

**PARKS & COMMUNITY SERVICES DEPARTMENT**

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

**Park Advisory Board**

**Meeting Agenda**

**Wednesday, May 10, 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>
<b>1. Call Meeting to Order</b>	Chair	
<b>2. Approval of the Agenda</b>	Chair	Approval
<b>3. Approval of Minutes</b>	Chair	Approval
<b>4. Introductions / Presentations</b>		
A. Pikes Peak Pickleball Association Donation	Joe Johnson or Sandeep Maity	Information
B. 2023 County Fair	Andschana Aljets	Information
<b>5. Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)</b>	Chair	
<b>6. Development Applications</b>		
A. Falcon Field Residential and Commercial Preliminary Plan	Greg Stachon	Endorsement
B. Grandview Reserve Filing No. 1 Final Plat	Ross Williams	Endorsement
C. Waterbury Filing No. 1 Final Plat	Ross Williams	Endorsement



<b><u>Item</u></b>	<b><u>Presenter</u></b>	<b><u>Recommended Action</u></b>
D. Claremont Ranch Tract F Preliminary Plan	Jason Meyer	Endorsement
<b>7. Information / Action Items</b>		
A. 2023 Urban & Regional Park Fees	Jason Meyer/ Todd Marts	Endorsement
B. Fox Run Nature Center Update	Jason Meyer	Information
C. Anne Schofield Resolution	Ed Hartl	Endorsement
D. Ed Hartl Resolution	Todd Marts	Endorsement
E. Urban Park Lands Agreement Sterling Ranch Metropolitan District No. 3 Homestead North at Sterling Ranch Filing No. 2	Ross Williams	Endorsement
F. Urban Park Lands Agreement Sterling Ranch Metropolitan District No. 3 Homestead North at Sterling Ranch Filing No. 3	Ross Williams	Endorsement
G. 2023-24 Officer Elections	Ed Hartl	Approval
<b>8. Monthly Reports</b>	Staff	Information
<b>9. Board / Staff Comments</b>		
<b>10. Adjournment</b>		

RECORD OF PROCEEDINGS

*Minutes of the April 12, 2023  
El Paso County Park Advisory Board Meeting  
Centennial Hall, 200 S. Cascade  
Colorado Springs, Colorado*

Members Present:

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

Staff Present:

Todd Marts, Executive Director  
Brian Bobeck, Park Operations Division Manager  
Sabine Carter, Administrative Services Coordinator  
Jason Meyer, Planning Supervisor  
Ross Williams, Park Planner  
Greg Stachon, Landscape Architect  
Theresa Odello, Recreation & Cultural Services Manager  
MaryJo Lewis, Bear Creek Nature Center 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: **Terry Martinez made a motion to approve the meeting agenda. Thomas Lachocki seconded the motion. The motion carried 5 - 0.**
3. Approval of Minutes: **Anne Schofield made a motion to approve the March 8, 2023, meeting minutes. Terry Martinez seconded the motion. The motion carried 5 - 0.**

(Susan Jarvis-Weber joined the meeting at 1:38 p.m. John Wallace joined the meeting by phone at 1:38 p.m.)

4. Introductions and Presentations:

**Bear Creek Nature Center Spring Egg Events**

Mary Jo Lewis highlighted two easter egg/egg hunt events held at the Bear Creek Nature Center and Fox Run Regional Park.

5. Citizen Comments:

Judith von Ahlefeldt, citizen, provided public comments on the Estates at Cathedral Pines. She stated that it would be premature for the El Paso County Park Advisory Board to endorse this subdivision application today.

Cory Sutela, Medicine Wheel Trail Advocates expressed his appreciation to County staff for the collaboration and discussions on several projects to include Jones Park and the Forest Lakes No 7 development.

6. Development Applications:

A. **The Estates at Cathedral Pines PUDSP**

Jason Meyer presented The Estates at Cathedral Pines PUDSP and addressed questions by the board. The board made suggestions to amend the recommended motion as follows.

**Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Estates at Cathedral Pines PUDSP: (1) in recognition of the importance of the Black Forest South Candidate Open Space Area, increase open space dedications to minimum 10% consistent with PUD zoning, show them as tracts, and include a land use table on the PUDSP and final plat drawings (2) show on the final plat and dedicate to El Paso County a 25-foot trail easement, north-south along the eastern boundary of Lot 1 and Lot 8 to connect the existing county trail along Winslow Drive; (3) show on the final plat and dedicate to El Paso County a 25-foot trail easement, north-south along the western boundary of Lot 6 and Lot 7 for the Palmer Divide Regional Trail; (4) show on the final plat and dedicate to El Paso County a 25-foot trail easement, east-west along the southern boundary of Lot 1 and Lot 2 for the Palmer Divide Regional Trail; (5) the trail easements shall be shown on the final plat and allow for public access, as well as construction and maintenance by El Paso County; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$3,680 will be due at recording of the forthcoming final plat(s). Anne Schofield seconded the motion. The motion passed 6– 1 with board member John Wallace voting against the recommended motion.**

B. **Crawford Ave. Multi-Family Final Plat**

Greg Stachon presented the Crawford Ave. Multi-Family Final Plat and addressed questions by the board.

**Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Crawford Ave Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$10,120, and urban park fees in the amount of \$6,380. Vincent Prins seconded the motion. The motion passed 7 – 0.**

7. Information / Action Items:

A. **2023 Park Advisory Board Tour**

Brian Bobeck announced the South District park tour properties which will be visited during the May 12 Park Advisory Board Tour.

**B. Park Lands Agreement – The Ridge at Lorson Ranch Filing No. 2 and Filing No. 3**

Jason Meyer presented the Park Lands Agreement – The Ridge at Lorson Ranch Filing No. 2 and Filing No. 3.

**Thomas Lachocki moved to endorse the approval of the Park Lands Agreement for The Ridge at Lorson Ranch Filing No. 2 and Filing No. 3 subject to final revisions by the County Attorney’s Office and Board of County Commissioners. Terry Martinez seconded the motion. The motion passed 7 – 0.**

**C. Urban Park Lands Agreement, GTL, Inc., dba GTL Development  
The Sanctuary at Meridian Ranch Filing No. 1**

Ross Williams provided an overview of the Urban Park Lands Agreement, GTL, Inc., dba GTL Development The Sanctuary at Meridian Ranch Filing No. 1

**Vincent Prins moved to endorse the approval of the Urban Park Lands Agreement with GTL Inc., dba GTL Development, for The Sanctuary at Meridian Ranch Filing No. 1. Thomas Lachocki seconded the motion. The motion passed 7 – 0.**

**D. Urban Park Lands Agreement Sterling Ranch Metropolitan District No. 1  
Homestead North at Sterling Ranch Filing No. 1**

Ross Williams provided an overview of the Urban Park Lands Agreement Sterling Ranch Metropolitan District No. 1 Homestead North at Sterling Ranch Filing No. 1

**Terry Martinez moved to endorse the approval of the Urban Park Lands Agreement with Sterling Ranch Metropolitan District No. 1 for Homestead North at Sterling Ranch Filing No. 1. John Wallace seconded the motion. The motion passed 7 – 0 p.m.**

**E. Park Lands Agreement Extension COLA, LLC. Trails at Aspen Ridge Filings No. 3, 5, 6, 7**

Ross Williams provided an overview of the Park Lands Agreement Extension COLA, LLC. Trails at Aspen Ridge Filings No. 3, 5, 6, 7.

**Anne Schofield moved to endorse the approval of the Park Lands Agreement Extension with COLA, LLC., for Trails at Aspen Ridge Filings No. 3, 5, 6, and 7. Terry Martinez seconded the motion. The motion passed 7 – 0.**

**8. Monthly Reports:**

Todd Marts stated that he will schedule a planning retreat in late May/early June for all Park Advisory Board members to go over the procedures and processes for Planning Applications, Development Applications and Park Land Agreements. The role of the Planning Commission will also be a topic of discussion.

## RECORD OF PROCEEDINGS

Ed Hartl reminded the board that officer elections are coming up next month. He also stated that TOPS has equestrian courtesy signs in City Parks and if they could be added in County parks as well. Todd Mars stated that he is working with the City on other projects and will reach out and start the discussion.

Thomas Lachocki mentioned that he is a fan of the sport of disc golf and how much nicer the Widefield Community Park disc golf course is compared to the three owned by the City of Colorado Springs. The 17-disc golf tournament already scheduled this year shows the popularity of the course.

9. Board/Staff Comments:

Todd Marts stated his appreciation for Ed Hartl and Anne Schofield's years of service on the Park Advisory Board.

Mr. Marts provided information about the upcoming Great American Clean-up. The event was started in 2013 by one of our Nature Center staffers and grew dramatically. The Fountain Creek Watershed district is running the program now, and the event is scheduled for April 15<sup>th</sup>.

Theresa Odello announced the Fountain Creek Family Fun Day. The event is free for military members. Last year 800 people participated. This years' event is scheduled for May 6<sup>th</sup>.

10. Adjournment: **The meeting adjourned at 3:18 p.m.**

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Susan Jarvis-Weber, Secretary

**El Paso County Park Advisory Board**

**Agenda Item Summary Form**

**Agenda Item Title:** Pikes Peak Pickleball Association Donation

**Agenda Date:** May 10, 2023

**Agenda Item Number:** #4 - A

**Presenter:** Joe Johnson or Sandeep Maity

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

**Background Information:**

Pikes Peak Pickleball Association will be presenting a \$7,000 check to El Paso County Parks. Funds will be used towards purchasing a new shade structure that will be installed near the Bear Creek Regional Park pickleball courts.

**Recommended Motion:** Information

**El Paso County Park Advisory Board**

**Agenda Item Summary Form**

**Agenda Item Title:** 2023 El Paso County Fair Update

**Agenda Date:** May 10, 2023

**Agenda Item Number:** #4 - B

**Presenter:** Andschana Aljets, Fair & Events Center Supervisor

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

**Background Information:**

Staff is excited to present an overview of the 2023 El Paso County Fair being held on July 15-22 at the Fair & Events Center. Please find the attached presentation.

**Recommended Motion:**

Information only






# FAIR

JULY 15 - 22 | CALHAN, CO

*A Summer to Remember*

[WWW.ELPASOCOUNTYFAIR.COM](http://WWW.ELPASOCOUNTYFAIR.COM)

1

## OUR PURPOSE

Produce an annual event with a wide variety of activities that celebrates El Paso County's history, culture and heritage while maintaining financial independence.





# FAIR

JULY 15 - 22 | CALHAN, CO

*A Summer to Remember*

[WWW.ELPASOCOUNTYFAIR.COM](http://WWW.ELPASOCOUNTYFAIR.COM)

2

## KEYS TO SUCCESS

- Long Term Planning
- Supportive Sponsors
- Effective Marketing
- Great 4-H Program
- Major Evening Entertainment
- Daily Entertainment, Contests, & Shows
- Dedicated & Passionate Volunteers / Staff
- Variety of Vendors & Carnival Activities
- Good Weather



EL PASO COUNTY

# FAIR

JULY 15 - 22 | CALHAN, CO

*A Summer to Remember*

[WWW.ELPASOCOUNTYFAIR.COM](http://WWW.ELPASOCOUNTYFAIR.COM)

3

## NEW FOR 2023

- Re-alignment of hours across all areas to provide a fuller experience
- Extended daily shows to include an evening performance
- More all-day experiences rather than specific showtimes for entertainment
- Expansion of FAIR Zone
- Nightly concert series - a concert EVERY night of the Fair!



EL PASO COUNTY

# FAIR

JULY 15 - 22 | CALHAN, CO

*A Summer to Remember*

[WWW.ELPASOCOUNTYFAIR.COM](http://WWW.ELPASOCOUNTYFAIR.COM)

4

## DAILY ENTERTAINMENT



**Butterfly  
Encounter**



**Animals that Built  
America**



**Cowtown  
USA**



**Bubble  
Show**

5

## TICKETED ENTERTAINMENT



**Auto Races  
July 15 & July 17**



**CPRA Rodeo  
Sunday, July 16**



**Laser Light Show  
Friday, July 21**



**Demolition Derby  
Saturday, July 22**

6

# MARKETING STRATEGY

Maximizing exposure to citizens by leveraging our available resources with traditional and new generation marketing platforms.



7

## TARGETED INITIATIVES

### El Paso County DMV Placements

El Paso County Parks & Community Services has partnered with the El Paso County Clerk & Recorder to place event postcards at each DMV station and showcase Fair infographic commercials on waiting area digital screens.



8

### TARGETED INITIATIVES

## Placemat/Kids Activity Page

These two-sided placemats are multi-purpose serving as posters, placemats, activity pages, and educational tools.



9

### TARGETED INITIATIVES

## 4-H Clubs Creative Clovers

El Paso County 4-H Clubs will be given the opportunity to decorate a wooden (4) foot clover to be displayed on the Fairgrounds, expressing their club and what 4-H means to them.



10

# 2023 GOALS



ATTENDANCE

25,000



SPONSORSHIP

\$80,000



REVENUE

\$250,000

11

# REVENUE GOALS



REVENUE

\$250,000

GATE ADMISSION

\$110,000

SPONSORSHIP

\$80,000

VENDORS

\$35,000

CARNIVAL

\$10,000

12



13



14

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

### **Agenda Item Summary Form**

**Agenda Item Title:** Falcon Field Residential and Commercial Preliminary Plan

**Agenda Date:** May 10, 2023

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

**Presenter:** Greg Stachon, Landscape Architect

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

#### **Background Information:**

This is a request by Drexel, Barrel & Co. on behalf of Falcon Field, LLC., for approval of the Falcon Field Residential & Commercial Preliminary Plan, which is a 57.6 acre mixed-use residential and commercial development. The property is located directly east of the Woodmen Road and East Highway 24 intersection.

The property covers two parcels which are currently zoned CR (commercial regional) and RS-5000 (residential). Proposed zoning is CR, RS-5000, and RM-12 (residential). The proposed lot count includes 95 residential lots in the RM-12 zone, 74 residential lots in the RS-5000 zone, and 8 commercial lots.

The preliminary plan process reviews the feasibility of the proposed division of land based on the standards in the Land Development Code. It is noted that the code considers environmentally sensitive areas, and relationship to surrounding land uses as a part of the subdivision approval process. County Parks encourages the applicant to incorporate wetland and wildlife corridors into the design. County Parks also encourages the applicant to incorporate physical design features in the subdivision to provide a transition between the higher density proposed land use and the adjacent 5 acre residential lots.

The 2013 El Paso County Parks Master Plan shows no parks, trails, or open space impacted by the project. The existing Rock Island Regional Trail is located immediately adjacent the northern property boundary, running southwest-northeast along the northern side of East Highway 24, and the existing Rock Island Trailhead Park is located approximately 0.25 mile west of the project site. The proposed Woodmen Road Bicycle Route terminates at the intersection of East Highway 24 and Woodmen Road, immediately adjacent the northern boundary of the project site. Dedicated public right-of-ways already exist along the aforementioned bicycle route, so no easement request is necessary at that location. Lastly, the Drake Lake Natural Area and proposed Drake Lake Secondary Regional Trail and both located approximately 0.75 mile east of the property.

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 (Final Plat):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Falcon Field Residential and Commercial Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$77,740, and urban park fees in the amount of \$49,010.

Development  
Application  
Permit  
Review



PARKS & COMMUNITY SERVICES DEPARTMENT

Park Operations - Environmental Services - Recreation / Cultural Services

May 10, 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:	Falcon Field Residential and Commercial Prelim. Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP232	Total Acreage:	57.67
		Total # of Dwelling Units:	169
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	7.33
	Drexel, Barrel & Co.	Regional Park Area:	4
Falcon Field, LLC	Tim McConnell, PE	Urban Park Area:	3
3230 Electra Drive N.	3 South 7th Street	Existing Zoning Code:	CR,RS5000
Colorado Springs, CO 80906	Colorado Springs, CO 80905	Proposed Zoning Code:	CR,RS5000, RM12

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.

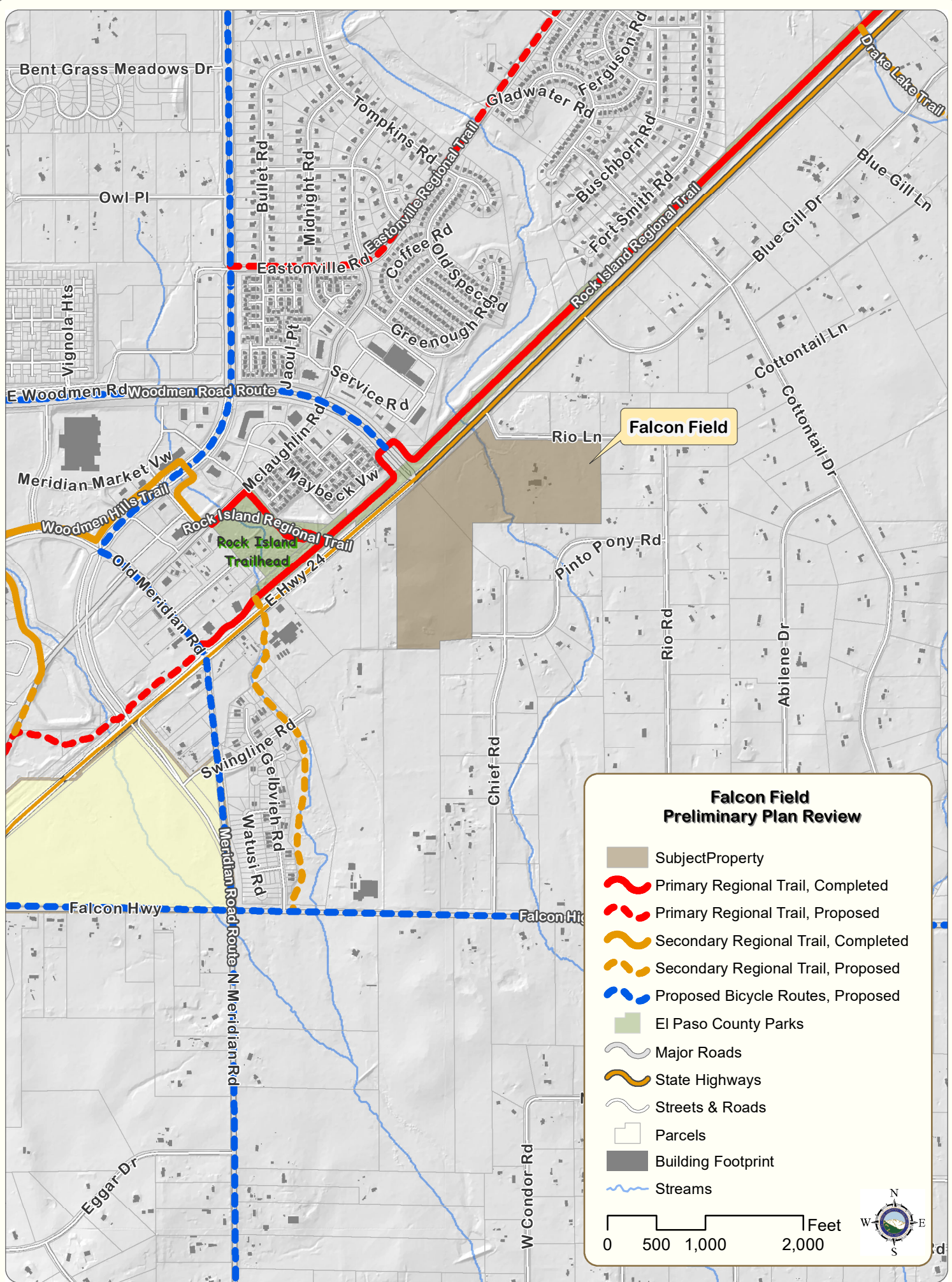
The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS	Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):	YES
Regional Park Area: 4	Urban Park Area: 3	
0.0194 Acres x 169 Dwelling Units = 3.279	Neighborhood: 0.00375 Acres x 169 Dwelling Units = 0.63	
Total Regional Park Acres: 3.279	Community: 0.00625 Acres x 169 Dwelling Units = 1.06	
	Total Urban Park Acres: 1.69	
FEE REQUIREMENTS	Urban Park Area: 3	
Regional Park Area: 4	Neighborhood: \$114 / Dwelling Unit x 169 Dwelling Units = \$19,266	
\$460 / Dwelling Unit x 169 Dwelling Units = \$77,740	Community: \$176 / Dwelling Unit x 169 Dwelling Units = \$29,744	
Total Regional Park Fees: \$77,740	Total Urban Park Fees: \$49,010	

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Falcon Field Residential and Commercial Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$77,740, and urban park fees in the amount of \$49,010.
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Park Advisory Board Recommendation:





# Drexel, Barrell & Co.

March 17, 2023

El Paso County Planning & Community Development

**Attn: Ryan Howser**

2880 International Circle

Colorado Springs, CO 80910

Engineers/Surveyors

Colorado Springs  
Lafayette

3 S 7<sup>th</sup> Street  
Colorado Springs, CO 80905

719 260-0887  
719 260-8352 Fax

## **RE: Letter of Intent - The Commons at Falcon Field Preliminary Plan PCD File No:**

Mr. Howser

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's Preliminary Plan submittal for The Commons at Falcon Field, on behalf of Falcon Field, LLC.

The approximately 57.67-acre site is proposed to consist of a mixed-use commercial and residential development.

### **Project Location & Description**

The property is located directly southeast of the Woodmen Road and U.S. Highway 24 intersection. The property covers two parcels 4307000001 (33.14-acres) and 4307200015 (24.53 acres), both currently zoned CR (Commercial Regional) and RS-5000 (Residential). With the exception of one single-family residence, accessed off Rio Lane to the north the property is currently vacant. The existing topography slopes generally from north to south and southwest. The northern most parcel (4307000001) contains an area of Zone A Floodplain designation. Efforts are underway to address a floodplain map revision and formal CLOMR/LOMR to address channel improvements.

### **Project Justification**

#### **Land Development Code Compliance**

#### **El Paso County Policy Plan**

Falcon Field is identified as part of the Approved Development Pattern within the Falcon/Peyton Small Area Master Plan, specifically the Highway 24 Corridor. This preliminary plan is in conformance with the goals of the Plan to meet corridor improvement plans for growth and access to goods and services in the area, as listed below:

*Goal 6.1.B – Support growth and development in the unincorporated County in a manner which reasonably limits long term public costs, provides for the development of supporting infrastructure, preserves environmental quality, provides economic opportunities, and otherwise enhance the quality of life.*

The proposed development follows the goals of the small area plan and intends to provide proper transitional uses and buffers addressing all potential impacts for the adjacent uses. Additional access and drainage improvements lessen and ultimately improve the impacts of the area not yet seen for this area.

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

The proposed plan brings improvements to the corridor that meet the standards of the County ECM and implement CDOT US Highway 24 Linkage Study Improvements. In particular, this project eliminates an unsignalized intersection at Rio Lan and Highway 24 as envisioned by CDOT's long range plans.

*Policy 6.1.7 – Encourage infill development which complements existing uses, is consistent with Small Area Plans and other adopted plans.*

*Policy 6.1.8 – Encourage incorporation of buffers or transitions between areas of varying use or density where possible.*

The proposed development meets the intent for commercial development south of highway 24 and provided adequate improvements in the way of utilities and transportation needs. Buffering is provided for the adjacent properties to the east and south of the subject property.

*Policy 6.4.6 – Allow for the accommodation of necessary supporting commercial uses within or in proximity to rural residential areas in a manner that preserves the rural character of these areas.*

The proposed use addresses a proposed development intent envisioned to be a strong growth node for good and services east of Highway 24. Proper buffering and transitional uses aim to preserve, protect and enhance the adjacent rural character in the area.

### **Small Area Plan**

*Table 4-5 Potential Nodes and Corridors of Activity – Areas where future development and infrastructure is expected to be concentrated in the future. The nodes signify the location of future town centers, which could be rural or urban in nature, and should include primary employers, commercial services, and public services.*

*Section 4.4.5.1 – Allow for potential commercial development south of Highway 24 near its intersection with Woodmen Road, provided the adequate transportation improvements are made, utility extensions can be made, and adjoining existing land uses are adequately buffered.*

The proposed development meets the intent for commercial development south of highway 24 and provided adequate improvements in the way of utilities and transportation needs. Buffering is provided for the adjacent properties to the east and south of the subject property.

*Section 4.5.2.5 – Allow for additional secondary commercial centers at designated intersections with major arterial roadways and U.S. 24, including Stapleton/Curtis, and Peyton Highway, assuming adequate facilities and services can be provided, and the function of U.S 24 can be maintained.*

The proposed subdivision also satisfies the following policies of the County Water Master Plan:

*Policy 5.2.4 – Encourage the locating of new development where it can take advantage of existing or proposed water supply projects that would allow shared infrastructure costs.*

The proposed subdivision is located within the Woodmen Hills Metropolitan District (WHMD) and a supportive Will Serve Letter noting the District's ability to serve the proposed development in an efficient manner with the current infrastructure has been provided.

#### **Traffic / Access / Noise**

A Traffic Report prepared by LSC is submitted in support of this application. Based on the projected 2040 total traffic volumes shown in Figure 9a and the criteria contained in the ECM and the State of Colorado Highway Access code, deceleration and acceleration lanes are to be provided on Highway 24 and Woodmen Road along with other noted development improvements for proper access.

#### **Utilities**

Water and sanitary sewer services will be provided by Woodmen Hills Metropolitan District. Electric and natural gas will be provided by Mountain View Electric Association Inc. and Colorado Springs Utilities respectively. The communications provider will be contracted by the developer.

#### **Drainage/Floodplain**

The site currently lies within the Falcon Watershed, and was studied as part of the Falcon Drainage Basin Planning Study (DBPS). The Falcon Creek East Tributary currently bisects the site. Design and analysis for a Conditional Letter of Map Revision (CLOMR) is underway to modify the floodplain. A Letter of Map Revision (LOMR) will be prepared upon completion of the site improvements. A Preliminary Drainage Report has been prepared outlining the design for the commercial and residential areas. The area is intended to become an urban closed system, with three

full-spectrum detention basins providing detention and water quality prior to discharge at historic rates.

**Contact Information**

Drexel, Barrell & Co., a full service engineering and surveying firm, represents the property owners. Following is the contact information for all parties.

**Owner/Developer:**

Falcon Field, LLC  
3230 Electra Drive N.  
Colorado Springs, CO 80906

**Consultant:**

Drexel, Barrell & Co.  
Mr. Tim McConnell, P.E., President  
3 South 7<sup>th</sup> Street  
Colorado Springs, CO 80905  
719-260-0887 phone  
[tmccConnell@drexelbarrell.com](mailto:tmccConnell@drexelbarrell.com)

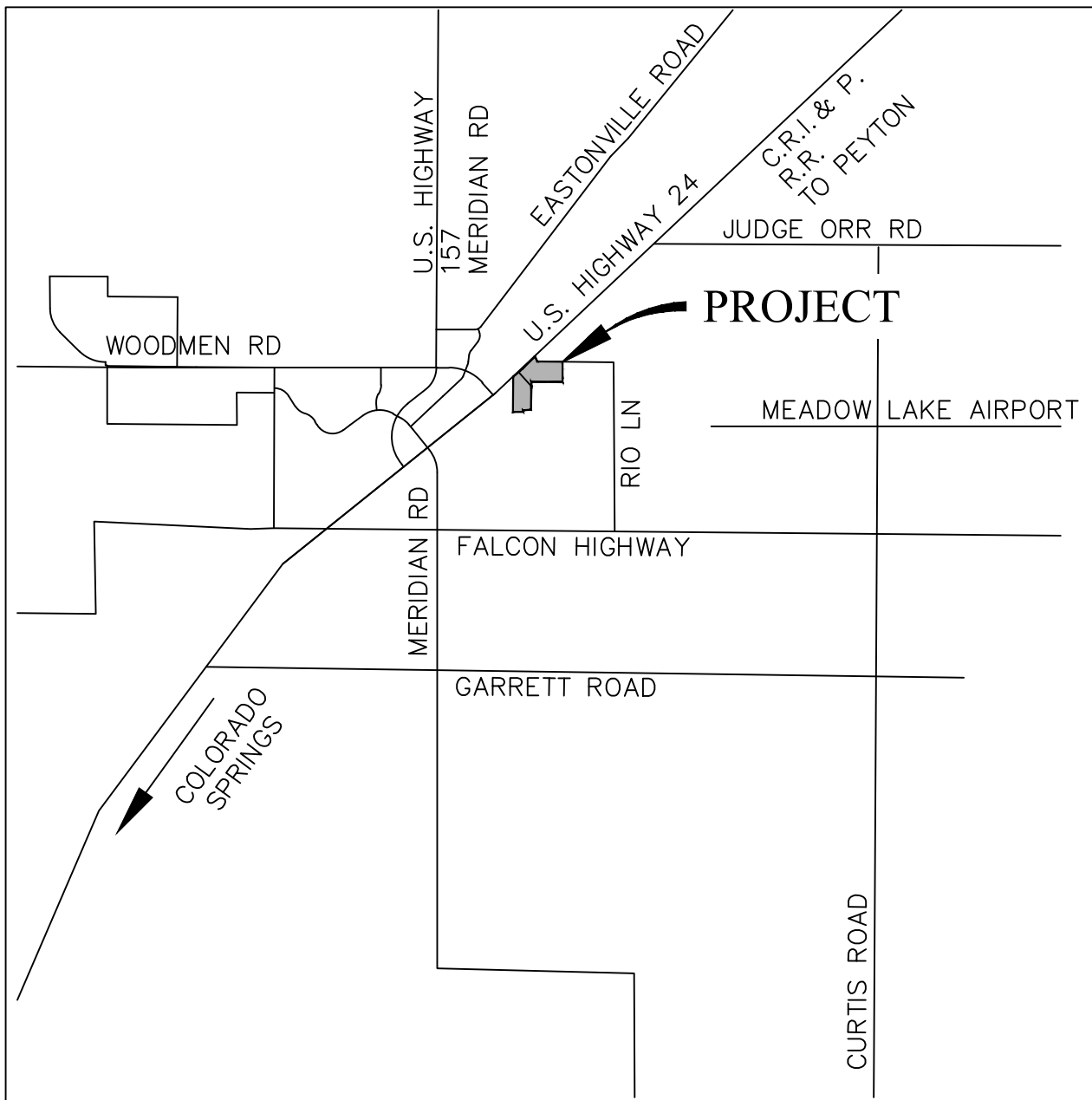
We trust you find our application for the Lot 6, Falcon Marketplace Site Development Plan acceptable. We look forward to working with the County in processing the application and submittal package. Please call if you have any questions or require any additional information.

Respectfully,

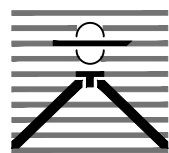
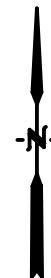
A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized "M" and "C".

***Drexel, Barrell & Co.***

Tim D. McConnell, P.E.  
President



*Vicinity Map*  
Not to scale



THE COMMONS AT FALCON FIELD  
EL PASO COUNTY, CO  
VICINITY MAP

Drexel, Barrell & Co.  
Engineers • Surveyors

DATE:

DWG. NO.

JOB NO:

21604-00CSCV

**VMAP**

SHEET 1 OF 1

# THE COMMONS AT FALCON FIELD

## SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE 6TH P.M.

### PEYTON, EL PASO COUNTY, COLORADO

## PRELIMINARY PLAN

### LEGAL DESCRIPTION:

#### PARCEL ONE:

A PARCEL OF LAND SITUATE IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY, COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1"; (THE FOLLOWING FOUR (4) COURSES ARE ALONG THE WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID "ARROWHEAD ESTATES FILING NO. 1"):

- 1) THENCE S 00 DEGREES 46 MINUTES 12 SECONDS W, 197.28 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;
- 2) THENCE CONTINUE S 00 DEGREES 46 MINUTES 12 SECONDS W, 988.14 FEET;
- 3) THENCE S 86 DEGREES 00 MINUTES 46 SECONDS W, 327.40 FEET (327.43 FEET RECORDED);
- 4) THENCE S 00 DEGREES 25 MINUTES 05 SECONDS W, 68.17 FEET (67.53 FEET RECORDED) TO THE NORTHERLY LINE OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202060702; THENCE N 89 DEGREES 59 MINUTES 43 SECONDS W, 430.48 FEET (430.08 FEET RECORDED) ALONG SAID NORTHERLY LINE TO THE SOUTHWESTERLY CORNER OF VESPER SUBDIVISION WAIVER, A TRACT OF LAND AS DESCRIBED UNDER RECEPTION NO. 201000639 OF SAID RECORDS; THENCE N 00 DEGREES 14 MINUTES 15 SECONDS E, 1475.39 FEET (1475.79 FEET RECORDED) ALONG THE EASTERLY LINE OF SAID "VESPER SUBDIVISION WAIVER" TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE):
- 1) THENCE N 50 DEGREES 05 MINUTES 41 SECONDS E, 125.34 FEET (125.38 FEET RECORDED);
- 2) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 40 DEGREES 15 MINUTES 05 SECONDS E, 178.19 FEET, A CENTRAL ANGLE OF 1 DEGREE 46 MINUTES 57 SECONDS, A RADIUS OF 5800.00 FEET, FOR AN ARC DISTANCE OF 178.20 FEET; THENCE S 41 DEGREES 58 MINUTES 50 SECONDS E, 798.01 FEET TO THE POINT OF BEGINNING.

#### PARCEL TWO:

A PARCEL OF LAND SITUATE IN SECTION 7, TOWNSHIP 13 SOUTH, RANGE 64 WEST OF THE SIXTH P.M., EL PASO COUNTY COLORADO, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED UNDER RECEPTION NO. 202131510 OF THE RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF "ARROWHEAD ESTATES FILING NO. 1" AS DESCRIBED IN PLAT BOOK Y-3 AT PAGE 39 OF THE RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 13, OF SAID "ARROWHEAD ESTATES FILING NO. 1"; THENCE S 00 DEGREES 46 MINUTES 12 SECONDS W, 197.28 FEET ALONG THE WESTERLY LINE OF SAID LOT 13 TO A POINT THEREON; THENCE N 41 DEGREES 58 MINUTES 50 SECONDS W, 798.01 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 24 AS DESCRIBED IN BOOK 840 AT PAGE 258 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE.):

- 1) THENCE ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING AND DISTANCE OF N 47 DEGREES 22 MINUTES 56 SECONDS E, 193.52 FEET, A CENTRAL ANGLE OF 1 DEGREE 54 MINUTES 42 SECONDS, A RADIUS OF 5800.00 FEET, FOR AN ARC DISTANCE OF 193.53 FEET;
- 2) THENCE NORTH 46 DEGREES 25 MINUTES 11 SECONDS E, 760.04 FEET (760.22 FEET RECORDED) TO THE INTERSECTION OF SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH THE WESTERLY RIGHT OF WAY LINE OF RIO ROAD, A 60 FOOT RIGHT OF WAY SHOWN ON "FALCON RANCH ESTATES SUBDIVISION" AS RECORDED IN PLAT BOOK 1-2 AT PAGE 47 OF SAID RECORDS; (THE FOLLOWING TWO (2) COURSES ARE ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF RIO ROAD.):
- 1) THENCE S 22 DEGREES 22 MINUTES 28 SECONDS E, 219.81 FEET (219.73 FEET RECORDED);
- 2) THENCE S 89 DEGREES 10 MINUTES 21 SECONDS E, 1071.23 FEET (1071.46 FEET RECORDED) TO THE NORTHWEST CORNER OF LOT 14 OF SAID "FALCON RANCH ESTATES SUBDIVISION"; THENCE S 00 DEGREES 10 MINUTES 51 SECONDS E, 705.04 FEET ALONG THE WESTERLY LINES OF SAID LOT 14 AND 13 OF SAID "FALCON RANCH ESTATES SUBDIVISION" TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID "ARROWHEAD ESTATES FILING NO. 1"; SAID CORNER ALSO BEING THE MOST NORTHERLY NORTHWEST CORNER OF LOT 10 OF SAID "ARROWHEAD ESTATES FILING NO. 1"; (THE FOLLOWING TWO (2) COURSES ARE ALONG THE WESTERLY AND NORTHERLY LINES OF SAID "ARROWHEAD ESTATE FILING NO. 1"):
- 1) THENCE CONTINUE S 00 DEGREES 10 MINUTES 51 SECONDS E, 193.74 FEET (192.43 FEET RECORDED);
- 2) THENCE N 88 DEGREES 55 MINUTES 44 SECONDS W, 1314.29 FEET (1314.59 FEET RECORDED) TO THE POINT OF BEGINNING.

THE ABOVE PARCELS OF LAND CONTAIN 2,511,970 SQUARE FEET OR 57.67 ACRES, MORE OR LESS.

### GENERAL NOTES:

1. ALL STREETS SHALL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS, UNLESS A SPECIFIC WAIVER OR DEVIATION HAS BEEN APPROVED. UPON ACCEPTANCE BY EL PASO COUNTY, ALL STREETS SHALL BE DEDICATED TO AND MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION, EXCEPT FOR THE LANDSCAPING REFERRED TO IN NOTE #2.
2. LANDSCAPE ENTRY FEATURES, AND LANDSCAPE TRACTS SHALL BE OWNED AND MAINTAINED BY THE FALCON FIELD METROPOLITAN DISTRICT. ALL DOUBLE FRONTAGE LOTS SHALL HAVE A MINIMUM OF ONE TREE PER 30 FEET OF FRONTAGE. THESE TREES CAN BE CLUSTERED ALONG THE FRONTAGE AS DETERMINED BY THE SUBDIVIDER.
3. THE DETENTION PONDS IN TRACTS A AND H SHALL BE DEEDED TO AND MAINTAINED BY THE FALCON FIELD METROPOLITAN DISTRICT.
4. CONTOUR INTERVAL SHOWN ON PLAN 'I'.
5. PUBLIC UTILITY/Private DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS FOLLOWS UNLESS OTHERWISE INDICATED:  
FRONT: FIVE (5) FEET  
SIDE: FIVE (5) FEET  
REAR: FIVE (5) FEET  
SUBDIVISION PERIMETER: TWENTY (20) FEET

PUBLIC UTILITY, PUBLIC DRAINAGE AND PUBLIC IMPROVEMENT EASEMENTS SHALL BE PROVIDED AS FOLLOWS:

SEVEN (7) FEET IN WIDTH ADJACENT TO ALL PROPOSED PUBLIC ROW

THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

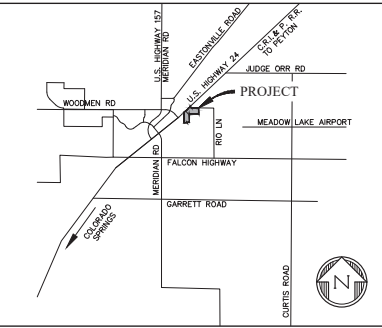
6. ALL OPENSPACE/LANDSCAPE TRACTS SHALL BE LIMITED TO NON-MOTORIZED USE ONLY, EXCEPT FOR MAINTENANCE AND EMERGENCY VEHICLES.

7. FLOOD PLAN: THIS SITE, THE COMMONS AT FALCON FIELD, IS PARTIALLY LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 0804105530 AND 0804105610, EFFECTIVE DECEMBER 7, 2018.

8. THE COMMONS AT FALCON FIELD SHALL BE LIMITED TO A TOTAL OF 177 LOTS. PHASES MAY BE COMBINED AND COMPLETED OUT OF ORDER WITHOUT A PRELIMINARY PLAN AMENDMENT.

9. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY PLAN OR FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, PRELIMINARY DRAINAGE REPORT, WATER RESOURCE REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT, DEVELOPMENT EROSION CONTROL REPORT.

10. NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO THE APPROVAL OF THE EROSION CONTROL AND OVERLOT GRADING PLANS BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT.



### VICINITY MAP

NTS

12. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE WOODMEN HILLS METRO DISTRICT SUBJECT TO THE DISTRICT'S RULES AND SPECIFICATIONS.
13. MOUNTAIN VIEW ELECTRIC ASSOCIATION INC. WILL PROVIDE ELECTRIC SERVICE TO THIS SUBDIVISION.
14. COLORADO SPRINGS UTILITIES WILL PROVIDE NATURAL GAS SERVICE TO THIS SUBDIVISION.
15. WITHIN ALL SIGHT TRIANGLES, NO OBSTRUCTION GREATER THAN THIRTY INCHES (30") ABOVE THE GUTTER FLOWLINE OF THE ADJACENT ROADWAY IS ALLOWED.
16. NO STRUCTURES OR MAJOR MATERIAL STORAGE ACTIVITIES ARE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENTS. FENCES SHALL NOT IMPEDE RUNOFF FROM REACHING DRAINAGE SWALES.
17. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. SIDE LOT SWALES SHALL BE CONSTRUCTED BETWEEN EACH LOT TO THE STREET BY THE HOMEBUILDERS.
18. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT AND UNITED STATES POSTAL SERVICE REGULATIONS.
19. ALL RESIDENTIAL STREETS HAVE 5' ATTACHED SIDEWALKS WITH PEDESTRIAN RAMPS PER EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
20. NO DIRECT LOT ACCESS SHALL BE PROVIDED TO SINGLE FAMILY HOMES FROM RIO LANE OR U.S. HIGHWAY 24.
21. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-477), OR ANY AMENDMENTS THEREOF, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
22. NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. AN AVIGATION EASEMENT WILL BE OBTAINED PRIOR TO FINAL PLAT RECORDATION.

### SOIL & GEOLOGY CONDITIONS:

THE SITE HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS AS NOTED BELOW. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN "SOILS, GEOLOGY AND GEOLOGIC HAZARD STUDY, PARCEL NOS. 43070-00-001 AND 43072-00-015" BY ENTECH ENGINEERING, INC., JANUARY 20, 2021 IN FILE NO. SP211 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.  
ARTIFICIAL FILL, HYDROCOMPACTION, POTENTIALLY EXPANSIVE SOILS, SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREA, AREAS OF PONDED WATER, SPRINGS, UNSTABLE SLOPES AND FLOODPLAINS.

### SITE DATA:

OWNER:	FALCON FIELD, LLC 3230 ELECTRA DR COLORADO SPRINGS, CO 80906			
DEVELOPER:	FALCON FIELD, LLC			
ZONING: (EXISTING & PROPOSED)	RS-5000, RM-12 & CR			
TAX SCHEDULE NUMBER:	43070-00-001, 43072-00-015			
LAND USE:	8 REGIONAL COMMERCIAL LOTS, 169 SINGLE FAMILY RESIDENTIAL LOTS			
PROPOSED SITE AREA:	57.67 AC.			
LAND USE	NET DENSITY	UNITS	ACRES	% OF LAND
SINGLE FAMILY	8.9 DU/AC	169 LOTS	19.05	33.0%
COMMERCIAL	N/A	8 LOTS	13.88	24.1%
ROAD ROW	N/A	N/A	12.24	21.2%
TRACTS:	N/A	N/A	12.51	21.7%
TOTAL	8.9 DU/AC	177 LOTS	57.67	100%

THE FEES PER RESIDENTIAL SUBDIVISION LOT IN LIEU OF PARK LAND DEDICATION ARE AS FOLLOWS:  
THE REQUIRED FEES IN LIEU FOR THIS PROJECT ARE:

	2019 FEES/A LOT	TOTAL (177 LOTS)
URBAN NEIGHBORHOOD	\$113	\$22,391
URBAN COMMUNITY	\$175	\$35,525
REGIONAL	\$456	\$95,568
TOTAL	\$744	\$151,032

### SHEET INDEX

SH1	PRELIMINARY COVER SHEET PLAN	PP01
SH2	PRELIMINARY OVERALL SITE PLAN	SP02
SH3	PRELIMINARY SITE PLAN	SP03
SH4	PRELIMINARY SITE PLAN	SP04
SH5	PRELIMINARY SITE PLAN	SP05
SH6	PRELIMINARY ROAD SECTIONS	RS01
SH7	PRELIMINARY OVERALL GRADING PLAN	GP01
SH8	PRELIMINARY GRADING PLAN	GP02
SH9	PRELIMINARY GRADING PLAN	GP03
SH10	PRELIMINARY GRADING PLAN	GP04
SH11	PRELIMINARY GRADING PLAN	GP05
SH12	PRELIMINARY OVERALL UTILITY PLAN	UT01
SH13	PRELIMINARY UTILITY PLAN	UT02
SH14	PRELIMINARY UTILITY PLAN	UT03
SH15	PRELIMINARY UTILITY PLAN	UT04
SH16	PRELIMINARY UTILITY PLAN	UT05
SH17	PRELIMINARY UTILITY PLAN	UT06
SH18	PRELIMINARY OFFSITE UTILITY PLAN	

PREPARED BY:



DREXEL, BARRELL & CO.  
ENGINEERS & SURVEYORS  
1300 SOUTH STREET  
COLORADO SPRINGS, COLORADO 80906  
CONTACT: TIM D. MCCONNELL, P.E.  
(719) 475-7474  
BOULDER COLORADO SPRINGS DREXEL

CLIENT:

FALCON FIELD, LLC.

3230 ELECTRA DR N  
COLORADO SPRINGS, CO 80906  
(719) 475-7474  
CONTACT: PJ ANDERSON

PRELIMINARY PLANS FOR:  
**THE COMMONS AT FALCON FIELD**  
**PRELIMINARY PLAN**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE

DATE

INITIAL ISSUE 3/16/23

DESIGNED BY: TDM

DRAWN BY: SBN

CHECKED BY: TDM

FILE NAME: 21604-00C01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:

HORIZONTAL: N/A

VERTICAL: N/A

PRELIMINARY  
COVER SHEET  
PLAN

PROJECT NO. 21604-00C01

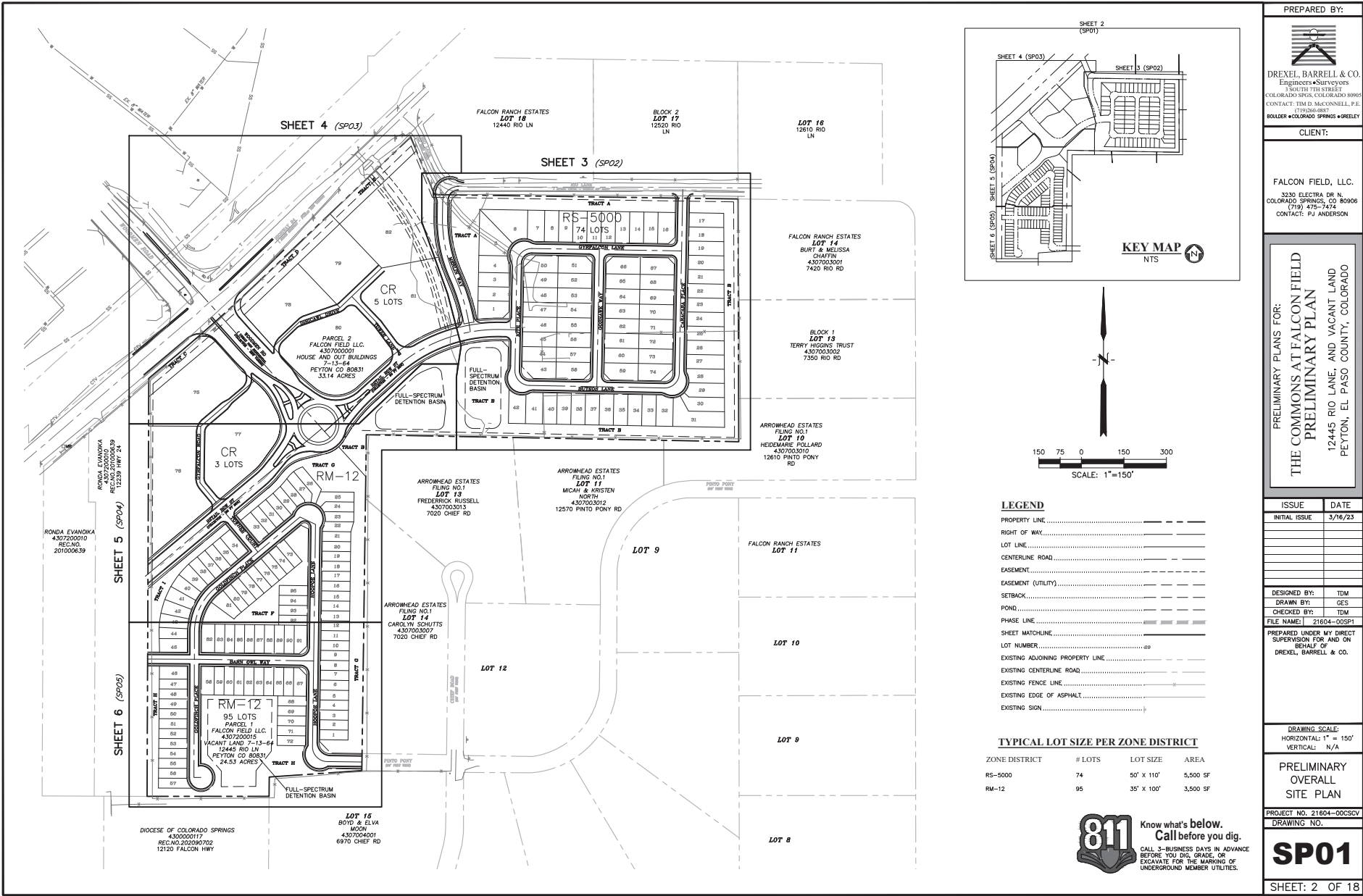
DRAWING NO.

**PP01**

SHEET: 1 OF 18



Know what's below.  
Call before you dig.  
CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.



PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers & Surveyors  
1300 7TH STREET  
COLORADO SPRING, COLORADO 80902  
CONTACT: TIM D. MCCONNELL, P.E.  
(719) 260-0887  
BOULDER COLORADO SPRING & DREXEL

CLIENT:

FALCON FIELD, LLC.  
3230 ELECTRA DR N.  
COLORADO SPRING, CO 80906  
(719) 475-7474  
CONTACT: PJ ANDERSON

PRELIMINARY PLANS FOR:  
**THE COMMONS AT FALCON FIELD  
PRELIMINARY PLAN**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23

DESIGNED BY: TDM  
DRAWN BY: GES  
CHECKED BY: TDM  
FILE NAME: 21604-00SP1

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: 1" = 150'  
VERTICAL: N/A

PRELIMINARY  
OVERALL  
SITE PLAN

PROJECT NO. 21604-00CSV  
DRAWING NO.

**SP01**

SHEET: 2 OF 18

**DREXEL, BARRELL & CO.**  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80902  
CONTACT: TIM D. MCCONNELL, P.E.  
(719)260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

FALCON FIELD, LLC.

**FALCON FIELD, LLC.**  
3230 ELECTRA DR. N.  
COLORADO SPRINGS, CO 80906  
(719) 475-7474  
CONTACT: PJ ANDERSON

PRELIMINARY PLANS FOR:  
**THE COMMONS AT FALCON FIELD  
PRELIMINARY PLAN**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23

DESIGNED BY:	TDM
DRAWN BY:	GES
CHECKED BY:	TDM
FILE NAME:	21604-00SP2

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.

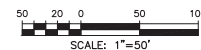
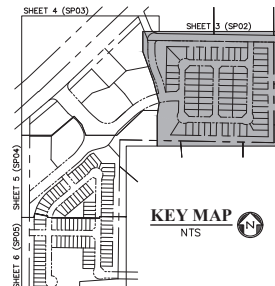
**DRAWING SCALE:**  
HORIZONTAL: 1" = 50'  
VERTICAL: N/A

PRELIMINARY  
SITE PLAN

PROJECT NO. 21604-00CSCV
DRAWING NO.

**SP02**

SHEET: 3 OF 18



### LEGEND

PROPERTY LINE.....	-----	
RIGHT OF WAY.....	-----	
LOT LINE.....	-----	
CENTERLINE ROAD.....	-----	
EASEMENT.....	-----	
EASEMENT (UTILITY).....	-----	
SETBACK.....	-----	
POND.....	-----	
PHASE LINE.....	-----	
SHEET MATCHLINE.....	-----	
LOT NUMBER.....		29
EXISTING ADJOINING PROPERTY LINE.....	-----	
EXISTING CENTERLINE ROAD.....	-----	
EXISTING FENCE LINE.....	-----	
EXISTING EDGE OF ASPHALT.....	-----	
EXISTING SIGN.....	-----	



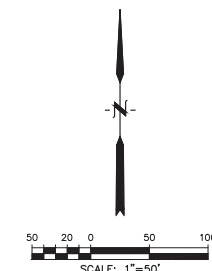
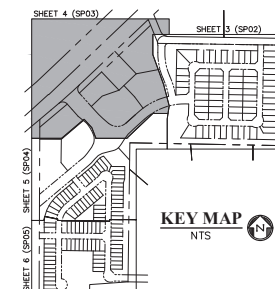
**Know what's below.  
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CALL 3-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.


