

**PARKS & COMMUNITY SERVICES DEPARTMENT**

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

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, March 8, 2023 – 1:30 p.m.**

**Centennial Hall, 200 S. Cascade, Colorado Springs**

<b><u>Item</u></b>	<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
1. <b>Call Meeting to Order</b>	Chair	
2. <b>Approval of the Agenda</b>	Chair	Approval
3. <b>Approval of Minutes</b>	Chair	Approval
4. <b>Introductions / Presentations</b>		
N/A		
5. <b>Citizen Comments / Correspondence on items not on the agenda (limited to five minutes unless extended by Chair)</b>	Chair	
6. <b>Development Applications</b>		
A. <b>Creekside at Lorson Ranch Filing No. 2. Final Plat</b>	Jason Meyer	Endorsement
B. <b>Hay Creek Valley Subdivision Preliminary Plan</b>	Ross Williams	Endorsement
C. <b>Saddlehorn Ranch Filing No. 3 Final Plat</b>	Ross Williams	Endorsement



<b><u>Item</u></b>		<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
<b>7.</b>	<b>Information / Action Items</b>		
	A. 2023 Park Advisory Board Tour	Brian Bobeck	Information
	B. Winter Fun at Fox Run Presentation	Jessica Miller	Information
<b>8.</b>	<b>Monthly Reports</b>	Staff	Information
<b>9.</b>	<b>Board / Staff Comments</b>		
<b>10.</b>	<b>Adjournment</b>		

RECORD OF PROCEEDINGS

*Minutes of the February 8, 2023  
El Paso County Park Advisory Board Meeting  
Centennial Hall, 200 S. Cascade  
Colorado Springs, Colorado*

Members Present:

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

Staff Present:

Todd Marts, Executive Director  
Brian Bobeck, Park Operations Division Manager  
Kyle Melvin, Assistant Park Operations Division Manager  
Sabine Carter, Administrative Services Coordinator  
Jason Meyer, Planning Supervisor  
Ross Williams, Park Planner  
Greg Stachon, Landscape Architect  
Theresa Odello, Recreation & Cultural Services Manager  
Mary Jo Lewis, Bear Creek Nature Center Supervisor  
Jessica Miller, Fountain Creek Nature Center Supervisor  
Adam Robertson, Central District Supervisor  
Ben Dumakowski, North District Supervisor  
Nathan Robinson, South District Supervisor  
Adam Baker, East District Supervisor

Absent: Kiersten Steel

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

1. Call to Order: The meeting was called to order at 1:30 p.m. by Ed Hartl, Chair.
2. Approval of Agenda: **Thomas Lachocki made a motion to approve the meeting agenda. John Wallace seconded the motion. The motion carried 7 - 0.**
3. Approval of Minutes: **John Wallace made a motion to approve the January 11, 2023, meeting minutes. Vincent Prins seconded the motion. The motion carried 7 - 0.**
4. Introductions and Presentations:
  - A. **Partners in the Park Presentation**

Todd Marts presented the Partners in the Park Awards to the following recipients:

- Robert & Ellen Hostetler for Fox Run Regional Park
- GE Johnson for Bear Creek Regional Park
- Heuberger Subaru for Bear Creek Dog Park
- Heuberger Subaru for Fox Run Dog Park

- Gold Hill Mesa for Bear Creek Nature Center
- The Scott Lauther Foundation for Bear Creek Nature Center
- Olson Plumbing & Heating for Fountain Creek Nature Center
- Tender Care Veterinary Center for Falcon Dog Park
- NES Inc. for the New Santa Fe Regional Trail
- Nextera Energy Resources for Paint Mines Interpretive Park
- Scheels Colorado Springs for Pineries Open Space
- Farmers State Bank for Fair & Events Center
- Martin Marietta for Santa Fe Open Space
- El Pomar Foundation for Paint Mines Interpretive Park
- Buffalo Gals for Bear Creek Nature Center

Mr. Marts presented a video featuring a list of projects that were made possible through the Partners in the Park donations. He thanked them for their support for County Parks and the community. The Park Advisory Board thanked the donors for their generous support of the El Paso County Park system.

(Susan Jarvis-Weber joined the meeting at 1:43 p.m.)

**B. Pikes Peak Rural Transportation Authority**

Victoria Chavez, Transportation Planning Manager, Department of Public Works presented information on the Pikes Peak Rural Transportation Authority (PPRTA) and how multi-modal considerations are incorporated into infrastructure projects. The presentation also noted how other funding sources are utilized. Susan Davies, Trails and Open Space Coalition provided public comment regarding the need for more trails, which many people use for recreation and commuting.

**5. Citizen Comments:**

Corey Sutela, Executive Director, Medicine Wheel Trail Advocates stated his appreciation to Todd Marts and staff regarding continuing conversations about Jones Park. Mr. Sutela stated that his organization has been working with the developer of Forest Lakes Nr. 7 and received approval to install approximately 1 mile of single-track trail adjacent to the property which will tie into a County regional trail.

Judith von Ahlefeldt, citizen, voiced her concerns about County Parks treatment for mountain pine beetle in the Pineries Open Space. Mrs. Ahlefeldt stated that in her opinion mastication is not an acceptable way to treat for mountain pine beetles. Todd Marts stated that the Palmer Land Conservancy has a conservation easement over the property. The Conservancy is a smart land manager and staff is working with them to make sure we are doing the right thing. Lois Landgraf stated that she appreciated the previously requested report which Mr. Marts provided regarding the mountain pine beetle monitoring and reporting efforts in the Pineries Open Space. The report is included in the February Park Board package.



Susan Davies, Trail and Open Space Coalition stated that the TOPS working committee approved a 1,000-acre acquisition called Wild Horse Ranch which was made possible by TOPS tax. She expressed the need for a County TOPS tax to purchase park property before more land is ultimately developed.

6. Development Applications:

A. **Autumn Hills Sketch Plan**

Greg Stachon presented the Autumn Hills Sketch Plan and addressed questions by the board.

**Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Autumn Hills Sketch Plan: (1) provide a detailed land use table outlining open space areas and strongly encourage the applicant to locate open space tracts in usable and convenient areas as outlined in the Land Development Code (2) fees in lieu of land dedication for regional and urban park purposes will be calculated upon review of forthcoming preliminary plans and final plats, and will be required at time of the recording of the forthcoming final plats. Thomas Lachocki seconded the motion. The motion passed 8 – 0.**

B. **Hillside at Lorson Ranch Filing No. 1. Final Plat**

Jason Meyer presented the Hillside at Lorson Ranch Filing No. 1. Final Plat and addressed questions by the board.

**Lois Landgraf recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Hillside at Lorson Ranch Filing No. 1 Final Plat: 1) Require fees in lieu of land dedication for regional park purposes in the amount of \$224,940 and urban park purposes in the amount of \$141,810 will be required upon recording of the Filing No. 1 Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording of the Filing No. 1 Final Plat. Vincent Prins seconded the motion. The motion passed 8 – 0.**

C. **Eagleview Subdivision Filing No. 1 Final Plat**

Ross Williams provided an overview of the Eagleview Subdivision Filing No. 1 Final Plat and addressed questions by the board.

**Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Eagleview Subdivision Filing No. 1 Final Plat: (1) designate and provide to El Paso County a 25-foot trail easement along the northern boundary of Eagleview Subdivision, outside of the Arroyo Lane right-of-way, that allows for the construction, maintenance, and public access of the Arroyo Lane Primary Regional Trail, and**

dedicate the aforementioned easement to El Paso County prior to the recording of this Final Plat; (2) fees in lieu of land dedication for regional park purposes in the total amount of \$17,480 will be required at the time of the recording of this Final Plat. Susan Jarvis –Weber seconded the motion. The motion passed 8 – 0.

**D. The Retreat at TimberRidge Filing No. 3 Final Plat**

Ross Williams provided an overview of The Retreat at TimberRidge Filing No. 3 Final Plat and addressed questions by the board. Judith von Ahlefeldt, citizen, stated that in her opinion there is a lack of conservation design and a lack of a comprehensive road crossing plan.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Retreat at TimberRidge Filing No. 3 Final Plat: (1) provide to El Paso County a 25-foot public trail easement along the west side of the Sand Creek Drainage from the southern plat boundary to Arroyo Lane that allows for public access, as well as construction and maintenance by El Paso County of the Sand Creek Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County prior to the recording of this Final Plat; (2) provide to El Paso County a 25-foot public trail easement along the south side of Arroyo Lane outside of the public Right-of-Way, from the eastern plat boundary to Vollmer Road that allows for public access, as well as construction and maintenance by El Paso County of the Arroyo Lane Primary Regional Trail, and this easement shall be shown on and dedicated to El Paso County prior to the recording of this Final Plat; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$15,180 and urban park purposes in the amount of \$9,570 to be paid upon recording of this Final Plat. Susan Jarvis – Weber seconded the motion. The motion passed 8 – 0.

**7. Information / Action Items:**

**A. Homestead Ranch Regional Park Forest Maintenance**

Kyle Melvin, Assistant Park Operations Division Manager, provided a summary review of 2022 forestry maintenance and fire mitigation efforts at Homestead Ranch Regional Park. The Park Operations Division contracted forestry services through Front Range Arborist to complete Phase I mitigation efforts. 45 acres of park land were mitigated providing better habitat and forest conditions less susceptible to wildfire.

**B. Fountain Creek Nature Center Art Exhibit**

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

**C. Park Advisory Board Membership Update**

Todd Marts presented the current Park Advisory Board Membership Update and pointed out that two positions will have to be replaced in May. Chair Ed Hartl and 2<sup>nd</sup> Vice Chair Anne Schofield are term limited and not eligible for reappointment.

**D. Annual City / County Park Advisory Board Meeting**

Todd Marts announced to the board that the Joint City / County Park Advisory Board meeting is scheduled for March 15<sup>th</sup> at 11:30 a.m. at the Bear Creek Nature Center. He encouraged all board members to attend this informative meeting which will include updates and discussions about collaborative projects.

8. Monthly Reports:

Todd Marts stated that the conceptual designs for the Fox Run Nature Center will be available approximately mid-February. Mr. Marts also announced that a report on Jones Park will be presented in the coming months.

9. Board/Staff Comments:

N/A

10. Adjournment: **The meeting adjourned at 3:47 p.m.**

---

Susan Jarvis-Weber, Secretary

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Creekside at Lorson Ranch Filing No. 2. Final Plat

**Agenda Date:** March 8, 2023

**Agenda Item Number:** #6 - A

**Presenter:** Jason Meyer, Planning Supervisor

**Information:** **Endorsement:** X

#### **Background Information:**

Request by Lorson, LLC for approval of Creekside at Lorson Ranch Filing No.2 Final Plat. The project site is in the south-central area of the larger Lorson Ranch development. It is along the eastern bank of the Jimmy Camp Creek East tributary and was previously identified as Tract A within Creekside at Lorson Ranch Filing No. 1.

The site consists of 6.0 acres and includes 38 single-family residential lots on 3.34 acres, open space tracts totaling 1.34 acres, and public rights-of-way totaling 1.32 acres. The configuration of Filing No. 2 is in general agreement with Creekside at Lorson Ranch PUDSP (PUDSP-22-003) which was approved by the Planning Commission and BoCC and recorded November 2, 2022.

Open Space dedications total 1.34 acres, or 22.33% of the project site which meets the minimum 10% dedication for PUD zoning. This includes several tracts along the perimeter with the largest being along the western edge of the site. eastern and southern edges of the site, and several internal tracts within the site.

The El Paso County Parks Master Plan shows no County regional trails within the Creekside at Lorson Ranch project site. The Jimmy Camp Creek Regional Trail is over one mile west of the project area. The Fontaine Blvd Bicycle Route is north of the site and will be accommodated with the right-of-way for Fontaine Boulevard. Internal sidewalks provide connections to several non-county trails within the larger Lorson Ranch development.

Staff notes the applicant referencing a park lands agreement which provided urban park fee credits for Creekside South Filing No. 1 (Res 20-375) (Reception 220172015). This agreement was approved on October 27, 2020, and provided urban park credits for 200 dwelling units totaling \$59,000. Since this application for Filing No. 2. Is a replat of Filing No. 1 Tract A to add 38 dwelling units, urban park fees would apply for this application.

Parks staff recommends fees in lieu of land for regional park purposes in the amount of \$17,480 and urban park fees in the amount of \$11,020 will be required upon recording of the Filing No. 2 Final Plat.

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

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving Creekside at Lorson Ranch Filing No. 2 Final Plat: 1) Require fees in lieu of land dedication for regional park purposes in the amount of \$17,480 and urban park purposes in the amount of \$11,020 will be required upon recording of the Filing No. 2 Final Plat.

Development  
Application  
Permit  
Review



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

February 14, 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:	Creekside at Lorson Ranch - Filing No. 2	Application Type:	Final Plat
PCD Reference #:	SF233	Total Acreage:	6.00
		Total # of Dwelling Units:	38
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	15.83
Lorson, LLC	Core Engineering	Regional Park Area:	4
212 N. Wahsatch Ave	15004 1st Ave S	Urban Park Area:	4
Colorado Springs, CO 80903	Burnsville, MN 55306	Existing Zoning Code:	PUD
		Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

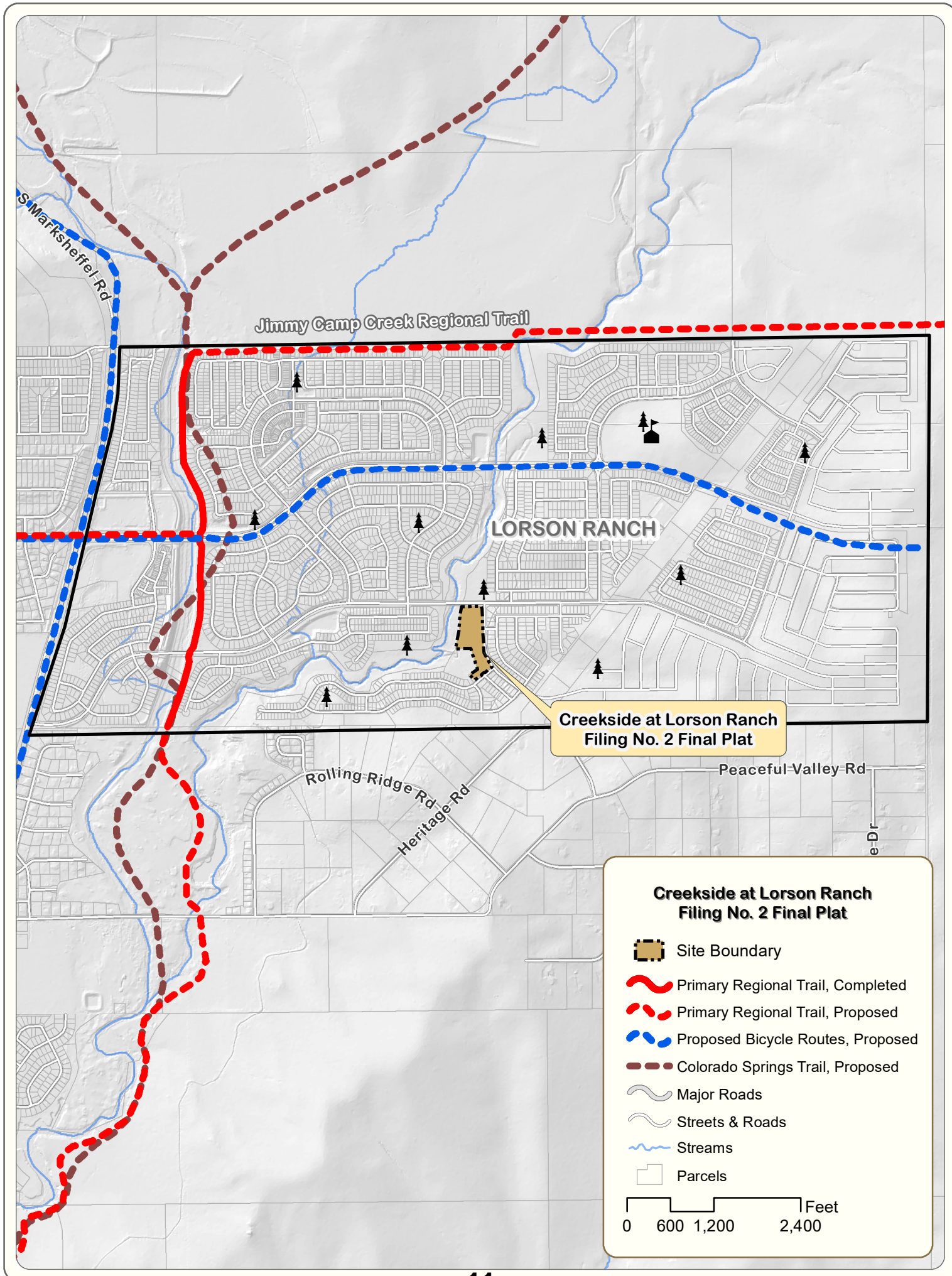
Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code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

LAND REQUIREMENTS		Urban Density (> 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 38 Dwelling Units = 0.737		Neighborhood:	0.00375 Acres x 38 Dwelling Units =	0.14
Total Regional Park Acres: 0.737		Community:	0.00625 Acres x 38 Dwelling Units =	0.24
		Total Urban Park Acres:		0.38
FEE REQUIREMENTS		Urban Park Area: 4		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 38 Dwelling Units =	\$4,332
\$460 / Dwelling Unit x 38 Dwelling Units = \$17,480		Community:	\$176 / Dwelling Unit x 38 Dwelling Units =	\$6,688
Total Regional Park Fees: \$17,480		Total Urban Park Fees:		\$11,020

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 Creekside at Lorson Ranch Filing No. 2 Final Plat: Require fees in lieu of land dedication for regional park purposes in the amount of \$17,480 and urban park purposes in the amount of \$11,020 will be required upon recording of the Filing No. 2 Final Plat.

Park Advisory Board Recommendation: TBD





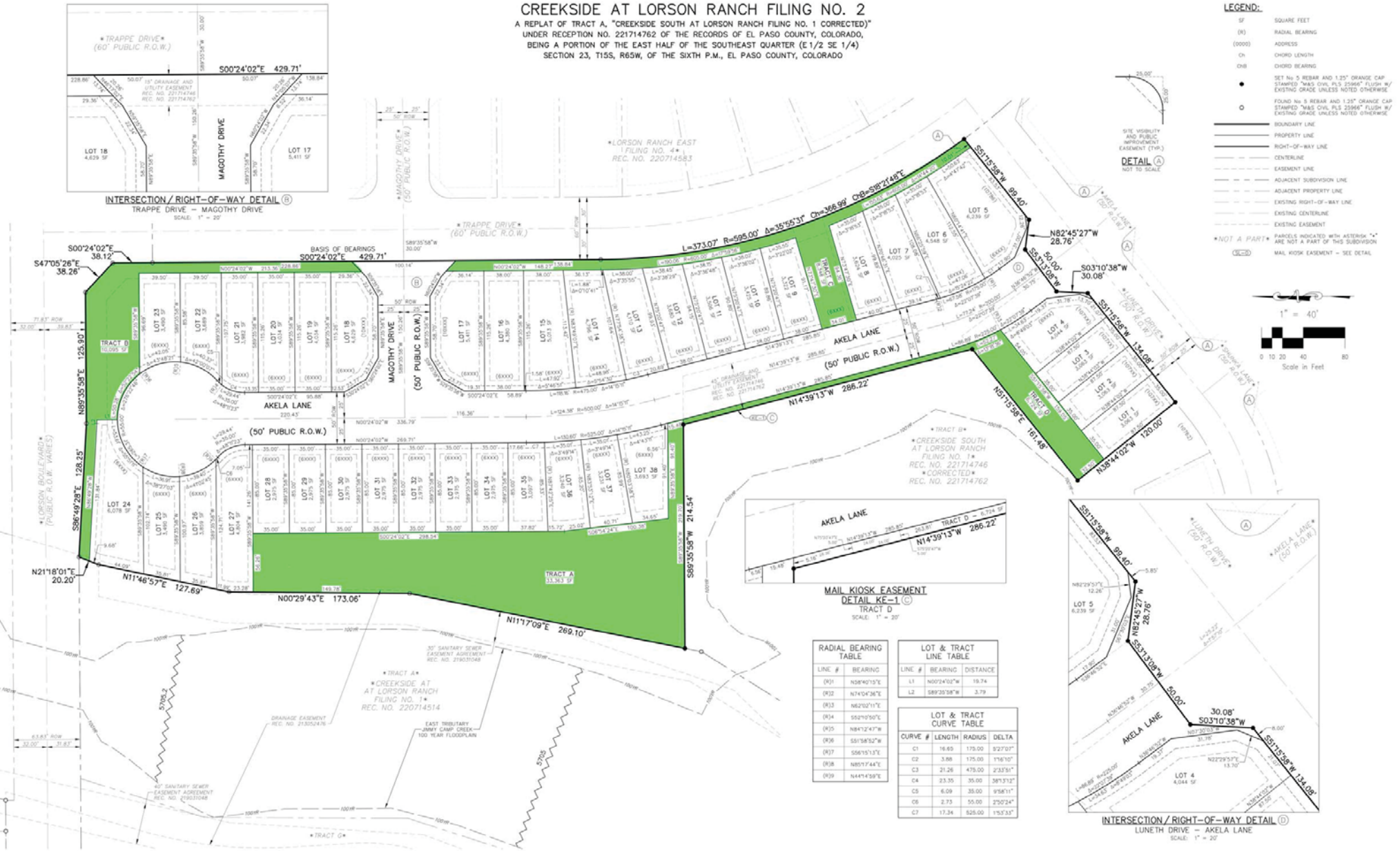
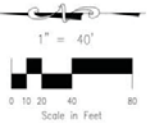




**CREEKSIDE AT LORSON RANCH FILING NO. 2**  
 A REPLAT OF TRACT A, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 CORRECTED"  
 UNDER RECEPTION NO. 221714762 OF THE RECORDS OF EL PASO COUNTY, COLORADO,  
 BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE 1/4)  
 SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

**LEGEND:**

- SF SQUARE FEET
- (N) RADIAL BEARING
- (XXXX) ADDRESS
- CH CHORD LENGTH
- CHB CHORD BEARING
- SET NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&C CIVIL PLS 25966" ELOSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND NO. 5 REBAR AND 1.25" ORANGE CAP STAMPED "M&C CIVIL PLS 25966" ELOSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- BOUNDARY LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- ADJACENT SUBDIVISION LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- \* NOT A PART
- (CSD) MAIL HOSE EASEMENT - SEE DETAIL



**RADIAL BEARING TABLE**

LINE #	BEARING
(R1)	N88°40'13"E
(R2)	N74°24'36"E
(R3)	N62°32'01"E
(R4)	S52°10'50"E
(R5)	N88°12'47"W
(R6)	S31°58'52"W
(R7)	S58°15'13"E
(R8)	N85°17'44"E
(R9)	N44°14'38"E

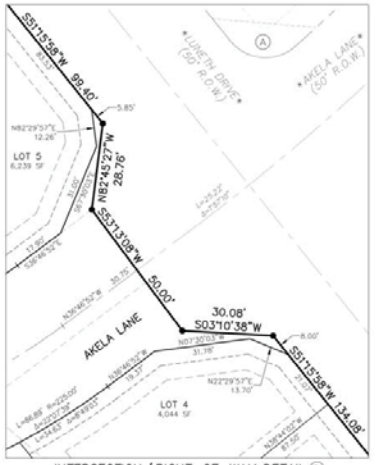
**LOT & TRACT LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N00°24'02"E	19.74
L2	S89°20'38"W	3.79

**LOT & TRACT CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA
C1	16.65	173.00	92°27'03"
C2	3.98	175.00	176°10'07"
C3	21.26	475.00	233°51'31"
C4	23.35	35.00	38°13'12"
C5	6.09	35.00	9°58'11"
C6	2.73	55.00	2°50'24"
C7	17.34	525.00	1°53'33"

**MAIL KIOSK EASEMENT  
 DETAIL KE-1 (C)  
 TRACT D  
 SCALE: 1" = 30'**



**AS REPLATTED**

FINAL PLAT  
 CREEKSIDE AT LORSON RANCH  
 FILING NO. 2  
 JOB NO. 70-105  
 DATE PREPARED: 01/24/2023  
 DATE REVISED:



712 N. WASHCATCH AVE., STE 305  
 COLORADO SPRING, CO 80903  
 PHONE: 719.555.5485

PDC FILE NUMBER: 37-22-xxx

CIVIL CONSULTANTS, INC.

