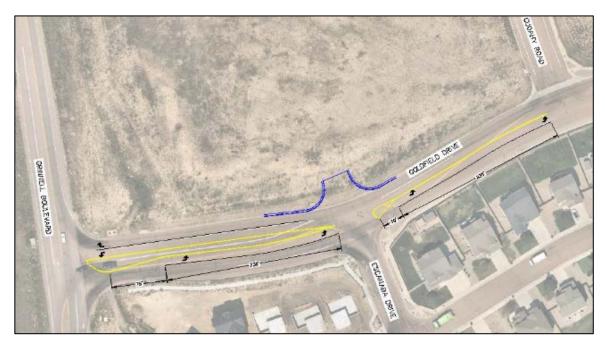
<u>Access</u>

Area access to the development will be provided by Powers Boulevard and Grinnell Boulevard, with direct access provided by a full movement access along Goldfield Drive to align with Escanaba Drive and a full movement access along Cudahy Road approximately 400 feet north of Goldfield Drive in alignment with the existing access drive to the east. To meet El Paso County requirements, an eastbound left turn lane may need to be designated at the intersection of Goldfield Drive and Escanaba Drive to a length of 235-feet with a 75-foot taper, and the eastbound left turn lane at the intersection of Goldfield Drive and Cudahy Road be restriped to the maximum length of 235 feet with a 30-foot taper. El Paso County

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standards recommends a taper length of 140 feet; therefore, deviation requests will be required for the shortened taper lengths. The deviation requests are submitted with this application.

All internal roadways will meet County design standards, with minimum widths of 24-feet or 26-feet, and adequate turning radii for emergency vehicles. Private sidewalks will be provided on internal access drives and adjacent to parking areas; and will connect to public sidewalks existing on Goldfield Drive and Cudahy Drive to provide adequate access for residents and visitors. All internal roadways, access drives and sidewalks will be privately owned and maintained.



Traffic

A Traffic Impact Study (TIS) is included with this submittal, and provides recommendations for improvements to existing surrounding streets that will support this development. The proposed development of 318 multi-family units is within the maximum threshold of 350 apartments anticipated in the TIS, which determined the development will generate approximately 2,326 weekday daily trips. The site will generate 138 morning peak hour trips and 176 afternoon peak hour trips. The TIS found that the development will be successfully incorporated into the existing and future roadway network.

Analysis of the existing street network, the proposed project development, and expected traffic volumes resulted in a finding that a traffic signal is warranted at the Bradly Road and Grinnell Blvd currently, and upon installation, it is recommended that a 150-foot eastbound left turn lane be designated at this intersection. The Study also recommends a signal at the intersection of Goldfield Dr and Grinnell Blvd, as well as lengthening of the southbound left turn lane to 405-feet with at 160-foot taper, which will require reconstruction of Grinnell Blvd for the two-lane roadway transition.

To meet El Paso County requirements, an eastbound left turn lane may need to be designated at the intersection of Goldfield Drive and Escanaba Drive to a length of 235 feet with a 75-foot taper, and the eastbound left turn lane at the intersection of Goldfield Drive and Cudahy Road be restriped to the maximum length of 235 feet with a 30-foot taper. El Paso County standards recommends a taper length

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of 140 feet; therefore, deviation requests will be required for the shortened taper lengths. The deviation requests are submitted with this application.

ROAD IMPACT FEE

Per the Road Impact Fee ordinance, all property in unincorporated El Paso County that receives a land use approval, either in a public hearing or administratively, is subject to the payment of Road Impact Fees. The applicant has not yet determined if they intend to request inclusion into a public improvement district (5 mill or 10 mill) or pay the full fee. The developer has chosen to pay the full road impact fee instead of inclusion into a PID with a mill increase.

PUBLIC AND PRIVATE IMPROVEMENTS

The Grinnell Blvd improvements included with this application widen the existing roadway from Powers Boulevard to south of Goldfield Drive, including a signal at the Grinnell Blvd and Goldfield Dr intersection. Curb and gutter, a tree lawn and detached walk is proposed on the east side of Grinnell Blvd, along the project Site. Curb and gutter will continue along the east side of Grinnell, south of Goldfield until the transition back to the existing pavement section. On the west side of Grinnell Blvd, the roadway is widened to its ultimate condition with a paved shoulder. The existing striping on Goldfield will be revised to provide a left turn lane into the development, as well as improvements to the existing striping to lengthen the turn bay for the left turn movement from Goldfield Dr onto Cudahy Dr. The change in striping proposed was included in the traffic impact study done for the re-zoning of the Site. The existing CSU electric utilities that traverse the sight are being relocated to within the Grinnell Blvd right of way.

Private improvements are covered in the narrative elsewhere in this letter.

COMMUNITY OUTREACH

A pre-submittal notice was sent to adjacent property owners on May 24, 2023. A neighborhood meeting was held on May 17. Approximately 20 people were in attendance. The primary issues of concern included:

- A desire for the development to be access on Grinnell Blvd. to minimize cut-through traffic in the neighborhood.
- A concern that tenants will park on the streets.
- > That the density is too high and will increase crime.
- Fire evacuation and safety.
- A lack of improved park amenities in the neighborhood.
- Site grading and building height in relation to adjacent homes.
- Drainage and erosion control.
- Impact to schools.
- > That prairie dogs should be relocated.

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PROJECT JUSTIFICATION

Final Plat Criteria of Approval (7.2.1.D.3.f.)

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

The proposed Subdivision is consistent with the Master Plan. While this property is immediately adjacent to the Colorado Springs Corporate boundary to the north, it is not identified as a Priority Annexation Area.

The Placetypes map in the Master Plan classifies this property and the surrounding area as "Suburban Residential", where the primary land use is single-family detached residential with multi-family residential as a supporting land use. The Suburban Residential placetype comprises the County's traditional residential neighborhoods with supporting commercial at key intersections. The Master Plan states that "this placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area". This development meets the spirit and intent of the Suburban Residential placetype as it is a small multi-family development surrounded by a larger single-family detached neighborhood of varying lot sizes, and is secondary to, and supporting of such land use. The property also serves as a buffer and transition from the Powers and Grinnell intersection and future interchange to the lower density neighborhoods. Characteristics of the Suburban Residential placetype include the following:

- Residential blocks are fully developed and well maintained with higher-density uses adjacent to urban residential placetypes. This site is not adjacent to urban placetypes, it is adjacent to the City of Colorado Springs boundary, where urban style development is occurring.
- Properties are generally connected through a network of sidewalks often on both sides of the street. The development is surrounded on three sides by existing developed streets and sidewalks.
- Connectivity to trails, hiking paths, and bike lanes provide access to parks, open space, different neighborhoods, jobs, services, and transit if available. There is a neighborhood park immediately across Cudahy Drive from the development. The EPC Grinnell Blvd Secondary Regional Trail is planned in the area surrounding the property, which will provide access to other areas and trails. There is an Urban Trail planned by City of Colorado Springs in this area as well. The property is in close proximity to the Big Johnson Open Space and accessible via the existing trailhead to the southeast of the proposed development.
- Neighborhood scale parks and open space are distributed throughout the residential development and support community gathering and recreation. There is a neighborhood park immediately across Cudahy Drive from the development.
- Residential blocks are fully developed and well maintained with higher-density uses adjacent to urban residential placetypes. This site is not adjacent to urban placetypes, however, it abuts the City of Colorado Springs boundary, where urban style development is occurring.

The Key Areas Map includes this property on the southwester edge of the Colorado Springs Airport/Peterson Air Force Base key area. Key areas have their own unique identities and distinct characteristics. The Colorado Springs Airport/Peterson Air Force Base key area focuses on commercial and industrial growth and development in part due to the establishment of a Commercial

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Aeronautical Zone to attract business and spur development. The subject property is across Powers Blvd from the broader portion of the Colorado Springs Airport/Peterson Air Force

Base key area, and is surrounded by lower density residential development. While commercial and industrial development is prioritized in this key area, multi-family development, as proposed on this property, supports commercial and industrial development by providing much needed quality workforce housing in proximity to a major job center. Further, the multi-family development will act as a buffer between the lower density residential development and the commercial/industrial development existing and proposed within the Colorado Springs Airport/Peterson Air Force Base key area.

The Areas of Change Map does not categorize the property as an area of change, but instead shows it and the adjacent residentially developed areas the same as the military bases. It is likely because the majority of the surrounding area is already developed with residential uses, and along with the subject property, is within a long-standing Sketch Plan. Therefore, the County does not anticipate much change in this area, just a continuation implementation of the approved development pattern.

- 2. THE SUBDIVISION IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLAN; No preliminary plan was required.
- 3. THE SUBDIVISION IS CONSISTENT WITH THE SUBDIVISION DESIGN STANDARDS AND REGULATIONS AND MEETS ALL PLANNING, ENGINEERING, AND SURVEYING REQUIREMENTS OF THE COUNTY FOR MAPS, DATA, SURVEYS, ANALYSES, STUDIES, REPORTS, PLANS, DESIGNS, DOCUMENTS, AND OTHER SUPPORTING MATERIALS;

The proposed Final Plat meets the applicable sections of the Code for a one-lot and one tract plat. The property was recently rezoned to accommodate the Final Plat and Development Plan for the property, which meets all zoning requirements. All public improvements are in conformance with the EMC. The land has been found to be suitable and safe for the proposed development. Topography has been taken into consideration in the proposed Site Development Plan for the property. There are no new roads, or continued existing roads within the subdivision, and all internal drives will be privately owned and maintained. The layout, design and configuration of the subdivision provides one development lot that is the appropriate size for the intended use; one track for future CDOT right of way for Powers Blvd.; adequate buffering from the adjacent single-family development, Powers Blvd and Grinnell Blvd; and makes use of the natural topography and makes provision for historic drainage patterns in the new drainage facilities provided.

Potential hazards have been considered and mitigated as necessary, including wildfire risk and traffic and airport noise. No additional right of way is required, other than for Powers Blvd; however, improvements within the Grinnell Blvd and Goldfield Dr right of way are required and have been designed in accordance with the ECM and the MTCP. Public easements, as required are provided to accommodate new and existing facilities on the property.

All necessary studies, plans, reports and supporting material have been submitted. The subdivision design standards set out in Chapter 8 of the Land Development Code are met.

4. A SUFFICIENT WATER SUPPLY HAS BEEN ACQUIRED IN TERMS OF QUANTITY, QUALITY, AND DEPENDABILITY FOR THE TYPE OF SUBDIVISION PROPOSED, AS DETERMINED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE

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WATER SUPPLY STANDARDS [C.R.S. §30-28-133(6)(A)] AND THE REQUIREMENTS OF CHAPTER 8 OF THIS CODE;

Security Water and Sanitation District will provide treatment and delivery of water to the Site. The proposed water system will connect to the existing water system in adjacent roadways, with one proposed connection at southwest corner in Grinnell Blvd, one connection on the south side in Goldfield Blvd and two connections on the east side in Cudahy Dr. There are no anticipated off-site improvements needed in support of the proposed development. There are no quantity or quality of water supply concerns with the proposed development. In accordance with the findings of the Report, the following will be the total water demand for the plat area.

Water Demands							
Type of Use	Number of Dwelling Units/Square Footage	People per Unit	Average Flow per Capita (Gal/Capita/Day)/Average Flow per Day (Gal/Acre/Day)	Peak Factor	Average Flow (GPD)		
Multi-Family Residential	321 Units	2.5	300	N/A	240,750		
Clubhouse	6,597 SF (0.15 AC)		1,400	2	420		
	Tota	l:			241,170		

A Letter of commitment was issued by the District on May 23, 2023, which is provided with this submittal.

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

Security Water and Sanitation District will serve the project and has sufficient capacity. This development proposes gravity sewer facilities to be installed to service the Site, in accordance with the Security Sanitation Districts standards and approvals. The gravity sewer facilities will be connected to existing collection systems that are owned and operated by Security Sanitation District. There is an existing 8-inch sanitary main in Goldfield Blvd. Wastewater pumping facilities are not necessary to serve the Site in its full buildout condition.

According to the Wastewater Disposal Report prepared by HKS, the proposed wastewater discharge of the project is within the acceptance capacity of the Security Water and Sanitation District. The sanitary sewer system, design and modeling results conform to all applicable criteria set forth by El Paso County and the District. Below are the watewater demands of the development.

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	Wastewater Demands						
Type of Use	Number of Dwelling Units/Square Footage	People per Unit	Average Flow per Capita (Gal/Capita/Day)/Average Flow per Day (Gal/Acre/Day)	Peak Factor	Average Flow (GPD)		
Multi-Family Residential	321 Units	2.5	300	N/A	240,750		
Clubhouse	6,597 SF (0.15 AC)		1,400	2	420		
	Tota	l:			241,170		

A Letter of commitment was issued by the District on May 23, 2023, which is provided with this submittal.

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

The Geologic Hazards Report prepared by CTL Thompson ("CTL") dated May 11, 2023 notes that no geologic hazards were identified that would preclude development of the site. The report indicates that regional geologic conditions that impact the site include sporadic lenses of low to moderately expansive clay, localized layers of collapse-prone soils, and erosion which can be mitigated with engineering design and construction methods commonly employed in this area.

Groundwater was not encountered at the time of drilling. When checked after drilling our borings were found to be dry. Groundwater levels will fluctuate seasonally and rise in response to precipitation and landscaping irrigation.

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

There is an existing stormwater conveyance ditch on-site that conveys flows from an existing box culvert under Powers Blvd to a box culvert under Grinnell Blvd. As a part of this development, it is proposed to capture and route the off-site flows via conduit through the site, matching the existing outfall location. All on-site stormwater will be captured and conveyed to the on-site water quality and detention pond, where stormwater will be treated and released in accordance with County standards, following historic drainage patterns. All on-site drainage improvements will be owned and maintained by owner of the development.

A Final Drainage report prepared by HKS is included with this submittal. The purpose of this report is to:

- 1. Identify on-site and off-site drainage patterns.
- 2. Design storm water facilities to collect and convey storm runoff from the proposed development to appropriate discharge and/or detention locations.

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- 3. Design water quality and detention facilities to control discharge release rates to below historic.
- 4. Demonstrate compliance with surrounding major drainage basin planning studies, master development drainage plans and flood insurance studies. The Final Drainage Report meets the latest El Paso County Drainage Criteria requirements for the site.
- 8. LEGAL AND PHYSICAL ACCESS IS PROVIDED TO ALL PARCELS BY PUBLIC RIGHTS-OF-WAY OR RECORDED EASEMENT, ACCEPTABLE TO THE COUNTY IN COMPLIANCE WITH THIS CODE AND THE ECM;

The proposed development will have two accesses, one located off Goldfield Dr in alignment with Escanaba Dr, and one located along Cudahy Dr in alignment with the existing pond access drive to the east. A Traffic Impact Study prepared by Kimley-Horn has been provided with this submittal.

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

Water and sanitary sewer service are to be provided by Security Water and Sanitation District, and Colorado Springs Utilities will provide electric and natural gas services to the subdivision. The required Will Serve letters are included with the submittal. The Security Fire Department will provide fire protection and emergency services.

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

The site lies within the Security Fire District. A will serve letter from the Department and a Fire Protection Report are included with the submittal.

11. OFF-SITE IMPACTS WERE EVALUATED AND RELATED OFF-SITE IMPROVEMENTS ARE ROUGHLY PROPORTIONAL AND WILL MITIGATE THE IMPACTS OF THE SUBDIVISION IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF CHAPTER 8;

Improvements to Grinnell Blvd are included with this application, and involve widen the existing roadway from Powers Blvd to south of Goldfield Dr and a signal at the Grinnell Blvd and Goldfield Dr intersection. Curb and gutter, a tree lawn, and detached walk is proposed on the east side of Grinnell Blvd, along the project Site. Curb and gutter will continue along the east side of Grinnell, south of Goldfield until the transition back to the existing pavement section. On the west side of Grinnell Blvd, the roadway is widened to its ultimate condition with a paved shoulder. The existing striping on Goldfield will be revised to provide a left turn lane into the development, as well as improvements to the existing striping to lengthen the turn bay for the left turn movement from Goldfield Dr onto Cudahy Dr. The change in striping proposed was included in the traffic impact study done for the rezoning of the Site. The existing CSU electric utilities that traverse the sight are being relocated to within the Grinnell Blvd right of way.

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12. ADEQUATE PUBLIC FACILITIES OR INFRASTRUCTURE, OR CASH-IN-LIEU, FOR IMPACTS REASONABLY RELATED TO THE PROPOSED SUBDIVISION HAVE BEEN CONSTRUCTED OR ARE FINANCIALLY GUARANTEED THROUGH THE SIA SO THE IMPACTS OF THE SUBDIVISION WILL BE ADEQUATELY MITIGATED;

The Subdivision Improvement Agreement (SIA) includes provision to guarantee construction of the necessary infrastructure. The platting of the site will include the collection of the applicable Drainage Fees, School Fees and Park Fees.

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

The proposed subdivision meets the applicable sections of the Code. Deviation requests from the Engineering Criteria Manual (ECM), as noted above, have been submitted with this application.

Deviation Requests

The following Deviations request of the Engineering Criteria Manual (ECM) were submitted and approved with the Preliminary Plan approved by the County:

- Section 2.3.7.E.2. Deviation Request (Goldfield/Cudahy): The ECM criterion for taper recommends a taper length of 140'. The request for the deviation is due to the existing Goldfield Drive and Escanaba Drive intersection to the west, this taper will need to be shortened to 30-feet.
- 2. <u>Section 2.3.7.E.2 Deviation Request (Goldfield Drive and Escanaba Drive)</u>: The ECM criterion for taper recommends a taper length of 140'. The request for the deviation is due to the Goldfield Drive/Grinnell Boulevard intersection 340 feet to the west (edge to edge), this taper will need to be shortened to 75-feet. However, with the proposed improvements to Grinnell Boulevard that were not considered with the approved Traffic Impact Study, the eastbound left turn lane is designed for 225-feet of storage with a 75-foot taper.
- 14. THE EXTRACTION OF ANY KNOWN COMMERCIAL MINING DEPOSIT SHALL NOT BE IMPEDED BY THIS SUBDIVISION [C.R.S. §§34-1-302(1), ET SEQ.]

No known mineral deposits are impeded by the subdivision.

Conformity With Plans And Standards 8.2.1 through 8.2.5)

1. Conformity with the Master Plan.

The proposed Subdivision is consistent with the Master Plan, as noted in Final Plat Criteria 1 above.

2. Conformity with this Code.

The proposed development is consistent with all aspects of the El Paso County Code.

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3. Zoning and the Division of Land.

The property was recently zoned RM-30, which provides for multi-family development as proposed on the land to be platted.

4. Conformity with the ECM.

Deviation requests from the Engineering Criteria Manual (ECM), as noted Final Plat Criteria 13 above, have been submitted with this application.

5. Conformity with Self-Imposed Restrictions.

N/A.