CLIENT:


PRELIMINARY PLANS FOR:  
**THE COMMONS AT FALCON FIELD  
PRELIMINARY PLAN**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO


SHEET: 4 OF 18





PROPERTY LINE ..... 


RIGHT OF WAY ..... 


LOT LINE ..... 


CENTERLINE ROAD ..... 


EASEMENT ..... 


EASEMENT (UTILITY) ..... 


SETBACK ..... 


POND ..... 


PHASE LINE ..... 


SHEET MATCHLINE ..... 


LOT NUMBER .....  29


EXISTING ADJOINING PROPERTY LINE ..... 

EXISTING CENTERLINE ROAD ..... 

EXISTING FENCE LINE ..... 

EXISTING EDGE OF ASPHALT ..... 

EXISTING SIGN ..... 



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CLIENT:

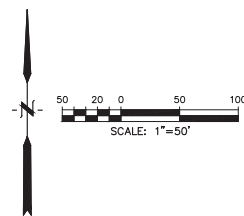
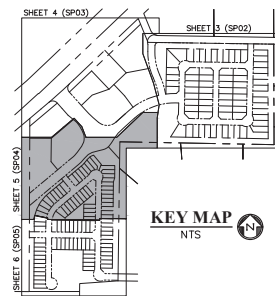
PRELIMINARY PLANS FOR:  
**THE COMMONS AT FALCON FIELD  
PRELIMINARY PLAN**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.

PRELIMINARY  
SITE PLAN

DRAWING NO.

SHEET: 5 OF 18



PROPERTY LINE.....  
RIGHT OF WAY.....  
LOT LINE.....  
CENTERLINE ROAD.....  
EASEMENT.....  
EASEMENT (UTILITY).....  
SETBACK.....  
POND.....  
PHASE LINE.....  
SHEET MATCHLINE.....  
LOT NUMBER.....29  
EXISTING ADJOINING PROPERTY LINE.....  
EXISTING CENTERLINE ROAD.....  
EXISTING FENCE LINE.....  
EXISTING EDGE OF ASPHALT.....  
EXISTING SIGN.....



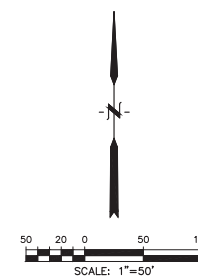
**Know what's below.  
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EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

CLIENT:

PRELIMINARY PLANS FOR:  
**THE COMMONS AT FALCON FIELD  
PRELIMINARY PLAN**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

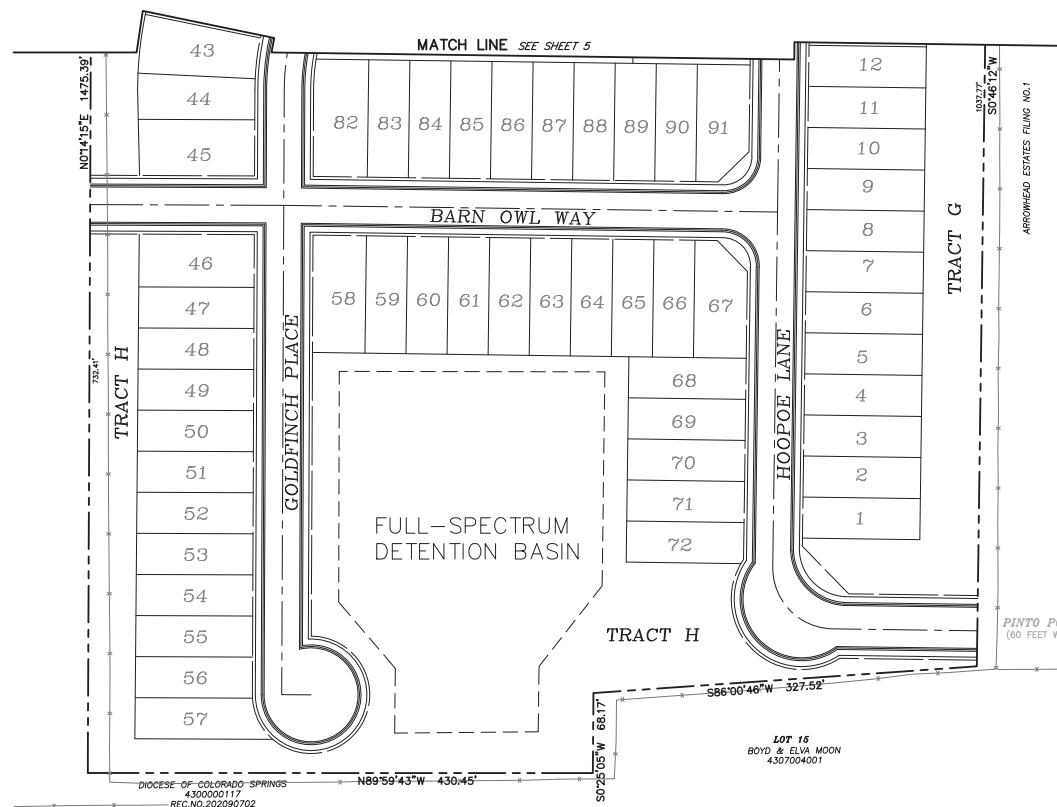
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SUPERVISION FOR AND ON  
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DREXEL, BARRELL & CO.

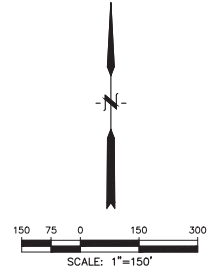
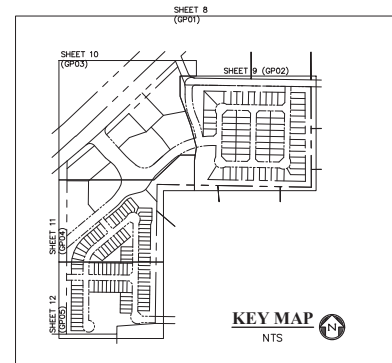
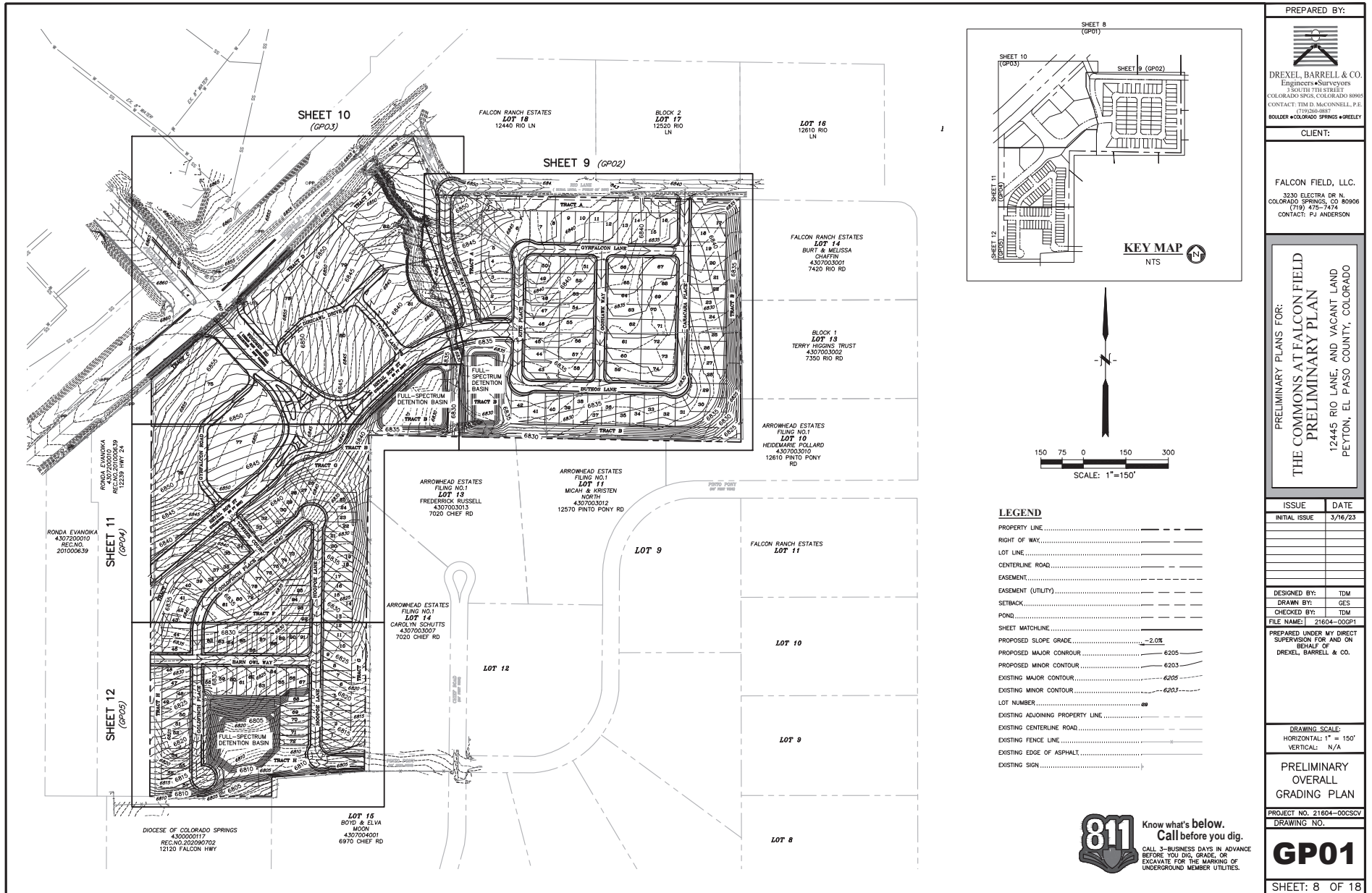
PRELIMINARY  
SITE PLAN**SP05**

PROPERTY LINE .....	=====
RIGHT OF WAY .....	=====
LOT LINE .....	=====
CENTERLINE ROAD .....	=====
EASEMENT .....	=====
EASEMENT (UTILITY) .....	=====
SETBACK .....	=====
POND .....	=====
PHASE LINE .....	=====
SHEET MATCHLINE .....	=====
LOT NUMBER .....	29
EXISTING ADJOINING PROPERTY LINE .....	=====
EXISTING CENTERLINE ROAD .....	=====
EXISTING FENCE LINE .....	=====
EXISTING EDGE OF ASPHALT .....	=====
EXISTING SIGN .....	=====



**CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.**





# LEGEND

PROPERTY LINE.....	---
RIGHT OF WAY.....	---
LOT LINE.....	---
CENTERLINE ROAD.....	---
EASEMENT.....	---
EASEMENT (UTILITY).....	---
SETBACK.....	---
POND.....	---
SHEET MATCHLINE.....	---
PROPOSED SLOPE GRADE.....	-2.0%
PROPOSED MAJOR CONTOUR.....	6205
PROPOSED MINOR CONTOUR.....	6203
EXISTING MAJOR CONTOUR.....	6205
EXISTING MINOR CONTOUR.....	6203
LOT NUMBER.....	89
EXISTING ADJOINING PROPERTY LINE.....	---
EXISTING CENTERLINE ROAD.....	---
EXISTING FENCE LINE.....	---
EXISTING EDGE OF ASPHALT.....	---
EXISTING SIGN.....	---



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UNDERGROUND MEMBER UTILITIES.

PREPARED BY:



DREXEL, BARRELL & CO.  
Engineers & Surveyors  
1300 7TH STREET  
COLORADO SPRING, COLORADO 80902  
CONTACT: TIM D. MCCONNELL, P.E.  
(719) 266-0887  
BOULDER COLORADO SPRING & DREXEL

CLIENT:

FALCON FIELD, LLC.  
3230 ELECTRA DR. N.  
COLORADO SPRING, CO 80906  
(719) 475-7474  
CONTACT: PJ ANDERSON

PRELIMINARY PLANS FOR:  
**THE COMMONS AT FALCON FIELD  
PRELIMINARY PLAN**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23
DESIGNED BY:	TD
DRAWN BY:	GES
CHECKED BY:	TD
FILE NAME:	21604-000P1

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.

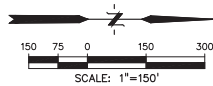
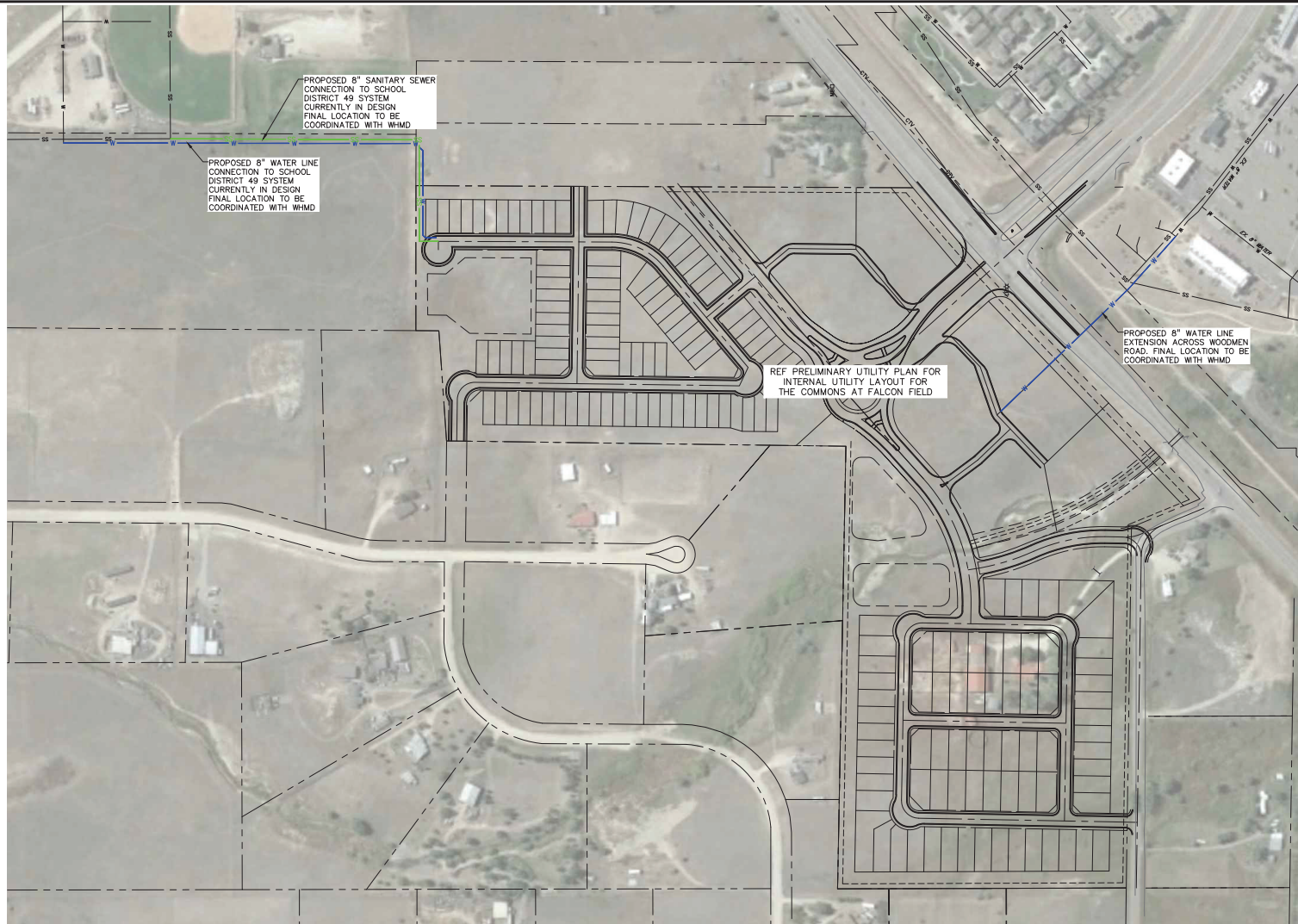
DRAWING SCALE:  
HORIZONTAL: 1" = 150'  
VERTICAL: N/A

PRELIMINARY  
OVERALL  
GRADING PLAN

PROJECT NO. 21604-000CSV  
DRAWING NO.

**GP01**

SHEET: 8 OF 18



**LEGEND**

PROPERTY/LOT LINE .....	---
ROW .....	---
SETBACK LINE .....	---
EX. WATER LINE .....	---
EX. SANITARY SEWER .....	---
PP OFFSITE WATER LINE .....	---
PP OFFSITE SANITARY SEWER .....	---



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CALL 3-BUSINESS DAYS IN ADVANCE  
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EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.

PREPARED BY:



DREXEL, BARRELL & CO.  
ENGINEERS & SURVEYORS  
1300 7TH STREET  
COLORADO SPRING, COLORADO 80902  
CONTACT: TIM D. MCCONNELL, P.E.  
(719) 260-0881  
BOULDER COLORADO SPRING DREXEL

CLIENT:

FALCON FIELD, LLC.  
3230 ELECTRA DR N.  
COLORADO SPRING, CO 80906  
(719) 475-7474  
CONTACT: PJ ANDERSON

PRELIMINARY PLANS FOR:  
**THE COMMONS AT FALCON FIELD  
PRELIMINARY PLAN**  
12445 RIO LANE, AND VACANT LAND  
PEYTON, EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	3/16/23

DESIGNED BY:	TD
DRAWN BY:	GES
CHECKED BY:	TD

FILE NAME: 21604--00--OFF UT

PREPARED UNDER MY DIRECT  
SUPERVISION FOR AND ON  
BEHALF OF  
DREXEL, BARRELL & CO.

DRAWING SCALE:  
HORIZONTAL: 1" = 150'  
VERTICAL: N/A

OFFSITE  
UTILITY  
MAP

PROJECT NO. 21604--00CSV  
DRAWING NO.

**UT06**

SHEET: 18 OF 18

## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** Grandview Reserve Filing No. 1 Final Plat

**Agenda Date:** May 10, 2023

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

**Presenter:** Ross Williams, Park Planner

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

#### Background Information:

This is a request for endorsement by Galloway and Company, Inc., on behalf of 4 Site Investments, LLC, for approval of the Grandview Reserve Filing No. 1 Final Plat. The 37.56-acre property consists of 119 single-family residential lots and is currently zoned PUD. The site is located between Eastonville Road and East Highway 24, northeast of the intersection of Londonderry Drive.

The 2022 El Paso County Parks Master Plan shows the project impacting a proposed primary regional trail connection, as well as being located immediately east of Falcon Regional Park. The proposed Eastonville Primary Regional Trail is located along the western boundary of the property, located along both sides of Eastonville Road to accommodate trail users from the existing Meridian Ranch development located on the northwestern side of the road, as well as proposed residential and commercial developments along the southeastern side of Eastonville Road. The Eastonville Regional Trail provides critical connectivity to the aforementioned Meridian Ranch development, as well as Falcon Regional Park and Falcon High School, both of which are located immediately west of the project site on Eastonville Road.

The Open Space Master Plan of the Parks Master Plan shows the Judge Orr Road Candidate Open Space Area encompassing the entire 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. In the previously approved Grandview Reserve Filing No. 1 PUD Development Plan and Preliminary Plan, the applicant designated approximately 57 acres of open space areas that included both jurisdictional and non-jurisdictional wetland areas.

Grandview Reserve Filing No. 1 Final Plat currently shows approximately 10.7 acres of open space, dedicated primarily to three stormwater detention facilities, utility corridors, public trails and open space, and various landscape buffers. Combined, these open spaces constitute approximately 28.5% of the Final Plat, far exceeding the PUD 10% open space requirement. The applicant's Letter of Intent includes extensive descriptions of the development's trail and park system, including connections to the El Paso County regional park and trail system, and states the following:

- *The overall Grandview Reserve proposes a coordinated and connected system of parks, trails, and open space that is equitably distributed within the community. This will serve the residents of this region aligning with the*

*County's goals. Filing 1 provides the early stages of this connected network by providing open space corridors, trails and an amenity center that are all linked by trails.*

- *Grandview Reserve and specifically Filing 1 will provide a recreation network internally to the community and trail connections to the nearby Falcon Regional Park. This trail system will also help fill potential "gaps" in the regional system.*
- *Grandview Reserve and specifically Filing 1 is providing a significant trail system throughout the community with future key connections to the Rock Island Trail on the east and the Falcon Regional Park on the west.*

EPC staff is encouraged by the applicant's willingness to provide extensive recreational amenities for Grandview Reserve residents and citizens of El Paso County through the development of an expansive and connected park, trail, and open space system. However, a 25-foot trail easement for the proposed Eastonville Primary Regional Trail is not shown or notated in the Final Plat. As such, staff recommends that the developers, through the recording of Filing No. 1 Final Plat, designate and provide to El Paso County a 25-foot trail easement along the southeastern side of Eastonville Road for the purposes of construction, maintenance, and public access of the Eastonville Primary Regional Trail.

Furthermore, staff recommends that the applicant work closely with the El Paso County Public Works Department to determine the status of the forthcoming Eastonville Road expansion, which will have a direct impact on the final location of the aforementioned trail easement and overall design of the Eastonville Primary Regional Trail. Should the expansion of Eastonville Road, through the requirements of the El Paso County Engineering Criteria Manual, dictate detached concrete sidewalks, El Paso County Parks recommends the construction of a hybrid concrete/gravel trail to accommodate a variety of trail users, including equestrians, mountain bikers, and trail runners accessing Falcon Regional Park and large-acreage agricultural properties both north and south of Grandview Reserve.

Lastly, staff recommends regional and urban park fees in lieu of land dedication on the forthcoming Final Plat. Additionally, a park lands agreement may be an acceptable alternative to urban park fees provided the agreement, including all site plans, is approved by the County and executed prior to recording the forthcoming 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.**

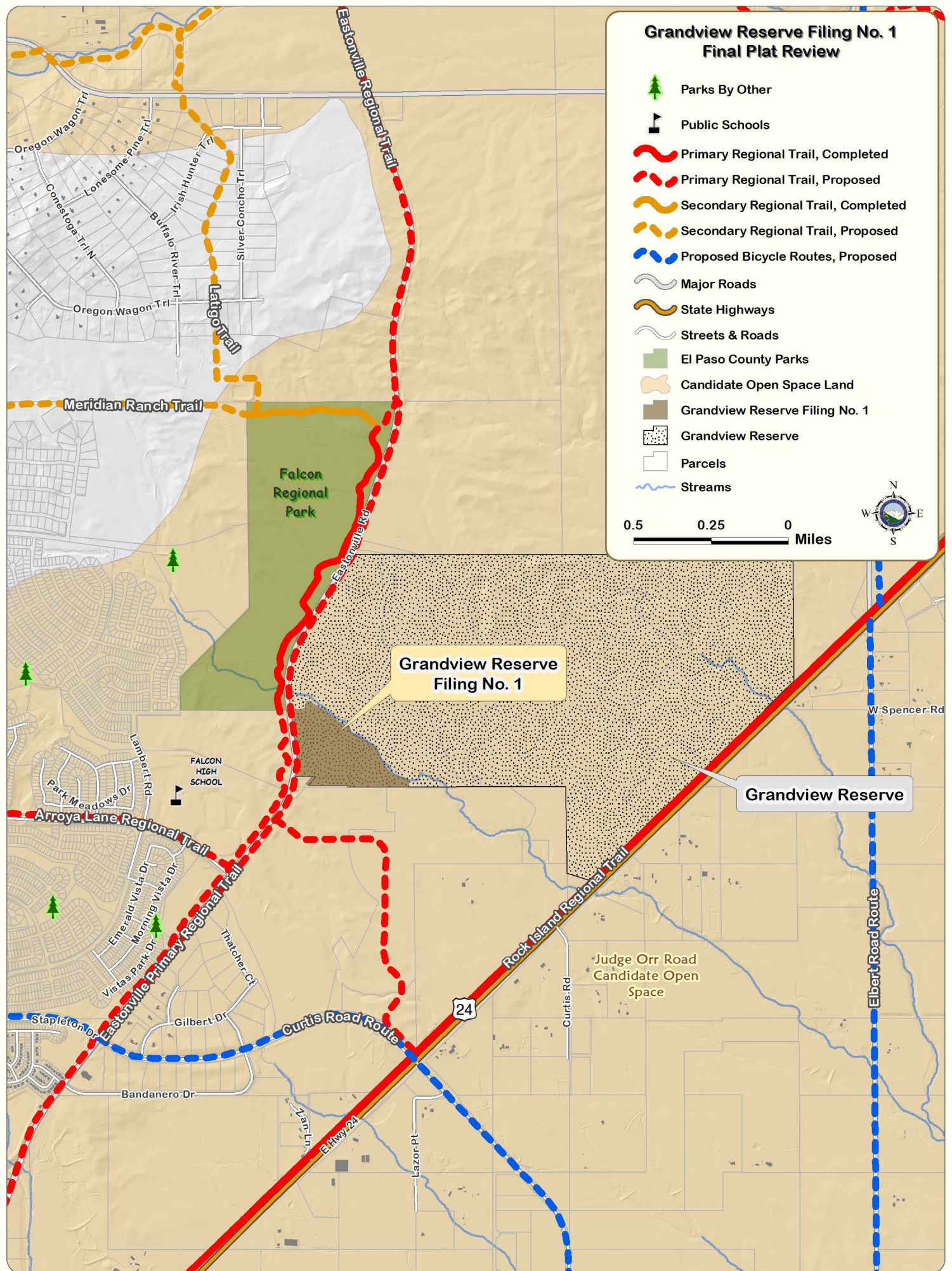
#### **Recommended Motion (Filing No. 1 Final Plat):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Filing No. 1 Final Plat: (1) work with El Paso County Parks and Public Works staff to develop a final layout and design for the Eastonville Primary Regional Trail along the southeastern side of Eastonville Road; (2) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for construction, maintenance, and public access of the Eastonville Primary Regional Trail; (3) the trail easement shall be shown and dedicated to El Paso County on the Final Plat; (4) fees in lieu of land dedication for regional park purposes in the amount of \$54,740 and urban park purposes in the amount of \$34,510 will be required at time of the recording of the Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat(s).

# Grandview Reserve Filing No. 1 Final Plat Review

-  Parks By Other
-  Public Schools
-  Primary Regional Trail, Completed
-  Primary Regional Trail, Proposed
-  Secondary Regional Trail, Completed
-  Secondary Regional Trail, Proposed
-  Proposed Bicycle Routes, Proposed
-  Major Roads
-  State Highways
-  Streets & Roads
-  El Paso County Parks
-  Candidate Open Space Land
-  Grandview Reserve Filing No. 1
-  Grandview Reserve
-  Parcels
-  Streams

0.5 0.25 0 Miles



Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT

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

May 10, 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>	Grandview Reserve Filing No. 1 Final Plat	<b>Application Type:</b>	Final Plat
<b>PCD Reference #:</b>	SF-23-011	<b>Total Acreage:</b>	37.56
		<b>Total # of Dwelling Units:</b>	119
<b>Applicant / Owner:</b>	<b>Owner's Representative:</b>	<b>Dwelling Units Per 2.5 Acres:</b>	7.92
4 Site Investments	Galloway and Company, Inc.	<b>Regional Park Area:</b>	2
Paul Howard	Grant Dennis	<b>Urban Park Area:</b>	5
1271 Kelly Johnson, Suite 100	1155 Kelly Johnson Boulevard, Suite 305	<b>Existing Zoning Code:</b>	PUD
Colorado Springs, CO 80920	Colorado Springs, CO 80920	<b>Proposed Zoning Code:</b>	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.	
<b>LAND REQUIREMENTS</b>		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres): <b>YES</b>	
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 5</b>	
0.0194 Acres x 119 Dwelling Units = 2.309		Neighborhood:	0.00375 Acres x 119 Dwelling Units = 0.45
<b>Total Regional Park Acres: 2.309</b>		Community:	0.00625 Acres x 119 Dwelling Units = 0.74
		<b>Total Urban Park Acres: 1.19</b>	
<b>FEE REQUIREMENTS</b>			
<b>Regional Park Area: 2</b>		<b>Urban Park Area: 5</b>	
\$460 / Dwelling Unit x 119 Dwelling Units = \$54,740		Neighborhood:	\$114 / Dwelling Unit x 119 Dwelling Units = \$13,566
<b>Total Regional Park Fees: \$54,740</b>		Community:	\$176 / Dwelling Unit x 119 Dwelling Units = \$20,944
		<b>Total Urban Park Fees: \$34,510</b>	

ADDITIONAL RECOMMENDATIONS

**Staff Recommendation:** The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Grandview Reserve Filing No. 1 Final Plat: (1) work with El Paso County Parks and Public Works staff to develop a final layout and design for the Eastonville Primary Regional Trail along the southeastern side of Eastonville Road; (2) designate and provide to El Paso County a 25-foot trail easement along Eastonville Road, that allows for construction, maintenance, and public access of the Eastonville Primary Regional Trail; (3) the trail easement shall be shown and dedicated to El Paso County on the Final Plat; (4) fees in lieu of land dedication for regional park purposes in the amount of \$54,740 and urban park purposes in the amount of \$34,510 will be required at time of the recording of the Final Plat. A park lands agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording the forthcoming Final Plat(s).

Park Advisory Board Recommendation:

October 14, 2022

El Paso County Development Services Department  
Attn: Ms. Kari Parsons  
2880 International Circle  
Colorado Springs, CO 80910

**SUBJECT: Grandview Reserve Filing No. 1  
SF\_Final Plat (SF-22-XXX) – Letter of Intent**

Dear Ms. Parsons,

This Letter of Intent (LOI) is being submitted as part of the Final Plat Review (SF-22-XXX) application for Grandview Reserve Filing No. 1 on behalf of 4 Site Investments, LLC.

The following applications are associated with this project and referenced in this LOI:

- Grandview Reserve Sketch Plan (SKP201)
- Grandview Reserve PUD (PUDSP-21-010)
- Eastonville Road Improvements from Londonderry Drive to Rex Road, Phase 1 (CDR-22-XXX)

This LOI provides (4) sections to help clarify the intent of this project.

- Section 1 - [Introduction](#)
  - This LOI includes all required information (#1-#5) listed in the “Final Plat Application – Letter of Intent” form provided by El Paso County (EPC) Planning and Development department.
- Section 2 - [Supporting Documentation](#)
  - A list of supporting documents and districts is provided with associated descriptions for further clarification of the project scope.
- Section 3 - [El Paso County Master Plans](#)
  - Additionally, summaries are provided to convey how the proposed project satisfies adopted El Paso County Master Plan policies, including *EPC Parks Master Plan*, *EPC 2016 Major Transportation Corridors Plan Update*, *EPC Water Master Plan*, and *Your EPC Master Plan*.
- Section 4 - [Land Development Code: Final Plat Criteria of Approval](#)
  - Lastly, responses are included addressing the Final Plat Criteria of Approval (LDC 7.2.1.D.3.F).

## Introduction

**1. OWNER/APPLICANT AND CONSULTANT:**

**DEVELOPER / APPLICANT:**

**Paul Howard**

PaulInfinity1@msn.com

(719) 499-8416

4 Site Investments, LLC

1272 Kelly Johnson Blvd., Suite 100

Colorado Springs, CO 80920

**CONSULTANT:**

**Grant Dennis, P.E.**

[GrantDennis@GallowayUS.com](mailto:GrantDennis@GallowayUS.com)

(719) 900-7220

Galloway & Company, Inc.

1155 Kelly Johnson Blvd., Suite 305

Colorado Springs, CO 80920



## 2. **SITE LOCATION, SIZE AND ZONING:**

**Location:** Grandview Reserve Filing No. 1 project site is located in a portion of the southwest quarter of Section 21, and a portion of the northwest quarter of Section 28, Township 12 South, Range 64 West of the 6<sup>th</sup> Principal Meridian, County of El Paso, State of Colorado.

- The properties surrounding Grandview Reserve Filing No. 1 include:
  - **North:** Unplatted land, Owner: 4 Site Investments
  - **East:** Eastonville Rd.
  - **South:** Unplatted land, Owner: 4 Way Ranch Joint Venture, LLC (future Waterbury development)
  - **West:** Unplatted land, Owner: 4 Site Investments

**Size:** Grandview Reserve Filing No. 1 contains a calculated area of 1,636,306 SF or 37.564 acres, more or less. This project is a part of the approved Grandview Reserve PUD (PUDSP-21-010) containing 189.479 acres, and the approved Grandview Reserve Sketch Plan (SKP201) containing 768.2 acres. Subsequent filings will be submitted to El Paso County to complete the remaining improvements that are proposed in the PUDSP. Figure 2 below provides the expected order of each phase/filing.

**Zoning:** The existing parcel as shown on the El Paso County Assessor is zoned A-35. However, the recently approved PUDSP associated with this project (PUDSP-21-010) changed the existing zoning of this parcel to PUD.

**Schedule #:** 4200000463



Figure 1. Vicinity Map

**Phasing:** Figure 2 below shows the phasing schedule for Grandview Reserve and Eastonville Road. Each phase of Eastonville Road will be immediately followed by the adjacent phase of Grandview Reserve.

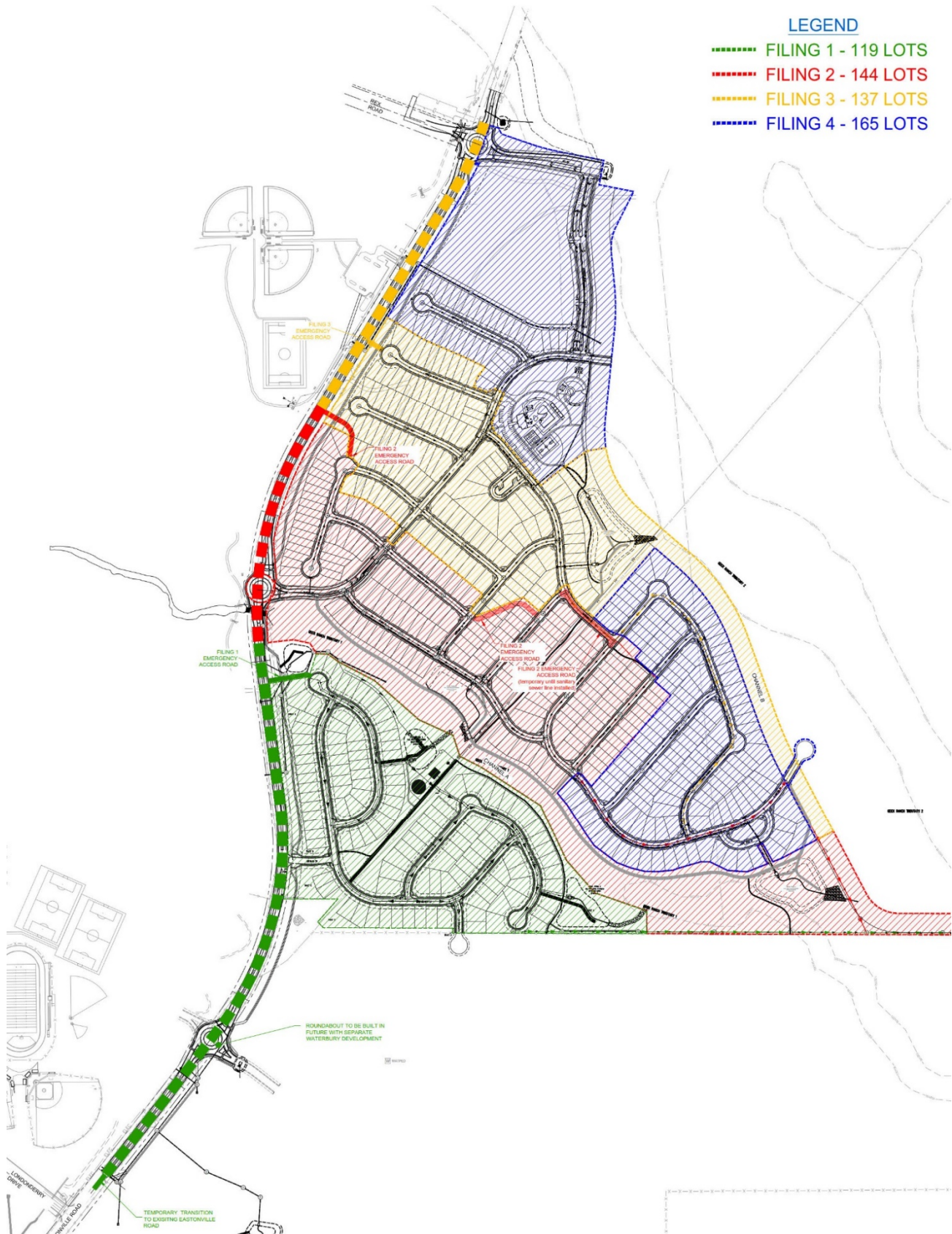


Figure 2. Phasing Plan

3. **REQUEST AND JUSTIFICATION:**

**Request:** Galloway & Company, Inc. on behalf of 4 Site Investments, LLC requests approval of the following application:

- Grandview Reserve Filing No. 1, SF\_Final Plat

**Justification:** The proposed project satisfies the goals and objectives of all adopted master plans of El Paso County. Additionally, the project meets all required approval criteria of the El Paso County Land Development Code, 7.2.1.D.3.F. Detailed descriptions of EPC Master Plans & EPC LDC are provided below.

4. **EXISTING AND PROPOSED FACILITIES, STRUCTURES, AND ROADS, ETC:**

**Existing:** The existing parcel is undeveloped and can be described as vacant, mainly covered by native prairie grass land. A drainage-way traverses the site flowing from the northwest to southeast direction, named “Mainstem Tributary” or “Drainage A”. This drainage tributary will remain intact with this project, no road crossings are proposed to avoid disturbing any natural features of the drainage-way. The *Natural Features and Wetland Report* prepared by ecosystem services; August 12, 2020 (see PUDSP-21-010) identified Drainage A as a jurisdictional wetland. The established project boundary for this project remains outside the limits of this wetland. All proposed improvements shown in the Grading & Erosion Control Plan and Construction Drawings will not impact this wetland.

An existing gas easement bisects the project from southeast to northwest. This easement is proposed to be vacated on the Final Plat, and a new easement is proposed that more accurately reflects the existing location of the gas main. This easement corridor will also serve as a trail corridor for the community.

Eastonville Road is still under review with El Paso County but is assumed to be existing for this project.

**Proposed:** Grandview Reserve Filing No. 1 proposes 119 residential single-family lots, 4 tracts of varying use, and dedicated right-of-way for Eastonville Rd. To support the development of these lots, proposed roadway, utility and drainage infrastructure will be constructed as a part of this project.

5. **WAIVER/DEVIATION REQUESTS AND JUSTIFICATION:**

There is no waiver or deviation requests proposed for this project.

## Supporting Documentation

**SUPPORTING DOCUMENTS:**

The following reports and information were submitted in support of the Grandview Reserve Filing No. 1 Final Plat application and are referenced in this LOI:

- Water Commitment Letter
- Wastewater Commitment Letter
- Electric Commitment Letter
- Gas Commitment Letter
- Fire Commitment Letter
- Fire Protection Report
- Final Drainage Report
- Soils & Geology Report
- Final Subdivision Plat

**SUPPORTING DISTRICTS**

- Grandview Reserve Metropolitan District

- Woodman Hills Metropolitan District
- Mountain View Electric Association, Inc.
- Black Hills Energy
- Falcon Fire Protection District

### **UTILITIES**

*(Water, Wastewater, Electric & Gas Commitment Letters / Grandview Reserve Metropolitan District, Woodman Hills Metropolitan District, Mountain View Electric Association, Inc. and Black Hills Energy – Water Resources Report & Wastewater Disposal Report / Prepared by HR Green)*

#### **Water:**

The water infrastructure will be installed and owned by Grandview Reserve Metropolitan District (GRMD). A single well site with one Arapahoe and one Laramie Fox-Hills well is anticipated to provide adequate water for Filing 1. The wells will deliver raw water to the proposed on-site water treatment plant operated by GRMD. The water is treated and stored in a water tank that delivers the potable water to the distribution system, installed by GRMD. The system is designed to deliver potable domestic water and fire flows. The water system is exclusive to the Grandview Reserve development, but per the El Paso County Water Plan guidance, future connections will be explored to create local redundancy in the event of a shutdown or catastrophic event to a neighboring system. Please refer to the commitment letter provided by GRMD.

#### **Wastewater:**

The wastewater infrastructure collection system will be installed by Grandview Reserve Metropolitan District (GRMD) and owned and operated by Woodman Hills Metropolitan District (WHMD). The collection system will convey the wastewater from Filing 1 to the proposed lift station. Flow will be pumped from the lift station to the WHMD Water Reclamation Facility (WRF) through an approximately 3-mile force main. The lift station and force main will be constructed by GRMD and owned and operated by WHMD. Please refer to the commitment letter provided by WHMD.

#### **Electric:**

Please refer to the commitment letter provided by MVEA.

#### **Gas:**

Please refer to the commitment letter provided by BHE.

Summary of utility providers:

- Grandview Reserve Metropolitan District (GMD) will be the water supplier
- Woodman Hills Metro District (WHMD) will serve this development for wastewater treatment
- Mountain View Electric Association, Inc. (MVEA) will supply electric services
- Black Hills Energy (BHE) will provide natural gas service

### **TRAFFIC AND ACCESS**

*(Traffic Impact Study / Prepared by LSC Transportation Consultants, Inc.)*

Two access points are provided for this project. The first access point will be from Eastonville Road & Brixham Drive, located on the west side of the project. The second access point is a future connection to the south, into the Waterbury development.

#### **Eastonville Road & Brixham Drive:**

Eastonville Road extends northeast from Meridian Road extending north past Hodgen Road. It is shown as a two-lane Minor Arterial on the *El Paso County Major Transportation Corridors Plan* and the *Preserved Corridor Network Plan*. An

existing CDR application is currently in progress with El Paso County to improve Eastonville Road. Please refer to the standalone project (CDR-22-XXX) for more detailed information regarding Eastonville Road.

Brixham Drive could potentially align with a future access point to the Meridian Ranch school site located north of Falcon High School. However, because future plans for the school have not yet been determined, it was assumed that Brixham Drive will operate as a “T” intersection. Please refer to the Traffic Impact Study provided by LSC for more detailed information.

#### **Starcross Court & Waterbury:**

Starcross Court is proposed as a connecting roadway to the future development to the south known at Waterbury. In the interim condition, this stubbed road will be a dead end with a temporary cul-de-sac constructed to satisfy the El Paso County and Falcon Fire Protection District requirements. An easement for this cul-de-sac will be obtained from the adjacent property owners.

#### **DRAINAGE**

*(Final Drainage Report / Prepared by Galloway & Company, Inc.)*

##### **Existing:**

The *Preliminary Drainage Report – Grandview Reserve Filing No. 1, Galloway & Company, Inc.* includes an “interim condition” to provide an analysis on the overland grading operations proposed by the *Pre-Subdivision Site Grading – Grading & Erosion Control Plan, Galloway & Company, Inc.* (PUDSP-21-010). This “interim condition” serves as the existing conditions for this project.

As mentioned in Section 1, an existing drainage-way traverses the site. Flowing from the northwest to southeast direction, named “Mainstem Tributary” or “Drainage A”. This drainage tributary will remain intact with this project, no road crossings are proposed to avoid disturbing any natural features of the drainage-way. The *Natural Features and Wetland Report* prepared by ecosystem services; August 12, 2020 (see PUDSP-21-010) identified Drainage A as a jurisdictional wetland. The established project boundary for this project remains outside the limits of this wetland. All proposed improvements shown in the Grading & Erosion Control Plan, and Construction Drawings will not impact this wetland.

##### **Proposed:**

The proposed project site lies completely within the Gieck Ranch Drainage Basin and consists of two overall basins (D & E). All site runoff will be collected via storm inlets and conveyed by storm pipe and grass lined swales. Each overall basin drains to its own extended detention basin that provides full spectrum detention. Ponds D & E will discharge treated runoff at historic rates directly into the Mainstem Tributary (Drainage A). Please refer to the Final Drainage Report for more detailed information.

#### **EMERGENCY SERVICES**

*(Fire Protection Report & Fire Commitment Letter / Falcon Fire Protection District)*

The project is located within the Falcon Fire Protection District (FFPD) service area. Therefore, FFPD will provide emergency services to the property. A commitment letter is provided to El Paso County to confirm FFPD’s commitment to providing emergency services for this project.

In addition to the roadway infrastructure, this project provides two 20’ wide, all weather emergency access drives. The first access is on the northwest corner of the project, connecting the cul-de-sac at the end of Farm Close Ct. & Eastonville Rd. The second access drive connects Farm Close Ct. & Mill Yard Cir., crossing over Tract A & the existing gas main. The purpose of these emergency access drives is to provide a secondary means of access in the event that the intersection of Brixham Dr. and Kate Meadow Ln. is blocked.

### **SOIL AND GEOLOGIC IMPACTS**

*(Soils & Geology Report / Prepared by CTL Thompson)*

The Soils & Geology Report did not identify geotechnical or geologic constraints at this site that will preclude construction of single-family residences. The primary geotechnical concern is the sporadic lenses of expansive claystone bedrock and shallow groundwater. Claystone is not expected to be widespread but could occur on any of the lots. Sub-excavation should be expected on some lots. Site specific soils and foundation investigations will determine where sub-excavation is necessary to mitigate expansive claystone. The shallow groundwater is expected to preclude full-depth basements in some areas of the site. Garden level or walk-out basements may still be possible depending on depth of excavation and the results of future groundwater evaluations. These concerns can be mitigated with proper planning, engineering, design, and construction.

CTL recommends the following lots avoid basement construction unless a groundwater monitoring study is performed at some future date and indicates the lot has adequate separation from groundwater.

- Lots 18-32, 44-54, 69-71, 76-88, 94-100, and 110-119.

In general, it is our opinion that the development can be achieved if the observed geologic conditions on site are either avoided or properly mitigated. All recommendations are subject to the limitations discussed in the Soils & Geology Report.

### **WETLAND HABITAT AND WATER OF THE U.S. IMPACT**

*(Wetland Impact Letter (Memo), FEMA Memo, Floodplain Development Permit Memo / Prepared by HR Green)*

#### **Wetland Impact:**

This project will have no impact on jurisdictional wetlands. The project boundary of Grandview Reserve Filing No. 1 is established outside of the limits of Drainage A. Please refer to the provided Wetland Impact Letter.

#### **FEMA, LOMR, CLOMR, LOMA Impact:**

This project does not propose any improvements inside the FEMA mapped floodplain. Please refer to the provided FEMA, LOMR, CLOMR, LOMA Memo.

#### **Floodplain Impact:**

This project does not propose any improvements inside the FEMA mapped floodplain and therefore a Floodplain Development Permit is not required. Please refer to the Floodplain Development Permit Memo.

## **El Paso County Master Plans**

### **YOUR EL PASO MASTER PLAN (MAY 2021)**

The “Your El Paso Master Plan” was adopted on May 26, 2021 and provides an outline of the community’s desires for the future of El Paso County. The development is consistent with the intent of the new County Master Plan as described below. The underlined portions are elements of the Master Plan that this project meets or exceeds. Narrative in italic is directly from the Master Plan and the applicant comments are in bold.

Vision – The Master Plan states “*Connectivity will be critical to future prosperity in El Paso County. Strengthening east-west connections and creating alternative north-south routes will improve travel within the County*”

**The Grandview Project will help create a key transportation connection from Eastonville Road to Highway 24**

Housing – **This project will provide additional housing at various densities in an urbanizing area.**

Land Use & Development

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

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

*Goal 1.2 - Coordinate context-sensitive annexation and growth strategies with municipalities.*

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

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

**This project is compatible with the established character of this growing part of the County. For example, Meridian Ranch is immediately west and this proposed Filing 1 (and future phases) are similar in use, style and density.**

2021 Master Plan Element: Housing & Communities

*Core Principle: Preserve and develop neighborhoods with a mix of housing types.*

*Goal 2.1 - Promote development of a mix of housing types in identified areas.*

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

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

*Goal 2.4 - Support aging-in-place housing options to meet residents' needs through all stages of life.*

**This project proposes a mix of housing types in Filing 1 and ultimately for the overall project with multiple residential products, school, parks, amenity centers, and commercial land uses which will meet the needs of future residents. Due to the mix of housing products this project will provide attainable housing for future residents.**

2021 Master Plan Element: Transportation & Mobility

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

*Goal 4.1 - Establish a transportation network that connects all areas to one another, emphasizing east-west routes, reducing traffic congestion, promoting safe and efficient travel.*

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

*Goal 4.3 - Foster transit-supportive development and coordinate to expand public transportation options.*

*Goal 4.4 - Develop a sustainable funding mechanism for transportation infrastructure and maintenance.*

**This project provides the first leg of Rex Road from Eastonville going to the east. Ultimately Rex Road will be connected to Highway 24 providing a key east-west transportation route that is needed in this region. Internally to Filing 1 and for the entire Grandview Reserve project this community provides a well-planned transportation network. The open space and trails promote walkability.**

2021 Master Plan Element: Community Facilities & Infrastructure

*Core Principle: Continue to coordinate with local and regional agencies to provide wellmanaged, high-quality community facilities and services.*

*Goal 5.1 - Coordinate with agencies to provide high-quality community facilities, services, and infrastructure to enhance quality of life.*

*Goal 5.2 - Improve the effectiveness of public safety through coordination, funding, and planning.*

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

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

**This project is providing best management practices to protect water quality and minimize impacts of flooding. Filing 1 is also providing an Amenity Center that will provide a critical community facility for these residents.**

2021 Master Plan Element: Recreation & Tourism

*Core Principle: Maintain and expand the County's recreation and tourism options.*

*Goal 7.1 - Support high-quality, sustainable outdoor recreation as a key amenity for residents and visitors.*

**Goal 7.2 - Explore projects, programs, and initiatives for enhancing tourism in unincorporated areas.**

**Goal 7.3 - Plan for and provide a variety of parks, trails, and open space within the region.**

**Grandview Reserve, and Filing 1 specifically, provides quality outdoor recreation with the amenity center, parks, open space and trails. Ultimately the entire Grandview Reserve will provide significant open space and parks for future residents that is well connected to the Filing 1 area and the entire community.**

2021 El Paso County Master Plan - "Area of Change"

Per the Master Plan this subject site falls within the "Area of Change" for new development (dark orange color on Figure 3 below) which is planned for suburban and urban growth.

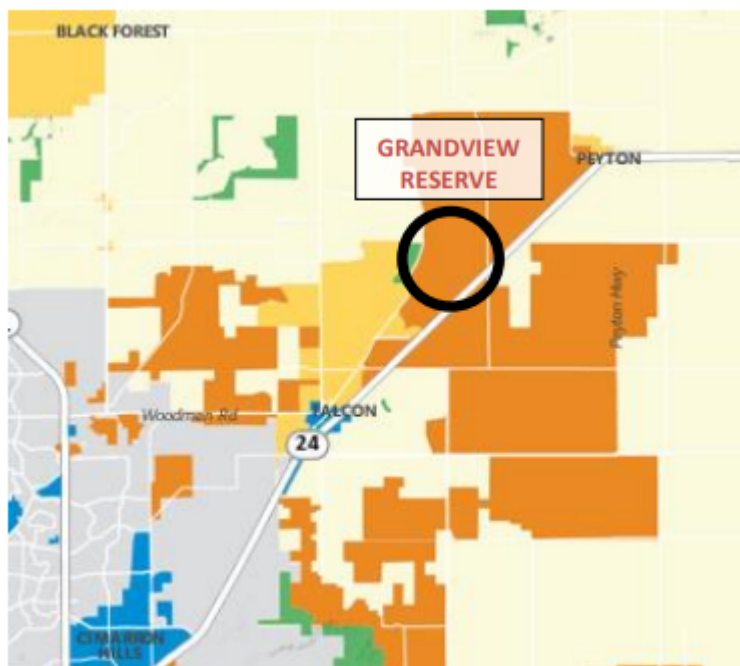


Figure 3. Area of Change

**The Master Plan further states:**

*"These areas will be significantly transformed as new development takes place on lands currently largely designated as undeveloped or agricultural areas. Undeveloped portions of the County that are adjacent to a built-out area will be developed to match the character of that adjacent development or to a different supporting or otherwise complementary one such as an employment hub or business park adjacent to an urban neighborhood."*

**This Filing 1 area is adjacent to the last phases of the Meridian Ranch project and therefore this project is a natural extension of development trends from west to east. Since this proposed Filing 1 falls within the Area of Change for new developments it is consistent with the 2021 Master Plan.**

2021 El Paso County Master Plan - Suburban Residential Placetype

Per the 2021 Master Plan this subject site and Filing 1 specifically falls within the Suburban Residential Placetype (orange color on Figure 4 below).

