

PARKS & COMMUNITY SERVICES DEPARTMENT

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

Park Advisory Board

Meeting Agenda

Wednesday, October 11, 2023 – 1:30 p.m.

Centennial Hall, 200 S. Cascade, Colorado Springs

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
1. Call Meeting to Order	Chair	
2. Approval of the Agenda	Chair	Approval
3. Approval of Minutes	Chair	Approval
4. Introductions / Presentations		
N/A		
5. Citizen Comments / Correspondence on items not on the agenda (limited to three (3) minutes unless extended by Chair)	Chair	
6. Development Applications		
A. Haven Valley Final Plat	Ross Williams	Endorsement
B. The Villas at Aspen Trails Preliminary Plan	Ross Williams	Endorsement

<u>Item</u>	<u>Presenter</u>	<u>Recommended Action</u>
7. Information / Action Items N/A		
8. Monthly Reports	Staff	Information
9. Board / Staff Comments		
10. Adjournment		

RECORD OF PROCEEDINGS

*Minutes of the September 13, 2023
El Paso County Park Advisory Board Meeting
Centennial Hall, 200 S. Cascade
Colorado Springs, Colorado*

Members Present:

Thomas Lachocki, Chair
Terry Martinez, Vice Chair
John Wallace, 2nd Vice Chair
Kiersten Steel, 3rd Vice Chair
Susan Jarvis-Weber, Secretary
Vincent Prins
Janna Blanter
Jeremy J. Chatelain Ph.D.
Jane Newman

Staff Present:

Todd Marts, Executive Director
Brian Bobeck, Park Operations Division Manager
Sabine Carter, Administrative Services Coordinator
Jason Meyer, Park Planning Division Manager
Ross Williams, Park Planner
Greg Stachon, Landscape Architect
Dana Nordstrom, Community Outreach Coordinator
Kyle Melvin, Assist. Park Operations Division Manager

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

1. Call to Order: The meeting was called to order at 1:32 p.m. by Thomas Lachocki, Chair.
2. Approval of Agenda: **Janna Blanter made a motion to approve the meeting agenda. Terry Martinez seconded the motion. The motion carried 9 - 0.**
3. Approval of Minutes: **Vincent Prins made a motion to approve the July 12, 2023, meeting minutes. Janna Blanter seconded the motion. The motion carried 8 – 0 with Thomas Lachocki abstaining.**

4. Introductions and Presentations:

A. 2023 Creek Week Proclamation

Danna Nordstrom, Community Outreach Coordinator and Hanna Mooney, Community Outreach Coordinator with the Fountain Creek Watershed District announced Creek Week 2023 which is the largest clean up event in Colorado. The events are scheduled from September 30 – October 8. County Parks cleanup sites include Bear Creek Dog Park, Bear Creek Nature Center, and Fox Run Regional Park.

Terry Martinez made the motion to approve the 2023 Creek Week Proclamation. Janna Blanter seconded the motion. The motion carried 9 – 0.

5. Citizen Comments:

Susan Davies, Trail and Open Space Coalition stated that the organization created a resolution to encourage the use of Class 1 E-bikes on all City trails. Cory Sutela with Medicine Wheel Trail Advocates thanked County staff for their cooperation with allowing the organization to assist with flood damage repairs to the Ute Pass trail which will start this Fall. Future repair projects are planned as well.

6. Development Applications:

A. **Davis Ranch Sketch Plan**

Ross Williams presented the Davis Ranch Sketch Plan and addressed questions from board members.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving the Davis Ranch Sketch Plan: (1) designate and provide to El Paso County a 25-foot regional trail easement along the north side of Judge Orr Road from the project's western boundary to the intersection of Judge Orr Road and Stapleton Drive/Curtis Road, in Parcel A, that allows for public access, as well as construction and maintenance by El Paso County of the Judge Orr Road Secondary Regional Trail; (2) show the regional trail easement on the forthcoming Preliminary Plan and Final Plat(s); (3) dedicate the regional trail easement to El Paso County prior to the recording of the Final Plat(s); (4) fees in lieu of land dedication for regional park purposes in the amount of \$46,460 will be required at time of the recording of the forthcoming Final Plat(s). Terry Martinez seconded the motion. The motion carried 9 – 0.

B. **Saddlehorn Ranch Filing No. 4 Final Plat**

Ross Williams presented the Saddlehorn Ranch Filing No. 4 Final Plat and addressed questions from board members.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following condition when considering and/or approving Saddlehorn Ranch Filing No. 4 Final Plat: require fees in lieu of land dedication for regional park purposes in the amount of \$21,210. Jeremy J. Chatelain seconded the motion. The motion carried 9 – 0.

C. **Sterling Ranch East Filing No. 5 Preliminary Plan**

Ross Williams presented the Sterling Ranch East Filing No. 5 Preliminary Plan and addressed a question by board members.

Terry Martinez recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch East Filing No. 5 Preliminary Plan: (1) fees in lieu of land dedication for regional park purposes in the amount of \$80,800 and urban park purposes in the amount of \$48,480 will be required at time of the recording of the forthcoming 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. Vincent Prins seconded the motion. The motion carried 9 – 0.

D. Sterling Ranch Filing No. 5 PUD Preliminary Plan

Ross Williams presented the Sterling Ranch Filing No. 5 PUD Preliminary Plan and addressed a question by board members.

Vincent Prins recommended that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving the Sterling Ranch Filing No. 5 PUD Development Plan and Preliminary Plan: (1) require fees in lieu of land dedication for regional park purposes in the total amount of \$36,360 and urban park purposes in the total amount of \$21,816 due at time of the recording of the forthcoming 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. Janna Blanter seconded the motion. The motion carried 9 – 0.

7. Information / Action Items:

A. Park Lands Agreement – The Ridge at Lorson Ranch Filing No. 1

Jason Meyer presented the Park Lands Agreement – The Ridge at Lorson Ranch Filing No. 1. Board members discussed the current 1:1 urban park fee credit ratio for the installation of urban park amenities. The topic will be back before the board as an agenda item at a future meeting.

John Wallace moved to endorse the approval of the Park Lands Agreement for The Ridge at Lorson Ranch Filing No. 1 subject to final revisions by the County Attorney's Office and Board of County Commissioners. Terry Martinez seconded the motion. The motion carried 9 – 0.

B. 2024 Capital Improvement Program

Todd Marts presented the 2024 Capital Improvement Program. The Park Advisory Board considers and / or endorses the Capital Improvement Program (CIP) annually. The CIP includes proposed capital improvement projects for the upcoming year. Mr. Marts and staff addressed several questions from board members.

Vincent Prins moved to endorse the 2024 Capital Improvement Program. Janna Blanter seconded the motion. The motion carried 9 – 0.