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SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

SHEET 1 OF 5 COVER

PROPERTY DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1: SOUTH, RANCE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 21"16"15" EAST, A DISTANCE OF 1,234.30 FEET TO THE SOUTHEAST CORNER OF THE SAID PARCEL WHICH IS ALSO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD AS DENOTED UNDER RECEPTION NUMBER 03080408 AND THE MORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AS DENOTED UNDER RECEPTION NUMBER 207712585 BOTH WITH THE CLERK AND RECORDER OF EL PASS COUNTY AND THE **POWNT OF BEDINNING**;

THENCE DEPARTING THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE AND CONTINUING NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY OF GRINNELL BOULEVARD THE FOLLOWING SIX (6) COURSES:

- 1. NORTH 0819'24" WEST, A DISTANCE OF 695.98 FEET TO A POINT OF CURVATURE;
- 2. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 190.45 FEET, SAID CURVE HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 1215'39", AND A CHORD WHICH BEARS NORTH 0215'50" WEST, A CHORD DISTANCE OF 190.09 FEET TO A POINT OF NON-TANGENT:
- 3. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 209.47 FEET, SAID CURVE HAVING A RADIUS OF 856.07 FEET, A CENTRAL ANGLE OF 14'01'11", AND A CHORD WHICH BEARS NORTH 12'14'55" EAST, A CHORD DISTANCE

4. NORTH 27"27"34" EAST, A DISTANCE OF 142.19 FEET TO A POINT OF CURVATURE:

- 5. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 143.22 FEET, SAID CURVE HAVING A RADIUS OF A RACOT INE AND SAID CONVEY IN HE MOST AND A CHORD WHICH BEARS NORTH 32'16'35" EAST, A CHORD DISTANCE OF 143.05 FEET TO A POINT OF NON-TANGENT;
- 6. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 122.20 FEET, SAID CURVE HAVING A RADIUS OF 110.01 FEET, A CENTRAL ANGLE OF 65338'34", AND A CHORD WHICH BEARS NORTH 68'57'28" EAST, A CHORD DISTANCE OF 116.01 FEET TO A POINT OF NON TANGENT ON THE SOUTH RIGHT—OF—WAY OF POWERS BOULEVARD AS RECORDED UNDER BOOK 5307, PAGE 1472 WITH THE EL PASO CLERK AND RECORDER;

THENCE EASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 488.21 FEET, SAID CURVE HAVING A RADIUS DOC F105.00 FEET. A CENTRAL ANGLE OF 137779, AND A CHORD WHICH BEARS SOUTH 60'4403" EAST A CHORD DISTANCE OF 487.12 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF LOT 1, PAINTED SKY AT WATERVIEW FILING NO.3 AS RECORDED UNDER RECEPTION NUMBER 21271398 WITH THE EL PASO CLERK AND RECORDER;

THENCE DEPARTING THE SAID SOUTH RIGHT-OF-WAY OF POWERS BOULEVARD AND CONTINUING SOUTHERLY ALONG THE SAID WEST PROPERTY LINE OF LOT 1 SOUTH 15'45'42' WEST, A DISTANCE OF 150.36 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF DANCING SUN WAY AND THE WEST RIGHT-OF-WAY OF CUDAHY DRIVE, BOTH RECORDED UNDER SAID RECEPTION NUMBER 212713198:

THENCE CONTINUING SOUTHERLY ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE THE FOLLOWING THREE (3)

- 1. SOUTH 15'45'42" WEST, A DISTANCE OF 201.74 FFFT TO A POINT OF CURVATURE:
- ALONG THE SAID WEST RIGHT-OF-WAY OF CUDAHY DRIVE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH
 OF 610.02 FEET, SAID CURVE HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 37'47'09", AND A CHORD WHICH
 BEARS SOUTH 03'10'04" EAST, A CHORD DISTANCE OF 599.03 FEET;
- 3. SOUTH 22'03'38" FAST, A DISTANCE OF 12.90 FFFT TO A POINT OF CURVATURE ON THE SAID NORTH RIGHT-OF-WAY OF

THENCE WESTERLY ALONG THE SAID NORTH RIGHT-OF-WAY OF GOLDFIELD DRIVE THE FOLLOWING FIVE (5) COURSES:

- ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 91.01 FEET, SAID CURVE HAVING A RADIUS OF 736.00 FEET, A CENTRAL ANGLE OF 07'05'04", AND A CHORD WHICH BEARS SOUTH 62'27'39" EAST, A CHORD DISTANCE OF 90.95 FEET;
- 2. SOUTH 58'55'08" WEST, A DISTANCE OF 114.02 FEET TO A POINT OF CURVATURE;
- 3. ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 110.36 FEET, SAID CURVE HAVING A RADIUS OF 519.00 FEET, A CENTRAL ANGLE OF 12"1'02", AND A CHORD WHICH BEARS SOUTH 65"00'36" WEST, A CHORD DISTANCE OF 110.16 FEET:
- 4. SOUTH 83"24"45" WEST, A DISTANCE OF 105.09 FEET:
- 5. SOUTH 81'41'14" WEST, A DISTANCE OF 172.84 FEET TO THE POINT OF BEGINNING:

SAID PARCEL CONTAINS 751,650 SQUARE FEET OR 16.567 ACRES, MORE OR LESS;

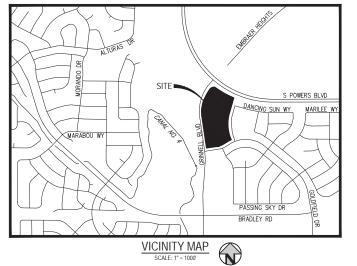
DEDICATION:

THE UNDERSIGNED, BEING THE OWNERS OF THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID THE UNDERSIGNED, BEING THE OWNERS OF THE LAND DESCRIBED HERRIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID
LANDS INTO STREETS, LOTS, TRACTS, AND EASEMENTS AS SHOWN HERRON UNDER THE SUBDIVISON NAME "OUTLOOK POWERS".

ALL PUBLIC RIGHT-OF-WAYS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HERREY COVENANT AND
AGREE THAT THE PUBLIC STREET IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROFED
PRAINAGE AND ERGISON CONTROL FOR THE SAME WILL BE PROVIDED AT THE RESPECTIVE OWNER'S EXPENSE, ALL TO THE
SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY
RESOLUTION, ALL PUBLIC STREETS IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO
COUNTY, COLORADO, THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION
SYSTEMS AND OTHER PURPOSES SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE
FASEMENTS ARE ESTABLISHED, ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND GREESS FROM A EASEMENTS ARE ESTABLISHED, ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS WHEREOF THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LAND DESCRIBED HEREIN HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF ___

EVERGREEN DEVELOPMENT CO.	
BY:NAME: TITLE:	
STATE OF COLORADO) SS	
COUNTY OF EL PASO)	
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 2022.	
NOTARY PUBLIC MY COMMISSION EXPIRES	



GENERAL NOTES:

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS—OF—WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, ORDER NO. SCSSO96919—6 ISSUED BY LAND TITLE GUARANTEE COMPANY AND HANDRANCE REFRECTIVE DATE OF MARCH
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENTS OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR TO C.R.S. § 18-4
- BASIS OF BEARINGS: BASIS OF BEARINGS ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS MONUMENTED AT THE NORTHWEST CORNER OF SAID SECTION 7 BY A FOUND RR SPIKE IN CONCRETE AND THE WEST QUARTER OF SAID SECTION 7 BY FOUND 3.25" ALUMINUM CAP IN A RANGE BOX STAMPED PLS 17496", AS BEARING SOUTH 00°43'01" EAST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 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 NIJOCATED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO
- THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- THE LINEAR UNIT OF MEASURE FOR THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.
- THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE

NOTES CONTINUED ON SHEET 2

LOT AND TRACT TABLE					
LOT OR TRACT	AREA (SQ FT)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	
LOT 1	653,038	14.992	HOA/OWNER	HOA/OWNER	
TRACT A	68.620	1 575	HOA/OWNER	HOA/OWNER	

PCD DIRECTOR CERTIFICATE:

THIS PLAT FOR **OUTLOOK POWERS** WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE ______ DAY OF ______, 2023, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PCD_DIRECTOR



BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR OUTLOOK POWERS WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO THIS PLAT FOR OUTLOOK POWERS WAS APPROVED FOR FILING BY THE EL PASU COUNTY, COLLORADO BOARD OF COUNTY COMMISSIONERS ON THE DEDICATIONS SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC STREETS, TRACTS, EASEMENTS: LIST THOSE APPLICABLE) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE	
NRECTOR, BOARD OF COUNTY COMMISSIONERS	DATE	

TITLE COMPANY CERTIFICATION:

I, AS FOR THE UNDERSIGNED TITLE COMPANY, IN MY OFFICIAL CAPACITY ONLY AND WITHOUT ANY PERSONAL LIABILITY WHATSOEVER, CERTIFY THAT THE UNDERSIGNED COMPANY HAS EXAMINED TITLE TO THE ABOVE DESCRIBED LAND DEDICATED TO EL PASO COUNTY, COLORADO, WITH SUCH LAND BEING A PORTION OF THE LAND DESCRIBED IN SCHEDULE A TO TITLE COMMITMENT NO. ABDOTA8709-2, ISSUED BY LAND TITLE COMMITMENT UPDATED THROUGH THE DATE OF EXCEUTION OF THIS PLAT, ALL PERSONS EXECUTING THE DEDICATION OF THIS PLAT, ALL PERSONS EXECUTING THE DEDICATION OF THIS PLAT ALL PERSONS OF SUCH LAND IN FEE SIMPLE, SUCH LAND IS REE AND CLEAR OF ALL LIENS AND ENCUMPRANCES, EXCEPT ENCOMPRANCES SET FORTH IN SCHEDULE B — SECTION 2 OF SUCH TITLE COMMITMENT AS OF SUCH DATE OF EXECUTION.

BY:						
	NAME - TITLE					

DEPOSITING CERTIFICATE:

HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS FILED FOR RECORD IN THE OF	FFICE OF THE	CLERK
ND RECORDER OF EL PASO COUNTY, COLORADO, AT O'CLOCK A.M./P.M. ON		
DAY OF, 20 AND IS DULY DEPOSITED IN BO	00K	AND
AGE(S) DEPOSIT NO		

CHUCK	BROERMAN,	EL	PAS0	COUNTY	CLERK	AND	RECORDE
BY:					_		
	DEPUT	Y					

SURVEYOR'S CERTIFICATION:

I, SHAWN D. CLARKE, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO HEREBY STATE THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN TO NORMAL STANDARDS AND CARE OF A PROFESSIONAL LAND SURVEYOR PRACTION IN THE STATE OF COLORADO. THE SURVEY WAS PERFORMED AND THE PLAT PREPARED UNDER MY SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED PARCEL OF LAND AND SUBDIVISION THEREOF, AND THE RECOURSENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND THE MONUMENTS VICTARS SURVAIL SUPERVISIAL COLORADOR OF WASHINGTON OF THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND THE MONUMENTS

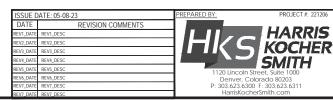
SHAWN D. CLARKE, PLS CO #38061 FOR AND ON BEHALF OF HARRIS KOCHER SMITH 1120 LINCOLN STREET #1000 DENVER, CO 80203 SCLARKE@HKSENG.COM

1R	AFT	
11 >	•	

ENGINEER/SURVEYOR: OWNER:

1873 S. BELLAIRE STREET #1200 DENVER, CO 80222

EVERGREEN DEVELOPMENT CO. HARRIS KOCHER SMITH 1120 LINCOLN STREET #1000 DENVER, COLORADO 80203 (303)623-6300



SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

> SHEET 2 OF 5 NOTES

GENERAL NOTES (CONTINUED FROM SHEET 1):

- THIS PLAT FOR OUTLOOK POWERS WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ______ DAY OF ______, 20___, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS SPECIFIED HEREON AND ANY COUNTIONS INCLUDED IN THE RESOLUTION OF AFFROVAL. THE DEDICATION OF LAND TO THE PUBLIC (TRACT A, AN ACCESS AND EMERGENCY ACCESS EASEMENT, AND TWO STORM DRAINAGE EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THIS PLAT WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE ____ DAY OF _____, 20__, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DRAINAGE EASEMENT RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER, RECEPTOIN NO. 212026623 IS HEREBY VACATED THIS __
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERS AND THE CONTROL SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBLE'S MEADOW JUMPING
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY 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 UNESS SITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORPANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NUMBER IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT 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. INIS PLAT RESTRICTION MAY BE REMOVED OR RESCRIBED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTHAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTHAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.
- THERE SHALL BE NO DIRECT LOT ACCESS TO POWERS BOULEVARD.
- 20. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
- MAINTENANCE OF PRIVATE DETENTION POND/WATER QUALITY BMP(S) AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTALS. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE SUBDIVISION DEVELOPER IS RESPONSIBLE FOR PROVIDING FINANCIAL ASSURANCES AS INDICATED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AND ESTIMATE OF GUARANTEED FUNDS FOR ALL DETENTION PONDS/WATER QUALITY BMPS. ALL DETENTION PONDS/WATER QUALITY BMPS SHALL BE CONSTRUCTED PRIOR TO THE RELEASE OF SAID FINANCIAL ASSURANCES.
- LOT 1 OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP
 MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. OF THE RECORDS OF
 EL PASO COUNTY. THE HOMEONERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT
- WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN ETHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. PUTHERBURGE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWBRIE AQUIFERS. ALTERNATIVE RENEWBRIE WATER SESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A DEFENDANT MATER MENT AND THAT REPORTED EN LITTLE CONTROLLED AND INCORPORATED IN A DEFENDANT MATER MENT AND THAT REPORTED EN LITTLE CONTROLLED AND INCORPORATED IN A DEFENDANT MATER MENT MATER PROMISE CITIZEN CONTROLLED AND INCORPORATED IN A DEFENDANT MATER MENT MATER PROMISE CITIZED CONTROLLED AND INCORPORATED IN A DEFENDANT MATER MENT MATER PROMISE CITIZED CONTROLLED AND INCORPORATED IN A DEFENDANT MATER MENT MATER PROMISE CITIZED CONTROLLED AND INCORPORATED IN A DEFENDANT MATER PROMISE CITIZED CONTROLLED AND INCORPORATED IN A DEFENDANT MATER PROMISE CITIZED CONTROLLED AND INCORPORATED IN A DEFENDANT MATER PROMISE CITIZED CONTROLLED AND INCORPORATED IN A DEFENDANT MATER PROMISE CITIZED CONTROLLED AND INCORPORATED IN A DEFENDANT MATER PROMISE CITIZED CONTROLLED CONTROLLED ON THE MATER PROMISE CITIZED CONTROLLED ON THE MATER SUPPLY AND THAT PROMISE CITIZED CONTROLLED ON THE MATER PROMISE OF THE MATER SUPPLY AND THAT PROMISE CITIZED CONTROLLED ON THE MATER SUPPLY AND THAT PROMISE CITIZED CONTROLLED ON THE MATER PROMISE OF INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE CHEROKEE METROPOLITAN AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPERATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUPFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING, CHEROKEE ASSERTED THAT ITS FLANS AND CONTINUE FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE HIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.

NOTES CONTINUED ON THIS SHEET

GENERAL NOTES (CONTINUED FROM THIS SHEET):

- 25. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT MUST APPROVE EACH SYSTEM AND, IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL. THESE SYSTEMS MAY COST MORE TO DESIGN, INSTALL, AND MAINTAIN.
- 26. NO STRUCTURES OR FENCES ARE PERMITTED WITHIN DESIGNATED "FLOODPLAIN" OR "PARK AND OPEN SPACE" AREAS. (MODIFICATION OF THIS NOTE MAY BE ALLOWED IF THE PLAN APPROVED BY THE FLOODPLAIN ADMINISTRATOR, PROVIDED THIS CREATES NO CONFLICT WITH APPROVED PLANS OR
- 27. AS A CONDITION OF APPROVAL OF THIS PLAT BY THE BOARD OF COUNTY COMMISSIONERS, NO CONVEYANCE, SALE OR TRANSFER OF TITLE OF LOT 1 OR TRACT A IDENTIFIED HEREON, SHALL BE MADE, NOR ANY BUILDING PERMIT OR CERTIFICATE OF COCUPANCY BE ISSUED BY EL PASO COUNTY, UNTIL SUCH TIMES AS THE FOLLOWING HAS BEEN ACCOMPLISHED BY (THE DEVELOPER, HOMEOWNER, WHOMEVER IS RESPONSIBLE):
- 28. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND MOSE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF
- ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT RECORDED AT BOOK 5072 PAGE 143, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