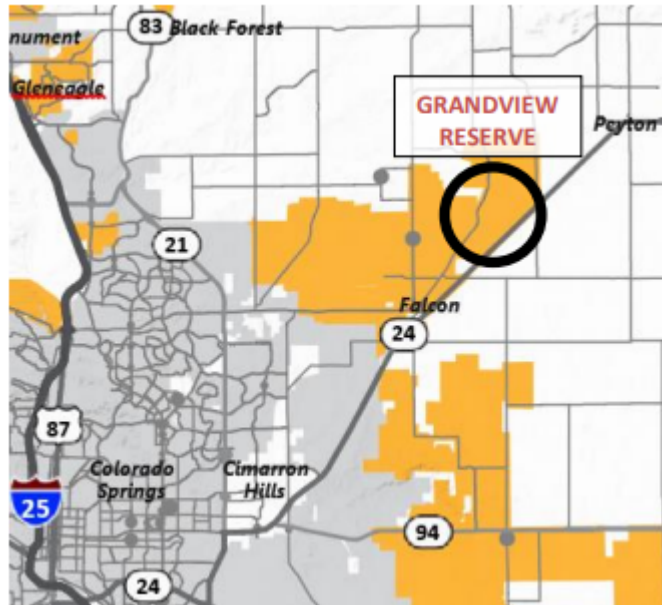


Figure 4. Placetype

**The Master Plan describes Suburban Residential as:**

*"Predominantly residential areas with mostly single-family detached housing. This placetype can also include limited single-family attached and multifamily housing, provided such development is not the dominant development type and is supportive of and compatible with the overall single-family character of the area....This placetype often deviates from the traditional grid pattern of streets and contains a more curvilinear pattern."*

**The proposed Filing 1 of Grandview Reserve meets the description and intent of the Suburban Residential placetype. The Master Plan states there are Primary and Supporting Uses in this placetype as follows:**

Primary

- Single-Family Detached Residential with lots sizes smaller than 2.5 acres per lot, up to 5 units per acre

Supporting

- Single-family Attached and Multifamily Residential
- Parks/Open Space
- Commercial Retail and Commercial Service
- Institutional

**This proposed Filing 1 is Single Family Detached Residential that is less than 4 units per acre therefore fitting well within this placetype. Filing 1 of Grandview Reserve also aligns with the Primary and Supporting uses as Parks/Open Space and Institutional uses falls within the elements of the Suburban Residential description.**

2021 El Paso County Master Plan – Priority Development Areas

**The Master Plan states:**

*“This framework identifies specific locations throughout the County that should be prioritized first for new residential development to help accommodate growth”.*

**Filing 1 of Grandview Reserve falls within the “Suburban Residential” and “Urban Residential” areas including the “Priority Development Areas”. Therefore, this proposal meets the intent of the 2021 Master Plan.**

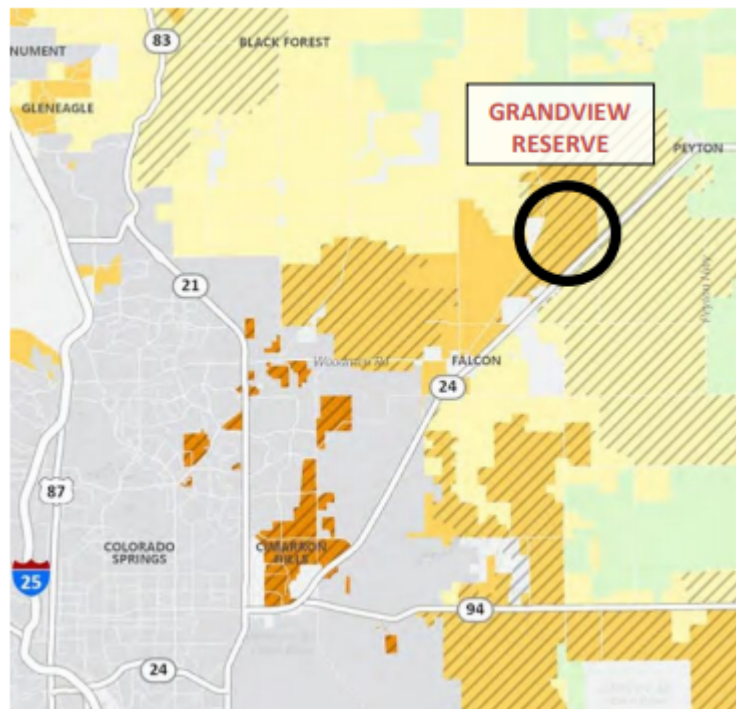


Figure 5. Priority Development Areas

2021 El Paso County Master Plan - Highway 24 Area

**The Master Plan describes the “Highway 24” area as already growing and that the area along the Highway 24 corridor “should not be set aside for Large-Lot Residential alone”. The Master Plan further states:**

*“Falcon, and the surrounding area, is already growing, with the majority of homes being developed in the last two decades. The amount of vacant land along Highway 24 should not be set aside for Large-Lot Residential alone. Just as with the proposed Large Lot Residential in this part of the County, proximity to Highway 24 and availability of central services is another benefit to expanding suburban development. The corridor provides important access south to Colorado Springs”.*

- *To sustain Falcon’s growth momentum, the County should continue to prioritize Suburban Residential in this area. Doing so would match the community’s existing character and utilize available land to accommodate a sizable portion of the County’s expected population growth without negatively impacting adjacent areas.*

**Therefore, Grandview Reserve and specifically Filing 1 meets the general intent of this Master plan core idea as it proposes Suburban Residential uses and densities consistent with the plan.**

2021 El Paso County Master Plan - Housing Mix

**Regarding housing mixes the County Master Plan states:** *"Housing variety provides multiple options to support residents regardless of income, house-hold size, and age. Providing an equitable mix of housing can ensure the viability of El Paso County as a home for all."*

**This statement aligns well with the Grandview Reserve project as with a project of this size, a large variety of housing types are proposed. Filing 1 (the first phase of Grandview Reserve) proposes 50' and 60' wide lots and future phases include duplex (paired units), townhomes and various other residential and non-residential uses.**

2021 El Paso County Master Plan - Affordability

**The Master plan states:** *Like many growing communities across the United States, housing affordability is an issue in El Paso County. With significant estimated growth over the next three decades, the County will undoubtedly have to continue addressing this issue. Since this Master Plan addresses unincorporated areas, the recommendations regarding affordability do as well. The County Master plan further describes the need for attainable and more affordable homes which typically translates to smaller lots and homes instead of large estate lots.*

**Grandview Reserve and specifically Filing 1 aligns with this goal of proposing smaller lots that are in a more affordable range rather than large estates lots that promote urban sprawl and high prices of homes un-affordable to most residents.**

**EL PASO COUNTY 2040 MAJOR TRANSPORTATION CORRIDOR PLAN (MTCP)**

Grandview Reserve and specifically Filing 1 meet the intent of the 2040 Major Transportation Corridor Plan and 2060 Corridor Preservation Plan. Two full-movement access points are proposed to Eastonville Road in addition to the Rex Road extension east of Eastonville Road. The PUD/Preliminary Plan also shows a future street connection to planned Phase 3 of the Waterbury development. The 2040 Major Transportation Corridors Plan (MTCP) identifies Rex Road as an extension to the east. Grandview Reserve accommodates this connection through the property to Highway 24. For Filing 1 the first leg of extension is provided from Eastonville Road to the Filing 1 main entrance. For more detailed information, see the Master Traffic Impact Analysis prepared by LSC.

**EL PASO COUNTY WATER MASTER PLAN (FEBRUARY 2019)**

El Paso County's Water Master Plan goals and implementation strategies were referenced with the initial planning to incorporate efficiency and conservation, especially since the area that Grandview Reserve is proposed is within the Denver Basin aquifers system, Region 3 of the EPC Master Plan. The proposed Filing 1 plat increases density and maximizes open space surrounding the natural tributary areas, thus decreasing irrigation consumption and discouraging individual wells. The landform grading is focused on limiting excavation within shallow ground water levels to deter ground water surfacing and associated groundwater re-introductions. Swales will be utilized within the individual planning areas to promote groundwater recharge.

Large capacity Denver Basin wells will provide water for the Grandview Reserve subdivision.

- Two Institutional lots (Amenity Center and potential Church)
- The total annual water demand for 3,338.8 SFE's is calculated to be 1,178.60 AF.
- 4 Site Investments, the property owner, has conveyed the rights to 140,000 AF of Arapahoe non-tributary water to GRMD.
- 4 Site Investments is has purchased 131,250 AF of Laramie Fox-Hills water.
- Water from the Arapahoe and Laramie-Fox Hills formations is Non-Tributary, NonRenewable water.

The 140,000 acre-ft of Arapahoe water owned by GRMD will provide an annual supply of 466.67 acre-ft based on the 300-year rule. None of that water has been committed to any other development so it is more than adequate to meet the Filing 1 projected demands. The Project is estimated to require approximately 42.01 annual acre-ft. The District is currently planning and designing a water system which will have the necessary capacity to serve in excess of 119SFE.

Potential future interconnections may be made with neighboring districts to foster conjunctive use and better accommodate water supply emergencies. All districts in this area rely on Denver Basin water, and all are required to meet CDPHE potable water regulations. Possible water connections to other districts could be in the form of full interconnectivity (water flowing both directions, all the time) or in the form of an emergency connection (normally closed, only opened to flow one way during an emergency).

As with neighboring districts, Grandview will likely implement tiered water rates to help reduce water usage. In addition, multiple stages of water restrictions can be implemented during drought years and when infrastructure repairs are required (i.e., well pumps need to be replaced in the middle of the summer). The potential of wastewater reuse lies with the regional wastewater treatment provider in the area – Woodman Hills Metropolitan District (WHMD). Currently, CMD's wastewater treatment plant treats the wastewater and discharges the effluent to groundwater.

In addition to the regional water resource perspective, local efforts by the end-users will be analyzed pertaining to the following elements to help promote sustainable use of the aquifer shares that are currently allocated for Grandview:

- Plumbing systems requiring low flow fixtures meeting or exceeding standards
- Local water re-use systems
- Low impact irrigation/low flow irrigation or xeriscape
- Smart watering and usage meters
- Home-owner water conservation landscape incentives
- Climate and elevation restricted plantings
- Community-wide rain gardens and bio-retention

#### **EL PASO COUNTY PARKS MASTER PLAN**

The County Parks Master Plan has several goals that Grandview Reserve and Filing 1 compliments well. The narrative below describes how this project is relevant to the goals and policies. While many of the parks within Grandview Reserve are private, the concept aligns well with the overall intent of the Plan.

**Note:** Narrative that is italic is directly from the County's Code and Policy documents and narrative in bold is the applicant's note addressing that item.

#### **OVERALL SYSTEM MISSION/ROLE**

*Goal 2: Provide a coordinated and connected system of parks, trails, and open space that is equitably distributed based on population and serves the needs of county residents.*

**The overall Grandview Reserve proposes a coordinated and connected system of parks, trails, and open space that is equitably distributed within the community. This will serve the residents of this region aligning with the County's goals. Filing 1 provides the early stages of this connected network by providing open space corridors, trails and an amenity center that are all linked by trails.**

*Goal 3: Balance passive/active use of county parks and open space and determine what is most appropriate for individual sites based on community need and master planning processes.*

**Grandview Reserve provides passive/active parks and open space and determined what is most appropriate for individual sites based on community need and master planning processes.**

*Goal 4: Provide an overall vision for the recreation and resource preservation network, and identify gaps so that the County, local jurisdictions, and others can work together to fill them.*

**Grandview Reserve and specifically Filing 1 will provide a recreation network internally to the community and trail connections to the nearby Falcon Regional Park. This trail system will also help fill potential "gaps" in the regional system.**

### **REGIONAL TRAILS**

**Goal 1: Work collaboratively with others to create a continuous, connected system of regional trails. Provide an overall vision for system of regional trails within the County and connected to adjacent counties and participate in the Regional Non-motorized Trails and Bike Plan Update to identify standards and address needs as part of a multi-modal transportation network. Ensure that regional trail corridors are secured.**

**Grandview Reserve and specifically Filing 1 is providing a significant trail system throughout the community with future key connections to the Rock Island Trail on the east and the Falcon Regional Park on the west.**

### **OPEN SPACE**

**Goal 1: Protect and enhance El Paso County's legacy of unique natural features and areas and cultural resources, working in collaboration with others to conserve high priority open space areas in the county.**

**Grandview Reserve and specifically Filing 1 will help facilitate this goal of enhancing natural features and areas by respecting the significant drainage-ways (Drainage A and B) by preserving them as trail/open space corridors that will fit well within the overall County's open space system. Grandview Reserve will accommodate future trail connections as planned outlined in the "Trails Visioning" and the Trails Master Plan" portions of the Parks Master Plan.**

## **EPC Land Development Code – Criteria for Approval**

### **FINAL PLAT – CRITERIA FOR APPROVAL (LDC 7.2.1.D.3.F)**

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan  
*The project is in conformance with all adopted El Paso County master plans. Detailed discussion for each master plan is provided above.*
- The subdivision is in substantial conformance with the approved preliminary plan  
*The Grandview Reserve Filing No. 1 Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations.*
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, dta, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials  
*The Grandview Reserve Filing No. 1 Final Plat is in substantial compliance with the approved preliminary plan and is consistent with the County's subdivision design standards and regulations.*
- 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  
*The Water Resources Report identifies sufficient water availability for this filing*
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. §30-28-133(6)(b)] and the requirements of Chapter 8 of this Code  
*A Wastewater Disposal Report was prepared by HR Green for the development. The purpose of the report was to show that the proposed wastewater discharge is within the acceptance criteria of the Woodman Hills Metro District. The sanitary sewer system, design, and modeling results conform to all applicable criteria set forth by El Paso*

*County. Woodman Hills Metropolitan District will serve the project and has sufficient capacity. Public sewage disposal is addressed in the submittal documents.*

- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. §30-28-133(6)(c)]  
*All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and the proposed subdivision is compatible with such conditions.*
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. §30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM  
*Adequate drainage improvements are proposed that comply with State Statute C.R.S. 30-28-133 (3)(c)(VIII) and the requirements of the Land Development Code and the Engineering Criteria Manual.*
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM  
*All lots will be accessible by new public streets that comply with the LDC and ECM. Street names have been approved by El Paso–Teller County 911 Authority*
- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision  
*Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision as discussed above.*
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code  
*The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of the Land Development Code.*
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8  
*Necessary off-site improvements have been evaluated through the various reports submitted with the Final Plat, as well as the previously approved Preliminary Plan, and will mitigate the impacts of the subdivision in accordance with the applicable requirements of Chapter 8 of the Land Development Code*
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated  
*Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated; All public facilities and infrastructure reasonably related to the Final Plat have either been constructed or are financially guaranteed through the Subdivision Improvements Agreement so the impacts of the subdivision will be adequately mitigated.*

- The subdivision meets other applicable sections of Chapter 6 and 8; and El Paso County, Colorado Land Development Code Rules Governing Divisions of Land – Chapter 7-Page 10 Effective 05/2016  
*The subdivision complies with all applicable sections of the LDC*
  - The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§34-1-302(1), et seq.]  
*The extraction of any known commercial mining deposit will not be impeded by this subdivision.*
- 

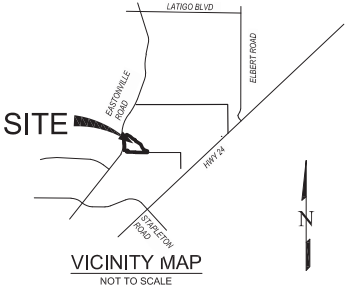
Respectfully submitted,

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Grant Dennis  
Civil Engineering Project Manager  
Galloway & Company, Inc.

GRANDVIEW RESERVE FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5,285.07 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28; THENCE S29°17'12"E, A DISTANCE OF 1,315.11 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID EASTERLY RIGHT-OF-WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED UNDER DEPOSIT NO. 201900096 THE FOLLOWING TWO (2) COURSES

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N79°27'48"W, HAVING A DELTA OF 18°12'30", A RADIUS OF 1630.00 FEET, A DISTANCE OF 518.00 FEET TO A POINT OF TANGENT;
2. N07°40'18"W, A DISTANCE OF 624.33 FEET;

THENCE N80°44'04"E, A DISTANCE OF 210.81 FEET; THENCE N17°20'54"E A DISTANCE OF 128.74 FEET; THENCE S87°36'39"E, A DISTANCE OF 61.10 FEET; THENCE S53°42'43"E, A DISTANCE OF 67.88 FEET; THENCE S62°28'48"E, A DISTANCE OF 213.83 FEET; THENCE S48°35'24"E, A DISTANCE OF 311.17 FEET; THENCE S65°28'30"E, A DISTANCE OF 197.24 FEET; THENCE S18°20'22"E, A DISTANCE OF 115.90 FEET; THENCE S62°51'20"E, A DISTANCE OF 125.07 FEET; THENCE S57°00'05"E, A DISTANCE OF 371.85 FEET; THENCE S25°18'42"E, A DISTANCE OF 322.01 FEET; THENCE S41°08'15"E, A DISTANCE OF 224.40 FEET; THENCE S70°55'24"E, A DISTANCE OF 288.94 FEET; THENCE S00°12'52"W, A DISTANCE OF 119.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 28, THENCE N89°47'08"W, ON SAID SOUTH LINE, A DISTANCE OF 1,019.14 FEET; THENCE N00°12'52"E, A DISTANCE OF 25.00 FEET; THENCE N89°47'08"W, A DISTANCE OF 679.35 FEET; THENCE N44°47'01"W, A DISTANCE OF 42.37 FEET; THENCE N41°52'38"E, A DISTANCE OF 21.11 FEET; THENCE N41°03'22"E, A DISTANCE OF 139.03 FEET; THENCE S89°58'12"W, A DISTANCE OF 288.62 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID EASTONVILLE ROAD, SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,636,306 SQUARE FEET OR 37.564 ACRES, MORE OR LESS.

DEDICATION:

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

OWNER:

THE AFOREMENTIONED, \_\_\_\_\_, BY \_\_\_\_\_, MANAGER HAS EXECUTED THIS DOCUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_ A.D.

\_\_\_\_\_, TITLE OF \_\_\_\_\_

NOTARIAL:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_ A.D., BY \_\_\_\_\_, TITLE OF \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL:

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

NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF TRACT A, B, C AND D WITH ANY IMPROVEMENTS THEREON, WITH USES STATED IN THE TRACT TABLE, WILL BE CONVEYED FOR OWNERSHIP AND MAINTENANCE TO THE GRANDVIEW RESERVE METROPOLITAN DISTRICT BY SEPARATE DOCUMENT.

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

AS \_\_\_\_\_  
OF \_\_\_\_\_

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.

TRACT TABLE:

TRACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
A	8,077 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE	GRANDVIEW RESERVE METROPOLITAN DISTRICT
B	1,521 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE	GRANDVIEW RESERVE METROPOLITAN DISTRICT
C	1,102 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE	GRANDVIEW RESERVE METROPOLITAN DISTRICT
D	0,004 AC	OPEN SPACE, PUBLIC TRAIL, DRAINAGE	GRANDVIEW RESERVE METROPOLITAN DISTRICT

GENERAL NOTES:

1. THE DATE OF PREPARATION IS OCTOBER 6, 2022.
2. THE NORTH LINE OF SAID SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, STATE OF COLORADO BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5,285.07 FEET.
3. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER \_\_\_\_\_, PREPARED BY \_\_\_\_\_, WITH AN EFFECTIVE DATE OF \_\_\_\_\_.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-308, C.R.S.
5. THE ADDRESS(ES) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
6. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
7. FLOODPLAIN STATEMENT: THIS PROPERTY, IS LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FEMA PER FIRM PANEL 08041C055G AND 08041C0552G, EFFECTIVE DATE DECEMBER 7, 2018.
8. UNLESS OTHERWISE INDICATED, FRONT LOT LINES ARE HEREBY PLATTED WITH A 5 FOOT WIDE PUBLIC UTILITY, AND DRAINAGE EASEMENT AND AN ADJACENT 10 FOOT WIDE MVEA EASEMENT; ALL SIDE LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINE ARE HEREBY PLATTED WITH A 10 FEET PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS SHALL BE VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
9. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY INDIVIDUAL PROPERTY OWNERS, UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
10. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: FINAL DRAINAGE REPORT, WATER RESOURCE REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDLIFE HAZARD REPORT; NATURAL FEATURES REPORT; TRANSPORTATION IMPACT STUDY.
11. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENT, AND OTHER AGENCY REQUIREMENTS, IF ANY APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE AND/OR REGARDING THE ENDANGERED SPECIES ACT.
12. A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND GRANTED BY EL PASO COUNTY PRIOR TO ALL ESTABLISHMENT OF ANY DRIVEWAY.
13. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
14. TRACTS A, B, C, AND D ARE TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORM WATER FACILITIES, OPEN SPACE TRACTS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTER, AN OTHER USES.
15. THERE SHALL BE NO DIRECT ACCESS TO EASTONVILLE ROAD.
16. THE \_\_\_\_\_ METROPOLITAN DISTRICT NO. \_\_\_\_\_ IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_, RECORDS OF EL PASO COUNTY, COLORADO.

GENERAL NOTES; CONTINUED

17. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
- THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT.

18. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATION, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AN OTHER AGENCIES 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 BEGINNERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING ENDANGERED SPECIES ACT, PARTICULARLY IF IT RELATES TO THE LISTED SPECIES.

19. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION ARE PROVIDED BY THE \_\_\_\_\_ DISTRICT.

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:

ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENCE OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, 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 \_\_\_\_\_ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL 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\_\_\_\_.

DRAFT

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 3319  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT FOR GRANDVIEW RESERVE FILING NO. 1 WAS APPROVED FOR FILING BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_ A.D., SUBJECT TO ANY NOTES SPECIFIED HEREON AND THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTRY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

CLERK AND RECORDER:

STATE OF COLORADO )  
COUNTY OF EL PASO ) SS

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

\_\_\_\_\_, O'CLOCK \_\_\_\_AM, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_ A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE

RECORDS OF EL PASO COUNTY, COLORADO,

CHUCK BROERMAN, RECORDER

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

FEES:

SCHOOL FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_  
DRAINAGE FEE: \_\_\_\_\_



EDWARD-JAMES SURVEYING, INC.  
926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206

GRANDVIEW RESERVE FILING NO. 1

FINAL PLAT

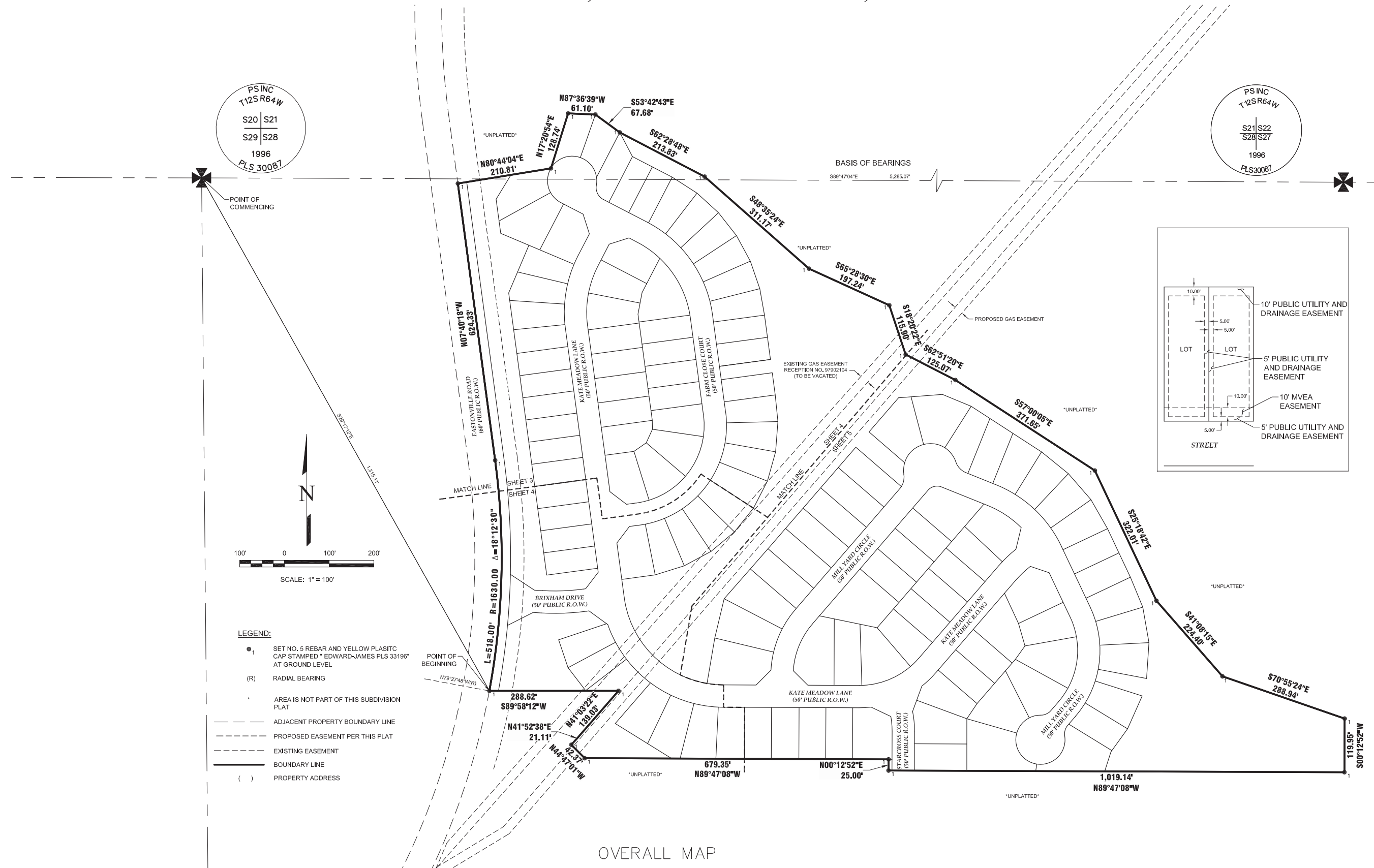
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY: **JWT**  
CHECKED BY: **ERF**

H-SCALE: **N/A**

JOB NO.: **2217-01**  
DATE CREATED: **9-27-2022**  
DATE ISSUED: **10-14-2022**  
SHEET NO: **1** OF **5**

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION  
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE  
6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

[illegible]

**EDWARD-JAMES  
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Fax: (719) 576-1206	Fax: (719) 545-6247



**GRANDVIEW RESERVE FILING NO. 1**  
**FINAL PLAT**

OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE  
6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

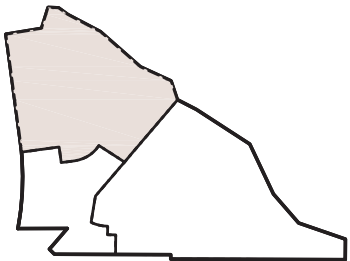
DRAWN BY	JWT
CHECKED BY	ERF

SCALE 1" = 100'

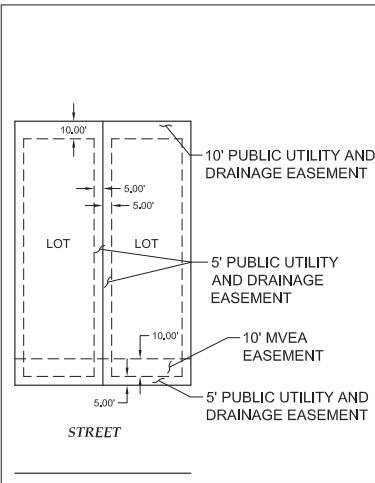
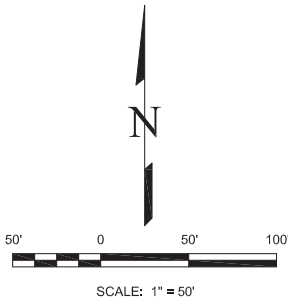
DB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	10-14-2022
SHEET NO	2 OF 5

# GRANDVIEW RESERVE FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION  
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE  
6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



KEY MAP



LEGEND:

- SET NO. 5 REBAR AND YELLOW PLASTIC  
CAP STAMPED "EDWARD-JAMES PLS 33196"  
AT GROUND LEVEL
- (R) RADIAL BEARING
- AREA IS NOT PART OF THIS SUBDIVISION  
PLAT
- ADJACENT PROPERTY BOUNDARY LINE
- PROPOSED EASEMENT PER THIS PLAT
- EXISTING EASEMENT
- BOUNDARY LINE
- ( ) PROPERTY ADDRESS

GRANDVIEW RESERVE FILING NO. 1

FINAL PLAT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION  
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE  
6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	10-14-2022
SHEET NO	3 OF 5

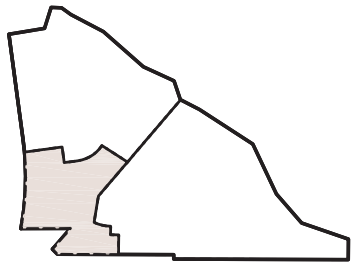
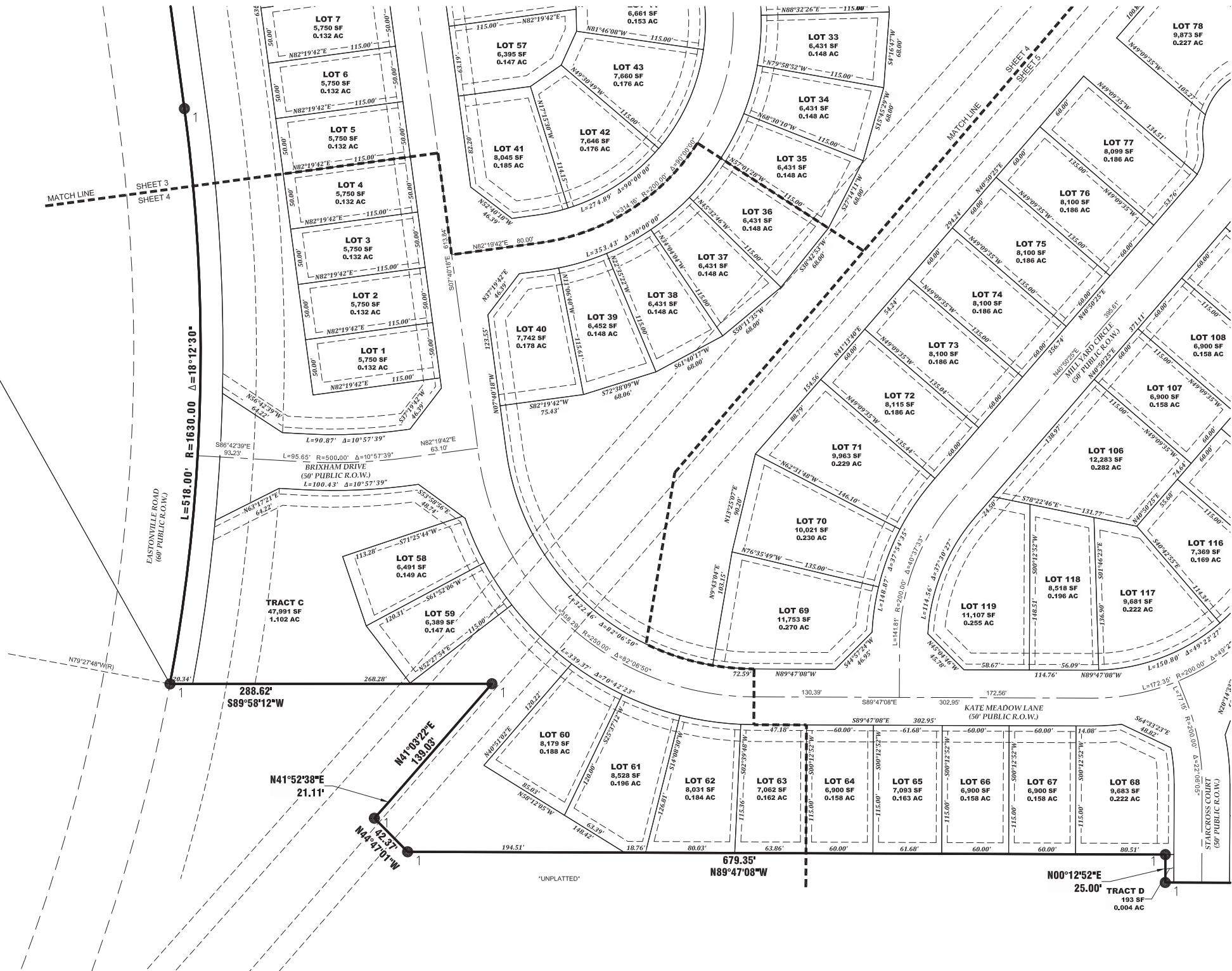
NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES  
SURVEYING, INC.**  
926 Elkon Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206

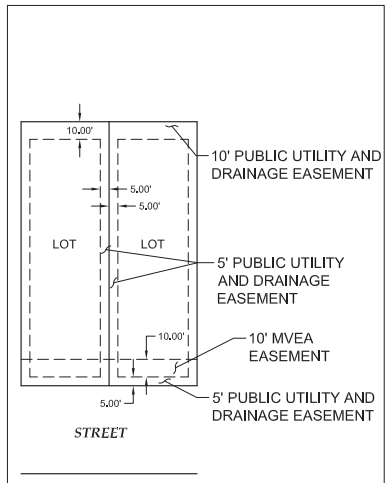
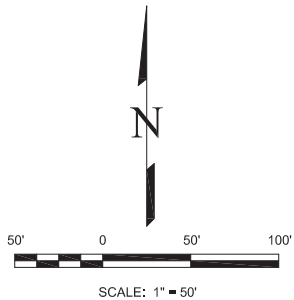


# GRANDVIEW RESERVE FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION  
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE  
6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



KEY MAP



LEGEND:

- SET NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
- (R) RADIAL BEARING
- AREA IS NOT PART OF THIS SUBDIVISION PLAT
- ADJACENT PROPERTY BOUNDARY LINE
- PROPOSED EASEMENT PER THIS PLAT
- EXISTING EASEMENT
- BOUNDARY LINE
- ( ) PROPERTY ADDRESS

NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206



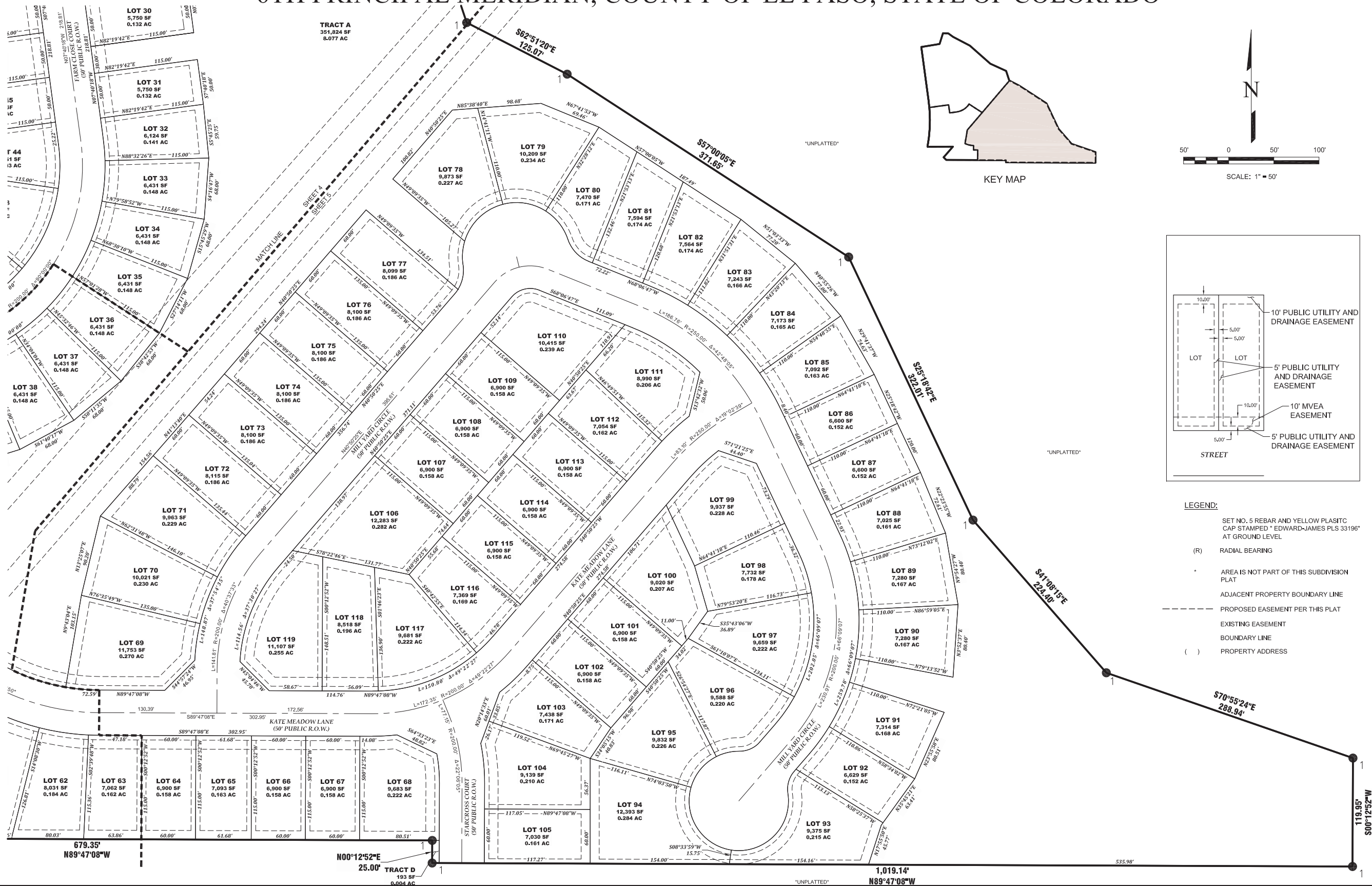
GRANDVIEW RESERVE FILING NO. 1  
FINAL PLAT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION  
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE  
6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	10-14-2022
SHEET NO.	4 OF 5

# GRANDVIEW RESERVE FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION  
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE  
6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES SURVEYING, INC.**  
926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 545-6247



**GRANDVIEW RESERVE FILING NO. 1**  
**FINAL PLAT**  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, AND A PORTION  
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE  
6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 50'
JOB NO.	2217-01
DATE CREATED	9-27-2022
DATE ISSUED	10-14-2022
SHEET NO	5 OF 5

PURPOSE AND INTENT:

TO CREATE A COHESIVE AND WELL-PLANNED COMMUNITY TO ALLOW A MAXIMUM 568 DWELLING UNITS, PLUS 2 NON-RESIDENTIAL LOTS ON 189.457 - THAT GENERALLY CONFORMS TO THE SKETCH PLAN APPROVED BY THE EL PASO BOARD OF COUNTY COMMISSIONERS, ON SEPTEMBER 22, 2020. THE DEVELOPMENT WILL BE IN HARMONY WITH THE CHARACTER OF THE SURROUNDING AREA AND IS SUITABLE FOR THE INTENDED USE, THAT INCLUDES RESIDENTIAL, TWO LOTS OF NON-RESIDENTIAL (AMENITY CENTER AND POTENTIAL CHURCH) AND PARKS AND OPEN SPACE.

AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

APPLICABILITY

THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS PUD / PRELIMINARY PLAN, AS AMENDED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS PUD / PRELIMINARY PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS PLAN FOR GRANDVIEW RESERVE FILINGS 1 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN, IS AUTHORIZED UNDER PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF GRANDVIEW RESERVE FILINGS 1. PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD PLAN APPROVAL (OR OWNER ACKNOWLEDGE THE PUD CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVER THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS SHOWN ON THE PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IN THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS), THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO DEVELOPMENT SERVICES DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

OVERALL PROJECT STANDARDS

THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD, EXCEPT AS MODIFIED BY THE PUD.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: GRANDVIEW RESERVE FILING NO. 1

A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE SOUTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, AND BEING MONUMENTED AT THE NORTHERLY END BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED ACCORDINGLY, PLS 30087, BEING ASSUMED TO BEAR N00°52'26"W, A DISTANCE OF 5290.17 FEET.

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO; THENCE N00°52'26"W ON THE EAST LINE OF SAID SECTION 21, A DISTANCE OF 2,645.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21; THENCE N89°50'58"W, ON SAID NORTHERLY LINE, A DISTANCE OF 2,934.88 FEET TO THE POINT OF BEGINNING; THENCE S11°05'24"W, A DISTANCE OF 24.40 FEET; THENCE S78°54'36"E, A DISTANCE OF 185.19 FEET; THENCE S26°50'16"W, A DISTANCE OF 203.39 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 32°15'57", A RADIUS OF 140.78 FEET TO A POINT OF TANGENT; THENCE S05°28'39"E, A DISTANCE OF 185.30 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 11°17'04", A RADIUS OF 1,140.00 FEET, A DISTANCE OF 224.52 FEET TO A POINT OF TANGENT; THENCE S05°51'25"W, A DISTANCE OF 481.83 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING DELTA OF 56°09'30", A RADIUS OF 580.00 FEET, A DISTANCE OF 525.48 FEET TO A POINT OF TANGENT; THENCE S49°19'05"E, A DISTANCE OF 342.14 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 28°29'59", A RADIUS OF 1,050.00 FEET, A DISTANCE OF 540.91 FEET TO A POINT OF TANGENT; THENCE S19°48'06"E, A DISTANCE OF 438.38 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 08°00'18", A RADIUS OF 1,950.00 FEET, A DISTANCE OF 272.44 FEET TO A POINT OF TANGENT; THENCE S27°48'24"E, A DISTANCE OF 773.86 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 01°56'07", A RADIUS OF 190.00 FEET, A DISTANCE OF 205.39 FEET TO A POINT OF TANGENT; THENCE S03°44'32"E, A DISTANCE OF 289.03 FEET; THENCE S00°12'52"W, A DISTANCE OF 111.41 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28; THENCE N89°47'08"W, ON SAID SOUTH LINE, A DISTANCE OF 2,630.21 FEET; THENCE N00°12'52"E, A DISTANCE OF 25.00 FEET; THENCE N89°47'08"W, A DISTANCE OF 679.35 FEET; THENCE N44°47'01"W, A DISTANCE OF 42.37 FEET; THENCE N41°52'38"E, A DISTANCE OF 21.11 FEET; THENCE N41°03'22"E, A DISTANCE OF 139.03 FEET; THENCE S89°58'12"W, A DISTANCE OF 288.62 FEET TO A POINT ON CURVE; SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF EXISTING EASTONVILLE ROAD (60.00 FOOT WIDE); THENCE ON SAID EASTERLY RIGHT-OF-WAY AS DEFINED BY CERTIFIED BOUNDARY SURVEY, AS RECORDED UNDER DEPOSIT NO. 281900988, THE FOLLOWING SEVEN (7) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N79°27'48"W, HAVING A DELTA OF 18°12'30", A RADIUS OF 1,630.00 FEET; A DISTANCE OF 518.00 FEET TO A POINT OF TANGENT;
- N07°40'18"W, A DISTANCE OF 777.34 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 39°01'10", A RADIUS OF 1,770.00 FEET, A DISTANCE OF 1,205.40 FEET TO A POINT OF TANGENT;
- N31°20'52"E, A DISTANCE OF 1,517.37 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 2°07'03", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 43.15 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 21;
- THENCE CONTINUING ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 09°53'50", A RADIUS OF 1,330.00 FEET, A DISTANCE OF 229.74 FEET TO A POINT OF TANGENT;
- N19°19'59"E, A DISTANCE OF 81.04 FEET;

THENCE S74°09'13"E, A DISTANCE OF 47.53 FEET; THENCE S27°01'36"E, A DISTANCE OF 35.52 FEET; THENCE S71°02'24"E, A DISTANCE OF 163.89 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 17°52'17", A RADIUS OF 1,150.00 FEET, A DISTANCE OF 157.36 FEET TO A POINT OF TANGENT; THENCE S78°54'36"E, A DISTANCE OF 237.75 FEET; THENCE S11°05'24"W, A DISTANCE OF 105.68 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 8,283,692 SQ. FEET OR 189.479 ACRES MORE OR LESS.

GEOLOGIC HAZARD NOTE:

MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT ENTITLED: GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION GRANDVIEW RESERVE, FILING 1 EASTONVILLE ROAD AND U.S. HIGHWAY 24 FALCON, COLORADO BY CTL THOMPSON INC., DATED MAY 5, 2022 IN FILE GRANDVIEW RESERVE PUDSF FILE NUMBER: PUDSP2110 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. THE FOLLOWING GEOLOGIC HAZARDS HAVE BEEN IDENTIFIED:

- SHALLOW GROUNDWATER: REFER TO HAZARD AREA MAP IN REPORT FOR LOTS WHERE GROUNDWATER IS EXPECTED TO IMPACT BASEMENTS, AND CRAWL SPACE FOUNDATIONS OR ALTERNATIVE DESIGNS ARE RECOMMENDED, IT SHALL BE NOTED THAT FUTURE LOT SPECIFIC STUDIES MAY ALTER THESE RECOMMENDATIONS. AN UNDERDRAIN DEWATERING SYSTEM WILL NOT BE PROPOSED.
- HARD BEDROCK: THE SANDSTONE AND CLAYSTONE OF THE DAWSON FORMATION ARE HARD TO VERY HARD AND PRESENT AT SHALLOW DEPTHS WITHIN THE SITE. THE HARD TO VERY HARD BEDROCK WILL BE DIFFICULT TO EXCAVATE AND WILL REQUIRE HEAVY DUTY EXCAVATION EQUIPMENT. DEEP EXCAVATIONS INTO BEDROCK WILL REQUIRE ROCK TEETH AND ROCK BUCKETS. SHALLOW BEDROCK DOES NOT PRECLUDE BASEMENT CONSTRUCTION. REFER TO NOTE BELOW
- EXPANSIVE SOILS AND BEDROCK: EXPANSIVE SOILS AND BEDROCK ARE PRESENT SPORADICALLY ACROSS THE SITE. ALL LOTS HAVE POTENTIAL TO BE IMPACTED BY EXPANSIVE SOILS AND BEDROCK.

NOTE: NO GEOLOGIC HAZARDS WERE IDENTIFIED THAT PRECLUDE THE PROPOSED DEVELOPMENT. POTENTIAL HAZARDS CAN BE MITIGATED WITH PROPER ENGINEERING, DESIGN, AND CONSTRUCTION PRACTICES.

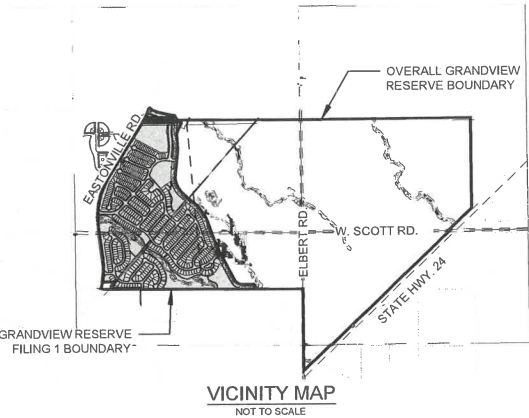
LOTS WHERE GROUNDWATER IS EXPECTED TO BE WITHIN 12 FEET OF THE PROPOSED SURFACE, BASEMENTS ARE CURRENTLY RESTRICTED. IF A GROUNDWATER MONITORING STUDY PERFORMED AT SOME FUTURE DATE INDICATES THE LOT HAS ADEQUATE PROTECTION FROM GROUNDWATER, BASEMENT CONSTRUCTION MAY BE CONSIDERED: LOTS 18-32, 44-54, 65-71, 75-89, 94-100, 110-127, 147-148, 159-160, 165-174, 186-213, 215-245, 248-269, 335-346, 357-377, 388-433, 435-443, 463-560 AND 565.

FLOODPLAIN NOTES:

- THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBERS 19841C05560 AND 19841C05520 EFFECTIVE DATE 7, 2018.
- THE EXISTING FLOODPLAIN BOUNDARIES WILL BE REVISED VIA A LOMR MODELING THE PROPOSED IMPROVEMENTS TO ESTABLISH FLOOD ELEVATIONS AND THEN PROCESSED THROUGH TO FEMA TO ESTABLISH ZONE A FLOODPLAIN LIMITS.
- THOSE LOTS EITHER PARTIALLY OR ENTIRELY LOCATED WITHIN THE CURRENT FLOODPLAIN SHALL NOT BE PLATTED UNTIL THE FLOODPLAIN BOUNDARY REVISION PROCESS IS COMPLETED EFFECTIVELY REMOVING THE FLOODPLAIN LIMITS FROM THESE LOTS.
- THE SUBMITTAL AND REVIEW OF THE FLOODPLAIN REVISION OCCUR INDEPENDENTLY OF THIS PRELIMINARY PLAN AND SHALL BE APPROVED PRIOR TO THE PLATTING OF ANY LOTS CURRENTLY OR FUTURE LOCATED WITHIN FLOODPLAIN BOUNDARIES.
- NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

GRANDVIEW RESERVE FILING 1  
PUD / PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



DEVELOPMENT STANDARDS AND GUIDELINES:

- THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
- ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL, KIOSK, TRAIL, CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE FILING 1, AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- MINIMUM LOT AREA:
  - DWELLING, SINGLE FAMILY: FIVE THOUSAND FIVE HUNDRED SQUARE FEET (5,500SF), (REFER TO TYPICAL LOT LAYOUTS)
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: NO MAXIMUM.
- MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
- MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: FORTY FEET (40')
- SETBACK REQUIREMENTS:
  - FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
  - SIDE YARD: FIVE FEET (5')
  - REAR YARD FIFTEEN FEET (15')
  - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
  - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')
- MINIMUM LOT SIZE = 4,200 SQ.FT.

ACCESSORY USE STANDARDS:

- ACCESSORY STRUCTURE USE SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOs, PATIOS, HOT TUBS AND POOLS. THERE SHALL BE NO GUEST HOUSES ALLOWED.
- ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
- MAXIMUM ACCESSORY STRUCTURE HEIGHT: FIFTEEN FEET (15')
- SETBACK REQUIREMENTS:
  - FRONT YARD: FIFTY FEET (50')
  - SIDE YARD: FIVE FEET (5')
  - REAR YARD: FIVE FEET (5')
  - CORNER YARD (NON-DRIVEWAY SIDE): TEN FEET (10')
  - CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')

LOTS 566 & 567 NON-RESIDENTIAL DEVELOPMENT STANDARDS:

ALLOWED USES: RELIGIOUS INSTITUTION, (PLACE OF WORSHIP/CHURCH), PRIVATE / CHARTER SCHOOL, EDUCATIONAL (PRIVATE OR PUBLIC, PHILANTHROPIC, COMMUNITY BUILDING, BALL FIELDS, SPORTS COURTS, PASTORAL RESIDENCE, HEALTH CLUB OR RECREATION / AMENITY CENTER.

- MINIMUM LOT AREA-FIVE ACRES (5.0 ACRES).
- MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 30%.
- MAXIMUM STRUCTURAL HEIGHT: FIFTY FEET (50').
- MAXIMUM STEEP/LEVEL TOWER HEIGHT: SEVENTY FIVE FEET (75').
- BUILDING SETBACK REQUIREMENTS:
  - FRONT YARD: FIFTY FEET (50')
  - SIDE YARD: FIFTY FEET (50')
  - REAR YARD FIFTY FEET (50')
- THE DEPICTION OF BUILDINGS AND PARKING IS CONCEPTUAL. FINAL LAYOUT WILL BE PROVIDED AT SITE DEVELOPMENT PLAN. SITE DEVELOPMENT PLAN PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR LOTS 566 & 567.

SITE DATA

EXISTING LAND USE:	AGRICULTURAL
EXISTING ZONING:	RR-2.5
PROPOSED ZONING:	PUD

SITE ACREAGE:	189.479 AC - 100%
PROPOSED NUMBER OF UNITS:	565
PROPOSED NON-RESIDENTIAL LOTS:	2
MAXIMUM GROSS DENSITY:	4.24 DU/AC (ALLOWED PER SKETCH PLAN)
PROPOSED GROSS DENSITY:	2.88 DU/AC (PER FILING 1)

TOTAL AREAS (SEE LAND USE TABLE)

RESIDENTIAL:	85,094 AC - 45%
AMENITY CENTER (LOT 567):	5,455 AC - 3%
PARK/OPEN SPACE:	55,043 AC - 29%
NON-RESIDENTIAL (LOT 566):	10,961 AC - 6%
R.O.W.	32,926 AC - 17%

GRANDVIEW RESERVE F1 - LAND USE TABLE				
LAND USE	AREA (ACRES)	UNITS	NET DENSITY (DU/ACRE)	% OF LAND
SINGLE FAMILY RESIDENTIAL	85.094	565	2.98	45%
NON-RESIDENTIAL LOT 567	5.455	N/A	N/A	3%
NON-RESIDENTIAL LOT 566	10.961	N/A	N/A	6%
TRACTS/OPEN SPACE	55.043	N/A	N/A	29%
ROAD R.O.W.	32.926	N/A	N/A	17%
TOTAL LAND AREA	189.479			100%

ENVIRONMENTAL NOTE:

- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OR APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PEBBLE'S MEADOW JUMPING MOUSE).