C. 2024 Preliminary Budget Proposal

Todd Marts presented the 2024 Preliminary Budget Proposal to the board. At the September Park Advisory Board meetings each year, staff presents the preliminary proposed operations budgets for the upcoming year for consideration and / or endorsement. Following the Park Advisory Board presentation, this preliminary budget is forwarded to the County's Budget / Finance Department as a framework for a final proposed budget in the overall County's Administrative budget. The County budget is then presented to the Board of County Commissioners for consideration and / or approval. Mr. Marts addressed several questions from board members.

Janna Blanter moved to endorse the 2024 El Paso County Parks Preliminary Budget. Vincent Prins seconded the motion. The motion carried 9 – 0.

8. Monthly Reports:

Chair Thomas Lachocki introduced a rate-of-change chart that was added to the monthly reports. Susan Jarvis-Weber inquired about the progress made in Jones Park. Todd Marts stated that Jones Park is not a CIP project and therefore not mentioned but it is a highly used active-use site with several projects being completed recently. The Masterplan is pending completion.

9. Board/Staff Comments:

Jeremy J Chatelain stated that the Trialability Program received another award, and it is now a nationally recognized program. Ross Williams presented the Widefield Community Park – Crew Gulch paving project. This CIP project recently completed and included resurfacing of a 1.055 ft of trail section, drainage improvements, a small pedestrian bridge, existing park bench tie-ins, trail security bollards and revegetation.

10. Adjournment:

Vincent Prins made a motion to adjourn. Janna Blanter seconded the motion. The meeting adjourned at 4:09 p.m.

Susan Jarvis-Weber, Secretary

El Paso County Parks
Agenda Item Summary Form

Agenda Item Title: Haven Valley Final Plat

Agenda Date: October 11, 2023

Agenda Item Number: #6 - A

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for endorsement by Drexel, Barrell, and Company, on behalf of Richmond American Homes, for Haven Valley Final Plat, consisting of 98 single-family residential lots on 11.76 acres with a minimum lot size of ~3,000 square feet. The majority of the property is currently zoned Planned Unit Development (PUD) and is located south of the intersection of Cable Lane and Alturas Drive in the Security-Widefield neighborhood of unincorporated El Paso County.

The 2022 El Paso County Parks Master Plan shows no impacts to existing or proposed parks, trails, or open space. A completed portion of the Grinnell Boulevard Secondary Regional Trail is located on the north side of Cable Lane opposite the proposed development. The Grinnell Boulevard Secondary Regional Trail alignment follows an irrigation ditch, running northwest-southeast to the north of the project site.

The El Paso County Land Development Code requires at least 10% open space dedication for subdivisions that are classified under PUD zoning. The Haven Valley Final Plat contains 1.83 acres of open space, or 15.5% of the total project area, designated for open space, landscaping, and public utilities. The attached Haven Valley Preliminary Plan highlights these open space tracts in greater detail.

In their Letter of Intent, the applicant states that a network of interconnected sidewalks will be constructed throughout the subdivision and shows a proposed curb ramp at the intersection of Cable Lane and Alturas Drive, as highlighted in the attached Preliminary Plan. The developer is encouraged to work with El Paso County Public Works to develop a controlled pedestrian crossing at this intersection to make a connection to the existing Grinnell Boulevard Secondary Regional Trail on the north side of Cable Lane, as well as access to a nearby passive-use pocket park.

The surrounding neighborhood does not offer many readily accessible recreation facilities. The aforementioned passive-use pocket park is located just to the southeast of the project site at the intersection of Brant Road and Cable Lane but does not offer a playground or other active-use amenities. Windmill Mesa Park, managed by Widefield School District 3 Parks and Recreation Division, is located approximately 0.3 miles to the southeast, but must be accessed by crossing Bradley Road at Marabou Way, which does not have a controlled pedestrian crossing. Another Widefield School District 3 facility, Pi-Ute Park, is located approximately 0.45 miles south of the project site.

Due to the lack of nearby multi-generational active recreational opportunities for the residents of Haven Valley, staff strongly encourages the applicant to develop a small pocket park with a playground, climbing features, or other active-use amenities in Tracts C and D, as the nearby pocket park does not offer these types of amenities beyond a picnic pavilion with tables and benches.

As no trail easement or park land dedications are required for this application, staff recommends regional and urban park fees in lieu of land dedication for regional or urban park purposes.

Recommended Motion (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 Haven Valley Final Plat: (1) applicant is encouraged to develop a small pocket park including multi-generational active-use recreational amenities in Tracts C and D; (2) applicant is encouraged to work with El Paso County Public Works to develop a controlled pedestrian crossing at Cable Lane and Alturas Drive to promote safe access to the Grinnell Boulevard Secondary Regional Trail; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$49,490 and urban park purposes in the amount of \$29,694. Should the applicant choose to develop a pocket park in Tracts C and D, 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



PARKS AND COMMUNITY SERVICES DEPARTMENT
Park Operations - Recreation and Cultural Services
Parks Planning - Environmental Services - CSU Extension Office

October 11, 2023

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

Name:	Haven Valley Final Plat	Application Type:	Final Plat
PCD Reference #:	SF-23-023	Total Acreage:	11.76
		Total # of Dwelling Units:	98
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	20.83
Richmond American Homes	Drexel, Barrell, and Company	Regional Park Area:	4
Jason Pock	Tim D. McConnell	Urban Park Area:	4
4350 South Monaco Street	3 South 7th Street	Existing Zoning Code:	PUD
Denver, CO 80237	Colorado Springs, CO 80905	Proposed Zoning Code:	PUD

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (>= 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
0.0194 Acres x 98 Dwelling Units = 1.901		Neighborhood:	0.00375 Acres x 98 Dwelling Units =	0.37
Total Regional Park Acres: 1.901		Community:	0.00625 Acres x 98 Dwelling Units =	0.61
		Total Urban Park Acres:		0.98

FEE REQUIREMENTS		Urban Park Area: 4	
Regional Park Area: 4		Neighborhood:	\$119 / Dwelling Unit x 98 Dwelling Units = \$11,662
\$505 / Dwelling Unit x 98 Dwelling Units = \$49,490		Community:	\$184 / Dwelling Unit x 98 Dwelling Units = \$18,032
Total Regional Park Fees: \$49,490		Total Urban Park Fees: \$29,694	

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 Haven Valley Final Plat: (1) applicant is encouraged to develop a small pocket park including multi-generational active-use recreational amenities in Tracts C and D; (2) applicant is encouraged to work with El Paso County Public Works to develop a controlled pedestrian crossing at Cable Lane and Alturas Drive to promote safe access to the Grinnell Boulevard Secondary Regional Trail; (3) require fees in lieu of land dedication for regional park purposes in the amount of \$49,490 and urban park purposes in the amount of \$29,694. Should the applicant choose to develop a pocket park in Tracts C and D, 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:



Drexel, Barrell & Co.