EVERGREEN DEVELOPMENT CO. HARRIS KOCHER SMITH 1873 S. BELLAIRE STREET #1200 DENVER, CO 80222

ENGINEER/SURVEYOR: 1120 LINCOLN STREET #1000 DENVER, COLORADO 80203

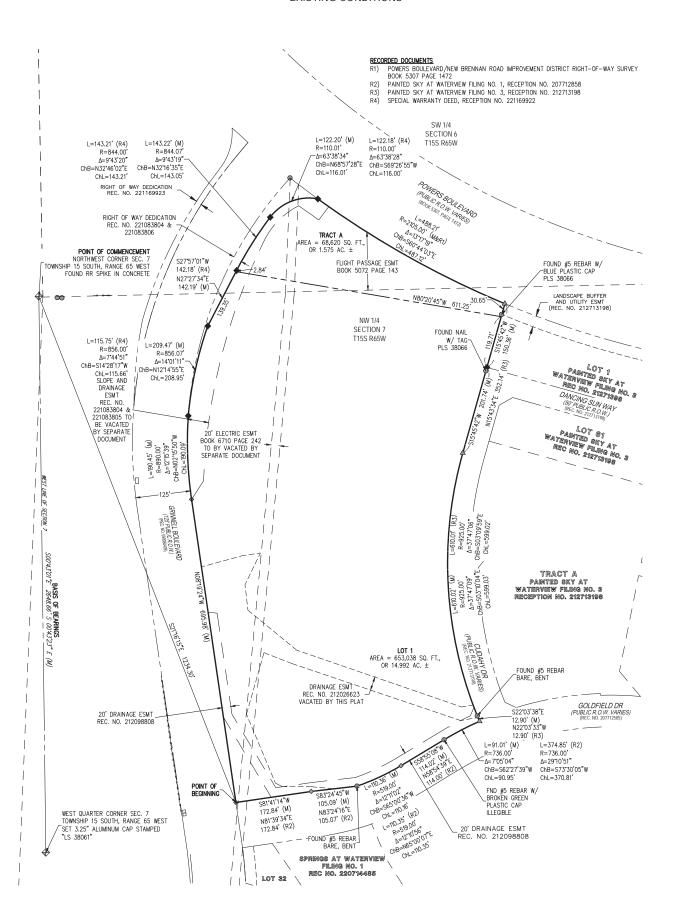
(303)623-6300

SUE DATE: 05-08-23 REV5_DAREN5_DES



SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO SHEET 3 OF 5

EXISTING CONDITIONS



LEGEND

FOUND MONUMENT AS DESCRIBED

♦ FOUND #5 REBAR W/ GREEN PLASTIC CAP, PLS 38245

▲ FOUND #5 REBAR W/ YELLOW PLASTIC CAP, PLS 34583 SET #5 REBAR W/ RED PLASTIC • CAP OR TAG WHERE APPLICABLE

PLS 38061

PLSS SECTION CORNER

(M) MEASURED VALUES

(R) RECORDED VALUES

- SURVEYED PROPERTY BOUNDARY

EXISTING RIGHT-OF-WAY LINE

___ _ _ __ RIGHT-OF-WAY DEDICATED BY THIS PLAT

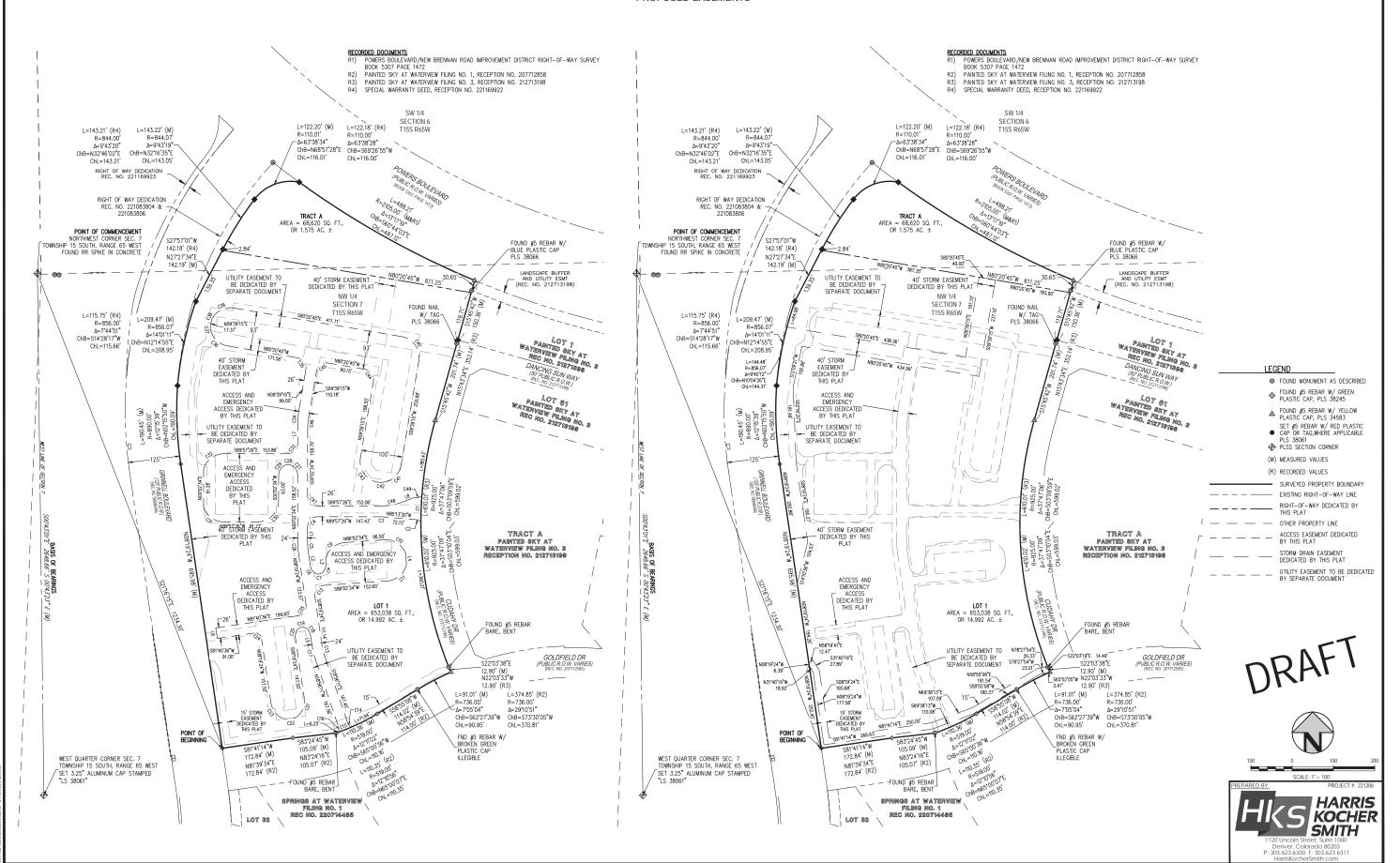
--- OTHER PROPERTY LINE





SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO SHEET 4 OF 5

PROPOSED EASEMENTS

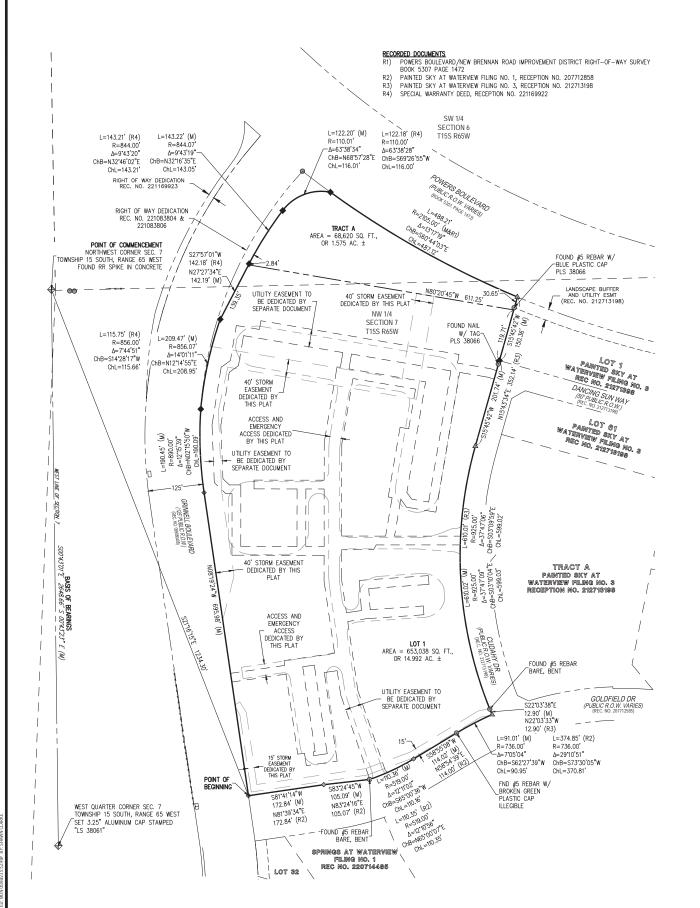


OUTLOOK POWERS

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

SHEET 5 OF 5

UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT



LEG	LEGEND				
•	FOUND MONUMENT AS DESCRIBED				
♦	FOUND #5 REBAR W/ GREEN PLASTIC CAP, PLS 38245				
Δ	FOUND #5 REBAR W/ YELLOW PLASTIC CAP, PLS 34583				
	SET #5 REBAR W/ RED PLASTIC CAP OR TAG, WHERE APPLICABLE PLS 38061				
\oplus	PLSS SECTION CORNER				
(M)	MEASURED VALUES				
(R)	RECORDED VALUES				
	SURVEYED PROPERTY BOUNDARY				
	EXISTING RIGHT-OF-WAY LINE				
	RIGHT-OF-WAY DEDICATED BY THIS PLAT				
	OTHER PROPERTY LINE				
	ACCESS EASEMENT DEDICATED BY THIS PLAT				
	STORM DRAIN EASEMENT DEDICATED BY THIS PLAT				
	UTILITY EASEMENT TO BE DEDICATED BY SEPARATE DOCUMENT				

LINE TABLE

BEARING LENGTH

L5 N08*19'24"W 21.29' L6 N08*19'24"W 26.00'

L8 N68*32'15"E 26.83'

46.46'

L7 N00°02'34"E

	LINE TABLE				
LINE	BEARING	LENGTH			
L1	S00*02'34"W	32.19'			
L2	S0819'24"E	33.51'			
L3	N03*57'26"W	12.14'			
L4	S03*57'26"E	26.28'			

CURVE TABLE							
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD		
C1	925.00'	3*59'18"	64.39'	S02*14'43"W	64.37'		
C2	25.10'	44"22'51"	19.44	N69*46'34"W	18.96'		
C3	150.00'	4*43'56"	12.39'	N87*35'28"W	12.39'		
C4	25.00'	90'00'00"	39.27'	S45'02'34"W	35.36'		
C5	200.00'	8*21'58"	29.20'	S04*08'25"E	29.18'		
C6	25.00'	48*24'51"	21.12'	S32*31'49"E	20.50'		
C7	15.00'	74'26'22"	19.49'	N86*02'34"E	18.15		
C8	25.00'	52'46'49"	23.03'	N22*25'59"E	22.22'		
C9	51.00'	73'54'04"	65.78'	N49*05'33"E	61.31'		
C10	51.00'	73'54'04"	65.78'	S57*00'24"E	61.31'		
C11	51.00'	73'54'04"	65.78'	S49'05'33"W	61.31'		
C12	25.00'	94'21'58"	41.18'	S38*51'35"W	36.68'		
C13	200.00'	10*36'47"	37.05'	S13*37'47"E	36.99'		
C14	25.00'	31*24'11"	13.70'	S34'38'16"E	13.53'		
C15	519.00'	3*33'07"	32.17'	S68*38'09"W	32.17'		
C16	25.00'	34'49'52"	15.20'	N01*31'15"W	14.96'		
C17	224.00'	10*36'47"	41.49'	N13*37'47"W	41.43'		
C18	25.00'	49*39'56"	21.67'	N33*09'22"W	21.00'		
C19	15.00'	80'40'08"	21.12'	S81*40'36"W	19.42'		
C20	25.00'	49*39'56"	21.67'	S16*30'34"W	21.00'		
C21	51.00'	47'00'22"	41.84'	S15"10'43"W	40.68'		
C22	36.00'	85'59'23"	54.03'	S81*40'36"W	49.10'		
C23	51.00'	47'00'18"	41.84'	N31*49'33"W	40.68'		
C24	15.00'	90'00'00"	23.56'	N53"19'24"W	21.21'		
C25	25.00'	90'00'00"	39.27'	N36*40'36"E	35.36'		

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHOR
C26	224.00'	8"21'58"	32.71	N04'08'25"W	32.68
C27	25.00'	78'42'24"	34.34'	N39*18'37"W	31.71
C28	15.00'	22'35'13"	5.91'	N89*57'26"W	5.87
C29	25.00'	78*42'24"	34.34	S39*23'46"W	31.71
C30	51.00'	90'00'00"	80.11	S45*02'34"W	72.12
C31	51.00'	73*54'04"	65.78	N53'00'24"W	61.31
C32	51.00'	73*54'04"	65.78'	N53*05'33"E	61.31
C33	25.00'	90'00'00"	39.27	N45*02'34"E	35.36
C34	200.59'	9'58'44"	34.94'	N05'02'21"E	34.89
C35	25.00'	90'00'00"	39.27	N35*20'45"W	35.36
C36	51.00'	6315'23"	56.31'	N48*43'04"W	53.49
C37	41.00'	14*30'54"	10.39'	N09*49'55"W	10.36
C38	41.00'	14*30'54"	10.39'	N29*08'25"E	10.36
C39	51.00'	6315'23"	56.31	N68'01'33"E	53.49
C40	51.00'	90'00'00"	80.11'	S35'20'45"E	72.12
C41	51.00'	74*34'03"	66.37	S46*56'17"W	61.79
C42	41.00'	11'38'32"	8.33'	N89*57'26"W	8.32
C43	51.00'	93'47'24"	83.48'	N37*14'27"W	74.47
C44	25.00'	90'00'00"	39.27	N35*20'45"W	35.36
C45	25.00'	90'00'00"	39.27	S54*39'15"W	35.36
C46	200.00'	9*36'40"	33.55'	S04*50'55"W	33.51
C47	25.00'	90'00'00"	39.27'	S44'57'26"E	35.36
C48	150.00'	21*30'19"	56.30'	N79"17'25"E	55.97
C49	25.14	48*22'07"	21.22'	N75*52'19"E	20.60







OUTLOOK POWERS & GRINNELL

SITUATED IN THE SOUTHWEST OF SECTION 6 AND THE NORTHWEST $\frac{1}{4}$ OF SECTION 7,

TOWNSHIP 15 SOUTH, RANCH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP MILTON E PROBY PKW

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION IS AND THE NORTHWEST QUARTER OF SECTION IT, TOWNSHIP IS STUTH, ARMSE OR WEST OF THE 6TH PERCEPA, MERIDIAN, COUNTY OF ILL PACE, STATE, OF COLUMNOU, MORE PARTICULARLY SECTIONS AT FOLLOWS:

THERE SOUTH THEFT CASE, A DESIREC OF 1,204.50 FIGT. TO THE SOUTHEAST CONCE OF THE SAO FAMILE MADE IS ALSO THE RESECTION OF THE CAST MADE OF THE CAST WAS ASSOCIATED BRICK DECEMBER AS DEVOIDED BRICK RECEPTION HANDS OF THE THE CAST OF THE CONTROL OF THE CAST OF THENCY DEPARTING THE NAME WORTH ROUT-OF-MAY OF GROUNDS DEVEL AND CONTINUES NORTHERY ALONG THE SAID FAST ROUT-OF-MAY OF ORDINGS, ROLLEVAND THE FOLLOWING DIX (N) COURSES:

2. A JING THE ARC OF SAD CIRRY TO THE WORT AN ARC LINETS OF TREAS FIFT, SAD CIRRY WANTED A RADIALS OF BOLDO FIET, A CINTER, ANDLE OF LISTSON, AND A CHOSE WHICH SCHIES AND CITESON WEST, A CHOISE INSTANCE, OF SAGON FIELD OF A POWER OF MOTO-MAKENT,

3. ALINC THE MIC OF SAIL CURVE TO THE WORLD AN ARC LEWITH OF 2084T FEET, SAID CURVE HAVING A RACKES OF 806.67 FEET, A CENTRAL ANGLE OF HIGHTY, AND A CHOICE WHICH BEARS MORTH 127HTSS" EAST, A CHOICE DISTANCE

S. ALONG THE ARC OF SAID CRONG TO THE WIGHT AN ARC LIDNETS OF 143.22 FEET, SAID CURVE VANAME A RAMERS OF BALLET FIET, A CIDNER, ANGLE OF DISHOPSE, AND A DIGHO WHICH ECANS MORTH LIDNE'S "EAST, A CHORD DISTANCE OF 144.35 STEET ON A FORM OF DISHOPSEARCH."

OF 14-LOS PEET TO A POINT OF SOM-TOWARDS.

A KING THE RAC OF SAID CHAPP TO THE RECHT AN ARC LITHETH OF TEXTOR PRET, SAID CHAPP NAMES A RACKES OF TWO THE RECHT AS CHAPPEN ARCHES OF TWO THE PRET, A CHAPPEN ARCHES OF TWO THE RECHT AS CHAPPEN ARCHES OF THE RECHT ARCHES OF THE RECHT OF THE RECHT AS CHAPPEN ARCHES OF THE RECHT OF THE RECHT AS CHAPPEN ARCHES OF THE RECHT OF THE RECHT AS CHAPPEN ARCHES OF THE RECHT OF THE RECHT AS CHAPPEN ARCHES OF THE RECHT OF T

PRINCE SEMBLE THE SAN DOLL ROUT-OF-WAY OF POWERS SOLLEWING AND CONTINUES SOLD THE SAN MICH REPORTED HAS DO SOLD TO SOUTH 1940/42" HEST, A DISTANCE OF TEXTURE FEET TO SHE WESSELLEGIAN OF THE SOUTH-SOUTH-OF-WAY OF SANDERS STATEMENT. WHE THE MICH OF-MAY OF COUNTY SAND, STORM RECORDS UMBER SAID HELDER ON NAMEDS STATEMENT. THENCE CONTINUED SOUTHERNY ALONG THE SAID MEST TROUT-OF-MAY OF CLEANY STILL THE FOLLOWING THREE (S) COLUMNS IN

2 A ONG THE SHE WEST RESHT-OF-MAY OF CICENTY SHOP ALONG THE ARC OF SHO CURM TO THE LIST HE HAD LINCON OF ROCK PLETS, LINE DURN'S HAVEN A RACKEL OF SECURITE. A COURTMA, AMAZE OF JPYFORF, AND A CHOPN SHOP SERVES SHOWN OFFORW FLAST, A CHOPN DEPARKED OF SHORESTEE.

HANCE WITHIN WITHOUT ME 240 WARTH MOST-OK-MAY ON DOCUMENT DRIVE DUE SOFTWARE LIVE (2) CORRECT OCCURRENT DUEST.

3 2010-3520,336-5401 V DICTARISE DE L'EIRE HELL 10 Y NOME DE CHEVENTIRE DE 165 240 MONTH MINI-DE-MAY DE

ALONG THE ARC OF SAID CURVE TO THE LETT AN ARC LINERS OF THUS TIET, SAID CURVE HARMED A RECESS OF THUSE FIELD, A LEMPING, MIGLE OF CYTICS N°, AND A GRADE WHICH STRANS SOUTH RETYPEN[®] EAST, A CHORD SENSANCE OF 90.024 FULL.

S. ALONG THE ARC OF EAD CURVE TO THE RESHT AN ARC LITECTS OF THESE FIELD SAC CURVE HAVING A RADILIT OF SHEAD RELT. A EXHTRAL ANGLE OF LETTER", AND A DIGNO SHICH BEATS SOUTH SEDECKS WELL A DIGNO DESIRACE OF TOUR RELY.

- All sidewalks shown on development plan are to be 5' concrete unless otherwise specified.

 Private roads are to be pawed asphalt with concrete curbs.

 This site, 0 Grinnell Blvd. is not within a designated F.E.M.A. Floodplain as determined by the flood insurance rate map, com 08041C07640, effective December 7, 2018.

- 0804120764G, effective December 7, 2018.

 The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any requisitions or guidelines enacted or promulgated under or with respect to such laws.

 Notice: This property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the United States Air Force Academy's Airmanship Program. This notice shall remain in effect until the academy shall cease to be actively used. This notice shall run with the land.

 A private avigation essement acknowledging the USATA airmanship program will be established prior to recordation of the final subdivision plat(s) for this development.

 The avigation essement sected therein for public avigation purposes, shall be considered a public assement subject to serious of the control of the public avigation purposes, shall be considered a public assement subject to serious assement selected therein for public avigation purposes, shall be considered a public assement subject to the public avigation purposes, shall be considered a public serious of record affecting any of the platted property depicted herein shall not be affected and shall remain in full force and effect.

 Placeholder Sound Study Note: Please advise on language referencing the conducted Sound Study for Outlook Powers & Grinnell Filing No. 1.

TRACT TABLE

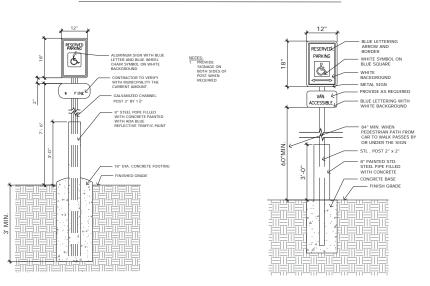
NORTH

N.T.S.

NAME	SIZE (SF)	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
Tract A	68,620	1.58	Public Utilities, Landscape, Public R.O.W.	PROPERTY OWNER	PROPERTY OWNER

STRIP 2' X 5' min. CONCRETE SIDEWALK 8' MIN. 11' MIN.

PARKING STALL LAYOUT DETAILS



97,955 SF (15%) 100,970 SF 5% of 622 Space = 31.1

SITE DATA

Building Type	1 Bedroom	2 Bedroom	3 Bedroom	Total Units
24 Plex (5) Type A Units	60	45	15	120
36 Plex (1)	18	15	3	36
36 Plex (1) Type A Units	72	60	12	144
3 Plex (6)	18	0	0	18
Total Units	168	120	30	318

DDO IECT TEAM

OWNER/DEVELOPER: Evergreen Devco 1873 S. Bellaire St., Suite 1200 Deriver, CO 80222 CIVIL ENGINEER: HK 5 Engineering 1120 Lincoln St, 5TE 1000 Deriver, CO 80233 APPLICANT/PLANNER: N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Sorines, CO 80903	
OWNER/DEVELOPER:	1873 S. Bellaire St., Suite 1200
CIVIL ENGINEER:	1120 Lincoln St, STE 1000
APPLICANT/PLANNER:	

SHEET INDE	X
Sheet 1 of 25:	Cover Sheet
Sheet 2 of 25:	Site Plan
Sheet 3 of 25:	Grading Plan
Sheet 4 of 25:	Grading Plan
Sheet 5 of 25:	Utility Plan
Sheet 6 of 25:	Utility Plan
Sheet 7 of 25:	Landscape Notes & Schedules
Sheet 8 of 25:	Landscape Plan North
Sheet 9 of 25:	Landscape Plan South
Sheet 10 of 25:	Elevations - Clubhouse
Sheet 11 of 25:	Floor Plan - Clubhouse
Sheet 12 of 25:	Elevations - 24 Plex
Sheet 13 of 25:	Elevations - 24 Plex
Sheet 14 of 25:	Composite Plans - 24 Plex
Sheet 15 of 25:	Elevations - 36 Plex
Sheet 16 of 25:	Elevations - 36 Plex
Sheet 17 of 25:	Composite Plans - 36 Plex
Sheet 18 of 25:	Elevations - Carriages
Sheet 19 of 25:	Composite Plans - Carriages
Sheet 20 of 25:	Elevations - Single Garage
Sheet 21 of 25:	Elevations - Double Garage
Sheet 22 of 25:	Floor Plan - Single Garage & Double Garag
Sheet 23 of 25:	Elevations and Floor Plan - Trash Enclosur
Sheet 24 of 25:	Site Photometric Plan
Sheet 25 of 25:	Site Lighting Details

N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 Tel. 719.471.0073 Fax 719 471 0267 www.nescolorado.com **OUTLOOK**

POWERS & GRINNELL

DEVELOPMENT PLAN

ENTITLEMENT

COVER SHEET

OF

Ownership Certification

OR Name of Attorney and registration number

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TO

S. NORTH DETROY" WEST, A DISTANCE OF BRISIN FEET TO A POINT OF CHRIVATURE.

E MONTH 27273N" EXIT, A DISTANCE OF HIGH REST TO A FORCE OF CURRICURE.

I SOUTH 1940'NO! MEST, A DISTANCE OF DULTA FIET TO A FIRST OF CURRINISHE.

2 SOUTH SESSION WEST, A DISTANCE OF HAZO REET TO A POINT OF CAPACIFIE.

5 SOUTH REVENUE WEST, A DISTANCE OF TITLEN FISH TO THE POINT OF RECEIVING SAS FARCE, CONTAINS TOLLOS SQUARE PETT OR ISSUE ACRES, WORE OR LESS.