ADA DESIGN STANDARD NOTE:

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

ACCESS LIMITATION NOTE:

- THERE SHALL BE NO RESIDENTIAL LOT ACCESS (DRIVEWAYS) ON EASTONVILLE ROAD, ANY ADDITIONAL ACCESS TO LOT 569 MAY BE REQUESTED AT THE TIME OF SITE DEVELOPMENT PLAN SUBMITTAL.

OWNER:

4 SITE INVESTMENTS, LLC  
1272 KELLY JOHNSON BLVD., SUITE  
100  
COLORADO SPRINGS, CO 80920

DEVELOPER:

D.R. HORTON  
9555 S. KINGSTON COURT  
ENGLEWOOD, CO 80112  
PH. 303.503.4903

PLANNER/LANDSCAPE ARCHITECT:

HRGREEN DEVELOPMENT, LLC  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
ATTN: PHIL STUEPFERT

CIVIL ENGINEER:

HRGREEN DEVELOPMENT, LLC  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
ATTN: KEN HUH

CIVIL ENGINEER:

GALLOWAY  
1155 KELLY JOHNSON BLVD., SUITE  
305  
COLORADO SPRINGS, CO 80920  
PH. 719.900.7220

CERTIFICATE OF OWNERSHIP

I, \_\_\_\_\_, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP OR INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS GRANDVIEW RESERVE, AND ACKNOWLEDGE THE ZONING AND CONDITIONS AS APPLICABLE TO THIS PROPERTY AND DEVELOPMENT.

THE FORGOING WAS ACKNOWLEDGED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, AD

BY (NAME) \_\_\_\_\_ AS (TITLE) \_\_\_\_\_

OF \_\_\_\_\_, AN AUTHORIZED SIGNATORY.

OWNER OF RECORD; 4 SITE INVESTMENTS, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL:

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

NOTARY PUBLIC:

STATE OF COLORADO) ss

COUNTY OF EL PASO )

COUNTY APPROVAL

APPROVAL IS GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, AD

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

COUNTY APPROVAL

APPROVAL IS GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, AD

CHAIR BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO. \_\_\_\_\_

FEE: \_\_\_\_\_ SURCHARGE \_\_\_\_\_

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

PUBLIC STREETS

- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY. SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS EXCEPT FOR LANDSCAPE AREAS WHICH SHALL BE MAINTAINED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT OR HOME OWNERS ASSOCIATION.
  - ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT VIA DEVELOPMENT AGREEMENT, LICENSE AGREEMENT OR INTER-GOVERNMENT AGREEMENT.
  - REY ROAD AS ILLUSTRATED ON THE DRAWINGS WILL BE A PUBLIC STREET DESIGNED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, AND SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF TRANSPORTATION.
  - PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY ON FILE FOR THIS PROJECT.
- TRAFFIC IMPACT FEES:
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

LANDSCAPE

- COMMON OPEN SPACE AREAS SHALL BE XERISCAPED AS MUCH AS FEASIBLE BALANCING WITH AESTHETICALLY PLEASING LANDSCAPE DESIGN APPROACHES. URBAN PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY URBAN PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.
- NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.4.1.D. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.
- ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.

GENERAL NOTES

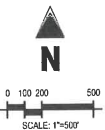
- THE GRANDVIEW RESERVE FILING 1 OVERALL DENSITY IS 2.98 DU/AC, ON 189.479 ACRES, FOR A TOTAL OF 565 UNITS, PLUS TWO NON-RESIDENTIAL LOTS. PER SKETCH PLAN APPROVAL DENSITY TRANSFERS MAY OCCUR IN WHICH SPECIFIC AREAS EXCEED 4.24 DU/AC SO LONG AS THE OVERALL DENSITY OF THE PROJECT IS BELOW THE APPROVED MAXIMUM UNIT COUNT. ANY DENSITY BELOW THIS CAP MAY BE USED IN SUBSEQUENT PHASES AND TRANSFERRED TO OTHER PARCELS AS LONG AS THE TOTAL MAXIMUM UNIT COUNT ON THE APPROVED SKETCH PLAN IS NOT EXCEEDED.
- DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THIS PUD DEVELOPMENT PLAN. MAJOR MODIFICATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS UNLESS OTHERWISE PROVIDED BY THE EPC LAND DEVELOPMENT CODE.
- CENTRAL WATER INFRASTRUCTURE TO BE CONSTRUCTED, OWNED AND OPERATED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT TO PROVIDE WATER SERVICE TO THE PROJECT. CENTRAL WASTEWATER INFRASTRUCTURE WILL CONSIST OF A COLLECTION SYSTEM OWNED AND OPERATED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT WHO WILL PROVIDE SERVICE TO THE INDIVIDUAL HOMES. THE COLLECTIONS SYSTEM WILL ULTIMATELY Y CONNECT TO THE CHEROKEE METROPOLITAN DISTRICT (CMD) WASTEWATER SYSTEM WHICH WILL CONVEY THE WASTEWATER TO THE TREATMENT FACILITY WHERE CMD WILL BE RESPONSIBLE FOR TREATMENT.
- ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORM WATER FACILITIES, OPEN SPACE TRACTS, STREETS/CAPE PLANTINGS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTERS, AND OTHER USES.
- ALL ELECTRICAL SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED TO BE OWNED AND MAINTAINED AS REQUIRED.
- BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/OR AS SHOWN WITHIN THE DETAILS.
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND OR FEES WITH REVIEW AND APPROVED BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARK VIA PARK LAND AGREEMENTS.
- FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS, IF REQUIREMENTS ARE NOT MET WITH LAND DEDICATION.
- ALL COMMON LANDSCAPE AREAS AND OPEN SPACE WITHIN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE GRANDVIEW RESERVE METROPOLITAN DISTRICT.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICES.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOTS PERIMETER AS FOLLOWS:
  - FRONT: TEN FEET (10')
  - SIDE: FIVE FEET (5')
  - REAR: FIVE FEET (7.5')
- ALL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED.
- MVEA: TWENTY FEET (20') MINIMUM EASEMENT TO MVEA IN SELECT AREAS AROUND THE PERIMETER OF THE OVERALL SITE OR THROUGH OPEN SPACE TRACTS. THE EXACT LOCATIONS SHALL BE COORDINATED WITH MVEA WITH FINAL LOCATIONS TO BE INCLUDED ON THE FINAL PLAT. MVEA INFRASTRUCTURE DESIGN WAS IN PROGRESS AT THE TIME OF THIS PUD PRELIMINARY PLAN APPROVAL.
- INDIVIDUAL, LOT SIDE WATER SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION / LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS AND EL PASO COUNTY DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRANDVIEW RESERVE AND THE GRANDVIEW RESERVE DESIGN GUIDELINES.
- FENCING:
  - ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR GRANDVIEW RESERVE.
  - NO FENCES SHALL IMPEDE DRAINAGE IN ANY WAY.
- NEW SIDEWALKS ADJACENT TO RESIDENTIAL LOTS ARE TO BE 6" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.

**Galloway**

1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
719.900.7220  
GallowayUS.com

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A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



ADJACENT OWNERS								
PROPERTY	TAX ID NUMBER	OWNER NAME	NUMBER	STREET	SUITE	QTY	STATE	ZIP
1	4200000400	BOARD OF COUNTY COMMISSIONERS OF	200	S CASCADE AVE	150		COLORADO SPRINGS	CO 80903
2	4200000321	JA&K HOLDINGS LLC	3450	BIG BEAR DR	-		SEDALJA	CO 80135
3	4200000380	JA&K HOLDINGS LLC	3450	BIG BEAR DR	-		SEDALJA	CO 80135
4	422200103	MARTIN EDWARD D	15015	E US HIGHWAY 24	-		PEYTON	CO 80831
5	422200102	MARTIN EDWARD D	15015	E US HIGHWAY 24	-		PEYTON	CO 80831
6	4227000016	RED SCOTT D	1412	PIKE PEAK AVE	-		FORT COLLINS	CO 80524
7	4227000023	VANDE BRAVE TODD E	15075	E US HIGHWAY 24	-		PEYTON	CO 80831
8	4227000001	VANDE BRAVE TODD E	15005	E US HIGHWAY 24	-		PEYTON	CO 80831
9	4227000009	HEVELN KRISTEN H	15015	E US HIGHWAY 24	-		PEYTON	CO 80831
10	4227000010	LOURIE-TEHNIY H ROBIN	9591	CURTIS RD	-		PEYTON	CO 80831
11	4200000328	JOHNSON-COMIE LINDA D	2409	STROCKLAND RD	-		COLORADO SPRINGS	CO 80906
12	4200000148	VORMES GARY	14550	E US HIGHWAY 24	-		PEYTON	CO 80831
13	4200000349	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	-		COLORADO SPRINGS	CO 80949
14	4200000365	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	-		COLORADO SPRINGS	CO 80949
15	4200000417	4 WAY RANCH JOINT VENTURE LLC	P.O. BOX 50223	-	-		COLORADO SPRINGS	CO 80949
16	4200000416	LEE W TRACY	24089	STROCKLAND RD	-		COLORADO SPRINGS	CO 80906
17	4200000397	PLAINVIEW PROPERTIES LLC	2400	STROCKLAND RD	-		COLORADO SPRINGS	CO 80906
18	4200000335	FALCON SCHOOL DISTRICT NO. 49	10850	E WOODMEN DR	-		PEYTON	CO 80831
19	4200000451	MERIDIAN RANCH INVESTMENTS INC	P.O. BOX 80036	-	-		SAN DIEGO	CA 92138

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HR GREEN - COLORADO SPRINGS  
7222 COMMERCE CENTER DR. SUITE 220  
COLORADO SPRINGS CO 80919  
PHONE: 719.622.6222  
FAX: 844.273.1057

PUD PRELIMINARY PLAN  
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831

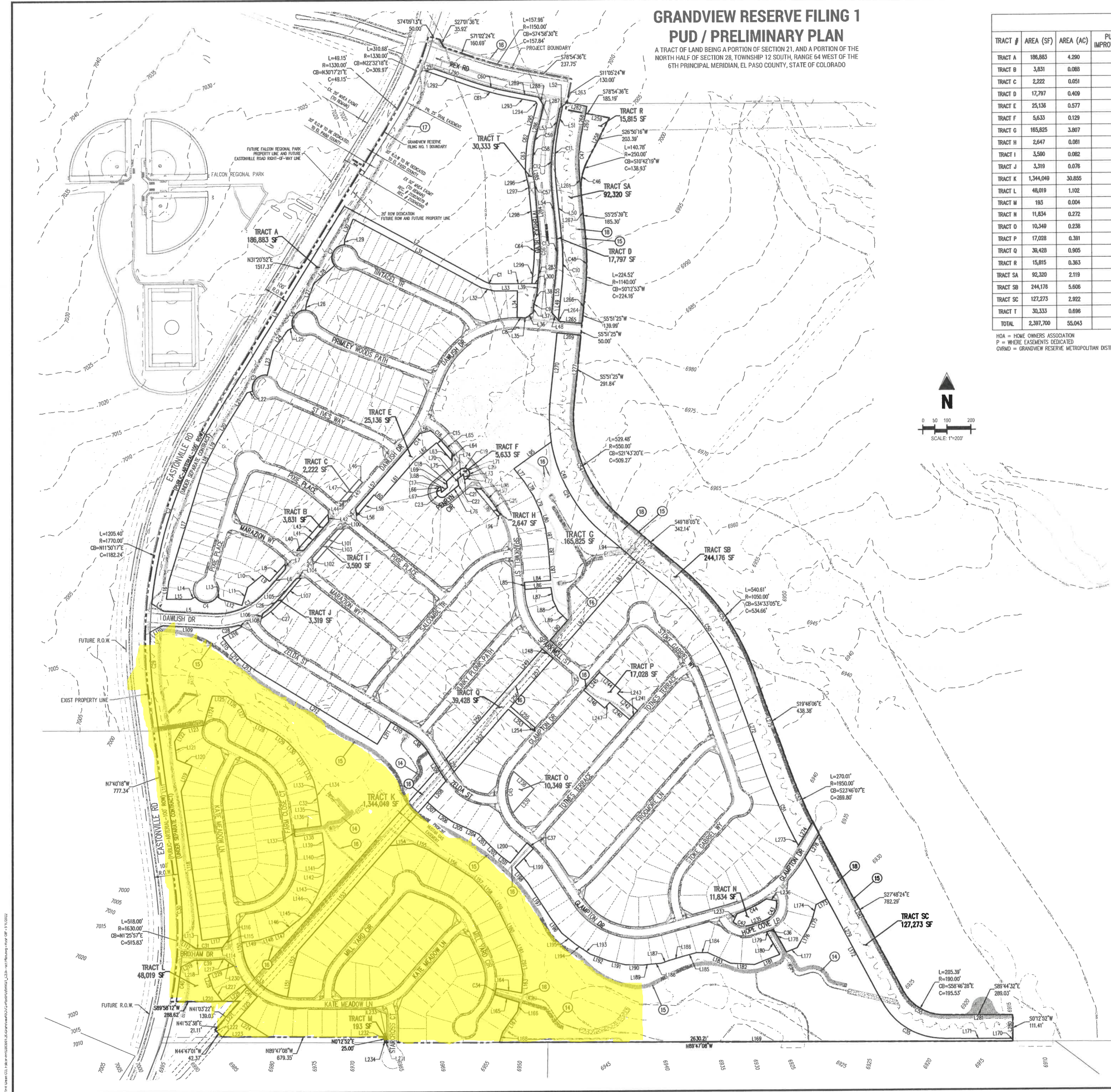
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Project No:	HRG00000
Drawn By:	CMW
Checked By:	RGE
Date:	03/10/2023

OVERALL SITE PLAN -  
ADJACENT PROPERTY  
OWNERS

# C1.0

Sheet 5 of 23

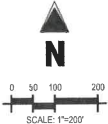


GRANDVIEW RESERVE FILING 1  
PUD / PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

GRANDVIEW RESERVE FILING 1 – TRACT TABLE											
TRACT #	AREA (SF)	AREA (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PRIVATE DRAINAGE	PEDESTRIAN ACCESS	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
TRACT A	186,883	4.280	X	P	X	X	X		X	GVMD	GVMD
TRACT B	3,831	0.088	X	P	X	X	X		X	GVMD	GVMD
TRACT C	2,222	0.051	X	P	X	X	X		X	GVMD	GVMD
TRACT D	17,797	0.409	X	P	X	X	X		X	GVMD	GVMD
TRACT E	25,136	0.577	X	P	X	X	X	X	X	GVMD	GVMD
TRACT F	5,633	0.129	X	P	X	X	X		X	GVMD	GVMD
TRACT G	165,825	3.807	X	P	X	X	X		X	GVMD	GVMD
TRACT H	2,647	0.061	X	P	X	X	X		X	GVMD	GVMD
TRACT I	3,590	0.082	X	P	X	X	X		X	GVMD	GVMD
TRACT J	3,319	0.076	X	P	X	X	X		X	GVMD	GVMD
TRACT K	1,344,049	30.855	X	P	X	X	X		X	GVMD	GVMD
TRACT L	48,019	1.102	X	P	X	X	X		X	GVMD	GVMD
TRACT M	193	0.004	X	P	X	X	X	X	X	GVMD	GVMD
TRACT N	11,834	0.272	X	P	X	X	X		X	GVMD	GVMD
TRACT O	10,349	0.238	X	P	X	X	X	X	X	GVMD	GVMD
TRACT P	17,028	0.391	X	P	X	X	X		X	GVMD	GVMD
TRACT Q	38,428	0.905	X	P	X	X	X		X	GVMD	GVMD
TRACT R	15,815	0.363	X	P	X	X	X		X	GVMD	GVMD
TRACT SA	92,320	2.119	X	P	X	X	X		X	GVMD	GVMD
TRACT SB	244,176	5.606	X	P	X	X	X		X	GVMD	GVMD
TRACT SC	127,273	2.922	X	P	X	X	X		X	GVMD	GVMD
TRACT T	30,333	0.696	X	P	X	X	X		X	GVMD	GVMD
TOTAL	2,397,700	55.043									

HOA = HOME OWNERS ASSOCIATION  
P = WHERE EASEMENTS DEDICATED  
GVMD = GRANDVIEW RESERVE METROPOLITAN DISTRICT



- LEGEND
- EXISTING PROPERTY LINE
  - GRANDVIEW RESERVE FILING NO.1 BOUNDARY
  - EXISTING BUFFER
  - SECTION LINE
  - EXISTING FENCE LINE
  - PROPOSED EASEMENT
  - PROPOSED LOT LINE
  - PROPOSED R.O.W. LINE
  - PROPOSED ROADWAY CENTER LINE
  - PROPOSED ROADWAY STRIPING
  - PROPOSED CURB AND GUTTER
  - PROPOSED CONCRETE PAVING
  - PROPOSED ROADWAY AND STOP SIGN
  - PROPOSED PEDESTRIAN RAMP
  - EXISTING WETLANDS
  - EXISTING LIMITS OF WETLAND
  - EXISTING WETLAND SETBACK
  - PROPOSED CENTERLINE OF CHANNEL
  - PROPOSED CHANNEL EASEMENT
  - PROPOSED SIGHT VISIBILITY
  - PROPOSED RP RAP
  - PROPOSED MAINTENANCE ACCESS ROAD & TRAIL (WIDTH VARIES)

- SITE SCHEDULE
- PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS
  - PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
  - PROPOSED MODULAR BLOCK WALL
  - PROPOSED 5' CONCRETE SIDEWALK
  - PROPOSED EPC TYPE "C" MOUNTABLE CURB AND GUTTER
  - PROPOSED 5' PEDESTRIAN TRAIL, 4" CDOT CLASS 6 GRAVEL (TO BE BUILT BY DEVELOPER)
  - PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 6 GRAVEL
  - PROPOSED FOREBAY (PRIVATE)
  - PROPOSED TRICKLE CHANNEL (PRIVATE)
  - PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RP-RAP)
  - PROPOSED OUTLET STRUCTURE (PROPOSED)
  - PROPOSED MICRO POOL (PRIVATE)
  - PROPOSED 6' CONCRETE CROSS PAN
  - PROPOSED 15' MAINTENANCE ACCESS ROAD, 6" OF CDOT CLASS 6 GRAVEL
  - PROPOSED 15' MAINTENANCE ACCESS ROAD/PEDESTRIAN TRAIL 6" OF CDOT CLASS 6 GRAVEL
  - PROPOSED 5' PEDESTRIAN TRAIL 4" OF CDOT CLASS 6 GRAVEL
  - PROPOSED 5' MEANDERING PEDESTRIAN TRAIL & CONCRETE SIDEWALK (4" OF CDOT CLASS 6 GRAVEL AND 4" CONCRETE SIDEWALK)
  - PROPOSED MAIN STEM TRIBUTARY 2 LOW FLOW CHANNEL



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COLORADO SPRINGS CO 80919  
PHONE: 719.622.6222  
FAX: 844.273.1057

PUD PRELIMINARY PLAN  
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Init.
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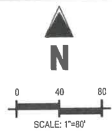
Project No: HRG000001  
Drawn By: CMWJ  
Checked By: RGD  
Date: 03/10/2022

TRACT PLAN

C2.0  
Sheet 6 of 23

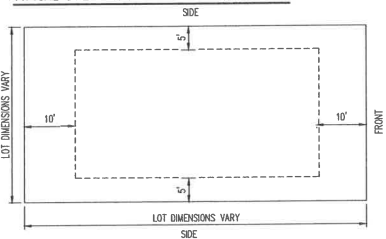
# GRANDVIEW RESERVE FILING 1 PUD / PRELIMINARY PLAN

A TRACT OF LAND BEING A PORTION OF SECTION 21, AND A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO



KEY MAP SCALE: (1"=1,000')

## TYPICAL UTILITY & DRAINAGE EASEMENTS



NOTE: LOTS 18-20 WILL HAVE ROOF DRAINS DIRECTED TO FARM CLOSE CULVERT. NO IMPERVIOUS SURFACES ALLOWED IN REAR SETBACK AREAS.

## LEGEND

- EXISTING PROPERTY LINE
- GRANDVIEW RESERVE FILING NO. 1 BOUNDARY
- EXISTING BUFFER
- SECTION LINE
- EXISTING FENCE LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
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- EXISTING LIMITS OF WETLAND
- EXISTING WETLAND SETBACK
- PROPOSED CENTERLINE OF CHANNEL
- PROPOSED CHANNEL EASEMENT
- PROPOSED SIGHT VISIBILITY
- PROPOSED RIP RAP
- PROPOSED MAINTENANCE ACCESS ROAD & TRAIL
- PROPOSED TRAIL

## SITE SCHEDULE

- PROPOSED 30" R1-1 STOP SIGN W/ STREET NAME SIGNS
- PROPOSED ENTRY SIGN (SEE LANDSCAPE PLANS)
- PROPOSED MODULAR BLOCK WALL
- PROPOSED 5" CONCRETE SIDEWALK
- PROPOSED EPC TYPE "C" MOUNTABLE CURB AND GUTTER
- PROPOSED PEDESTRIAN TRAIL (WITH VARIES), 4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL (TO BE BUILT BY DEVELOPER)
- PROPOSED 15" MAINTENANCE ACCESS ROAD, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED FOREBAY (PRIVATE)
- PROPOSED TRICKLE CHANNEL (PRIVATE)
- PROPOSED EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PROPOSED OUTLET STRUCTURE (PRIVATE)
- PROPOSED MICRO POOL (PRIVATE)
- PROPOSED 6" CONCRETE CROSS PAN
- PROPOSED 5" MEANDERING PEDESTRIAN TRAIL & CONCRETE SIDEWALK (4" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND 4" CONCRETE SIDEWALK)
- PROPOSED 15" PEDESTRIAN TRAIL, 6" MINIMUM OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL
- PROPOSED MAIN STEM TRIBUTARY 2 LOW FLOW CHANNEL
- PROPOSED 8" CONCRETE CROSS PAN

## TYPICAL STREET SECTION - URBAN LOCAL ROADWAY

### CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



**Galloway**

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PUD PRELIMINARY PLAN  
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831

#	Date	Issue / Description	Init.
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Project No.	HRG000001
Drawn By:	CMWJ
Checked By:	RGD
Date:	03/10/2022

## SITE PLAN

**C3.4**

Sheet 11 of 23








COMMUNITY SIGNAGE

NEIGHBORHOOD MARKER

AMENITY CENTER MARKER

GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	<b>SOD TURF</b> IRRIGATED KENTUCKY BLUEGRASS SOD, CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	<b>NATIVE SEED A</b> IRRIGATED NATIVE SEED; TO BE PRE-BLENDED, EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	<b>NATIVE SEED B</b> IRRIGATED NATIVE SEED; TO BE PRE-BLENDED, EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	<b>PARK SEED</b> IRRIGATED LAWN SEED; TO BE BENT GRASS, CHEWINGS FESCUE OR KENTUCKY BLUEGRASS, PBSI TURF GRASS
	<b>DETENTION SEED</b> DETENTION SEED; TO BE PRE-BLENDED, EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

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PUD PRELIMINARY PLAN  
GRANDVIEW RESERVE FILING 1

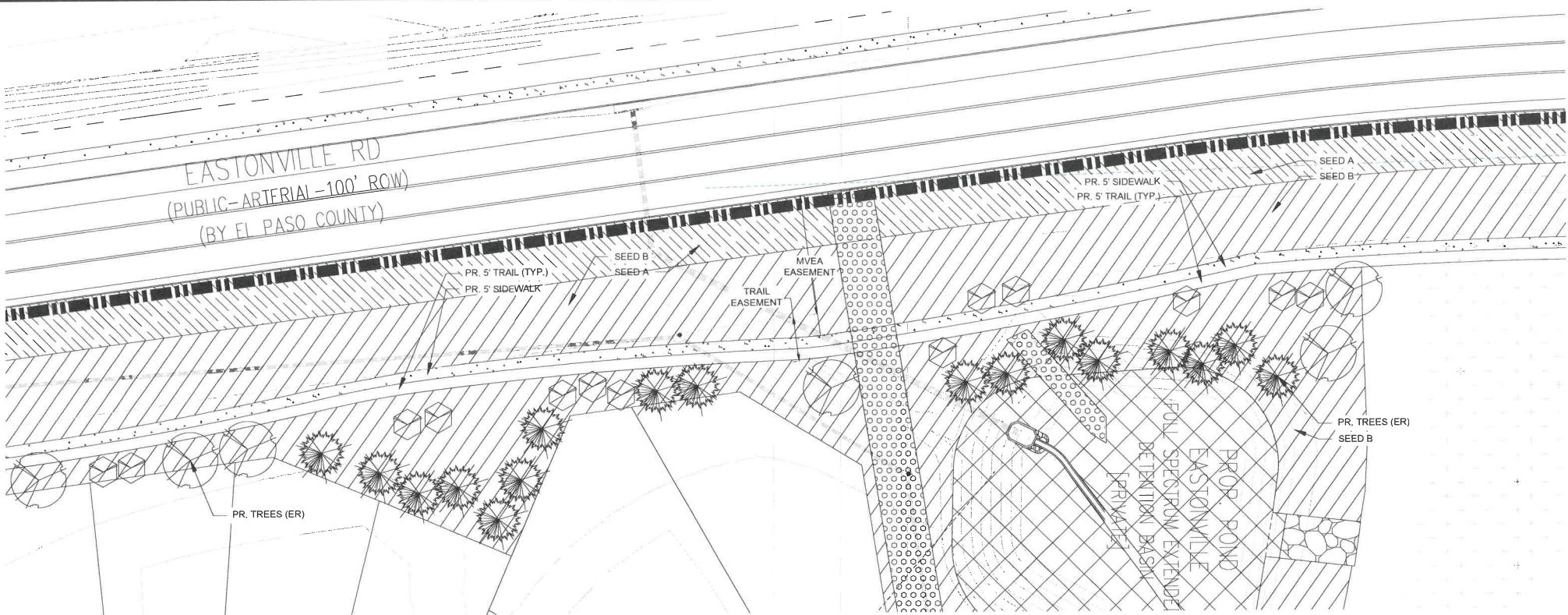
EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831

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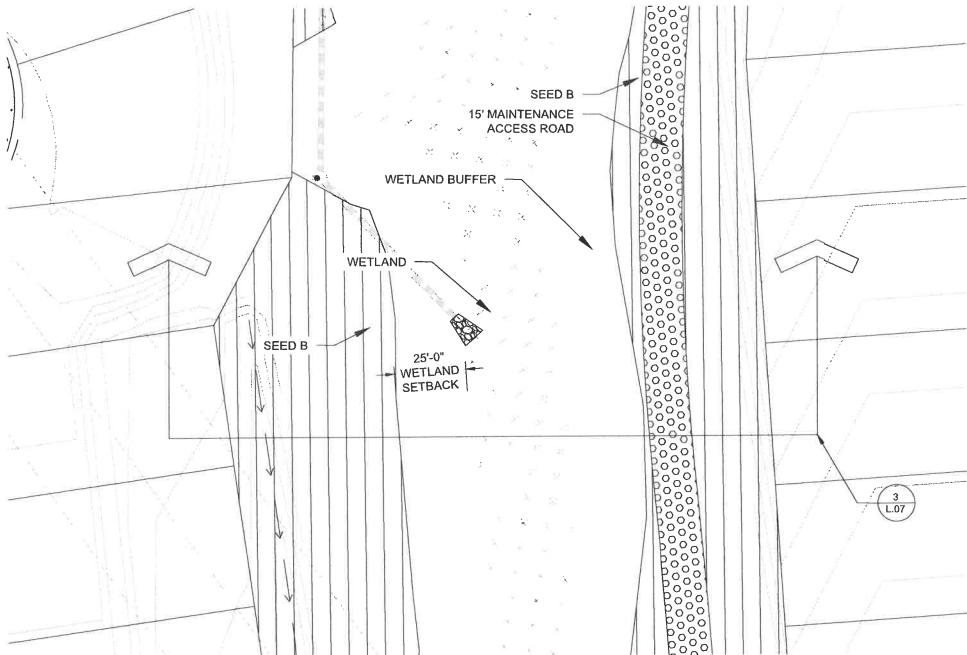
Project No:	201662
Drawn By:	MJ
Checked By:	PS/KH
Date:	5/10/2022

**Overall Landscape Plan**

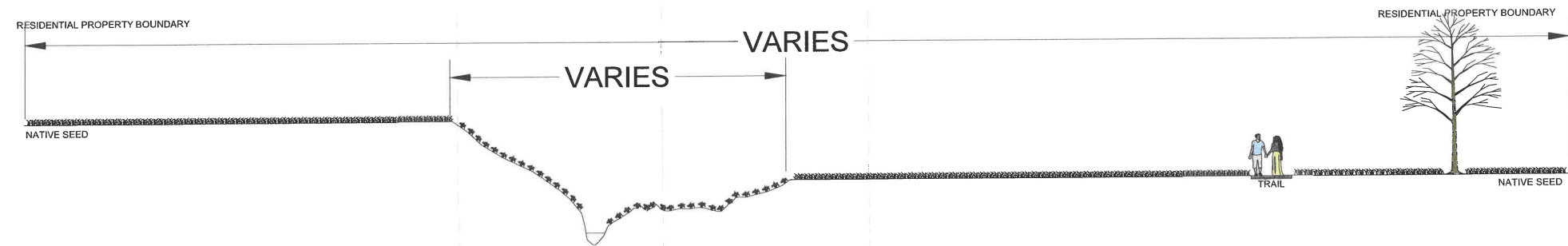
Sheet 15 of 23



1 EASTONVILLE ROAD ENLARGEMENT SOUTH  
SCALE: 1" = 30'



2 DRAINAGE "A" CHANNEL CORRIDOR TYPICAL  
SCALE: 1" = 30'



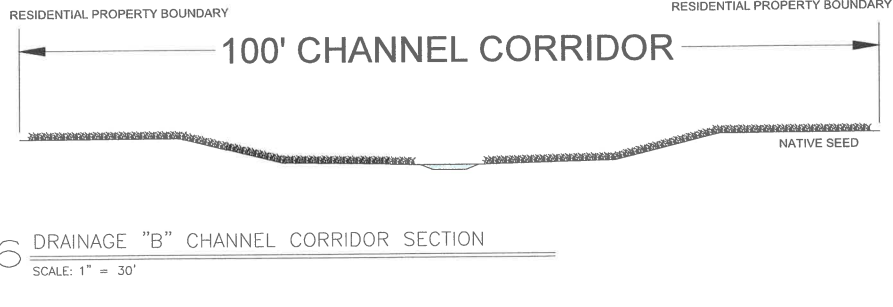
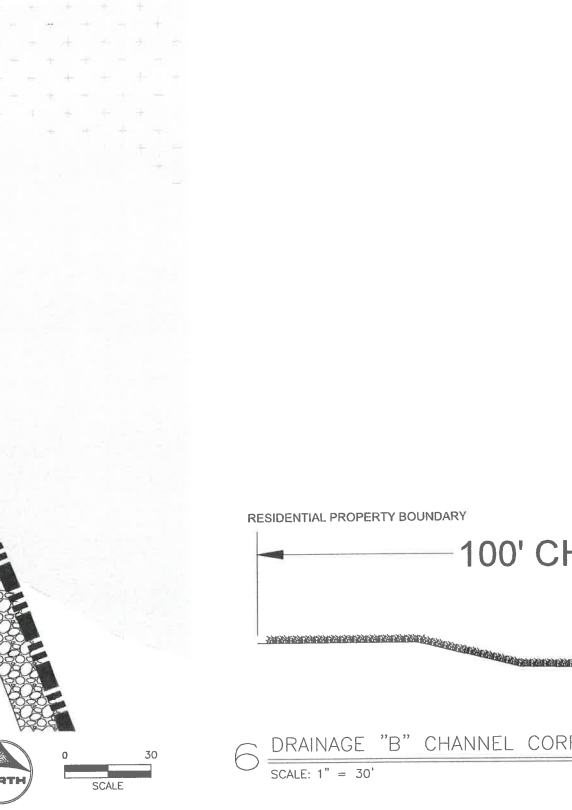
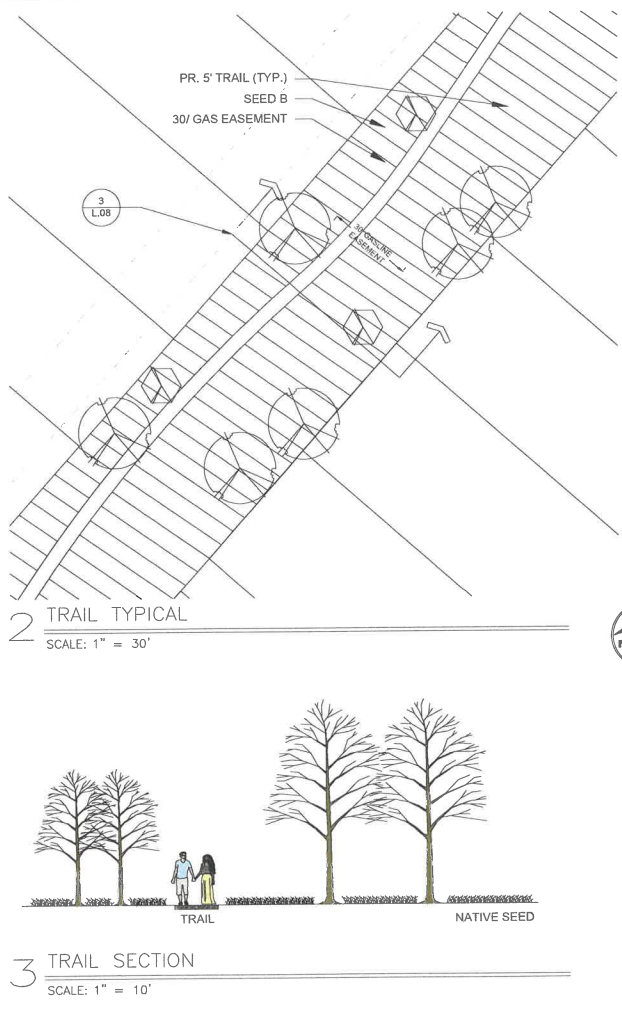
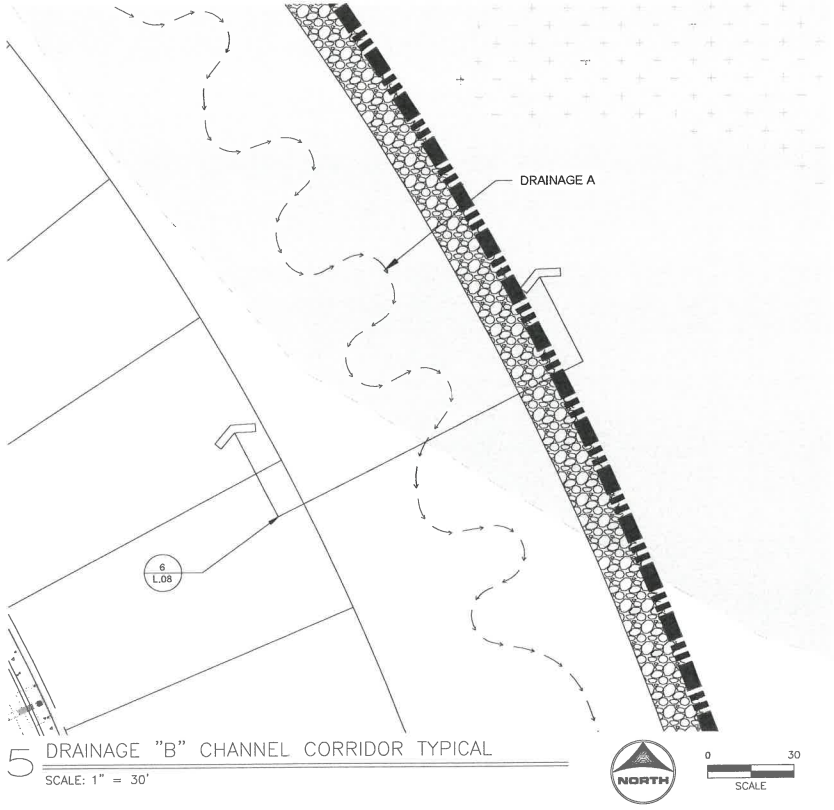
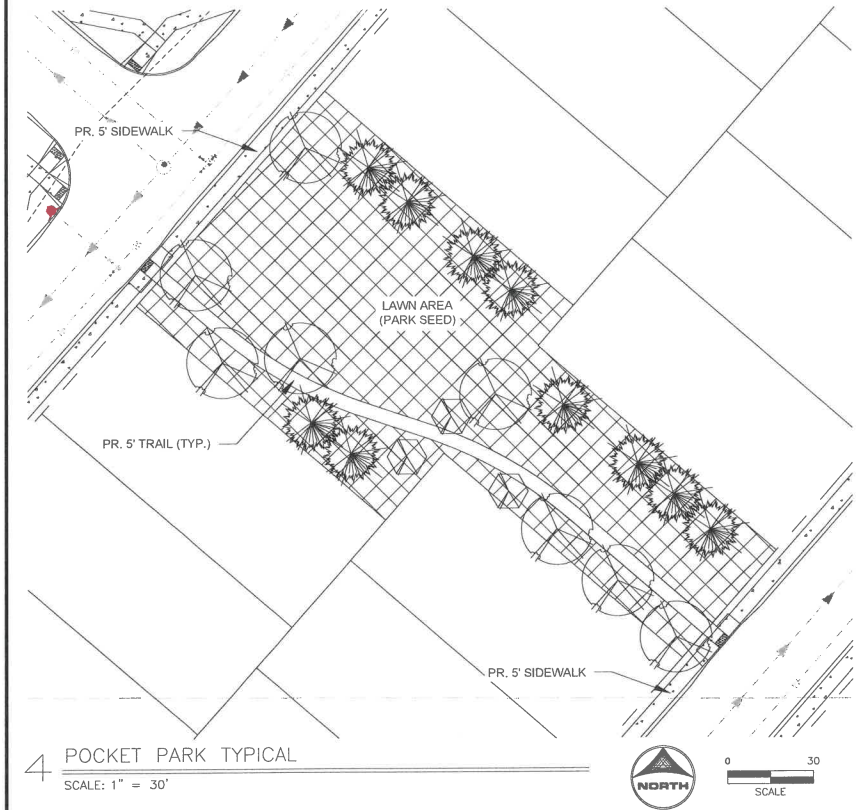
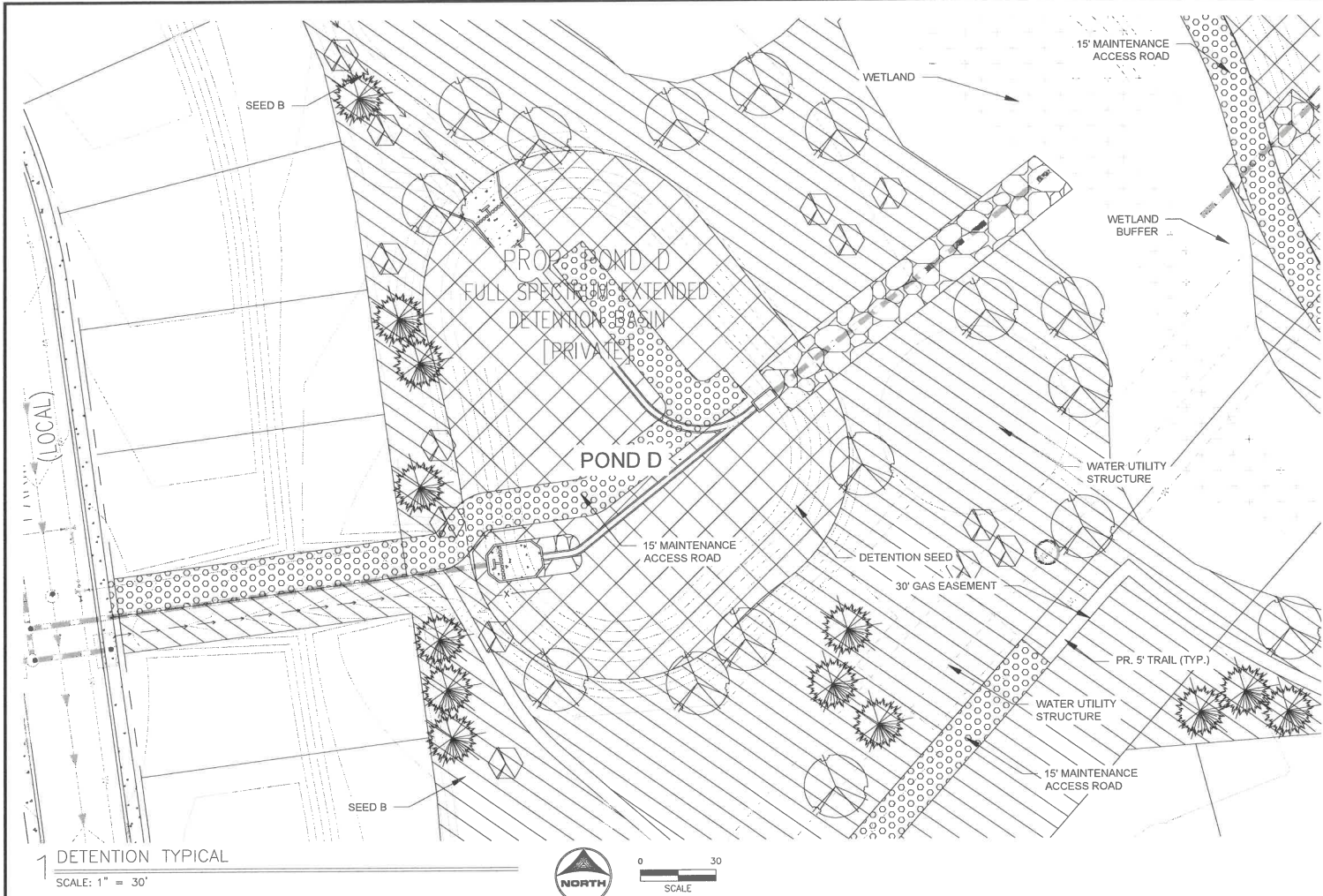
GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
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	<b>DETENTION SEED</b> DETENTION SEED; TO BE PRE-BLENDED, EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

TREE LEGEND	
SYMBOL	DESCRIPTION
	<b>DECIDUOUS SHADE TREE</b>
	<b>EVERGREEN TREE</b>
	<b>ORNAMENTAL TREE</b>

#	Date	Issue / Description	Init.
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Project No:	201662
Drawn By:	MJ
Checked By:	PSKH
Date:	5/10/2022

Landscape Plan Enlargement



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED A IRRIGATED NATIVE SEED; TO BE PRE-BLENDED, EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
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	DETENTION SEED DETENTION SEED; TO BE PRE-BLENDED, EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

#	Date	Issue / Description	Init.

Project No.	201662
Drawn By:	MJ
Checked By:	PSKH
Date	5/10/2022

Landscape Plan Enlargement

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FAX: 844.273.1057

PUD PRELIMINARY PLAN  
GRANDVIEW RESERVE FILING 1

EASTONVILLE RD  
EL PASO COUNTY, PEYTON, CO 80831






[illegible]




Project No:	20166
Drawn By:	M
Checked By:	PS/KI
Date:	5/10/202

### Landscape Plan Enlargement

Sheet 21 of 23



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	<b>SOD TURF</b> IRRIGATED KENTUCKY BLUEGRASS SO, CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Waterbury Filing No. 1 Final Plat

**Agenda Date:** May 10, 2023

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

**Presenter:** Ross Williams, Park Planner

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

#### **Background Information:**

This is a request for endorsement by Terra Nova Engineering, Inc., on behalf of 4-Way Ranch Joint Venture, LLC, for Waterbury Filing No. 1 Final Plat, consisting of 198 single-family residential lots and open space tracts on 61.9 acres, with a minimum lot size of approximately 5,400 square feet. The property is zoned PUD, and is located near Falcon, at the intersection of Stapleton Road and Eastonville Road, northwest of Highway 24.

The 2022 El Paso County Parks Master Plan shows no existing or proposed parks, trails, or open space facilities directly impacted by or within the project area. Falcon Regional Park is located 0.65 mile north of the project site. The existing Rock Island Primary Regional Trail is located 0.35 mile southeast of the project site. The proposed Eastonville Road Primary Regional Trail is located approximately 0.15 mile northwest of the site, while the proposed Arroyo Lane Primary Regional Trail is located approximately 0.25 mile north and east of the filing. The Curtis Road Bicycle Route is located immediately south of the project site. A dedicated public right-of-way already exists along Stapleton Road and the aforementioned bicycle route, so no easement requests are necessary at that location; however, the applicant is advised that multi-model transportation options may be developed within the rights-of-way in the future.

The Open Space Master Plan of the Parks Master Plan shows that the project site is located completely within the Judge Orr Road Candidate Open Space Area. Natural resource values include wetland vegetation and wildlife habitat, as well as tallgrass and bluestem grasslands, some species of which are globally vulnerable. Water quality protection is a concern in this area that drains ultimately to Black Squirrel Creek. The project would not be in conflict with the plan, as long as operations do not adversely affect water quality or negatively impact surrounding grasslands and wetlands.

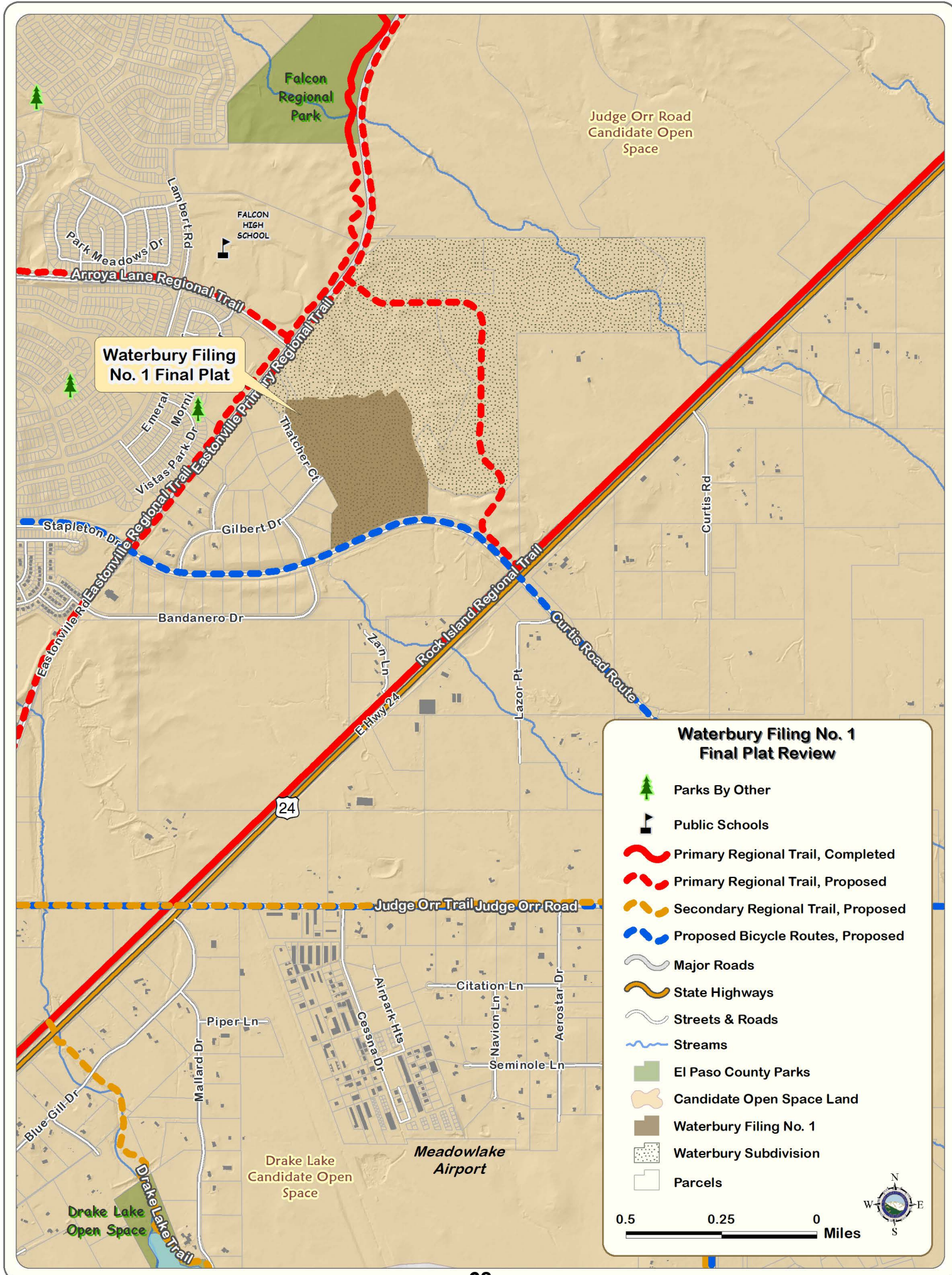
Waterbury Filing No. 1 Final Plat includes tracts designated for open space, floodplains, stormwater drainage, and landscaping, totaling approximately 13.1 acres, or 21.2% of the total project area, including the 2.57-acre Tract E designated for a centrally located community park. Tracts B and D provide approximately 7 acres of open space areas that encompass both jurisdictional and non-jurisdictional wetland and floodplain areas, as well as stormwater detention and landscape areas.

On April 14, 2023, Parks staff met virtually with Waterbury representatives to discuss recreational opportunities within Waterbury and their potential connection to surrounding communities. The Waterbury representatives explained site conditions and other factors that led to changes in open space capacity, as well as previously discussed trail corridors. Parks staff appreciated the detailed comments and encouraged the applicant to explore trail corridors that would connect Waterbury Filing No. 1 to surrounding neighborhoods, including future Waterbury filings and the proposed Grandview Reserve development, both located to the north of Waterbury I. Staff also informed the applicant that future Waterbury filings will impact the proposed Arroyo Lane Primary Regional Trail and trail easements would be required at that time. The applicant stated that they will explore these internal and regional trail corridor possibilities, as well as a possible internal trail connection to the proposed Eastonville Primary Regional Trail, located to the north of Waterbury, utilizing local drainageways and no-build zones.

As no trail easement dedications are necessary for Waterbury Filing No. 1 Final Plat, Parks staff recommends fees in lieu of land dedication for regional and urban park purposes to be paid upon 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. 1 Final Plat):**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Waterbury Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$91,080 and urban park purposes in the amount of \$57,420 to be paid upon the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.



Development  
Application  
Permit  
Review



COMMUNITY SERVICES DEPARTMENT

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

May 10, 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:	Waterbury Filing No. 1 Final Plat	Application Type:	Final Plat
PCD Reference #:	PUDSP-21-005	Total Acreage:	61.90
		Total # of Dwelling Units:	198
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	8.00
4-Way Ranch Joint Venture, LLC	Terra Nova Engineering, Inc.	Regional Park Area:	2
Peter Martz	Quentin Armijo, PE	Urban Park Area:	3
PO Box 50223	721 South 23rd Street	Existing Zoning Code:	PUD
Colorado Springs, CO 80949-0223	Colorado Springs, CO 80904	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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<b>LAND REQUIREMENTS</b>	Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):	YES
<b>Regional Park Area: 2</b>	<b>Urban Park Area: 3</b>	
0.0194 Acres x 198 Dwelling Units = 3.841	Neighborhood: 0.00375 Acres x 198 Dwelling Units = 0.74	
<b>Total Regional Park Acres: 3.841</b>	Community: 0.00625 Acres x 198 Dwelling Units = 1.24	
	<b>Total Urban Park Acres: 1.98</b>	
<b>FEE REQUIREMENTS</b>	<b>Urban Park Area: 3</b>	
<b>Regional Park Area: 2</b>	Neighborhood: \$114 / Dwelling Unit x 198 Dwelling Units = \$22,572	
\$460 / Dwelling Unit x 198 Dwelling Units = \$91,080	Community: \$176 / Dwelling Unit x 198 Dwelling Units = \$34,848	
<b>Total Regional Park Fees: \$91,080</b>	<b>Total Urban Park Fees: \$57,420</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 Waterbury Filing No. 1 Final Plat: (1) require fees in lieu of land dedication for regional park purposes in the amount of \$91,080 and urban park purposes in the amount of \$57,420 to be paid upon the recording of this Final Plat. A Park Lands Agreement may be an acceptable alternative to urban park fees provided the agreement is approved by the County and executed prior to recording this Final Plat.