July 3, 2023

El Paso County Planning & Community Development
Attn: Kari Parsons, Planner III
2880 International Circle
Colorado Springs, CO 80910
719-373-8562 direct

Engineers/Surveyors

Lafayette
Colorado Springs

3 S 7th Street
Colorado Springs, CO 80905

719 260-0887
719 260-8352 Fax

**RE: Letter of Intent & Justification Statement
Haven Valley Final Plat
Parcel Nos. 6512200001**

Ms. Parsons,

Please accept this letter of intent and the enclosed supplemental material as Drexel, Barrell & Co's application and request for approval of the Final Plat for Haven Valley, on behalf of Richmond American Homes & Jason Pock to be developed as a single family detached residential property. The approximately 11.76-acre site will consist of 98 detached residential lots. We request approval of this Final Plat which has been prepared in accordance with El Paso County criteria. No deviations or variances are requested at this time.

Location

The Haven Valley PUD is located south of Bradley Road, at the intersection of Alturas Drive and Cable Lane. This site is bounded by existing residential development to the south and east and churches to the north and west. The northeast boundary of the site abuts Cable Lane.

Zoning / Land Use

The majority of the property, approximately 11.44-acres, is zoned PUD CAD-O (Planned Unit Development with Commercial Airport District Overlay). In addition, an approximately 0.329-acres in the northeast corner is part of the adjacent Fountain Mutual Metropolitan District (FMMD) property. This portion of land is bisected by Hunters Run and will be incorporated as part of this project. This area is zoned RS-6000 CAD-O (Residential Suburban).

Existing Facilities

There are no existing structures on the site, prior to the Haven Valley project. There is an existing manhole to the southwest of the project site where an existing 8" main then flows south. The manhole is where the proposed sanitary lines for the project will connect.

Final Plat

This Final Plat filing consists of 98 detached residential lots at a minimum of 2,989 sf each. The gross density of the site will be 8.33 dwelling units per acre (DU/AC).

The site will consist of approximately 11.76 acres and include 98 single family residential lots, as well as 3 separate tracts A, B, and C. Tract A will be used as a private roadway to service the neighborhood and will be the responsibility of the HOA. Tracts B and C will be used for landscape, public utilities and improvements.

Criteria for Approval

Per section 7.2.1.D.2.e in the Land Development Code, this project meets the following criteria:

1. The proposed subdivision is in general conformance with the goals, objectives, and policies of the Master Plan;

See above analysis.

2. The subdivision is consistent with the purposes of this Code;

See above analysis.

3. The subdivision is in conformance with the subdivision design standards and any approved sketch plan;

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

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

4. A sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards [C.R.S. §30-28-133(6)(a)] and the requirements of Chapter 8 of this Code;

The Water Resources and Wastewater Report prepared by Drexel Barrell Company dated March 2021, indicates that based on the proposed 98 residential lots, with 0.67 acres of irrigated common space and 0.98 acres of xeriscaped common space, the calculations of water demand quantities are:

- Residential: $(0.5 \text{ AC-FT/YR/household}) \times (98 \text{ households}) = 49 \text{ AC-FT/YR}$

- Irrigated Common Space: $(1.9 \text{ AC-FT/YR/Acre}) \times (1.65 \text{ acres}) = 3.16 \text{ AC-FT/YR}$
- Project Total: 52.16 AC-FT/YR

A commitment letter from the Security Water and Sanitation District to provide water service to the Haven Valley development is included with this submittal. According to the District, the residential water demand for the project is estimated to be a maximum of 49 annual acre feet of diversions based on 98 single-family equivalents (sfe). The District estimated demand for common landscape irrigation is 3.16 annual acre feet of diversions. The total water demand for this property is estimated to be 52.16 annual acre feet of diversions. A copy of the Security Water and Sanitation District's 2019 Water Quality Report has been provided with the Water Resources Report.

5. A public sewage disposal system has been established and, if other methods of sewage disposal are proposed, the system complies with state and local laws and regulations, [C.R.S. §30-28-133(6) (b)] and the requirements of Chapter 8 of this Code;

The Wastewater Report shows that the proposed wastewater discharge is within the acceptance criteria of the Security Water and Sanitation District. A commitment letter from the District to provide wastewater service to the Haven Valley Subdivision is included with this submittal.

6. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified and the proposed subdivision is compatible with such conditions. [C.R.S. §30-28-133(6)(c)];

The Geologic Hazard Evaluation and Due Diligence Geotechnical Investigation prepared by CTL Thompson indicates that no geologic hazards were identified that would preclude development of the project. The report identifies suspect quality fill and recommends that this be removed and replaced with compacted fill. Groundwater was evident in some borings but not at a level that would be a concern for crawl space construction.

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

These matters are addressed in the Preliminary Drainage Report prepared by Drexel Barrell and Company dated February 2022. The report identifies existing drainage flows to the southwest where it drains overland between two houses to Pecos Drive, then south on Widefield Drive. The report proposes a full-spectrum detention pond to be constructed in an existing off-site drainage easement adjacent to the west side of the site.

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

Two full movement access points onto Cable Lane are provided for this development. A deviation from ECM Figure 2-17: Urban Local (Low Volume) Roadway Cross-Section has been submitted since the private streets within this development will be modified to measure 39-feet from back of sidewalk to back of sidewalk. PUD Modifications from Section 8.4.4.E.2 and Section 8.4.4.E.3 of the LDC is being

requested as the streets are proposed to be private and will be maintained by the Haven Valley Homeowners Association.

9. The proposed subdivision has established an adequate level of compatibility by

1) incorporating natural physical features into the design and providing sufficient open spaces considering the type and intensity of the subdivision;

Open space tracts have been provided with this development (Tracts B, C and D). Sidewalks will be constructed throughout this development and will connect to the nearby gravel trail system. The open space tracts will be owned and maintained by the Have Valley Homeowners Association. Park land dedication or fees in lieu of land dedication will be due at the time of final plat recordation.

2) incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit if appropriate, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;

Sidewalks will be constructed along the streets within the development and sidewalks will be constructed along the portion of Cable Lane that abuts the property. Trails will be provided in the open space tracts throughout the development, which will connect to internal sidewalks and the opens space areas surrounding the project.

The Traffic Impact Study demonstrates that the development will not materially impact existing levels of service on surrounding roads. There is no public or mass transit in the area. Other services for the development are consistent with adopted plans, policies and regulations of the County.