SHEET 4 OF 4

CREEKSIDE AT LORSON RANCH FILING NO. 2  
A REPLAT OF TRACT A, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 CORRECTED)"  
UNDER RECEPTION NO. 221714762 OF THE RECORDS OF EL PASO COUNTY, COLORADO,  
BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE 1/4)  
SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT:

TRACT "A" OF "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 (CORRECTED)" AS RECORDED UNDER RECEPTION NO. 221714762 OF THE RECORDS OF EL PASO COUNTY, COLORADO, BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E 1/2 SE 1/4) OF SECTION 23, T15S, 66W OF THE SIXTH P.M., EL PASO COUNTY, COLORADO.

SAID PARCEL OF LAND CONTAINS A CALCULATED AREA OF 261,761 SQUARE FEET (6.009 ACRES, MORE OR LESS).

OWNERS CERTIFICATE:

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

OWNED ADDRESS:

212 N. WAHATCH AVENUE  
SUITE 301  
COLORADO SPRINGS, CO 80903  
PHONE: (719) 639-5200  
FAX: (719) 639-5244

BY: JEFF MARK, AUTHORIZED SIGNING AGENT, FOR LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

ATTEST: \_\_\_\_\_

SECRETARY/TREASURER

STATE OF COLORADO } ss  
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D. BY JEFF MARK, AUTHORIZED SIGNING AGENT, FOR: LORSON LLC, A COLORADO LIMITED LIABILITY COMPANY, AS NOMINEE FOR MURRAY FOUNTAIN LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

EASEMENTS:

UNLESS OTHERWISE SHOWN:  
ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL REAR LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL LOT LINES FRONTING RIGHT-OF-WAY ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC IMPROVEMENT EASEMENT AND A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT.  
THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

ACCEPTANCE CERTIFICATE FOR TRACTS:

LORSON RANCH METROPOLITAN DISTRICT

THE DEDICATION OF TRACTS A, B, C, AND D FOR THE PURPOSES SPECIFIED IN THE TRACT TABLE ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LORSON RANCH METROPOLITAN DISTRICT. APPROVAL IS GRANTED FOR THIS PLAT OF "CREEKSIDE AT LORSON RANCH FILING NO. 2".

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

STATE OF COLORADO } ss  
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D. BY JEFF MARK, DIRECTOR, LORSON RANCH METROPOLITAN DISTRICT NO. 1

WITNESS BY HAND AND OFFICIAL SEAL:

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

TRACT TABLE			
TRACT	SIZE (ACRES)	OWNERSHIP / MAINTENANCE	USE
A	0.766	LRMD/LRMD	LANDSCAPING/OPEN SPACE/TRAIL/SIGNAGE/PUBLIC IMPROVEMENTS/DRAINAGE/PUBLIC UTILITIES
B	0.232	LRMD/LRMD	LANDSCAPING/OPEN SPACE/TRAIL/SIGNAGE/PUBLIC IMPROVEMENTS/DRAINAGE/PUBLIC UTILITIES
C	0.192	LRMD/LRMD	LANDSCAPING/OPEN SPACE/TRAIL/SIGNAGE/PUBLIC IMPROVEMENTS/DRAINAGE/PUBLIC UTILITIES
D	0.154	LRMD/LRMD	LANDSCAPING/OPEN SPACE/TRAIL/SIGNAGE/PUBLIC IMPROVEMENTS/DRAINAGE/PUBLIC UTILITIES
TOTAL	1.344		
LRMD = LORSON RANCH METROPOLITAN DISTRICT			

SURVEYORS CERTIFICATE

I, VERNON P. TAYLOR, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 15, 2020 BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000. AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

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

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
EXECUTIVE DIRECTOR CERTIFICATE:

THIS PLAT FOR "CREEKSIDE AT LORSON RANCH FILING NO. 2" WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

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

EL PASO COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO } ss  
COUNTY OF EL PASO }

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.

CHUCK BROERMAN, RECORDER FEE: \_\_\_\_\_

BY: \_\_\_\_\_ SURCHARGE: \_\_\_\_\_  
DEPUTY

SUMMARY:

38 LOTS	3,339 ACRES	55.57%
4 TRACTS	1,344 ACRES	22.36%
RIGHTS-OF-WAY	1,330 ACRES	22.07%
TOTAL	6,009 ACRES	100.00%

FEES:

JIMMY CAMP CREEK BASIN DRAINAGE FEE:		\$ 67,368.00
JIMMY CAMP CREEK SURETY FEE:		\$ 21,255.00
JIMMY CAMP CREEK BASIN BRIDGE FEE:	CREDITS	\$ 3,148.00
SCHOOL FEE:		\$ 7,866.00
REGIONAL PARK FEE:		\$ 000,000.00
URBAN PARK FEE:	CREDITS	\$ 000,000.00

FINAL PLAT  
CREEKSIDE AT LORSON RANCH  
FILING NO. 2  
JOB NO. 70-105  
DATE PREPARED: 01/24/2023  
DATE REVISED:



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

PCD FILE NUMBER 92-22-xxx

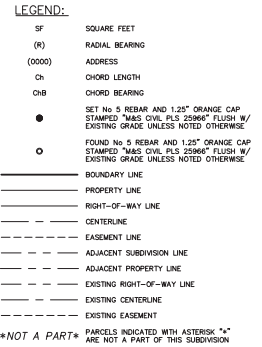
CIVIL CONSULTANTS, INC.

SHEET x OF 4





A REPLAT OF TRACT A, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 CORRECTED")  
UNDER RECEPTION NO. 221714762 OF THE RECORDS OF EL PASO COUNTY, COLORADO,  
BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE 1/4)  
SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO



\*NOT A PART\* PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION

1" = 40'

0 10 20 40 80

Scale in Feet

FINAL PLAT  
CREEKSIDE AT LORSON RANCH  
FILING NO. 2  
JOB NO. 70-105  
DATE PREPARED: 01/24/2023  
DATE REVISED:

PCD FILE NUMBER SE-23-xxx

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

SHEET 3 OF 4

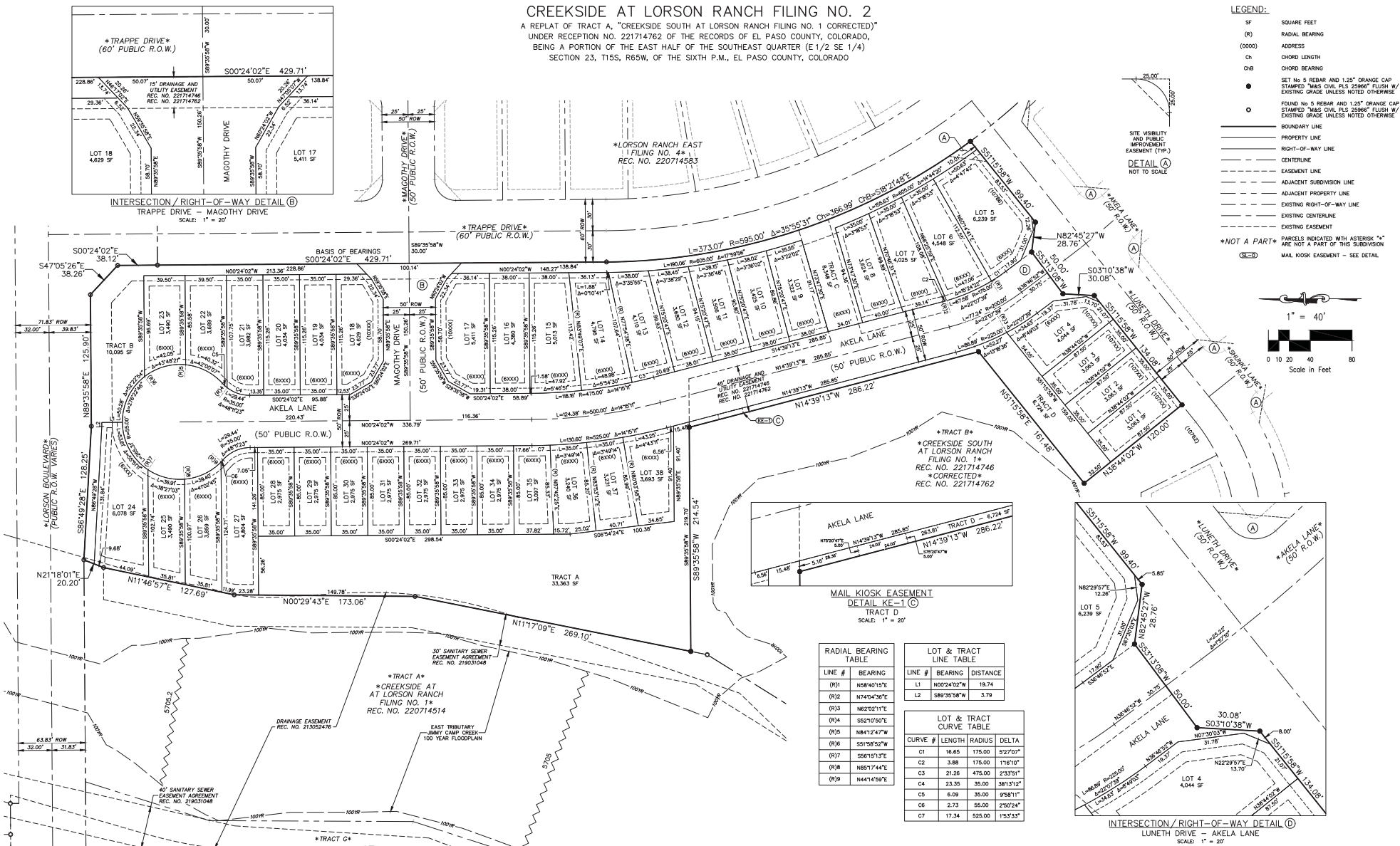
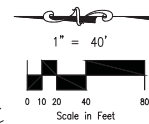
CREEKSIDE AT LORSON RANCH FILING NO. 2  
A REPLAT OF TRACT A, "CREEKSIDE SOUTH AT LORSON RANCH FILING NO. 1 CORRECTED"  
UNDER RECEPTION NO. 221714762 OF THE RECORDS OF EL PASO COUNTY, COLORADO,  
BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE 1/4)  
SECTION 23, T15S, R65W, OF THE SIXTH P.M., EL PASO COUNTY, COLORADO

LEGEND:

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

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

\*NOT A PART\*  
PARCELS INDICATED WITH ASTERISK "\*" ARE NOT A PART OF THIS SUBDIVISION  
MAIL KIOSK EASEMENT - SEE DETAIL



RADIAL BEARING TABLE

LINE #	BEARING
(R1)	N58°40'15"E
(R2)	N74°54'36"E
(R3)	N62°02'11"E
(R4)	S52°10'50"E
(R5)	N84°12'47"W
(R6)	S51°58'52"W
(R7)	S56°15'13"E
(R8)	N85°17'44"E
(R9)	N44°14'59"E

LOT & TRACT LINE TABLE

LINE #	BEARING	DISTANCE
L1	N00°24'02"W	19.74
L2	S89°35'56"W	3.79

LOT & TRACT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	16.65	175.00	52°07'07"
C2	3.88	175.00	17°04'07"
C3	21.26	475.00	23°33'51"
C4	23.35	35.00	38°13'12"
C5	6.08	35.00	9°58'11"
C6	2.73	55.00	2°50'24"
C7	17.34	525.00	1°53'33"

AS REPLATTED

FINAL PLAT  
CREEKSIDE AT LORSON RANCH  
FILING NO. 2  
JOB NO. 70-105  
DATE PREPARED: 01/24/2023  
DATE REVISED:



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

PCD FILE NUMBER: 22-22-xxx

SHEET 4 OF 4

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Hay Creek Valley Subdivision Preliminary Plan

**Agenda Date:** March 8, 2023

**Agenda Item Number:** #6 - B

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

This is a request for endorsement by Matrix Design Group, Inc., on behalf of View Homes, Inc., for approval of the Hay Creek Valley Subdivision Preliminary Plan. This proposed rural residential development consists of 20 single-family lots on 214.62 acres and is zoned RR-5, with lots ranging in size from 5 to over 17 acres. The project site is located west of the Interstate 25 and Baptist Road interchange on Hay Creek Road, immediately north of the United States Air Force Academy, and east of Pike National Forest.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. The existing New Santa Fe Primary Regional Trail, Forest Lakes Secondary Regional Trail, and Fox Run Primary Regional Trail are all located approximately 1.25 miles northeast of the site, where all three trails intersect at the Baptist Road Trailhead facility, at the intersection of Baptist Road and Old Denver Road.

The 2022 El Paso County Parks Master Plan includes an update to the Candidate Open Space Areas, utilizing a weighted overlay of numerous natural and man-made attributes which contribute to strong candidate open space areas. Hay Creek Valley Subdivision falls completely within the bounds of both the Foothills and Forest Lakes Candidate Open Space Areas. Natural resource values within the Forest Lakes area are concentrated around wildlife habitat, primarily for the Preble's Meadow Jumping Mouse (a federally threatened species), as well as herbaceous, grassland, and riparian vegetation. This area contains habitat parameters likely critical to the mouse persistence. The Foothills area represents a significant transition between diverse natural attributes of the High Plains and the complex elements of the Front Range mountain habitats.

While the El Paso County Land Development Code's 10% open space requirement is not applicable to projects that are not zoned PUD, staff appreciates the inclusion of a 11.62-acre open space tract as a means to protect nearby Hay Creek and the Preble's Meadow Jumping Mouse 300' habitat buffer. Furthermore, large acreage lots, natural landscaping, and a lack of local wetlands and waterways within the subdivision greatly reduce overall impacts to the surrounding foothills environment.

As no park lands or trail easement dedications are necessary for this subdivision, El Paso County Parks staff recommends fees in lieu of land for regional park purposes. ***Please note that park fees are currently being calculated using 2022 rates. An update to both regional and urban park fees is expected in 2023. Once established, all development applications (preliminary plans and final plats) filed in 2023 will be recalculated at the 2023 rate.***

**Recommended Motion (Preliminary Plan):**

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 Hay Creek Valley Subdivision Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$9,200 will be required at time of the recording of the forthcoming final plat(s).

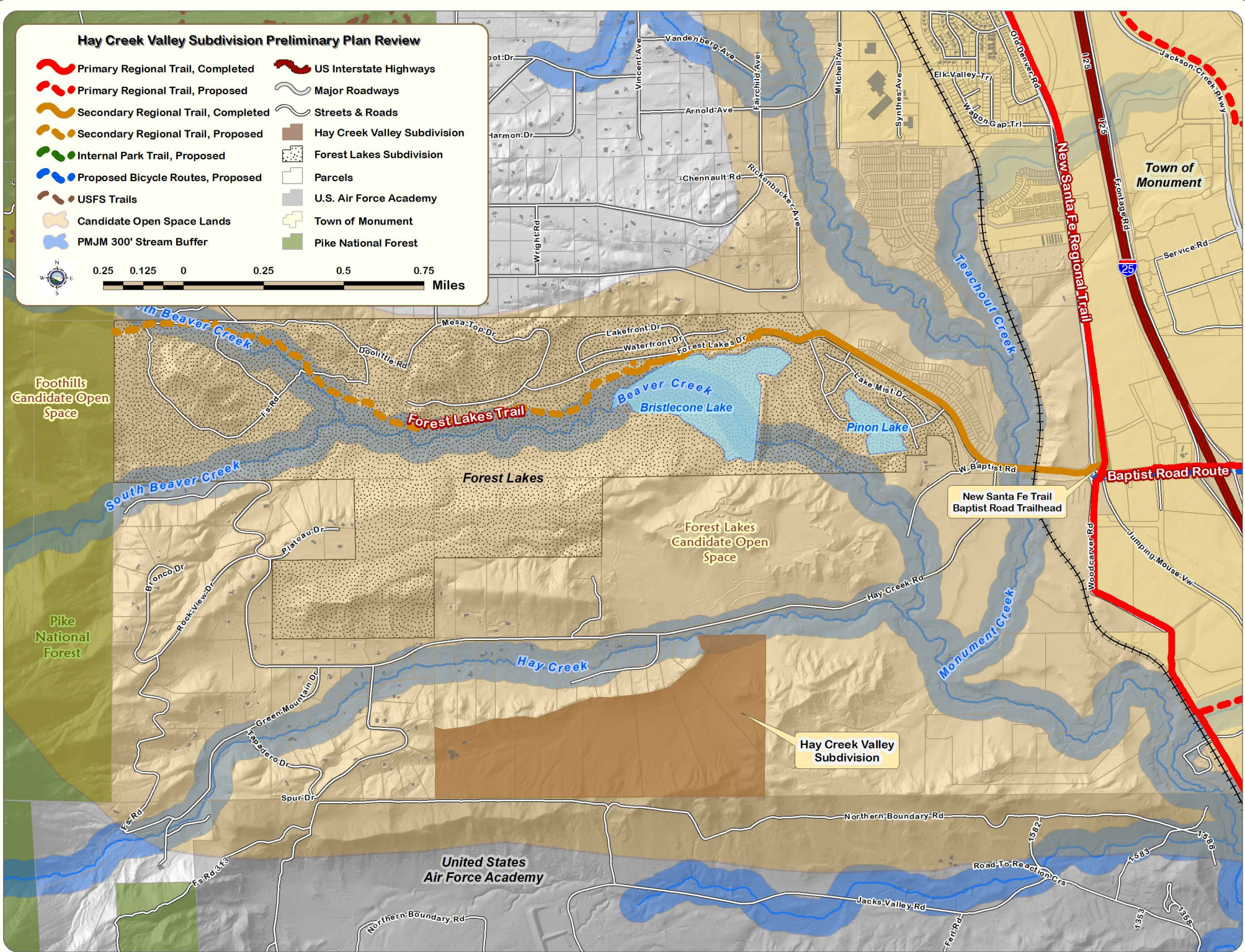


# Hay Creek Valley Subdivision Preliminary Plan Review

- Primary Regional Trail, Completed
- Primary Regional Trail, Proposed
- Secondary Regional Trail, Completed
- Secondary Regional Trail, Proposed
- Internal Park Trail, Proposed
- Proposed Bicycle Routes, Proposed
- USFS Trails
- Candidate Open Space Lands
- PMJM 300' Stream Buffer
- US Interstate Highways
- Major Roadways
- Streets & Roads
- Hay Creek Valley Subdivision
- Forest Lakes Subdivision
- Parcels
- U.S. Air Force Academy
- Town of Monument
- Pike National Forest



0.25 0.125 0 0.25 0.5 0.75 Miles





Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT

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

March 8, 2023

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

Name:	Hay Creek Valley Subdivision Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-23-001	Total Acreage:	214.62
		Total # of Dwelling Units:	20
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	0.23
View Homes, Inc.	Matrix Design Group	Regional Park Area:	1
555 Middle Creek Parkway	2435 Research Parkway	Urban Park Area:	1
Suite 500	Suite 300	Existing Zoning Code:	RR-5
Colorado Springs, CO 80921	Colorado Springs, CO 80920	Proposed Zoning Code:	RR-5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.		The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.	
<b>LAND REQUIREMENTS</b>		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres): <b>NO</b>	
<b>Regional Park Area: 1</b>		<b>Urban Park Area: 1</b>	
0.0194 Acres x 20 Dwelling Units = 0.388		Neighborhood:	0.00375 Acres x 20 Dwelling Units = 0.00
<b>Total Regional Park Acres: 0.388</b>		Community:	0.00625 Acres x 20 Dwelling Units = 0.00
		<b>Total Urban Park Acres: 0.00</b>	
<b>FEE REQUIREMENTS</b>			
<b>Regional Park Area: 1</b>		<b>Urban Park Area: 1</b>	
\$460 / Dwelling Unit x 20 Dwelling Units = \$9,200		Neighborhood:	\$114 / Dwelling Unit x 20 Dwelling Units = \$0
<b>Total Regional Park Fees: \$9,200</b>		Community:	\$176 / Dwelling Unit x 20 Dwelling Units = \$0
		<b>Total Urban Park Fees: \$0</b>	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Hay Creek Valley Subdivision Preliminary Plan: fees in lieu of land dedication for regional park purposes in the amount of \$9,200 will be required at time of the recording of the forthcoming final plat(s).
-----------------------	--

Park Advisory Board Recommendation:

# Hay Creek Valley Subdivision Letter of Intent Preliminary Site Development Plan

January 20th, 2023



Prepared for:

## **View Homes Inc**

555 Middle Creek Parkway, Suite 500  
Colorado Springs, CO 80921

Prepared by:

## **Matrix Design Group**

2435 Research Parkway, Suite 300  
Colorado Springs, Co 80920

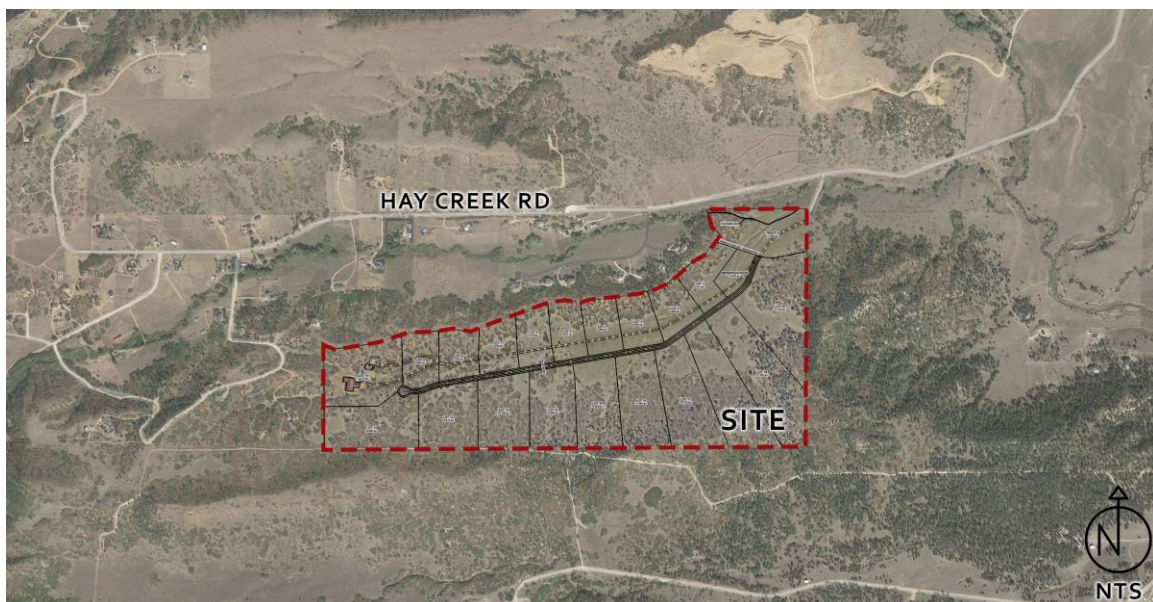
**Owner/ Applicant:** View Homes, Inc  
555 Middle Creek Parkway, Suite 500  
Colorado Springs, CO 80921  
Office: (719) 382-9433

**Planner/ Engineer:** Matrix Design Group  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920  
Office: (719) 575-0100

**Tax Schedule No:** 7133007014, 7133000001, 7100000270, 7100000267,  
7100000268, 7100000269

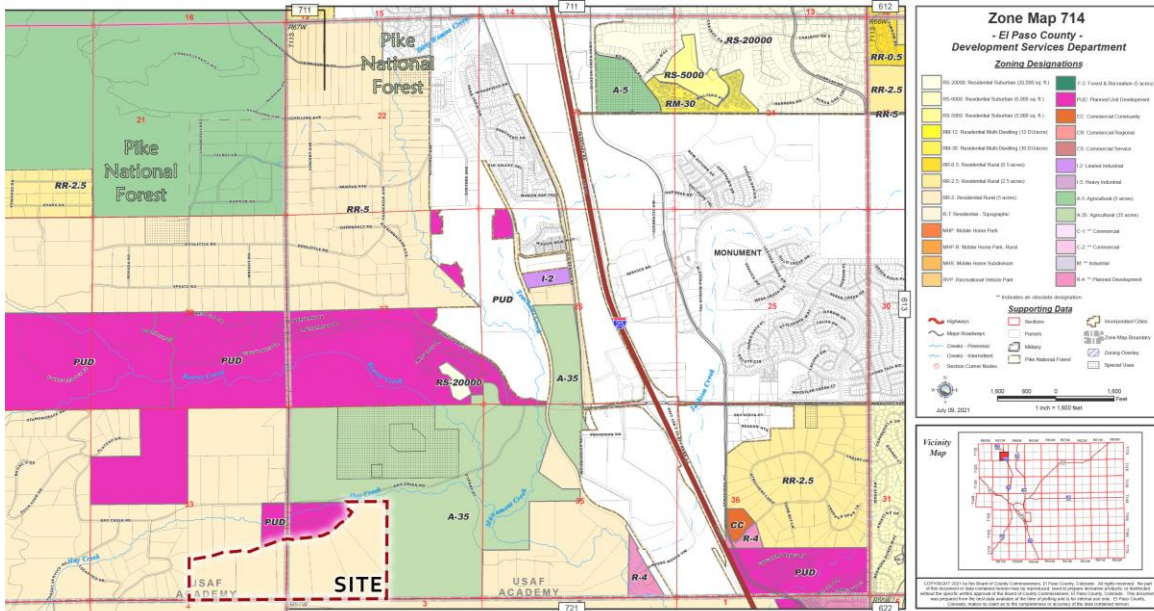
**Site Location, Size, Zoning:**

Matrix Design Group, on behalf of View Homes, Inc, is respectfully submitting a Preliminary Site Development Plan application for the proposed Hay Creek Valley Subdivision project. The site is 214.62 acres located south of the City of Monument in El Paso County adjacent to Hay Creek Road with 20 single family detached residential lots and 3 tracts proposed. The site is currently zoned RR-5 which shall remain. The site has one single family residence which shall remain in the western portion of the site. The proposed PDSP application submittal includes 19 new and 1 existing single family lots on 214.62 acres for a density of <0.1 DU/ Acre and is in compliance with the current RR-5 zoning requirements with the proposed parcels ranging in size from 5.5 to 17 acres.





The site is bordered to the north and west by rural single-family residential parcels, to the south by the Air Force Academy and vacant land to the east



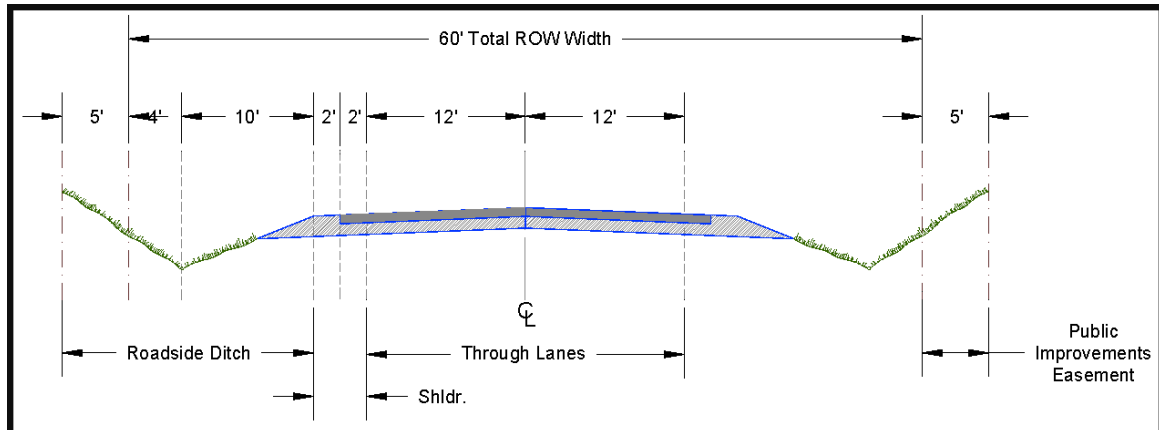
### Request & Justification:

The purpose of this application is to request approval of a Preliminary Site Development Plan (PSDP) which illustrates the proposed single-family detached rural residential community and open spaces; the necessary width and classification of private roadways; roadway centerline data; and street grades. The plan describes the lot sizes, private rights-of-way, and easements necessary for the development.

The proposed PSDP illustrates 19 new and 1 existing single-family residential parcels on 214.62 acres for a density of <0.1 DU/ Acre. The lots range in size from 5.5 acres up to 17 acres. The PSDP includes 11.642 acres of total open space and 6.359 acres of new private street right-of-way providing access to the residential units. The open space tract contains the wetland, floodplain and threatened Preble's meadow jumping mouse habitat which shall remain undeveloped. There is also a 3-acre tract for a stormwater detention facility to capture and treat developed drainage flows.

The single street through the parcel will be a private drive and allow private driveway access for all lots. There shall be no direct lot access to any surrounding streets. The private drive is designed to handle existing and proposed traffic, as well as emergency vehicles, expected within the Hay Creek Valley Subdivision. Due to the small size of development and limited trip generation of less than 200 average daily trips per day, a traffic impact analysis is not required.

The community is designed to provide for functioning automobile circulation utilizing a rural residential roadway outlined by El Paso County Engineering Criteria Manual. The Preliminary Plan drawings illustrate 1 phase for the platting of individual lots and construction of housing. Roadways, drainage, and necessary improvements will be constructed in the most optimal and efficient manner in order to facilitate development construction and sequencing.



A "Geologic Hazards Evaluation and Preliminary Geotechnical Investigation", Hay Creek Valley Development, El Paso County, Colorado" (CTL | Thompson, dated December 27, 2022) is included with the submittal package.

### **Your El Paso County Master Plan**

#### **Baseline Considerations:**

1. *Is there a desirability or demand within the community for this use?*  
The proposed Hay Creek Valley Subdivision would help to fulfill desirability and demand for rural, large lot housing within El Paso County and near the Town of Monument. As illustrated in the recently approved Master Plan goal 2.2, this project aims to preserve the character of rural living while remaining aware of environmentally sensitive areas through the preservation of habitat for the threatened Preble's meadow jumping mouse.
2. *Does the market support the need for the use? Would the use be viable if built right now?*  
There is a high demand in El Paso County and the City of Colorado Springs to provide rural, large lot development options.
3. *Would the use be providing necessary housing or essential goods and/or services?*  
The proposed Hay Creek Valley Subdivision will incorporate more single-family homes to help provide a supply of rural, large lot parcels in this area of the county. The proposed development supports **Goal HC2**: Preserve the character of rural and environmentally sensitive areas by creating no-build tracts preserving existing wetlands and sensitive Preble's Mouse habitat. The Hay Creek Valley Subdivision development is near existing highway I-25; will utilize existing

infrastructure to help keep lot cost down; and would be located near an existing commercial activity center which provides numerous job opportunities and access to goods and services.

#### County Systems Considerations:

1. *Is there existing infrastructure to which the development can connect? If so, what infrastructure exists? If not, are there existing or proposed plans to extend infrastructure to this area?*

The proposed Hay Creek Valley Subdivision will connect to the existing Hay Creek Road and improve upon the existing gravel roadway by providing a paved private drive suitable for the anticipated traffic and emergency vehicle access.

2. *Does the development trigger the need for such infrastructure?*

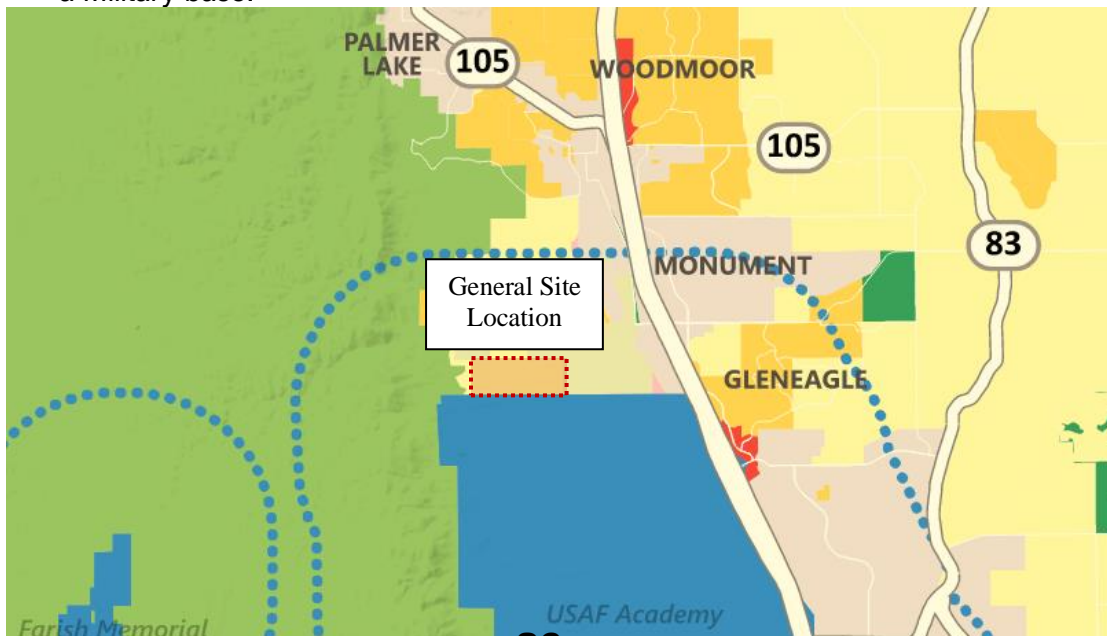
The proposed development does not trigger the need for a new roadway as the proposed use of 19 new residential units proposes a minimal amount of daily traffic.

3. *Does the proposal trigger the need for pedestrian or multimodal connections and are those connections being provided?*

The proposed Hay Creek Valley Subdivision does not require any pedestrian or multi-modal connections in this portion of the county. A rural private roadway will be provided and built to El Paso County Standards to connect the development to existing Hay Creek Road. This supports **Goal TM1** *Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, and promoting safe and efficient travel.*

#### El Paso County Preliminary Plan Section 7.2.1(D)-2E Approval Criteria

1. *The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan and the new Your El Paso County Master Plan as discussed below.* The Hay Creek Valley Subdivision is located within the Large-Lot Residential and Military placetypes as defined by Your El Paso County Master Plan. The plan supports the rural character of the County by providing for a unique and desirable neighborhood within the rolling foothills of the Front Range while also supporting the continuation of similar land uses near a Military base.



2. *The subdivision is consistent with the purposes of this Code;* The subdivision is consistent with the purposes of this Code and does not affect the health, safety, or welfare of the general area.
3. *The subdivision is in conformance with the subdivision design standards and any approved sketch plan;* The subdivision is in conformance with subdivision design standards of zoning district RR-5 per the El Paso County Land Development Code.
4. *A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code (this finding may not be deferred to final plat if the applicant intends to seek administrative final plat approval);* The site will be served via an underground 33,000-gallon tank for Fire Protection in coordination with the fire district as no municipal water will be provided. All of the proposed lots will be on well water.
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;* All of the proposed lots will be on septic tanks.
6. *All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. § 30-28-133(6)(c)];* A "Geologic Hazards Evaluation and Preliminary Geotechnical Investigation", Hay Creek Valley Development, El Paso County, Colorado" (CTL | Thompson, dated December 27, 2022) is included with the submittal package. There are no significant geological hazards; however, the potential for geologic hazards or constraints includes expansive near surface soils and bedrock, soils susceptible to erosion, steep slopes, and flooding. regional geologic conditions that impact the site include seismicity and radioactivity. These geological conditions can be mitigated with engineering design and construction methods commonly employed in this area. If the previously listed potential geological hazards are found to exist, an evaluation shall be performed at the time of final geotechnical investigation for those individual lots.
7. *Adequate drainage improvements complying with State law [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM are provided by the design;* Adequate drainage improvements; complying with State law, this Code and the ECM are proposed and illustrated on the drawings.
8. *The location and design of the public improvements proposed in connection with the subdivision are adequate to serve the needs and mitigate the effects of the development;* The location and design of the proposed public improvements

are adequate to serve the needs and mitigate the effects of the development. The internal street will be a private drive terminating in a cul-de-sac sufficient for large emergency vehicles to turn around. There is no cut-through traffic or additional access beyond the access point provided.

9. *Legal and physical access is or will be provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; Legal and physical access will be provided to all parcels by recorded easement and private roadways.*
10. *The proposed subdivision has established an adequate level of compatibility by (1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision; (2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; (3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses; (4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and (5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities; The proposed property is compatible with both the existing and allowed land uses on the neighboring properties to the west, north and east consisting of single family rural residential or open space. The new development adds 5.5-acre transition lots to ensure compatibility with the existing rural lots to the north. The new development will be in harmony with the existing surrounding character of the area and natural environment using varying perimeter buffering and provisions for both natural and built open space. While there are no major recreational facilities proposed within the Hay Creek Valley Subdivision, the project site will include 11.642 acres of open space in the northeast corner.*
11. *Necessary services, including police and fire protection, recreation, utilities, open space and transportation system, are or will be available to serve the proposed subdivision; All necessary public services will be available to serve the proposed subdivision. Commitment letters for fire, electric, and gas have been provided with this submittal. All of the proposed lots will be on well water and septic tanks. More detailed information regarding the necessary services provided for this development has been further illustrated in this LOI.*
12. *The subdivision provides evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; The proposed subdivision complies with the fire protection standards of Chapter 6 including water supply, roads and access. The site will be served via an underground 33,000-gallon tank as no municipal water will be provided. All of the proposed lots will be on*



well water and septic tanks. A fire protection report illustrating the available fire protection measures has been provided with this submittal. In addition, a fire protection district commitment to serve this development has been provided.

*13. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.* The proposed subdivision meets other applicable design standards of Chapter 6 and 8 of this Code.

#### **El Paso County Water Master Plan:**

As the property has no municipal water, all of the proposed lots will be on well water and septic tanks.

In addition, Hay Creek Valley meets the stated Goals and Policies:

- Goal 4.2 – Support the efficient use of water supplies
- Goal 6.1.2 – Promote water conservation

Water conservation is achieved through the use of well water for all proposed lots. The common open space emphasizes water conservation by remaining native. No landscape areas are proposed

#### **Master Plan for Mineral Extraction:**

The 1996 Master Plan for Mineral Extraction updates and supersedes the 1975 El Paso County Master Plan for Mineral Extraction of Commercial Mineral Deposits as amended in 1978 and 1982. This updated plan has two primary purposes, the first is to facilitate continued compliance with the mineral resource protection mandates outlined in the “Preservation of Commercial Mineral Deposits Act” of 1973 and the second is to provide guidance to the El Paso County Planning Commission and Board of County Commissioners in evaluating land use proposals involving new or expanded mining and mineral resource processing operations. Per the El Paso County Master Plan for Mineral Extraction Aggregate Resource Maps, this site is identified as ‘Mesa Gravel’ and ‘Stream Terrace Deposit’ containing sand and gravel with silt and clay deposited by older streams and slope wash on upland mesas which slope gently from the mountains. The proposed project does not contain any mineral deposits of commercial value.

**Total Number of Residential Units, Density, and Lot Sizes:** 20 Single-Family (1 existing and 19 new) Detached Rural Residential Units for a density of <0.1 DU/ Acre. The site layout includes a mix of residential lot sizes ranging from 5.5 to 17 acres.

#### **Total Number of Industrial or Commercial Sites:**

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

#### **Phasing Plan and Schedule of Development:**

The PSDP drawings illustrate 1 phase for the platting of individual lots. Roadways, utilities, drainage, and necessary improvements will be constructed in the most optimal and efficient manner to facilitate development construction and sequencing.

**Areas of Required Landscaping:**

There are no areas of required landscaping per El Paso County Code 6.2.2(A)(2)(a).

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

While no open space is required, the PSDP proposes 11.642 acres of open space totaling 5% of the overall site acreage. The open space tract will include existing natural open space to remain to preserve habitat for the Preble's meadow jumping mouse.

**Types of Proposed Recreational Facilities:**

There are no proposed recreational facilities on this site.

**Traffic Engineering:**

A 60' R.O.W. reservation tract for a future private access drive is proposed along the center of the property running east to west and terminating in a cul-de-sac. Vehicular access and street layout shall be as illustrated on the PDSP with all roadways to be private, built to El Paso County standards. The applicant requests that platted lots within the Hay Creek Valley development be included in the county wide Public Improvements District (PID 2) implemented as part of the Traffic Impact Fee resolution.

**School District:**

Projects (Plats) within El Paso County are required to either dedicate land or pay school district fees. Hay Creek Valley Subdivision will pay the Lewis-Palmer School District #38 fees of \$308 per lot for a total of \$6,160 for the 10 new lots. The existing lot will remain and will not be subject to school fees.

**Proposed Services:**

1. Water/ Wastewater: Individual Well and On-Site Septic Systems
2. Gas: Black Hills Energy
3. Electric: Mountain View Electric Association
4. Fire: Monument Fire District
5. School: Lewis-Palmer School District #38
6. Roads: El Paso County Road and Bridge
7. Police Protection: El Paso County Sheriff's Department

**Impacts associated with the Preliminary Plan:**

Floodplain: The site has one hydrologic feature, Hay Creek, which flows west to east along the northeastern portion of the site. This area is within a designated FEMA flood plain as determined by the flood insurance rate map, community map number '80841C0267G' effective 12/6/2018. This area within the floodplain contains a freshwater emergent wetland roughly 1.656 acres in size.



Site Geology: CTL Thompson Inc has provided a Soils and Geology Study with this submittal. This report has identified any potential Geologic Hazards and/ or Constraints on site related to development of the property along with proposed mitigation of the hazards. The development will incorporate the recommended mitigation during final design and construction on site.

Wetlands: The site contains a forested deciduous wetland in the northeastern most portion between Hay Creek Road and the existing roadway entering the property. See additional reports provided as part of this submittal.

Air Pollution: By adhering to current air quality regulations, any air pollution emanating from the development will be negligible. The site has very little vegetation and contains mostly native turfgrass which may result in higher-than-normal amounts of dust during windy days. Construction practices will adhere to El Paso County health department, as well as state department codes and regulations

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

Noise Pollution: Vehicular movement is expected to be the only major source of noise pollution emanating from the site after construction is complete. The proposed development is surrounded by similar land uses and the effects of noise generated from the site will have little or no impact on other surrounding areas.

Visual Assessment: There are no unique natural areas on site, however, the backdrop of Rampart Range to the west is a scenic viewshed seen from nearly all areas of the property. With low density development in the area, views are relatively unhindered. The rolling hills and open grassland meadow surrounded by pine forest is also a welcoming sight.

Vegetation, Wildlife Habitats and Migration Routes:

Proposed landscaping will include low water use plant material, and where possible, the plant material will be native to the Colorado Springs region.

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

- Black bear (potential human-wildlife conflict area)
- Black-tailed prairie dog (Species of Concern in Colorado)
- Elk
- Gunnison's prairie dog
- Moose
- Mountain lion (potential human-wildlife conflict area)
- Mule deer
- Preble's meadow jumping mouse (Threatened species, USFWS)
- White-tailed deer
- Turkey
- Numerous small mammals, amphibians, and reptiles

Due to the limited construction and large lots, it is not anticipated that the application will have significant impacts on wildlife in the area.

HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

PRELIMINARY SITE DEVELOPMENT PLAN

SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

OWNER/DEVELOPER  
VIEW HOMES, INC  
555 MIDDLE CREEK PARKWAY, SUITE 500  
COLORADO SPRINGS, CO 80921

WATER: INDIVIDUAL WELLS  
WASTEWATER: ON-SITE SEPTIC SYSTEMS  
ELECTRIC: MVEA  
GAS: BLACK HILLS ENERGY  
ROADS: EL PASO COUNTY ROAD AND BRIDGE  
FIRE DEPARTMENT: MONUMENT FIRE DISTRICT

CIVIL ENGINEER  
MATRIX DESIGN GROUP  
2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920

INDEX OF SHEETS

TS01	COVER SHEET	1
GN01	GENERAL NOTES & DETAILS	2
SP01-SP02	PRELIMINARY PLAN SHEETS	3-4

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

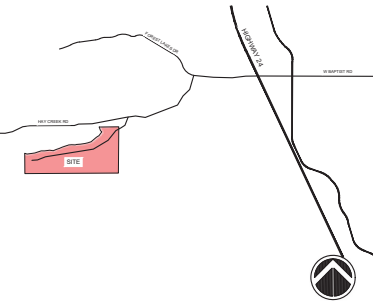
OWNER/DEVELOPER:

VIEW HOMES, INC

555 MIDDLE CREEK PARKWAY SUITE 500  
COLORADO SPRINGS, CO 80921  
CLIENT PHONE (719) 382-9433

APPROVAL:

VICINITY MAP:



PROJECT:

HAY CREEK VALLEY SUBDIVISION  
PRELIMINARY SITE DEVELOPMENT  
PLAN  
EL PASO COUNTY, CO  
01/20/2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.886.076

DRAWN BY: AMV

CHECKED BY: RAF

APPROVED BY: JRA

SHEET TITLE:

TITLE SHEET

TS01

SHEET 01 OF 04

CITY FILE NO.:



FILE LOCATION: S:\22 886 076 HAY CREEK-FOREST MANOR\01-LEARY PROPERTIES\500 CADD\504 PLAN SET\DEVELOPMENT PLAN\PRELIMINARY PLANTS\01.DWG

# HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

## PRELIMINARY SITE DEVELOPMENT PLAN

SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

### LEGAL DESCRIPTION: HAY CREEK VALLEY SUBDIVISION

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN; COUNTY OF EL PASO, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33, FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33 BEARS NORTH 89°38'17" EAST, A DISTANCE OF 2,684.46 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 00°25'17" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 1,169.26 FEET;

THENCE THE FOLLOWING TWENTY-TWO (22) COURSES;

1. SOUTH 71°29'43" EAST, A DISTANCE OF 140.51 FEET;
2. NORTH 82°07'46" EAST, A DISTANCE OF 458.69 FEET;
3. NORTH 71°31'45" EAST, A DISTANCE OF 369.66 FEET;
4. NORTH 89°30'59" EAST, A DISTANCE OF 195.64 FEET;
5. NORTH 82°27'48" EAST, A DISTANCE OF 300.93 FEET;
6. SOUTH 81°25'26" EAST, A DISTANCE OF 208.57 FEET;
7. NORTH 66°51'51" EAST, A DISTANCE OF 197.45 FEET;
8. NORTH 70°47'03" EAST, A DISTANCE OF 178.13 FEET;
9. NORTH 66°11'16" EAST, A DISTANCE OF 170.15 FEET;
10. NORTH 71°47'12" EAST, A DISTANCE OF 403.02 FEET;
11. NORTH 84°26'00" EAST, A DISTANCE OF 169.75 FEET;
12. SOUTH 87°26'44" EAST, A DISTANCE OF 197.38 FEET;
13. NORTH 74°51'53" EAST, A DISTANCE OF 86.71 FEET;
14. NORTH 86°13'24" EAST, A DISTANCE OF 233.11 FEET;
15. NORTH 80°10'48" EAST, A DISTANCE OF 260.90 FEET;
16. NORTH 78°52'32" EAST, A DISTANCE OF 149.05 FEET;
17. NORTH 71°58'16" EAST, A DISTANCE OF 210.75 FEET;
18. NORTH 49°30'50" EAST, A DISTANCE OF 403.50 FEET;
19. NORTH 57°57'37" EAST, A DISTANCE OF 170.21 FEET;
20. NORTH 37°03'08" EAST, A DISTANCE OF 266.68 FEET;
21. NORTH 43°48'53" WEST, A DISTANCE OF 107.37 FEET;
22. NORTH 20°29'00" WEST, A DISTANCE OF 220.10 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 34;

THENCE NORTH 89°30'43" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,125.83 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 34;

THENCE SOUTH 00°28'46" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 34, A DISTANCE OF 2,654.48 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89°38'45" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2,683.98 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33;

THENCE SOUTH 89°38'17" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 33, A DISTANCE OF 2,684.46 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 214.622 ACRES, (9,348,924 SQUARE FEET), MORE OR LESS.

### DEVELOPMENT NOTES

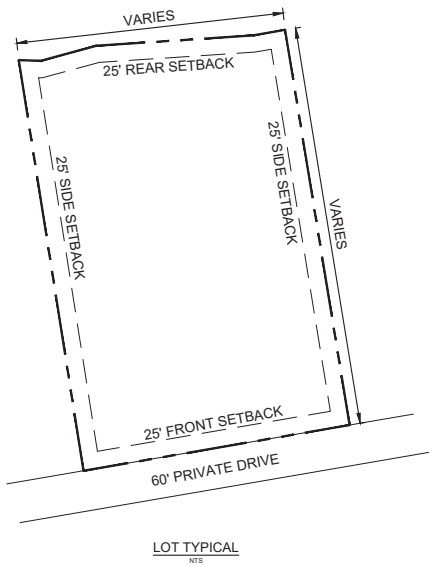
1. TRACTS:
  - 1.1. TRACT A - LAND USE INCLUDES PREBLE'S MEADOW JUMPING MOUSE HABITAT PROTECTION. TRACTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND SUBJECT TO APPROPRIATE DETENTION POND AND BMP MAINTENANCE AGREEMENTS.
2. THE DEVELOPER INTENDS TO PAY SCHOOL FEES IN LIEU OF LAND DEDICATION.
3. ALL COMMON DRIVEWAY EASEMENTS TO BE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY.
4. ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND WILL BE PRIVATELY OWNED AND MAINTAINED.
5. WATER TO BE PROVIDED VIA INDIVIDUAL ON SITE WELLS OPERATED THROUGH A STATE APPROVED WATER REPLACEMENT PLAN.
6. WASTE WATER TO BE INDIVIDUAL ON SITE SEPTIC SYSTEMS.
7. THIS PROPERTY IS LOCATED WITHIN AND SERVICED BY BLACK HILLS ENERGY, THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT, AND THE LEWIS-PALMER SCHOOL DISTRICT NO. 38.
8. THERE SHALL BE NO DRIVEWAY ACCESS ONTO HAY CREEK ROAD.
9. ALL ROADWAY AND DRAINAGE FACILITIES LOCATED WITHIN DEDICATED COUNTY RIGHT-OF-WAYS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND SHALL BE OWNED AND MAINTAINED BY EL PASO COUNTY.
10. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER EL PASO COUNTY LAND DEVELOPMENT CODE. SPECIFIC LOTS MAY REQUIRE LARGER DRIVEWAY CULVERTS BASED ON THE APPROVED FINAL DRAINAGE REPORT. DRIVEWAY CULVERT ANALYSIS AND REQUIRED SIZING WILL BE PROVIDED WITH FINAL PLAT FOR LOTS THAT REQUIRE LARGER THAN AN 18-INCH DIAMETER PIPE.
11. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO. 19-471), AS AMENDED AT THE TIME OF BUILDING PERMIT APPLICATION. ALL PROPERTIES SHALL PAY REQUIRED AND APPLICABLE TRAFFIC IMPACT FEES AT TIME OF BUILDING PERMIT.
12. A NOXIOUS WEED MANAGEMENT PLAN WILL BE PROVIDED TO THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONSTRUCTION. IT IS THE APPLICANT'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS INCLUDING BUT NOT LIMITED TO THE COLORADO NOXIOUS WEED ACT AND THE EL PASO COUNTY WEED MANAGEMENT PLAN.

### STANDARD PCD PLAN NOTES

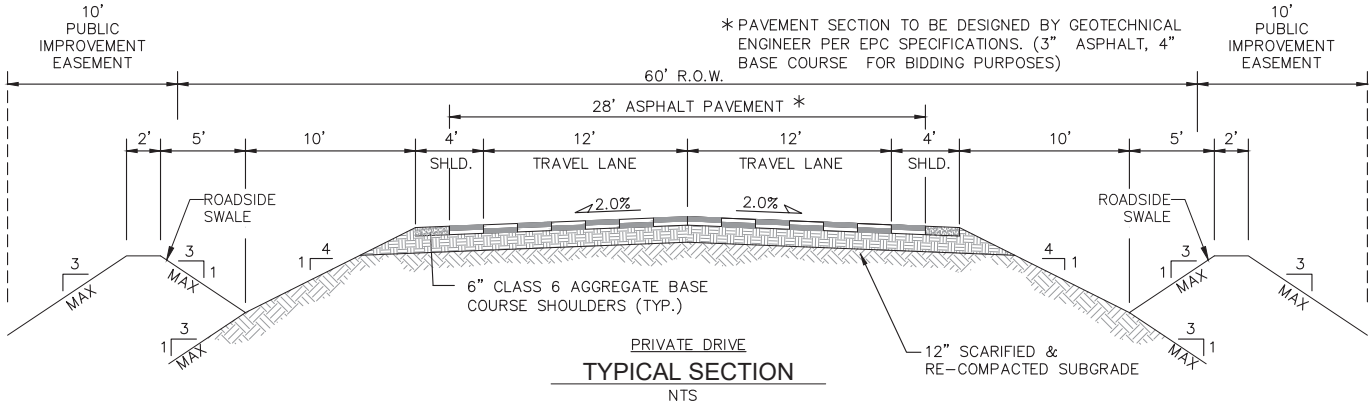
1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
2. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS MAY BE NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE TO BE PLATTED WITH FINAL PLAT ON EITHER SIDE WITH A MINIMUM 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE TO BE PLATTED WITH FINAL PLAT WITH A MINIMUM 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS TO BE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4. 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 RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
5. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
6. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE APPROVED BY THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
7. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE CSFS AND ILLUSTRATED THROUGH THE PUBLICATIONS AVAILABLE THROUGH THE CSFS.
8. NO-BUILD AREAS ARE AS SHOWN ON THE PLANS. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO, WITHIN DESIGNATED PREBLE MOUSE HABITAT, DESIGNATED WETLANDS, AND DESIGNATED DRAINAGE EASEMENTS. NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.

### GEOLOGY STATEMENT

1. A "GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION", HAY CREEK DEVELOPMENT, EL PASO COUNTY, COLORADO" (CTL | THOMPSON, DATED DECEMBER 27, 2022) IS INCLUDED WITH THE SUBMITTAL PACKAGE.
2. THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS; HOWEVER, THE POTENTIAL FOR GEOLOGIC HAZARDS OR CONSTRAINTS INCLUDES EXPANSIVE NEAR SURFACE SOILS AND BEDROCK, SOILS SUSCEPTIBLE TO EROSION, STEEP SLOPES, AND FLOODING. REGIONAL GEOLOGIC CONDITIONS THAT IMPACT THE SITE INCLUDE SEISMICITY AND RADIOACTIVITY. THESE GEOLOGICAL CONDITIONS CAN BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THIS AREA. IF THE PREVIOUSLY LISTED POTENTIAL GEOLOGICAL HAZARDS ARE FOUND TO EXIST, AN EVALUATION SHALL BE PERFORMED AT THE TIME OF FINAL GEOTECHNICAL INVESTIGATION FOR THOSE INDIVIDUAL LOTS.



LOT TYPICAL			MIN SETBACKS			MAX LOT COVERAGE	MAX HEIGHT
ZONING DISTRICT	MIN. LOT AREA	MIN. WIDTH AT FRONT SETBACK	FRONT	REAR	SIDE		
RR-5	5 AC	200 Ft	25 Ft	25 Ft	25 Ft	25%	30 Ft



### CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

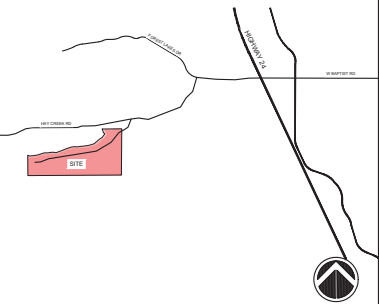
### OWNER/DEVELOPER:

VIEW HOMES, INC

555 MIDDLE CREEK PARKWAY SUITE 500  
COLORADO SPRINGS, CO 80921  
CLIENT PHONE (719) 382-9433

### APPROVAL:

### VICINITY MAP:



### PROJECT:

HAY CREEK VALLEY SUBDIVISION  
PRELIMINARY SITE DEVELOPMENT  
PLAN  
EL PASO COUNTY, CO  
01/20/2023

### REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

### DRAWING INFORMATION:

PROJECT NO: 22.886.076

DRAWN BY: AMV

CHECKED BY: RAF

APPROVED BY: JRA

SHEET TITLE:

## GENERAL NOTES & DETAILS

GN01

SHEET 02 OF 04

CITY FILE NO.:



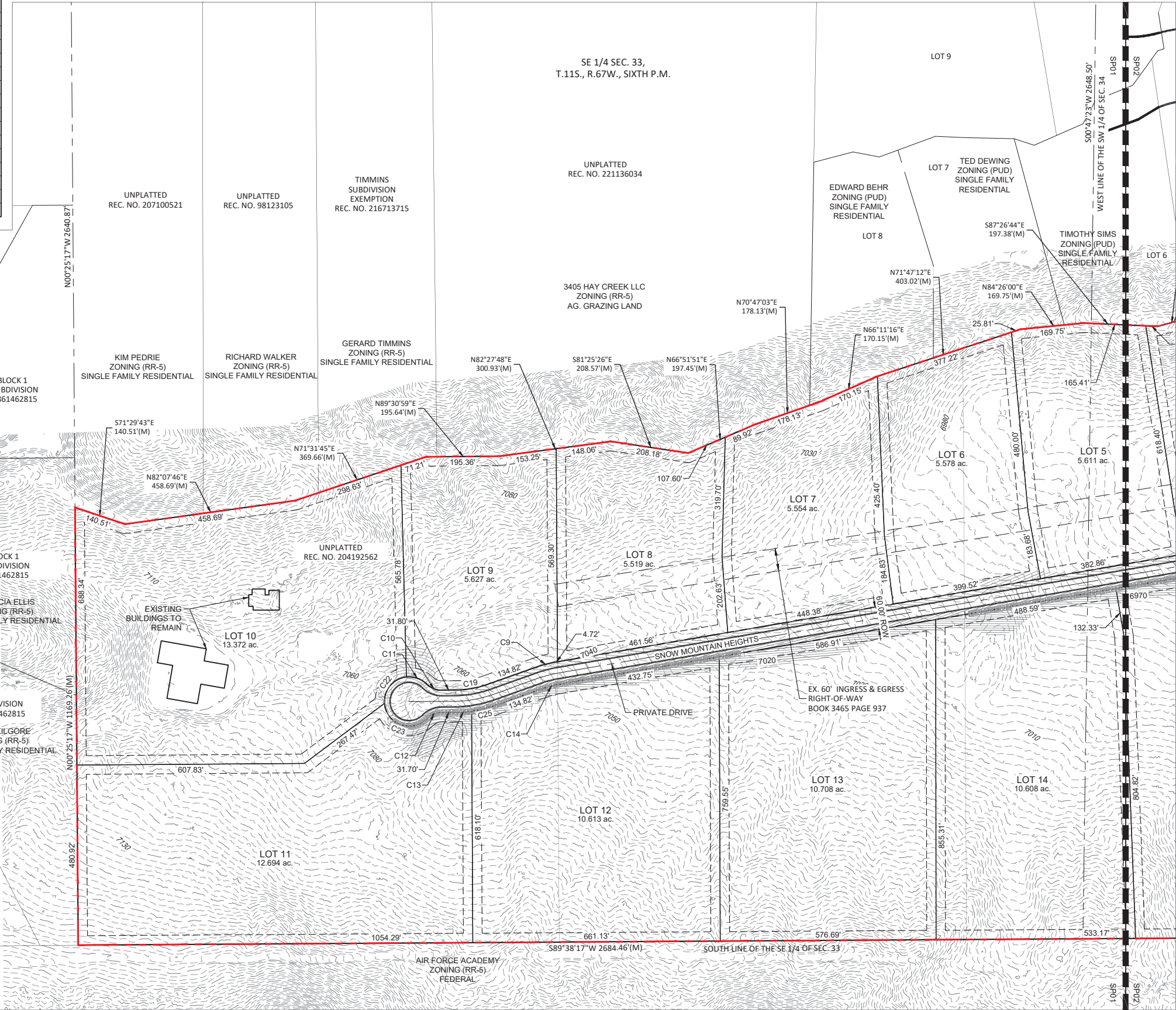
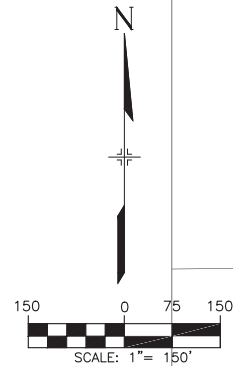
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	207.98	408.15'	29°11'44"	N85°59'53"W	205.73'
C2	95.62	339.92'	16°07'00"	S28°41'10"W	95.30'
C3	71.50	270.00'	15°10'23"	S31°22'59"W	71.29'
C4	142.78	476.78'	17°09'29"	S47°32'55"W	142.25'
C5	44.73	270.00'	9°29'30"	S59°10'05"W	44.68'
C6	24.35	270.00'	5°10'05"	S66°29'52"W	24.35'
C7	52.62	270.00'	11°09'57"	S74°39'53"W	52.53'
C9	56.30	330.00'	9°46'31"	S75°21'36"W	56.23'
C10	48.30	56.27'	49°11'00"	N68°46'31"W	46.84'
C11	58.02	66.00'	50°22'21"	N71°02'57"W	56.17'
C12	48.88	56.64'	49°27'05"	N68°04'04"E	47.38'
C13	45.55	330.00'	7°54'28"	N85°47'01"E	45.51'
C14	46.07	270.00'	9°46'31"	N75°21'36"E	46.01'
C15	148.65	330.00'	25°48'31"	N67°19'35"E	147.39'
C16	159.83	536.78'	17°03'35"	N47°29'58"E	159.24'
C17	89.20	330.00'	15°29'14"	N31°13'34"E	88.93'
C18	175.43	407.85'	24°38'43"	S88°17'04"E	174.08'
C19	90.79	270.00'	19°15'55"	S80°06'17"W	90.36'
C20	87.66	270.00'	18°36'06"	N29°48'26"E	87.27'
C22	101.51	66.00'	88°07'23"	S39°42'11"W	91.80'
C23	149.62	66.00'	129°53'11"	S69°17'57"E	119.57'
C25	65.41	330.00'	11°21'27"	N76°09'04"E	65.31'

HAY CREEK VALLEY

EL PASO COUNTY, COLORADO


PRELIMINARY SITE DEVELOPMENT PLAN

SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:



2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

OWNER/DEVELOPER:

VIEW HOMES, INC

555 MIDDLE CREEK PARKWAY SUITE 500  
COLORADO SPRINGS, CO 80921  
CLIENT PHONE (719) 382-9433

APPROVAL:

VICINITY MAP:

PROJECT:

HAY CREEK VALLEY SUBDIVISION  
PRELIMINARY SITE DEVELOPMENT  
PLAN  
EL PASO COUNTY, CO  
01/20/2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.886.076

DRAWN BY: AMV

CHECKED BY: RAF

APPROVED BY: JRA

SHEET TITLE:

PRELIMINARY PLAN

SP01

SHEET 03 OF 04

CITY FILE NO.:



HAY CREEK VALLEY

EL PASO COUNTY, COLORADO

PRELIMINARY SITE DEVELOPMENT PLAN

SOUTHEAST QUARTER OF SECTION 33 AND THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

 **Matrix**

2435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0208

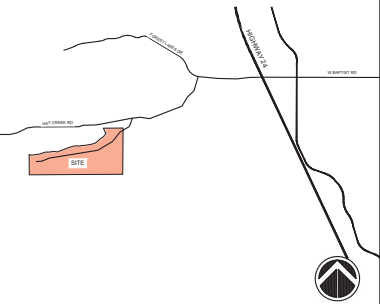
OWNER/DEVELOPER:

**VIEW HOMES, INC**

555 MIDDLE CREEK PARKWAY SUITE 500  
COLORADO SPRINGS, CO 80921  
CLIENT PHONE (719) 382-9433

APPROVAL:

VICINITY MAP:



PROJECT:

**HAY CREEK VALLEY SUBDIVISION  
PRELIMINARY SITE DEVELOPMENT  
PLAN  
EL PASO COUNTY, CO  
01/20/2023**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY

DRAWING INFORMATION:

PROJECT NO: 22.886.076

DRAWN BY: AMV

CHECKED BY: RAF

APPROVED BY: JRA

SHEET TITLE:

PRELIMINARY PLAN

SP02

SHEET 04 OF 04

CITY FILE NO.:

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	207.98	408.15'	29°11'44"	N85°59'53"W	205.73'
C2	95.62	339.92'	16°07'00"	S28°41'10"W	95.30'
C3	71.50	270.00'	15°10'23"	S31°22'59"W	71.29'
C4	142.78	476.78'	17°09'29"	S47°32'55"W	142.25'
C5	44.73	270.00'	9°29'30"	S59°10'05"W	44.68'
C6	24.35	270.00'	5°10'05"	S66°29'52"W	24.35'
C7	52.62	270.00'	11°09'57"	S74°39'53"W	52.53'
C9	56.30	330.00'	9°46'31"	S75°21'36"W	56.23'
C10	48.30	56.27'	49°11'00"	N68°46'31"W	46.84'
C11	58.02	66.00'	50°22'21"	N71°02'57"W	56.17'
C12	48.88	56.64'	49°27'05"	N68°04'04"E	47.38'
C13	45.55	330.00'	7°54'28"	N85°47'01"E	45.51'
C14	46.07	270.00'	9°46'31"	N75°21'36"E	46.01'
C15	148.65	330.00'	25°48'31"	N67°19'35"E	147.39'
C16	159.83	536.78'	17°03'35"	N47°29'58"E	159.24'
C17	89.20	330.00'	15°29'14"	N31°13'34"E	88.93'
C18	175.43	407.85'	24°38'43"	S88°17'04"E	174.08'
C19	90.79	270.00'	19°15'55"	S80°06'17"W	90.36'
C20	87.66	270.00'	18°36'06"	N29°48'26"E	87.27'
C22	101.51	66.00'	88°07'23"	S39°42'11"W	91.80'
C23	149.62	66.00'	129°53'11"	S69°17'57"E	119.57'
C25	65.41	330.00'	11°21'27"	N76°09'04"E	65.31'



## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Saddlehorn Ranch Filing No. 3 Final Plat

**Agenda Date:** March 8, 2023

**Agenda Item Number:** #6 - C

**Presenter:** Ross Williams, Park Planner

**Information:** **Endorsement:** X

#### **Background Information:**

This is a request for endorsement by William Guman and Associates, Ltd., on behalf of Gorilla Capital Company and Saddlehorn Ranch, LLC, of Saddlehorn Ranch Filing No. 3 Final Plat, consisting of 44 single-family rural residential lots on 175.43 acres, with a minimum lot size of 2.5 acres. The property, zoned RR-2.5, is located south of Judge Orr Road and east of Curtis Road near the Town of Falcon and immediately east of the Meadowlake Airport.