Park Advisory Board Recommendation:

**LETTER OF INTENT FOR:  
WATERBURY FILING NO. 1  
FINAL PLAT  
February 28, 2023**

**Owner:** 4-Way Ranch Joint Venture, LLC  
Peter Martz  
PO Box 50223  
Colorado Springs, CO 80949-0223  
719-491-3150 [pmartzlrg@comcast.net](mailto:pmartzlrg@comcast.net)

**Applicant/Engineer:** Terra Nova Engineering, Inc.  
Quentin Armijo, PE  
721 South 23<sup>rd</sup> Street  
Colorado Springs, CO 80904  
(719) 635-6422 [quentin.armijo@tnesinc.com](mailto:quentin.armijo@tnesinc.com)

**El Paso County Planner:** Ryan Howser, Project Manager/Planner II  
El Paso County Development Services  
2880 International Circle Colorado Springs, CO 80910  
(719) 520-6313 [RyanHowser@elpasoco.com](mailto:RyanHowser@elpasoco.com)

**DEVELOPMENT REQUEST:**

Applicant requests approval of the following:

A Final Plat and Construction Drawings for Filing No. 1 of the Waterbury subdivision, requesting 198 single-family lots on 61.9 acres. The Type D Application Form (1-2C) is submitted.

**PROJECT LOCATION/DESCRIPTION OF PROPERTY:**

The project site is located at 1000 Eastonville Rd., Peyton CO 80831, a portion of El Paso County Tax Parcel 4200000417. The PUD/Preliminary Plan was recently approved (2/7/23) at the Board of County Commissioners. The current zoning is PUD and there is no overlay zoning. The site is approximately 12 miles east of downtown Colorado Springs, northeast of Falcon, Colorado. The parcel is approximately 2,000 feet west of the intersection of highway 24 and Stapleton Rd. It is bordered on the west by single family residential sites and Eastonville Road. Adjacent parcels to the southwest and east of this project are large, multiacre sites with existing homes and outbuildings (loafing shed/ stable), driveways, and barns. Any existing off-site residences, outbuildings, dirt roads, etc., are scheduled to remain and will not be relocated or removed as a result of the Waterbury development.

Filing 1 of this Final Plat is located in the southwest corner of the Waterbury project with primary access from Stapleton Drive. A secondary access point will be via an extension of existing Gilbert Drive at the northwest corner of Filing 1. The existing 4-Way Ranch Filing 1 project borders Waterbury to the southwest. Parcel 4200000366, part of the overall Waterbury PUD, is vacant and borders to the north and east. A public high school borders the project across Eastonville Rd. The existing land use for the site is vacant and contains multiple drainage ways flowing in a southeasterly direction along the western and eastern boundaries of the preliminary plan land area. The site includes several unimproved dirt roads used for ranching purposes, native stands of vegetation, utility easements, and an existing water line running north-south through the site which is outside the boundaries of this preliminary plan.

**PROPOSED IMPROVEMENTS** Proposed improvements will include the construction of public (county-owned) and maintained asphalt roadways with concrete curb and gutter and concrete sidewalks. Drainage and storm water detention facilities will be constructed in conformance with County standards and specifications and maintained by 4-Way Ranch Metropolitan District No. 2. Electric, natural gas, water, wastewater, and communication service points-of-connection will be extended from the roadways and other points as needed to all new lots. The Noise Mitigation Study suggests that by the year 2040 the traffic decibel level may exceed allowable limits for some lots along the Stapleton Drive corridor. If a noise mitigation barrier is required, it will be constructed and maintained by 4-Way Ranch Metropolitan District No. 2. Landscaping as required by the LDC will be installed along Stapleton Drive, Gilbert Drive, Saybrook Road, and the roundabout intersection of Saybrook and Sunken Meadow Roads. Plant material will consist of a mix of low-water trees, shrubs, and ornamental grasses and will be watered via drip irrigation. Ground cover along the Stapleton landscape area will be a native prairie grass mix, with temporary overhead irrigation for establishment. A centrally located community park will be equipped with shade and evergreen trees, weather-resistant benches and picnic tables, a manufactured play structure, and a permanent shade/picnic pavilion. A major portion of the park will be bluegrass turf for residents' outdoor activities, irrigated with permanent overhead irrigation. Lot sizes: a minimum of 50' wide at the 20' front yard setback, and a minimum of 110' in depth. Lots on knuckles/curves are a minimum of 40' at the 20' setback and 114' minimum depth.

### **ADHERENCE WITH THE EL PASO COUNTY CRITERIA OF APPROVAL IN CHAPTER 7 & SUBDIVISION DESIGN STANDARDS IN CHAPTER 8 OF THE LAND DEVELOPMENT CODE**

- The subdivision is in conformance with the goals, objectives, and policies of the Master Plan; *The Final Plat is in general conformance with the formerly approved Waterbury PUD Development Plan and the originally approved Zoning and Conceptual Plan (ZCP). The project plan shows compatibility with adjacent existing and proposed residential communities.*

- The subdivision is in substantial conformance with the approved preliminary plan; *The Final Plat does not differ at all from the approved preliminary plan. Lot layout and the total of 198 lots is the exact same in the final Plat as the approved preliminary plan. Road, utility, storm drain including site detention design are in conformance with the approved preliminary plan.*
- The subdivision is consistent with the subdivision design standards and regulations and meets all planning, engineering, and surveying requirements of the County for maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials; *The site design for the Final Plat and Final Construction Drawings followed the latest design standards and regulations set forth by El Paso County. These required items will be uploaded to EDARP and revisions will be made, if necessary.*
- Either a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. § 30-28-133(6)(a)] and the requirements of Chapter 8 of this Code, or, with respect to applications for administrative final plat approval, such finding was previously made by the BoCC at the time of preliminary plan approval; *A sufficient water supply has been acquired and proven through the water resource report that was approved at the BoCC in February of 2023 during the approval of the PUD/Preliminary Plan. The water resource report has also been submitted with this Final Plat submittal.*
- A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with State and local laws and regulations, [C.R.S. § 30-28-133(6)(b)] and the requirements of Chapter 8 of this Code; *A sufficient wastewater supply has been acquired and proven through the water resource report that was approved at the BoCC in February of 2023 during the approval of the PUD/Preliminary Plan. The water resource report has also been submitted with this Final Plat submittal.*
- All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed subdivision is compatible with such conditions [C.R.S. § 30-28-133(6)(c)]; *During the approval of the PUD/Preliminary Plan a soils report was submitted and reviewed by the El Paso County staff and accommodations have been made to address the high ground water table. The soils report has also been submitted with this Final Plat submittal.*
- Adequate drainage improvements are proposed that comply with State Statute [C.R.S. § 30-28-133(3)(c)(VIII)] and the requirements of this Code and the ECM; *All applicable sections of Chapter 6 & 8 of the Land Development Code are met by this project.*
- Legal and physical access is provided to all parcels by public rights-of-way or recorded easement, acceptable to the County in compliance with this Code and the ECM; *All lots and parcels are fronted by Public ROW as shown on the Final Plat*

- Necessary services, including police and fire protection, recreation, utilities, and transportation systems, are or will be made available to serve the proposed subdivision; *through the PUD/Preliminary Plan approval process police and fire protection along with utility commitment letters were provided. These letters are also being submitted with this final plat submittal.*
- The final plans provide evidence to show that the proposed methods for fire protection comply with Chapter 6 of this Code; *During the approval of the PUD/Preliminary Plan a fire protection report and wildfire hazard mitigation report was submitted and reviewed by the El Paso County staff. The fire protection report and wildfire hazard mitigation report has also been submitted with this Final Plat submittal.*
- Off-site impacts were evaluated and related off-site improvements are roughly proportional and will mitigate the impacts of the subdivision in accordance with applicable requirements of Chapter 8; *2 offsite storm detention facilities are proposed for the site along with the storm drain to route the runoff to the detention facilities. There are also some access roads to allow maintenance of the channels. These are being placed in a drainage/maintenance easement. Other offsite improvements include the widening of Stapleton Drive section. All of these offsite improvements were shown, reviewed and approved in the PUD/Preliminary Plan.*
- Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or are financially guaranteed through the SIA so the impacts of the subdivision will be adequately mitigated; *The County is charging various fees to mitigate the impacts of this proposed subdivision*
- The subdivision meets other applicable sections of Chapter 6 and 8; *All applicable sections of Chapter 6 & 8 of the Land Development Code are met by this project.*
- The extraction of any known commercial mining deposit shall not be impeded by this subdivision [C.R.S. §§ 34-1-302(1), et seq.] *The mineral rights are not severed and the owner has no intent on any mining*

### **FINAL PLAT CONSISTENCY WITH PRELIMINARY PLAN**

The Final Plat is in general conformance with the formerly approved Waterbury PUD Development Plan and the originally approved Zoning and Conceptual Plan (ZCP). The project plan shows compatibility with adjacent existing and proposed residential communities.

## **PROVISIONS OF UTILITIES**

A sufficient water supply has been established through wells owned and operated by the 4- Way Ranch MD, as presented in the Water Supply Information Summary and Water Resource Report by HR Green, submitted in conjunction with this LOI.

Public sewage disposal system will be provided by Grandview Reserve Metro District in agreement with the Cherokee Metro District and is in compliance with state and local laws and regulations. A Wastewater Disposal Report by HR Green is submitted in conjunction with this LOI.

Letters of Commitment to Serve all the area within the PUD have been provided with this submittal for public safety, gas, and electric. No new facilities for fire protection or schools are proposed or required for this application.

## **SITE CONSTRAINTS, HAZARDS, AND SENSITIVE NATURAL OR PHYSICAL FEATURES**

There are no existent historical or cultural features on the property. Waterbury incorporates the existing natural land features of an emergent palustrine wetland and a USACE floodplain into the design of Filings 1 and 2 by preserving these landforms and in no-build tracts. These open space areas are also a critical resource to be preserved for wildlife habitat and natural storm water infiltration and clarification.

Soil/Topographical conditions – a Soils and Geology Report has been prepared and submitted by Entech Engineering. This report addresses the potential existence of several geo-hazards in some areas on the site, as follows: seasonal shallow groundwater, floodplains, unstable slopes, artificial fill, potential for shallow bedrock, loose soils, and expansive soils. The Preliminary Plan overall design took into consideration the applicable hazards (floodplain, wetlands), and the report suggests remediation for other hazards during construction as needed for individual lots. These lots were identified in the PUD/Preliminary Plan set. This Final Plat follows that Preliminary Plan exactly with no significant changes between the two.

An engineered drainage plan has been submitted in conjunction with this LOI.

All residential lots shall have access to paved roads in the public ROW, maintained by El Paso County. A Wildfire Hazard and Fire Protection Report has been prepared and submitted ascertaining compliance with Chapter 6 of the LDC.

## **TRAFFIC STUDY AND DEVIATIONS**

A Traffic Impact Study was submitted and approved with the PUD/Preliminary Plan. There were several deviations that were reviewed and approved with the PUD/Preliminary Plan. The

Deviation Request documents were submitted separately and as addenda to the Traffic Impact Study.

Deviation No. 1 – Saybrook Full Movement: The Waterbury residential project has limited street frontage on Stapleton Drive and Eastonville Road and there is an existing neighborhood to the east, private property, and no opportunity for access to US Highway 24 to the east. The access to US Highway 24 needs to be via Stapleton.

Deviation No. 2 – Saybrook Cross section: Request is to allow direct driveway access to Saybrook Drive, a Residential Collector. Direct access is needed as there would be no other local or private streets or alleys adjacent to these lots.

Deviation No. 3 – Turn Lane Design: The deviation is requested in order to minimize the impact to on-street parking and lots facing Saybrook. Deceleration distance is not necessary as explained in the submitted separate Deviation Request document. Compact tapers are also reasonable and preferred on this planned urban street.

### **COUNTY ROAD IMPACT FEE PAYMENT**

Road Impact Fees: The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

### **PUBLIC AND PRIVATE IMPROVEMENTS**

Proposed improvements will include the construction of public (county-owned) and maintained asphalt roadways with concrete curb and gutter and concrete sidewalks. Offsite road improvements include the widening of Stapleton Drive. On site storm Drainage will be public and maintained by EL Paso County. Storm water detention facilities will be constructed in conformance with County standards and specifications and maintained by 4-Way Ranch Metropolitan District No. 2 along with the 2 existing channels on each side of the site. Electric, natural gas, water, wastewater, and communication service points-of-connection will be extended from the roadways and other points as needed to all new lots.

### **WAIVERS**

There are no proposed waivers.

### **COMMUNITY OUTREACH EFFORTS**

At the time of the PUD/Preliminary Plan submittal the adjacent property owners were notified via certified mail. There was also an opportunity for the public to speak at the Planning and Zoning hearing which there was no one took up the chance. There was also notice posted before the Board of County Commissioners which one person called in to ask questions about the project. With this submittal adjacent property owners are again being notified of the Final Plat submittal.

WATERBURY FILING NO. 1  
FINAL PLAT  
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT 4 WAY RANCH JOINT VENTURE, LLC BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SOUTHWEST QUARTER OF SECTION 28, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E A DISTANCE OF 5,285.07 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 15 AS PLATTED IN 4 WAY RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712416, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 212064636; THENCE N01°31'24"E, ON THE EASTERLY BOUNDARY OF SAID LOT 15 AND THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.63 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STAPLETON ROAD SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID 4 WAY RANCH FILING NO. 1, THE FOLLOWING TWELVE (12) COURSES:

- N01°31'24"E, A DISTANCE OF 230.23 FEET;
- N01°58'45"E, A DISTANCE OF 267.96 FEET;
- N38°56'07"E, A DISTANCE OF 145.18 FEET;
- N28°36'29"W, A DISTANCE OF 415.84 FEET;
- N40°37'02"W, A DISTANCE OF 70.00 FEET TO A POINT ON CURVE;
- ON THE ARC OF CURVE TO THE LEFT WHOSE CENTER BEARS S40°37'02"E, HAVING A DELTA OF 02°07'07", A RADIUS OF 1135.00 FEET, A DISTANCE OF 41.97 FEET TO A POINT ON CURVE;
- N44°30'10"W, A DISTANCE OF 104.01 FEET TO A POINT OF CURVE;
- ON THE ARC OF CURVE TO THE RIGHT, HAVING A DELTA OF 21°00'17", A RADIUS OF 565.00 FEET, A DISTANCE OF 207.13 FEET TO A POINT OF TANGENT;
- N23°29'53"W, A DISTANCE OF 586.57 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 41°24'35", A RADIUS OF 40.00 FEET AND A DISTANCE OF 28.91 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 98°17'54", A RADIUS OF 60.00 FEET, A DISTANCE OF 102.94 FEET TO A POINT ON CURVE;
- N09°36'47"E, A DISTANCE OF 181.35 FEET;

THENCE S84°51'41"E, A DISTANCE OF 156.95 FEET; THENCE N81°05'30"E, A DISTANCE OF 114.50 FEET; THENCE N08°54'30"W, A DISTANCE OF 13.30 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 00°22'08", A RADIUS OF 475.00 FEET, A DISTANCE OF 3.05 FEET TO A POINT ON CURVE; THENCE N80°43'23"E, A DISTANCE OF 50.00 FEET; THENCE S88°55'30"E, A DISTANCE OF 118.82 FEET; THENCE S09°08'33"E, A DISTANCE OF 24.43 FEET; THENCE N89°59'53"E, A DISTANCE OF 125.65 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N89°59'53"E, HAVING A DELTA OF 01°10'07", A RADIUS OF 225.00 FEET, A DISTANCE OF 4.59 FEET TO A POINT OF TANGENT; THENCE N01°10'00"E, A DISTANCE OF 22.47 FEET; THENCE S88°50'00"E, A DISTANCE OF 50.00 FEET; THENCE N89°59'04"E, A DISTANCE OF 152.16 FEET; THENCE N00°04'56"W, A DISTANCE OF 30.14 FEET; THENCE S88°15'00"E, A DISTANCE OF 201.61 FEET; THENCE S01°45'00"W, A DISTANCE OF 27.39 FEET; THENCE S88°35'57"E, A DISTANCE OF 70.97 FEET; THENCE N68°36'47"E, A DISTANCE OF 62.85 FEET; THENCE N65°20'20"E, A DISTANCE OF 62.85 FEET; THENCE N62°03'54"E, A DISTANCE OF 62.85 FEET; THENCE N58°57'56"E, A DISTANCE OF 65.28 FEET; THENCE S32°58'22"E, A DISTANCE OF 124.73 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N32°58'22"W, HAVING A DELTA OF 08°00'18", A RADIUS OF 1,225.00 FEET, A DISTANCE OF 171.15 FEET TO A POINT ON CURVE; THENCE S41°02'14"E, A DISTANCE OF 144.45 FEET; THENCE S34°05'25"E, A DISTANCE OF 72.85 FEET; THENCE S30°56'30"E, A DISTANCE OF 81.87 FEET; THENCE S21°08'22"E, A DISTANCE OF 89.56 FEET; THENCE S19°08'47"E, A DISTANCE OF 73.78 FEET; THENCE S03°18'02"W, A DISTANCE OF 205.74 FEET; THENCE S17°29'03"E, A DISTANCE OF 124.83 FEET; THENCE S16°09'50"E, A DISTANCE OF 50.00 FEET; THENCE S16°07'17"E, A DISTANCE OF 73.88 FEET; THENCE S27°53'37"E, A DISTANCE OF 65.16 FEET; THENCE S25°07'25"E, A DISTANCE OF 66.02 FEET; THENCE S22°21'31"E, A DISTANCE OF 66.20 FEET; THENCE S19°54'11"E, A DISTANCE OF 51.22 FEET; THENCE S16°26'35"E, A DISTANCE OF 114.20 FEET; THENCE S21°00'38"E, A DISTANCE OF 85.08 FEET TO A POINT ON THE BOUNDARY LINE OF THE PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NUMBER 21400773, RECORDS OF EL PASO COUNTY, COLORADO; THENCE S00°00'00"E, ON SAID BOUNDARY LINE, A DISTANCE OF 472.54 FEET TO A POINT ON CURVE; SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STAPLETON DRIVE AS DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. 212064636; THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S00°23'33"W, HAVING A DELTA OF 26°14'01", A RADIUS OF 1,405.00 FEET, A DISTANCE OF 643.30 FEET TO A POINT OF TANGENT;
- S64°09'32"W, A DISTANCE OF 777.32 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,694.934 SQUARE FEET OR 61.867 ACRES.

DEDICATION:

THE ABOVE OWNER HAS CAUSED SAID TRACT OF LAND TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, TRACTS, AND EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED THEREON AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS WATERBURY FILING NO. 1. ALL STREETS AS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNERS DO HEREBY PERSONALLY COVENANT AND AGREE THAT ALL PLATTED STREETS ARE TO BE CONSTRUCTED TO THE CURRENT EL PASO COUNTY STANDARDS AND THE SAME WILL BE PROVIDED FOR AT THEIR OWN EXPENSE. ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO AND UPON ACCEPTANCE BY RESOLUTION, ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

OWNER:

THE AFOREMENTIONED, 4 WAY RANCH JOINT VENTURE, LLC, BY PETER MARTZ MANAGER HAS EXECUTED THIS DOCUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_, A.D.

PETER MARTZ, MANAGER, 4 WAY RANCH JOINT VENTURE, LLC

NOTARIAL:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_, A.D., BY PETER MARTZ MANAGER OF 4 WAY RANCH JOINT VENTURE, LLC  
WITNESS MY HAND AND OFFICIAL SEAL:  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

ACCEPTANCE CERTIFICATE FOR TRACTS:

THE DEDICATION OF ALL TRACTS SHOWN HEREON, WITH ANY IMPROVEMENTS THEREON, WITH USES STATED IN THE TRACT TABLE, WILL BE CONVEYED FOR OWNERSHIP AND MAINTENANCE TO THE 4 WAY RANCH METROPOLITAN DISTRICT NO. 2 BY SEPARATE DOCUMENT.

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

AS \_\_\_\_\_  
OF 4-WAY METROPOLITAN DISTRICT NO. 2

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.



VICINITY MAP  
NOT TO SCALE

GENERAL NOTES:

- THE DATE OF PREPARATION IS DECEMBER 29, 2022.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 184-508, C.R.S.
- THE BASIS OF BEARINGS IS THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT EACH END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND ASSUMED TO BEAR S89°47'04"E A DISTANCE OF 5,285.07 FEET.
- UNLESS OTHERWISE INDICATED, THE FOLLOWING EASEMENTS ARE HEREBY PLATTED:  
ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON BOTH SIDES WITH A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT, FIRE PROTECTION REPORT, WILDFIRE HAZARD REPORT, NATURAL FEATURES REPORT.
- FIRE PROTECTION BY FALCON FIRE PROTECTION DISTRICT.
- TRACT OWNERSHIP MAINTENANCE:  
ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE 4 WAY RANCH METROPOLITAN DISTRICT NO. 2. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STREETSCAPE PLANTINGS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAIL BOX CLUSTERS.
- THE 4-WAY RANCH METROPOLITAN DISTRICT NO. 2 SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLAND AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT-OF-WAY AND IS SUBJECT TO PUBLIC RIGHT-OF-WAY LANDSCAPE LICENSE AGREEMENT FOR WATERBURY FILING NO. 1 AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
- A DRIVEWAY PERMIT IS REQUIRED TO BE APPLIED FOR AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY.
- TOTAL NUMBER OF LOTS PLATTED WITH THIS SUBDIVISION: 198  
TOTAL NUMBER OF TRACTS PLATTED WITH THIS SUBDIVISION: 11.
- ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE RESOLUTION (RESOLUTION 12-382) AND ANY SUBSEQUENT AMENDMENTS AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- ALL PROPERTY WITHIN THIS SUBDIVISION IS INCLUDED IN THE 4-WAY RANCH METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED UNDER RECEPTION NO. 205142010, 205191721, 2100338875 AND 212092504.
- CENTRAL WATER SERVICES TO BE SUPPLIED BY 4-WAY RANCH METROPOLITAN DISTRICT NO. 2. ALL FUTURE OWNERS OF LOTS WITHIN THIS FILING SHALL BE ADVISED OF, AND COMPLY WITH, THE CONDITIONS, RULES, REGULATIONS, AND SPECIFICATIONS SET BY THE DISTRICT.
- WASTE WATER COLLECTION SERVICES TO BE PROVIDED BY GRANDVIEW RESERVE METROPOLITAN DISTRICT IN AGREEMENT WITH CHEROKEE METROPOLITAN DISTRICT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. NO IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN DRAINAGE WAYS THAT WOULD IMPEDE THE FLOW OF SURFACE DRAINAGE.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND THE UNITED STATES POSTAL SERVICE REGULATIONS.
- 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WITH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- A PORTION OF THE SURVEYED SITE LIES WITHIN ZONE "A" AREAS DETERMINED TO WITHIN THE 100 YEAR FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 08041C0552G, EFFECTIVE DATE DECEMBER 7, 2018.

TRACT TABLE:

TRACT NO.	AREA	USE/ALLOWED STRUCTURES	OWNER/MAINTENANCE
A	1.009 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTER	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
B	3.464 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, DETENTION POND, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
C	0.102 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
D	4.510 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
E	2.571 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
F	0.073 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, FENCES, PARKS AND RECREATIONAL FACILITIES, AND PEDESTRIAN TRAILS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
G	0.287 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, AND FENCES	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
H	0.175 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, FENCES, PARKS AND RECREATIONAL FACILITIES, AND PEDESTRIAN TRAILS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
I	0.787 AC	LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORMWATER FACILITIES, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, PEDESTRIAN TRAILS, AND MAILBOX CLUSTERS	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
J	0.050 AC	LANDSCAPE EASEMENTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, AND FENCES	4 WAY RANCH METROPOLITAN DISTRICT NO. 2
K	0.062 AC	LANDSCAPE EASEMENTS, OPEN SPACE TRACTS, STREETSCAPE PLANTINGS, AND FENCES	4 WAY RANCH METROPOLITAN DISTRICT NO. 2

GENERAL NOTES: (CONTINUED)

- 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 THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WITH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
- PURSUANT TO RESOLUTION \_\_\_\_\_, APPROVED BY THE BOARD OF DIRECTORS, EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 3 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NUMBER \_\_\_\_\_, THE PARCELS WITHIN THE PLATTED BOUNDARIES OF WATERBURY FILING NO. 1, ARE INCLUDED WITHIN THE BOUNDARIES OF THE EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT 3 AND AS SUCH IS SUBJECT TO APPLICABLE ROAD IMPACT FEES AND MILL LEVY.
- THERE SHALL BE NO DIRECT ACCESS TO STAPLETON ROAD.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON ORDER NUMBER SC55089017-2-2, PREPARED BY LAND TITLE GUARANTEE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 6, 2023 AT 500 P.M.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 184-508, C.R.S.
- THE LINEAR UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- A PORTION OF THIS SITE, WATERBURY FILING NO. 1 IS WITHIN A DESIGNATED F.E.M.A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0552G, EFFECTIVE DECEMBER 7, 2018.

SURVEYOR'S STATEMENT:

I, JONATHAN W. TESSIN, 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 \_\_\_\_\_ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000, AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL 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\_\_\_\_.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_  
COLORADO P.L.S. NO. 33196  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

BOARD OF COUNTY COMMISSIONERS:

THAT THIS PLAT OF WATERBURY FILING NO. 1, WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_, A.D. SUBJECT TO ANY NOTES SPECIFIED HEREON AND THE PUBLIC (STREETS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS

DATE

DIRECTOR OF PLANNING AND  
COMMUNITY DEVELOPMENT DEPARTMENT

DATE

COUNTY ASSESSOR

DATE

CLERK AND RECORDER:

STATE OF COLORADO }  
COUNTY OF EL PASO } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

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

FEES:

SCHOOL FEE: \_\_\_\_\_  
BRIDGE FEE: \_\_\_\_\_  
PARK FEE: \_\_\_\_\_  
DRAINAGE FEE: \_\_\_\_\_

FILE NO. \_\_\_\_\_

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES  
SURVEYING, INC.  
926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206  
4732 Eagle Ridge Circle  
Pueblo, CO 81008  
Office: (719) 545-6240  
Fax: (719) 545-6247



WATERBURY FILING NO. 1  
FINAL PLAT  
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

DRAWN BY: **JWT**  
CHECKED BY: **ERF**

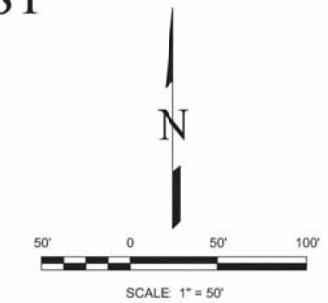
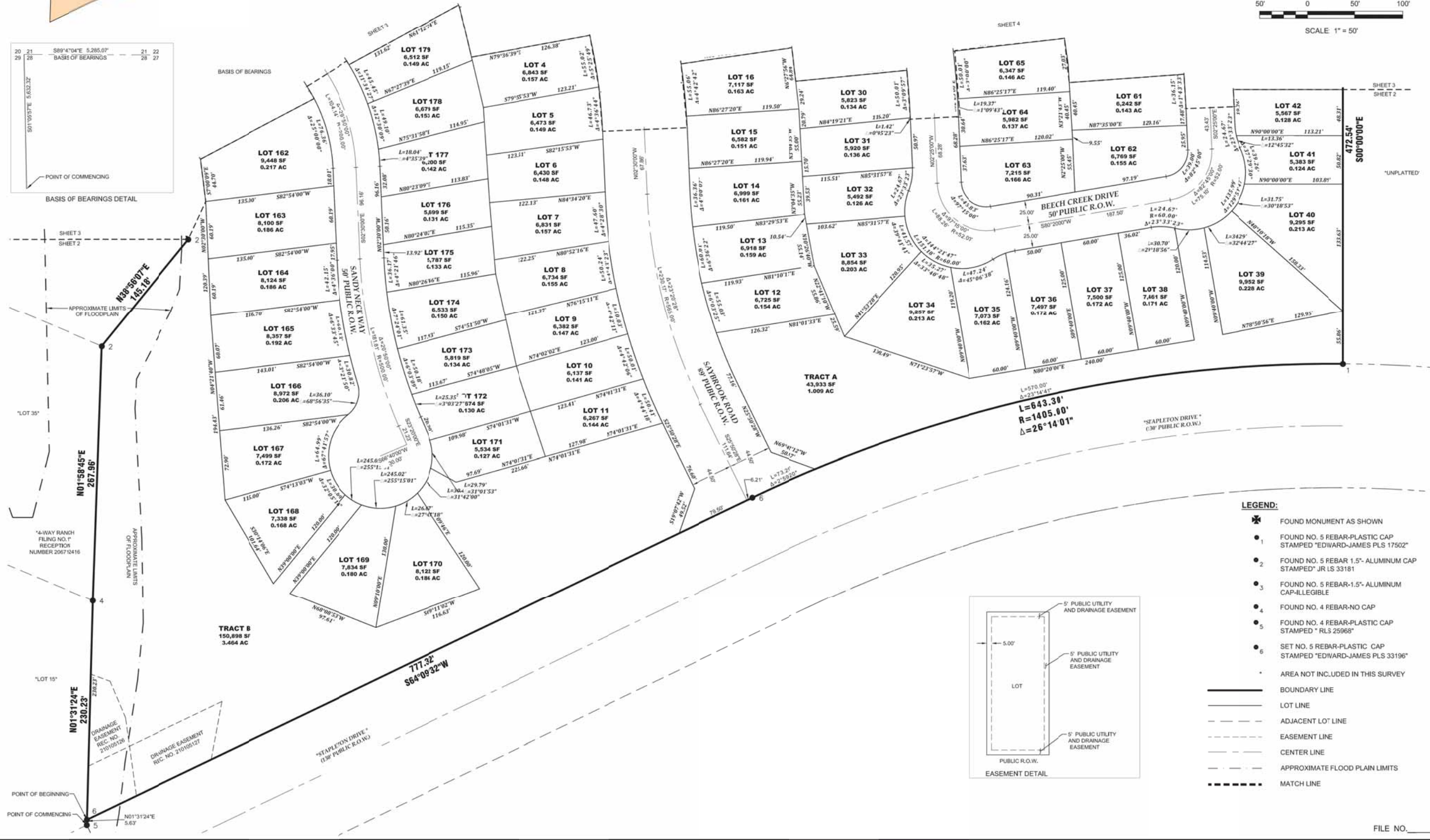
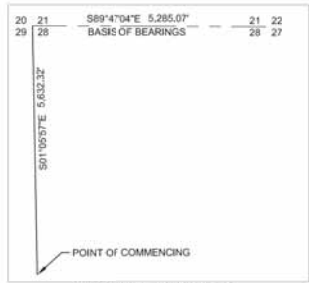
H-SCALE: **N/A**

JOB NO. **2117-00**  
DATE CREATED **12/29/22**  
DATE ISSUED  
SHEET NO **1** OF **6**

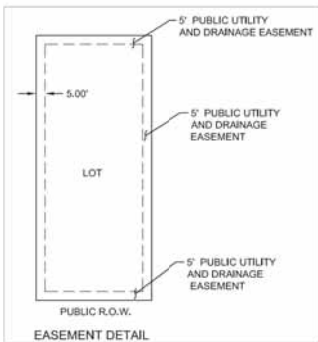
WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND:**
- FOUND MONUMENT AS SHOWN
  - FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
  - FOUND NO. 5 REBAR 1.5" ALUMINUM CAP STAMPED "JRS 33181"
  - FOUND NO. 5 REBAR 1.5" ALUMINUM CAP-ILLEGIBLE
  - FOUND NO. 4 REBAR-NO CAP
  - FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
  - SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
  - AREA NOT INCLUDED IN THIS SURVEY
  - BOUNDARY LINE
  - LOT LINE
  - ADJACENT LOT LINE
  - EASEMENT LINE
  - CENTER LINE
  - APPROXIMATE FLOOD PLAIN LIMITS
  - MATCH LINE



EDWARD-JAMES SURVEYING, INC.  
926 Elkton Drive  
Pueblo, CO 81008  
Office: (719) 576-1216  
Fax: (719) 545-6247

WATERBURY FILING NO. 1  
FINAL PLAT  
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

NO.	REVISIONS	DESCRIPTION	DATE

DRAWN BY: JWT  
CHECKED BY: ERF

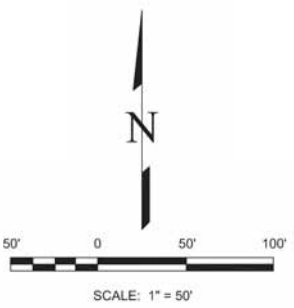
H-SCALE: N/A

JOB NO.: 2117-00  
DATE CREATED: 12/29/22  
DATE ISSUED:    
SHEET NO: 2 OF 6

WATERBURY FILING NO. 1

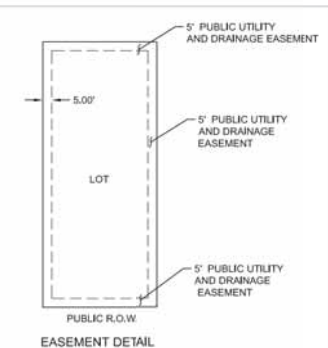
FINAL PLAT

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND:**
- FOUND MONUMENT AS SHOWN
  - FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
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  - FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
  - FOUND NO. 4 REBAR-NO CAP
  - FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
  - SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
  - AREA NOT INCLUDED IN THIS SURVEY

- BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- CENTER LINE
- APPROXIMATE FLOOD PLAIN LIMITS
- MATCH LINE



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES  
SURVEYING, INC.  
926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206

WATERBURY FILING NO. 1  
FINAL PLAT

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2117-00
DATECREATED	12/29/22
DATEISSUED	
SHEET NO	3 OF 6

FILE NO. \_\_\_\_\_

WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

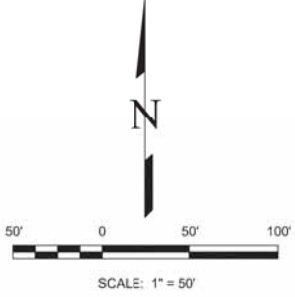
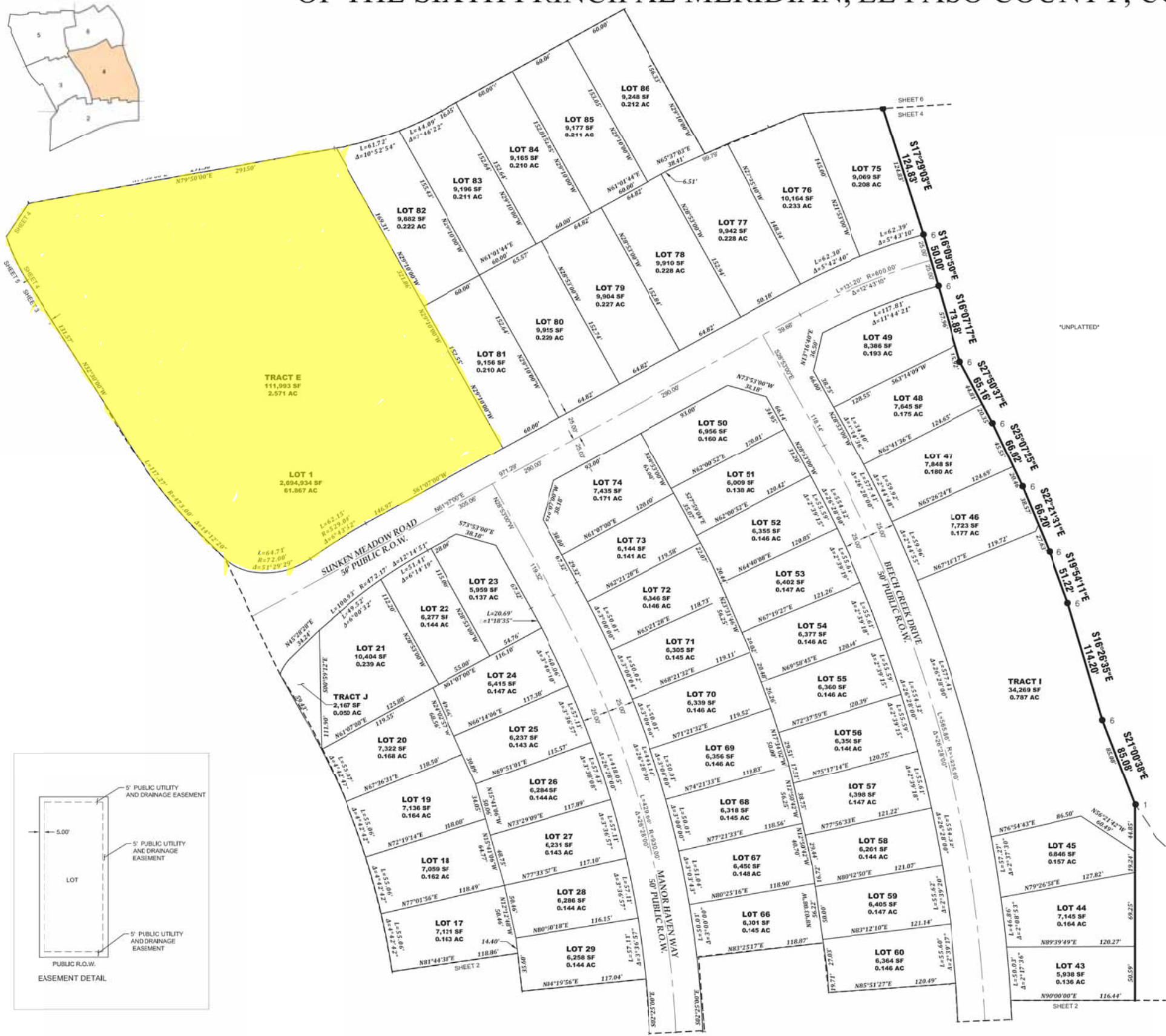
NO.	REVISIONS	DESCRIPTION	DATE

**EDWARD-JAMES  
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926 Elkton Drive  
Colorado Springs, CO 80907  
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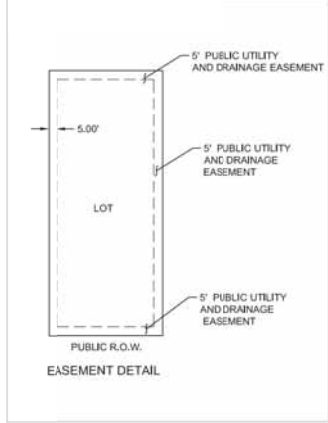


**WATERBURY FILING NO. 1  
FINAL PLAT**  
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	
SHEET NO	4 OF 6



- LEGEND:**
- ✱ FOUND MONUMENT AS SHOWN
  - FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
  - FOUND NO. 5 REBAR 1.5" ALUMINUM CAP STAMPED "JRS 33181"
  - FOUND NO. 5 REBAR 1.5" ALUMINUM CAP-ILLEGIBLE
  - FOUND NO. 4 REBAR-NO CAP
  - FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
  - SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
  - AREA NOT INCLUDED IN THIS SURVEY
  - BOUNDARY LINE
  - - - LOT LINE
  - - - ADJACENT LOT LINE
  - - - EASEMENT LINE
  - - - CENTER LINE
  - - - APPROXIMATE FLOOD PLAIN LIMITS
  - - - MATCH LINE



FILE NO. \_\_\_\_\_

WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

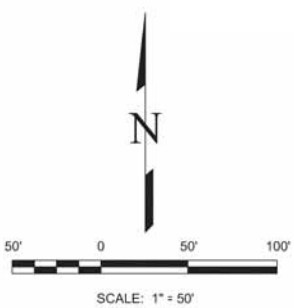
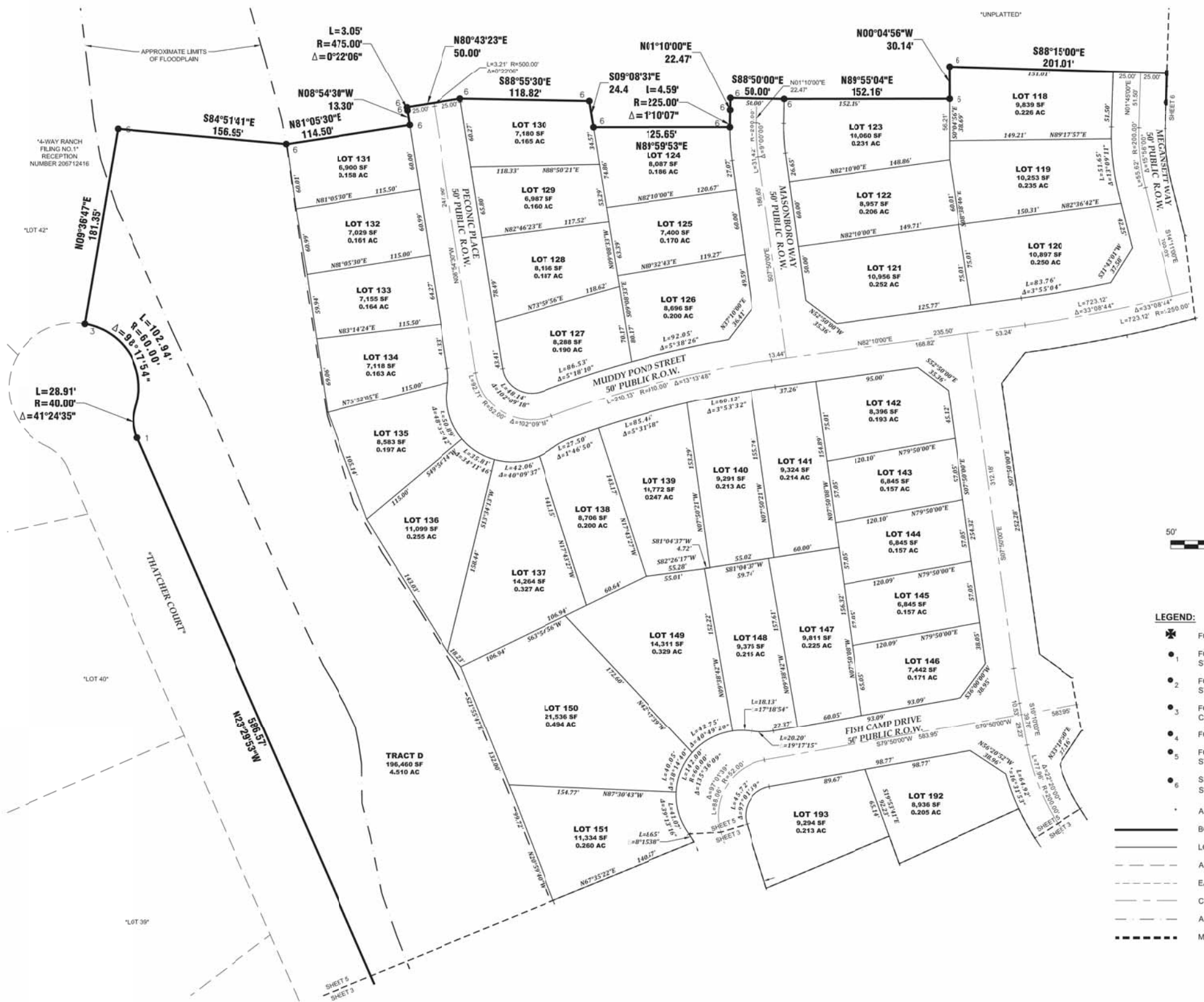
NO.	REVISIONS	DESCRIPTION	DATE

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926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
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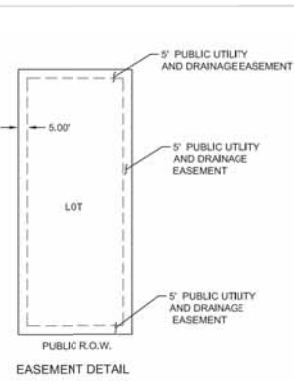


**WATERBURY FILING NO. 1  
FINAL PLAT**  
  
A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	
SHEET NO	5 OF 6



- LEGEND:**
- FOUND MONUMENT AS SHOWN
  - FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
  - FOUND NO. 5 REBAR-1.5" ALUMINUM CAP STAMPED "JR LS 33181"
  - FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
  - FOUND NO. 4 REBAR-NO CAP
  - FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
  - SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
  - AREA NOT INCLUDED IN THIS SURVEY
  - BOUNDARY LINE
  - LOT LINE
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  - CENTER LINE
  - APPROXIMATE FLOOD PLAIN LIMITS
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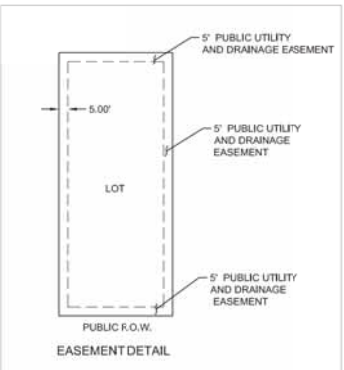
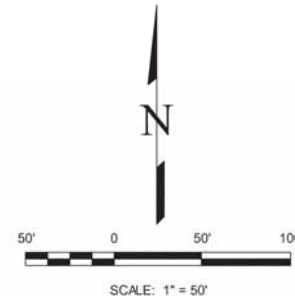
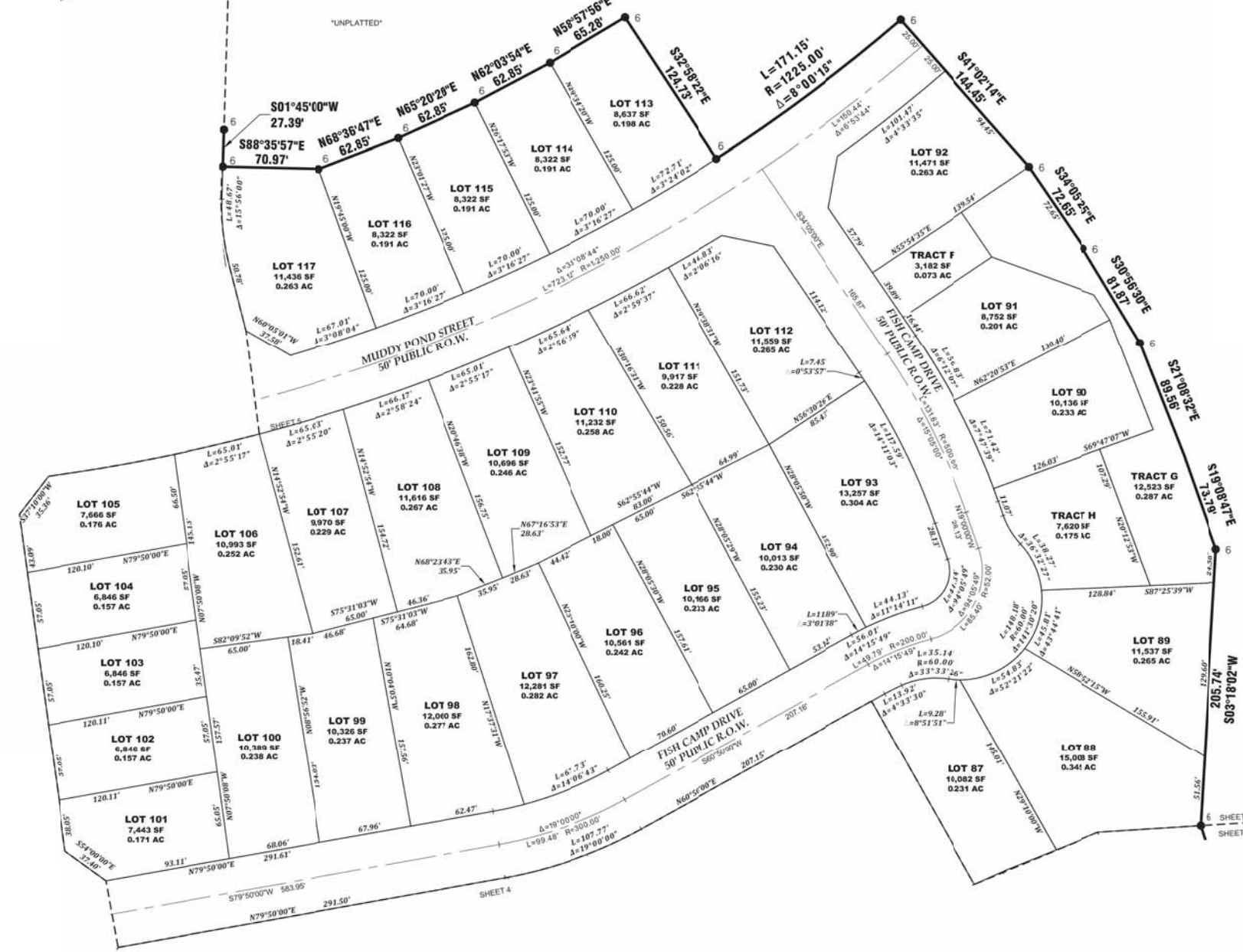


FILE NO. \_\_\_\_\_

WATERBURY FILING NO. 1

FINAL PLAT

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO



- LEGEND:**
- ✱ FOUND MONUMENT AS SHOWN
  - 1 FOUND NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 17502"
  - 2 FOUND NO. 5 REBAR-1.5" ALUMINUM CAP STAMPED "JR LS 33181"
  - 3 FOUND NO. 5 REBAR-1.5" ALUMINUM CAP-ILLEGIBLE
  - 4 FOUND NO. 4 REBAR-NO CAP
  - 5 FOUND NO. 4 REBAR-PLASTIC CAP STAMPED "RLS 25968"
  - 6 SET NO. 5 REBAR-PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196"
  - \* AREA NOT INCLUDED IN THIS SURVEY
  - BOUNDARY LINE
  - - - LOT LINE
  - - - ADJACENT LOT LINE
  - - - EASEMENT LINE
  - - - CENTER LINE
  - - - APPROXIMATE FLOOD PLAIN LIMITS
  - - - MATCH LINE

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES  
SURVEYING, INC.

926 Elkton Drive  
Colorado Springs, CO 80907  
Office: (719) 576-1216  
Fax: (719) 576-1206

WATERBURY FILING NO. 1  
FINAL PLAT

A PORTION OF SECTIONS 28, 29 AND 33, TOWNSHIP 12 SOUTH,  
RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
EL PASO COUNTY, COLORADO

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2117-00
DATE CREATED	12/29/22
DATE ISSUED	
SHEET NO	6 OF 6

FILE NO. \_\_\_\_\_

Waterbury

Filing Nos. 1 and 2

PUD / Preliminary Plan

A PARCEL OF LAND BEING A PORTION OF SECTION 28, SECTION 33, AND SECTION 29, ALL IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.



THIS DRAWING IS AN INSTRUMENT OF SERVICE AND AS SUCH REMAINS THE EXCLUSIVE PROPERTY OF WILLIAM GUMAN & ASSOCIATES, L.P. WHETHER WORK FOR WHICH IT WAS PREPARED IS EXECUTED OR NOT. REPRODUCTION OR UNAUTHORIZED USE OF THIS DRAWING WITHOUT PRIOR CONSENT FROM GUMAN IS PROHIBITED.

THIS DRAWING IS DIAGNOSTIC. IN THE EVENT OF A CONFLICT, ALL QUANTITIES THAT CAN BE DETERMINED FROM THIS DRAWING SHALL PREVAIL OVER ANY QUANTITIES DERIVED FROM ANY OTHER QUANTITIES. FIELD CHANGES MADE WITHOUT PRIOR APPROVAL BY THE DESIGNER SHALL BE AT THE USER'S RISK. RECORD DRAWINGS WILL BE IN THE EVENT OF FINAL ACCEPTANCE AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY WHERE APPLICABLE.