3) incorporating physical design features in the subdivision to provide a transition between the subdivision and adjacent land uses;

The residential lots provide a transition with the existing single family residential lots to the south and the townhome development to the northwest. The lot size on the approved plan ranges from 2,530 sf to 3,960 sf, with the larger 3,960 sf lots along the southern boundary to provide a transition to the 6,000 sf lots in the adjacent to the Pheasant Ranch Run single-family subdivision. The lot size on the current plan ranges from 2,989 sf to 4,307 sf, with the larger 4,307 sf lots along the southern boundary. The change in the type of residential product and the larger lots proposed by the current plans for Haven Valley provide and improved compatibility and transition to the 6,000 sf lots in the adjacent to the Pheasant Ranch Run single-family subdivision.

The existing property line has a mismatched series of existing fences. The Developer will install a new six-foot "good neighbor" opaque fence along the property boundary of the Site. In addition to the replacing the existing fencing, landscaping will be provided to enhance buffering between the site and residential neighborhoods on the south and east boundary.

Along the east and south boundary adjacent to the single family residential, Haven Valley provides one (1) tree per fifteen (15) linear feet of frontage requirements. In addition, the evergreen requirement has been exceeded in order to provide sufficient year-round buffering.

Along the west and north boundary adjacent to the two churches no landscape buffering is proposed. The churches and single family detached residential are compatible uses. The west church is adjacent to existing single family residential. The proposed 6' opaque fence along the site boundary will sufficiently visually screen church parking and solar panels from the proposed single family residential on site. The approved PUD from 2007 for the site did not propose any landscape buffering between the churches and the site.

The Haven Valley Homeowners Association will own and will be responsible for the maintenance of the common open space areas and landscaping and the 6' opaque perimeter fencing.

4) incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the design; and

The Site has been previously disturbed and thus does not provide ideal habitat for a variety of wildlife species. Impact of development on potential wildlife habitat will be negligible. Noxious weeds will be controlled through the development of the site and management of the open spaces/buffers.

5) incorporating public facilities or infrastructure, or provisions therefore, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of County services and facilities;

The Traffic Impact Study demonstrates that the development will not materially impact existing levels of service on surrounding roads. All required utilities are available to the development and the required will serve letters are provided. The proposed project will not negatively impact the levels of service of County services and facilities.

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

Colorado Springs Utilities will provide electric and natural gas services as stated in the Will Serve letter included in this submittal. Security Water and Sanitation District will provide water and wastewater service. Security Fire Protection District will provide fire protection services and Fire Station 3 is less than ¼ mile northwest of the site. The County Sheriff will provide police protection. The Fountain Mutual Metropolitan Districts property to the southeast of the Site provides access to gravel trails system that provides pedestrian connection to the surrounding area.

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

The Security Fire Protection District has adequate capacity to provide fire protection to the proposed subdivision. A Fire Protection Report and a Will Serve letter are included with this submittal.

12. The proposed subdivision meets other applicable sections of Chapter 6 and 8 of this Code.

The proposed subdivision meets the applicable sections of the Code, subject to the requested waivers below, for which justification is provided.

Traffic / Access / Noise

The project site is located south of the intersection of Cable Lane and Alturas Drive. Two full movement access points onto Cable Lane are proposed. The roads within the development will be private, which is consistent with the previously approved Preliminary Plan and Final Plat. A PUD Modification is requested for the use of private roads and a PUD Modification is requested for the requirement that private roads be constructed and maintained to County standards. Justification for these requests is provided below. Each entry point of Cable Lane will have a median separated entrance to improve safety of vehicular access to and from the development and to create an attractive entrance to the Haven Valley community. A Traffic Impact Study was prepared by Aldridge Transportation Consultants, LLC dated August 4, 2021. The conclusion of the Study is that the transportation facilities in place are adequate to serve the proposed development. No signalization is needed, nor the expansion of existing roadways in the area that will accommodate this development.

Utilities

Water and sanitary sewer services will be provided by the Security Water District and the Security Sanitation District. The site is located outside of the City of Colorado Springs city limits but within the Colorado Springs Utilities' gas and electric service territory. So, gas and electrics will be provided by Colorado Springs Utilities.

Schools

The project is located within Widefield District No. 3. The French Elementary School is approximately ½ mile North-East of the site. Widefield High School is located approximately 1 ½ miles South of the site. Widefield Preschool, Sproul Junior High School, and Pinello Elementary School are 1 to 1 ½ miles, respectively, East of the site. No land dedication is required at this time; fees in lieu of land are required.

Drainage

A Preliminary Drainage Report prepared by Drexel Barrell Company is submitted with this PUD/Preliminary Plan. The report identifies existing drainage flows to the southwest where it drains overland between two houses to Pecos Drive, then south on Widefield Drive. The report proposes a fullspectrum detention pond to be constructed in an existing off-site drainage easement adjacent to the west side of the site. This detention pond will fulfill on-site detention needs as well as providing detention for upstream properties, which will address current drainage issues for adjacent two properties. The proposed detention facility is nearly three times the size of a facility necessary to detain runoff from the project site alone. The Report proposes a private drainage detention easement and maintenance of the pond by the Homeowners Association.

Parks / Open Space

There is a gravel trail system (part of the Fountain Mutual Trail) near the Site as part of the larger FMMD property to the southeast. The FMMD property consists of a park area and a trail system that connects to the south along Bradley Road and the channel. Park fees in lieu of land dedication will be due at the time of final plat recordation. Open space required: 1.1 AC (10%) usable: 0.27 AC (25% of 1.1 AC Required). The project provides 1.83 AC (15.5%) Tracts B,C,D and E usable 0.7 AC Tracts B and E.

Metropolitan District

Approximately 0.329-acres in the northeast corner is part of the adjacent Fountain Mutual Metropolitan District (FMMD) property. This portion of land is bisected by Hunters Run and will be incorporated as part of this project. This area is zoned RS-6000 CAD-O (Residential Suburban).

Deviation Requests

- This deviation is a request for approval of a 3'-4.5' (as opposed to the 6' standard) distance between center of storm drain to top back of curb within this project site.
- This deviation is a request for approval of 15' radii (as opposed to the minimum 20' radius standard) for all local/local intersections within this project site.
- This deviation is a request for approval of using a different pedestrian ramp type than specified in the El Paso County ECM. Detail SD_2-40 Pedestrian Intersection Ramp Detail will not be used. Instead City of Colorado Springs modified Detail D-8F will be used. These modified pedestrian ramps will be constructed to meet ADA requirements.

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:

Richmond American Homes
Jason J.W. Pock
4350 S. Monaco Street, Denver, CO 80237
Phone: (720)-977-3827
Fax: (303)-488-4831
Email: Jason.pock@mdch.com

Owner:

MIDCO Investments LLC.
PO Box 60069, Colorado Springs, CO 80960
Phone: (719)-634-4916

Consultant:

Drexel, Barrell & Co.

Mr. Tim McConnell, P.E., Principal, Regional Manager

3 South 7th Street, Colorado Springs, CO 80905

719-260-0887 phone

tmccConnell@drexelbarrell.com

We trust you find our application for the Haven Valley Final Plat 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", with a stylized flourish at the end.