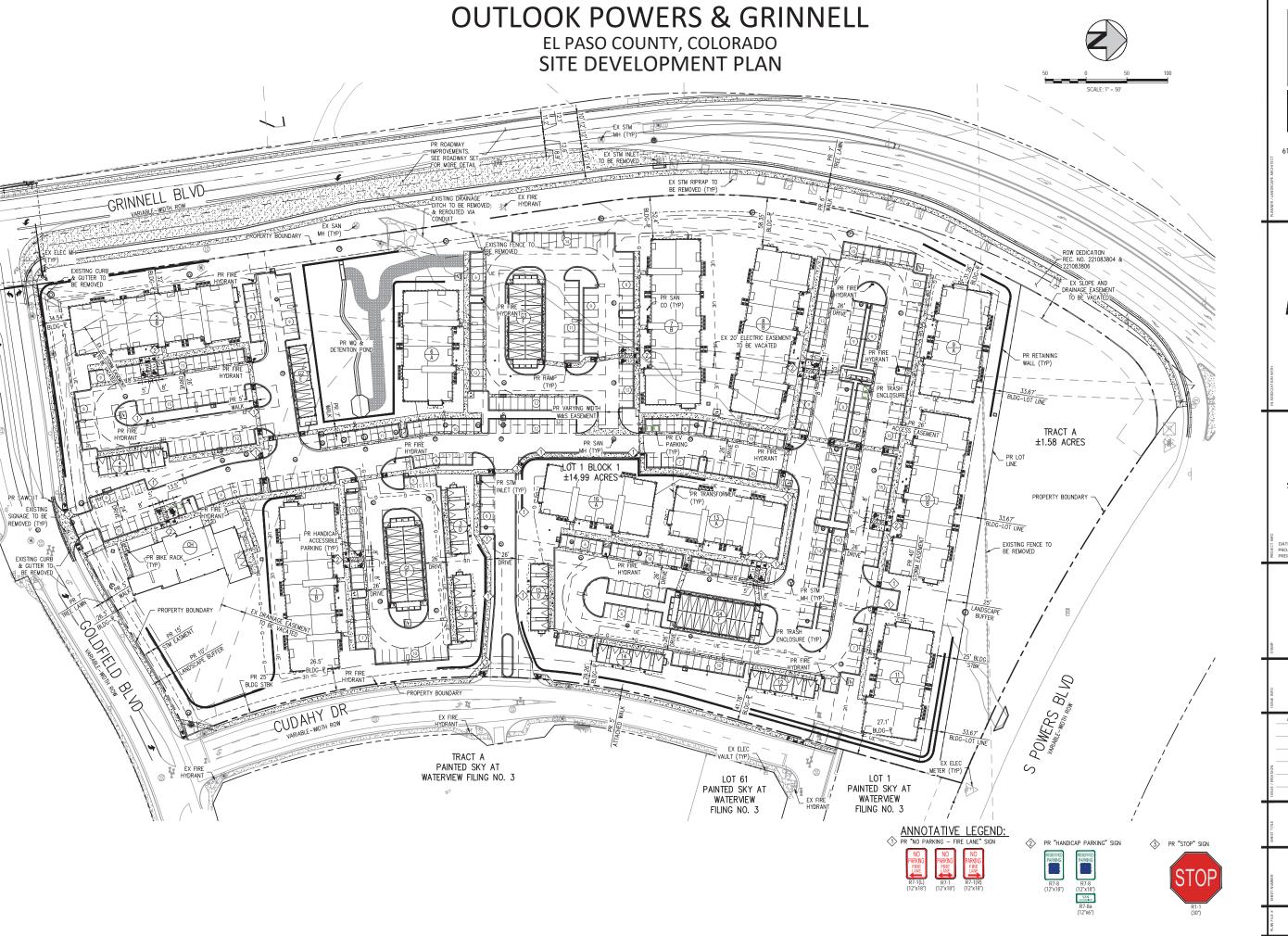
4. SOUTH 8324"AS" WEST, A DISTANCE OF 125.03 FIET:

Clerk and Recorder Certification I hereby certify that this Plan was filed in my office on this **County Certification**

(date) approving the PUD and all applicable El Paso County

Director, Planning & Community Development Department

ADA / VAN ACCESIBLE PARKING SIGNS







www.nescolorado.com

OUTLOOK AT POWERS AND GRINNELL

SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO

E: 05/08/2 JECT MGR: PARED BY:

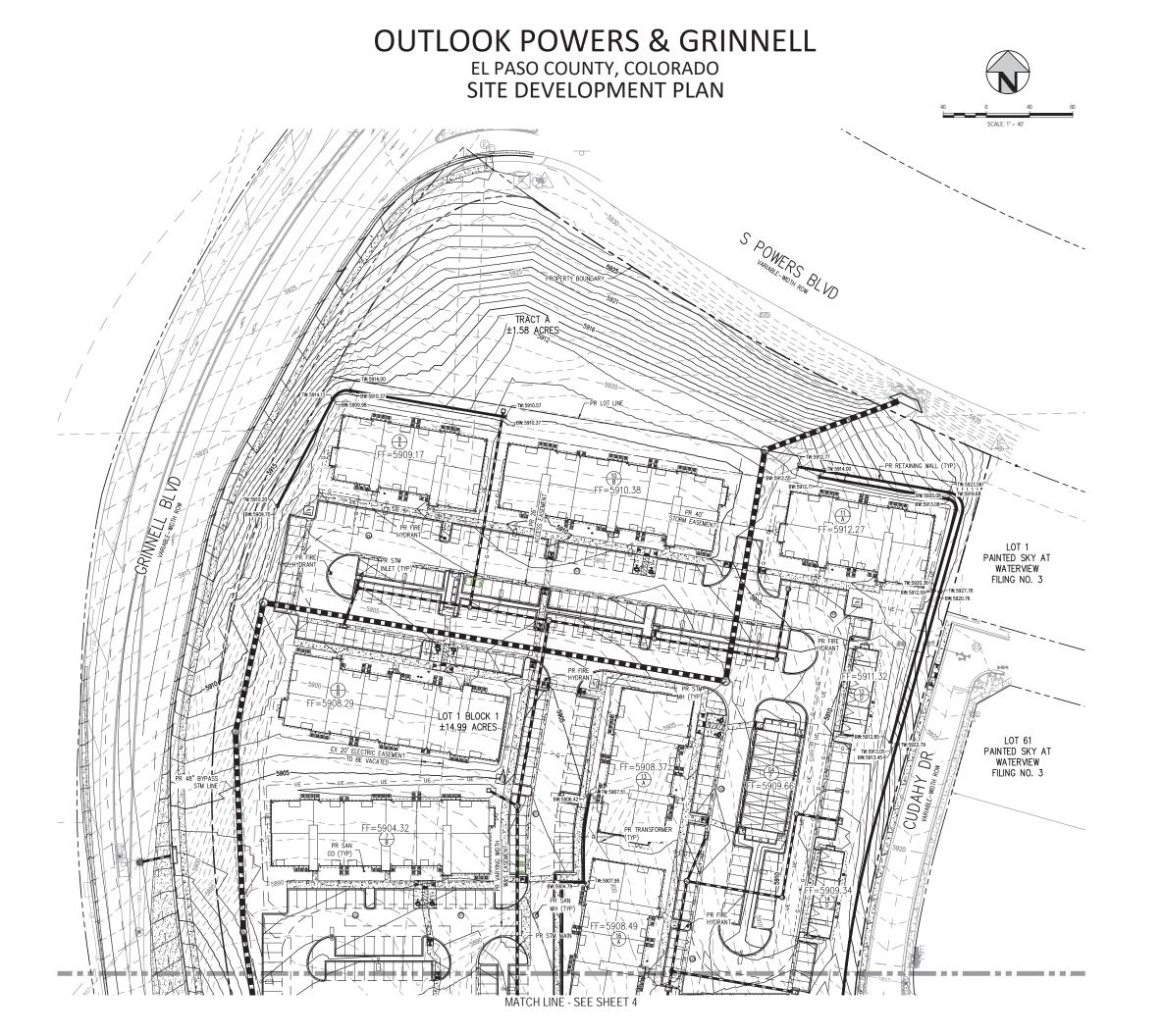
ENTITLEMENT

ATE: BY: DESCRIPTION

SITE PLAN

2

2 of 26





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

> Tel. 719.471.0073 Fax 719.471.0267

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OUTLOOK AT POWERS AND GRINNELL

SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO

E: ECT MGR: ARED BY:

ENTITLEMENT

GRADING PLAN

3

of 2

OUTLOOK POWERS & GRINNELL EL PASO COUNTY, COLORADO SITE DEVELOPMENT PLAN MATCH LINE - SEE SHEET 3 DR. CÚDAHY - Variable—wdth r DETENTION TRACT A PAINTED SKY AT WATERVIEW FILING NO. 3 BLVD-



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> Tel. 719.471.0073 Fax 719.471.0267

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OUTLOOK AT POWERS AND GRINNELL

SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO

TE: 05/ DJECT MGR: EPARED BY:

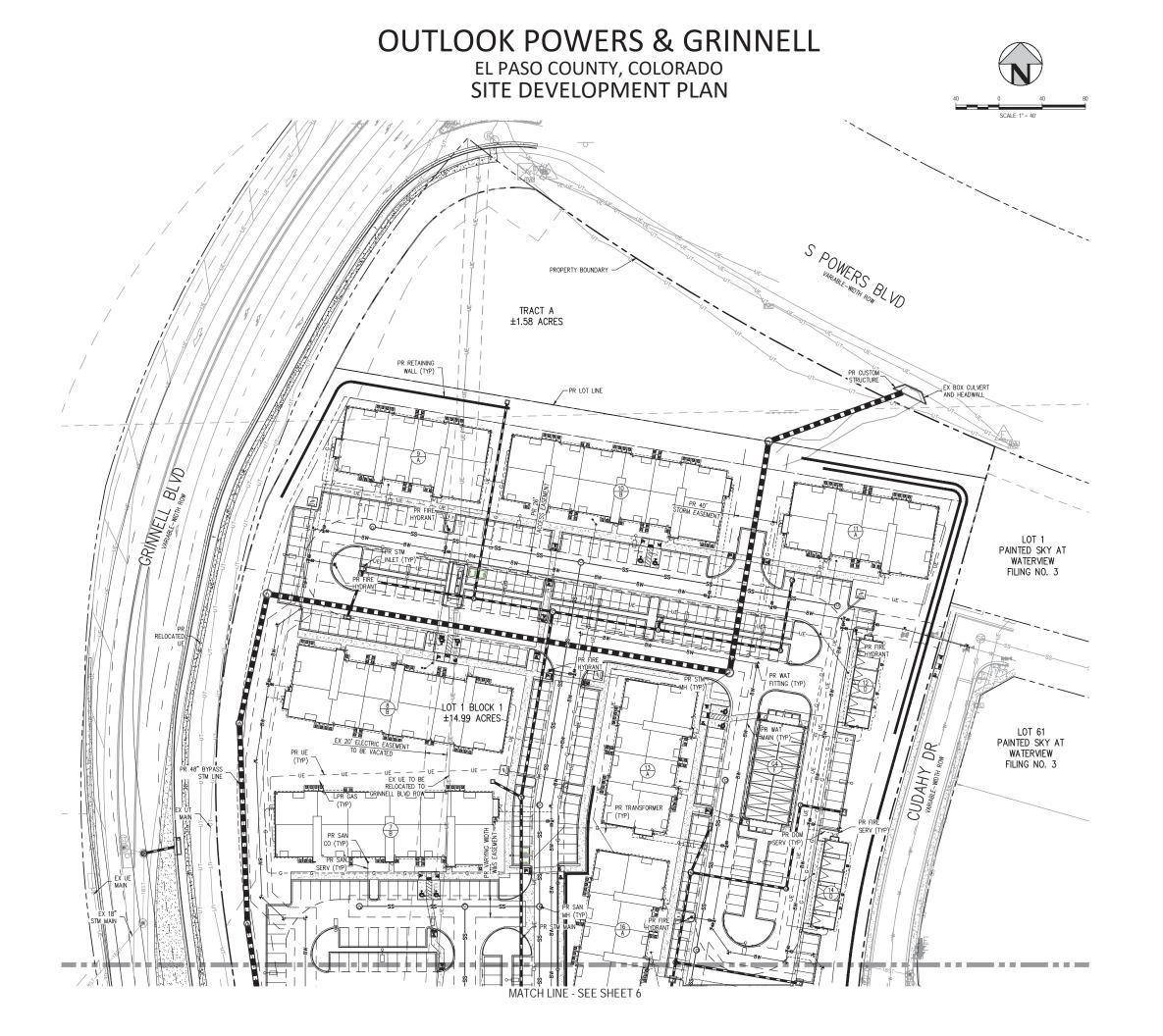
ENTITLEMENT

DATE: BY: DESCRIPTIO

GRADING PLAN

4

4 of 26





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Tel. 719.471.0073 Fax 719.471.0267

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OUTLOOK AT POWERS AND GRINNELL

SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO

ENTITLEMENT

UTILITY PLAN

5

OUTLOOK POWERS & GRINNELL EL PASO COUNTY, COLORADO SITE DEVELOPMENT PLAN MATCH LINE - SEE SHEET 5 PAINTED SKY AT LOT 1 BLOCK 1 ±14.99 ACRES WATERVIEW FILING NO. 3 CUDAHY EX DRAINAGE EASEMENT TO BE VACATED GRINNELL PR 10' LANDSCAPE BUFFER BLVD.



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

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OUTLOOK AT POWERS AND GRINNELL

SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO

ITE: 05/ OJECT MGR: EPARED BY:

ENTITLEMENT

DATE: BY: DESCRIPTIO

UTILITY PLAN

6

6 of 26

POWERS AND GRINNELL

SITUATED IN THE SOUTHWEST OF SECTION 6 AND THE NORTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 15 SOUTH, RANCH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
 SOIL AMENDMENT INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF.
- AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS. 0 LBS/1000SF

NITROGEN
PHOSPHORUS (P205)
POTASSIUM (K20)
SULFUR (SO4-S)
LIME O LBS/1000SF
O LBS/1000SF
O LBS/1000SF
O LBS/1000SF
O LBS/1000SF
O LBS/1000SF
ORRECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits

- 3. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.

 4. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.

 5. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.

 6. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUS EDO AND LOW ALTERNATIVE TURF AREAS, AN IRRIGATION PLAN WILL EE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.

 7. SOD TO BE TALL FESCUE BLEND.

 8. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.

 9. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.

 10. POR GRADES REFERT DO VILL GENERIEME RORMINGS.

- 10. HOW GRADES NEERS IN OLVIL ENGINEERING DRAWINGS.

 11. NO TREES AND NO PLANTS OVER ZEETTALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.

 12. ALL PLANTS TO RECEVE 3 INCH DEPTH OF GORILLA HAIR SHEEDOED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOO, OR SEED AREA.

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

- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE
 SPECIES, MATURITY AND SITE CONDITIONS.

LANDSCAPE REQUIREMENTS

Landscape Setbacks See Code Section/Policy 7.4.320 & 317

Zone boundary	Classification		Req./PIOV.	rootage	Requireu	Req./ PIOV.
Grinnell Blvd	Residentia		10' / 10'	1,235	1 / 25'	50 / 50
Goldfield Drive	Residentia		10' / 10'	561	1 / 25'	19 / 19
Cudahy Drive	Residentia		10' / 10'	824	1 / 25'	31 / 31
Shrub Substitutes	Ornamental Gr	ass Sub.	Setback Plant Abbr.	Percent	Ground Plane	
Required / Provided	Required / Prov	ided	Denoted on Plan	Veg. Re	q. / Provided	
50 / To be provided next :	submittal x/x		GB	75% /	75%	
30 / To be provided next :	submittal x/x		GD	75% /	75%	
x/x	x/x		CD	75% /	75%	
Landscape Buffer & Screen	S		See Code Sec	tion 6.2.2.D.1		
Street Name or	Width (in Ft.)	Linear	Buffer Tree	es (1/15')	Evergreen T	rees
Property Line	Req. Prov.	Footage	Required /	Provided	Req. (33%)	/Prov.
South Boundary	15' /	561'	38 / 38		13 / 28	
East Boundary	15' /	310'	21 / 21		7/9	
Length of 6' Opaque	Ornamental Gra	ass Sub.	Buffer Tree Abbr.	Perce	ent Ground Plane	
Structure Req./Prov.	Required / Prov	ided	Denoted on Plan	Veg.	Req. / Prov.	

Internal Landscaping

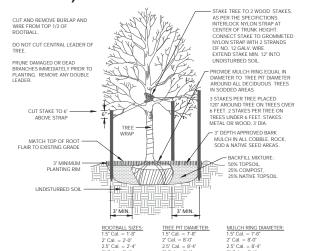
		code Section 0.2	.z.L	
Net Site Area (SF)	Percent Minimum	Internal Are	(SF)	Internal Trees (1/500 SF)
	Internal Area (%)	Required /Pr	ovided	Required /Provided
653,038 S.F.	15%	97,955 / 23	2,102	196/ 196
Shrub Substitutes	Ornamental Grass	Substitutes	Internal Plant Abbr.	Percent Ground Plane
Required /Provided	Required /Provide	d	Denoted on Plan	Veg. Req. / Prov.
0/0	0/0	AI	TREES WITHOUT AN ARR	REVIATION 75% / 75%

Motor Vehicle Lots See Code Section 6.2.2.C.1

No. of Vehicles	Shade Trees (1/15 spaces	s) Plant	Vehicle Lot	Length of Frontage
Spaces Provided	Required /Provided	Abbr. on Plan	Frontages	(excluding driveways)
530 Uncovered	36 / 36	MV	WEST SOUTH EAST	218' 73' 182'
2/3 Length	Length of Screening	Min. 3' Screening	Evergreen Plants	Percent Ground Plane
of Frontage (ft.)	Wall or Berm Provided	Plants Req. /Prov.	Req. (50%) / Prov.	Veg. Req. / Prov.
145'	-	49 / To be provided next submittal	25 /	75% / 75%
49'		17 / To be provided next submittal	6 /	75% / 75%
121'		41 / To be provided next submittal	14 /	75% / 75%

SITE DATA

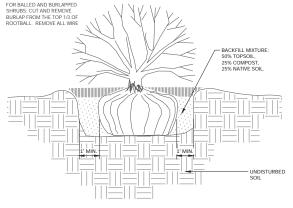
= = ,		
Tax ID Number:	5507200002	
Total Area:	16.57 AC	
Current Zoning:	RM-12	
Current Use:	Vacant	
Proposed Use:	Multi-Family	
Maximum Lot Coverage:	60%	
Proposed Lot Coverage:	18.8%	
Proposed Uncovered Parking:	530	
Landscape Setbacks/Buffers:	Setbacks	В
Grinnell Blvd:	20'	
Goldfield Drive:	10'	
Cudahy Drive:	10'	



CUT AND REMOVE BURLAP AND WIRE FROM TOP 1/3 OF ROOTBALL. DO NOT CUT CENTRAL LEADER OF TREE. STRAND GALV. WIRE WITH NYLON STRAP 3 STAKES PER TREE PLACED 120° AROUND TREE ON TREES OVER 6 FEET. 2 STAKES PER TREE ON TREES UNDER 6 FEET. STAKES: METAL MULCH RING DIAMETER: 6' HT. = 7'-10" 8' HT. = 8'-3" 10' HT. = 8'-10" (OR EXTENDED BEYOND

DECIDUOUS TREE PLANTING DETAIL





SHRUB PLANTING DETAIL (3)

MANUFACTURER: MAGLIN

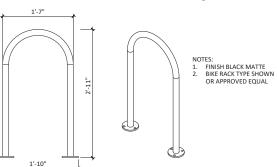
MODEL: MBR500 CONTACT: AMBER DUNPHY

MOUNTING: SURFACE MOUNT PER MANUFACTURER'S SPECIFICATIONS

FINISH BLACK MATTE BIKE RACK TYPE SHOWN

STEEL EDGING

DEPTH TO MEET TOP OF EDGING. COLOR TO BE GREEN.