The 2022 El Paso County Parks Master Plan shows the proposed Judge Orr Secondary Regional Trail running north-south on the western side of Curtis Road, immediately west and adjacent the subject property, the location of which is not impacted by this project. Furthermore, the Judge Orr Road and Curtis Road Bicycles Routes run immediately adjacent to the north and west boundaries of the project area, respectively. Dedicated public right-of-ways already exist along the aforementioned bicycle routes, so no easement requests are necessary at those locations; however, the applicant is advised that multi-modal transportation options may be developed within the rights-of-way in the future.

The updated Open Space Master Plan of the 2022 Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing the project site. Natural resource values include tallgrass and bluestem prairie communities intermixed with permanent and intermittent wetland areas, serving as habitats for various aquatic species. The project would not be in conflict with the plan, as long as its development does not adversely affect the surrounding existing environment. The applicant has included approximately 39 acres of no-build areas within Filing No. 3, encompassing the existing jurisdictional and non-jurisdictional wetland areas, as shown in the Saddlehorn Ranch Preliminary Plan.

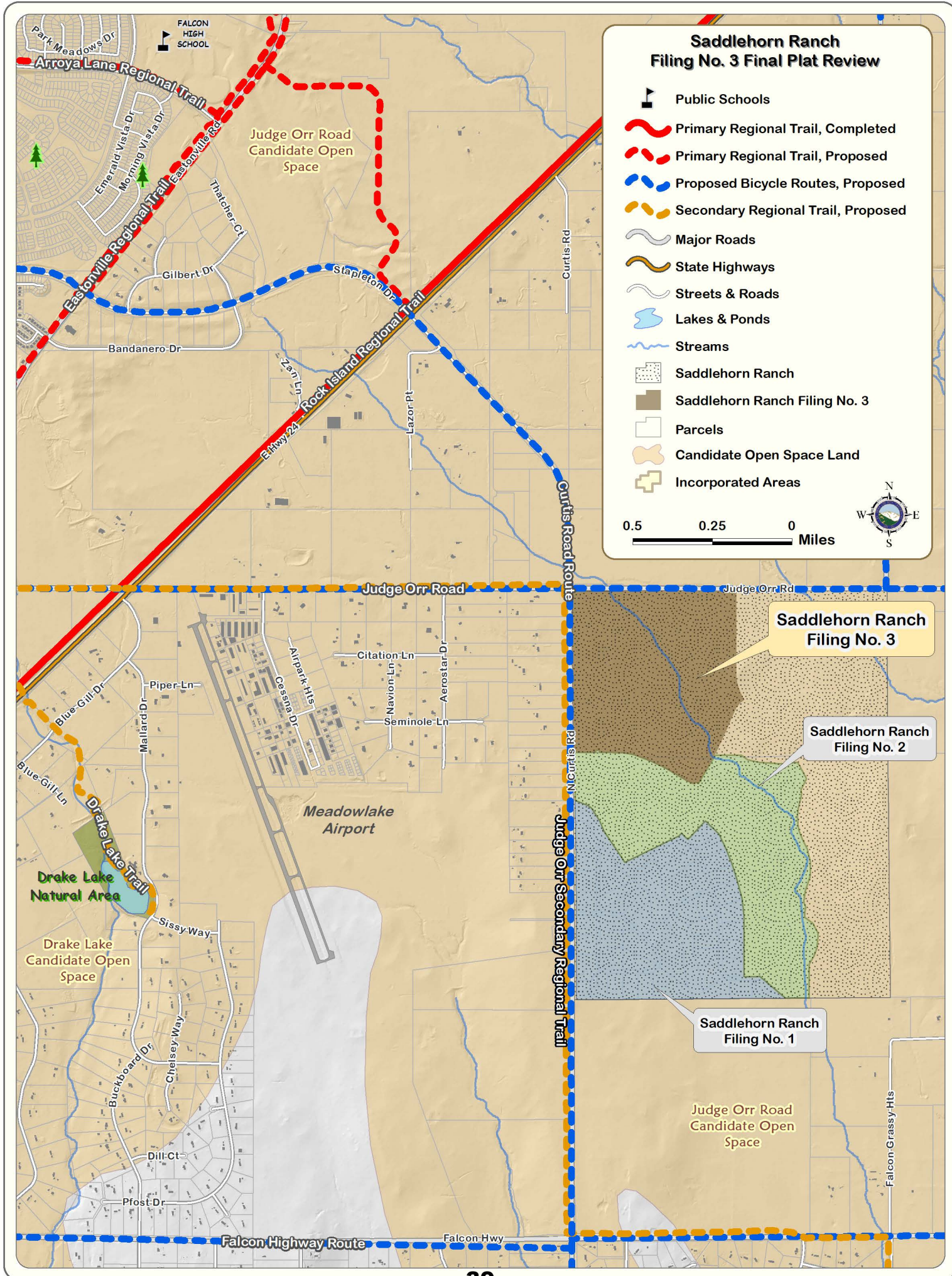
Because Saddlehorn Ranch is zoned RR-2.5, the project is not subject to the El Paso County Land Development Code's 10% open space requirement. However, Filing No. 3 includes 38.77 acres of open space, comprising approximately 22% of the Filing, which is proposed to preserve the floodplain and wetlands of the unnamed creek that traverses the property from northwest to southeast, as well as providing recreational opportunities for the residents of the proposed subdivision. A network of equestrian trails through the

open spaces is proposed, connecting with the internal rural local roads to provide multiple access points. The open space and trails will be owned and maintained by the Saddlehorn Ranch Metropolitan District.

As no park land or trail easements dedications are necessary for this filing, El Paso County Parks staff recommends fees in lieu of land for regional park purposes, due at time of the recording of this Final Plat. ***Please note that park fees are currently being calculated using 2022 rates. An update to both regional and urban park fees is expected in 2023. Once established, all development applications (preliminary plans and final plats) filed in 2023 will be recalculated at the 2023 rate.***

**Recommended Motion (Filing No. 3 Final Plat):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Saddlehorn Ranch Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$20,240.



Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT

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

March 8, 2023

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

<b>Name:</b>	Saddlehorn Ranch Filing No. 3 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-23-004	<b>Total Acreage:</b>	175.43
		<b>Total # of Dwelling Units:</b>	44
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	0.63
Gorilla Capital Company	William Guman & Associates, Ltd.	<b>Regional Park Area:</b>	4
Saddlehorn Ranch, LLC.	Bill Guman	<b>Urban Park Area:</b>	3,5
1342 High Street	731 North Weber Street, Suite 10	<b>Existing Zoning Code:</b>	RR-2.5
Eugene, OR 97401	Colorado Springs, CO 80903	<b>Proposed Zoning Code:</b>	RR-2.5

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

LAND REQUIREMENTS		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		NO
Regional Park Area: 4		Urban Park Area: 3,5		
0.0194 Acres x 44 Dwelling Units = 0.854		Neighborhood:	0.00375 Acres x 44 Dwelling Units =	0.00
Total Regional Park Acres: 0.854		Community:	0.00625 Acres x 44 Dwelling Units =	0.00
		Total Urban Park Acres:		0.00
FEE REQUIREMENTS		Urban Park Area: 3,5		
Regional Park Area: 4		Neighborhood:	\$114 / Dwelling Unit x 44 Dwelling Units =	\$0
\$460 / Dwelling Unit x 44 Dwelling Units = \$20,240		Community:	\$176 / Dwelling Unit x 44 Dwelling Units =	\$0
Total Regional Park Fees: \$20,240		Total Urban Park Fees:		\$0

ADDITIONAL RECOMMENDATIONS

Staff Recommendation: The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Saddlehorn Ranch Filing No. 3 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$20,240.

Park Advisory Board Recommendation:





**William Guman**  
& Associates, Ltd.

Bill Guman, RLA, ASLA | Principal  
Colorado Springs City Councilman 1993-2001  
Colorado Springs Planning Commissioner 1992-1993  
Regional Building Commissioner 1997-2001

URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENT

731 North Weber Street, Suite 10 | Colorado Springs, CO 80903 | (719) 633-97

<http://www.gumanltd.com/>

MEMBERS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS



## EL PASO COUNTY

### LETTER OF INTENT FOR: SADDLEHORN RANCH 824 ACRE CURTIS ROAD SUBDIVISION

Final Plat Filing No. 3  
Saddlehorn Ranch Filing No. 3

#### ☐ OWNER/APPLICANT, AND PLANNING CONSULTANT:

**Owner/Applicant:** Gorilla Capital Co., Saddlehorn Ranch LLC  
John Helmick  
1342 High Street  
Eugene, OR 97401  
541-393-9043

**Planner:** William Guman & Associates, Ltd.  
Bill Guman, RLA/ASLA  
731 North Weber Street, Suite 10  
Colorado Springs, CO 80903  
(719) 633-9700

**El Paso County Planner:** Ryan Howser, Project Manager/Planner II  
El Paso County Development Services  
2880 International Circle  
Colorado Springs, CO 80910  
(719) 520-6049

#### PROJECT LOCATION/DESCRIPTION AND HISTORY OF PROPERTY:

The Saddlehorn Ranch (aka *824 Acre Curtis Road Subdivision*) property for this Final Plat application is located in El Paso County in Peyton, CO, approximately 12 miles east of downtown Colorado Springs, situated east of Curtis Road and the Town of Falcon, Colorado,



and south of Judge Orr Road. The overall site is bordered by Judge Orr Road on the north and Curtis Road on the west. It is approximately 2-1/2 miles east of CO Highway 24.

As context, and described in the project's preliminary plan, the total acreage of the proposed Saddlehorn Ranch development is approximately 816 acres, of which approximately 608+/- acres will be developed with up to 218 single family residences on lots each not less than 2.5 acre size. The overall site is bisected in three distinct areas by jurisdictional and non-jurisdictional wetlands accounting for 134 acres (16.4%). These separate wetland tracts are identified on the preliminary plan, and will be preserved as no-build open space with limited recreational use having a primary emphasis on walking and equestrian trails. The Applicant proposes to develop the site as a planned community of new single-family detached manufactured residential dwelling units that recognizes and respects the character of the rural surrounding community.

For this filing (Filing No. 3), 44 single family residences shall be provided on 175.4285 acres (gross acreage). The El Paso County tax schedule number for Filing No. 3 is 4300000599. The zoning designation is Residential Rural RR-2.5. Total lot area is 118.5770 acres. No lot shall be less than 2.5 acres in area. The overall gross density for Filing No. 3 is .251 DU/Ac. The net density is .371 DU/Ac. None of the proposed 44 residential lots located in Filing No. 3 encroaches into any floodplain. The non-jurisdictional wetland denoted as Tract A on our final plat bisects this filing. The area of this wetland within Filing No. 3 is 38.7663 acres. Right of way total area is 18.0851 acres.

Public infrastructure to serve the new lots, including roads, drainage facilities, and utilities will all be constructed in compliance with applicable county standards, regulations and criteria in effect at the time of this application. In keeping with the rural character of the surrounding Peyton and Meadow Lake Estates communities, internal circulation will be comprised of paved Rural Local roads with roadside ditches.

### **DEVELOPMENT REQUEST**

The Owner and Applicant request approval of a Final Plat for the development of 44 rural residential single family residential lots on 175.4285 acres.

**TOTAL NUMBER OF ACRES IN THE FINAL PLAT AREA:** 175.4285 acres single family residential.

### **JUSTIFICATION FOR REQUEST**

This request is consistent with the purposes of the *Your El Paso County Master Plan (2021)* (adopted May 26, 2021). The proposed Final Plat is in conformance with subdivision design standards and establishes an adequate level of compatibility with surrounding areas of the site already constructed and other known surrounding areas currently proposed for development.

### **EXISTING AND PROPOSED IMPROVEMENTS**

Proposed improvements will include the construction of county-owned (e.g. public) and maintained asphalt roadways ('Rural Local' classification with roadside ditches). Drainage and storm water detention facilities will be constructed and maintained in conformance with County standards and specifications. Electric, natural gas, and telecommunication service points-of-connection will be extended from the roadways up to all new lots. Water will be provided via a central water system to be developed by the Owner/Applicant (organization of a Metropolitan District for the project is in progress). Individual septic systems will be provided via an On Site Wastewater Treatment system (OWTS) prepared by the Owner in accordance with El Paso County Department of Health policy guidelines.

Grading and earthmoving activities will be limited to roadway, drainage and utility construction areas. Individual lot owners will assume responsibility for grading their respective lot; no 'overlot' grading is proposed to occur over most of the site.

The Colorado Geological Survey's review comment of the geotechnical report (as posted on EDARP) indicates:

*<<Provided Entech's recommendations are adhered to, and lot-specific investigations and analyses are conducted for use in design of individual foundations, floor systems, subsurface drainage, and pavements, CGS has no objection to approval of the complete 218-lot residential subdivision as proposed. >>*

As such, prior to construction of proposed residences, lot-specific subsurface soil investigations will be performed to determine whether or not shallow groundwater, hydro-compacted soils, and/or potentially expansive soils are present on the lot, and to determine an appropriate foundation design, basement or crawl-space suitability, and/or lot-specific recommendations are necessary to mitigate these conditions. Language requiring lot-specific subsurface soil investigation will appear as a note on the Final Plat.

### **EL PASO COUNTY ROAD IMPACT FEE PROGRAM**

This project will be subject to participation in the El Paso County Road Impact Fee Program. This project will request annexation into the 10 mil PID. The up-front fees will be per the current 2019 fee schedule for Single Family Detached housing.

Upfront Road Impact fees are due at plat recordation.

**ANALYSIS OF COMPLIANCE WITH THE SUBDIVISION CRITERIA IN CHAPTER 7 OF  
THE EL PASO COUNTY LAND DEVELOPMENT CODE (RULES GOVERNING  
DIVISIONS OF LAND, 7.2.1 (D)(3) FINAL PLAT)**

The final plat for Saddlehorn Ranch Filing No. 3 has met the criteria for approval by achieving those standards of conformance outlined in the El Paso County Land Development Code. Addressing the standards called out on Chapter 7, specifically, 7.2.1(D)(3). As described in the following section, the Final Plat adheres to the Your El Paso County Master Plan (2021), with regard to its compatibility with land use and character. The rural paradigm is preserved through the development of lots no smaller than 2.5 acres, areas set aside for equestrian and walking trails and preservation of open space.

The subdivision is in substantial compliance with the approved preliminary plan. This filing is the third of five filings which will comprise the totality of the ultimate development. The preliminary plan revealed the five filings, detailing the number of lots, roadways, open space within the filing and dwelling units per acre. This filing is fundamentally the same as was shown on the preliminary plan.

Throughout the review process for this project, we have provided all documentation required by the County. Such material includes, but is not limited to, grading and drainage plans and reports, soil and geology analysis, finding of water sufficiency and dependability, roadway design and emergency access for fire protection and suppression. Documents and plans were subjected to review by County engineers and planners, and all comments and requests for revision to come into compliance were addressed.

Sufficient water supply has been found on the property and the owner possesses water rights to them. A water report was approved by Colorado Department of Public Health and Environment (CDPHE), and was accepted and approved by the County as proof of both sufficiency and dependability. The report may be found at the end of this document.

Concerning the wastewater generated, an onsite wastewater report was generated and accepted for this project. The report noted existing soil and geologic conditions based upon on-site soil borings and laboratory analysis. Evaluation included consideration of expansion/consolidation soil potential, analysis of corrosive characteristics on sub-grade concrete and general suitability of the site for the use of on-site wastewater treatment systems. The system was found in compliance with State and local laws and regulations.

The topography of the site has been analyzed, and addressed in the provided soils and geology report, the drainage report and the grading and drainage plan. Full spectrum water quality control ponds are provided throughout the subdivision to mitigate impact into the existing wetlands and the Haegler Ranch tributaries on site. The existing tributaries are not impacted by

any proposed structure and are, instead, flanked by trails to be used for recreation including equestrian and pedestrians. No outstanding topographical hazards exist on the site.

Drainage improvements are addressed in the submitted drainage report, and further detailed in the grading and erosion control plans and the drainage report. The drainage report specifically addresses existing and proposed drainage basins and sub-basins, hydrologic soils groups on site, drainage design criteria, and drainage facility design in Filing No. 3. A floodplain statement is included in the report, as well.

Legal and physical access is provided to all the proposed parcels in Filing No. 3, and the preliminary plan reflects a network of public roadways to serve the entire project. Street names have been vetted through County enumerations. Roadways are designed to County standard.

Necessary services have been fully addressed for the subdivision. Fire protection shall be provided by Falcon Fire Protection District, who provided a fire protection commitment letter. Additionally, a dedicated emergency access is provided at the southwest corner of the site. Electrical service is provided by Mountain View Electric Association (MVEA). There are nearby police stations manned by the Calhan Police Department and the Colorado Springs Police Department, between 10 and 16 miles away. The development provides a great deal of open space for horse riding, pedestrian trails and passive recreation.

A fire protection report has been provided in addition to the fire protection commitment letter from Falcon Fire Protection District. The report details response time, equipment on hand, facilities, services and other details from the servicing department.

Off-site impacts regarding potentially increased traffic volume has been addressed and accounted for in the provided Traffic Impact Study. Curtis Road improvements will include widening for ancillary lanes at the intersection with Benito Wells Trail. Stormwater will be retained on-site and directed into detention ponds throughout the development, thereby avoiding any additional runoff from the property post-development. As a residential community, off-site impacts of light or sound will be minimal.

A subdivision improvements agreement has been provided for this project, and an irrevocable letter of credit was proposed to secure and guarantee performance of obligation. The amount provides for security and collateral.

Contact was made to mineral estate owners on the property in accordance with Colorado Revised Statutes 24-65.5-101, as owners of severed mineral informing them of notification prior to future public hearings for further presentation and discussion pertaining to the subject property. The letter stated that the development only impacts the surface of the property.

## **ADHERENCE WITH THE YOUR EL PASO COUNTY MASTER PLAN (2021), AND WATER MASTER PLAN**

***Land Use & Development, Core Principle:*** Manage growth to ensure a variety of compatible land uses that preserve all character areas of the County.

The 2021 Your El Paso County Master Plan (the “Master Plan”) addresses issues directly related to the Preliminary Plan and development of the *Saddlehorn Ranch* development. The policies specifically related to the Preliminary Plan request include:

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

The Final Plat proposed for the new single family rural residential lots is compatible with the existing adjacent rural residential lots in the Judge Orr Road and Curtis Road corridors. New lots will be similar in size to existing lots, and roads serving the new lots will be compatible with the types of rural roadways in nearby adjacent neighborhoods.

**Goal 1.4** – *Continue to encourage policies that ensure “development pays for itself”.*

Saddlehorn Ranch is proposed as a development of single family rural residences within a non-urban density area of the Peyton community. Utilities and road infrastructure needed to serve the new lots, such as new roads, drainage and detention facilities, erosion control, etc. will be constructed as part of this development.

***Housing & Communities, Core Principle:*** Preserve and develop neighborhoods with a mix of housing types.

**Goal 2.2** – *Preserve the character of rural and environmentally sensitive areas.*

The Final Plat with RR-2.5 zoning for the site is harmonious and compatible with the rural character of adjacent and nearby neighborhoods that are also zoned RR-2.5 and A-35. The Applicant proposes to avoid overlot grading across the 175.4285 acre site, and instead will limit grading to roadways and drainage infrastructure in keeping with the established land use character of surrounding sub-areas of the county. Lower density will help to sustain the appearance and unique environmental conditions of adjacent properties.

***Transportation & Mobility, Core Principle:*** Connect all areas of the County with a safe and efficient multimodal transportation system.

**Goal 4.2**-*Promote walkability and bikability where multimodal transportation systems are feasible.*



The Applicant proposes to incorporate hiking trails, equestrian trails and light impact in various parts of the proposed development to promote non-motorized multi-modal transportation linkages within the development. Ideally, residents might travel by horseback from their home to their neighbor's home and along the paths along the wetlands.

***Community Facilities & Infrastructure, Core Principle:*** Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.

**Goal 5.3 –** *Ensure adequate provision of utilities to manage growth and development.*

Concerning utilities, Saddlehorn Ranch has been provided a commitment letter for delivery of electrical service by Mountain View Electrical Association. Colorado Springs Utilities has committed to providing natural gas to the development. Saddlehorn Ranch Metropolitan District Nos. 1-3 (collectively, the "District") has provided a permanent will-serve letter for the entirety of Saddlehorn Ranch for water provision. This includes Filing No. 3. Wastewater will be accommodated by individual on-site wastewater treatment systems. Based upon evaluation by our environmental and geotechnical engineers, it has been determined that Filing No. 3 is suitable for individual on-site wastewater treatment systems without contamination of surface and subsurface water systems.

**Goal 5.4-** *Use best management practices to protect water quality, conserve water, minimize impacts of flooding, and beautify El Paso County.*

The submitted drainage report specifically details a four step process to minimize adverse impacts of development. The process includes reducing runoff volumes, stabilizing drainageways, treating the water quality capture volume (WQCV), and consider the need for Industrial Commercial best management practices (BMPs). A grading and erosion control plan and a stormwater management report has been submitted with the FDR to support the Filing No. 3 development.

***Environment & Natural Resources, Core Principle:*** Prioritize and protect the County's natural environment.

**Goal 9.2-** *Promote sustainable best practices with regard to development and infrastructure.*

The surrounding area of the Final Plat has sufficient carrying capacity to support the new development with regard to roadway capacity, water supply, septic suitability, educational facilities, and organized structural fire protection. Commitment Letters from entities that would supply this development with essential services have been submitted with this Final Plat application.

The Final Plat design, which includes 2.5 acre home sites and expanses of open space, ensures that development of this site will remain compatible and contiguous with existing rural residential areas. At .251 DU/Ac gross density, Saddlehorn Ranch Filing No. 3 is compatible with numerous other subdivisions adjacent to and within a 2 mile radius of the property.

### **WATER DEPENDABILITY**

The following information was provided by request of El Paso County, and was required to be applied to the development in its entirety:

#### Water Sufficiency:

- A Technical, Managerial, and Financial Capacity assessment was completed and submitted to Colorado Department of Public Health & Environment (CDPHE) in August, 2020 and accepted for this project.
- The Basis of Design Report (BDR) for the system was submitted to and accepted by CDPHE in late 2020.
- Per the Water Resources and Wastewater Report submitted in 2019, Saddlehorn Ranch has the following Supply and Demands:

#### **Water Supply and Demand Summary**

<b>LOTS</b>	<b>Total Supply (AF/Year)</b>	<b>Total Demand (AF/Year)</b>
218	198.16	146.06

#### Water Quality

- Two wells, an Arapahoe and a Laramie-Fox Hills, have been drilled, screened, cased, and tested for this subdivision. Both well completion reports were done in 2008.
- Saddlehorn Ranch Metropolitan District (SRMD) has sampled both wells for three quarters in 2019.
- None of the primary constituents that were tested were above their respective Maximum Contaminant Level (MCL). Only Total Dissolved Solids, a secondary standard, was above its MCL.
- Chlorination and filtration to remove Iron and Manganese are planned for this system. This will likely be accomplished via a pressure-sand filtration. Although filtration is not mandatory, it will be done for water taste and aesthetics.