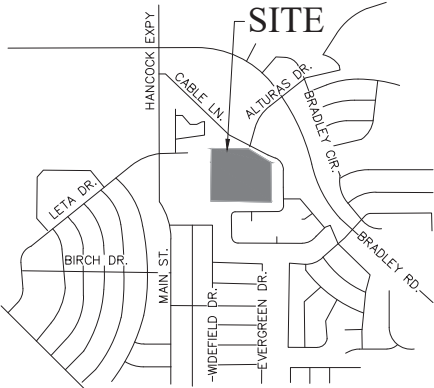
Drexel, Barrell & Co.

Tim D. McConnell, P.E.

Principal, Regional Manager

HAVEN VALLEY SUBDIVISION

A SUBDIVISION OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



Vicinity Map

Scale: 1" = 1000'

PLAT NOTES CONTINUED:

6. 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 DEVELOPMENTS 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 IN UNDER RECEPTION No. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.

THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

7. LOTS 1-98 HAVE BEEN FOUND TO BE IMPACTED BY THE FOLLOWING GEOLOGIC HAZARDS: POTENTIALLY SEASONALLY HIGH GROUNDWATER AND FLOODPLAIN, MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT BY GROUND ENGINEERING DATED AUGUST 25, 2015, WITH ADDENDA #1 DATED MARCH 17, 2017. AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

8. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

9. THE NUMBER OF LOTS HEREBY PLATTED ARE 98. THE NUMBER OF TRACTS ARE 3.

10. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS AS RECORDED AT RECEPTION No. _____ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

11 DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF PARKS AND 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., PREBLE'S MEADOW JUMPING MOUSE).

12. UTILITY PROVIDERS: SECURITY WATER & SANITATION DISTRICT-WATER/WASTEWATER, MOUNTAIN VIEW ELECTRIC ASSOCIATION, COLORADO SPRINGS UTILITIES ELECTRIC & GAS, CENTURY LINK-TELEPHONE, COMCAST-CABLE.

13. ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

14. THE SIGHT TRIANGLES AS SHOWN HEREON ARE NON-EXCLUSIVE SIGHT VISIBILITY EASEMENTS DEDICATED TO EL PASO COUNTY COUNTY. NO OBSTRUCTIONS GREATER THAN 30 INCHES ABOVE FLOWLINE ELEVATION ARE ALLOWED IN THE SIGHT VISIBILITY EASEMENTS. MAINTENANCE OF SIGHT VISIBILITY EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE PROPERTY OWNER'S ASSOCIATION.

15. THE PUBLIC IMPROVEMENT EASEMENTS AS SHOWN HEREON ARE DEDICATED TO EL PASO COUNTY FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING PUBLIC IMPROVEMENTS. THESE EASEMENTS ARE NON-EXCLUSIVE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE COUNTY WILL MAINTAIN THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH STANDARD COUNTY OPERATION AND MAINTENANCE PRACTICES.

KNOW ALL MEN BY THESE PRESENTS:

THAT MIDCO INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

LEGAL DESCRIPTION:

THE NORTH HALF OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THAT PORTION CONVEYED IN A WARRANTY DEED RECORDED NOVEMBER 25, 1959 IN BOOK 1779 AT PAGE 409 OF THE CLERK AND RECORDERS OFFICE OF THE COUNTY OF EL PASO, STATE OF COLORADO AND EXCEPT THAT PORTION LYING WITHIN THE EXISTING RIGHT OF WAY OF FORMER BRADLEY ROAD, NOW DESIGNATED AS CABLE LANE, COUNTY OF EL PASO, STATE OF COLORADO. THE ABOVE-DESCRIBED PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12 AND CONSIDERING THE NORTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12 TO BEAR S89°44'12"E, 1058.43 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID LINE MONUMENTED AT THE WESTERLY TERMINUS BY A FOUND 2.5" ALUMINUM PIPE WITH A 3.25" ALUMINUM CAP STAMPED "T16S R66W 2 1 11 12 1995 RMLS NO. 19625" AND AT THE EASTERLY TERMINUS BY A FOUND #4 REBAR WITH A 1" YELLOW PLASTIC CAP STAMPED "WKC & ASSOC PLS 14611";

THENCE ALONG SAID NORTH LINE, S89°44'12"E, 539.85 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID NW 1/4 OF THE NW 1/4, S89°44'12"E, 518.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CABLE LANE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

- 1) S70°41'33"E, 58.84 FEET;
- 2) S60°02'56"E, 241.03 FEET TO A POINT OF CURVE TO THE RIGHT;
- 3) 211.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 201.95 FEET, A CENTRAL ANGLE OF 59°21'44", AND BEING SUBTENDED BY A CHORD BEARING S30°20'58"E, 201.95 FEET;
- 4) S00°40'06"E, 18.98 FEET TO THE NORTHEAST CORNER OF LOT 43 OF PHEASANT RUN RANCH FILING NO. 1, THE PLAT THEREOF RECORDED IN PLAT BOOK X3 AT PAGE 18 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO;

THENCE ALONG THE NORTH LINE OF SAID LOT 43, S89°19'54"W, 100.00 FEET TO THE WEST LINE OF SAID PHEASANT RUN RANCH FILING NO. 1,

THENCE ALONG SAID WEST LINE S00°40'06"E, 324.99 FEET TO THE NORTH LINE OF SAID PHEASANT RUN RANCH FILING NO. 1 AND THE NORTHEAST CORNER OF LOT 37 OF PHEASANT RUN RANCH FILING NO. 1; THENCE ALONG SAID NORTH LINE OF PHEASANT RUN RANCH FILING NO. 1 AND ALONG THE NORTH LINE OF THE "SUBDIVISION OF TRACT NO. 1 REFLING OF THE SECURITY, COLORADO ADDITION NO. 4 EL PASO COUNTY, COLORADO", THE PLAT THEREOF RECORDED IN PLAT BOOK Z AT PAGE 76 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO, S89°58'19"W, 779.82 FEET TO THE EAST LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 1779 AT PAGE 409 OF THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO;

THENCE ALONG SAID EAST LINE N00°47'43"W, 662.00 FEET TO THE TRUE POINT OF BEGINNING

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 11.767 ACRES OR 512,560 SQUARE FEET, MORE OR LESS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS AND EASEMENTS FOR PUBLIC IMPROVEMENTS, UTILITIES AND DRAINAGE PURPOSES AS SHOWN OR NOTED HEREON UNDER THE NAME AND SUBDIVISION OF "HAVEN VALLEY". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPER DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

IN WITNESS THEREOF:

MIDCO INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS _____ DAY OF _____, 2023.