BIKE RACK 6 P-OC-69

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
+	Ag3	93	Acer glabrum / Rocky Mountain Maple	20`	15`	2.5" Cal.	B&B	45678S
(·)	Cs	10	Catalpa speciosa / Northern Catalpa	30` - 50`	35`	1.5" Cal.	B&B	
	Со	6	Celtis occidentalis / Common Hackberry	60`	45`	2.5" Cal.	B&B	3457 DA
(.)	Gt	18	Gleditsia triacanthos / Honey Locust	60`	40`	2.5" Cal.	B&B	4SA
(.)	Qu	7	Quercus rubra / Red Oak	60`	60`	2.5" Cal.	B&B	4S
(\cdot)	Tc2	25	Tilia cordata / Littleleaf Linden	50`	35`	2.5" Cal.	B&B	4S
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	<u>KEY</u>
⊗	Jm	5	Juniperus scopulorum 'Moonglow' / Moonglow Juniper	20`	8,	6` HT	B&B	125678D
0	Jg2	40	Juniperus scopulorum `Gray Gleam` / Gray Gleam Juniper	15`	6`	8. HL	B&B	125678D
	Pg	8	Picea pungens `Glauca` / Colorado Blue Spruce	60`	20`	6` HT	B&B	678S
+ +	Ph	21	Picea pungens `Hoopsii` / Hoopsi Blue Spruce	50`	20`	6` HT	B&B	678S
\odot	Pp2	43	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B	1256D
FLOWERING TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	<u>KEY</u>
+	Am	32	Amelanchier canadensis / Canadian Serviceberry	25`	20`	1.5" Cal.	B&B	4578S
\odot	Pc	19	Prunus cerasifera `Newport` / Newport Flowering Plum	20`	15`	1.5" Cal.	B&B	45S
	Pr	37	Prunus maackii / Amur Chokecherry	25`	15`	1.5" Cal.	B&B	478A

PERENNIAL PLANTING DETAIL

CONCEPT PLANT SCHEDULE

ROCK MULCH PLANTING BED 1-1/2" Blue Gray River Rock

DETENTION SEED MIX El Paso County Concer-

POWERS AND

PERENNIALS - SIZE PER PLAN. PLANT AT ORIGINAL NURSERY DEPTH

- 1.5" DEPTH WOOD MULCH

P-MO-02

43.833 sf

619 N. Cascade Avenue, Suite 200

Tel 719 471 0073

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DEVELOPMENT PI AN

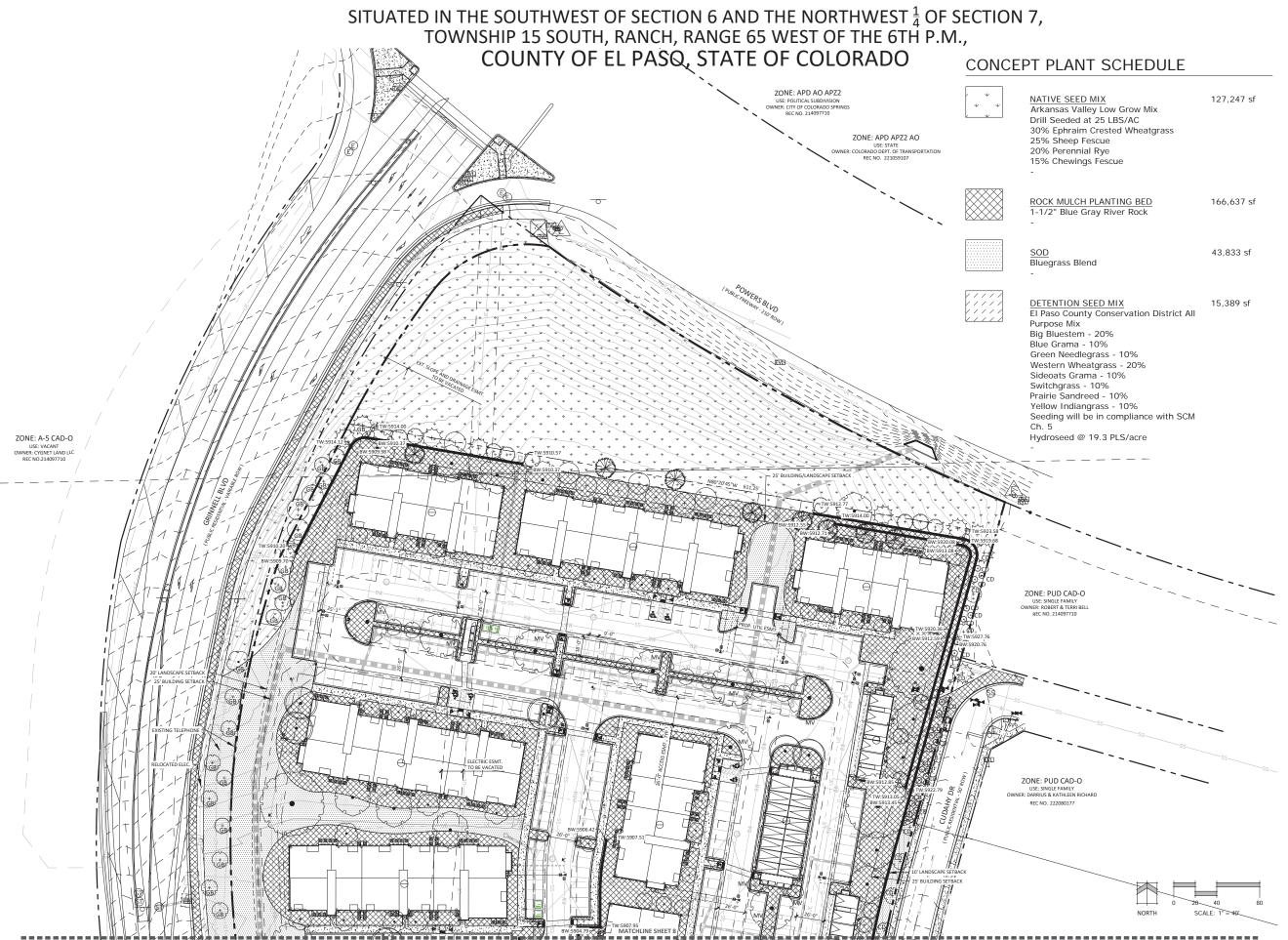
GRINNELL

ADDRESS

ENTITLEMENT

LANDSCAPE NOTES AND **SCHEDULES**

POWERS AND GRINNELL





www.nescolorado.com

OUTLOOK POWERS & GRINNELL

DEVELOPMENT PLAN

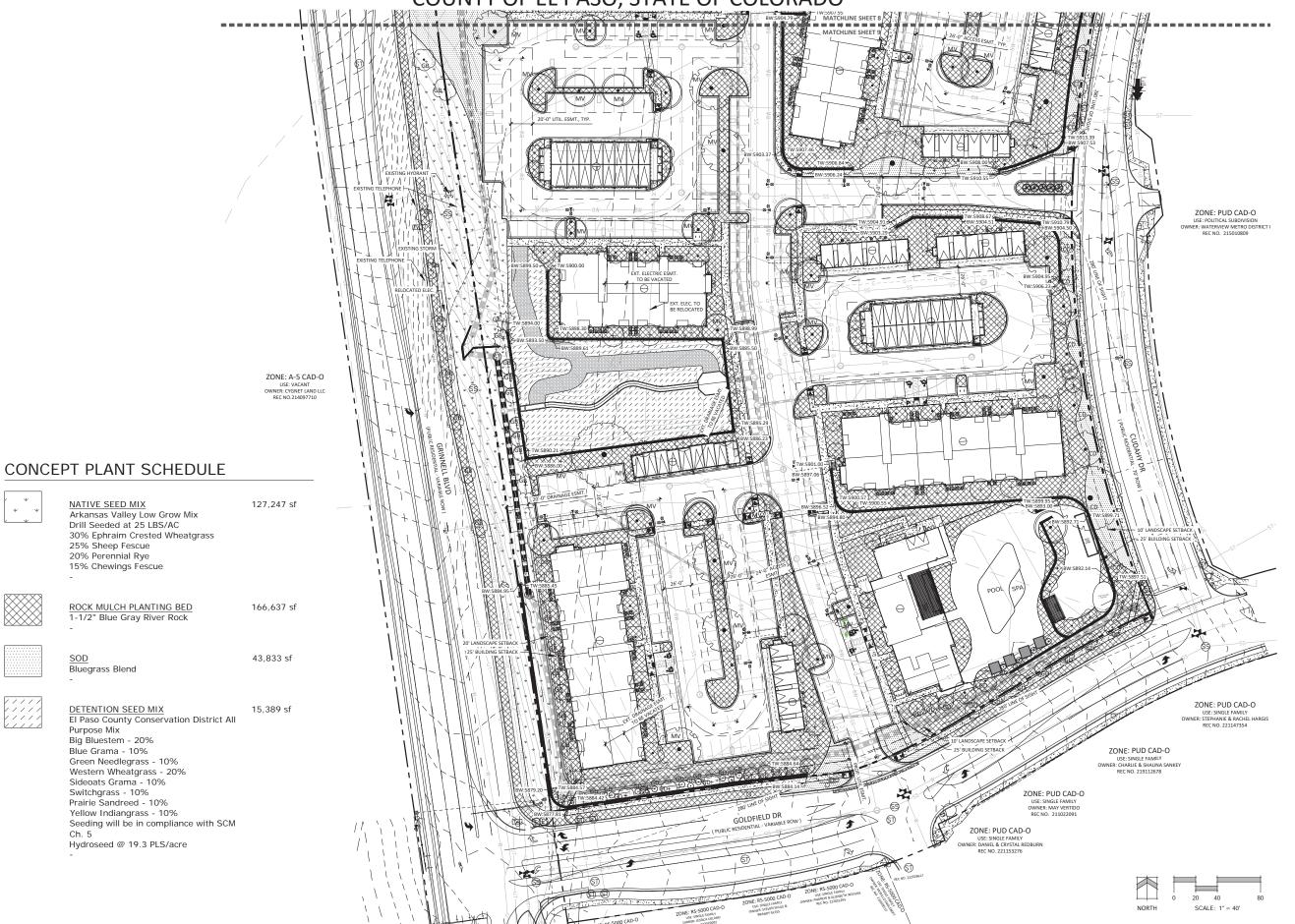
ENTITLEMENT

LANDSCAPE PLAN

8 of 25

POWERS AND GRINNELL

SITUATED IN THE SOUTHWEST OF SECTION 6 AND THE NORTHWEST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 15 SOUTH, RANCH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



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

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OUTLOOK POWERS & GRINNELL

DEVELOPMENT PLAN

0 Grinnell Blvd

E: JECT MGR:

ENTITLEMENT

LANDSCAPE PLAN SOUTH

9

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El Paso County Parks

Agenda Item Summary Form

Agenda Item Title: Mariah Trail Filing No. 1 Final Plat

Agenda Date: July 12, 2023

Agenda Item Number: #6 - D

Presenter: Ross Williams, Park Planner

Information: Endorsement: X

Background Information:

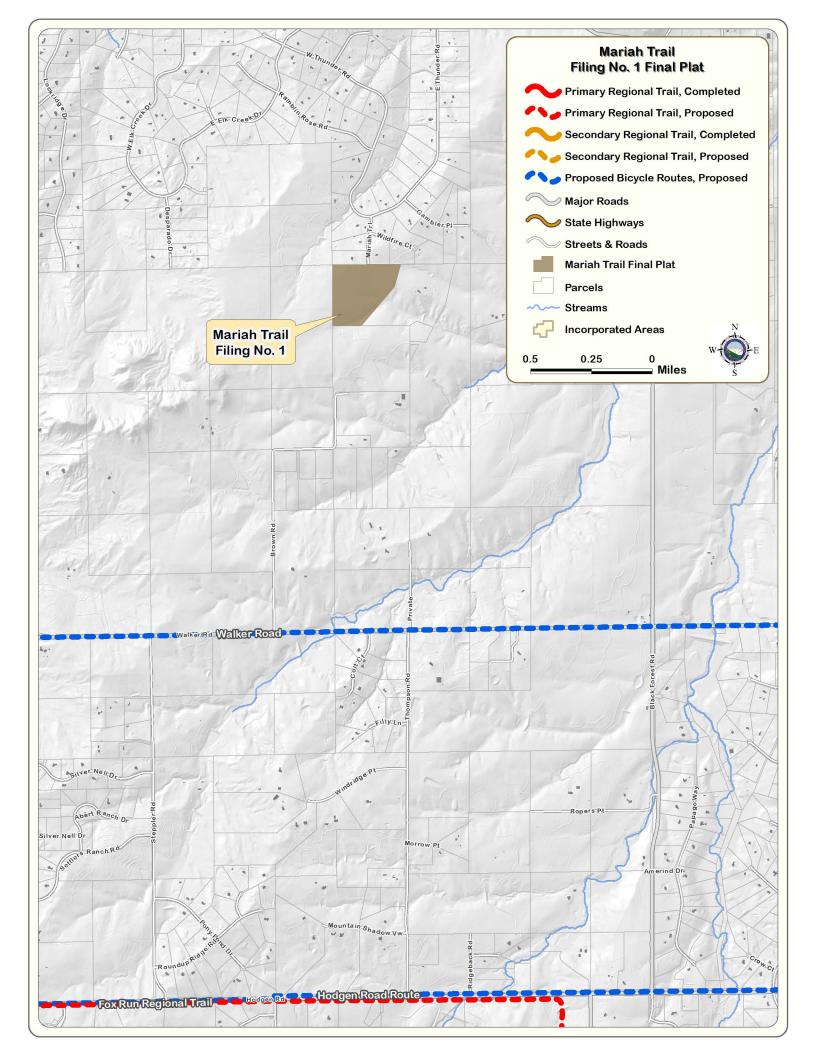
This is a request for endorsement by Atwell, LLC., on behalf of Thomas Kirk, Jr., for the Mariah Trail Filing No. 1 Final Plat, a six-lot rural residential development totaling 35 acres, with a minimum lot size of five acres. Zoned RR-5, the property is located 1.25 miles north of Walker Road at the southern terminus of Mariah Trail.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The proposed Fox Run Primary Regional Trail and the existing Cherry Creek Secondary Regional Trail are located 2.75 miles south and southwest of the property, respectively. Black Forest Regional Park and Fox Run Regional Park are located approximately 4.65 miles south and southwest of the project site, respectively. The proposed subdivision is not located within any Candidate Open Space Areas, and large 5-acre lots and an overall lack of natural drainages and wetland habitat reduce impacts on the surrounding natural prairie environment.

As no park land or trail easement dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$3,030.

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 condition when considering and/or approving the Mariah Trail Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,030.



Development Application Permit Review



PARKS AND COMMUNITY SERVICES DEPARTMENT

Park Operations - Recreation and Cultural Services

Parks Planning - Environmental Services - CSU Extension Office

July 12, 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: Mariah Trail Filing No. 1 Final Plat Application Type: Final Plat

PCD Reference #: SF-23-015 Total Acreage: 35.00

Applicant / Owner: Owner's Representative: Dwelling Units Per 2.5 Acres: 0.43
Thomas Kirk, Jr. Atwell, LLC. Regional Park Area: 2

19510 Mariah Trail Richard Lyon, PE **Urban Park Area:** 1
Colorado Springs, CO 80908 12295 Oracle Boulevard, Suite 200 **Existing Zoning Code:** RR-5

Colorado Springs, CO 80921 **Proposed Zoning Code:** RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

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

Total # of Dwelling Units: 6

dwelling unit per 2.5 acres.

LAND REQUIREMENTS Urban Density (>= 1 Dwelling Unit Per 2.5 Acres): NO

Regional Park Area: 2 Urban Park Area: 1

Neighborhood: 0.00375 Acres x 6 Dwelling Units = 0.00

0.0194 Acres x 6 Dwelling Units = 0.116 Community: 0.00625 Acres x 6 Dwelling Units = 0.00

Total Regional Park Acres: 0.116 Total Urban Park Acres: 0.00

FEE REQUIREMENTS

Regional Park Area: 2 Urban Park Area: 1

Neighborhood: \$119 / Dwelling Unit x 6 Dwelling Units = \$0

\$505 / Dwelling Unit x 6 Dwelling Units = \$3,030 Community: \$184 / Dwelling Unit x 6 Dwelling Units = \$0

Total Regional Park Fees: \$3,030 Total Urban Park Fees: \$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Mariah Trail Filing No. 1 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$3,030.

·	
Park Advisory Board Recommendation:	



Letter of Intent Mariah Trail Filing No. 1 Major Subdivision – Final Plat May 2, 2023

Owner: Thomas Kirk, Jr.

19510 Mariah Trail

Colorado Springs, CO 80908

Applicant/Consultant: Atwell, LLC.

12295 Oracle Blvd., Ste. 200 Colorado Springs, CO 80921

Richard Lyon, PE

RLyon@atwell-group.com

Tax Schedule No. 5100000511

Request:

Major Subdivision/Final Plat containing six rural residential (RR-5) lots on an existing 35 acre parcel. All lots will be a minimum of 5.0 acres per zoning code. All lots will access a single gravel roadway of 32' in width with roadside ditches within a 60' right-of-way extension of Mariah Trail. The right-of-way extension is approximately 1,400 feet from the existing roadway north of the property. There are no Colorado Department of Transportation roadways involved in the project. This request meets the intent of the Land Development Code for a Minor Subdivision wand the current RR-5 zoning as follows:

Land Development Code Section 7.2.1.C.2:

The Final Plat will create five or more lots, in this case six, in accordance with C.R.S Section 30-28-101(10)(d). A major subdivision shall be required to conform to all preliminary plan and final plat requirements including the criteria for approval. A Sketch Plan may be required where the PCD Director determines a sketch plan is necessary to support the efficient and comprehensive review of a major subdivision. An Early Assistance Meeting was conducted in December of 2021 determining that the Sketch Plan was not needed due to the simplicity of the development.

El Paso County Policy Plan – This Major Subdivision and Final Plat remains consistent with the zoning of the existing property and surrounding properties as RR-5 zoned lots allowing rural residential parcels of a minimum of 5 acres. The proposed major subdivision is a subdividing of an existing 35 acres property into six parcels of at least 5 acres each.

El Paso County Waster Master Plan – This Major Subdivision and Final Plat meets the requirements of the County Water Master Plan as there is an existing water attenuation plan with water rights associated with the property that satisfies the proposed development.

There are no geologic hazards prohibiting the development of the subdivision.



The subdivision will not interfere with the extraction of any known commercial mining deposit.

The design of the subdivision protects the natural resources or unique landforms. There is not significant deviation from the existing stormwater drainage pattern nor are any significant natural resources required to be removed for development of the access road or future residences.

The proposed methods for fire protection are adequate to serve the subdivision; and

The subdivision is appropriate and the design nis based on mitigating the constraints of topography, soil types, geologic hazards, aggregate resources, environmental resources, floodplain, airplane flight overlays, or other constraints.

Site Description:

The property of interest, henceforth referred to as the Site, addressed as 19205 Mariah Trail, is an unplatted 35-acre RR-5 zoned parcel within El Paso County with Schedule No. 5100000511. The Site within the northwest quarter of Section 7, Township 11 South, Range 65 West of the sixth P.M.. The Site is south of the County's 60-foot right-of-way of Mariah Trail, a rural local gravel roadway. The property is accessed via a private access drive within a 16-foot width common access easement (Reception No. 213070061). The adjacent properties or subdivisions are as follows:

North: El Creek Ranches Filing No. 1 (Lots 24-26)

East: 19275 Mariah Trail, Schedule No. 5100000512, Zoned RR-5, Unplatted 40.23 acre property

South: 18885 Brown Road, Schedule No. 5100000447, Zoned RR-5, Unplatted 61.55 acre property

West: Part of Section 12-11-66, Schedule No. 6100000224, Zoned RR-5, Unplatted 80 acre property

The Site is currently zoned RR-5 (Rural Residential), allowing 5-acre minimum lots with 25-foot front, rear, and side setbacks for principal structures, and a 200-foot minimum lot frontage width.

The soils indicative to the site are classified as Brussett loam and Peyton-Print complex by the USDA Soil Conservation Service and are listed as NRCS (National Resources Conservation Service) Hydrologic Soil Group B. A USDA Soil Map is provided in Appendix C.

The existing topography of the Site consists of slopes between 2.0 percent and 15 percent generally draining from the west to the east. There are several local topographic high points and grasslined swales across the property. The natural landscape comes to a swale located on the eastern property boundary, central to the Site. The majority of the Site drains to this point where it continues to flow due east. The stormwater runoff to this area is via overland sheet flow and remains generally as sheet flow until the swale reduces in width downstream to channelized flow. The ultimate outfall location is East Cherry Creek approximately 1.5 miles east of the Site.

There are no major drainageways or existing facilities on the Site.



The Site lies within the East Cherry Creek Drainage Basin according to the El Paso County Drainage Basins map. There are no known non-stormwater discharges that contribute to the storm water systems on site and downstream, both private and public.

The project site does not lie within a designated floodplain according to information published in the Federal Emergency Management Agency Floodplain Map No. 08041C0305G, dated December 7, 2018. The FEMA FIRM panel is provided in Appendix B.

The existing percent imperviousness of the Site is less than 0.1% as evidence by aerial photography and site visits. The only non-vegetation land is a dirt path within a common access easement at the north of the Site. The existing vegetative cover of the Site is approximately 99.9% with sparse native grasses and weeds, also as evidence by aerial photography and site visits.

Proposed Development Description:

The proposed project scope is for a small subdivision for a total of six lots with a proposed public roadway that follows the County's 60' width right-of-way section as an extension of Mariah Trail. A Final Plat and Minor Development Plan show Lots 1 through 6 with minimum areas of 5 acres to meet RR-5 rural residential zoning standards. A 32' width gravel surface roadway is proposed as an extension of Mariah Trail with a cul-de-sac at the termination point of the proposed right-of-way for an emergency vehicle turnaround. The typical section of the roadway follows County Standard Detail SD-2-10, a 32' width gravel section with a 4% crown with roadside swales of minimum 2' depth within the 60' section and an additional 5' of public improvement easement on each side.

The small subdivision is to remain zoned as RR-5, allowing for single-family residences and accessory structures within the El Paso County zoning code's allowed land uses. Covenants for the Mariah Trail Filing No. 1 subdivision shall meet El Paso County land use and development standards at a minimum with the following minimum criteria per the County:

- Minimum 200' width lot frontage
- 25' front, side, and rear principal building setbacks
- 25% maximum coverage
- 7% Imperviousness (Table 3-1, Appendix L)

Proposed construction activity for the minor subdivision is for the Mariah Trail right-of-way extension of the gravel roadway section and roadside ditch. Future developed lots are to connect to the gravel roadway with future driveways and 18" CMP culvert pipes within the roadside ditches. No driveway connections or culverts are proposed at this time.