ONLY ENGINEERS BEARING THE OFFICIAL SEAL OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



PROJECT NAME: WATERBURY - Filing Nos. 1 and 2

PROJECT ADDRESS: 1000 EASTONVILLE ROAD  
PEYTON, CO 80000

PROJECT DESCRIPTION: PUD - PRELIMINARY PLAN

DATE: 03/10/2022  
DESIGNED: CA  
CHECKED: WFG

REVISIONS:		
DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 100' (OR AS NOTED ON PLAN)

SHEET TITLE: COMMUNITY PARK PLAN

SHEET NO. 11  
11 of 13 SHEETS

FILE NO. PUDSP215

FISH CAMP CIRCLE  
50' R.O.W.  
URBAN RESIDENTIAL LOCAL

SAYBROOK ROAD  
50' R.O.W.  
URBAN RESIDENTIAL LOCAL

SUNKEN MEADOW ROAD  
50' R.O.W.  
URBAN RESIDENTIAL LOCAL

20x40' PAVILION ON  
CONCRETE SLAB

ALL-WEATHER COMPOSITE 6'  
PICNIC TABLES

3/4" CRUSHED STONE GROUND  
COVER - TYP ALL NON-TURF AREAS

3/4" CRUSHED STONE GROUND  
COVER - TYP ALL NON-TURF AREAS

(5) ALL-WEATHER COMPOSITE  
6' PICNIC TABLES

ALL-WEATHER COMPOSITE 6'  
BENCH (TYP)  
(10) TOTAL

PLAY STRUCTURE -  
MFR. AND STYLE T.B.D.  
BARK MULCH OR  
OTHER SUITABLE SOFT  
GROUND COVER

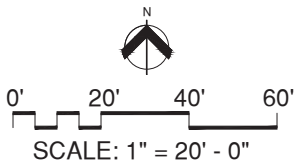
3/4" CRUSHED STONE GROUND  
COVER - TYP ALL NON-TURF AREAS

AMENDED SOIL, BLUEGRASS  
TURF, SPRAY IRRIGATION  
(1.4 ACRES)

3/4" CRUSHED STONE GROUND  
COVER - TYP ALL NON-TURF AREAS

TREE SCHEDULE:

	3	Austrian Pine	6' ht.	Pinus nigra
	3	Bur Oak	1.5" cal	Quercus macrocarpa
	14	Hawthorn 'Winter King'	1.5" cal	Crataegus viridis 'Winter King'
	9	Limber pine 'Vanderwerf'	6' ht.	Pinus flexilis 'Vanderwerf'
	6	Maple 'Autumn Fantasy'	1.5" cal	Acer x freemannii 'Autumn Fantasy'
	17	Mayday Tree - Purple Leaf	1.5" cal	Prunus padus 'Merlot'
	7	Swamp White Oak	1.5" cal	Quercus bicolor
	4	White Fir	6' ht.	Abies concolor



## **El Paso County Parks**

### **Agenda Item Summary Form**

**Agenda Item Title:** Claremont Ranch Tract F Preliminary Plan

**Agenda Date:** May 10, 2023

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

**Presenter:** Jason Meyer, Park Planning Manager

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

#### **Background Information:**

This is a request by Kimley-Horn and Associates on behalf of Rockwood Homes, LLC, for preliminary plan approval for Thirty-two (32) three (3) story multi-family townhome buildings totaling 107 dwelling units. The site totals 9.8 acres and is located east of Marksheffel Road and South of Meadowbrook Parkway.

The property was rezoned from PUD CAD-O (Commercial / Hotel District with Airport District Overlay) to RM-30 (Residential Multifamily) CAD-O District. The rezone was approved by the Board of County Commissioners on September 6, 2022. This application is in compliance with RM-30 zoning which provides for a maximum dwelling unit density of 30 dwelling units / acre.

RM-30 zoning does not include any provision for open space dedications requirements. However, this application includes 3.83 acres (39%) of open space / drainage tracts along the perimeter of the property and within several walkways within the property.

The 2013 Parks Master Plan shows the proposed Marksheffel Bicycle Route running north-south along Marksheffel on the west side of the property. The proposed City of Colorado Springs N. Chelton Rd to N. Academy trail is 0.7 miles north of the subject property. Dedicated public rights-of-way already exist along the Marksheffel bicycle route, so no easement requests are necessary.

As no park lands or trail easement dedications are necessary for this application, 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:**

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Claremont Ranch Tract F Preliminary Plan: require fees in lieu of land

dedication for regional park purposes in the amount of \$49,220 and urban park fees in the amount of \$31,030.

# **Claremont Ranch Tract F Preliminary Plan**

- SubjectProperty
- Proposed Bicycle Routes, Proposed
- Candidate Open Space Land
- Major Roads
- State Highways
- Streets & Roads
- Parcels
- CSU\_BuildingFootprint

0 125 250 500 Feet



Meadowbrook Pkwy  
Markshoeffel Rd  
Routen Markshoeffel Rd

Gary Watson Pt

Woolsey Hts

E Hwy 24

**Claremont Ranch  
Tract F**

Falcon / Garrett Road  
Candidate Open  
Space

Development  
Application  
Permit  
Review



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

May 4, 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:	Claremont Ranch Tract F Preliminary Plan	Application Type:	Prelim Plan
PCD Reference #:	SP233	Total Acreage:	9.80
		Total # of Dwelling Units:	107
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	27.30
		Regional Park Area:	2
Rockwood Homes, LLC	Kimley-Horn & Associates	Urban Park Area:	3
5436 Carvel Grove	2 North Nevada, Suite 300	Existing Zoning Code:	RM-30
Colorado Springs, CO 80922	Colorado Springs, CO 80903	Proposed Zoning Code:	RM-30

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

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

The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.

LAND REQUIREMENTS		Urban Density ( $\geq 1$ Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 2		Urban Park Area: 3		
0.0194 Acres x 107 Dwelling Units = 2.076		Neighborhood:	0.00375 Acres x 107 Dwelling Units =	0.40
Total Regional Park Acres: 2.076		Community:	0.00625 Acres x 107 Dwelling Units =	0.67
		Total Urban Park Acres:		1.07
FEE REQUIREMENTS		Urban Park Area: 3		
Regional Park Area: 2		Neighborhood:	\$114 / Dwelling Unit x 107 Dwelling Units =	\$12,198
\$460 / Dwelling Unit x 107 Dwelling Units = \$49,220		Community:	\$176 / Dwelling Unit x 107 Dwelling Units =	\$18,832
Total Regional Park Fees: \$49,220		Total Urban Park Fees:		\$31,030

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:	The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Claremont Ranch Tract F Preliminary Plan: require fees in lieu of land dedication for regional park purposes in the amount of \$49,220 and urban park fees in the amount of \$31,030. 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.
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Park Advisory Board Recommendation: TBD

**EASTWOOD VILLAGE  
A REPLAT OF  
TRACT F CLAREMONT RANCH FILING NO. 7  
PRELIMINARY PLAN LETTER OF INTENT**

April 19, 2023

**APPLICANT-OWNER/CONSULTANT INFORMATION:**

**OWNER/APPLICANT**

ROCKWOOD HOMES, LLC  
Attn: John Raptis  
Rockwood Homes, LLC  
6613 Folsom Heights  
Colorado Springs, Colorado 80923  
Email: john@rwhomes.co  
Phone: 719-930-5087

**PLANNING/ENGINEERING**

KIMLEY-HORN & ASSOCIATES  
Attn: Kevin Kofford  
2. North Nevada Avenue, Suite 900  
Colorado Springs, CO 80903  
Email: kevin.kofford@kimley-horn.com  
Phone: 719-453-0180

**TRANSPORTATION ENGINEERING (TRAFFIC IMPACT STUDY)**

KIMLEY-HORN & ASSOCIATES  
Attn: Jeff Plank  
4582 South Ulster Street, Suite 1500  
Denver, CO 80237  
Email: jeff.planck@kimley-horn.com  
Phone: (303) 228-2300

## REQUEST

The owner/applicant(s) request approval the proposed preliminary plan of Parcel No. 5404304013 (±9.8 AC). The site is currently zoned RM-30 AO. The Preliminary plan includes platted boundary descriptions, multifamily residential unit buildings, private roadway tracts, private parking and drives, stormwater and water quality facilities, utilities, pedestrian amenities, private open spaces, and landscape buffers and setbacks. The project is targeted to begin construction the third quarter of 2023 and the construction will be completed in one phase.

The planned community includes: Thirty two (32) three (3) story multifamily townhome buildings totaling one-hundred and seven (107) units, tuck under garages and uncovered surface parking, landscaping, and open spaces.

## HISTORY

The proposed site was rezoned from the PUD CAD-O (Commercial/Hotel District with Commercial Airport District Overlay) to the RM-30 (Residential Multifamily) CAD-O District. The rezone was approved (P223) by the Board of County Commissioners (BOCC) on September 6, 2022.

## RESIDENTIAL (RM-30) ZONING COMPLIANCE

Development of the site shall be in conformance with the zoning requirements of the RM-30 zone, including landscape buffering/screening requirements of the Code summarized below:

- Maximum density: 30 DU/AC
- Structural Setbacks (from property boundary):
  - Front 25-feet feet
  - Side/Rear: 15-feet
  - The minimum distance between buildings shall be 10 feet.
- Max Lot Coverage: 60%
- Max Height: 40-feet
- Roadway Landscape Buffers:
  - Non-Arterial: 10 feet (1 tree/30 feet of Meadowbrook Pkwy frontage)
- Internal Landscaping Requirements:
  - A minimum of 15% of the lot or parcel shall be landscaped.

- A minimum of one tree shall be provided for every 500 square feet of required internal landscape area.

The site falls within CAD-O Overlay Zoning District. Within the overlay district, the site is located in the APZ-2 subzone. Per table 4-7 in section 4.3.1-E of the CAD-O Overlay zoning district requirements, multi-family is an allowable use for APZ-2.

Per the FAA requirements, the development shall provide an aviation easement for the site during the replat of the development. Additionally, upon accepting residency within Eastwood Village, all adult residents and occupants shall be required to sign a notice in which the tenant acknowledges that Eastwood Village lies within an Airport Overlay one and is located less than 3 miles from Colorado Springs Municipal Airport and may, at times 24 hours per day, experience noise and other activities and operations associated with aircraft and the Airport. No additional height or use restrictions are enforced for CAD-O APZ-2.

## SOILS REPORT

Based upon the evaluation of the geologic conditions, it is supported that the granular soils found on site will provide good support for pavements and structures given completion of proper mitigation techniques. Mitigation of geologic conditions is most effectively accomplished by avoidance. However, where avoidance is not a practical or acceptable alternative, geologic conditions should be mitigated by implementing appropriate planning, engineering, and suitable construction practices.

Groundwater was not encountered on site, and it is anticipated groundwater will not affect construction on the site. Development of this and adjacent properties as well as seasonal changes may affect groundwater elevations.

## PUBLIC SERVICES WILL BE PROVIDED BY THE FOLLOWING:

- |                                |                                       |
|--------------------------------|---------------------------------------|
| • Water & Wastewater Services: | Cherokee Metro District               |
| • Natural Gas:                 | Colorado Springs Utilities            |
| • Electric Service:            | Mountain View Electric Association    |
| • Fire Protection:             | Falcon Fire Dept.                     |
| • Public Schools:              | Falcon School District #49            |
| • Library Services:            | Pikes Peak Library District           |
| • Roads:                       | El Paso County Road and Bridge        |
| • Police Protection:           | El Paso County Sheriff's Department   |
| • Parks, Trails, Open Spaces:  | El Paso County, Colorado Springs, CMD |

CMD has provided a water and sewer service commitment letter whereby the district has committed to allocate 27.7 AF/YR for the proposed development out of its current supplies. Anticipated Residential demand includes 26.8 AF/YR for Residential Domestic use and 0.9 AF/YR for irrigation within the multifamily use. A copy of the service commitment letter has been submitted with this Preliminary Site plan application in support of District water commitments for reference.

### **TRAFFIC AND PROPOSED ACCESS LOCATIONS**

Access to the site is planned from a driveway access to Meadowbrook Parkway on the north side of the site. The proposed access will be placed directly across from a proposed access in the Villas at Claremont development. There is a secondary gravel road access proposed that will function as an emergency access for fire department apparatuses only. A traffic impact analysis has been completed for the site and shows conformance with long term regional traffic analysis. The proposed access will have stop control and provide a R1-1 “STOP” sign.

### **NOISE**

The El Paso County land development code requires impacts of noise to be minimized to residents. All proposed noise mitigation will follow El Paso County Land Development Code 8.4.2 Environmental Design Considerations. A Noise Study completed by Hankard Environmental has been submitted with the preliminary plan submittal package.

### **HYDROLOGIC FEATURES/ FLOOD HAZARD/ FLOODPLAIN**

There are no major hydrologic features within the project site. Review of FEMA Firm Panel ‘08041C0756G’, effective date ‘December 7,2018’ shows the proposed project area is outside of a FEMA flood risk area. The parcel is identified as Zone X – Area of Minimal Flood Hazard.

### **WETLANDS**

There are no jurisdictional wetlands found within the proposed project site.

### **VEGETATION & WILDLIFE**

The proposed project area is designated by the U.S. Geological survey as an area of urban development with no significant vegetation or wildlife. Existing vegetation consists of short prairie grasses and shrubs.

### **SITES OF HISTORICAL SIGNIFICANCE**

This site is currently vacant land and has no known historical significance.

### **WATER**

The proposed multifamily residential development is not anticipated to be a source of water pollution.

## JUSTIFICATION

Development of the site shall be in conformance with the zoning requirements of the RM-30 zone. This development plan implements the zoning and final plat for the property which were found in general conformance with the goals, objectives and policies of the Master Plan which includes the “Your El Paso County Master Plan”, “County Policy Plan”, and “Water Master Plan”.

## COUNTY MASTER PLAN CONFORMANCE

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

**Goal 1.2** - Coordinate context-sensitive annexation and growth strategies with municipalities.

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

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

The proposed multifamily housing development will provide an additional 107 townhome units to the housing market supply in the area. This housing will create opportunities for individuals and families to find attainable and affordable housing options near employment centers and which is conveniently located to major transportation thoroughfares which can connect them to employment, commercial/retail corridors, and recreational opportunities throughout the El Paso County region.

**Goal 2.1** - *Promote development of a mix of housing types in identified areas.*

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

The housing type in the adjacent area is characterized by higher urban residential densities including but not limited to single family detached & attached, townhome, and apartment densities and supporting commercial retail uses along Marksheffel especially at the Marksheffel/Constitution intersection.

The existing and approved land use mix within the adjacent area includes residential (single-family attached, single-family detached, and multifamily) land uses, together with commercial and retail uses, service oriented, light, and heavy industrial land uses along and adjacent to Marksheffel Road and Meadowbrook Pkwy.

The proposed multifamily housing development will provide an additional 107 townhome units to the available market supply. This housing will create opportunities for individuals and

families to find attainable and affordable housing near conveniently located next to Peterson Airforce Base and to major transportation thoroughfares (Marksheffel Rd, Constitution Ave, Powers Blvd, SH 24, & SH 94) which can connect them to employment centers, commercial/retail corridors and nodes, and recreational opportunities throughout the El Paso County region. The increased residential densities provide additional customer base in support of existing and planned commercial at the Constitution/Marksheffel intersection, Powers Blvd corridor, and at the SH 24/SH 94 commercial node.

The El Paso County unincorporated lands surrounding the airport are essential to support the growth of both the Colorado Springs Airport Key Area and Military Installation Key Area. As our site falls within both Key Areas, the development intends to support the needs of the key areas where the site is best suited to do so. Falling within the APZ-2 sub-zone, the proposed multi-family use is a supportive use for the growing employee base brought in by the airport and the Commercial Aeronautical Zone (CAZ) sub-zone surrounding the airport. This development supports the master plan's intent to consider multifamily to help provide affordable housing options for future residents working at existing or new businesses around Colorado Springs Airport and Peterson Airforce Base.

## WATER MASTER PLAN CONFORMANCE

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

**Goal 6.0** – Require adequate water availability for proposed development.

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

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

The development area is located in REGION 5 as identified on the El Paso County Water Master Plan Planning Regions Map and is within the Cherokee Metropolitan District (CMD) Service Area. Region 5 consists of areas served by CMD and is not expected to experience significant growth by 2060. However, the District may expand water and sewer service to growth areas outside of Region 5. CMD has sufficient supply and existing infrastructure in the area to serve this infill development. Water quality is good, and Cherokee is in compliance with all regulatory limits.

CMD has issued a formal letter of commitment for water and wastewater. The proposed development is anticipated to generate a total water demand of 27.7 AF/year. In addition to water commitment CMD has established a wastewater commitment stating “Based on a

conservatively low 0% consumptive use of domestic water, the development is expected to produce 24,000 gallons of wastewater per day, representing 1% of CMD's wastewater capacity. This usage is in line with anticipated wastewater demand for this area of the district."

The functionality of the site with respect to access, design, and building orientation will be consistent with and compatible with existing conditions such as location and massing of buildings relative to adjacent rights of way and view corridors, location of community/resident amenities and recreation areas, site design which respects the location as a County/City gateway, as well as enhancing the overall visual character attractiveness of the area through contemporary building facades and private architectural design standards.

Please contact me at (719) 453-0180 or [Kevin.Kofford@kimley-horn.com](mailto:Kevin.Kofford@kimley-horn.com), should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Kofford, P.E.

Project Manager

PART OF THE SOUTHWEST QUARTER OF SECTION 4, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, CO

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

ZONING CLASSIFICATION:	RESIDENTIAL, MULTI-DWELLING (RM-30)
LAND USE:	RESIDENTIAL, MULTI-FAMILY
JURISDICTION:	EL PASO COUNTY
SITE ADDRESS:	1249 MEADOWBROOK PKWY.
TAX SCHEDULE NO.:	5404303066
BUILDING SETBACKS:	25' FRONT SETBACK (MARKSHEFFEL ROAD) 15' REAR SETBACK 15' SIDE SETBACK

MAXIMUM LOT COVERAGE:	60%
PROPOSED EASEMENTS:	REFE
LANDSCAPE:	52%

SITE COVERAGE:	BUILDING	- 1.8 AC	19%±
	PAVEMENT/HARDSCAPE	- 2.9 AC	29%±
	LANDSCAPING (INCLUDES OPEN SPACE)	- 5.1 AC	52%±

BUILDING HEIGHT:  
 PROPOSED: 40.0'  
 MAXIMUM BY CODE: 40.0'

PROPOSED LOT COVERAGE: 18%±  
 PROPOSED BUILDING GROSS SF: ±79,183 SF

NO BUILD AREAS: N/A  
NUMBER OF DWELLING UNITS: 107 (10.9 DU/AC)

427,017 SQ. FT. OR 9.80 ACRES MORE OR LESS

THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 NORTH, AND THE 6TH P.M., MONUMENT AT THE SOUTH END BY RECOVERED 3-1/4" INCH ALUMINUM CAP IN THE DEPARTMENT OF PUBLIC RANGE BARS STAMPED BY 17496, AND AT THE NORTH END BY A FOUND 2-1/3" INCH ALUMINUM SURVEYORS CAP STAMPED DREXEL BARRELL CO. R65W, T14S, R95S L5 17644, SAID LINE IS ASSUMED TO BEAR N 00°08'32"E AND HAS A DISTANCE OF 2617.04 FEET.

FIMS MONUMENT NUMBER 78 IS A BERTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.25 INCH DIAMETER ALUMINUM FIMS CAP, IN A ROAD BOX, LOCATED AT THE NORTHWEST CORNER OF U.S. HIGHWAY 24 AND MARKSHEFFEL ROAD. THE CORNER FENCE POST IS 28.3 FEET TO THE NORTHEAST AND A FIMS NAIL/WASHER IN A FENCE POST IS 34.7 FEET TO THE SOUTHWEST. ELEVATION = 6427.35 "1929 AND THE 1960 SUPPLEMENTARY ADJUSTMENT"

PARKING REQUIRED		PARKING PROVIDED	
REGULAR: 2/UNIT = 214	241	27 QUEST 214 REGULAR (PROVIDED BY GARAGES)	TOTAL = 241 2 QUEST (1 VAN) 6 REGULAR (PROVIDED BY GARAGES) TOTAL = 8
QUEST: 1/4 UNITS = 27			
ADA	7		
RICYCF PARKING	5% OF REQUIRED STALLS = 12		23

A "PRELIMINARY SUBSURFACE SOIL INVESTIGATION CLAREMONT RANCH-FUTURE PAD SITES SOUTHEAST CORNER OF MEADOWBROOK PARKWAY AND MARKSHEFFEL ROAD EL PASO COUNTY, COLORADO" WAS PREPARED BY ENTECH, DATED 25, 2022. NO LOTS HAVE BEEN IDENTIFIED IN THE REFERENCE REPORT AS BEING IMPACTED BY GEOLOGICAL HAZARDS. OVERALL, DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY THE FOLLOWING GEOLOGIC CONSTRAINTS LISTED BELOW.

- \* ISOLATED STEEP SLOPES

THE CONSTRAINTS LISTED ARE NOT CONSIDERED HAZARDS, NOR ARE THEY CONSIDERED UNUSUAL FOR THE FRONT RANGE OF THE FRONT RANGE. APPROPRIATE PLANNING AND ENGINEERING PRACTICES WILL MINIMIZE RISK ASSOCIATED THE LISTED CONSTRAINTS.



Sheet List Table	
Sheet Number	Sheet Title
	COVER SHEET
2	EXISTING CONDITIONS & DEMO PLAN
3	LOT DIMENSION PLAN
4	OVERALL SITE PLAN
5	SITE PLAN (1 OF 3)
6	SITE PLAN (2 OF 3)
7	SITE PLAN (3 OF 3)
8	OVERALL UTILITY PLAN
9	PRELIMINARY GRADING PLAN
10	SITE DETAILS
11	LANDSCAPE SHEET INDEX
12	PRELIMINARY LANDSCAPE PLAN
13	PRELIMINARY LANDSCAPE PLAN
14	PRELIMINARY LANDSCAPE PLAN
15	PRELIMINARY LANDSCAPE PLAN
16	PRELIMINARY LANDSCAPE PLAN
17	PRELIMINARY LANDSCAPE PLAN
18	PRELIMINARY LANDSCAPE PLAN
19	PRELIMINARY LANDSCAPE PLAN
20	TOWNSHORE LANDSCAPE TYPICALS
21	LANDSCAPE NOTES
22	LANDSCAPE DETAILS
23	BUILDINGS, FLOORS

TOTAL PROPERTY AREA: +/- 9.802 ACRES

TRACT F, CLAREMONT RANCH FILING NO. 7, EL PASO COUNTY, STATE OF COLORADO

**SOIL TYPE:**  
THE SOIL ON SITE IS CLASSIFIED WITH THE USCS AS NATIVE SILTY TO CLAYEY SAND (SM-SC) AS HYDROLOGIC SOIL GROUP A.

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBERS 08041C0756G EFFECTIVE DATE DECEMBER 7, 2018 INDICATES THIS PARCEL OF LAND IS LOCATED IN ZONE X AN AREA OF MINIMAL FLOOD HAZARD.

**OWNER:**  
ROCKWOOD HOMES, LLC  
6613 FOLSOM HEIGHTS  
COLORADO SPRINGS, CO 80923  
TEL: (719) 930-5087  
CONTACT: JON RAPTIS

**ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 900  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0182  
CONTACT: KEVIN KOFFORD, P.E.

LAND DEVELOPMENT CONSULTANTS, INC.  
3898 MAIZELAND ROAD  
COLORADO SPRINGS, CO 80909  
TEL: (719) 528-6133 EXT. 109  
CONTACT: DAVID V. HOSTELER, PLS

EL PASO COUNTY:  
EL PASO COUNTY  
DEVELOPMENT SERVICES DEPARTMENT  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
PHONE: (719) 520-3600

ROCKWOOD HOMES, LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF CLAREMONT RANCH WEST. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT COUNTY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE COUNTY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

[PROPERTY OWNER]

NOTARY CERTIFICATE  
(STATE OF  
(COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ BY \_\_\_\_\_ (NAME AND TITLE)

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

ADDRESS OF NOTARY: \_\_\_\_\_

NOTARY PUBLIC

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

ROCKWOOD HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

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

TDE:

ADDRESS: \_\_\_\_\_

**Kimley»»Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
DRAWN BY: AJV  
CHECKED BY: STB  
DATE: 04/21/2023

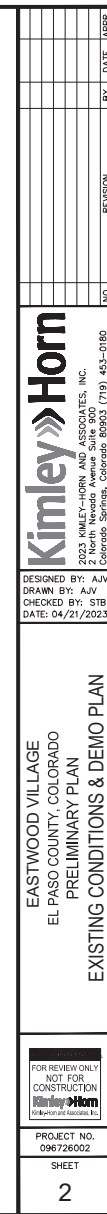
EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
COVER SHEET

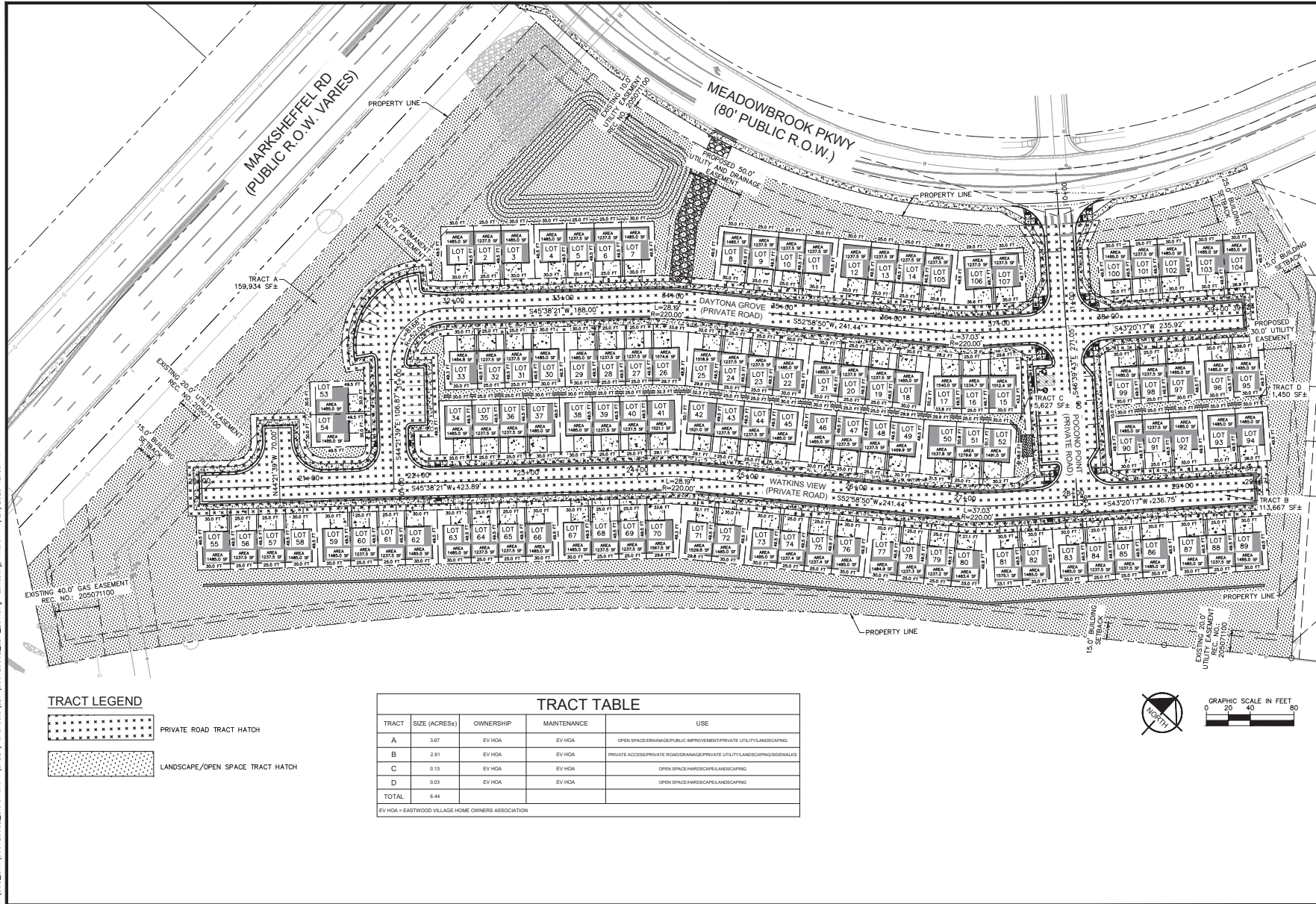
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kinley-Horn**  
Kinley-Horn and Associates, Inc.

PROJECT NO.  
096726002

SHEET

1





**Kimley-Horn**

2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 600  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
DRAWN BY: AJV  
CHECKED BY: STB  
DATE: 04/21/2023

EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
LOT DIMENSION PLAN

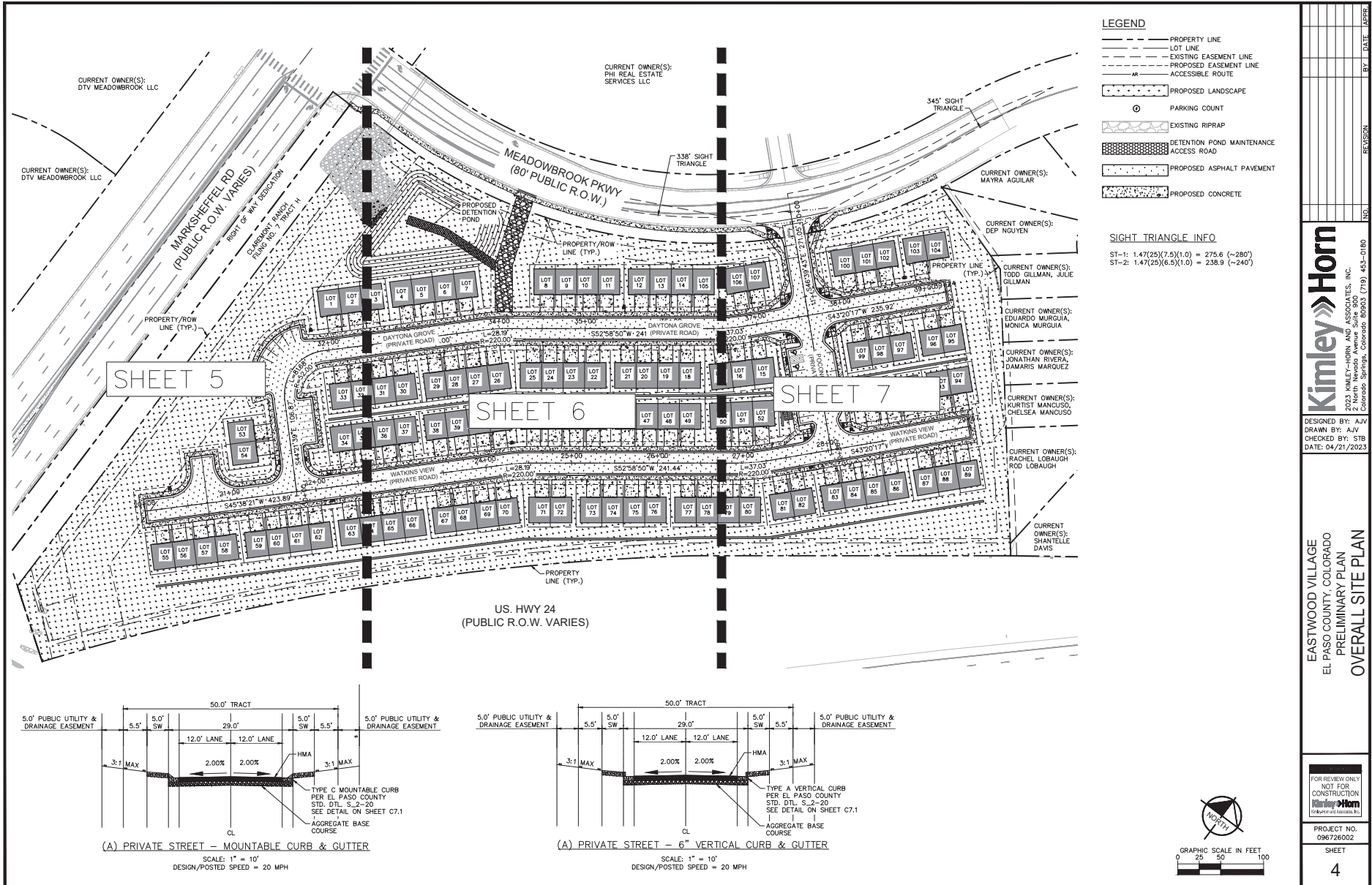
FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

PROJECT NO.  
096726002

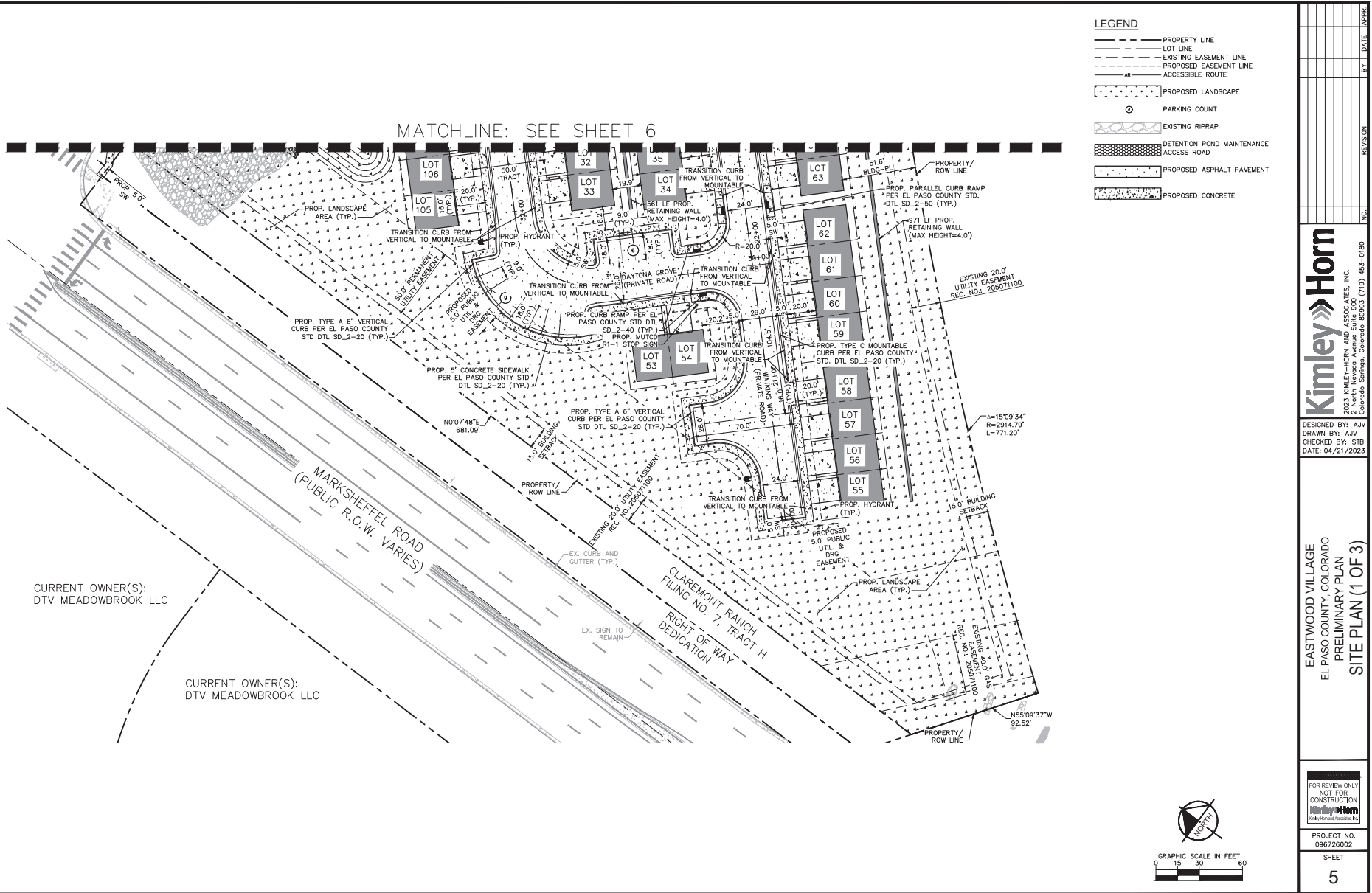
SHEET

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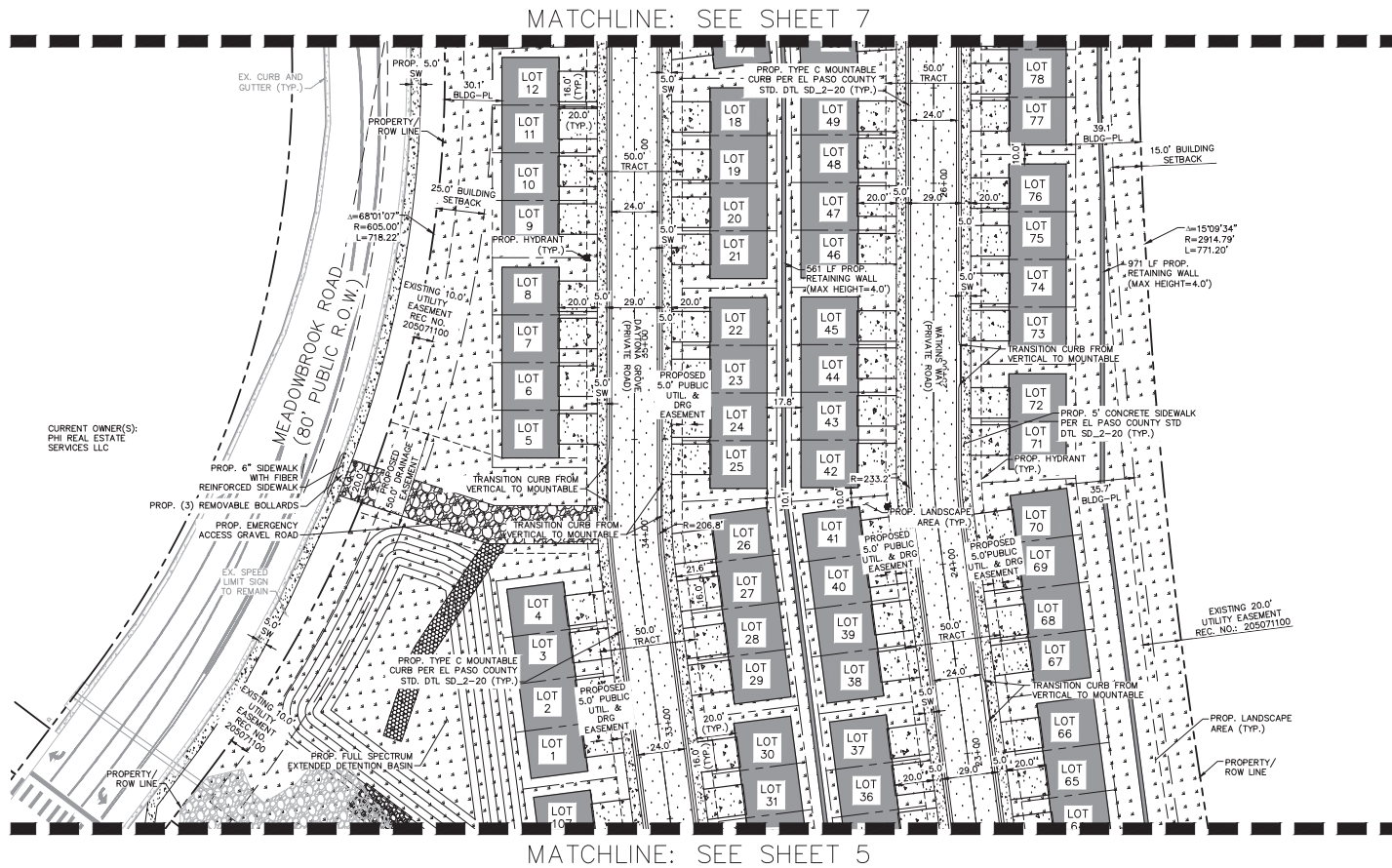
REVISION  
BY  
DATE  
APPROVED



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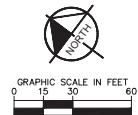


<b>Kimley-Horn</b> 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 600 Colorado Springs, Colorado 80903 719 453-0180	
DESIGNED BY: AJV	BY: DATE
DRAWN BY: AJV	REVISION
CHECKED BY: STB	NO.
DATE: 04/21/2023	
EASTWOOD VILLAGE EL PASO COUNTY, COLORADO PRELIMINARY PLAN SITE PLAN (1 OF 3)	
FOR REVIEW ONLY NOT FOR CONSTRUCTION <b>Kimley-Horn</b> Kimley-Horn and Associates, Inc.	
PROJECT NO. 096726002	SHEET 5



LEGEND

- 
- PROPERTY LINE  
 LOT LINE  
 EXISTING EASEMENT LINE  
 PROPOSED EASEMENT LINE  
 ACCESSIBLE ROUTE  
 PROPOSED LANDSCAPE  
 PARKING COUNT  
 EXISTING RIPRAP  
 DETENTION POND MAINTENANCE ACCESS ROAD  
 PROPOSED ASPHALT PAVEMENT  
 PROPOSED CONCRETE



**Kimley»»Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 900  
Colorado Springs, Colorado 80903 (719) 453-0180

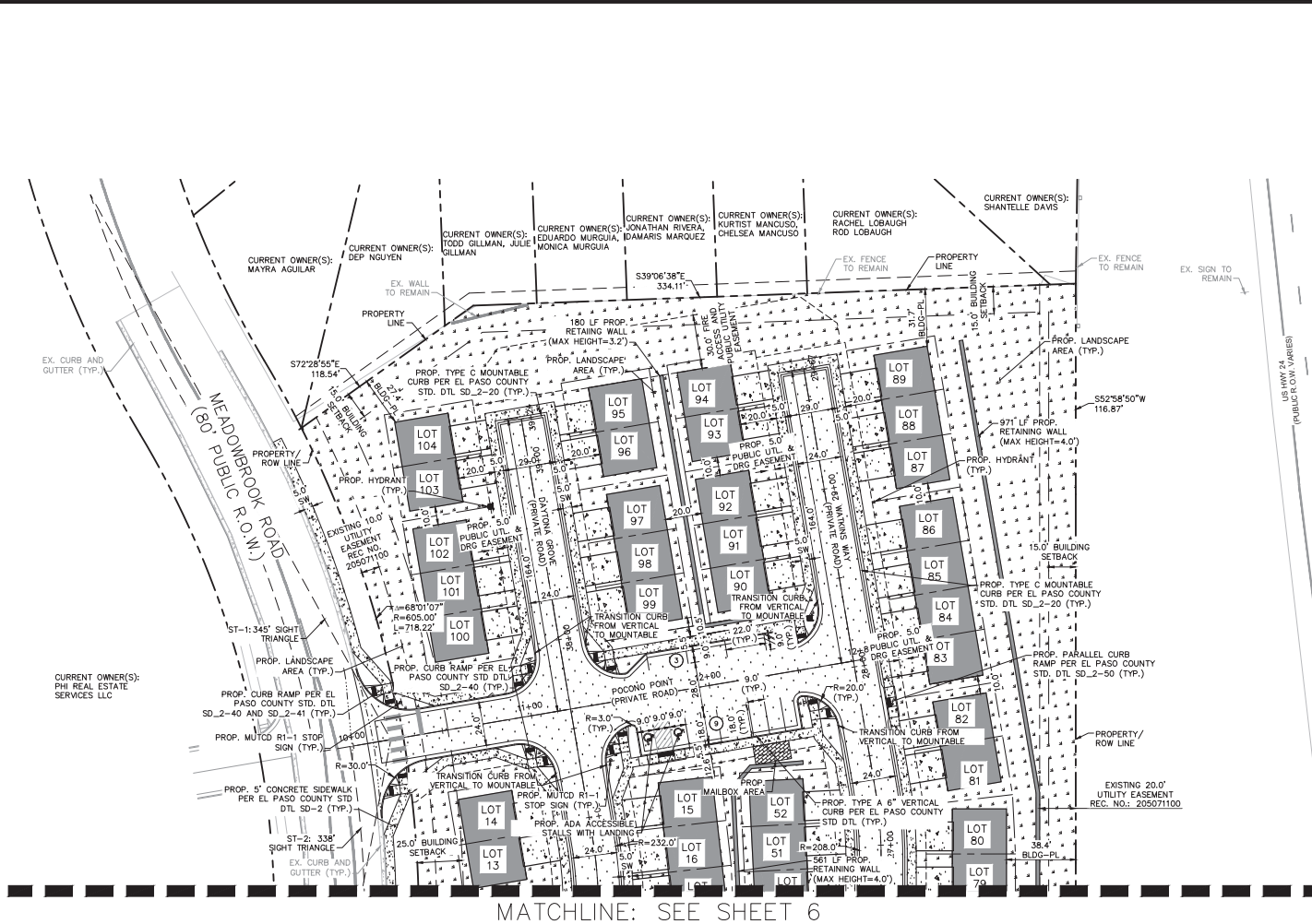
DESIGNED BY: AJV  
DRAWN BY: AJV  
CHECKED BY: STB  
DATE: 04/21/2023

EASTWOOD VILLAGE  
EEL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
SITE PLAN (2 OF 3)

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NOT FOR  
CONSTRUCTION  
**Kirby-Horn**  
Kirby-Horn and Associates, Inc.

PROJECT NO. 096726002
SHEET 6

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- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - ACCESSIBLE ROUTE
  - PROPOSED LANDSCAPE
  - PARKING COUNT
  - EXISTING RIPRAP
  - DETENTION POND MAINTENANCE ACCESS ROAD
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE

**Kimley-Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 600  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
DRAWN BY: AJV  
CHECKED BY: STB  
DATE: 04/21/2023

EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
SITE PLAN (3 OF 3)

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NOT FOR  
CONSTRUCTION  
**Kimley-Horn**  
Kimley-Horn and Associates, Inc.

PROJECT NO.  
096726002

SHEET

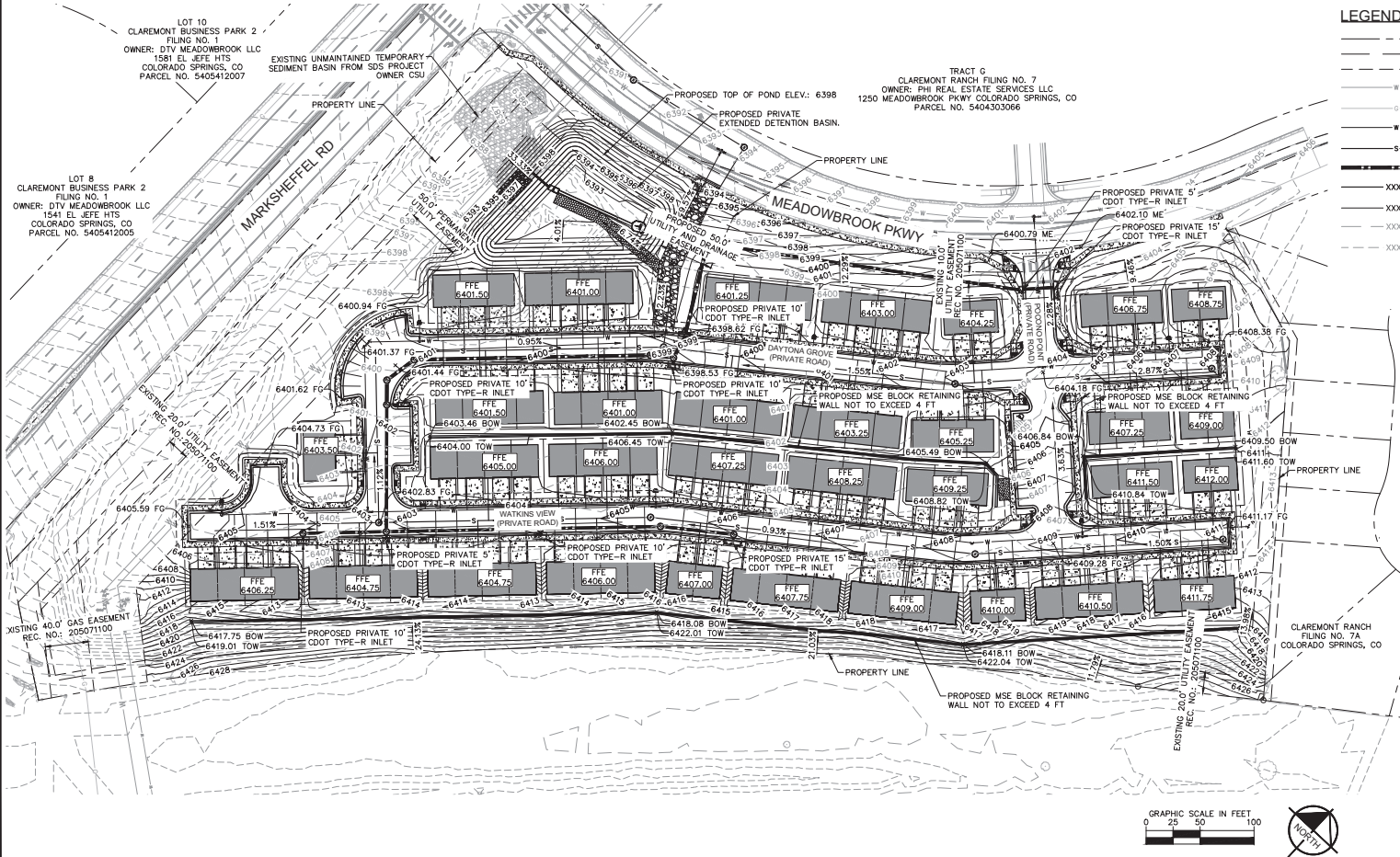
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PCD PROJECT NUMBER: PPR-23-XXX



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**Kimley»Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 North Nevada Avenue Suite 600  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: AJV  
DRAWN BY: AJV  
CHECKED BY: STB  
DATE: 04/21/2023

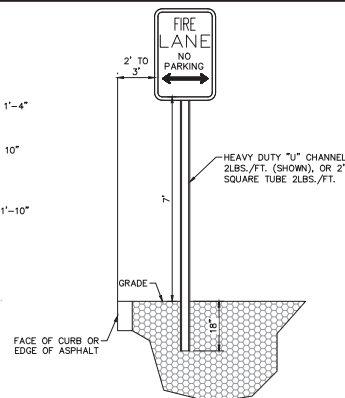
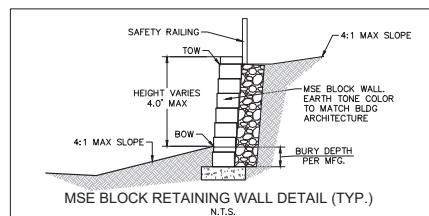
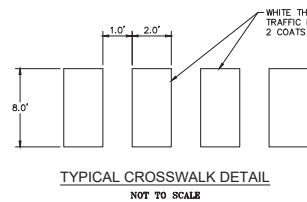
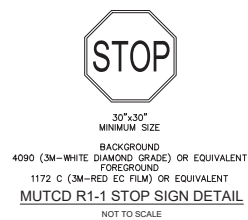
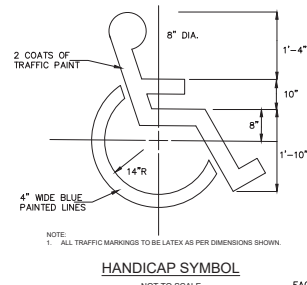
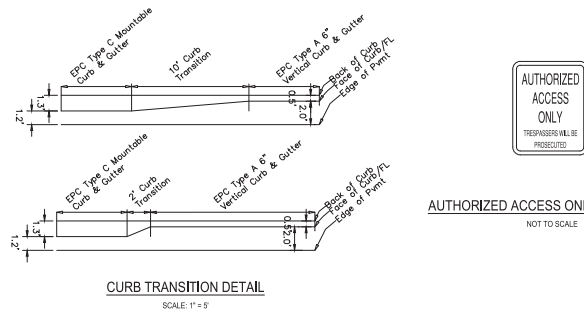
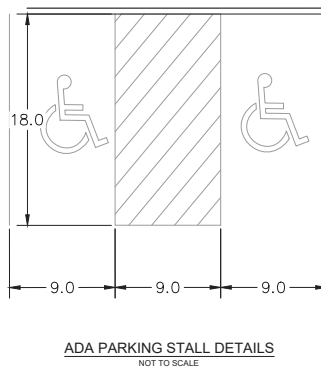
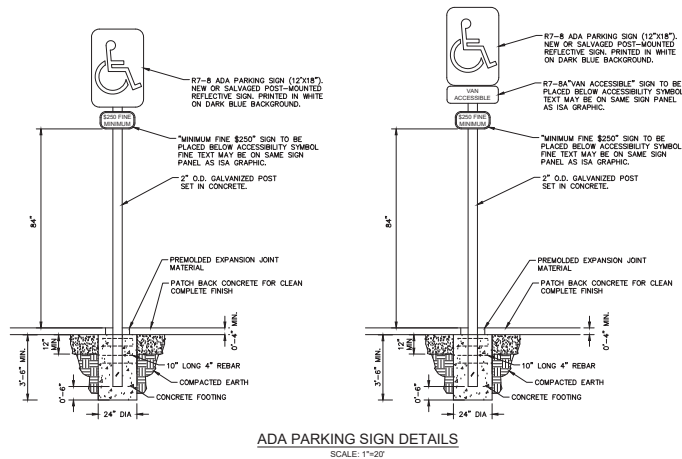
**EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
PRELIMINARY GRADING PLAN**

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION

**Kimley»Horn**  
Kimley-Horn and Associates, Inc.

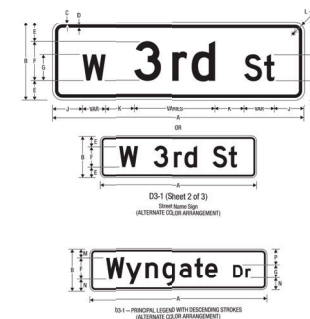
PROJECT NO.  
096726002

SHEET  
9



- NOTE:**
1. SIGN MUST HAVE A WHITE REFLECTIVE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN TWO INCH (2") LETTERING AND HAVE A MINIMUM DIMENSION OF TWELVE INCHES (12") WIDE BY EIGHTEEN INCHES (18") HIGH.
  2. REFER TO THE COLORADO SPRINGS FIRE DEPARTMENT FIRE LANE STRIPING AND SIGNING HANDBOOK FOR ACCEPTABLE ALTERNATIVES AND REQUIREMENTS.