BY: _____
AS MANAGER
OF MIDCO INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY.

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023
BY _____ AS MANAGER OF MIDCO INVESTMENTS, LLC A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

SURVEY NOTES:

1. "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".

2. THE BEARINGS AS SHOWN HEREON ARE BASED UPON THE CONSIDERATION THAT THE NORTH LINE OF THE SE1/4 OF THE SE1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH P.M. IS ASSUMED TO BEAR SOUTH 89°44'22" WEST. SAID LINE IS MONUMENTED AS SHOWN HEREON.

3. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.

4. THE UNDERSIGNED HAS RELIED UPON STEWART TITLE GUARANTY COMPANY, COMMITMENT FOR TITLE INSURANCE, FILE No. 01330-88802-AMENDMENT NO.1, HAVING AN EFFECTIVE DATE OF DECEMBER 13, 2018 AT 5:30 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.

5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. §18-4-508.

6. THE PARCEL A AND PARCEL B PORTION OF THE LEGAL DESCRIPTION IS FROM RECEPTION NO. 216085936. THE "...MORE PARTICULARLY DESCRIBED..." PORTION WAS PREPARED BY JOHN C. DAY, PLS 29413 FOR AND ON BEHALF OF DREXEL BARRELL & Co.

PLAT NOTES:

1. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED WITH THE PRELIMINARY PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WASTEWATER DISPOSAL REPORT, GEOLOGY AND SOILS REPORT AND NATURAL FEATURES REPORT.

2. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE A-SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD AND ZONE X-AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 0804100575 G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018, TO DATE NO NEW LOMR HAS BEEN APPROVED. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN APPROVED FOR THE SITE PER FEMA CASE NO 17-08-0074R, DATED MAY 26, 2017. PIKES PEAK REGIONAL BUILDING DEPARTMENT WILL REQUIRE AN EFFECTIVE LOMR REMOVING THE LOTS FROM THE FLOODPLAIN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE INDIVIDUAL LOTS.

3. NO LOTS WILL HAVE DIRECT ACCESS PERMITTED TO CABLE LANE.

4. 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 NOTED. STRUCTURES, FENCES, MATERIALS, OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

5. TRACTS A, B & C SHALL BE UTILIZED AS DRAINAGE, UTILITY AND LANDSCAPE TRACTS. OWNERSHIP OF TRACT A SHALL BE DEEDED TO THE HAVEN VALLEY HOA. MAINTENANCE OF TRACTS SHALL BE BY HAVEN VALLEY HOA AFTER PRELIMINARY ACCEPTANCE OF THE CONSTRUCTED DRAINAGE IMPROVEMENTS WITHIN THE TRACTS.

CONSENT OF DEED OF TRUST OF BENEFICIARY

KNOW ALL MEN BY THESE PRESENTS THAT BANK SNB, BY VIRTUE OF THAT CERTAIN DEED OF TRUST TO THE PUBLIC TRUSTEE OF EL PASO COUNTY, COLORADO, RECORDED AT RECEPTION No. 216085940, OF THE RECORDS OF SAID COUNTY UPON THE PROPERTY SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED "HAVEN VALLEY", LOCATED IN EL PASO COUNTY, COLORADO, DO HEREBY RATIFY AND CONFIRM THIS PLAT.

BY: _____
NAME
TITLE

ACKNOWLEDGMENT
STATE OF _____)
COUNTY OF _____) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____,
2023 BY _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

SURVEYOR'S STATEMENT:

I, JOHN C. DAY, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE COLORADO REVISED STATUTES, AS AMENDED, AND THAT IT ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND THE SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JOHN C. DAY
PLS NUMBER 29413
FOR AND BEHALF OF
DREXEL BARRELL & CO.

DATE: _____

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR "HAVEN VALLEY" SUBDIVISION WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE ACTION. THE DEDICATIONS OF LAND TO THE PUBLIC FOR STREETS AND EASEMENTS FOR UTILITIES AND DRAINAGE ARE ACCEPTED BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

FEES:

DRAINAGE FEE: _____

BRIDGE FEE: _____

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)

) ss

COUNTY OF EL PASO)

I HEREBY CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE
AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2023 AND
IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF
THE RECORDS OF EL PASO COUNTY, COLORADO.

RECORDER FEE: _____

BY: _____ SURCHARGE: _____
DEPUTY

Sheet 1 - Description, Dedication, Notes
and Certificates
Sheet 2 - Plat Graphic, Lots & Tracts

SEPTEMBER 21, 2023

SHEET 1 OF 2

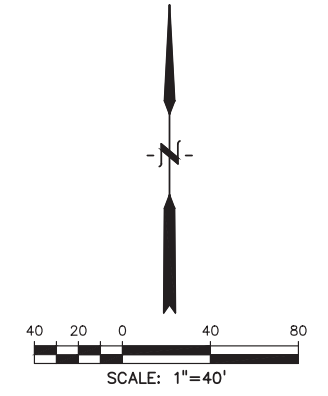
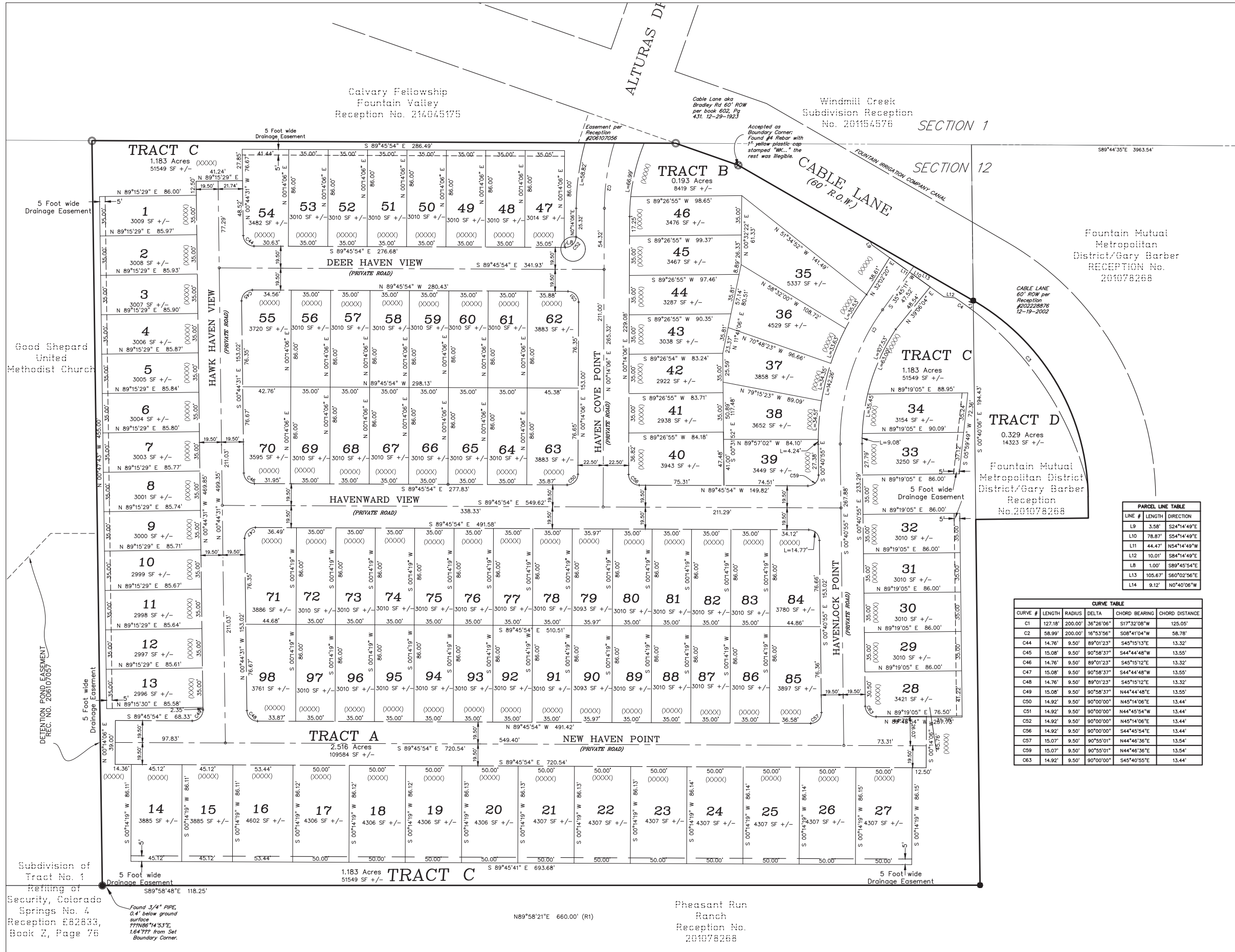


DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPGS, COLORADO 80905
(719) 260-0887 Fax: (719) 260-8352

Job No. 21085-03

HAVEN VALLEY SUBDIVISION

A SUBDIVISION OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- FOUND #4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "WKC & ASSOC PLS 14611" (Symbol: Circle with cross)
- FOUND #5 REBAR WITH 1.5" YELLOW PLASTIC CAP STAMPED "RM 19625" (Symbol: Circle with cross and dot)
- FOUND 0.2 BELOW GROUND SURFACE: BENT #4 REBAR WITH 1" YELLOW PLASTIC CAP, STAMPED ILLEGIBLE REPLACED WITH #5 REBAR WITH 1.5" ALUMINUM CAP 29413 AT GROUND SURFACE. (Symbol: Circle with cross and dot)
- NORTH FOUND: SET #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED "DBCO PLS 29413" (Symbol: Circle with cross and dot)
- SECTION CORNER MONUMENT AS INDICATED (Symbol: Circle with cross and dot)
- SECTION CORNER REFERENCE MONUMENT (Symbol: Circle with cross and dot)
- FOUND 1" DIAMETER PIPE, SET 2.5" ALUMINUM CAP STAMPED "DREXEL BARRELL PLS 29413" (Symbol: Circle with cross and dot)
- CALCULATED POSITION, CORNER NOT SET, FALLS INTO TRAFFIC LANE (Symbol: Circle with cross and dot)
- RECORD DIMENSION: BENT GRASS RESIDENTIAL FILING 1 & BENT GRASS COMMERCIAL FILING 1 (R) (Symbol: Circle with cross and dot)
- MEASURED DIMENSION (M) (Symbol: Circle with cross and dot)
- RECEPTION NUMBER (Rec. No.) (Symbol: Circle with cross and dot)
- WOODMEN HILLS METROPOLITAN DISTRICT (W.H.M.D.) (Symbol: Circle with cross and dot)
- NON-RADIAL LINE (nr) (Symbol: Circle with cross and dot)
- PLUS OR MINUS (MORE OR LESS) (+/-) (Symbol: Circle with cross and dot)
- RIGHT OF WAY (R.O.W.) (Symbol: Circle with cross and dot)
- SQUARE FEET (SF) (Symbol: Circle with cross and dot)
- ASSIGNED STREET ADDRESS (XXXX) (Symbol: Circle with cross and dot)
- SITE TRIANGLE EASEMENTS (S.T.-A) (Symbol: Circle with cross and dot)
- ROAD CENTERLINE (Symbol: Circle with cross and dot)
- PROPOSED UTILITY AND PUBLIC IMPROVEMENT EASEMENT (Symbol: Circle with cross and dot)
- PROPOSED DRAINAGE EASEMENT (Symbol: Circle with cross and dot)
- RIGHT-OF-WAY LINE, FALCON MARKET PLACE & EASTONVILLE RD., LOT LINE/TRACT LINE (Symbol: Circle with cross and dot)
- SUBDIVISION BOUNDARY (Symbol: Circle with cross and dot)
- EXISTING R.O.W. (Symbol: Circle with cross and dot)
- SITE TRIANGLE EASEMENT LINES (Symbol: Circle with cross and dot)
- R.O.W. PER ROAD BOOK A, PAGE 78 (Symbol: Circle with cross and dot)

PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	
L9	3.58'	S24°14'49"E	
L10	78.87'	S54°14'49"E	
L11	44.47'	N54°14'49"W	
L12	10.01'	S84°14'49"E	
L8	1.00'	S89°45'54"E	
L13	105.67'	S60°02'56"E	
L14	9.12'	N0°40'06"W	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	127.18'	200.00'	36°26'08"	S17°32'08"W
C2	58.99'	200.00'	16°53'56"	S08°41'04"W
C44	14.76'	9.50'	89°01'23"	S45°15'13"E
C45	15.08'	9.50'	90°58'37"	S44°44'48"W
C46	14.76'	9.50'	89°01'23"	S45°15'12"E
C47	15.08'	9.50'	90°58'37"	S44°44'48"W
C48	14.76'	9.50'	89°01'23"	S45°15'12"E
C49	15.08'	9.50'	90°58'37"	N44°44'48"E
C50	14.92'	9.50'	90°00'00"	N45°14'06"E
C51	14.92'	9.50'	90°00'00"	N44°45'54"E
C52	14.92'	9.50'	90°00'00"	N45°14'06"E
C56	14.92'	9.50'	90°00'00"	S44°45'54"E
C57	15.07'	9.50'	90°55'01"	N44°46'38"E
C59	15.07'	9.50'	90°55'01"	N44°46'38"E
C63	14.92'	9.50'	90°00'00"	S45°40'55"E

HAVEN VALLEY

A PORTION OF THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M. OF
EL PASO COUNTY, COLORADO
PUD DEVELOPMENT/PRELIMINARY PLAN