The limits of disturbance and construction is to establish the roadway is approximately 4.0 acres or 11.4% of the total Site area. The interim developed condition is the initial roadway buildout of a gravel section with roadside ditches. Further interim conditions are to include driveways and culvert pipes from the roadway and lot development of single-family residences. The ultimate developed condition consists of a full build out of Lots 1 through 6 with single-family residences, driveways, hardscape, accessory structures, etc. to an assumed percent imperviousness of 7% per for the six lots per El Paso County criteria (Table 3-1, Appendix L). The total imperviousness of the Site is 8.82% for the ultimate developed condition which includes full development of all lots and the roadway.



The construction timeline is anticipated to commence following the Subdivision Plat, Entitlements, and Construction Drawings processes with the County anticipated to be August 2023. Construction of the roadway is anticipated to take two months with final stabilization occurring in November of 2023. Erosion and sediment control measures for the Site are to be established prior to any disturbance or construction activity as required by the County and per the GEC Plan Set and Stormwater Management Report.

County Master Plan:

The development is consistent with the County's Master Plan for large lot residential placetypes as this is a single-family detached residential subdivision with minimum acreages of 5 acres. The development is considered a "minimal change" development by having no more than six single-family residences and a County roadway built within the 35 acre vacant property. The large lot placetypes will have minimal impact to the natural features and surroundings of the Site as the rural landscape and topography will remain in place. Custom homes are anticipated to be built upon the six subdivided lots that are encouraged to match the rural settings of the Site.

Traffic Impacts:

The property is approximately a mile south of County Highway 404 / East Palmer Divide Avenue at the County limits and is approximately a mile west of Black Forest Road. The proposed major subdivision is accessed from an extension of the existing dirt roadway of Mariah Trail that extends south through the Elk Creek Ranches Filing No. 1 subdivision near local rural roadways of Wildfire Court and Thunder Road West. The accesses to County Highway 404 are via Elk Creek Drive East or Thunder Road East. There is no direct access to Black Forest Road.

The six lot subdivision is not anticipated to have a trip generation over 100. There are no additional roadways or intersections proposed other than a public roadway extension of the Mariah Trail right-of-way. There is not anticipated to be an increase in trips by more than 100 daily trips. The traffic type is to remain residential use. There is no anticipated change to level of service for the local connecting roadways or nearest County Highways. There are no recorded accident or safety issues for roadways in the immediate vicinity. There is no existing or new pedestrian or bicycle traffic for the development as none is required.

Utilities:

Lots 1 through 6 are to be served by onsite wastewater treatment systems and a water well for each respective lot. Each lot is responsible for providing their own well and septic system at the time of development.

Per the Water Resources Report prepared by RESPEC, these lots meet the requirements for water supply in terms of quantity, quality, and dependability, and methods of sewerage disposal per the Land Development Code Chapter 8.



All lots will be serviced by Mountain View Electric as an extension of the underground primary electric line that exists at the end of Mariah Trail.

All lots will be serviced by Black Hills Energy for natural gas as an extension of the underground distribution pressure gas line at the end of Mariah Trail.

Fire suppression will be provided by Tri-Lakes Monument Fire Protection.

Will-serve letters are provided as a part of the Major Subdivision entitlement process.

Soils and Geologic Hazards:

A soils report was conducted by Vivid Engineering Group, Inc. dated March 2023 for soil borings conducted in March of 2023. Construction of the subdivision for the roadway as well as future residential construction shall follow the recommendations made in the report including roadway gravel pavement sections, earthwork and grading methods and permanent stabilization, as well as residential construction recommendations such as use of in-situ soils, overexcavation, foundation recommendations, fine grading near foundations, etc. There were no geologic hazards identified within the report to designate any no-build areas on the Final Plat. All lots will be able to provide their own well and septic system within each individual lot as the report identifies appropriate soils for systems.

The development is compliant with the El Paso County Master Plan for Mineral Extraction. A Mineral Rights Affidavit has been provided with the application. The Site is located on the Mineral Map within panel 6 of the R66W, T11S section. The map indicates Stream Terrace Deposit which is old stream deposits containing sand, gravel, silt and clay preserved on benches or broad flat to sloping areas adjacent to streams. This is consistent with the soils investigation. There are no known mineral deposits that require mitigation nor any hazards per the soils investigation and master plan report and maps.

Drainage:

A natural drainage swale exists on the eastern boundary that conveys stormwater due east toward the East Cherry Creek. This natural swale is not a formal drainageway and is a part of the existing topography of the Site.

There are no stream crossings located within the construction site boundary. The lots are not within a streamside boundary and there are no preservation easements or existing no-build areas on or within the vicinity of construction/disturbance. All natural drainageways within the site conveying 15 cfs or more are placed in drainage easements or Tracts as shown on the Final Plat.

There are no anticipated negative impacts to surrounding or downstream developments or infrastructure as a result of development of this major subdivision.



Water Master Plan:

The development is compliant with the County's water master plan by having the water rights, a water decree with augmentation plan for a 300-year water supply as required. The development is to have individual wells for each of the six residents.

A Water Resources report was conducted and follows the County's criteria with groundwater source testing. A Wastewater Report has also been conducted. These reports are included in the subdivision application.

All requirements for the development are met for water resources – quantity, quality, and dependability are provided to each lot within the subdivision.

Justification:

The development of the Mariah Trail Filing No. 1 major subdivision conforms to the following El Paso County policies:

- **2.1.11:** Encourage approaches to natural system preservation and protection which also accommodate reasonable development opportunities. The development conforms to the existing RR-5 zoning of the parcel and surrounding properties.
- **2.2.3:** Evaluate the impact from proposed developments on watersheds and wildlife habitat with appropriate government agencies early in the development process. The Entitlements Process includes a Final Drainage Report, a Wildlife Hazard Report, and a Water Resources Report that speak to this policy and demonstrate compliance.
- **2.3.1: Preserve significant natural landscapes and features**. There are no significant natural resources or features on the site. The most notable are natural topography in the form of grass swales and drainageways that are not formal waterways within the County. These areas are within drainage easements or Tracts and are not to be disturbed to maintain the historical drainage pattern of the site and cause no negative impacts to downstream and surrounding properties or development. RR-5 zoning standards are to be adhered to for the development of the individual lots.
- **2.3.7:** Encourage the mitigation of visual impacts caused by construction including road cuts, utility lines, outside storage, water tanks, and building scale. The major subdivision is a gravel roadway extension of Mariah Trail for access to six lots. There is no proposed significant roadway cutting or filling that would cause visual impacts as the roadway is generally at existing grade. All residential development is to follow zoning code for building height.
- Policy 3.1.8: Promote water supply systems and augmentation arrangements which maximize the effective use of near-surface ground water supplies without jeopardizing existing water rights or established wells. This development has water rights and augmentation plan in place that meets the 300-year water supply requirement and anticipates 0.625 acre-feet (AF) of water per year for each of the new residential lots.
- Policy 3.3.6 Evaluate the consequences of surface water from new development including run off of natural soils, as chemical compounds that may result from the proposed uses including



pesticides, herbicides and hydrocarbons. The development consists of minimum 5-acre area lots that are typically 7 percent impervious and there is a gravel roadway extension with roadside ditches to convey stormwater to the existing natural drainage outfall location to the east. Water Quality is provided for the gravel roadway via grass buffers as there are large areas of natural landscape for infiltration. The outfall location is an existing grasslined swale that is stabilized.

- Policy 6.1.6 Direct development toward areas where the necessary urban-level supporting facilities and services are available or will be developed concurrently. The subdivision will be served with urban fire protection services by the Tri-Lakes Monument Fire Protection District.
- Policy 6.1.11 Plan and implement land development so that it will be functionally and aesthetically integrated within the context of adjoining properties and uses. Land use for the development is consistent with those of surrounding subdivisions.
- **Policy 9.2.3 Strictly limit direct access onto major transportation corridors in order to preserve their functional capacity.** The access to this development is from a local rural roadway and has no direct access onto major transportation corridors such as highways, arterials, or collectors.
- **Policy 11.1.14 Require development plans to effectively address both quantitative and qualitative impacts of drainage within the project site.** The Final Drainage Report addresses this policy and meets all requirements per the DCM and ECM. Water Quality is provided and detention is proven to be unnecessary.
- **Policy 11.3.1 Where feasible, support the use of natural or naturalistic drainage approaches rather than hard line solutions.** The Final Drainage Report and Grading Plan demonstrates use of natural drainage approaches by utilizing existing areas of native grasses and the natural drainage ways not to be disturbed. Infiltration is provided for impervious areas that sheet flow over pervious meadow/pasture allowing runoff reduction.
- Policy 11.3.4 Promote the effective use of innovative short and long term strategies including sediment ponds, buffer strips, and constructed wetlands as a means of reducing peak flows and improving storm water quality. The Final Drainage Report demonstrates use of grass buffers and stabilized natural drainage ways for runoff reduction and conveyance downstream.
- Policy 11.3.5 Protect the integrity of wetlands, riparian areas and associated wildlife habitat through a combination of careful land development and drainage system design. The Final Drainage Report demonstrates compliance with this policy.
- **Policy 11.3.6 Encourage the effective use of control measures to mitigate the short and long term erosion impacts of development.** The Stormwater Management Plan and corresponding Grading and Erosion Control Plan show erosion and sediment control and mitigation by use of construction control measures. Silt fence, vehicle tracking control, erosion control blankets, sediment control logs, and check dams are sited for construction phases.
- Policy 12.1.3 Approve new urban and rural residential development only if structural fire protection is available. Fire protection is provided as evidence by the will-serve letter.
- Policy 12.1.9 Develop and implement area-wide and parcel-specific Wildfire Mitigation Plans in zones identified as having high wildfire potential. A Wildfire Hazard Report and mitigation plan was submitted with this Major Subdivision application.



Policy 15.3.3 Encourage innovative approaches to the problem of financing solutions to the off-site fiscal impacts of development. This project will be required to participate in the El Paso County Road Impact Fee Program. The proposed lots will participate in the fee program by paying the full applicable fees at building permit.

References:

Subsurface Soils Investigation and Geologic Hazard Study by Vivid Engineering Group, Inc. dated March 2023.

Onsite Wastewater Study by Vivid Engineering Group, Inc. dated March 2023.

Water Resources Report for Mariah Trail Filing No. 1 by RESPEC dated March 2023.

Wastewater Report for Mariah Trail Filing No. 1 by RESPEC dated April 2023.

Final Drainage Report for Mariah Trail Filing No. 1 by Engineering Local Xperts dated March 2023.

Fire Protection Report by Atwell, LLC. dated April 2023.

Respectfully,

ATWELL, LLC

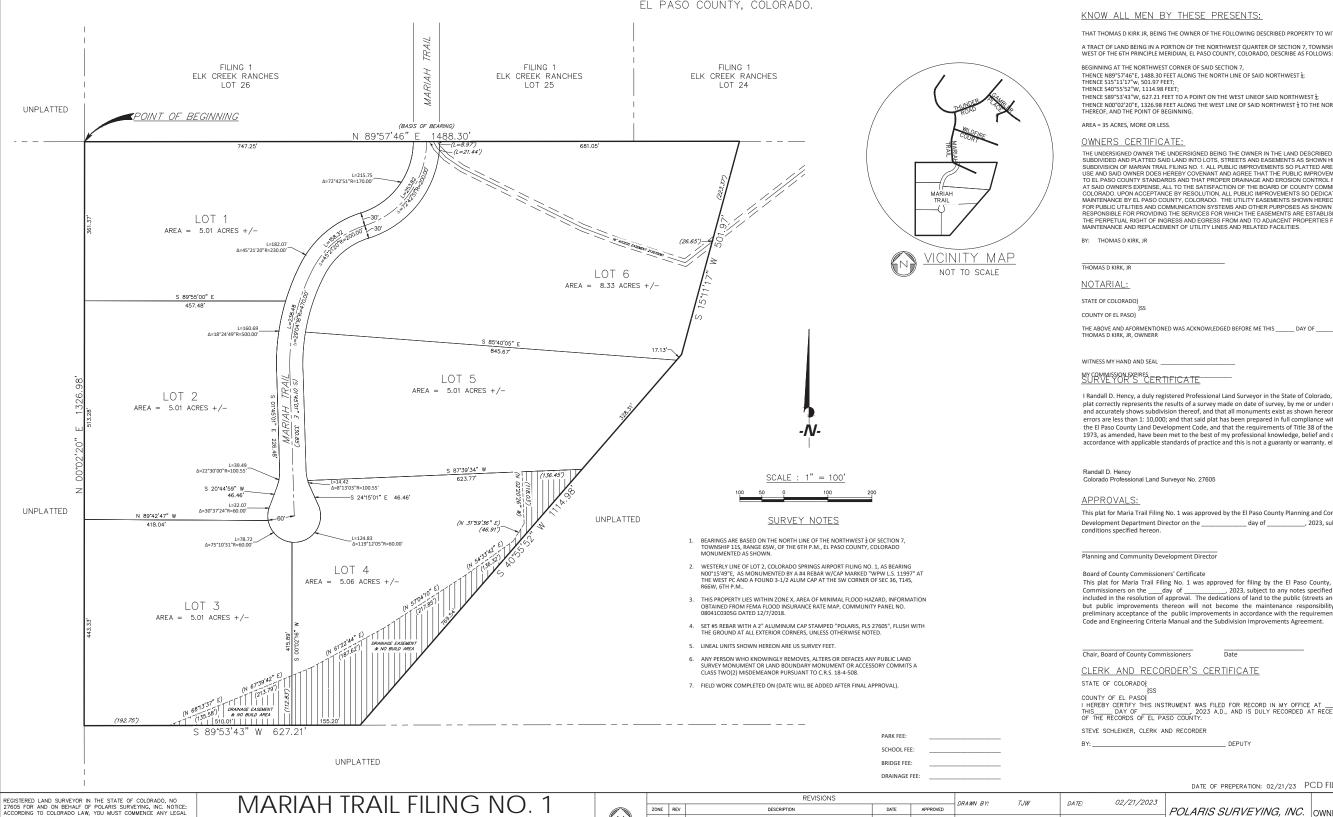
Greenwood Village, CO

RichardDLyon

Richard Lyon, PE Project Manager

MARIAH TRAIL FILING NO. 1

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 65 WEST, OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



KNOW ALL MEN BY THESE PRESENTS:

THAT THOMAS D KIRK JR, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY TO WIT:

A TRACT OF LAND BEING IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBE AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 7

THENCE NO0°02'20"E, 1326.98 FEET ALONG THE WEST LINE OF SAID NORTHWEST \$\frac{1}{4}\$ TO THE NORTHWEST CORNER THEREOF, AND THE POINT OF BEGINNING.

THE UNDERSIGNED OWNER THE UNDERSIGNED BEING THE OWNER IN THE LAND DESCRIBED HEREIN, HAS LAID OUT,
SUBDIVISION OF MARIAN THE UNDERSIGNED BEING THE OWNER IN THE LAND DESCRIBED HEREIN, HAS LAID OUT,
SUBDIVISION OF MARIAN TRAIL FILING NO. 1 ALL PUBLIC IMPROVEMENTS AS SHOWN HEREON UNDER THE NAME AND
SUBDIVISION OF MARIAN TRAIL FILING NO. 1 ALL PUBLIC IMPROVEMENTS SO PLATTED ANDE HEREOF DEVICATED 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 PROPPER DRAINAGE AND ERGOSION CONTROL FOR SAIM WILL BE PROVIDED
AT SAID OWNER'S EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COLUNTY COMMISSIONER OF EL PASO COUNTY,
COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECK MATTERS OF
MAINTENANCE BY ELD ASO COUNTY, COLORADO. THE UTILITY EASEMENTS SO DEDICATED WILL BEEN MATTERS OF
MAINTENANCE BY ELD ASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED. MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN REVECTOR ARE HEREBY DEDICAL TO FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

BY: THO	DMAS D	KIRK, JR	
---------	--------	----------	--

BY: THOMAS D	KIRK, JR		
THOMAS D KIRK, .	JR		
NOTARIAL:	<u>:</u> _		
STATE OF COLORA	NOO!		

ITNESS MY HAND AND SEAL	

SURVEYOR'S CERTIFICATE

I Randall D. Hency, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat correctly represents the results of a survey made on date of survey, by me or under under my direct supervision and accurately shows subdivision thereof, and that all monuments exist as shown hereon; that mathematical closure and actuatery shows suburision interest, and that an informents exist as shown inerest, that interenductal closes errors are less than 1: 10,000; and that said plat has been prepared in full compliance with all applicable provisions of the El Paso County Land Development Code, and that the requirements of Title 38 of the Colorado Revised Statutes, 1973, as amended, have been met to the best of my professional knowledge, belief and opinion and that it is in accordance with applicable standards of practice and this is not a guaranty or warranty, either expressed or implied.

Randall D. Hency	
Colorado Profoscional Land Survoyor No.	2

Colorado Professional Land Surveyor No. 27605

This plat for Maria Trail Filing No. 1 was approved by the El Paso County Planning and Community Development Department Director on the _____ conditions specified hereon. ____ day of ______, 2023, subject to any notes or

Planning and Community Development Director

This plat for Maria Trail Filing No. 1 was approved for filing by the El Paso County, Colorado Board of County Commissioners on the ___day of _____, 2023, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets and easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the land Development Code and Engineering Criteria Manual and the Subdivision Improvements Agreement.

Chair, Board of County Commissioners

CLERK AND RECORDER'S CERTIFICATE

COUNTY OF EL PASO;

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT O'CLOCK M.,

THIS DAY OF 2023 A.D., AND IS DULY RECORDED AT RECEPTION NUMBER

OF THE RECORDS OF EL PASO COUNTY.

STEVE SCHLEIKER, CLERK AND RECORDER

DATE OF PREPERATION: 02/21/23 PCD FILE NO.

REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, NO 27605 FOR AND ON BEHALF OF POLARIS SURVEYING, INC. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN THE YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

A PORTION OF THE NORTHWEST QUARTER OF SECTION 7. TOWNSHIP 11 SOUTH, RANGE 65 WEST, OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTÝ, COLORADO.

			REVISIONS			DRAWN BY:	TJW	DATE:	02/21/20
	ZONE	REV	DESCRIPTION	DATE	APPROVED	DAAWN B1.	7011	DATE.	02/21/20
						CHECKED BY:	RDH	DRAWING NO:	N/
						CHECKED B1.	KDH	DIAMING NO.	/1/
SCALE 1" = 100'						JOB NO:	230109	SHEET:	1 of

POLARIS SURVEYING, INC. OWNER: THOMAS D KIRK JR

1903 Lelaray Street, Suite 102 COLORADO SPRINGS, CO 80909 (719)448-0844 FAX (719)448-9225

FINAL PLAT 19205 MARIAH TRAIL, CO.SPR. 80908

El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: Proclamation of Support for Fox Run Nature Center

Agenda Date: July 12, 2023

Agenda Item Number: #7 - A

Presenter: Theresa Odello, Manager, Recreation & Cultural Services

Jason Meyer, Manager, Planning

Information: Endorsement: X

Background Information:

The overarching mission for El Paso County Nature Centers is to connect people to their natural and cultural resources, thus inspiring them to become stewards for parks and the environment. This is reflected in several El Paso County documents that guide strategic decision-making processes: El Paso County Strategic Plan; the El Paso County Parks Master Plan; Capital Improvement Program; and the Fox Run Nature Center Feasibility Study. To fulfill this mission, El Paso County operates two award winning nature centers at Fountain Creek Regional Park and Bear Creek Regional Park. These two Nature Centers offer unique opportunities to educate and connect people of all backgrounds to the outdoor environment.

The two existing Nature Centers are popular, busy facilities, with children's programming already at capacity. The popularity of Nature Centers creates a challenge for El Paso County to meet the demand of residents who want to participate in programming provided at the Nature Centers, especially programming for school-aged children. Population growth, a 2013 gap analysis and a 2019 Feasibility Study all demonstrate the need to build a new Nature Center.

El Paso County's population has more than doubled since the Bear Creek Nature Center opened in 1976; the County's population has grown by 300,000 since Fountain Creek opened in 1992. El Paso County now has a population of about 738,000.

Recommended action:

Motion to endorse the Proclamation of Support for Fox Run Nature Center.

PROCLAMATION OF SUPPORT FOR FOX RUN NATURE CENTER

- **WHEREAS,** El Paso County is fortunate to have extensive and diverse natural resources, such as forests, grasslands, riparian areas, lakes, creeks and a wide variety of open spaces; and
- **WHEREAS,** the EI Paso County Parks & Community Services Department provides a variety of programs and services that are valued by our residents and enhance the quality of life in EI Paso County; and
- WHEREAS, El Paso County Nature Centers are nationally recognized award-winning centers that have been providing quality programs and services to the El Paso County Community and visitors since 1976; and
- WHEREAS, EI Paso County Nature Centers instills a love of nature in thousands of children and adults by providing quality hands-on displays and innovative environmental education programs that provide for the exploration of nature by all El Paso County residents and visitors of all ages; and
- **WHEREAS,** the new Fox Run Nature Center will function as an educational and interpretive center, focusing on the Black Forest and its ponderosa forests; and
- **WHEREAS**, the visitor's experience at Fox Run Nature Center will be one that balances the engaging indoor interpretations that reveal the adjacent natural setting of the forest with expanding their understanding and care for the quality of the forest and ecosystem beyond; and
- WHEREAS, there has been strong and ongoing community support of El Paso County Nature Centers and the El Paso County Nature Centers continues to serve as a greatly valued center for environmental education and the enjoyment of nature that draws thousands of visitors each year; and
- **WHEREAS,** the current two El Paso County Nature Centers address the needs of the community in the central and southern areas of El Paso County leaving an identified documented need in northern El Paso County.