**FIRE LANE SIGNAGE DETAIL**  
NOT TO SCALE



	A	B	C	D	E	F	G	H	J	K	L	M	N	P
VAR 8	0.25	0.25	2	4.0	3.0	3	3(MIN)	3	1	1.5	2.5	2.5		
VAR 12	0.25	0.5	3	6.0	4.0	5	4.5(MIN)	4.5	1.5	2.5	1.5	4.5		
VAR 18	0.5	0.75	5	8.0	6.0	7	5.0(MIN)	6	1.875	4.5	1.5	6.5		
VAR 24	0.625	0.875	6	12.0	8.0	10	6(MIN)	9	2.25	5	7	9		

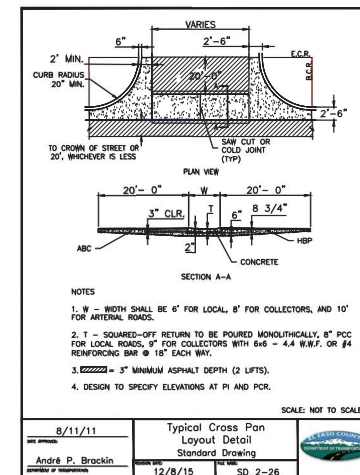
COLOR: LEGEND BORDER - BLACK (RETROREFLECTIVE)  
BACKGROUND - WHITE (RETROREFLECTIVE)

**MUTCD D3-1 STREET SIGN DETAIL**

	A	B	C	D	E	F	G	H	J	K	L	M	N	P
VAR 15	0.25	0.25	4	4.0	3.0	3	3(MIN)	3	2	2	1			
VAR 24	0.5	4	6	4	10	4	4.5(MIN)	4.5	3	3	1.5			
VAR 33	0.75	5.5	8	6	22.17	5.33	5.33(MIN)	6	4	4	1.875			
VAR 48	1	8	12	8	32	8	6(MIN)	9	6	6	2.25			

COLOR: LEGEND BORDER - BLACK (RETROREFLECTIVE)  
BACKGROUND - WHITE (RETROREFLECTIVE)  
BACKGROUND (ALTERNATE) - BLUE OR BROWN (RETROREFLECTIVE)

**MUTCD D3-1 STREET SIGN DETAIL**



**NOTES**

1. W - WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. 1 - SLOPED-OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 - 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. 2 - MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT P1 AND PCR.

8/11/11	Typical Cross Pavement Layout Detail	Standard Drawing
Andrew P. Brackin	12/8/15	SD-2-26

**Kimley-Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
202 North Nevada Avenue Suite 600  
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: KRK  
DRAWN BY: AUL  
CHECKED BY: KRK  
DATE: 04/14/2023

EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS  
SITE DETAILS

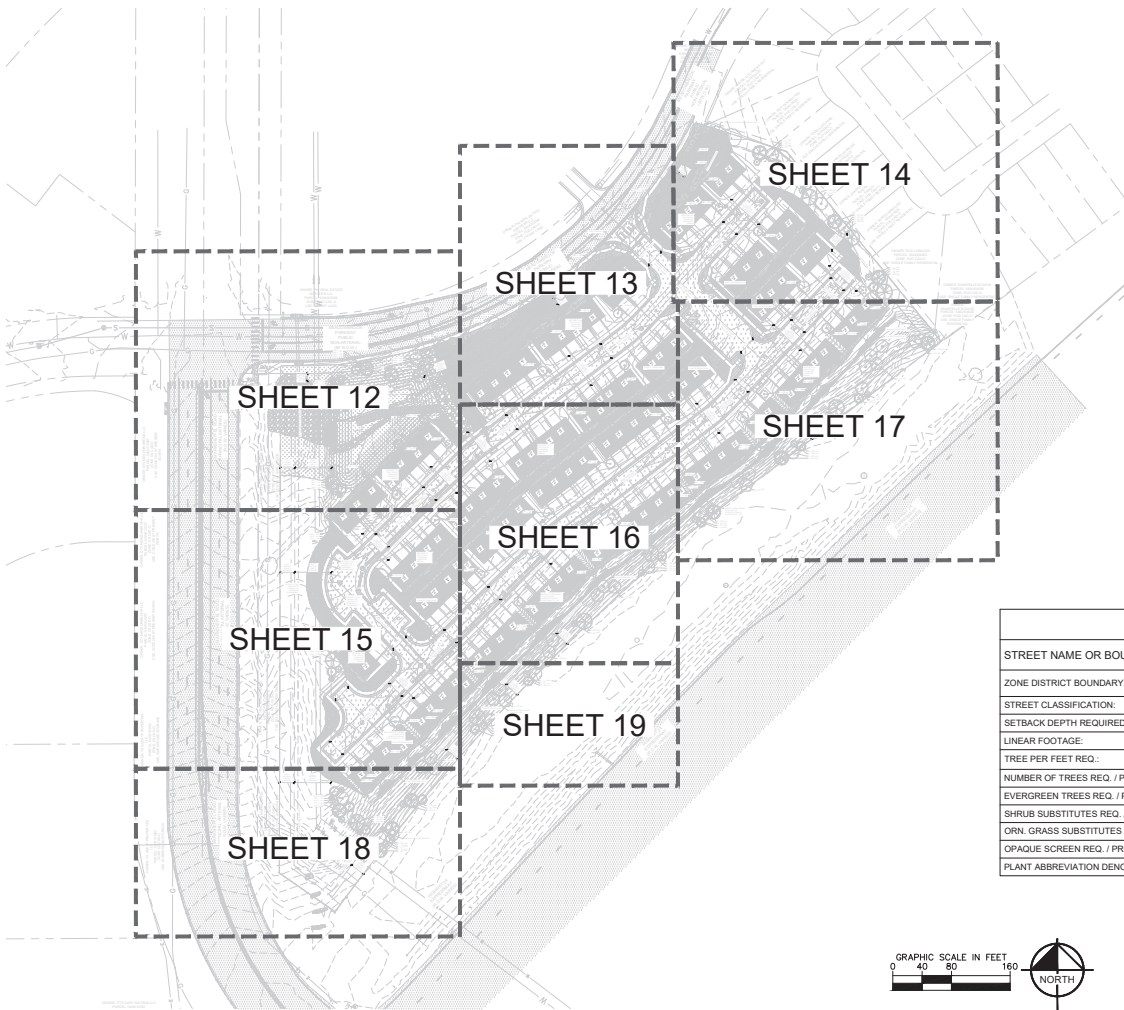
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NOT FOR  
CONSTRUCTION

PROJECT NO.  
096726002

SHEET

10

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LANDSCAPE SHEET INDEX	
SHEET TITLE	SHEET NUMBER
LANDSCAPE SHEET INDEX	11
PRELIMINARY LANDSCAPE PLAN	12
PRELIMINARY LANDSCAPE PLAN	13
PRELIMINARY LANDSCAPE PLAN	14
PRELIMINARY LANDSCAPE PLAN	15
PRELIMINARY LANDSCAPE PLAN	16
PRELIMINARY LANDSCAPE PLAN	17
PRELIMINARY LANDSCAPE PLAN	18
PRELIMINARY LANDSCAPE PLAN	19
TOWNHOME LANDSCAPE TYPICALS	20
LANDSCAPE NOTES	21
LANDSCAPE DETAILS	22

PARKING LOT LANDSCAPING	
NUMBER OF VEHICLE SPACES PROVIDED:	27
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	2 / 2
PARKING LOT FRONTAGES:	WEST
LENGTH OF FRONTAGE:	111'
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	74' / 74'
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PL

INTERNAL LANDSCAPING	
NET SITE AREA:	427,017 SF (9.80 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL LANDSCAPE AREA REQ. / PROV.	54,795 SF / 186,117 SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	110 / 60
SHRUB SUBSTITUTES REQ. / PROV.	500 / 500"
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

\*NOTE: INTERNAL TREE REQUIREMENT TO BE MET WITH SHRUB SUBSTITUTES BY OWNER/CONTRACTOR.

LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	HIGHWAY 24	MARKSHEFFEL RD	MEADOWBROOK PKWY	EAST BUFFER
ZONE DISTRICT BOUNDARY:	YES	YES	YES	YES
STREET CLASSIFICATION:	EXPRESSWAY	PRINCIPAL ARTERIAL	NONARTERIAL	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	25' / 25'	10' / 10'	15' / 15'
LINEAR FOOTAGE:	1140'	774'	710'	451'
TREE PER FEET REQ.:	1 TREE PER 20 LF	1 TREE PER 20 LF	1 TREE PER 30 LF	1 TREE PER 25 LF
NUMBER OF TREES REQ. / PROV.	57 / 57	39 / 39	24 / 24	19 / 19
EVERGREEN TREES REQ. / PROV.	N/A	N/A	N/A	7 / 18
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	HW	MS	MB	EB


NO.

REVISION

BY

DATE


APPROVED



DESIGNED BY: A/J  
DRAWN BY: A/J  
CHECKED BY: STB  
DATE: 04/21/2023

EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
LANDSCAPE SHEET INDEX

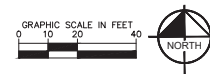
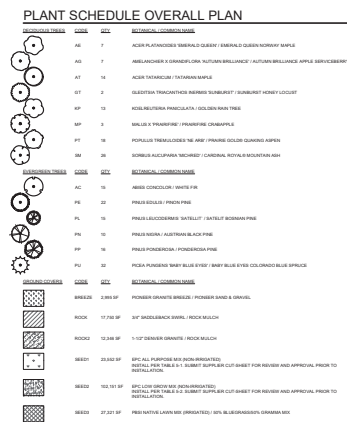
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CONSTRUCTION

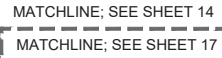


PROJECT NO.  
096726002

SHEET  
11

PCD PROJECT NUMBER: PPR-23-XXX






A graphic scale in feet showing 0, 10, 20, and 40 feet. To the right of the scale is a north arrow pointing upwards, with the word "NORTH" written below it.

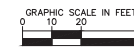
**Kimley»»Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue Suite 900  
 Colorado Springs, Colorado 80903 (719) 453-0180



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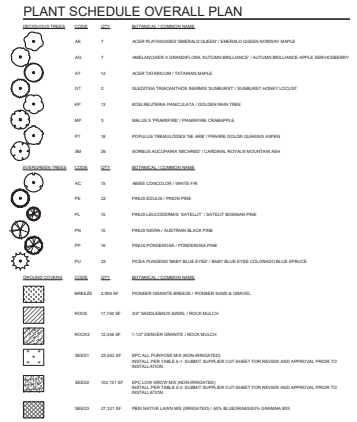




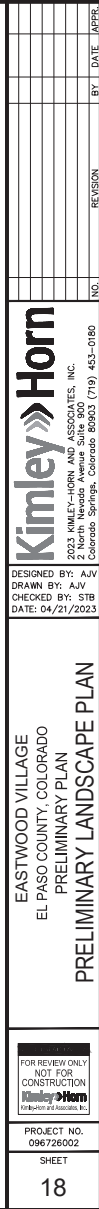
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	<div style="text-align: center;"> <p>EASTWOOD VILLAGE EL PASO COUNTY, COLORADO PRELIMINARY PLAN</p> </div>		<div style="text-align: center;"> <p>DESIGNED BY: AJV DRAWN BY: AJV CHECKED BY: STB DATE: 04/21/2023</p> </div>		<div style="text-align: center;"> <p><b>Kimley»Horn</b> 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 North Nevada Avenue Suite 600 Colorado Springs, Colorado 80903 (719) 533-0180</p> </div>	

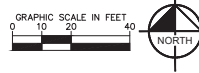


<div style="text-align: center;">  <p><b>Kimley-Horn</b></p> </div>	2023 KIMLEY-HORN AND ASSOCIATES, INC. 1000 North Lincoln Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 453-0180	NO.	REVISION	BY	DATE	APPR.
<div style="display: flex; justify-content: space-between;"> <div> <p>EASTWOOD VILLAGE</p> <p>EL PASO COUNTY, COLORADO</p> <p>PRELIMINARY PLAN</p> </div> <div style="text-align: center;"> <p><b>Kimley-Horn</b></p> </div> </div>						
<div style="display: flex; justify-content: space-between;"> <div> <p>DESIGNED BY: AJV</p> <p>DRAWN BY: AJV</p> <p>CHECKED BY: STB</p> <p>DATE: 04/21/2023</p> </div> <div style="text-align: center;"> <p><b>PRELIMINARY LANDSCAPE PLAN</b></p> </div> </div>						
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**Kirby-Horn**  
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PROJECT NO.  
096726002

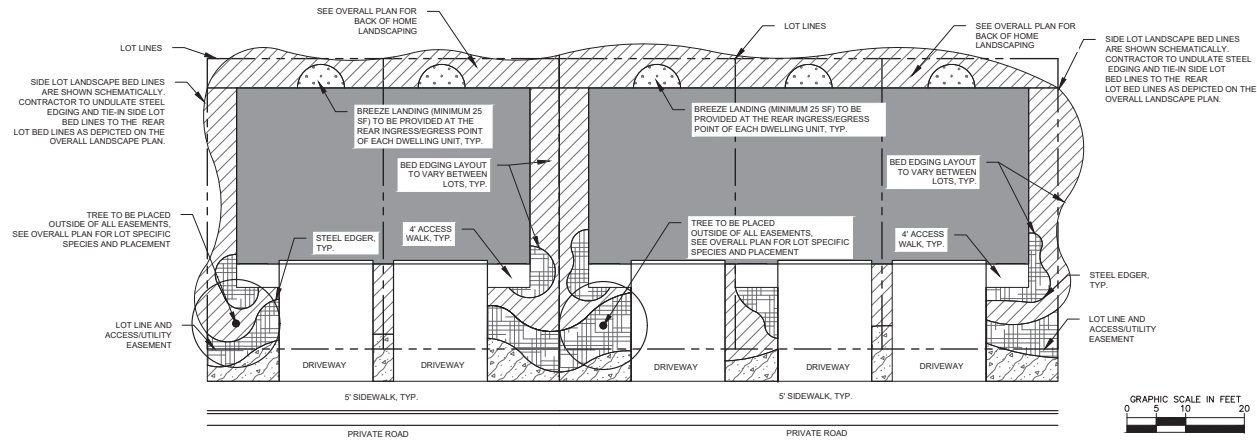
SHEET  
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**Kimley»»Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 North Nevada Avenue Suite 900  
 Colorado Springs, Colorado 80903 (719) 453-0180

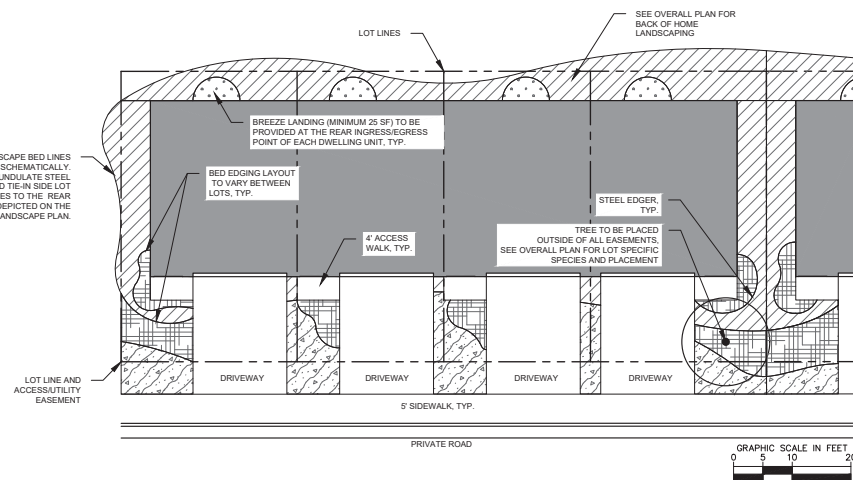
DESIGNED BY: AJV  
 DRAWN BY: AJV  
 CHECKED BY: STB  
 DATE: 04/21/2023

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### TYPICAL THREE UNIT LOT LAYOUT



### TYPICAL FOUR UNIT LOT LAYOUT



PLANT SCHEDULE TOWNHOME LOT TYPCALS

[illegible]

SIDE LOT LANDSCAPE BED LINES ARE SHOWN SCHEMATICALLY. CONTRACTOR TO UNDULATE STEEL EDGING AND TIE-IN SIDE LOT BED LINES TO THE REAR LOT BED LINES AS DEPICTED ON THE OVERALL LANDSCAPE PLAN.

[illegible]

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Colorado Springs, Colorado 80903 (719) 453-0180

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DRAWN BY: AJV  
CHECKED BY: STB  
DATE: 04/21/2023

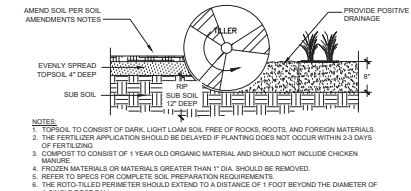
EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
TOWNHOME LANDSCAPE TYPICALS

FOR REVIEW ONLY  
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CONSTRUCTION  
**Kirby-Horn**  
Kirby-Horn and Associates, Inc.

PROJECT NO. 096726002
SHEET 20

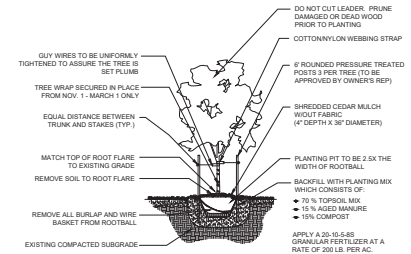
PCD PROJECT NUMBER: PPR-23-XXX





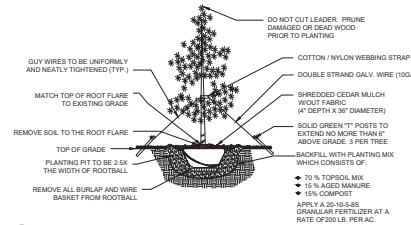
## 1 SOIL PREP

NTS 096-726-002-01



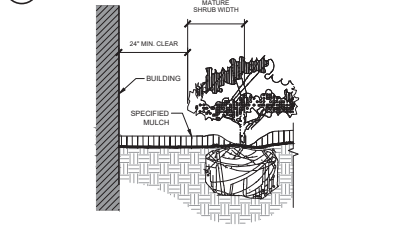
## 2 DECIDUOUS TREE PLANTING

NTS 096-726-002-02



## 3 EVERGREEN TREE PLANTING

NTS 096-726-002-03



## 4 PLANTINGS ADJACENT TO BUILDINGS

NTS 096-726-002-04

SOIL AMENDMENTS		TEST NO. S23103-54 PH = 6.03		SOIL TYPE = SANDY CLAY LOAM ORGANIC MATERIAL = 7.1 %	
GROUND PLANE TREATMENT	CLASS I DM AMENDMENT	NITROGEN +13.800%	POTASSIUM +13.800%	OTHER 20.24% MULCH OR CL	FERTILIZER E.C. SALT OR PH TREATMENT
SCODDED TURFGRASS	NA	NA	NA	NA	NA
SEEDS AREAS-NATIVE	1CY1000SF	1.5LBS/1000SF	0.5LBS/1000SF	0.5LBS/1000SF 2A	NA
TREES	3CY1000SF	2LBS/1000SF	1LBS/1000SF	1LBS/1000SF	NA
SHRUBS	3CY1000SF	2LBS/1000SF	1LBS/1000SF	1LBS/1000SF	NA

\* USE CLASS I COMPOST AMENDMENTS AND ORGANIC AMENDMENTS AS SPECIFIED BELOW

ACCEPTABLE FERTILIZERS:  
USE CLASS I COMPOST  
\* APPLY ADDITIONAL FERTILIZER FOR LOAM SOIL  
IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.  
PROVIDE A COPY OF RECEIPT FOR ORGANIC AMENDMENT INSTALLED PRIOR TO FINAL INSPECTION.

## PLANT SCHEDULE OVERALL PLAN

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL	WIDTH	HEIGHT
AE	7		ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN NORWAY MAPLE	B & B	2" CAL MIN	30'-40'	40'-50'
AG	7		AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL MIN	15'-20'	15'-25'
AT	14		ACER TATARICUM / TATARIAN MAPLE	B & B	2" CAL MIN	15'-20'	20'-25'
GT	2		GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEY LOCUST	B & B	2" CAL MIN	30'-35'	30'-35'
KP	13		KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B & B	2" CAL MIN	20'-30'	20'-30'
MP	3		MALUS X PYRAIRIFRE / PYRAIRIFRE CRABAPPLE	B & B	2" CAL MIN	15'-20'	15'-20'
PT	18		POPULUS TREMILOIDES 'THE ARB' / PRAIRIE GOLDBE QUAKING ASPEN	B & B	2" CAL MIN	20'-30'	30'-40'
SM	26		SORBUS AUCUPARIA 'MCHRED' / CARONAL ROYALB MOUNTAIN ASH	B & B	2" CAL MIN	10'-15'	30'-40'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL	WIDTH	HEIGHT
AC	15		ABIES CONCOLOR / WHITE FIR	B & B	6" HGT.	20'-30'	40'-60'
PE	22		PINUS EDULIS / PINON PINE	B & B	6" HGT.	15'-20'	20'-30'
PL	15		PINUS LEUCODERMIS 'SATELLITE' / SATELITE BOSNIAN PINE	B & B	6" HGT.	8'-10'	15'-20'
PN	10		PINUS N GR / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'
PP	16		PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	25'-30'	60' +
PU	32		PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6" HGT.	10'-15'	20'-30'
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFL
BREEZE	2,366	SF	PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL	BREEZE	4"	YES	PIONEER SAND & GRAVEL
ROCK	17,792	SF	3/4" SADDLEBACK SWIRL / ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND
ROCK2	12,346	SF	1-1/2" DENVER GRANITE / ROCK MULCH	ROCK MULCH	4"	YES	C&C SAND
SEED1	23,552	SF	EPC ALL PURPOSE MIX (NON-IRRIGATED) INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		
SEED2	102,151	SF	EPF LOW GROW MIX (NON-IRRIGATED) INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART		
SEED3	27,321	SF	PBS NATIVE LAWN MIX (IRRIGATED) / 50% BLUEGRASS/50% GRAMMA MIX	SEED	4 PLS / 1000 SF		

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				80 seeds/lb/ft	40 seeds/lb/ft	20 seeds/lb/ft
Bluestem, lig	Andropogon gerardi	Warm, seed	20	4.4	2.2	1.1
Gramin, blue	Bouteloua curtipendula	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass	Stipa viridula	Cool, bunch	10	2	1	0.5
Wheatgrass, western	Panicum umbrin	Cool, seed	20	6.4	3.2	1.6
Gramin, sideoats	Bouteloua curtipendula	Warm, bunch	10	2	1	0.5
Switchgrass	Panicum virgatum	Warm, upright	10	0.8	0.4	0.2
Prairie sandreed	Calamagrostis canadensis	Warm, seed	10	1.2	0.6	0.3
Yellow indragrass	Sorghastrum nutans	Warm, seed	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				80 seeds/lb/ft	40 seeds/lb/ft	20 seeds/lb/ft
Buffalograss	Bouteloua dactyloides	Warm, seed	25	9.6	4.8	2.4
Gramin, blue	Bouteloua curtipendula	Warm, bunch	20	10.8	5.4	2.7
Gramin, sideoats	Bouteloua curtipendula	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	Stipa viridula	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	Panicum umbrin	Cool, seed	20	12	6	3
Droopseed, sand	Sporobolus cryptandrus	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

**Kimley»Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2022 North Nevada Avenue Suite 600  
Colorado Springs, Colorado 80903 (719) 453-0180

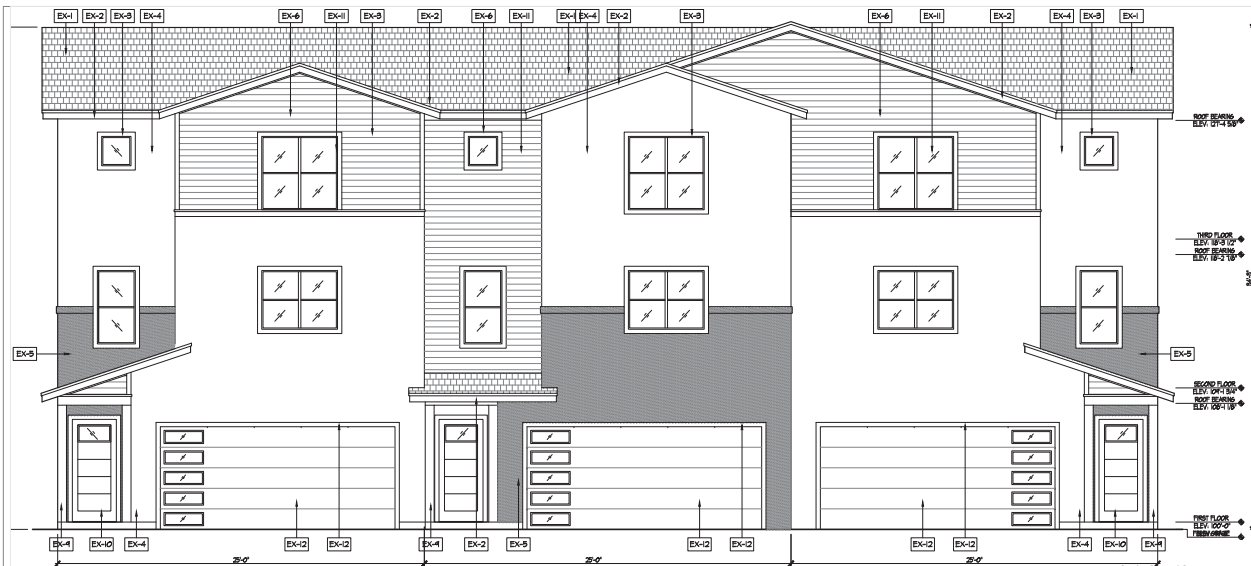
EASTWOOD VILLAGE  
EL PASO COUNTY, COLORADO  
PRELIMINARY PLAN  
LANDSCAPE DETAILS

FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION  
**Kimley»Horn**  
K&H ASSOCIATES, INC.

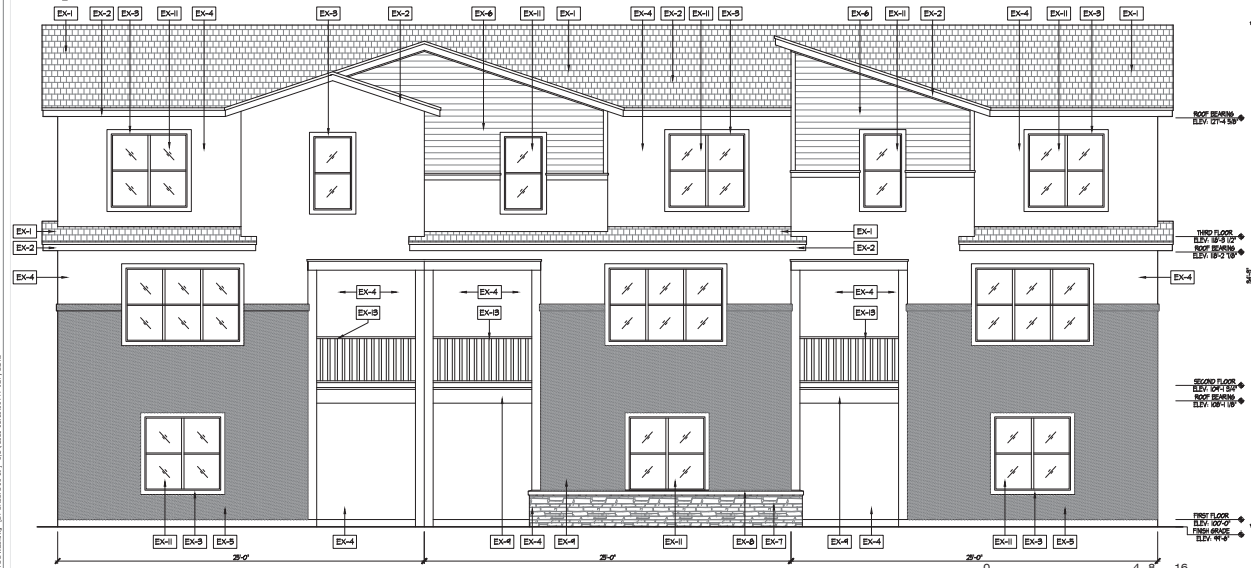
PROJECT NO.  
096726002

SHEET

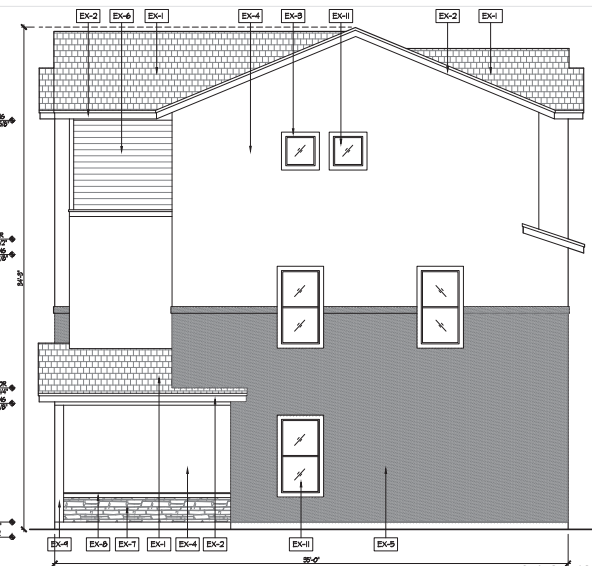
22



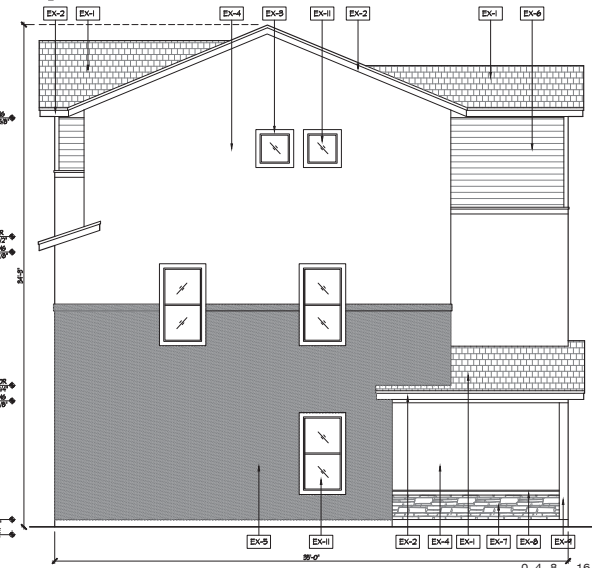
1 FRONT ELEVATION  
DP18 SCALE: 1/4" = 1'-0"



3 REAR ELEVATION  
DP18 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION  
DP18 SCALE: 1/4" = 1'-0"



4 LEFT SIDE ELEVATION  
DP18 SCALE: 1/4" = 1'-0"

ELEVATION MATERIAL KEY

MATERIAL NO.	MATERIAL DESCRIPTION	MATERIAL NO.	MATERIAL DESCRIPTION	MATERIAL NO.	MATERIAL DESCRIPTION
EX-1	ASPHALT SHINGLE ROOF - COLOR: MEDIUM GRAY	EX-6	LAP SIDING - COLOR: MEDIUM BROWN	EX-11	WINDOWS - COLOR: LIGHT TAN FRAMES
EX-2	ROOF FASCIA - COLOR: MEDIUM GRAY	EX-7	STONE VENEER - DRY STACKED LEDGE STONE - COLOR: LIGHT TO MEDIUM GRAY	EX-12	GARAGE DOORS AND TRIM - COLOR: MEDIUM GRAY
EX-3	WINDOW TRIM - COLOR: LIGHT TAN (EXCEPT AT EX-6 MEDIUM BROWN)	EX-8	STONE VENEER SILLS AND CAPS - COLOR: MEDIUM GRAY	EX-9	DECK RAILINGS - COLOR: MEDIUM BROWN
EX-4	CEMENT STUCCO - COLOR: LIGHT CREAM	EX-9	PORCH AND DECK COLUMNS AND BEAMS - COLOR: DARK GRAY		
EX-5	CEMENT STUCCO - COLOR: MEDIUM TAN	EX-10	ENTRY DOORS AND TRIM - COLOR: MEDIUM GRAY		



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

ATTACHED SINGLE FAMILY  
1249 MEADOWBROOK PARKWAY

ENTITLEMENT

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

### **Agenda Item Summary Form**

**Agenda Item Title:** 2023 Urban & Regional Park Fees

**Agenda Date:** May 10, 2023

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

**Presenter:** Jason Meyer, Park Planning Manager  
Todd Marts, Executive Director

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

#### **Background Information:**

The El Paso County Park Advisory Board annually reviews and endorses park development fees for regional park and urban park purposes required per the El Paso County Land Development Code. These fees are determined by a set methodology outlined in the El Paso County Land Development Code using land sale values determined by the County Assessor.

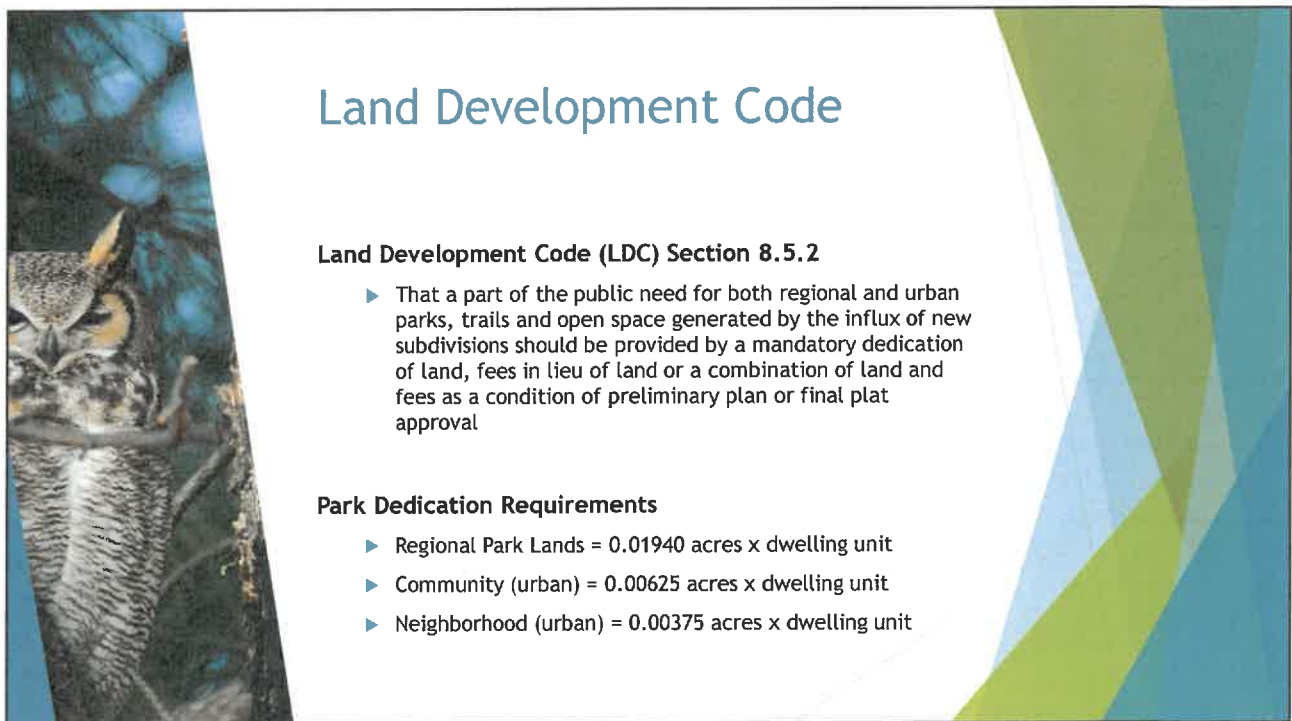
The proposed 2023 park development fee rates for regional park fees and urban park fees are included in the attached presentation. The Park Fee Advisory Committee endorsed the proposed 2023 park development fees in February 2023. Following Park Advisory Board endorsement in May, the proposed park development fees will be presented to the Board of County Commissioners for their approval.

#### **Proposed Motion:**


Move to endorse the 2023 park development fee rates for Regional Park purposes at \$505 per dwelling unit and Urban Park purposes at \$318 per dwelling unit.



1



2

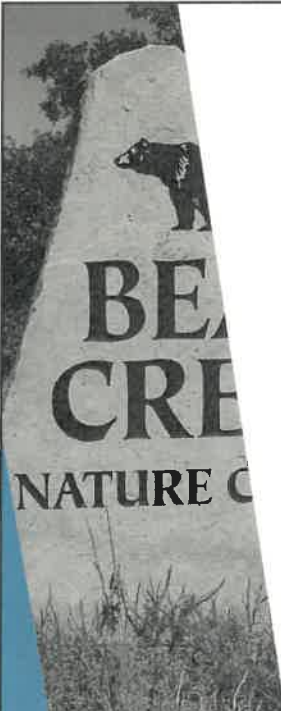


## Land Development Code

### Park Fees in Lieu of Park Land Dedications

- ▶ When dedication of required regional park, open space, regional trail or urban park lands is not deemed feasible or not in the public interest, the BoCC shall require the applicant to pay to El Paso County a fee in lieu of land
  - ▶ El Paso County Operates a Regional Park System
  - ▶ Support of Urban Park Development
- ▶ Fees in lieu of land shall be established each year by resolution of the BoCC. Fees in lieu of land for regional park, open space, regional trail, or urban park purposes shall be based on the same subdivision category standard used to establish land dedication requirements

3



## Park Fees Methodology

### Step 1

- ▶ Working with the Office of the El Paso County Assessor, establish a median per acre market value based upon residential land sales over past 10 years
  - ▶ Regional Parks = \$26,036 / Acre
  - ▶ Community Parks = \$30,922 / Acre
  - ▶ Neighborhood Parks = \$33,419 / Acre

### Step 2

- ▶ Using the established median, multiply by the required acres per residential DU established for park land dedications in the LDC
  - ▶ Regional Park = 0.01940 acres x \$26,036 = \$505 per DU
  - ▶ Community (urban) = 0.00625 acres x \$30,922 = \$193 per DU
  - ▶ Neighborhood (urban) = 0.00375 acres x \$33,419 = \$125 per DU

4



## Park Fees Methodology

### Step 3

- ▶ Park Fee Advisory Committee
  - ▶ 2 Park Advisory Board Members, 2 Development Community Members, Community Member At-Large
    - ▶ Classic Communities - Joe Loidlot, President
    - ▶ Meridian Service Metropolitan District - Tom Kerby
  - ▶ Provided park fees calculated at 5-year median and 10-year median
    - ▶ 5-year more in-line with project horizons and strategic planning documents
    - ▶ 10-year more in-line with current methodology

### Board Approvals

- ▶ Park Advisory Board Endorsement
- ▶ BoCC Approval

5



## 2023 Park Dedications Land / Fees

### Regional Park Land Dedications / Fees

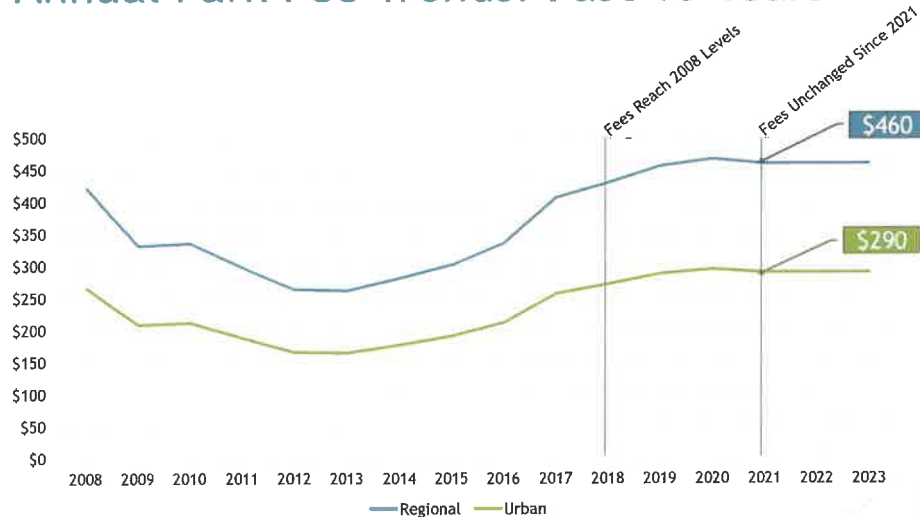
- ▶ Required for every residential subdivision regardless of density
  - ▶ 2023 rate = 0.019 acres / \$505 DU
    - ▶ 100 DU = 1.9 acres / \$50,500
    - ▶ 500 DU = 9.7 acres / \$252,500

### Urban Park Land Dedications / Fees

- ▶ Required for residential subdivision with urban densities
  - ▶ 2023 rate = 0.01 acres / \$318 DU (combined)
    - ▶ 100 DU = 1.0 acres / \$31,800
    - ▶ 500 DU = 5 acres / \$159,000
- ▶ Park fees tied directly to per acre land value
- ▶ Fees are not calculated to cover operating costs
- ▶ Fees may not be collected for up to 2 years after final plat

6

## Annual Park Fee Trends: Past 15 Years



7

## Park Fee Comparisons

### El Paso County Park Fees

- ▶ Regional Park = \$505
- ▶ Urban Park Fee = \$303

### City of Colorado Springs

- ▶ Community = \$784.08
- ▶ Neighborhood = \$1,011.55

### Larimer County

- ▶ County Park Fee = \$701

### Greeley

- ▶ Neighborhood = \$1,104
- ▶ Community = \$1,783

### Current Park Fee Trend

- ▶ Adams County
- ▶ Arapahoe County
- ▶ Douglas County
- ▶ Jefferson County

Park fee based upon full market value of required park land dedications assuming full build-out of the development application.

8



## How Park Fees are Used



**Main Funding Mechanism for Capital Projects**

- ▶ New Facilities
- ▶ Replacement of Infrastructure



**Park Lands Agreements**

- ▶ Public/Private Partnerships
- ▶ Fee Relief

9

## Recent Projects Funded with Regional Park Fees

- Fox Run Nature Center
- Pineries Open Space
- Homestead Ranch Regional Park
- Fountain Creek Nature Center
- Black Forest Regional Park
- Santa Fe Open Space
- Fox Run Regional Park
- Fairgrounds Barn

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## Recent Projects Funded with Urban Park Fees

Widefield Community Park  
 Bear Creek Restroom / Pickleball Courts  
 Santa Fe Open Space  
 Fox Run Regional Park Playground  
 Palmer Lake Recreation Area  
 Fountain Creek Regional Trail  
 Palmer Lake Recreation Area  
 Rock Island Trailhead

11

## Park Land Agreements Examples

Pinerias Open Space - 1,070 Acres  
 Falcon Regional Park - 215 Acres  
 Black Forest Regional Park - 145 Acres  
 Latigo Open Space - 100 Acres  
 Urban Park Grants: Meridian Ranch, Lorson Ranch, Sterling Ranch, Glen at Widefield, Forest Lakes  
 Important opportunities to expand parks, open space, and trails since there is currently no dedicated funding for acquisition.

12

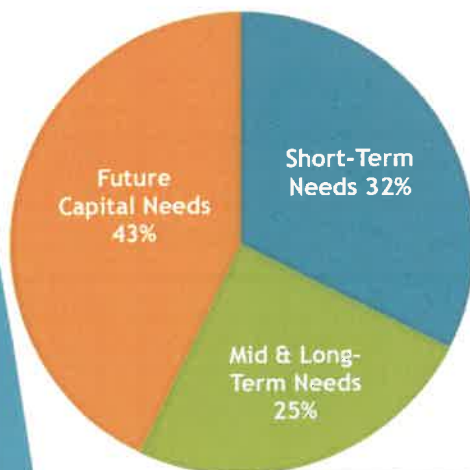
## El Paso County Parks Master Plan



13

## County Parks Capital & Critical Needs

**\$44.6 MILLION NEED**



**Short-term Needs (1-3 years) = \$14.5 million**

- ▶ Critical needs, ADA, facility repairs/replacements

**Mid & Long-term Needs (4-10 years) = \$11 million**

- ▶ Facility upgrades, playground replacements

**Future Capital Improvements = \$19.1 million**

- ▶ Unfunded master plan identified improvements

14



Questions?

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

### **Agenda Item Summary Form**

**Agenda Item Title:** Fox Run Nature Center Update

**Agenda Date:** May 10, 2023

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

**Presenter:** Jason Meyer – Park Planning Division Manager

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

#### **Background Information:**

Based on projected population growth and public surveys in the El Paso County Parks Master Plan, developing a nature center in northern El Paso County was identified as an objective in the El Paso County 2017-2021 Strategic Plan and El Paso County Parks Master Plan (2013):

- El Paso County 2017-2021 Strategic Plan (Strategy D / Objective 4 - “Complete a feasibility study for a northern El Paso County nature center.”)
- El Paso County Parks Master Plan (2013) (Rec. & Cultural Services Goal #1) “The Master Plan proposes the addition of a new nature center in Northern El Paso County... [that will] provide nature-based programming and will maintain the diversity and quality of and participation in award-winning environmental education programs”

In 2019 a nature center feasibility study was completed to analyze and evaluate location, potential partnerships / collaborations, public support, revenue sources, construction costs, and long-term maintenance and staffing. Fox Run Regional Park was ultimately selected as the location for a new nature center.

In 2020 a master interpretive plan was completed to offer key concepts and guidelines focused on interpretive goals, visitor experience goals, and resource protection goals.

In 2022 El Paso County retained the professional services of TDG Architecture to lead a multi-disciplinary team to complete conceptual and final design of the Fox Run Nature Center. El Paso County formed a team of representatives from El Paso County Park Operations, Park Planning, Recreation and Cultural Services, Department of Public Works, and Facilities.

The project team has completed site investigations, preliminary site and building design tasks, and conceptual exhibit layouts. These preliminary efforts resulted in the development of a nature center concept that strives to work with the landscape and showcase the ecosystem. The conceptual nature center is comprised of two buildings, features an observation tower, canopy walk, accessible trails, and reclamation of a park road.

Now that a conceptual design has been developed, the project team will be launching on stakeholder and public outreach in May 2023. These efforts will continue throughout the duration of the design project. Public engagement includes attendance at over 13 community events throughout the year, two public meetings, and stakeholder interviews.

The first public meeting will be held from 6:00 p.m. to 7:30 p.m. on Wednesday May 17, 2023, at Antelope Trails Elementary School located at 15280 Jessie Drive, Colorado Springs, CO 80921.

A project website has been developed and will be the hub for project updates, engagement activities, and fundraising efforts. The project website can be found here: [www.TDG-FRNC.com](http://www.TDG-FRNC.com)

A capital campaign has launched parallel to the design process to raise funds for the construction of the Fox Run Nature Center. To date, El Paso County has allocated \$1.5 million towards the project. Donations can be made on the project website via PayPal, Venmo, or through the Friends of the Nature Center.

Final design of the Fox Run Nature Center is anticipated in late 2023. Construction is anticipated in 2024 with a grand opening in 2025.

**Recommended motion:** N/A Information Only

**El Paso County Park Advisory Board**

**Agenda Item Summary Form**

**Agenda Item Title:** Anne Schofield Resolution

**Agenda Date:** May 10, 2023

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

**Presenter:** Chairperson

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

Anne Schofield will conclude her six years of outstanding service on the Park Advisory Board at the May meeting. Please find attached a resolution honoring her outstanding service.

**Recommended Motion:**

Move to approve the resolution for Anne Schofield.

## **Resolution**

**WHEREAS,** Anne Schofield served as a Commissioner District #3 representative to the El Paso County Park Advisory Board from May 2017 to May 2023; and

**WHEREAS,** Mrs. Schofield's breadth of experience and commitment have contributed significantly to the development of the El Paso County system of parks, trails, open space, recreation and cultural programs and facilities; and

**WHEREAS,** Mrs. Schofield served as 3<sup>rd</sup> and 2<sup>nd</sup> Vice Chairperson of the Park Advisory Board; and

**WHEREAS,** Mrs. Schofield's passion and long term support for the nature centers and the parks brought insight and thoughtful perspectives to park projects and responsibilities; and

**WHEREAS,** Mrs. Schofield exhibited a strong desire for transparency and public participation in all aspects of the operation of El Paso County Parks; and

**WHEREAS,** Mrs. Schofield fostered unity and consensus and helped create an environment where all citizens felt heard and respected; and

**WHEREAS,** Mrs. Schofield's insight and professionalism have been appreciated by both the Park Advisory Board and staff.

**NOW, THEREFORE, BE IT RESOLVED** that the Park Advisory Board hereby expresses its appreciation to Anne Schofield for her years of dedicated volunteer service for the citizens of El Paso County.

**AND BE IT FURTHER RESOLVED** that this Resolution be recorded in the minutes of the El Paso County Park Advisory Board Meeting, and thereafter preserved as a tribute to Anne Schofield's volunteer service, and an executed copy thereof be first read and then delivered to Mrs. Schofield.

**DONE THIS** 10<sup>th</sup> day of May 2023, at Colorado Springs, Colorado.

Park Advisory Board of El Paso County, Colorado

By:

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Ed Hartl, Chair

**El Paso County Park Advisory Board**

**Agenda Item Summary Form**

**Agenda Item Title:** Ed Hartl Resolution

**Agenda Date:** May 10, 2023

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

**Presenter:** Todd Marts, Executive Director

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

Ed Hartl will conclude his six years of outstanding service on the Park Advisory Board at the May meeting. Please find attached a resolution honoring his outstanding service.

**Recommended Motion:**

Move to approve the resolution for Ed Hartl.

## **Resolution**

**WHEREAS**, Mr. Ed Hartl served as a Commissioner District #2 representative to the El Paso County Parks Advisory Board from May, 2017 to May 2023; and

**WHEREAS**, Mr. Hartl's commitment to preserve and protect the park resources contributed significantly to the development of the El Paso County system of parks, trails, open space, recreation and cultural programs and facilities; and

**WHEREAS**, Mr. Hartl served as Chair of the Park Advisory Board since May 2021; and

**WHEREAS**, Mr. Hartl exhibited a strong desire to serve the local equestrian community and provided their perspective on park and trail projects; and

**WHEREAS**, Mr. Hartl fostered unity and consensus and helped create an environment where all participants felt heard and respected; and

**WHEREAS**, Mr. Hartl's experience, interest and positive attitude have been appreciated by both the Park Advisory Board and staff; and

**NOW, THEREFORE, BE IT RESOLVED** that the Parks Advisory Board hereby expresses its appreciation to Mr. Ed Hartl for his years of volunteer service to the community and El Paso County.

**AND BE IT FURTHER RESOLVED** that this Resolution be recorded in the minutes of the El Paso County Parks Advisory Board Meeting, and thereafter preserved as a tribute to Ed Hartl's volunteer service, and an executed copy thereof be first read and then delivered to Mr. Hartl.

**DONE THIS** 10<sup>th</sup> day of May 2023, at Colorado Springs, Colorado.

Parks Advisory Board of El Paso County, Colorado

By:

---

Anne Schofield, Vice-Chair

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Urban Park Lands Agreement  
Sterling Ranch Metropolitan District No. 3  
Homestead North at Sterling Ranch Filing No. 2

**Agenda Date:** May 10, 2023

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

**Presenter:** Ross Williams, Park Planner  
Parks and Community Services Department

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

#### Background Information:

Sterling Ranch is a 1,444-acre mixed-use development located northeast of the City of Colorado Springs, near the intersections of Vollmer Road, Marksheffel Road, and Briargate Parkway. The developer, SR Land, LLC., and the applicant, Sterling Ranch Metropolitan District No. 3, are in the process of completing the requirements of a Final Plat subdivision application for a portion of Sterling Ranch: Homestead at Sterling Ranch Filing No. 2 (74 lots).

Sterling Ranch Metropolitan District No. 3 has indicated their intention to construct urban park amenities within the aforementioned filing within the overall Sterling Ranch development and has requested the waiver of all urban park fees.