#### System Certification

- Upon completion of construction of the water system, the design engineer will certify that it has been built in general conformance with the appropriate plans specifications (CDPHE, AWWA, IBC, etc.)
- Prior to completion of the system, and during the BDR phase, a designated Operator in Responsible Charge (ORC) will be selected and identified.

Attachments

- The CDPHE and COA approval documents are attached at the end of this document.

**END**

# SADDLEHORN RANCH FILING NO.3

## A PARCEL OF LAND LOCATED IN SECTION 3

### TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

### COUNTY OF EL PASO, STATE OF COLORADO

#### KNOW ALL MEN BY THESE PRESENTS

THAT GORILLA CAPITAL CO SADDLEHORN RANCH, LLC, BEING THE OWNER OF THE FOLLOWING TRACT OF LAND:

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 6 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING N00°32'28"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE S57°37'42"E A DISTANCE OF 93.41 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JUDGE ORR ROAD RECORDED UNDER RECEPTION NO. 215008985 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER;

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

- S89°59'23"E A DISTANCE OF 822.24 FEET;
- N00°00'39"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF JUDGE ORR ROAD RECORDED UNDER RECEPTION NO. 215008986;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°59'23"E A DISTANCE OF 2,475.34 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:

- S00°42'27"E A DISTANCE OF 40.00 FEET;
- N89°59'23"W A DISTANCE OF 600.05 FEET;
- S00°42'27"E A DISTANCE OF 1366.43 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 34°50'03" AND AN ARC LENGTH OF 431.66 FEET, TO A POINT OF NON-TANGENT;
- S53°01'17"W A DISTANCE OF 50.63 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 29°21'21" AND AN ARC LENGTH OF 163.95 FEET, TO A POINT OF TANGENT;
- S23°39'56"W A DISTANCE OF 488.23 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,780.00 FEET, A CENTRAL ANGLE OF 02°54'45" AND AN ARC LENGTH OF 192.15 FEET, TO A POINT ON THE NORTHERLY LINE OF SADDLEHORN FILING NO.2 RECORDED UNDER RECEPTION NO. , SAID POINT BEING A POINT OF CURVE;

THENCE ON THE NORTHERLY LINES OF SAID SADDLEHORN RANCH FILING NO. 2, THE FOLLOWING THIRTEEN (13) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,780.00 FEET, A CENTRAL ANGLE OF 03°09'58" AND AN ARC LENGTH OF 208.89 FEET, TO A POINT OF TANGENT;
- S29°44'39"W A DISTANCE OF 495.87 FEET;
- N60°15'21"W A DISTANCE OF 60.00 FEET;
- S29°44'39"W A DISTANCE OF 35.38 FEET;
- N58°07'32"W A DISTANCE OF 223.80 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,780.00 FEET, A CENTRAL ANGLE OF 13°06'52" AND AN ARC LENGTH OF 636.31 FEET, TO A POINT OF TANGENT;
- N71°14'24"W A DISTANCE OF 260.86 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 780.00 FEET, A CENTRAL ANGLE OF 18°44'59" AND AN ARC LENGTH OF 255.25 FEET, TO A POINT OF TANGENT;
- N89°59'23"W A DISTANCE OF 303.52 FEET;
- N00°00'37"E A DISTANCE OF 35.00 FEET;
- N89°59'23"W A DISTANCE OF 60.00 FEET;
- S00°00'37"W A DISTANCE OF 35.00 FEET;
- N89°59'23"W A DISTANCE OF 442.27 FEET, TO A POINT ON THE WEST LINE OF SAID SECTION 3, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF SAID SADDLEHORN RANCH FILING NO. 2;

THENCE ON SAID WEST LINE, N00°32'28"W A DISTANCE OF 836.74 FEET, TO A POINT ON THE SOUTHERLY LINE OF CURTIS ROAD RECORDED UNDER RECEPTION NO. 215008985;

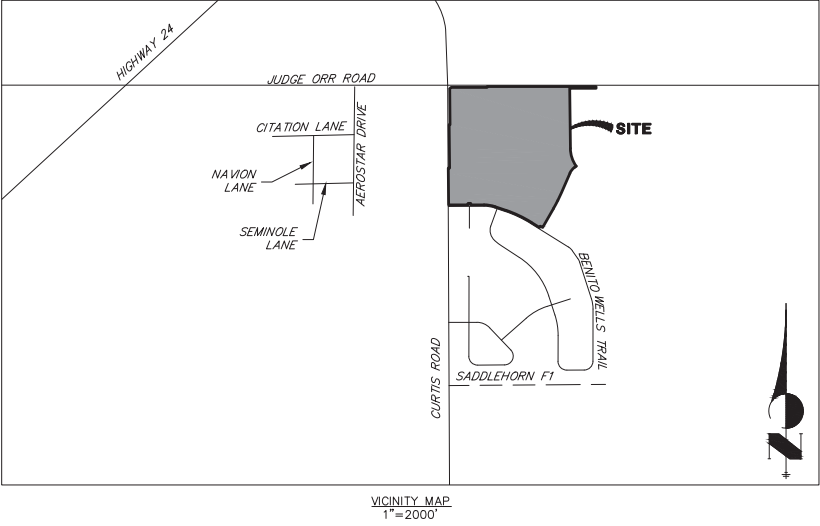
THENCE ON THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF SAID CURTIS ROAD, THE FOLLOWING FIVE (5) COURSES:

- N89°33'03"E A DISTANCE OF 30.00 FEET;
- N00°32'28"W A DISTANCE OF 984.54 FEET;
- N89°27'33"E A DISTANCE OF 20.00 FEET;
- N00°32'28"W A DISTANCE OF 820.00 FEET;
- N44°44'03"E A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 7,665,666 SQUARE FEET OR 175.9795 ACRES.

#### DEDICATION

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO 44 LOTS, STREETS, 1 TRACT, AND EASEMENTS AS SHOWN ON THIS PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO EL PASO COUNTY THOSE STREETS AND PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO EL PASO COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUIT-CLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN EL PASO COUNTY. ALL PUBLIC STREETS ARE HEREBY DEDICATED TO EL PASO COUNTY FOR PUBLIC USE. THIS TRACT OF LAND AS HEREIN PLATTED SHALL BE KNOWN AS "SADDLEHORN RANCH FILING NO. 3" IN EL PASO COUNTY, COLORADO.



#### OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF SADDLEHORN RANCH FILING NO. 3. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

GORILLA CAPITAL CO SADDLEHORN RANCH, LLC

BY: \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC

#### ACCEPTANCE CERTIFICATE FOR TRACTS

THE DEDICATION OF TRACT A IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT.

SADDLEHORN RANCH METROPOLITAN DISTRICT

BY: \_\_\_\_\_

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS.

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

\_\_\_\_\_ AS \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL \_\_\_\_\_  
NOTARY PUBLIC

#### CLERK AND RECORDER

STATE OF COLORADO )  
COUNTY OF EL PASO )

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

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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

CHUCK BROERMAN, RECORDER

BY: \_\_\_\_\_  
DEPUTY

#### GENERAL NOTES:

- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY
- BASIS OF BEARING: THE WEST LINE OF SECTION 3, T3S, R64W, 6TH P.M., MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 17496" IN A RANGE BOX AT THE NORTHWEST CORNER OF SECTION 3 AND A NO. 6 REBAR IN A RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 3, BEARING N00°32'28"W AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF EL PASO COUNTY, STATE OF COLORADO.
- THIS SITE IS WITHIN A SPECIAL FLOOD HAZARD AREA "ZONE AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD), AS DETERMINED BY GRAPHIC INTERPRETATION. FLOODPLAIN INFORMATION WAS OBTAINED FROM F.E.M.A. FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR EL PASO COUNTY, COLORADO, MAP NUMBERS 08041C0558G AND 08041C0566G BOTH WITH REVISED DATES OF DECEMBER 7, 2018.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LLC RELIED UPON TITLE COMMITMENT NO. 83142ECS, AMENDMENT NO. 2, PREPARED BY STEWART TITLE GUARANTY COMPANY COMPANY, DATED JULY 10, 2021, 7:30 A.M.

#### SURVEYORS CERTIFICATE

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

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DEREK LEE VAGIAS, \_\_\_\_\_ DATE \_\_\_\_\_  
COLORADO REGISTERED PLS #38578  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

#### PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

THIS PLAT FOR SADDLEHORN RANCH FILING NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

#### CONTACTS:

OWNER	GORILLA CAPITAL, LLC 1342 HIGH STREET EUGENE, OR 97401 P~541-393-9043
DEVELOPER	ROI PROPERTY GROUP, LLC 2495 RIGDON STREET NAPA, CALIFORNIA 94558 P~707-633-9700
ENGINEER	JR ENGINEERING, LLC ATTN: BRYAN LAW 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 P~(303) 267-6254
SURVEYOR	JR ENGINEERING, LLC ATTN: DEREK VAGIAS 7200 S ALTON WAY, C400, CENTENNIAL, CO 80112 P~(303) 740-9393

JOB NO. 25142.05  
FEBRUARY 4, 2022  
SHEET 1 OF 5



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

PCD FILE: SF-21-033

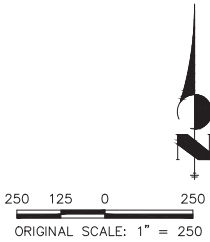
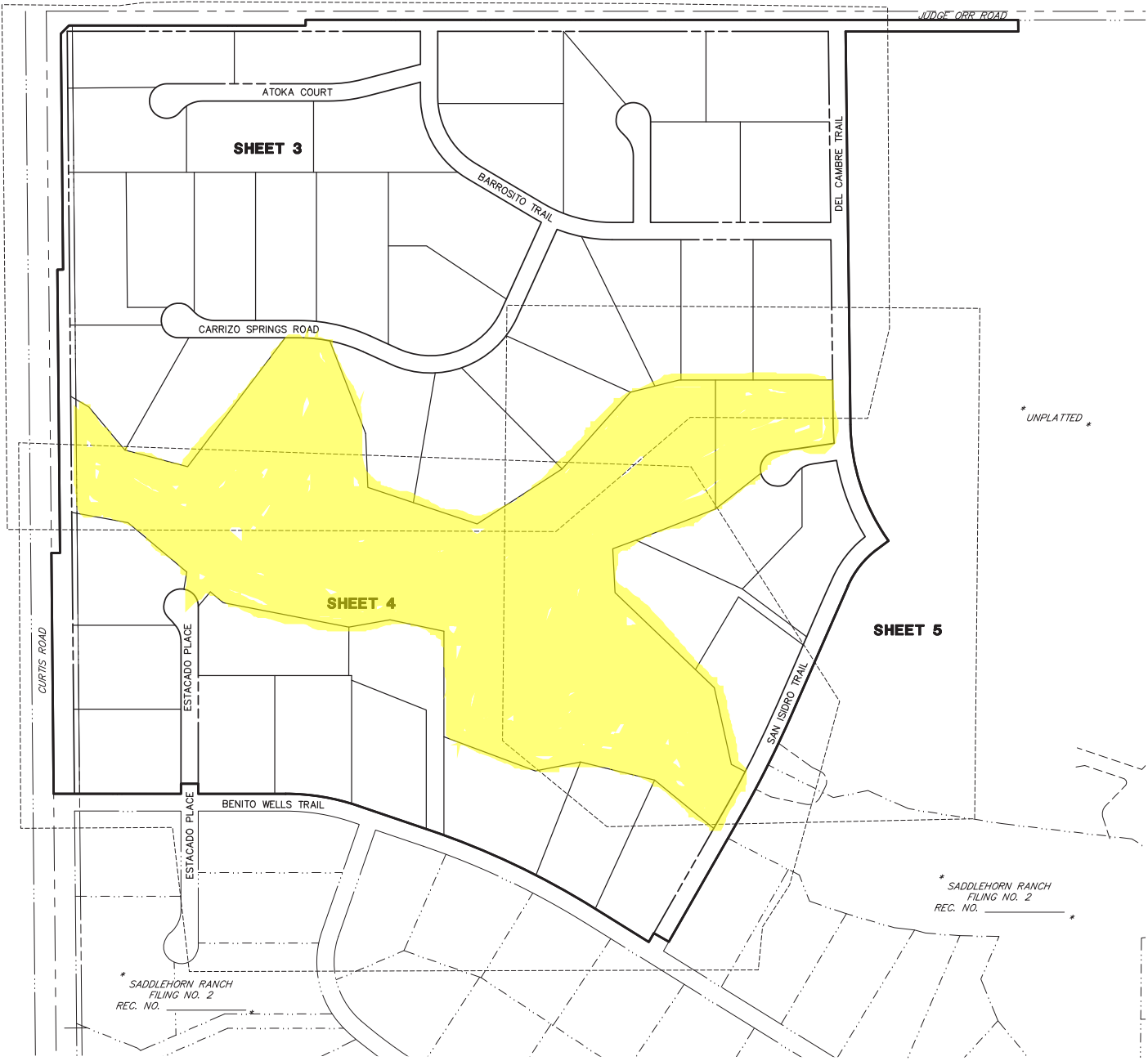
#### FEES:

RECORDING: \_\_\_\_\_  
PARK: \_\_\_\_\_  
SCHOOL: \_\_\_\_\_  
DRAINAGE: \_\_\_\_\_  
BRIDGE: \_\_\_\_\_

SADDLEHORN RANCH FILING NO.3  
A PARCEL OF LAND LOCATED IN SECTION 3  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES CONTINUED:

7. TRACT A IS FOR OPEN SPACE AND DRAINAGE PURPOSES. TRACT A SHALL BE OWNED AND MAINTAINED BY THE SADDLEHORN RANCH METROPOLITAN DISTRICT.
8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN THE DRAINAGE EASEMENTS.
10. WATER SERVICE SHALL BE SUPPLIED BY SADDLEHORN RANCH METROPOLITAN DISTRICT.
11. SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH INDIVIDUAL PROPERTY OWNER. THE EL PASO COUNTY HEALTH DEPARTMENT MUST APPROVE EACH SYSTEM AND IN SOME CASES THE DEPARTMENT MAY REQUIRE AN ENGINEER DESIGNED SYSTEM PRIOR TO PERMIT APPROVAL.
12. IMPERVIOUS LOT COVERAGE IS RESTRICTED TO NO MORE THAN 10,900 SQUARE FEET PER LOT TO CONFORM WITH THE EL PASO COUNTY'S MS4 STORM WATER DISCHARGE PERMIT.
13. UNLESS SHOWN OTHERWISE, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
14. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAT FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT, WILDFIRE HAZARDS REPORT; NATURAL FEATURES REPORT.
15. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENT, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G., PREBBLES MEADOW JUMPING MOUSE).
16. 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 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 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 DEVELOPMENT SERVICES 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 IMPROVEMENT 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.
17. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING DRAINAGE CULVERTS FROM ESTACADO PLACE, ATOKA COURT, BARROSITO TRAIL, DEL CAMBRE TRAIL, CARRIZO SPRINGS ROAD, AND SAND ISIDRO TRAIL PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUE TO THEIR LENGTH, SOME OF THE DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE FALCON FIRE PROTECTION DISTRICT.
18. THERE SHALL BE NO DIRECT LOT ACCESS TO CURTIS ROAD OR JUDGE ORR ROAD.
19. THIS SUBDIVISION IS SURROUNDED BY AGRICULTURAL LAND. PROPERTY OWNERS MAY BE IMPACTED BY SOUNDS, SMELLS AND/OR ACTIVITIES ASSOCIATED WITH ACTIVE AGRICULTURAL PRACTICES. PURSUANT TO ARTICLE 3.5, TITLE 35, C.R.S., IT IS THE DECLARED POLICY OF THE STATE OF COLORADO TO CONSERVE, PROTECT, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF ITS AGRICULTURAL LAND FOR THE PRODUCTION OF FOOD AND OTHER AGRICULTURAL PRODUCTS. COLORADO IS A "RIGHT-TO-FARM" STATE PURSUANT TO C.R.S. 35-3.5-101, ET SEQ. LANDOWNERS, RESIDENTS AND VISITORS MUST BE PREPARED TO ACCEPT THE ACTIVITIES, SIGHTS, SOUNDS, AND SMELLS OF AGRICULTURAL OPERATIONS AS A NORMAL AND NECESSARY IMPACT OF LIVING IN A COUNTY WITH A STRONG RURAL CHARACTER AND A HEALTHY AGRICULTURAL SECTOR. STATE LAW PROVIDES THAT RANCHING, FARMING, OR OTHER AGRICULTURAL ACTIVITIES AND OPERATIONS SHALL NOT BE CONSIDERED TO BE NUISANCES SO LONG AS OPERATED IN CONFORMANCE WITH THE LAW AND IN A NON-NEGLIGENT MANNER. THEREFORE, ALL MUST BE PREPARED TO ENCOUNTER NOISES, ODORS, LIGHTS, MUD, DUST, SMOKE, CHEMICALS, MACHINERY ON PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES, AND ONE OR MORE OF WHICH MAY NATURALLY OCCUR AS A PART OF LEGAL AND NON-NEGLIGENT AGRICULTURAL OPERATIONS.
20. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND UNITED STATES POSTAL SERVICE REGULATIONS.
21. THE SUBDIVIDER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.
22. THIS PROPERTY IS INCLUDED WITHIN A SPECIAL TAXING DISTRICT, SADDLEHORN RANCH METROPOLITAN DISTRICT, CREATED OF THE PURPOSE OF CONSTRUCTING AND MAINTAINING CERTAIN PUBLIC IMPROVEMENTS, DRAINAGE AND RECREATION IMPROVEMENTS. SPECIAL TAXING DISTRICTS ARE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. THE BUYER SHOULD FAMILIARIZE HIMSELF / HERSELF WITH THE POTENTIALITY AND RAMIFICATIONS THEREOF.
23. 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. APPLICANT AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS USED FOR ALLOCATION INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
24. THIS PROPERTY IS PRESENTLY LOCATED IN THE VICINITY OF AN AIRPORT, WITHIN WHAT IS KNOWN AS AN AIRPORT INFLUENCE AREA. FOR THIS REASON, THE PROPERTY MAY BE SUBJECT TO SOME OF THE ANNOYANCES OR INCONVENIENCES ASSOCIATED WITH PROXIMITY TO AIRPORT OPERATIONS (E.G. NOISE, VIBRATION, OR ODORS). INDIVIDUAL SENSITIVITIES TO THOSE ANNOYANCES CAN VARY FROM PERSON TO PERSON. YOU MAY WISE TO CONSIDER WHAT AIRPORT ANNOYANCES, IF ANY, ARE ASSOCIATED WITH THE PROPERTY BEFORE YOU COMPLETE YOUR PURCHASE AND DETERMINE WHETHER THEY ARE ACCEPTABLE TO YOU.



OWNERSHIP & MAINTENANCE TABLE

TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTENANCE
A	1,688,662	38.7663	OPEN SPACE, DRAINAGE	SADDLEHORN RANCH METROPOLITAN DISTRICT	SADDLEHORN RANCH METROPOLITAN DISTRICT
TOTAL TRACT AREA	1,688,662	38.7663			
TOTAL ROW AREA	787,789	18.0851			
TOTAL LOT AREA(44 LOTS)	5,165,213	118.5770	{NET AREA}		
TOTAL SITE AREA	7,641,664	175.4285	{GROSS AREA}		
GROSS DENSITY		0.251 DU/AC	DU=DWELLING UNIT		
NET DENSITY		0.371 DU/AC			

JOB NO. 25142.05  
FEBRUARY 4, 2022  
SHEET 2 OF 5

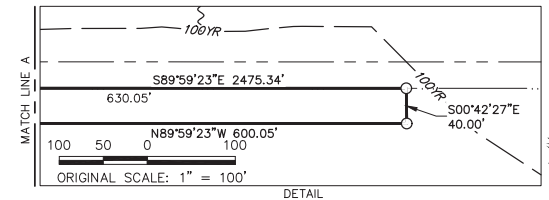


Centennial 303-740-9333 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

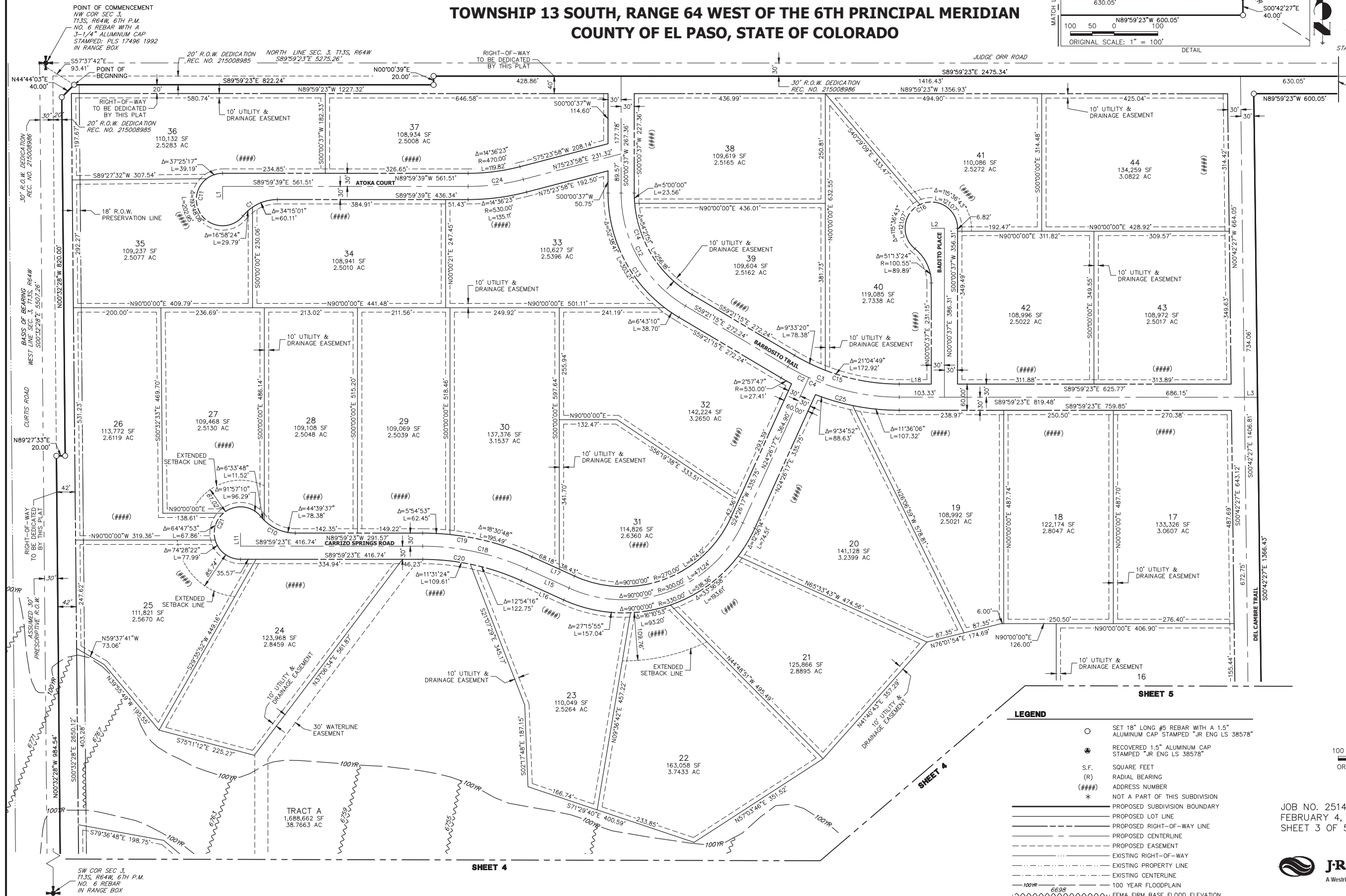


# SADDLEHORN RANCH FILING NO.3

A PARCEL OF LAND LOCATED IN SECTION 3  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO



NE CORNER SECTION 3  
T13S, R64W, 6TH PM  
3.25\"/>



## LEGEND

- SET 18\"/>
- RECOVERED 1.5\"/>
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- (###) ADDRESS NUMBER
- \* NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- 100 YEAR FLOODPLAIN
- FEMA FIRM BASE FLOOD ELEVATION
- SEE SHEET 5 FOR LINE AND CURVE TABLE

JOB NO. 25142.05  
FEBRUARY 4, 2022  
SHEET 3 OF 5

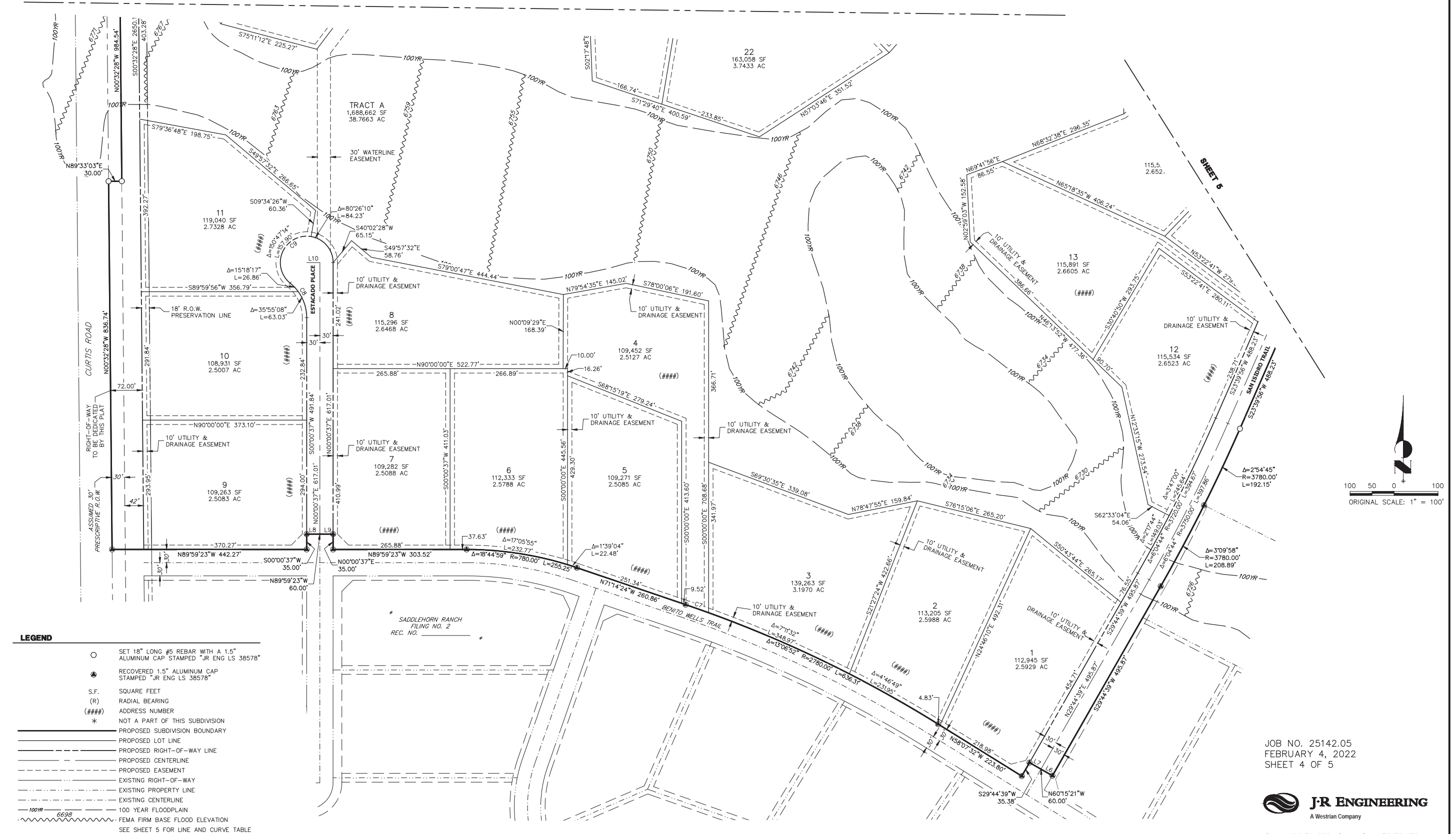


Centennial 303-740-9333 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

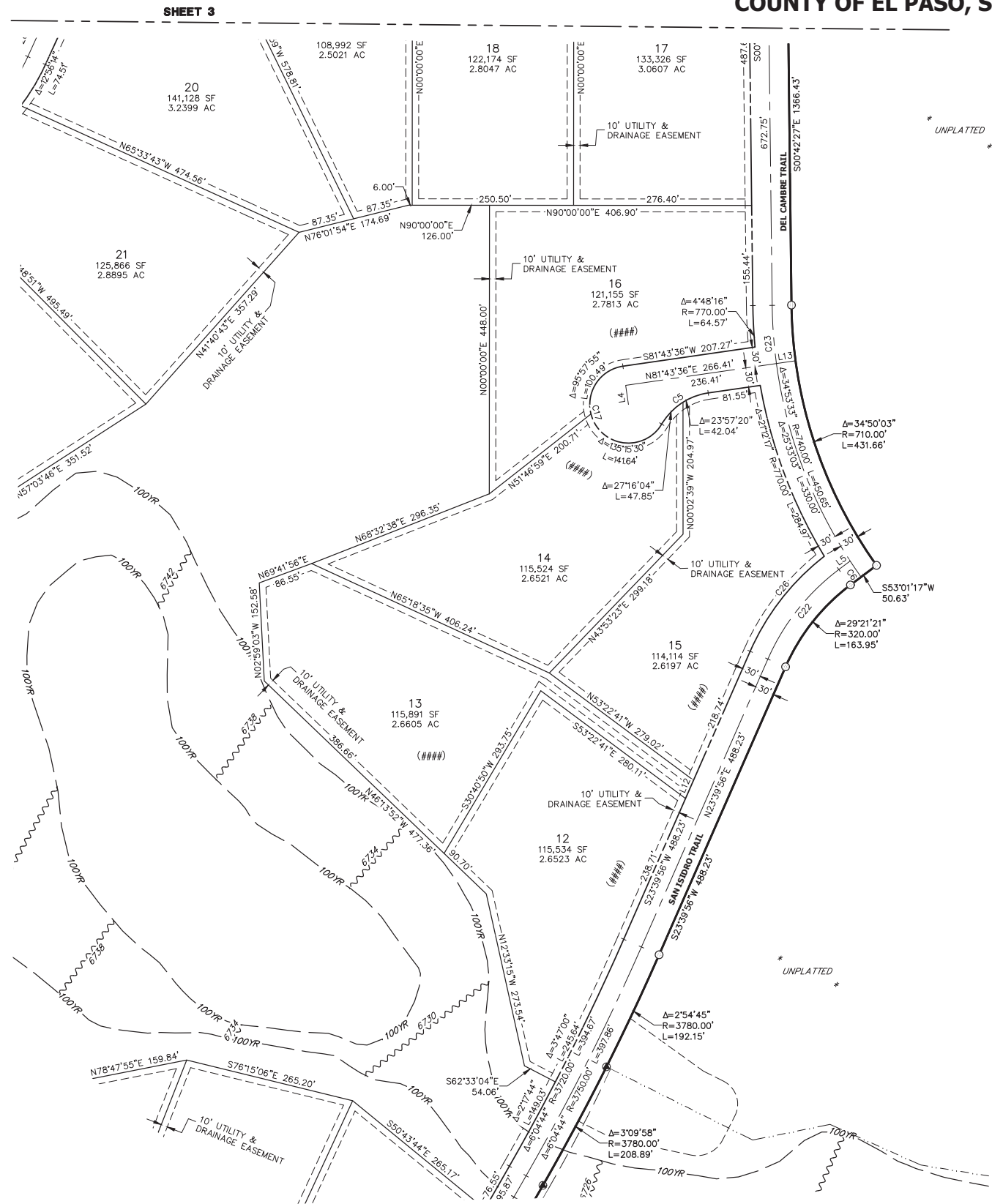
# SADDLEHORN RANCH FILING NO.3

A PARCEL OF LAND LOCATED IN SECTION 3  
TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF EL PASO, STATE OF COLORADO

SHEET 3



**SADDLEHORN RANCH FILING NO.3**  
**A PARCEL OF LAND LOCATED IN SECTION 3**  
**TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN**  
**COUNTY OF EL PASO, STATE OF COLORADO**



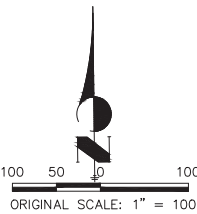
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°00'21"E	30.00'
L2	N89°59'23"W	30.00'
L3	S89°59'23"E	30.00'
L4	N08°16'24"W	30.00'
L5	N53°01'17"E	21.96'
L6	S60°15'21"E	30.00'
L7	S60°15'21"E	30.00'
L8	N89°59'23"W	30.00'
L9	S89°59'23"E	30.00'
L10	S89°59'23"E	30.00'
L11	S00°00'37"W	30.00'
L12	S23°39'56"W	30.78'
L13	N81°43'36"E	30.00'
L15	S65°33'43"E	106.61'
L16	S65°33'43"E	106.61'
L17	N65°33'43"W	106.61'
L18	S89°59'23"E	73.33'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	51°13'24"	100.55'	89.89'
C2	6°12'29"	500.00'	54.17'
C3	30°38'09"	500.00'	267.35'
C4	24°25'40"	500.00'	213.17'
C5	51°13'24"	100.55'	89.89'
C6	2°19'31"	740.00'	30.03'
C7	1°08'30"	2780.00'	55.40'
C8	51°13'24"	100.55'	89.89'
C9	231°13'24"	60.00'	242.14'
C10	51°13'24"	100.55'	89.89'
C11	231°13'25"	60.00'	242.14'
C12	59°21'51"	300.00'	310.83'
C13	59°21'51"	330.00'	341.91'
C14	59°21'51"	270.00'	279.75'
C15	30°38'09"	470.00'	251.31'
C16	231°13'25"	60.00'	242.14'
C17	231°13'24"	60.00'	242.14'
C18	24°25'40"	575.00'	245.15'
C19	24°25'40"	605.00'	257.94'
C20	24°25'40"	545.00'	232.36'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C21	231°13'24"	60.00'	242.14'
C22	29°21'21"	350.00'	179.32'
C23	7°00'59"	740.00'	90.62'
C24	14°36'23"	500.00'	127.47'
C25	21°10'58"	530.00'	195.95'
C26	28°30'12"	380.00'	189.04'

**LEGEND**

- SET 18" LONG #5 REBAR WITH A 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38578"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "JR ENG LS 38578"
- S.F. SQUARE FEET
- (R) RADIAL BEARING
- (###) ADDRESS NUMBER
- \* NOT A PART OF THIS SUBDIVISION
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CENTERLINE
- PROPOSED EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- 100YR 6698 100 YEAR FLOODPLAIN
- FEMA FIRM BASE FLOOD ELEVATION SEE SHEET 5 FOR LINE AND CURVE TABLE



JOB NO. 25142.05  
FEBRUARY 4, 2022  
SHEET 5 OF 5



Centennial 303-740-9333 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** 2023 Park Advisory Board Tour  
**Agenda Date:** March 8, 2023  
**Agenda Item Number:** #7 - A  
**Presenter:** Brian Bobeck, Park Operations Division Manager  
**Information:** X      **Endorsement:**

#### **Background Information**

The Park Advisory Board traditionally conducts a tour of selected park sites in late spring. The tour is typically conducted from 10:00 a.m. to 2:00 p.m.

The following districts are potential tour opportunities for 2023:

- Central District
- South District

We would also appreciate your feedback on potential Friday dates in May.

#### **Recommended Motion:**

Discussion

## **El Paso County Park Advisory Board**

### **Agenda Item Summary Form**

**Agenda Item Title:** Winter Fun at Fox Run Presentation

**Agenda Date:** March 8, 2023

**Agenda Item Number:** #7 - B

**Presenter:** Jessica Miller  
Fountain Creek Nature Center Supervisor

**Information:** X                      **Endorsement:**

#### **Background Information:**

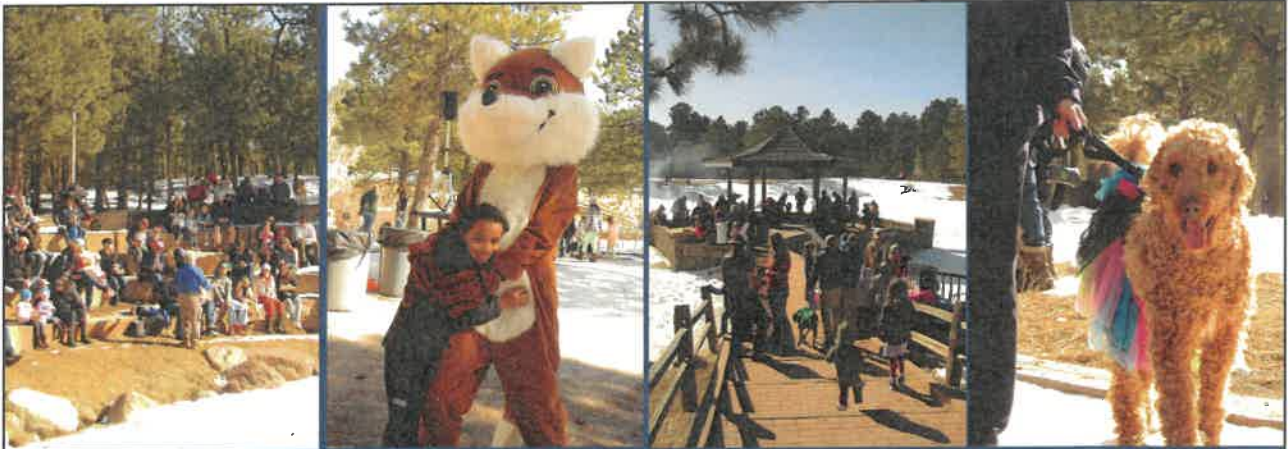
The Winter Fun at Fox Run event offered a winter carnival community event to raise awareness of and funds for a new nature center in Fox Run Regional Park. Activities included roasting hot dogs and marshmallows over a fire, warm drinks, hayrides through the park, storytelling, games, a dog costume contest and parade, and more. The event was coordinated by a committee from Bear Creek Nature Center, Fountain Creek Nature Center, and the Recreation Program Planner.

A brief presentation will include a recap and review highlights of the event.

#### **Recommended Action:**

Information Only





## Winter Fun at Fox Run

February 4, 2023 – El Paso County Nature Centers Staff & Volunteers



1



## Around the Gazebo – Roasting Marshmallows and Hotdogs

2



The minute-to-win-it games were popular among all ages!

3



Docents provided hands-on Colorado wildlife education.

4





Andy's storytelling always drew a crowd.

5



The Canine Costume Contest was an adorable addition!

6





Inside the Warming Hut – Crafts and Cocoa

7



Tractor rides on hay bales through the park were a must-do

8



# Impact

- **550 participants**
  - In 2020, we hosted just 90!
- **15 volunteers**
- **7 staff**
- Gross Income: \$2,675
- Expenses: \$351.42
- Day-of Donations: \$187
- **Net Income: \$2,510.58**



9



10



**El Paso County Parks  
2023 Action Plan**

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

Community Services Department							
Parks / Recreation & Cultural Services Divisions							
February 2023 Monthly Report							
<u>Facility Revenue Totals To Date</u>		<u>2023</u>				<u>2022</u>	<u>2021</u>
		<u>Budget</u>	<u>Current</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>
Parks Facility Reservation Revenue		\$ 180,000	\$ 65,286	\$ 114,714		\$ 32,851	\$ 26,988
County Fair / Fairgrounds		\$ 301,000	\$ 29,058	\$ 271,942		\$ 49,876	\$ 36,206
<b>Total</b>		<b>\$ 481,000</b>	<b>\$ 94,344</b>	<b>\$ 386,656</b>		<b>\$ 82,727</b>	<b>\$ 63,194</b>
<u>Fundraising Revenue</u>		<u>2023</u>	<u>2023</u>			<u>2022</u>	<u>2021</u>
	<u>Purpose</u>	<u>Goal</u>	<u>Amount</u>	<u>Balance</u>		<u>Totals to Date</u>	<u>Totals to Date</u>
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 10,000	\$ 70,000		\$ 20,000	\$ 20,000
Partners in the Park Program	Park Operations	\$ 45,000	\$ 47,500	\$ (2,500)		\$ 5,000	\$ 5,000
Trust for County Parks	Park Operations	\$ 10,000	\$ 1,225	\$ 8,775		\$ 8,013	\$ 9,958
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 690	\$ 24,310		\$ 1,932	\$ 2,270
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 70,000	\$ (30,000)		\$ 40,000	\$ 15,000
<b>Total</b>		<b>\$ 200,000</b>	<b>\$ 129,415</b>	<b>\$ 70,585</b>		<b>\$ 74,945</b>	<b>\$ 52,228</b>
<u>Grant / 3rd Party Funding</u>		<u>Awarded</u>					
<u>Parks Division Reservations</u>	<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2022</u>	<u>2022</u>	<u>2021</u>	<u>2021</u>
<u>Year to Date</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rental</u>	<u>Attendance</u>
January	11	966	N/A	3	510	3	22
February	15	778	N/A	5	446	5	233
March							
April							
May							
June							
July							
August							
September							
October							
November							
December							
<b>Total</b>	<b>26</b>	<b>1744</b>	<b>4.37</b>	<b>8</b>	<b>956</b>	<b>8</b>	<b>255</b>

<u>Parks Facility Reservations</u>		2023	2023	2022	2022	2021	2021	
<u>January</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>	
<b><u>Bear Creek Regional Park</u></b>								
Archery Lanes								
Athletic Fields								
Pavilions								
Trails		1	300	1	400			
Vendor								
Tennis Courts								
Pickleball Courts								
Vita Course								
Meeting Room		10	114			1	10	
<b><u>Black Forest Regional Park</u></b>								
Athletic Fields								
Pavilions								
Vendor								
Tennis Courts								
<b><u>Falcon Regional Park</u></b>								
Baseball Fields								
Vendor								
<b><u>Fountain Creek Regional Park</u></b>								
Athletic Fields								
Pavilions								
Trails		1	300					
Disc Golf Course								
Vendor								
<b><u>Fox Run Regional Park</u></b>								
Athletic Fields								
Gazebo		1	30	1	20			
Warming Hut		1	30	1	20			
Pavilions								
Vendor								
Trails								
<b><u>Homestead Ranch Regional Park</u></b>								
Pavilions								
Athletic Fields								
Trails								
<b><u>Palmer Lake Recreational Area</u></b>								
Palmer Lake Santa Fe Trail								
<b><u>New Santa Fe Trail</u></b>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads								
<b><u>Paint Mines Trail</u></b>		1	4	2	6	2	23	
<b><u>Rock Island Trail</u></b>								
<b><u>Black Forest Section 16</u></b>								
<b><u>Rainbow Falls Historic Site</u></b>								
<b><u>Pineries Open Space</u></b>						2	200	
<b>Total Park Facility Reservations</b>		<b>15</b>	<b>778</b>	<b>5</b>	<b>446</b>	<b>5</b>	<b>233</b>	

<b><u>Fairgrounds Facility Reservations</u></b>		<b>2023</b>	<b>2023</b>	<b>2023</b>	<b>2022</b>	<b>2022</b>	<b>2021</b>	<b>2021</b>
<b><u>Year to Date</u></b>		<b><u>Rentals</u></b>	<b><u>Attendance</u></b>	<b><u>Evaluation</u></b>	<b><u>Rentals</u></b>	<b><u>Attendance</u></b>	<b><u>Rentals</u></b>	<b><u>Attendance</u></b>
January		8	173	N/A	7	150	0	0
February		14	735	N/A	19	726	6	178
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
<b>Total</b>		<b>22</b>	<b>908</b>	<b>N/A</b>	<b>26</b>	<b>876</b>	<b>6</b>	<b>178</b>
<b><u>Fairgrounds Facility Reservations</u></b>		<b>2023</b>	<b>2023</b>	<b>2022</b>	<b>2022</b>			
<b><u>January</u></b>		<b><u>Rentals</u></b>	<b><u>Attendance</u></b>	<b><u>Rentals</u></b>	<b><u>Attendance</u></b>			
<b><u>Swink Hall - Fairgrounds</u></b>								
Lions Club Meeting		1	30	1	20			
Fair Corp Meeting		1	10					
Calhan Posse Mtg		1	20	1	20			
4-H Club Meeting		1	20	2	150			
Hitch N' Post 4H Meeting		1	20	1	40			
Jr. Livestock Sale Committee		1	15	2	150			
Fair Advisory Board		1	20					
<b><u>Grand Stands Building</u></b>								
<b><u>Track</u></b>				1	100			
<b><u>Barns</u></b>								
<b><u>Livestock Arena</u></b>								
4-H Mini Horse Clinic		1	35					
4-H Livestock & Small Animal Clinic		1	200					
4-H Beef Tag In		1	100					
Open Riding		2	5	2	525			
<b><u>Whittemore - Fairgrounds</u></b>				1	25			
FFA Dance		1	60					
Valentine's Day Dance		1	200					
<b><u>Arena</u></b>								
<b>Month Total Fair Facility Reservations</b>		<b>14</b>	<b>735</b>	<b>10</b>	<b>1,030</b>			