NOW, THEREFORE, the Park Advisory Board of El Paso County, Colorado, hereby proclaims its support of the Fox Run Nature Center, for its unique role in interpreting and preserving El Paso County's parks and open spaces, and for helping to build and enhance the community's connection to their natural and cultural resources and inspire them to become stewards of the parks and environment.

DONE THIS 12th day of July 2023 at Colorado Springs, Colorado

THE PARK ADVISORY BOARD MEMBERS OF EL PASO COUNTY, COLORADO

Thomas Lachocki, Chair	Terry Martinez, Vice Chair
John Wallace, Second Vice Chair	Kiersten Steel, Third Vice Chair
Susan Jarvis-Weber, Secretary	Vincent Prins, Board Member
Janna Blanter, Board Member	Jane Newman, Board Member
Jeremy Chatelain, Board Member	

El Paso County Parks 2023 Action Plan

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

		Con	nmunity Serv	ices	s Departmei	nt							
	Parks /	Rec	reation & Cul	tura	al Services	Div	risions						
		J	une 2023 Mor	nthl	y Report								
Facility Revenue Totals To Date					2023					2022		2021	
			Budget		Current		Balance		Tot	tals to Date	Tot	als to Date	
Parks Facility Reservation Revenue		\$	180,000	\$	181,865	\$	(1,865)		\$	169,532	\$	147,369	
County Fair / Fairgrounds		\$	301,000	\$	186,156	\$	114,844		\$	169,444	\$	94,904	
Total		\$	481,000	\$	368,021	\$	112,979		\$	338,976	\$	242,273	
Fundraising Revenue			2023		2023								
	<u>Purpose</u>		Goal		Amount		Balance		Tot	tals to Date	Tot	als to Date	
County Fair Sponsorships	Fair Operations	\$	80,000		102,500	\$	(22,500)		\$	52,000	\$	83,000	
Partners in the Park Program	Park Operations	\$	45,000		75,000	\$	(30,000)		\$	62,450	\$	58,750	
Trust for County Parks	Park Operations	\$	10,000		18,367	\$	(8,367)		\$	21,020	\$	41,178	
Nature Center Fundraising	Nature Center Support	\$	25,000	\$	7,586	\$	17,414		\$	6,540	\$	6,445	
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$	40,000	\$	70,000	\$	(30,000)		\$	40,000	\$	15,000	
Total		\$	200,000	\$	273,453	\$	(73,453)		\$	182,010	\$	204,373	
Grant / 3rd Party Funding			Awarded										
Parks Division Reservations	2023		2023		2023		2022	2022		2021		2021	
Year to Date	<u>Rentals</u>		<u>Attendance</u>		<u>Evaluation</u>		Rentals	<u>Attendance</u>		<u>Rental</u>	At	ttendance	
January	11		966		N/A		3	510		3		22	
February	15		778		N/A		5	446		5		233	
March	51		1306		N/A		29	702		4		31	
April	299		10619		4.6		271	8698		157		3892	
May	448		16919		4.4		419	15932		423		11907	
June	552		20087		4.4		489	22846		506		14571	
July													
August									-				
September													
October													
November		<u> </u>											
December	4070	<u> </u>	F007F		4.0		4040	40404		1000		22252	
Total	1376		50675		4.6		1216	49134		1098		30656	

Sune Rentals Attendance Rentals Attendance Rentals R	Parks Facility Reservations	2023	2023	2022	2022	2021	2021	
Archery Lanes	June	Rentals	Attendance	Rentals	Attendance	Rentals	Attendance	
Albeleic Fields	Bear Creek Regional Park							
Pavilions 106 5203 102 5219 120 4063 17815 1 175 17815 1 175 17815 1 175 17815 1 175 17815 1 175 17815 1 175 17815 1 175 17815 1 175 17815 1 175 17815 1 175 17815 1 175 17815 1 175 17815 1 175 17815 1 178 1 178 1 178 1 1 1 1 1 1 1 1 1	Archery Lanes	56						
Trails	Athletic Fields	58	3000	48	3045	20	745	
Vendor	Pavilions	106	5203	102	5219	120	4063	
Tenis Courts	Trails	2	200	3	475	1	175	
Pickloball Course 13 69	Vendor	2	8	3	6	3	12	
Vita Course	Tennis Courts							
Meeting Room	Pickleball Courts	13	69					
Black Forest Regional Park	Vita Course							
Athletic Fields	Meeting Room	5	43	2	16	4	30	
Paulions 19	Black Forest Regional Park							
Vendor	Athletic Fields	7	245	21	1130	19	1075	
Fennis Courts	Pavilions	19	802	21	801	20	454	
Falcon Regional Park 90								
Falcon Regional Park 90				19	72	32	128	
Athletic Field 3 180								
Vendor	Baseball Fields	90	2625	46	1180	34	850	
Vendor	Athletic Field	3	180		İ			
Athletic Fields			42	4	12			
Athletic Fields	Fountain Creek Regional Park				İ			
Trails		1	150	3	1130			
Disc Golf Course 2 202 1 50 1 72	Pavilions	51	2439	53	2227	38	1339	
Vendor	Trails	1			İ			
Vendor	Disc Golf Course	2	202	1	50	1	72	
Athletic Fields	Vendor	3		1				
Gazebo 2 54 22 855 10 485 Warming Hut 6 110 14 158 7 75 Pavilions 73 3081 75 3429 81 2859 Vendor 1 4 2 2 21 Trails 1 100 100 Homestead Ranch Regional Park 1 100 Pavilions 13 589 19 739 19 470 Athletic Fields 1 2 100 Trails 1 200 1 100 Palmer Lake Recreational Area 1 50 1 1000 Palmer Lake Santa Fe Trail 1 50 1 1000 Monument Trail Head New Santa Fe Trail 1 50 1 1 Monument Trail Head New Santa Fe Trail 1 50 1 1 50 AFA Santa Fe Trail 1 50 1 1 50 1 AFA Santa Fe Trail 1 50 1 1 50 1 AFA Santa Fe Trail 1 50 1 50 1 AFA Santa Fe Trail 1 50 1 50								
Warming Hut 6 110 14 158 7 75 Pavilions 73 3081 75 3429 81 2859 Vendor 1 4 2 21 Trails 1 100	Athletic Fields							
Pavilions 73 3081 75 3429 81 2859 Vendor 1 4	Gazebo							
Vendor 1 4 2 21 Trails 1 100 100 Homestead Ranch Regional Park 1 100 100 Pavilions 13 589 19 739 19 470 Athletic Fields 1 20 1 100 </td <td>Warming Hut</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Warming Hut							
Trails	Pavilions	73	3081	75	3429	81	2859	
Homestead Ranch Regional Park	Vendor	1	4			2	21	
Pavilions				1	100			
Athletic Fields 2 100 Trails 1 200 1 100 Palmer Lake Recreational Area								
Trails 1 200 1 100 Palmer Lake Recreational Area 50 1 1000 Palmer Lake Santa Fe Trail 1 50 1 1000 New Santa Fe Trail 1 50 1 1000 Monument Trail Head New Santa Fe Trail 1 50		13	589	19	739			
Palmer Lake Recreational Area 1 50 1 1000 New Santa Fe Trail 1 50 1 1000 Monument Trail Head New Santa Fe Trail 1 50 50 Baptist Road Santa Fe Trail 1 50 50 AFA Santa Fe Trail 1 50 50 Vendor - Santa Fe Trailheads 1 50 50 Paint Mines Trail 8 62 4 23 13 57								
Palmer Lake Santa Fe Trail 1 50 1 1000 New Santa Fe Trail 1 50 1 1000 Monument Trail Head New Santa Fe Trail 1 50				1	200	11	100	
New Santa Fe Trail 50 Monument Trail Head New Santa Fe Trail 1 50 Baptist Road Santa Fe Trail 1 50 AFA Santa Fe Trail 1 50 Vendor - Santa Fe Trailheads 50 50 Paint Mines Trail 8 62 4 23 13 57								
Monument Trail Head New Santa Fe Trail		1	50	1	1000			
Baptist Road Santa Fe Trail 1 50								
AFA Santa Fe Trail 1 50	Monument Trail Head New Santa Fe Trail	1						
Vendor - Santa Fe Trailheads 8 62 4 23 13 57		1						·
<u>Paint Mines Trail</u> 8 62 4 23 13 57		1	50			·		·
						·		
Peak Island Trail		8	62	4	23	13	57	
	Rock Island Trail							
Black Forest Section 16 1 150	Black Forest Section 16			1	150			
Rainbow Falls Historic Site	Rainbow Falls Historic Site							
Pineries Open Space	Pineries Open Space							
Total Park Facility Reservations 552 20087 489 22846 506 14571		552	20087	489	22846	506	14571	

Fairgrounds Facility Reservations	2023	2023	2023	2022	2022	2021	2021
Year to Date	Rentals	Attendance	Evaluation	Rentals	Attendance	Rentals	Attendance
January	8	173	N/A	7	150	0	0
February	14	735	N/A	19	726	6	178
March	12	1160	N/A	13	471	8	459
April	18	7161	N/A	50	2781	20	1608
May	23	4150	N/A	30	3791	16	1496
June	17	4490	N/A	12	391	12	1921
July	.,	1100	14// (12	001		1021
August							
September							
October							
November							
December							1
Total	92	17.869	N/A	131	8,310	62	5,662
	32	11,000	1471		5,5.5	V-	0,002
Fairgrounds Facility Reservations	2023	2023	2022	2022			1
June	Rentals	Attendance	Rentals	Attendance			
Swink Hall - Fairgrounds	<u>itentais</u>	Attendance	Iteritais	Atteridance			
Lions Club Meeting	1	30	1	30			1
Fair Corp Meeting	1 1	10	1	6			
Calhan Posse Mtg	1	20	1	20			
4-H Club Meeting	1 1	20	1	20			
Fair Advisory Board Meeting	1	30	'	20			
Hitch N' Post 4-H Meeting	1	20	1	20			
Jr. Livestock Sale Committee	1	15	'	20			
or. Livestock date dominitiee	'	10	2	35			
Grand Stands Building				33			
Track							
BST Auto Race	2	3,500					1
BST AUIO Race	2	3,300					1
Barns							1
4-H Poultry Project Meeting	1	65					
Livestock Arena	'	- 00					
4-H Goat Clinic	1	55	1	100			
4-H Miniature Horse Clinic	1	75	1 1	50			1
4-H Cattle Project Meeting and Open Scale	1 1	50	1	60			1
4-H Livestock and Small Animals Clinics	1	200	'	00			1
4-H Llama and Alpaca Show	1	50		+			†
4-H Fair Cleanup	1	250					1
TITT All Olcanup	'	200					1
Whittemore - Fairgrounds							+
4-H Dog Show	1	100	2	50			†
T I Dog Onow	'	100		30			1
Month Total Fair Facility Reservations	17	4.490	12	301			+
Month Total Fair Facility Reservations	17	4,490	12	391			

Vandalism Report						
Incident	<u>Date</u>	Location	<u>Area</u>	Cost		
Graffiti removal	1/26/2023	Widefield, Southmoore, Crew Gulch	South	\$200		
Homeless camp clean-up / illegal dumping	1/26/2023	Willow Springs, Maxwell Street	South	TBD		
Graffiti removal (Fountain tunnel, playground)	2/3/2023	Widefield	South	\$75		
Homeless camp clean-up	2/6/2023	Hanson Bridge	South	\$50		
Illegal Dumping	2/6/2023	Crew Gulch	South	\$50		
Graffiti removal (Main park sign)	2/7/2023	John Ceresa	South	\$50		
Homeless camp clean-up / illegal dumping	2/7, 2/10	Christian Open Space	South	\$700		
Homeless camp clean-up / illegal dumping	2/13/2023	Academy blvd trail crossing	South	\$100		
Homeless camp clean-up / illegal dumping	2/14/2023	Maxwell trailhead	South	\$50		
Homeless camp clean-up / illegal dumping	2/14/2023	South of mule train	South	\$50		
Homeless camp clean-up / illegal dumping	2/17/2023	South of Hanson trailhead	South	\$50		
Maintenance shop: damaged lock and chain	2/20/2023	Fox Run Regional Park	North	\$100		
Illegal Dumping	3/1/2023	Nature Center parking lot	South	\$50		
Graffiti removal (Flight memorial, pavilion, floor & wall)	3/2/2023	Widefield Community Park	South	\$200		
Illegal Dumping (Tree limbs, yard debris)	3/16/2023	Strtamoor Valley	South	\$50		
Graffity removal (Exterior of restroom)	3/20, 3/30	Widefield Community Park	South	\$200		
Homeless camp clean-up / illegal dumping	5/4/2023	Stratmoor Valley	South	\$90		
Homeless camp clean-up	5/4/2023	Hanson Bridge	South	\$90		
Graffiti removal (Fountain tunnel)	5/4, 5/8, 5/16	Widefield Community Park	South	\$270		
Graffiti removal	5/8, 5/16	Crew Gulch	South	\$180		
Turf damage from vehicle	5/26/2023	Bear Creek Terrace	Central	\$200		
Graffiti removal (boulders, backflow box, wall)	6/28/2023	Stratmoor Valley	South	\$175		
Graffiti removal (playground)	6/29/2023	Stratmoor Hills	South	\$130		
			Total	\$3,110		

Volunteerism		2023		2022		2021		
Total for Year	<u>Goal</u>	<u>Volunteers</u>	Total Hours	<u>Volunteers</u>	Total Hours	Volunteers	Total Hours	
January		138	728	180	609	106	372	
February		292	1,302	60	327	100	468	
March		229	932	118	682	159	713	
April		413	1,701	407	1,830	365	1556	
May		501	2,225	491	2,021	425	1579	
June		658	2,263	225	1,606	299	1,421	
July								
August								
September								
October								
November								
December								
Totals		2231	9,151	1,481	7,075	1,454	6,109	
		20:	23					
<u>June</u>		<u>Volunteers</u>	Total Hours					
Park Advisory Board		9	35					
Fair Advisory Board		30	90					
Fairgrounds Corporation		10	20					
Fair and Events Center		250	300					
Friends of the Nature Centers/Rec. Services		37	430					
Adopt-A-Park / Trail / Volunteer Projects		322	1,388					
Total		658	2,263					

Programming		2023	2023	2023	2022	2022	2021	2021
Totals for Year		Programs	Attendance	Evaluation	Programs	Attendance	Programs	Attendance
January		45	1152	4.99	29	452	25	218
February		43	2032	4.95	37	952	27	230
March		89	2376	4.99	48	986	50	753
April		161	5139	4.92	109	3003	58	1006
May		162	4216	4.94	148	5401	84	1377
June		89	2647	4.95	76	1595	68	1361
July								1001
August								
September								
October								
November								
December								
Totals	800 / 21,000	589	17562	4.96	447	12389	312	4945
						1=000	V	
		2023	2023	2023				
June	<u>Facility</u>	Programs	Attendance	<u>Evaluation</u>				
Habitat	BCNC	2	23	5.00				
Incredible Insects	BCNC	5	68	4.90				
Colorado Wildlife Detectives	BCNC	2	18	5.00				
Trailability	BCNC	6	17					
Staff and Volunteer Trainings	BCNC	3	22	5.00				
Birthday: Bugs & Beasts	BCNC	1	16	5.00				
Bear Den Rental: Girl Scouts	BCNC	1	25					
Nature Camp: Crawlers, Wigglers & Diggers	BCNC	5	150	5.00				
Group Visit: Church, Adult Day program, Senior group	BCNC	8	90					
Little Wonders: Bird Bonanza	BCNC	2	46	4.90				
Nature Explorers: Let's Go Hiking	BCNC	2	49	5.00				
Kids' Night Out: Moonlight Fun	BCNC	1	19					
Birthday: All About Animals	BCNC	2	32	5.00				
Nature Camp: Middle School Camp	BCNC	5	140	4.93				
Nature Camp: Earth Connections	BCNC	5	140					
Awesome Arthropods	FCNC	2	37	4.90				
Nature Adventures: Lounging Lizards	FCNC	2	59	5.00				
Outreach: Get Outdoors Day	FCNC	1	255					
2's & 3's Outdoors: Flower Power	FCNC	2	27	5.00				
Who Dung It?	FCNC	1	18	4.70				
Adult Bird Club : Classroom	FCNC	1	15	5.00				
Adult Bird Club : Field Trip	FCNC	1	15	5.00				
Milkweed Menagerie	FCNC	1	17	5.00				
Outreach: Forge Evolution Youth Event	FCNC	1	100					
Nature Camp: Pregistoric CO	FCNC	5	150	5.00				
Nature Camp: Prehistoric CO at Fox Run	FCNC	5	150	5.00				
Nature Camp: Surfin' the Food Web	FCNC	5	145	5.00				
Outreach: Family Fun Day at the RM Dinosaur Resource	FCNC	1	103					
Group Visit: Adult Care Group	FCNC	1	15					
Archery Camp Wk 1	BCRP	1	16	4.50				
Paint Mines Interpretive Hikes	PMIP	2	28	5.00				
Archery Camp Wk 2	BCRP	1	16	5.00				
Kite Festival	FRP	1	350	4.88				
Archery Camp Wk 3	BCRP	1	16					
Cornhole League	FEC	4	260					
		<u> </u>						
TOTALS		89	2647	4.95				
		+						

			Paint Mines				
		Fountain Creek	Interpretive	Rainbow Falls			
Visitor Contacts (does not include programs)	Bear Creek Nature Center	Nature Center	Park	Historic Site			
January	662	731	0	0			
February	811	809	0	0			
March	917	1187	0	0			
April	904	943	3853	0			
May	1222	1175	3434	0			
June	1937	733	2254	0			
July							
August							
September							
October							
November							
December							
Totals	6453	5578	9541	0	·		



COMMISSIONERS: CAMI BREMER (CHAIR) CARRIE GEITNER (VICE-CHAIR)

HOLLY WILLIAMS STAN VANDERWERF LONGINOS GONZALEZ, JR.

PARKS & 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

June 2023

General Updates:

1. Facility rentals have generated \$181,865 which is exceeding our \$180,000 annual revenue goal.

Special Events:

- 1. Fountain Creek Regional Park was host to a large community event. "Aiden's Adventures 5K" invited the community for a fundraiser walk followed by festivities and food trucks in memory of a wonderful, adventurous little boy that passed away in a tragic accident in 2021.
- 2. Team Top Shelf Disc Club held another disc golf tournament at the Widefield Community Park. "The Battle on the Front Range" brought nearly 100 disc golfers to the park enjoying a few rounds of disc golf.
- 3. The New Santa Fe Regional trail was part of the "50 for 50" event which is a 50-mile, 18-hour ruck march testing the participants mentally, emotionally and physically. The participants started at the Palmer Lake Recreation area and marched south to Fort Carson.
- 4. The second annual "Ring the Springs" ultra running event was held in June. Ring the Springs connects many of the parks, trails and open spaces in Colorado Springs and El Paso County. The race showcases the connectivity of the trails as well as the value of



the park systems and highlights the importance of conservation, maintenance, and acquisition of trails systems in the Pikes Peak Region. Approximately 100 participants attended this running event.

- 5. Fox Run Regional Park was host to a week-long Lacrosse camp for 30 kids. All parks were very busy with field rentals for various youth sports and an adult soccer tournament.
- 6. 8 commercial photography permits were issued for the Paint Mines Interpretive Park.



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PARKS & COMMUNITY SERVICES DEPARTMENT

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

COMMUNITY OUTREACH

Monthly Report – June 2023

Dana Nordstrom, Community Outreach Coordinator

El Paso County Fair: A Summer to Remember

Please join us for the VIP Luncheon hosted by the County Commissioners at Noon, on Opening Day, Saturday, July 15 at the Fair and Events Center. If you haven't received an email invite, please reach out to <u>DanaNordstrom@elpasoco.com</u>.