Please find attached the proposed Homestead North at Sterling Ranch Filing No. 2 Urban Park Lands Agreement, which includes providing credit of the following urban park fees:

- Homestead North at Sterling Ranch Filing No. 2 - \$21,460

County Parks is proposing to grant SR Land, LLC., and the Sterling Ranch Metropolitan District No. 3, credit for the urban park fees provided the applicant installs urban park and trail improvements of an equal or greater value to that certain parcel identified as Tract C in Homestead North at Sterling Ranch Filing No. 2, and which urban park improvements will provide urban recreation opportunities for residents and visitors of Sterling Ranch. The Property Owner estimates the overall cost of the park and trail projects to be approximately \$702,895, therefore meeting and exceeding the value of the Urban Park Fees by an approximated ratio of 33 to 1. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulations, resolutions, and standards. The public urban park will be maintained by Sterling Ranch Metropolitan District No. 3.

#### Recommended Motion:

\_\_\_\_\_ move to endorse the approval of the Urban Park Lands Agreement with Sterling Ranch Metropolitan District No. 3 for Homestead North at Sterling Ranch Filing No. 2.

## **URBAN PARK LANDS AGREEMENT**

### **HOMESTEAD NORTH AT STERLING RANCH FILING NO. 2**

THIS URBAN PARK LANDS AGREEMENT ("the Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between STERLING RANCH METROPOLITAN DISTRICT NO. 3 ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

#### **RECITALS**

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

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Sterling Ranch platted as Homestead North at Sterling Ranch Filing No. 2 (the "Property") for development of 74 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2023.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Homestead North at Sterling Ranch Filing No. 2 to be \$21,460.

D. The County desires to grant the Property Owner \$21,460 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to that certain parcel identified as Tract C in Homestead North at Sterling Ranch Filing No. 2 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around Homestead North at Sterling Ranch Filing No. 2.

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

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within that parcel known as Homestead North at Sterling Ranch Filing No. 2 Final Plat, Tract C, located east of the intersection of Harvey Logan Drive and Wheatland Drive. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

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

- b. The value of the contribution of Property Owner towards the urban Park Improvements installed shall be equal to or greater than \$21,460. The Property Owner has estimated the value of the urban Park Improvements to be \$702,895, therefore meeting and exceeding the value of the Urban Park Fees by an approximated ratio of 33 to 1.
- c. The Property Owner has provided a detailed site plan and a design and construction cost estimate for the Park Improvements to the County for review, both of which shall be incorporated into this Agreement as if set forth in full, therefore fulfilling one of the requirements of the Park Lands Agreement process.
- d. The Park Improvements shall include but are not limited to Homestead North Filing No. 2 Park, including bench shelters, benches, pet waste station, sod, trees, shrubs, irrigation, and crusher fine pedestrian trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$21,460 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Sterling Ranch until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Sterling Ranch Phase I Preliminary Plan.

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

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

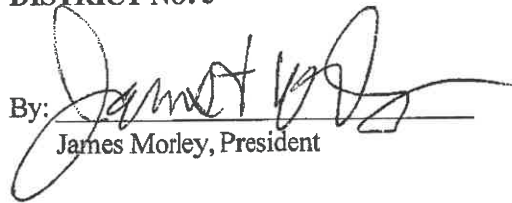
4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

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

By: \_\_\_\_\_  
Chair


**STERLING RANCH METROPOLITAN  
DISTRICT NO. 3**

By:   
James Morley, President

ATTEST:

\_\_\_\_\_  
Clerk & Recorder

APPROVED AS TO FORM:

  
Steven Klaffky (Apr 28, 2023 08:27 MDT)  
County Attorney's Office



STERLING RANCH METROPOLITAN DISTRICT #3  
20 Boulder Crescent Suite 100  
Colorado Springs, CO 80903

March 9, 2023

Ross Williams – Park Planner  
El Paso County Community Services Department  
2002 Creek Crossing  
Colorado Springs, Colorado 80905

RE: Homestead North at Sterling Ranch Fil. 2 – Urban Park Fee Credit Request

Dear Mr. Williams:

On behalf of Sterling Ranch Metropolitan District No. 3, I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to Sterling Ranch Metropolitan District No. 3. Urban Park Credits in the following amounts:

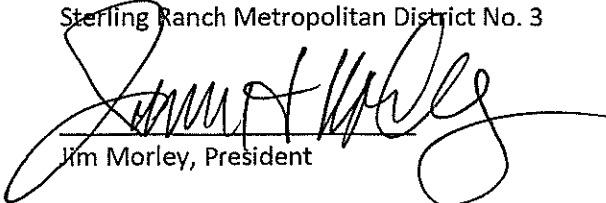
- Homestead North at Sterling Ranch Fil 2: 74 lots
  - o \$21,460 Urban Park Fees

Sterling Ranch Metropolitan District No. 3 will install improvements of an equal or greater value through construction of the neighborhood park. Please see the attached exhibit for the park improvements as well as the attached cost estimate. The County prepared Parks Land Agreement will cover the details of granting Sterling Ranch Metropolitan District No. 3 the Urban Park Credits.

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

Thank you,

Sterling Ranch Metropolitan District No. 3



Jim Morley, President

Homestead North at Sterling Ranch Filing 2 Tracts C Park							
ESTIMATE OF PROBABLE CONSTRUCTION COSTS							
Client: Classic Homes				Unit Price Date: 2022			
Project Name: Homestead North at Sterling Ranch Filing 2 Tract C Park				Date: 03.09.2023			
Location: Tract C Homestead North at Sterling Ranch Filing 2				Preparer: NES Inc.			
Drawing Reference: Homestead North at SR Filing 2 Park Exhibit							
	Total Amount	Unit	Material Per Unit	Material Cost	Labor Per Unit	Labor Cost	Total Cost
Mulch							
3/4" Rock Mulch	472	SF	\$ 1.45	\$ 684	\$ 0.55	\$ 260	\$ 944
				\$ 684		\$ 260	\$ 944
Edging							
Galvanized	803	LF	\$ 1.05	\$ 843	\$ 1.50	\$ 1,204	\$ 2,047
				\$ 843		\$ 1,204	\$ 2,047
Ground							
Rough Grading	208,142	SF		\$ -	\$ 0.06	\$ 12,489	\$ 12,489
				\$ -		\$ 12,489	\$ 12,489
Turf/Seed							
Sod	45,346	SF	\$ 0.85	\$ 38,544	\$ 0.25	\$ 11,336	\$ 49,880
Sod Amendments	45,346	SF	\$ 0.05	\$ 2,267	\$ 0.30	\$ 13,604	\$ 15,871
Seed w/ compost	120,126	SF	\$ 0.10	\$ 12,013	\$ 0.55	\$ 66,069	\$ 78,082
Seed Soil Amendments	120,126	SF	\$ 0.05	\$ 6,006	\$ 0.30	\$ 36,038	\$ 42,044
				\$ 58,830		\$ 127,047	\$ 185,877
Irrigation							
Spray/Rotor Irrigation	208,142	SF.	\$ 1.75	\$ 364,249			\$ 364,249
				\$ 364,249			\$ 364,249
Trees							
2.0" Deciduous	9	EA.	\$ 600.00	\$ 5,400	\$ 83.00	\$ 747	\$ 6,147
1.5" Ornamental	21	EA.	\$ 375.00	\$ 7,875	\$ 58.00	\$ 1,218	\$ 9,093
6' Evergreen	6	EA.	\$ 505.00	\$ 3,030	\$ 91.00	\$ 546	\$ 3,576
				\$ 16,305		\$ 2,511	\$ 18,816
Trails							
Breeze Walks 4" deep	2,404	SF	\$ 1.65	\$ 3,967			\$ 3,967
				\$ 3,967			\$ 3,967
Landscape Amenities							
Benches (with back)	2	EA.	\$ 2,000.00	\$ 4,000			\$ 4,000
Pet Waste Station	3	EA.	\$ 475.00	\$ 1,425			\$ 1,425
Waste Receptacles	1	EA.	\$ 1,750.00	\$ 1,750			\$ 1,750
Recycling Receptacle	1	EA.	\$ 650.00	\$ 650			\$ 650
Creek Overlook Shelters	2	EA.	\$ 7,500.00	\$ 15,000			\$ 15,000
				\$ 22,825			\$ 22,825
Total Material				\$ 467,702	Total Labor		\$ 143,510
							\$ 611,213
				Subtotal		\$ 611,213	
				15% Contingency		\$ 91,682	
				Total Estimated Cost		\$ 702,895	
				Park Cost / SF		208,142	\$ 3.38

# PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	Agf	24	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B	
	Ccr	3	Crataegus crus-galli / Cockspur Hawthorn	30'	30'	2" Cal.	B&B	Xeric
	Mxh	3	Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B	NonX
	Qru	9	Quercus rubra / Red Oak	60'	60'	2" Cal.	B&B	NonX
	Tco	10	Tilia cordata / Littleleaf Linden	45'	35'	2" Cal.	B&B	NonX
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	XERIC
	Ped	12	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B	Xeric
	Pni	3	Pinus nigra / Austrian Black Pine	60'	40'	8" HT	B&B	NonX

**ZONE: RR-5**  
**USE: VACANT**  
**OWNER: SR LAND LLC**  
**SUB: UNPLATTED**



## HSN @ SR Filing 2 Tract C Park Exhibit

DATE: 05.16.22

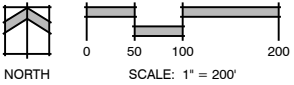
ISSUED FOR:

DRAWN BY: JS

DWG. REF.:

SCALE: 1" = 50'

DWG. #:



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

## El Paso County Parks

### Agenda Item Summary Form

**Agenda Item Title:** Urban Park Lands Agreement  
Sterling Ranch Metropolitan District No. 3  
Homestead North at Sterling Ranch Filing No. 3

**Agenda Date:** May 10, 2023

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

**Presenter:** Ross Williams, Park Planner  
Parks and Community Services Department

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

#### Background Information:

Sterling Ranch is a 1,444-acre mixed-use development located northeast of the City of Colorado Springs, near the intersections of Vollmer Road, Marksheffel Road, and Briargate Parkway. The developer, SR Land, LLC., and the applicant, Sterling Ranch Metropolitan District No. 3, are in the process of completing the requirements of a Final Plat subdivision application for a portion of Sterling Ranch: Homestead at Sterling Ranch Filing No. 3 (77 lots).

Sterling Ranch Metropolitan District No. 3 has indicated their intention to construct urban park amenities within the aforementioned filing within the overall Sterling Ranch development and has requested the waiver of all urban park fees.

Please find attached the proposed Homestead North at Sterling Ranch Filing No. 3 Urban Park Lands Agreement, which includes providing credit of the following urban park fees:

- Homestead North at Sterling Ranch Filing No. 3 - \$22,330

County Parks is proposing to grant SR Land, LLC., and the Sterling Ranch Metropolitan District No. 3, credit for the urban park fees provided the applicant installs urban park and trail improvements of an equal or greater value to those certain parcels identified as Tracts B and C in Homestead North at Sterling Ranch Filing No. 3, and which urban park improvements will provide urban recreation opportunities for residents and visitors of Sterling Ranch. The Property Owner estimates the overall cost of the park and trail projects to be approximately \$646,414, therefore meeting and exceeding the value of the Urban Park Fees by an approximated ratio of 29 to 1. The urban park improvements are subject to review and acceptance by the County, and all improvements shall be installed in compliance with applicable County regulations, resolutions, and standards. The public urban park will be maintained by Sterling Ranch Metropolitan District No. 3.

#### Recommended Motion:

\_\_\_\_\_ move to endorse the approval of the Urban Park Lands Agreement with Sterling Ranch Metropolitan District No. 3 for Homestead North at Sterling Ranch Filing No. 3.

## **URBAN PARK LANDS AGREEMENT**

### **HOMESTEAD NORTH AT STERLING RANCH FILING NO. 3**

THIS URBAN PARK LANDS AGREEMENT ("the Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between STERLING RANCH METROPOLITAN DISTRICT NO. 3 ("Property Owner") and EL PASO COUNTY, BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS of EL PASO COUNTY COLORADO ("County").

#### **RECITALS**

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

B. Property Owner is the owner of and in the process of completing the improvements for a portion of Sterling Ranch platted as Homestead North at Sterling Ranch Filing No. 3 (the "Property") for development of 77 single-family lots, whose application is anticipated to be considered by the Planning Commission and the Board of County Commissioners in 2023.

C. Pursuant to the requirements of the El Paso County Land Development Code (the "Code"), the El Paso County Community Services Department estimates the Urban Park Fees for the Homestead North at Sterling Ranch Filing No. 3 to be \$22,330.

D. The County desires to grant the Property Owner \$22,330 in Urban Park Fee Credits, provided that the Property Owner installs urban park improvements (the "Park Improvements") of an equal or greater value to those certain parcels identified as Tracts B and C in Homestead North at Sterling Ranch Filing No. 3 Final Plat, and which urban Park Improvements will provide urban recreation opportunities for the public and residents living in and around Homestead North at Sterling Ranch Filing No. 3.

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

1. Park Development and Obligations. Property Owner shall satisfy its urban park development requirements and obligations for the Property by installing or causing the installation of urban park amenities and landscaping within those parcels known as Homestead North at Sterling Ranch Filing No. 3 Final Plat, Tracts B and C, located south of the intersection of Aspen Valley Road and William Downing Drive. By execution and recordation of this Agreement, the Property is hereby burdened and encumbered by this Agreement.

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

- b. The value of the contribution of Property Owner towards the urban Park Improvements installed shall be equal to or greater than \$22,330. The Property Owner has estimated the value of the urban Park Improvements to be \$646,414, therefore meeting and exceeding the value of the Urban Park Fees by an approximated ratio of 29 to 1.
- c. The Property Owner has provided a detailed site plan and a design and construction cost estimate for the Park Improvements to the County for review, both of which shall be incorporated into this Agreement as if set forth in full, therefore fulfilling one of the requirements of the Park Lands Agreement process.
- d. The Park Improvements shall include but are not limited to Homestead North Filing No. 3 Park, including climbing play equipment, picnic pavilion with picnic tables, benches, pet waste station, sod, trees, shrubs, irrigation, and concrete pedestrian trails for use by the public and residents.
- e. The Park Improvements shall be fully completed within two years of the execution of this Agreement. If not completed within two years, the Urban Park Fees in the amount of \$22,330 will be immediately paid to the County by Property Owner. If the above-mentioned conditions are not satisfied within the two-year period, El Paso County Parks will not consider future applications within Sterling Ranch until the improvements have been completed or fees have been paid.
- f. Upon completion of the Park Improvements, El Paso County Parks staff will conduct an inspection of the site(s) and send to the Property Owner a Letter of Fulfillment to finalize the conditions of this Park Lands Agreement.
- g. The Park Improvements will remain for public use in perpetuity, consistent with the zoning of the property identified in the approved Sterling Ranch Phase I Preliminary Plan.

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

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

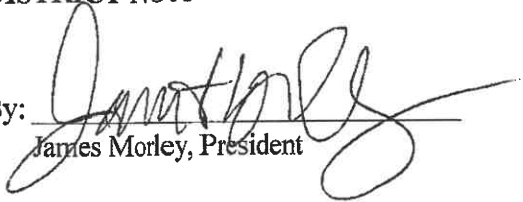
4. Successors and Assigns. This Agreement is binding on and inures to the benefit of the heirs, successors, and assigns of the Parties hereto, including any successive owners or developers of the Property.

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

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

**STERLING RANCH METROPOLITAN  
DISTRICT NO. 3**

By: \_\_\_\_\_  
Chair

By:   
James Morley, President

ATTEST:

\_\_\_\_\_  
Clerk & Recorder

APPROVED AS TO FORM:

  
Steven Klaffky (Apr 28, 2023 08:27 MDT)

\_\_\_\_\_  
County Attorney's Office

  
**STERLING  
RANCH**

STERLING RANCH METROPOLITAN DISTRICT #3  
20 Boulder Crescent Suite 100  
Colorado Springs, CO 80903

March 8, 2023

Ross Williams – Park Planner  
El Paso County Community Services Department  
2002 Creek Crossing  
Colorado Springs, Colorado 80905

RE: Homestead North at Sterling Ranch Fil. 3 – Urban Park Fee Credit Request

Dear Mr. Williams:

On behalf of Sterling Ranch Metropolitan District No. 3, I respectfully request that the Community Services Department consider our request to enter into a Parks Land Agreement to Sterling Ranch Metropolitan District No. 3. Urban Park Credits in the following amounts:

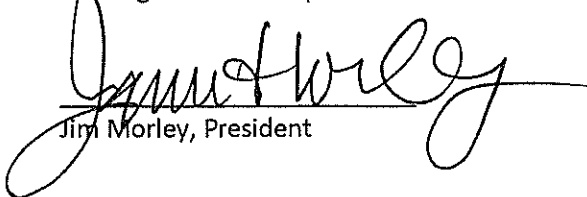
- Homestead North at Sterling Ranch Fil 3: 77 lots
  - o \$22,330 Urban Park Fees

Sterling Ranch Metropolitan District No. 3 will install improvements of an equal or greater value through construction of the neighborhood park. Please see the attached exhibit for the park improvements as well as the attached cost estimate. The County prepared Parks Land Agreement will cover the details of granting Sterling Ranch Metropolitan District No. 3 the Urban Park Credits.

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

Thank you,

Sterling Ranch Metropolitan District No. 3

  
Jim Morley, President

Homestead North at Sterling Ranch Filing 3 Tracts B&C Park							
ESTIMATE OF PROBABLE CONSTRUCTION COSTS							
Client: Classic Homes				Unit Price Date: 2022			
Project Name: Homestead North at Sterling Ranch Filing 3 Tracts B&C Park				Date: 05.24.2022			
Location: Tracts B&C Homestead North at Sterling Ranch Filing 3				Preparer: NES Inc.			
Drawing Reference: Homestead North at SR Filing 3 Park Exhibit							
	Total Amount	Unit	Material Per Unit	Material Cost	Labor Per Unit	Labor Cost	Total Cost
<b>Rock</b>							
2-4" Cobble	14512	SF	\$ 2.15	\$ 31,201	\$ 1.25	\$ 18,140	\$ 49,341
				\$ 31,201		\$ 18,140	\$ 49,341
<b>Mulch</b>							
Fibar Mulch (playground surface)	4538	SF	\$ 2.65	\$ 12,026		\$ -	\$ 12,026
				\$ 12,026		\$ -	\$ 12,026
<b>Edging</b>							
Concrete	190	LF	\$ 14.00	\$ 2,660	\$ 1.50	\$ 285	\$ 2,945
				\$ 2,660		\$ 285	\$ 2,945
<b>Ground</b>							
Rough Grading	151270	SF		\$ -	\$ 0.06	\$ 9,076	\$ 9,076
				\$ -		\$ 9,076	\$ 9,076
<b>Turf/Seed</b>							
Sod	30562	SF	\$ 0.85	\$ 25,978	\$ 0.25	\$ 7,641	\$ 33,618
Sod Amendments	30562	SF	\$ 0.05	\$ 1,528	\$ 0.30	\$ 9,169	\$ 10,697
Seed w/ compost	158623	SF	\$ 0.10	\$ 15,862	\$ 0.55	\$ 87,243	\$ 103,105
Seed Soil Amendments	158623	SF	\$ 0.05	\$ 7,931	\$ 0.30	\$ 47,587	\$ 55,518
				\$ 51,299		\$ 151,639	\$ 202,938
<b>Trees</b>							
2.0" Deciduous	34	EA.	\$ 600.00	\$ 20,400	\$ 83.00	\$ 2,822	\$ 23,222
6' Evergreen	31	EA.	\$ 505.00	\$ 15,655	\$ 91.00	\$ 2,821	\$ 18,476
				\$ 36,055		\$ 5,643	\$ 41,698
<b>Irrigation</b>							
Drip Irrigation/Shrub Beds	18000	SF.	\$ 1.75	\$ 31,500			\$ 31,500
Spray/Rotor Irrigation	30562	SF.	\$ 1.00	\$ 30,562			\$ 30,562
				\$ 62,062			\$ 62,062
<b>Surfacing</b>							
Standard Concrete	605	SF	\$ 7.75	\$ 4,689			\$ 4,689
				\$ 4,689		\$ -	\$ 4,689
<b>Trails</b>							
Concrete Walks 4" deep	2855	SF	\$ 7.00	\$ 19,985			\$ 19,985
				\$ 19,985			\$ 19,985
<b>Playground</b>							
Boulders	1	EA.	\$ 6,500.00	\$ 6,500	\$ 1,300.00		\$ 6,500
Climber Play Feature	1	EA.	\$ 16,000.00	\$ 16,000	\$ 3,200.00		\$ 16,000
Boulder/Climber Play Feature	1	EA.	\$ 70,000.00	\$ 70,000	\$ 14,000.00		\$ 70,000
Under Drain	1	EA.	\$ 10,000.00	\$ 10,000			\$ 10,000
				\$ 102,500		\$ 18,500	\$ 102,500
<b>Landscape Amenities</b>							
Pavilion	1	EA.	\$ 30,000.00	\$ 30,000			\$ 30,000
Tables w/ Seating	2	EA.	\$ 1,500.00	\$ 3,000			\$ 3,000
Benches (with back)	5	EA.	\$ 808.00	\$ 4,040			\$ 4,040
Pet Waste Station	3	EA.	\$ 400.00	\$ 1,200			\$ 1,200
Waste Receptacles	1	EA.	\$ 800.00	\$ 800			\$ 800
Recycling Receptacle	1	EA.	\$ 800.00	\$ 800			\$ 800
Creek Overlook Shelters	2	EA.	\$ 7,500.00	\$ 15,000			\$ 15,000
				\$ 54,840			\$ 54,840
				<b>Total Material</b>	<b>\$ 377,317</b>	<b>Total Labor</b>	<b>\$ 203,283</b>
							<b>\$ 562,099</b>
				<b>Subtotal</b>		<b>\$ 562,099</b>	
				<b>15% Contingency</b>		<b>\$ 84,315</b>	
				<b>Total Estimated Cost</b>		<b>\$ 646,414</b>	
				<b>Park Cost / SF</b>		<b>408,599</b>	<b>\$ 1.58</b>

## PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
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Agr	13	Acer grandidentatum / Bigtooth Maple	30'	30'	2" Cal.	B&B
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Mxh	3	Malus x 'Hopa' / Hopa Crab Apple	25'	25'	2" Cal.	B&B
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Tco	18	Tilia cordata / Littleleaf Linden	45'	35'	2" Cal.	B&B
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EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND
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Ped	22	Pinus edulis / Pinon Pine	30'	20'	6" HT	B&B
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Pni	9	Pinus nigra / Austrian Black Pine	60'	40'	6" HT	B&B
-----	---	-----------------------------------	-----	-----	-------	-----



## HSN @ SR Filing 3 Tract B & C Park Exhibit

DATE: 05.24.22

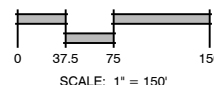
ISSUED FOR:

DRAWN BY: J.SHAGIN

DWG. REF.:

SCALE: 1" = 150'

DWG. #:



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

Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com

## El Paso County Park Advisory Board

### Agenda Item Summary Form

**Agenda Item Title:** 2023-24 Officer Elections

**Agenda Date:** May 10, 2023

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

**Presenter:** Chairperson

**Information:** **Approval: X**

#### **Background Information:**

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

Chairperson -	Ed Hartl – term-limited
Vice-Chairperson -	Lois Landegraf - resigned
Second Vice-Chairperson -	Anne Schofield – term-limited
Third Vice-Chairperson -	Terry Martinez
Secretary -	Susan Jarvis - Weber

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

#### **V. BOARD ORGANIZATION AND PROCEDURES**

##### **A. Officers**

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

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

**Recommended Motion:**

Move to elect \_\_\_\_\_ as the \_\_\_\_\_ for the Park Advisory Board for the 2023 - 2024 year.

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

Community Services Department							
Parks / Recreation & Cultural Services Divisions							
April 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	\$ 136,871	\$ 43,129		\$ 110,483	\$ 87,883
County Fair / Fairgrounds		\$ 301,000	\$ 127,382	\$ 173,618		\$ 121,372	\$ 71,961
<b>Total</b>		<b>\$ 481,000</b>	<b>\$ 264,253</b>	<b>\$ 216,747</b>		<b>\$ 231,855</b>	<b>\$ 159,844</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	\$ 27,500	\$ 52,500		\$ 56,500	\$ 58,000
Partners in the Park Program	Park Operations	\$ 45,000	\$ 57,500	\$ (12,500)		\$ 45,000	\$ 48,750
Trust for County Parks	Park Operations	\$ 10,000	\$ 5,971	\$ 4,029		\$ 21,895	\$ 32,479
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 2,608	\$ 22,392		\$ 4,874	\$ 4,400
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>\$ 163,579</b>	<b>\$ 36,421</b>		<b>\$ 168,269</b>	<b>\$ 158,629</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	51	1306	N/A	29	702	4	31
April	299	10619	4.6	271	8698	157	3892
May							
June							
July							
August							
September							
October							
November							
December							
<b>Total</b>	<b>376</b>	<b>13669</b>	<b>4.6</b>	<b>308</b>	<b>10356</b>	<b>169</b>	<b>4178</b>

<u>Parks Facility Reservations</u>		2023	2023	2022	2022	2021	2021	
<u>April</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		37	1935	44	1570	12	300	
Pavilions		35	1316	43	1395	29	895	
Trails		1	200	2	300	1	100	
Vendor		7	26	3	8			
Tennis Courts								
Pickleball Courts		7	110					
Vita Course								
Meeting Room		5	38	2	30	3	23	
<b><u>Black Forest Regional Park</u></b>								
Athletic Fields		14	450	8	200			
Pavilions		2	99	2	70	7	133	
Vendor								
Tennis Courts						4	16	
<b><u>Falcon Regional Park</u></b>								
Baseball Fields		81	2775	52	1450			
Athletic Field		27	825					
Vendor		3	12					
<b><u>Fountain Creek Regional Park</u></b>								
Athletic Fields				8	210	5	240	
Pavilions		19	651	26	968	11	291	
Trails								
Disc Golf Course		5	455			1	72	
Vendor		5	20					
<b><u>Fox Run Regional Park</u></b>								
Athletic Fields		28	1025	51	1755	42	1065	
Gazebo		2	125	9	285	4	94	
Warming Hut		1	20	5	47	3	30	
Pavilions		10	305	9	316	19	490	
Vendor						1	11	
Trails		1	20	1	40			
<b><u>Homestead Ranch Regional Park</u></b>								
Pavilions		1	50	1	30	2	55	
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>		7	112	5	24	11	50	
<b><u>Rock Island Trail</u></b>		1	50					
<b><u>Black Forest Section 16</u></b>						1	7	
<b><u>Rainbow Falls Historic Site</u></b>						1	20	
<b><u>Pineries Open Space</u></b>								
<b>Total Park Facility Reservations</b>		<b>299</b>	<b>10619</b>	<b>271</b>	<b>8698</b>	<b>157</b>	<b>3892</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		12	1160	N/A	13	471	8	459
April		18	7161	N/A	50	2781	20	1608
May								
June								
July								
August								
September								
October								
November								
December								
<b>Total</b>		<b>52</b>	<b>9,229</b>	<b>N/A</b>	<b>89</b>	<b>4,128</b>	<b>34</b>	<b>2,245</b>
<b><u>Fairgrounds Facility Reservations</u></b>		<b>2023</b>	<b>2023</b>	<b>2022</b>	<b>2022</b>			
<b><u>April</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	30			
Colorado FFA Foundation		1	25	1	80			
Fair Corp Meeting		0	0	1	6			
Calhan Posse Mtg		1	20	1	20			
4-H Club Meeting		1	20	1	20			
Fair Advisory Board Meeting		1	26	1	20			
Hitch N' Post 4H Meeting		1	20					
Jr. Livestock Sale Committee		1	25	2	35			
4-H Swine Tag Pick Up		1	200					
<b><u>Grand Stands Building</u></b>								
<b><u>Track</u></b>								
BST Test and Tune		2	250					
BST Auto Race		1	6000					
<b><u>Barns</u></b>								
<b><u>Livestock Arena</u></b>								
4-H Beef Blow N Go		1	200	1	100			
Australian Shepard Show		2	70	1	50			
4-H Mini Horse Show		1	75	1	60			
4-H Kids Horse Clinic		1	50					
4-H Cattle Project		1	50					
<b><u>Whittemore - Fairgrounds</u></b>								
United Methodist Rummage Sale		1	100	2	50			
<b><u>Arena</u></b>								
<b>Month Total Fair Facility Reservations</b>		<b>18</b>	<b>7,161</b>	<b>13</b>	<b>471</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	\$50				
Graffiti removal (Main park sign)	2/7/2023	John Ceresa	South	\$50				
Homeless camp clean-up / illegal dumping	2/7, 2/10	Christian Open Space	South	\$700				
Homeless camp clean-up / illegal dumping	2/13/2023	Academy blvd trail crossing	South	\$100				
Homeless camp clean-up / illegal dumping	2/14/2023	Maxwell trailhead	South	\$50				
Homeless camp clean-up / illegal dumping	2/14/2023	South of mule train	South	\$50				
Homeless camp clean-up / illegal dumping	2/17/2023	South of Hanson trailhead	South	\$50				
Maintenance shop: damaged lock and chain	2/20/2023	Fox Run Regional Park	North	\$100				
Illegal Dumping	3/1/2023	Nature Center parking lot	South	\$50				
Graffiti removal (Flight memorial, pavilion, floor & wall)	3/2/2023	Widefield Community Park	South	\$200				
Illegal Dumping (Tree limbs, yard debris)	3/16/2023	Strtamoore Valley	South	\$50				
Graffiti removal (Exterior of restroom)	3/20, 3/30	Widefield Community Park	South	\$200				
			<b>Total</b>	<b>\$1,975</b>				
<b><u>Volunteerism</u></b>		<b>2023</b>		<b>2022</b>		<b>2021</b>		
<b>Total for Year</b>	<b>Goal</b>	<b>Volunteers</b>	<b>Total Hours</b>	<b>Volunteers</b>	<b>Total Hours</b>	<b>Volunteers</b>	<b>Total Hours</b>	
January		138	728	180	609	106	372	
February		292	1,302	60	327	100	468	
March		229	932	118	682	159	713	
April		413	1,701	407	1,830	365	1556	
May								
June								
July								
August								
September								
October								
November								
December								
<b>Totals</b>		<b>1072</b>	<b>4,663</b>	<b>765</b>	<b>3,448</b>	<b>730</b>	<b>3,109</b>	
		<b>2023</b>						
<b>April</b>		<b>Volunteers</b>	<b>Total Hours</b>					
Park Advisory Board		9	35					
Fair Advisory Board		20	74.5					
Fairgrounds Corporation		0	0					
Fair and Events Center		0	0					
Friends of the Nature Centers/Rec. Services		62	491.5					
Adopt-A-Park / Trail / Volunteer Projects		322	1,100					
<b>Total</b>		<b>413</b>	<b>1,701</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		89	2376	4.99	48	986	50	753
April		161	5139	4.92	109	3003	58	1006
May								
June								
July								
August								
September								
October								
November								
December								
<b>Totals</b>	<b>800 / 21,000</b>	<b>338</b>	<b>10699</b>	<b>4.96</b>	<b>223</b>	<b>5393</b>	<b>160</b>	<b>2207</b>
		<b>2023</b>	<b>2023</b>	<b>2023</b>				
<b>April</b>	<b>Facility</b>	<b>Programs</b>	<b>Attendance</b>	<b>Evaluation</b>				
Discover Bear Creek	BCNC	22	486	4.90				
Habitat	BCNC	18	228	4.85				
Bear Creek Rocks	BCNC	2	35	4.30				
Foothills Field Experience	BCNC	4	39	5.00				
Bear Creek Community Garden Association Meeting	BCNC	1	20					
EGGstravaganza at Fox Run	BCNC	1	270	4.90				
Chocolate Bunny Egg Hunt	BCNC	4	980	5.00				
Group Visits	BCNC	2	16					
Outreach: ALLIES School	BCNC	1	246					
Bear Den Rental	BCNC	1	12					
Forest Bathing Walk	BCNC	1	12					
Nature Explorers: Bat-tastic	BCNC	2	50	5.00				
Manitou Middle School STEAM Night	BCNC	1	118					
Kids' Morning Out: Minecraft	BCNC	1	20					
Birthday Parties & Scout Groups	BCNC	4	47					
Birding 101 with Aiken Audubon	BCNC	2	45					
Outreach: Black Forest Festival at Edith Wolford Element	BCNC	2	60					
Little Wonders: Colors of Spring	BCNC	2	50	5.00				
Volunteer Trainings: Trailability & Educator	BCNC & FCNC	4	22					
Walk the Wetlands	FCNC	42	766	5.00				
Discover the Wetlands	FCNC	4	63	5.00				
Nature Adventures: Rabbits Don't Lay Eggs	FCNC	2	72	5.00				
2's & 3's Outdoors: Whose Egg is it Anyway?	FCNC	2	69	4.90				
Chocolate Bunny Egg Hunt	FCNC	3	375	5.00				
Bird Clubs: Classroom, Field Trip, Jr.	FCNC	3	29					
Birthday Parties, Rentals & Scout Groups	FCNC	5	94					
Outreach: Fountain Business Expo	FCNC	1	42					
Kids Outdoor Survival Skills Series	FCNC	3	32					
Children's Mindfulness Series	FCNC	2	32					
Outreach: Space Foundation Family Symposium	FCNC	1	106					
Outreach: Black Forest Festival at Edith Wolford Elem.	FCNC	2	60					
Group Visits: schools and adult day care	FCNC	4	112					
Intro to Survival	BCNC	1	13	4.90				
Bunco at Fountain	FCNC	1	23	4.88				
Paint Mines Field Trip PPSEL	PMIP	2	115	5.00				
Cornhole League	FEC	4	260					
Calhan Cheer	FEC	4	120					
<b>TOTALS</b>		<b>161</b>	<b>5139</b>	<b>4.92</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	917	1187	0	0				
April	904	943	3853	0				
May								
June								
July								
August								
September								
October								
November								
December								
<b>Totals</b>	<b>3294</b>	<b>3670</b>	<b>3853</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

**April 2023**

**General Updates:**

1. Facility rentals have generated \$136,871 which is 68% of our \$180,000 annual revenue goal.

**Special Events:**

1. The Arizona State University Alumni Association hosted their annual Pat Tillman Shadow Run on the East trail system of Bear Creek Regional Park. This fundraising supports the Pat Tillman Foundation's Scholars program.
2. NADFT: National Amateur Disc Golf Tour held a 2-round disc golf event at the Widefield Community Park.
3. Baseball, Soccer, Youth rugby, Lacrosse and Frisbee leagues kicked off their Spring practices and tournaments throughout our park system.
4. Seven commercial photography permits were issued for the Paint Mines Interpretive Park.

**PARKS & COMMUNITY SERVICES DEPARTMENT**

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

**COMMUNITY OUTREACH**

**Monthly Report – April 2023**

Dana Nordstrom, Community Outreach Coordinator

**Adopt A Park / Trail Program:**

We currently have thirty-two active groups! We are so happy to have our volunteer groups back in our outdoor spaces.

**Partners in the Park:**

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 \$101,500 towards the County Fair this year. Please mark your calendars for the **VIP Luncheon hosted by the County Commissioners 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 on scheduling our community outreach events, project design, website, stakeholder meetings and fundraising outreach.

**Great American Clean Up:**

Our community wide clean up was scheduled for Saturday, April 15. Due to the snowy weather many events were rescheduled. Thank you to the hundreds of hardy volunteers who joined us on Saturday, across El Paso County! Some bigger ticket items found include a couch, a dishwasher, and a toilet.



**PARKS & COMMUNITY SERVICES DEPARTMENT**




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

**Recreation & Cultural Services Division**

**Monthly Report – April 2023**

Submitted by Theresa Odello, Recreation & Cultural Services Division Manager

**Programs & Special Events:**

- Things were really hopping at Fox Run Regional Park and Bear Creek Nature Center this **EGGcellent Weekend**! On the evening of Friday, April 7, approximately 270 participants competed to hunt for glow-in-the-dark eggs and solve the “quiz” contained within them, which educated our guests in the flora and fauna specific to Fox Run Park. The next day more eggs were uncovered at Bear Creek Nature Center with the help of our Easter Bunny Guide, aka Diane Salkovich, one of our gallant volunteers. Rabbit trivia inside plastic eggs taught our young participants some cool facts and earned them a chocolate bunny. More than 1,000 guests enjoyed the hunt, craft, and live bunnies!
- 
- On Thursday, April 13, 12 registered participants gathered at Bear Creek Nature Center to attend an **Introduction to Wilderness Survival** class. This program was instructed by The Survival University, a local partner. The class ran from 6:00 PM to 8:30 PM and had a program fee of \$30 per person. Overall experience was rated at a 4.9/5. Participants came from seven different zip codes and the ages of the participants ranged from early teens to adults in their 70s.
  - **Bunco night** came to Fountain Creek Nature Center on Friday, April 21. Prizes were given out to the players with the greatest number of points, the least number of points, and the most Buncos. A nacho bar was also provided as part of the registration fee. This program drew in participants from six different zip codes from around the county. Comments from the evaluation include: “Good nacho bar!”, “So Much Fun”; “Super Fun Night!!! Would love to have more of these events!!”; “Great location, look forward to another.”; “More Bunco Please!”.
- 
- **Paint Mines Interpretive Park** hosted a field trip for a group of 115 students from the Pikes Peak School for Expeditionary Learning on April 18 and 19. These field trips were a great test run for the County organized trips that will occur in the fall school season. Post-evaluation surveys were given to the accompanying faculty and chaperones, and the response received was nothing short of perfect scores. A couple comments from the evaluation survey include: “Very knowledgeable and great teaching the class of 2nd graders.”; “They did a great job and we’re so patient with our crazy classes.”
  - Fountain Creek Nature Center has partnered with Lena O’Brien from Hello Mountain Adventures to offer a six-part **Kids Outdoor Survival Skills Series**! This month, families met three times to learn about water filtration, backcountry cooking, and basic first aid. Classes are all outside, connecting the children to the outdoors and allowing them to gain confidence with their new skills, ensuring a life-long love of the outdoors!
- 

- Fountain Creek Nature Center partnered with Jamie Nicholas of Mighty Mindful Kids to offer a two-part **Children's Mindfulness Series**. Families learned together about using their senses to become grounded and their breath to be calm. With fun stories, lessons, activities, and crafts, this class helps kids identify their emotions and regulate their response, setting them up for emotional success for the rest of their lives.

### **Outreach Events and Other Items:**

- April was a productive outreach month for Bear Creek Nature Center! The nature center took their education show on the road several times in April to participate in science events at schools. On the evening of April 14<sup>th</sup>, nature center staff and a volunteer attended **Science Night at Allies**, a school in District 49 that serves a diverse student body of students with dyslexia and other special needs. 246 individuals visit Bear Creek's hands-on pelts and skulls table. On April 20, the nature center attended **Manitou Middle School's STEAM Night**, where more than 100 students *flocked* to the bird-related activity that included a taxidermy hawk, feathers under microscopes and a flight-related craft.
- Fountain Creek Nature Center could be spotted across the County this month at various outreach events! At the **Space Foundation Family Symposium**, visitors to the Space Foundation Discovery Center could explore pond water from the Nature Center to find alien-looking macroinvertebrates. At the **Fountain Business Expo** coordinated by the Fountain Valley Chamber of Commerce, adults learned about the programs and volunteer opportunities at the Nature Center. And wrapping up the month's outreach calendar, Bear Creek and Fountain Creek Nature Centers attended **Edith Wolford Elementary's STEAM Day** in Black Forest where they served two classes of 3rd grade students with pond water studies and an engaging game and sent students away with information cards about the planned Fox Run Nature Center.
- As the El Paso County **Trailability Program** enters its second year and an extended season, staff recognizes the importance of volunteers to this program. Volunteers prepare the vehicle, provide training to participants, and hike along with the participants and their families/friends. With such a large role in the program, training is vital. On April 15, 2023, fifteen volunteers spent the afternoon learning about the Terrain Hopper, disability awareness, and hiking the trails. One volunteer eloquently stated, "We're learning the mechanics of the vehicle and the program today, but the real joy is when there's a participant here hiking with you that you get to build a rapport with and experience this with them." Following training, several volunteers signed up to shadow upcoming reservations and will be fully prepared to lead hikes so all may enjoy the outdoors, no matter their ability level.
- **El Paso County Fair & Events Center:** The month of April kicked off with a bang as we launched our 2023 Auto Race Season. 6,000 people were in attendance for the first auto race held on April 8<sup>th</sup>. The combination of a new auto season, extended promotions, and beautiful weather led to one of the biggest race attendances in EPC Fair & Events Center history. In true Colorado fashion, the weather continued to be a challenge as we went from a beautiful opening weekend to snowstorms the following two weekends causing the rescheduling of several programs. 4-H was also busy on the grounds with all their projects up and running and gearing up for the fair, and our Cornhole, Cheerleading, and other Community partners continued to meet regularly. Cheerleading wrapped up its season for the summer successfully growing its program to over 30 participants since its launch in September. The Countdown to Fair has begun and Park Ops and Fair Staff are busily preparing for ***A Summer to Remember***.





### Special Events and Program Calendar

May 10 - June 14, 2023

Date	Day of Week	Program	Location	Target Audience	Notes*
May 10	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person
May 11, 12	Thursday, Friday	2s & 3s Outdoors: Mighty Muskrats	Fountain Creek Nature Center	Children age 2-3 with an adult	10-11:15am, \$3 per person
May 13	Saturday	Spring Bird Count	Fountain Creek Nature Center	All Ages	7-11am, \$5 donation requested
May 13	Saturday	Active Adults: Bird & Sunset Photography Workshop	Fountain Creek Nature Center	Adults	6-8pm, \$20 per person
May 13	Saturday	Ute STEM Education Program	Bear Creek Nature Center	Recommended ages 6+	10:00am-1:00pm/ \$5 per person or \$20 for family of four and more
May 13	Saturday	BST Auto Races	Fair & Events Center	All Ages	\$20 entry; 6pm-10pm
May 13	Saturday	Free Archery Day	Bear Creek Archery	All 6+	9am-3pm, Free
May 16	Tuesday	State of the Outdoors, Outreach Table	Norris Penrose	Adults	4:30-6:30pm, \$55 per person
May 17	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person
May 17	Wednesday	Fox Run Nature Center: Public Meeting	Antelope Trails Elementary School	Adults	6-7:30pm, Free
May 18-21	Thurs-Sunday	Pike Peak Birding and Nature Festival	Various	Adults and Kids	
May 20	Saturday	Forest Bathing Walk	Bear Creek Nature Center	Adults	1:00-3:00pm/ \$30 per person*/ Partnership with Listening Pines
May 22	Monday	Night Sky/Milky Way Photography Workshop	Paint Mines Interpretive park	Adults	9pm, April 21, to 7am, April 22 / \$300 per person
May 23	Tuesday	Nature's Classroom: CO Wildlife Detectives	Bear Creek Nature Center	Children in grades 3-5	1:00-3:00pm/ \$4 per person
May 24	Wednesday	Nature Explorers: There's Trout in Them Hills!	Bear Creek Nature Center	Ages 4-6 with caregiver	9-10:30am & 1-2:30pm/ \$3 per person
May 24	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person
May 25, 27	Thursday, Saturday	Adult Bird Club	Fountain Creek Nature Center	Adults	6:30-8:30pm, 8-11am, Registration Full
May 26	Friday	Homeschool Fridays: Awesome Arthropods	Fountain Creek Nature Center	Children in grades PreK-2nd and their families	2-4pm, \$4 per person
May 26	Friday	Summer Vibes Concert	Fair & Events Center	All Ages	6pm-10pm, \$15 per person at the door, \$12 per person online
May 27	Saturday	Kids Outdoor Survival Skills Series: Basic First Aid	Fountain Creek Nature Center	Children ages 5-10 and their families	1-3pm, \$30 per child per class
May 27	Saturday	BST Auto Races	Fair & Events Center	All Ages	\$20 entry; 6pm-10pm
May 30-June 1	Tues-Thurs	Archery Camp Week 1	Bear Creek Archery	Children ages 6-17	\$110/camper, 9am-noon
May 31	Wednesday	Fox Run Nature Center: Outreach at Concert in the Park	Limbach Park, Monument	All Ages	Free
May 31	Wednesday	Little Wonders: Go Go Grasshopper	Bear Creek Nature Center	Ages 2-3 with caregiver	9-10:30am & 1-2:30pm/ \$3 per person
May 31	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person
June 1	Thursday	Teen Camp Aide Training	Fountain Creek Nature Center	Teens 14-17	6-8pm, free
June 1,2	Thursday & Friday	Nature Adventures: Loungin' Lizards	Fountain Creek Nature Center	Children ages 3-6 and their families	10-11:30am, \$3 per person
June 3	Saturday	Family Fun Day	Rocky Mountain Dinosaur Resource Center	All ages	Outreach Event
June 3	Saturday	Get Outdoors Day	Memorial Park	All ages	Community outreach event, free
June 2-4	Friday - Sunday	Family Camping at the Fairgrounds	Fair & Events Center	All Ages; Focus on Families	\$50 per person dry camping, \$65 per person camping with electrical.
June 5-9	Monday-Friday	Summer Nature Camp: Prehistoric Colorado	Fountain Creek Nature Center	Children entering grades 1-5	\$150 per child, 9am-3pm daily
June 6	Tuesday	Peaceful Warriors Yoga in the Park- Flow with Bear Creek	Bear Creek Regional Park	All ages	5:30pm/ \$10 per class & \$15 per family suggested donation
June 7	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person
June 10	Saturday	Who Dung It?	Fountain Creek Nature Center	All Ages	\$5 per person, 10-11:30am
June 10	Saturday	Paint Mines Interpretive Hike	Paint Mines Interpretive park	All ages	\$3 suggested donation/person, 9:30-11:30am
June 10	Saturday	Sustainability Series: Watershed Wonders: Partnership w/ Fountain Creek Watershed District	Bear Creek Nature Center	All ages	10am-12pm/ \$5 per person
June 10	Saturday	Clean Sweep	Household Hazardous Waste Facility	Adults	communityservices.elpasoco.com/clean-sweep-events/
June 10	Saturday	BST Auto Races	Fair & Events Center	All Ages	\$20 entry; 6pm-10pm
June 12-16	Monday-Friday	Summer Nature Camp: Prehistoric Colorado	Fox Run Regional Park	Children entering grades 1-5	\$110 per child, 9am-12pm daily
June 14	Wednesday	Flow with Bear Creek	Bear Creek Nature Center	Ages 2-3 with caregiver	9-10:30am & 1-2:30pm/ \$3 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  
APRIL 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. Project construction began in April with anticipated completion late May 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 schedule and winter weather, construction resumed April 2023 and concrete was placed April 24. The concrete will need at least 30-day cure-time prior to court surfacing and temperatures consistently above 40 degrees.

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

**Fountain Creek Repairs at Duckwood Trailhead**– The embankment along Fountain Creek has sustained erosion from repeated high-water events and is now threatening the Fountain Creek Regional Trail and Chilcott Irrigation ditch infrastructure. Planned repairs include installation of riprap armoring, geotextile fabric, and revegetation of the creekbank. Funds have been allocated to launch engineering and design in 2023 with construction planned for winter 2024-25. Potential grant opportunities are being explored to leverage dedicated funds.

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

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

**Homestead Ranch Regional Park Improvements** –This project will implement recommendations from the 2022 Homestead Ranch Master Plan. The scope of work includes trail upgrades, parking lot and drainage improvements, signage, and forest management tasks. Staff has completed several site visits and is preparing to bid fencing repairs and signage improvements. Final design for trail and drainage improvements are underway with construction anticipated this summer.

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

**Santa Fe Open Space** – The master plan process has been completed with BoCC approval in March 2021. A contract for single-track trail corridor clearing and construction was awarded to Performance Recreation in September 2021. Construction has been completed and the grand opening was held on

April 7, 2022. Two new custom information kiosks and Martin Marietta Partners in the Park signs have been installed at each entrance of the open space on the New Santa Fe Regional Trail.

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

**Other:**

**Development Permit Application Reviews** - Staff reviewed 4 development permit applications to be presented for endorsement at the May 2023 meeting and provided internal administrative comments for an additional 8 applications during April 2023.

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

**Geographic Information Systems (GIS)** - Staff is working with the County Information Technology Department to expand 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 April 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 – Central staff continued their daily efforts to keep all properties clean and safe throughout the month of April. Spring irrigation startup and repairs, aeration, fertilization, and overseeding have been completed, all of which are practices that promote healthy turfgrass to provide the best experience for park patrons. Seasonal employee training, landscape bed maintenance, parking lot and trail grading, and continuous illegal camping checks have all been priorities during the reporting period.

The Central District was the host site of two EPC Parks training events during April. Equipment Tie-Down Safety and The Dangers of Bloodborne Pathogens were the topics of these training sessions and attendance was required of all park maintenance employees. Daily maintenance tasks require parks staff to be aware of both safety concerns and these training sessions provided valuable information to keep us all safe.

Finsterwald Irrigation and Landscaping has started work on the Bear Creek East non-potable irrigation conversion. This project entails disconnecting the current irrigation system from the potable water source, connecting it to the non-potable water source, and combining all current irrigation controllers into one centralized location. The Finsterwald team is slowly making progress and completion should take place in the next reporting period. Park Operations staff will maintain oversight during all stages of this project.

April 1<sup>st</sup> was the annual April Stool's Day at the Bear Creek Dog Park. A large group of local citizens gathered to walk throughout the park, collecting trash and leftover stools. EPC Parks would like to thank all volunteers who took the time to come out for this much needed cleanup day!

Greg Stachon, with the EPC Park Planning Division, recently contracted Timberline Landscaping to upgrade the Bear Creek Pickleball complex. A new, multi-tiered seating area is being installed on the west side of the courts. This project will provide tiered seating and a large shaded common area. Progress is moving along nicely and completion is set for late-May.

### **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 – Reservations have begun at the Fairgrounds and our team continues to support various events and rentals. Staff completed the extensive County Fair prep list and began chipping away at high priority tasks. Staff have been involved in several meetings to plan a Board of County Commissioners Meeting that will be hosted at the Fairgrounds in May.

The team welcomed a couple of seasonal staff members and one permanent staff member. Training was the primary focus for the month and getting the new staff up to speed. We are excited to see their contributions now that they are becoming familiar with the district.

Staff coordinated with our chemical application vendor to pre-treat areas for extended weed control. We are hopeful that this effort will control unwanted weeds and allow staff to focus on other higher priority tasks.

The team continues to work on the foul line and warning track improvement project, and we hope to finish during the next reporting period. Seasonal start up procedures for the ballfields are underway as well.

The focus at Homestead Ranch Regional Park has been reservation preparations and deep cleaning of the park facilities. Staff spent a significant amount of time fine tuning our new chemical pump for the public water system. New materials have been ordered for the park kiosk and we look forward to wrapping this project up in the coming month.

#### **North District:**

District Properties - Fox Run Regional Park, Fox Run Regional Trail, Black Forest Regional Park, Black Forest Section 16, Pinerias 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 focused on the completion of several projects prior to the upcoming growing season.

New Kiosks were installed at Santa Fe Open Space earlier this month.

The gazebo at Fox Run Regional Park required several repairs prior to the reservation season. Repairs included installation of an ornamental fence inside the gazebo perimeter for increased safety. Damaged wood was replaced prior to painting as well.

Onsite meetings took place at Fox Run Regional Park to discuss the design of the Oak Meadows bathroom repairs and the future location of the Northern Nature Center.

The concrete for the new tennis/pickleball court at Black Forest Regional Park was poured. The final playing surface will be applied soon, and the court will be available this summer. The community is excited for the new addition!

A portion of the forest at the Pinerias Open Space is being treated to help reduce Mountain Pine Beetle populations on the property.

Department of Public Works staff assisted our team with clearing a large drainage structure near the Santa Fe Trail and Highway 105 intersection. Their assistance was greatly appreciated!

The Wildland Fire crew continues to make progress with their forest management plans throughout Fox Run Regional Park.

Irrigation system start-up, system checks, aeration, fertilization and overseeding are the top priorities for all the irrigated North District properties. Maintenance of the parking lots, roads, and drainage continues as well. The reservation season is underway and providing the best experience possible continues to be a focus. 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 seasonal startups and reservation preparations. Staff focused on opening restrooms, turning on water systems, charging all park irrigation systems and making necessary repairs. Our team also completed aeration at all properties and overseeded the southern multiuse field in Fountain Creek Regional Park.

Our team applied a native grass seed mixture to help promote native species at Willow Springs Ponds. We were able to disc and slit seed active use areas of the park just in time for spring rains. Hopefully over time we will see a reduction of invasive weeds and a resurgence of native grass varieties.

We had the opportunity to work with Colorado Springs Airport volunteers to make improvements to the Flight Memorial in Widefield Community Park. Staff along with volunteers were able to remove all old vegetation, irrigation, and mulch, and install all new materials and plants. This was a great opportunity for airport staff to learn about landscape maintenance, plant identification, and to gain experience with irrigation installation.