<b><u>Vandalism Report</u></b>								
<b><u>Incident</u></b>	<b><u>Date</u></b>	<b><u>Location</u></b>	<b><u>Area</u></b>	<b><u>Cost</u></b>				
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	\$25				
Graffiti removal (Main park sign)	2/7/2023	John Ceresa	South	\$25				
Homeless camp clean-up / illegal dumping	2/7/2023, 2/10/2023	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				
			<b>Total</b>	<b>\$1,425</b>				
<b><u>Volunteerism</u></b>		<b>2023</b>	<b>2022</b>	<b>2021</b>				
<b>Total for Year</b>	<b><u>Goal</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>	
January		138	728	180	609	106	372	
February		292	1,302	60	327	100	468	
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
<b>Totals</b>		<b>430</b>	<b>2,030</b>	<b>240</b>	<b>936</b>	<b>206</b>	<b>840</b>	
		<b>2023</b>						
<b><u>January</u></b>		<b><u>Volunteers</u></b>	<b><u>Total Hours</u></b>					
Park Advisory Board		9	35					
Fair Advisory Board		20	86					
Fairgrounds Corporation		10	10					
Fair and Events Center		2	10					
Friends of the Nature Centers		37	359					
Adopt-A-Park / Trail / Volunteer Projects		214	802					
<b>Total</b>		<b>292</b>	<b>1,302</b>					



<b>Programming</b>		<b>2023</b>	<b>2023</b>	<b>2023</b>	<b>2022</b>	<b>2022</b>	<b>2021</b>	<b>2021</b>
<b>Totals for Year</b>		<b>Programs</b>	<b>Attendance</b>	<b>Evaluation</b>	<b>Programs</b>	<b>Attendance</b>	<b>Programs</b>	<b>Attendance</b>
January		45	1152	4.99	29	452	25	218
February		43	2032	4.95	37	952	27	230
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
<b>Totals</b>	<b>800 / 21,000</b>	<b>88</b>	<b>3184</b>	<b>4.97</b>	<b>66</b>	<b>1404</b>	<b>52</b>	<b>448</b>
		<b>2023</b>	<b>2023</b>	<b>2023</b>				
<b>February</b>	<b>Facility</b>	<b>Programs</b>	<b>Attendance</b>	<b>Evaluation</b>				
Winter Adaptations	BCNC	4	54	5.00				
Group Visit: Forest School	BCNC	1	10					
Group Visit: Our House	BCNC	1	8					
Kids' Night Out: Full Moon Hike	BCNC	1	20					
Winter Fun at Fox Run	BCNC	1	550	4.80				
Group Visit: Cub Scout Group	BCNC	1	10					
Group Visit: Overture	BCNC	1	10					
Disability Awareness Training	BCNC	1	28					
Birthday Party: All About Animals	BCNC	1	21	5.00				
Puppet Theatre Matinee	BCNC	1	42					
Nature Explorers: SkeleTONS of Fun	BCNC	2	50	4.90				
Outreach: Bighorn Sheep Day	BCNC	1	330					
Little Wonders: Evergreen Adventures	BCNC	2	50	5.00				
Discover the Wetlands	FCNC	3	46	5.00				
Nature Adventures: Valentines is for the Birds	FCNC	2	77	5.00				
2's & 3's Outdoors: Home is Where the Habitat Is	FCNC	2	63	5.00				
Program Room Rental	FCNC	4	117					
Winter on the Frontier	FCNC	1	25	4.90				
Trivia at Peaks N Pines Brewing Company	FCNC	1	100	5.00				
Group Visit: Hiking Group	FCNC	1	13					
Group Visit: Denver Field Ornithologists	FCNC	1	15					
Group Visit: Aiken Audubon Society	FCNC	1	30					
Fishing 101	BCNC	1	27	4.81				
Seed to Supper	FEC	1	25					
Cornhole League	FEC	3	195					
Calhan Cheer	FEC	4	120					
<b>TOTALS</b>		<b>43</b>	<b>2036</b>	<b>4.95</b>				

<b>Visitor Contacts</b> <i>(does not include programs)</i>	<b>Bear Creek Nature Center</b>	<b>Fountain Creek Nature Center</b>	<b>Paint Mines Interpretive Park</b>	<b>Rainbow Falls Historic Site</b>				
January	662	731	0	0				
February	811	809	0	0				
March								
April								
May								
June								
July								
August								
September								
October								
November								
December								
<b>Totals</b>	<b>1473</b>	<b>1540</b>	<b>0</b>	<b>0</b>				

**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

**February 2023**

**General Updates:**

1. Facility rentals have generated \$65,286 which is 32% of our \$180,000 annual revenue goal.

**Special Events:**

1. The Pikes Peak Road Runners hosted two larger running events in February: The Winter Series III and IV were held on the Fountain Creek Regional trail and Bear Creek Regional trail. Winter Series III started out at the El Pomar Youth Sports Park where runners headed south on the Fountain Creek Regional trail. Winter Series IV started downtown at the America the Beautiful Park where runners entered the east trail system of Bear Creek Regional Park.
2. Staff is currently working on over 40 special event applications. In addition, 9 new applications by sports leagues, food truck vendors and commercial photographers have been received in February.
3. Wildland fire training application by local fire departments have been received as well. Most training will take place in the Black Forest area, but new fire fighter volunteers are also being trained in the Willow Springs areas.

**PARKS & COMMUNITY SERVICES DEPARTMENT**

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

**COMMUNITY OUTREACH**

**Monthly Report – February 2023**

Dana Nordstrom, Community Outreach Coordinator

**Community Outreach**

**Partners in the Park:**

Please join us in welcoming a **NEW** Partner, Adventures Out West for Rainbow Falls. We are currently seeking partners for Homestead Regional Park, Black Forest Regional Park, Falcon Regional Park, Fountain Creek Regional Park, and Widefield Community Park.

Please forward any suggestions to [DanaNordstrom@elpasoco.com](mailto:DanaNordstrom@elpasoco.com)

**El Paso County Fair:**

We have surpassed our financial goal and sponsors have committed \$89,500 towards the County Fair this year. Please mark your calendars for the VIP Luncheon at noon, on opening day, Saturday, July 15 at the Fair and Events Center. **“A Summer to Remember”, July 15-22.**

**Fox Run Nature Center:**

Staff is working together to schedule our pop up events, project design, stakeholder meetings and fundraising outreach.

**Great American Clean Up:**

Our community wide clean up is schedule for Saturday, April 15. County Parks Staff is hosting three clean up sites. For more information please visit <https://www.fountain-crk.org/great-american-cleanup/>



**PARKS & COMMUNITY SERVICES DEPARTMENT**

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

**Recreation & Cultural Services Division**

**Monthly Report – February 2023**

Submitted by Theresa Odello, Recreation & Cultural Services Division Manager

**Programs & Special Events:**

- Fox Run Regional Park was teeming with fun during **Winter Fun at Fox Run** on Saturday, February 4th. Staff of El Paso County Nature Centers, North District Maintenance Team and EPC Recreation Planner planned and hosted this winter carnival. Approximately 550 attendees enjoyed a day of activities for all ages including wagon rides through the park, storytelling sessions, games, hot dog and marshmallow roasting, crafts, and a canine parade and costume contest for the 4-legged family members. Fifteen volunteers supported staff in executing this multifaceted event which raised \$2,500 for the new Fox Run Nature Center. Feedback was overwhelmingly positive and evaluation scores averaged 4.8/5. Comments included, "Our family enjoyed ALL the events. Great variety and lots of learning opportunities! Big fan!"
- Twenty-eight volunteers and El Paso County staff members created a jovial learning atmosphere at Bear Creek Nature Center on February 9th for a **Disability Awareness Training** provided by Trailability partner, the Independence Center. Independence Center staff shared their knowledge and experiences with attendees, new resources, and best language practices for interacting with people with disabilities. Participants walked away with new knowledge and insights including one attendee saying, "[The] language has changed, but the need for meeting people where they are has not." We are grateful for our partnership with the Independence Center and their willingness to provide training so all people can enjoy greater access to the outdoors!
- On Friday, February 17, the **Fishing 101** seminar was held at Bear Creek Nature Center. 27 participants gathered in the Bears Den to listen to four guest speakers talk about fishing in the Pikes Peak Region. The seminar lasted about two and a half hours and consisted of slide presentations, web presenting, and small demonstrations with certain kinds of fishing gear. Participants rated their overall satisfaction of the event a 4.91/5. Comments from the evaluation include: "Appreciate suggestions for kids, the brochures & laws, and tips for getting started fishing!" and "Fishing 101 made me think about learning how to fish and less about equipment. Looking forward to fishing 102".
- It was a cold February at the **El Paso County Fair & Events Center**, but we managed to stay busy & warm. 4H programming kicked off their season with a mini horse clinic and a Cattle weigh-in. We held open ride times in the Livestock Arena for horse owners that needed to exercise their animals out of the elements. The Calhan Posse welcomed the local community for a Valentine's Dance and Chili Cook-off, and the Calhan FFA chapter hosted their annual dance. Our programming & community partners continued to seek shelter in our buildings for monthly meetings, weekly cornhole league and cheer practice, and we dreamed of better weather and the approach of spring during our Granny in the Garden Seep Swap.



- Fountain Creek Nature Center taught families how humans have dealt with the cold with the **Winter on the Frontier** program. Mr. Andy donned a mountain man costume as he taught the group about food preservation techniques, how tipis were built and moved, how to build a fire, and other techniques that kept humans alive for thousands of years in Colorado. The group was inspired by human ingenuity and thankful for our current comforts!
- Fountain Creek Nature Center hosted a wonderful Children's Nature Series for its monthly 2s & 3s Outdoors called **Home is Where the Habitat Is**. Little ones and their families enjoyed a silly puppet show, a catchy song, a fun story book, and a challenging matching activity before embarking on the trail. The little students learned the difference between the pond, meadow, and forest habitats and discovered what animals live there. Many animals from our song made an appearance!

### Outreach Events and Other Items:

- Bear Creek Nature Center staff and volunteers had a "smashing" good time at **Garden of the God's annual Bighorn Sheep Day** on February 18th. Children and adults alike excitedly crafted bighorn sheep headbands from paper plates then happily bounded from table to table. Nature center table visitors also grazed on interpretive information about bighorn sheep with the star of the show, a big horn sheep skull. *Ewe* wouldn't believe the herds of people there, over 300 contacts for Bear Creek and just over 4,000 total attendees. We're happy to continue our partnership with Garden of the Gods and be part of the herd!
- Fountain Creek Nature Center invaded Peaks N Pines Brewing Company in Fountain to host a **Trivia Night**! We often hear that many locals may not even realize the Nature Center is here, so we wanted to meet them where they were for a fun night. The brewery was packed, and 13 teams played. Teams had fun showing their knowledge and learning new facts, all while learning about what the Nature Center has to offer. Prizes given the winning teams will certainly bring them in for programs. Many participants thanked us for coming and complimented the trivia, asking for another night!



This Row:  
 Winter on the Frontier at FCNC  
 Winter Fun at Fox Run roasting marshmallows  
Lower Row:  
 Fox at Winter Fun at Fox Run  
 Hayride at Winter Fun at Fox Run  
 Fishing 101 Program at BCNC





### Special Events and Program Calendar

March 8 - April 12, 2023

Date	Day of Week	Program	Location	Target Audience	Notes*
March 8	Wednesday	EE Training: Walk the Wetlands	Fountain Creek Nature Center	New Volunteers	For docents interested in learning how to lead a field trip
March 9 & 10	Thursday & Friday	2s & 3s Outdoors: Snow Science	Fountain Creek Nature Center	Children age 2-3 with an adult	10-11:15am, \$3 per person
March 11	Saturday	Bear Creek Garden Association Organic Gardening Workshop	Bear Creek Nature Center	Adults	10am-12pm/ \$4 per person
March 11	Saturday	Boots in the Park Casino Night and Fundraiser	Fair & Events Center	Adults and young adults	6:30-10 pm/ \$40 per person; \$75 per couple
March 11	Saturday	Building for the Birds	Fountain Creek Nature Center	All!	10am-12pm, \$12 per box kit
March 15	Wednesday	Sustainability Series: Cheyenne Mountain Zoo's Black-Footed Ferret Breed & Release Program	Bear Creek Nature Center	Adults and young adults	6-7pm/ \$5 per person
March 15	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
March 16	Thursday	Nature's Classroom: Bear Creek Rocks	Bear Creek Nature Center	Children Grades 5-8	1-2:30 p.m./ \$4 per person
March 16	Thursday	Adult Bird Club - Evening Class	Fountain Creek Nature Center	Adults	\$250 per person. Year-long program. Register by 3/16. Space limited
March 18 & 19	Saturday & Sunday	Beekeeping School Led by Pikes Peak Beekeeping Assoc.	Bear Creek Nature Center	Adults	8:45 am-4pm/ \$65 per person
March 18	Saturday	Forest Bathing Walk	Bear Creek Nature Center	Adults	1-3:30pm, \$30 per person
March 18	Saturday	Adult Bird Club - Morning Field Trip	Fountain Creek Nature Center	Adults	\$250 per person. Year-long program. Register by 3/16. space limited
March 18	Saturday	Trailability Training	Fountain Creek Nature Center	Adults	1-4pm
March 18	Saturday	Kids; Outdoor Survival Skills Series	Fountain Creek Nature Center	Children ages 5-10 and their families	1-3pm, \$30 per child per class
March 18	Saturday	Snoeshoe Hike at Fox Run Regional Park	Fox Run Regional Park	All Ages	6-7:30pm
March 23	Wednesday	Little Wonders: Dear Deer	Bear Creek Nature Center	Children ages 2-3 with caregiver	10-11:15 am & 1-2:15 pm \$3 per person
March 22	Wednesday	Nature Explorers: Towhee Tap Dance	Bear Creek Nature Center	Ages 4-6 with caregiver	9-10:30am & 1-2:30pm/ \$3 per person
March 25	Saturday	Springing Back to Life	Fountain Creek Nature Center	All	\$5 per person
March 25	Saturday	Kids; Outdoor Survival Skills Series	Fountain Creek Nature Center	Children ages 5-10 and their families	1-3pm, \$30 per child per class
March 27-31	Monday-Friday	Spring Break Camp: Ute Knowledge & STEM	Bear Creek Nature Center	Children grades 1-5	9am-3pm each day/ \$140 per child per week
March 29	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
March 31	Friday	Homeschool Fridays: Walk the Wetlands	Fountain Creek Nature Center	Children in grades PreK-2	2-4pm, \$4 per person
April 4	Tuesday	Nature's Classroom: Foothills Habitats	Bear Creek Nature Center	Children grades 1-3	1-2:30 pm/ \$4 per person
April 5	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
April 6 & 7	Thursday & Friday	Nature Adventures: Rabbits Don't Lay Eggs	Fountain Creek Nature Center	Children ages 3-6 and their families	10-11:30am, \$3 per person
April 6	Thursday	EE Training: Discover Wetlands	Fountain Creek Nature Center	New Volunteers	For docents interested in learning how to lead a field trip
April 7	Friday	Nighttime EGGstravaganza	Fox Run Regional Park	Recommended ages 7+	7:45-8:30 pm/ \$5 per person
April 8	Saturday	Chocolate Bunny Egg Hunt	Fountain Creek Nature Center	Children with caregivers	9am-10am, 11am-12pm, 1p-2pm, \$6 per person
April 8	Saturday	Chocolate Bunny Egg Hunt	Bear Creek Nature Center	Children with caregivers	9am-10am, 11am-12pm, 1p-2pm, 3pm-4pm/ \$6 per person
April 12	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play All ages are welcome	6pm-10pm, \$10 per person
* Nature Center Members may receive an additional discount					

**PARKS & COMMUNITY SERVICES DEPARTMENT**

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

**PARK OPERATIONS DIVISION  
MONTHLY REPORT  
FEBRUARY 2023**

**Parks Planning**

**Capital Project Management / Planning:**

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

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

**Crews Gulch Regional Trail Paving** – The Crews Gulch Primary Regional Trail runs southwest to northeast from Ceresa Park and the Fountain Creek Regional Trail, northeast through Widefield Community Park, to its terminus at Fontaine Boulevard. While some of the trail is paved through Widefield Community Park, the section south of Quebec Street is currently gravel surfaced. The 2017 Widefield Community Park Master Plan identified the southern section of the Crews Gulch Trail as a candidate for concrete paving, thus allowing for more robust ADA accessibility through the park. El Pas County Parks was awarded a Community Development Block Grant (CDBG) to complete this project. The anticipated project completion date is early Summer 2023.

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

**Fountain Creek Nature Center Sidewalks**– The main sidewalk leading from the parking lot to the main entrance does not meet ADA compliance. Additionally, the current storm drains are not adequately sized to convey stormwater. A design contract with Baseline Engineering was 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 in 2023 to inform design of the building, exhibits, and surrounding site. Design of the nature center is anticipated to be completed by the end of 2023.

**Fox Run Regional Park Oak and Pine Meadow Restrooms** – This project consists of renovating the Oak and Pine Meadow restrooms from a pit vault composting system to a flush system. The current pit vault composting waste systems will be removed, and a new on-site wastewater treatment system will be installed with new internal plumbing and fixtures. A consultant will be enlisted to provide design services for this project. An RFP for design services was issued in January 2023 with design proposals due March 1, 2023.

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

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

**Santa Fe Open Space** – The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction has been completed and the grand opening was held on April 7, 2022. Two custom information kiosks and Partners in the Park signs have been ordered for installation at each entrance of the open space on the New Santa Fe Regional Trail in Spring 2023.

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



## **Other:**

**Development Permit Application Reviews** - Staff reviewed 3 development permit applications to be presented for endorsement at the March 2023 meeting and provided internal administrative comments for an additional 7 applications during February 2023.

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

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

**Grants** – El Paso County Parks was awarded a \$145,000 Community Development Block Grant for the paving the Crews Gulch Trail through Widefield Community Park. A notice to proceed was awarded in fall 2022 with procurement scheduled for January 2023. A grant application was submitted to Great Outdoors Colorado in August to fund five weeks of work by the Mile High Youth Corps and Rocky Mountain Field Institute at Pinerias Open Space in 2023. Unfortunately, this grant was not successful.

**Interdepartmental Coordination-** Staff is representing County Parks and providing technical assistance for several projects to ensure compliance with the El Paso County Parks Master Plan and to support advancement of multi-modal opportunities. This includes the Peyton Drainage and Transportation Master Plan, Eastonville Road design project, South Powers Extension Study, and the Jackson Creek Parkway Corridor Plan.

## **Park Operation Districts**

### **Central District:**

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

Monthly Summary – The beloved herd of weed eating, cashmere goats have officially made their return to Bear Creek Regional Park. This annual event, organized by the Bear Creek Garden Association, is a favorite among park attendees and provides the surrounding areas of the garden with non-chemical weed control. Tasks required by park staff include installing and maintaining construction fencing around large Community Garden landscape bed, rotating signage for park visitors, daily meetings with goat herder and garden staff, and providing water for the goats, when needed.

The Bear Creek Dog Park received an upgrade during the reporting period. Eleven new dog bag dispensers were purchased and eight have been installed throughout the park. The final three will be installed when weather permits, as well as the removal of existing dispensers. The State's new mandate on grocery bags and notification that one of the dog park's most passionate volunteers would be needing to take a step back were contributing factors in the decision to purchase new dispensers and a large amount of dog bags. Thank you, Barbara Downs, for all you have done for the Bear Creek Dog Park!

Finsterwald Irrigation and Landscaping are set to begin work on the Bear Creek East non-potable irrigation conversion. This project entails disconnecting the current irrigation system from the potable water source, connecting into the non-potable water source, and combining all current irrigation controllers into one centralized location. Park Operations staff will maintain oversight on all processes of this project.

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

### **East District:**

District Properties – El Paso County Fair and Events 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 - Priority projects for the East District have varied this month. Once again snow removal has played a large role in our monthly activities. An increase in events and rentals has elevated snow removal and ice control responsibilities for many buildings at the County Fairgrounds.

Our team completed floor restoration in Swink Hall, and the floor looks great! We also wrapped up the last of the drywall repairs and have now begun refinishing the wood doors in Swink Hall. Many of the doors were losing their protective finish and were no longer water resistant. Staff sanded, stained, and applied clear coat to all the doors in Swink Hall.

With park restroom facilities opening in just over a month, the parks team has begun caulking the restrooms at Homestead Ranch Regional Park. We are also putting together a list of other maintenance tasks in all parks that need to be completed prior to opening for the season. The team will continue to work on these items over the next month in preparation for the reservation season.

### **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 recently hired a new Skilled Crafts II - Equipment Operator, Tyler Foutz. We are pleased to have his experience with operating heavy equipment on our team. The Winter Fun at Fox Run fundraiser was very successful. The event hosted over 500 attendees and helped to raise additional funds for the new northern Nature Center. The site location for the Nature Center has been selected. The design team also presented three different concepts for the facility. All designs

present the same central theme, however, they're all uniquely different. It will be exciting to see which design is selected.

Winter maintenance projects included the inventory of all supplies and products for upcoming ordering, painting park amenities, road repairs, replacing worn/damaged plexiglass on signage, split rail fence repairs, implementing 5-S standards, and developing a plan to update signs within the district.

The Wildland Fire crew continues to eliminate the fire mitigation / slash piles at Fox Run. They continue to make progress with their forest management plans throughout the property.

Snow removal for safety and accessibility continues to be the top priority for all the North District properties. 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 efforts were directed towards the cleanup and removal of multiple large homeless camps. Our Parks Security team, along with Parks staff, has been proactive in responding to and cleaning up illegal camps. Illegal sites include two camps north of Maxwell trailhead, one camp south of the Mule Train trail connection, one under Academy Boulevard, three south of Hanson bridge, three in the Christian Open Space, and illegal dumping of branches along the Crew's Gulch Trail.

Our team has been very busy edging all of the sidewalks in Fountain Creek Regional Park. Many of these sidewalks have become overgrown in the past years, and staff is removing four to eight inches of sod on each side of the sidewalk to create a clean, professional edge. Locates for the landscape beds have been marked, and we will begin to remove landscape debris in the coming week in preparation for planting in early spring.

The team has been focused on cleaning up a trail being utilized as a detour from a Colorado Springs road construction project. The location of the detour is just north of the Mule Train facility on Janitell Road. The cleanup included installing new post-and-dowel fencing and gate, removing tree slash created by active beavers, mowing the trail apron, and making minor trail repairs.

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