Fox Run Nature Center:

Staff has completed five community outreach events. Some comments on what we have heard:

- Most people were excited about the canopy walk!
- Drive time seems to be the biggest barrier for a lot of people. Those who live up north say they like the other
 nature centers, but the 30-45 min drive prevents them from visiting more so they are excited that one will be up
 north. Interestingly, people from the COS core and even Fountain area say the exact same thing. They enjoy the
 nature centers but don't visit black forest often due to the drive times, so visiting fox run nature center would be
 challenging.
- We did not hear anything negative about the location, most thought it was in a great spot. Nothing negative about closing the road either.
- A lot of people like the inclusion of a community / multipurpose room.
- Talked to a scout troop leader who has camped there and said they love it and hope it continues.
- Heard comments about needing teen spaces / activities.
- Did not hear any concerns about traffic or congestion in the park.
- A lot of the younger kids said they like playgrounds.

To learn more and stay up to date, please visit our project website at www.tdg-frnc.com.



Nature Center Fundraiser: Please mark your calendars for this year's Happy Trails BBQ coming Friday, August 18, 6-9 pm at the Bear Creek Nature Center. To purchase a ticket, reserve a table or for more information please call Mary Jo Lewis at 719-520-6388.

2002 CREEK CROSSING ST. OFFICE: (719) 520-7529



COLORADO SPRINGS, CO 80905 WWW.COMMUNITYSERVICES,ELPASOCO.COM



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Parks & Community Services Department

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

Recreation & Cultural Services Division Monthly Report – June 2023

Submitted by Theresa Odello, Recreation & Cultural Services Division Manager

Programs & Special Events:

• Bear Creek Nature Center was busy hosting 3 weeks of nature camp in the month of June. "Crawlers, Wigglers and Diggers" familiarized elementaryage campers to the fascinating and important world of arthropods. Mile High Bug Club members visit the campers on Friday for a special treat to meet and touch some crawly critters! "Middle School Camp" engaged an audience of 5th-8th graders in exciting activities including an archery lesson led by Archery School of the Rockies, a compass course scavenger hunt and a day of 'Spy School' that highlighted the skills used by both detectives and naturalists. "Farth Connections" half-day camp served an audience of younge.



naturalists. "Earth Connections" half-day camp served an audience of younger campers who are new to the camp experience, giving them a chance to learn more about aspects of nature such as plants, water, birds, insects, and stewardship. When asked what makes Bear Creek's camp unique, parent comments included, "Staff and volunteer knowledge and spirit!" and "Staff is the best! Always something new and fun!"

- The second annual Kite Festival at Falcon Regional Park occurred this month on June 17th.
 Despite getting chased away from thunderstorms before the event's end time, around 350 people
 - attended this free event. This year attendees had the opportunity to participate in activities such as kite making, bubble blowing, toy ax throwing, facepainting, desert eating, and of course, kite flying! Spectators had the opportunity to witness large-kite enthusiasts fly their massive kites. For those who made it out to the festival, they received an amazing and magical morning of flying kites.



 Archery Camp at Bear Creek Regional Park is in full swing. Three camp sessions have already come and gone, and there are two camp sessions left for the season. This year Archery School of the Rockies has provided an instructor, Joella Bates, who is a 13-time world champion, and brings a competitive edge to this year's camp sessions. Archery camp this year is completely full, with waitlists for each session.



• Activities at Paint Mines Interpretive Park are ramping up as we close out our spring and move into summer. This year's interpretive hike program began with two hikes being organized and executed this past June. Hikes occur every other Saturday and are free to register. A \$3 donation is suggested at the start of each hike. Both hikes this year have had 14 participants, ranging from 6-80 years of age. After having executed a few of these programs, last year and this spring, we have noticed that this program draws in a lot of visitors from outside Colorado, almost equal to that of people from the Front Range Region. There are seven remaining interpretive hikes this year, make sure to check one out!

- Fountain Creek Nature Center embraced the gross, funny, and fascinating with Who Dung It, a
 program all about poop! Guests spent their Scaterday morning learning about some neat
 concepts in the world of scat before exploring examples of local animal po. A hike around the
 nature trail with a scatvenger hunt yielded lizard, turkey, and coyote scat to name a few. Everyone
 even went home with a recipe for no-bake scat cookies that were fully edible and totally
 customizable!
- Fountain Creek Nature Center is a pollinator hotspot each summer, and Milkweed Menagerie
 celebrated the lesser-known creatures that rely on our lush meadows. Participants were led along
 a hike pointing out a variety of spiders, bees, beetles, and butterflies. They even got to delve deep
 with a bug sweep, collecting bugs for themselves to connect to the diverse community thriving in
 the showy milkweed.
- Fountain Creek Nature Center hosted its first ever all-outdoors week of summer nature camp, Surfin' the Food Web. Campers embraced nature more than ever before thanks to the staff's planning. The kids learned about the major and unique players in the food web, from predators and prey to scavengers and insectivores, with loads of fun games and activities, hikes, and crafts. Kids, staff, and volunteers alike agreed all-outdoors was awesome!

Outreach Events and Other Items:

- Pear Creek Nature Center unveiled the Visually Impaired Persons (VIP)

 Trail on June 23rd during a ribbon-cutting ceremony that included remarks by Todd Marts, EPC Community Services Executive Director,
 Commissioner Stan VanderWerf and Monica Gimbel, a nature center volunteer who was instrumental in planning the VIP Trail. The trail section is a flat, wide boardwalk with interpretive signs along the way that interpret flora and fauna found along the trail. A braided rope guides users to interactive signs designated with a tactile rope grip, prompting the use of the Pen Friend audio device that reads the interpretive signs to the user. The VIP trail and accessibility components are offered to visitors at no cost with no reservations required. The Scott Lauther Foundation, a Bear Creek Nature Center Partner in the Park, provided funding for El Paso County to incorporate the VIP Trail section as part of the existing Songbird Trail. Visitors with visual impairments can now better interpret nature at the Bear Creek Nature Center along the VIP Trail and interactive displays inside the Nature Center.
- Summer seems to have finally arrived at the **EI Paso County Fair & Events Center**. June brought two nights of auto racing, a dog show, 4-H Rocket Launch, and more. By far, our time has been consumed with Fair preparation. 4-H groups have been onsite regularly preparing for their various shows and contests, Park Operations have been busy getting the grounds ready for the Fair, and the Fair event staff have been pulling together all the last-minute details, schedules, marketing, and signage for the 2023 EI Paso County Fair. The 4-H Cleanup Day at the Fair was held on June 24, with over 200 people prepping barns, setting up displays, moving gates & fencing, and picking up their fair passes & camping permits. It's sure to be a Summer to Remember this year at the EI Paso County Fair, we hope to see you there!
- On Thursday, June 29th, Bear Creek Nature Center led the third training of the season for the Trailability Program at El Paso County Nature Centers. This program ensures that everyone, regardless of physical ability, can experience the beauty of El Paso County. Five new trainees learned about disability awareness, operation of the vehicle, and the flora and fauna of the Pikes Peak region. The program has built a robust volunteer base with the total number of trained volunteers now reaching 28 people; many of which are new to the Friends of El Paso County Nature Centers. As the Trailability Program grows, the training and continued support of these volunteers is crucial to the success of the program.







Special Events and Program Calendar July 12 - August 16, 2023

Date	Day of Week	Program	Location	Target Audience	Notes*		
July 10-14	Monday-Friday	Summer Nature Camp: Wild Child Adventures	Fountain Creek Nature Center	Children entering grades 6-8	9am-3pm, \$150 per child		
July 12	Wednesday	Concert in the Park	Bear Creek Regional Park	All ages	6-8pm, FREE		
July 11-13	Tues-Thurs	Archery Camp Week 4	BCRP Archery	Ages 6-17	9am-12pm, \$110 per child		
July 12	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person		
July 15 - 22	Saturday-Saturday	El Paso County Fair	Fair & Events Center	All Ages	Please see fair website for full list of prices, events, & details.		
July 19	Wednesday	Little Wonders: Sneaky Snakes	Bear Creek Nature Center	Ages 2-3 with caregiver	9-10:30am & 1-2:30pm/ \$3 per person		
July 19	Wednesday	Mush Ado About Mushrooms	Bear Creek Regional Park	All ages	6-8pm, FREE		
July 20	Wednesday	Nature Explorers: Happy Herps- Reptiles & Amphibians	Bear Creek Nature Center	Ages 4-6 with caregiver	9-10:30am & 1-2:30pm/ \$3 per person		
July 20, 21	Thursday, Friday	2s & 3s Outdoors: Undercover Criters	Fountain Creek Nature Center	Children age 2-3 with an adult	9-10:15am, \$3 per person		
July 22	Saturday	Mush Ado About Mushrooms	Fountain Creek Nature Center	All Ages	10am-12pm, \$5 per person		
July 22	Saturday	Forest Bathing Walk with Listening Pines	Bear Creek Nature Center	Adults	1-3pm/ \$30 per person		
July 24	Monday	Fox Run Nature Center Outreach: Tri- Lakes Cares Client Appreciation Day	Monument	All ages	8am - 5pm, Free		
July 25-27	Tues-Thurs	Archery Camp Week 5	BCRP Archery	Ages 6-17	9am-12pm, \$110 per child		
July 26	Wednesday	FestABLE	The Independence Center	All	10am-2pm, FREE		
July 26	Wednesday	Concert in the Park	Bear Creek Regional Park	All ages	6-8pm, FREE		
July 29	Saturday	Fox Run Nature Center Outreach: BackPack Bash	Panorama Park	All Ages	9am-12pm, Free		
July 29	Saturday	Beautiful Blooms Hike	Bear Creek Nature Center	Ages 12+	9am-11am/ \$5 per person		
July 28	Friday	Bunco at Fountain Creek NC	Fountain Creek Nature Center	13+	8\$ per person 5-8:30pm		
July 28	Friday	Fox Run Nature Center Outreach: Paint Mines Double IPA Release	Goat Patch Brewery	Adults	5-7pm, Free		
July 28	Friday	Fountain End of Summer Reading Party	Aga Park, Fountain	All, Families, Children	10am-12pm, FREE		
July 31 - August 4	Monday-Friday	Summer Nature Camp: Cattail Kids	Fountain Creek Nature Center	Children entering grades 6-8	9am-3pm, \$150 per child		
August 1	Tuesday	Concert in the Park	Fountain Creek Regional Park	All ages	6-8pm, FREE		
August 2	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person		
August 3	Thursday	Concert in the Park	Fox Run Regional Park	All ages	6-8pm, FREE		
August 5	Saturday	Kids' Morning Out: Nature Detectives	Bear Creek Nature Center	Ages 7-12	6-7:30pm/ \$2 donation		
August 5	Saturday	Paint Mines Interpretive Hike	Paint Mines Interpretive park	All ages	9:30-11:30am / \$3 suggested donation/person		
August 9	Wednesday	Trivia in the Park at Fox Run Regional Park led by Bear Creek staff	Fox Run Regional Park	All ages	9-10:30am, \$3 per person		
August 9	Wednesday	Concert in the Park	Bear Creek Regional Park	All ages	6-8pm, FREE		
August 9	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person		
August 10	Thursday	Concert in the Park	Fox Run Regional Park	All ages	6-8pm, FREE		
August 10, 11	Thursday & Friday	Nature Adventures: Big Blue	Fountain Creek Nature Center	Children ages 3-6 and their families	9am-12pm, Free		
August 12	Saturday	Fox Run Nature Center Outreach: Black Forrest Festival	Black Forest	All	8am-3pm, Free		
August 12	Saturday	Trailability Volunteer Training	Fountain Creek Nature Center	Adults, New and Existing Volunteers	10pm-2am/ \$20 per person		
August 12 Saturday Persei		Perseid Meteor Shower Photography	Kane Ranch Open Space	Adults			
				* Nature Center Members n	nay receive an additional discount		

HOLLY WILLIAMS

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PARKS & COMMUNITY SERVICES DEPARTMENT

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

PARKS PLANNING DIVISION & PARK OPERATIONS DIVISION MONTHLY REPORT **JUNE 2023**

Parks Planning

Capital Project Management / Planning:

Bear Creek Regional Park Pickleball Retaining Wall and Shade Structures - The retaining walls directly west of the pickleball courts were dilapidated and needed replacement. The project included demolition of the old timber walls and construction of a new concrete block retaining wall. A new plaza behind the retaining wall was constructed to provide an area for observation, seating, and event space. Timberline Landscaping began construction in April and completed the project in May 2023. Two shade structures have been ordered with anticipated installation Fall 2023.

Black Forest Regional Park Tennis Courts - The two existing tennis courts in Black Forest Regional Park are in the need of replacement due to age, playability, and safety concerns. County Parks has contracted with FieldTurf, LLC (Renner Sports) to remove the two existing tennis courts and replace with two new post-tension concrete tennis courts. The courts will also be lined for pickleball play. The project began with court demolition September 2022. Due to contractor schedule and winter weather, construction resumed April 2023. Anticipated project completion date is July 2023.

Crews Gulch Regional Trail Paving - The Crews Gulch Primary Regional Trail runs southwest to northeast from Ceresa Park and the Fountain Creek Regional Trail, northeast through Widefield Community Park, to its terminus at Fontaine Boulevard. While some of the trail is paved through Widefield Community Park, the section south of Quebec Street is currently gravel surfaced. The 2017 Widefield Community Park Master Plan identified the southern section of the Crews Gulch Trail as a candidate for concrete paving, thus allowing for more robust ADA accessibility through the park. El Paso County Parks was awarded a Community Development Block Grant (CDBG) to complete this project. A Notice to Proceed was issued to Jarcco Construction in May 2023. Construction began on June 19th. The project is expected to be complete by mid-July 2023.

County Fairgrounds Barn Replacement - The project removed and replaced several small animal barns that are located west of Owens Livestock Arena. The existing, dilapidated wooden barns were replaced with a new 7,500 square foot barn. The project was completed on schedule in May 2023.

Fountain Creek Repairs at Duckwood Trailhead- The embankment along Fountain Creek has sustained erosion from repeated high-water events and is now threatening the Fountain Creek Regional



Trail and Chilcott Irrigation ditch infrastructure. Planned repairs include installation of riprap armoring, geotextile fabric, and revegetation of the creekbank. Funds have been allocated to launch engineering and design in 2023 with construction planned for winter 2024-25. Due to June storms temporary repairs are planned for summer 2023 while permanent repairs are designed.

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 completed in 2022. A separate contract for construction will be advertised with Baseline providing construction support services. County Parks submitted a CDBG grant application in February 2023 for project funding. CDBG funding announcements are expected in July 2023.

Fox Run Nature Center – A request for proposals was issued in June 2022 seeking architectural and site design services for the new nature center located in Fox Run Regional Park. After a review of four submitted proposals, a team led by TDG Architecture was selected. A project kick-off was held in October and preliminary data gathering has begun. The El Paso County Commissioners allocated \$1 million in funding towards the project in November. Several site visits and project team meetings have been held to discuss building location and exhibit design. Public and key stakeholders will be engaged starting in May 2023 to inform design of the building, exhibits, and surrounding site. Public meeting one was held on May 17 with over 50 in attendance. Public feedback will be collected via interviews, community events, and through the project website. Design work will continue with 30% due in July, 60% in fall, and final design by 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. The project will be completed in two phases, design first with a construction project to follow. A design contract was awarded to Design Edge in April 2023. Design is underway with anticipated completion by end of Summer 2023.

Homestead Ranch Regional Park Improvements –This project will implement recommendations from the 2022 Homestead Ranch Master Plan. The scope of work includes trail upgrades, parking lot and drainage improvements, signage, and forest management tasks. Staff is in the process of bidding projects for fencing repairs, signage, and trail improvements. Construction is anticipated this summer-fall.

Paint Mines Interpretive Park Master Plan – In recent years the number of visitors to the park has increased leading to several management challenges which includes vehicle congestion, user-created social trails, climbing on the formations, and overall site degradation. In response to these challenges, the County completed two projects in 2020 - 2021 aimed at improving the existing parking areas, resurfacing existing trails, completing minor ditch and drainage improvements, and adding fencing and signage to guide park visitors. El Paso County is now looking to create a Master Plan which will build-upon these improvements and provide a long-term plan to manage park visitors while also protecting the fragile formations. Staff is completing document and site review in preparation for a request for proposal to initiate the master plan this summer.

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. The Phase I Improvement Project was completed in April 2023 through the installation of two new custom information kiosks and Martin Marietta Partners in the Park signs 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 1 development permit application to be presented for endorsement at the June 2023 meeting and provided internal administrative comments for an additional 16 applications during May 2023.

Fountain Creek Watershed, Flood Control and Greenway District - 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 EI 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. Staff has received training in the new ArcGIS Pro mapping software program and is migrating existing maps to the new format.

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. This work is underway. A grant application is being prepared for Great Outdoors Colorado to fund five weeks of work by the Mile High Youth Corps and Rocky Mountain Field Institute at Pineries Open Space in 2024.

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, the Pikes Peak Area Council of Governments (PPACG) Active Transportation Plan, and the Jackson Creek Parkway Corridor Plan.

Park Operations

Central District:

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

Monthly Summary – Central staff continued their daily efforts to keep all properties clean and safe during the month of June. Record rainfall totals have required additional effort from the team with parking lot

and trail maintenance, landscape bed maintenance, and turf and native mowing. Continuous illegal camping checks and playground inspections have also been priorities during the reporting period.

The Bear Creek Nature Center officially opened the Visually Impaired Persons Trail on June 23rd. The grand opening event was attended by County Commissioner Stan VanderWerf and multiple local media outlets. This guided rope trail with audible recordings at each interpretive sign, allows visually impaired park patrons to enjoy a portion of the nature center's trail system. The Central team had previously installed this addition, but time was spent prior to the event making sure the grounds were in impeccable condition.

Finsterwald Irrigation and Landscaping is near completion with the Bear Creek East non-potable irrigation conversion. This project entails disconnecting the current irrigation system from the potable water source, connecting it to the non-potable water source, and combining all current irrigation controllers into one centralized location. The Finsterwald team is slowly making progress and the final walk through is scheduled for early in the next reporting period. Park Operations staff has maintained oversight during all stages of this project. Non-potable use notification signs have been placed at key locations, all valve box covers, and irrigation heads have been converted to the standardized purple.

Bear Creek Dog Park received an upgrade, as Colorado Springs Garage Floors installed new polyaspartic flooring to restrooms. This new flooring covers the existing concrete with a multi-stage polysapartic coating and chip process, giving the restrooms a cleaner and more inviting appearance for park patrons.

Bear Claw Landscaping completed their portion of a landscape bed project at the El Paso County Courthouse. Bear Claw was contracted to remove all existing plant material and wood mulch, four inches of topsoil, install fresh topsoil and amend to a depth of six inches. The Downtown team will be adding new plant material and irrigation, a few ornamental boulders and rock mulch to complete the project.

East District:

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

Monthly Summary – Fairgrounds staff dedicated much of their time towards County Fair preparation. The team has been working through an extensive list while also supporting events like auto races and weekly cornhole tournaments. The rain has diverted some staff attention to storm damage repairs. The Fairgrounds fared better than many of our other locations, but parking lot grading and culvert cleaning was necessary.

The parks team was able to complete a plant replacement project at Homestead Ranch Regional Park. The weather assisted us with irrigation, but with it has come a whole host of other issues the team has been addressing as time allows. Storm cleanup and damage assessments have been a focus for our team this month with mowing operations being a close second.

The team welcomed a new PMII staff member this month and looking forward to them joining our team. Job training and familiarization within the park district properties has been our main focus.

North District:

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

Monthly Summary – The North District has been focused on repairing trails, roads, and parking lots due to ongoing storm damage. Safety and accessibility are top priorities. Several repairs have been made to the Santa Fe Trail, Black Forest Section 16, and Fox Run Regional Park.

The lake perimeters at Fox Run Regional Park were mowed and trimmed. Several native areas were mowed throughout the park due to excessive growth. Annual flowers were added to the gazebo planters as well.

Friends of Fox Run Park performed an additional two days of volunteer work. They replaced several damaged split rail fence posts and rails along the Stella entrance. The repairs look great, and we appreciate their assistance!

The New Santa Fe Regional Trail required additional road base and trail breeze in areas to maintain a safe surface. There was also a large box culvert along Monument Creek that was cleared of trees, limbs, and other debris to keep the trail open.

A forestry project on the south end of Black Forest Regional Park was completed this month. The hazard trees were removed from the trail corridor for safety. The project was also performed to reduce Mountain Pine and IPS beetle populations on the property.

Mowing, trimming, irrigation repairs, playground maintenance, and drainage improvements are performed consistently. Parks, trails, and facilities continue to be inspected and cleaned daily.

South District:

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

Monthly Summary – Our team's primary focus during this reporting period was storm damage repair. Much effort was given to repairing trails, parking lots and roads. Our team did a great job mitigating flood damage to Fountain Creek Nature Center and repairing electrical damage at our main restroom facility in Fountain Creek Regional Park. I'm proud to say that our team has worked very hard and most of our public amenities are open and functioning safely.

Staff continued weekly maintenance tasks and completed native mowing and weed control efforts along regional trails and open space properties.