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

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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IN ASSOCIATION WITH

HAVEN VALLEY

PUD DEVELOPMENT /
PRELIMINARY PLAN
ALTURAS DRIVE &
CABLE LANE

PRODUCT INFO

DATE:
PROJECT MGR:
PREPARED BY:

10.05.2022
A. BARLOW
J. SMITH

STAMP

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
08.19.2021	B. I.	PER COUNTY COMMENTS
02.07.2022	B. I.	PER COUNTY COMMENTS
04.08.2022	B. I.	PER COUNTY COMMENTS
10.05.2022	J. S.	PER COUNTY COMMENTS

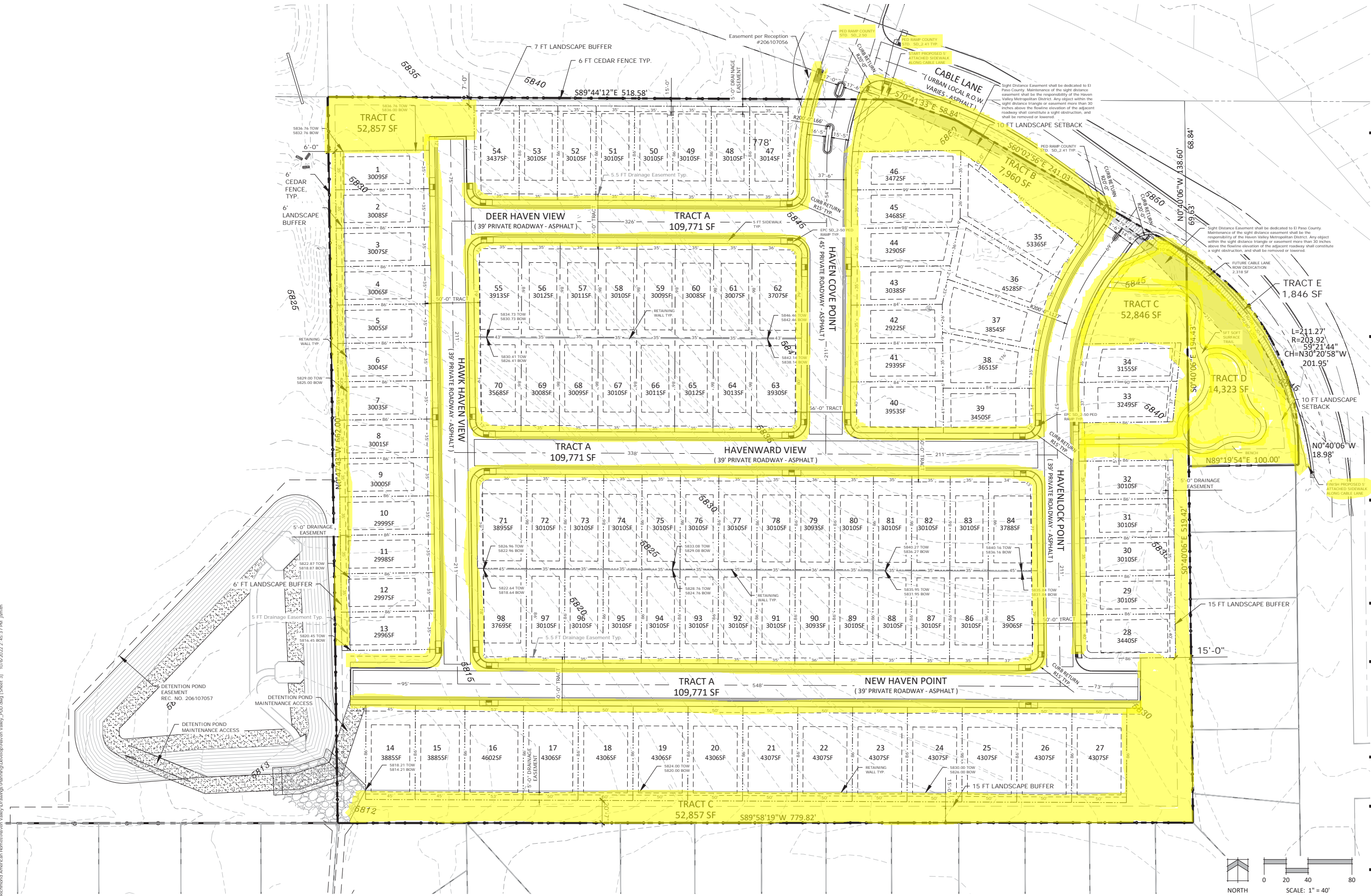
SHEET TITLE

PUD PRELIMINARY
SITE PLAN

PLAN FILE #

3 OF 7

PUDSP217



El Paso County Park Advisory Board

Agenda Item Summary Form

Agenda Item Title: The Villas at Aspen Trails Preliminary Plan

Agenda Date: October 11, 2023

Agenda Item Number: #6 - B

Presenter: Ross Williams, Park Planner

Information: **Endorsement:** X

Background Information:

This is a request for approval by Kimley-Horn and Associates on behalf of ROS Equity Holding-Independence, LLC., for the Villas at Aspen Trails Preliminary Plan, consisting of 41 residential single-family townhome lots on 4.25 acres. This proposed development is **not** located within the boundaries of the Trails at Aspen Ridge, rather located immediately north and west of that subdivision, southeast of the intersection of Powers Boulevard / State Highway 21 and Bradley Road and east of Big Johnson Reservoir.

The 2022 Parks Master Plan shows the proposed Powers Boulevard Bicycle Route running north-south along Powers Boulevard/State Highway 21 approximately 0.35 mile west of the property, as well as the proposed Curtis Road Bicycle Route running east-west along Bradley Road immediately north of the project site. Dedicated public right-of-ways already exist along the proposed bicycle routes, so no easement requests are necessary at those locations. However, the applicant is advised that multi-modal transportation options will be developed within the rights-of-way in the future.

Zoned RM-12 single-family attached residential townhome units, the Villas at Aspen Trails is not required to meet the El Paso County Land Development Code's 10% open space requirement. However, the applicant has included ~2 acres, or 47.1%, of private open space areas within Tracts A and C, dedicated to unspecified open space uses and stormwater detention.

The applicant's Letter of Intent does not outline the intended uses of the open space areas, nor does the Preliminary Plan due to the lack of a landscape plan. Staff recommends that the applicant include a detailed description of the open space uses and include a landscape plan in future submittals of the Preliminary Plan. If no recreational amenities are being considered for the Villas at Aspen Trails, it should be noted that the adjacent Trails at Aspen Ridge subdivision provides publicly accessible recreation through two established neighborhood pocket parks and a planned centralized community park, the latter of which is due for completion in 2025. These parks are located within short walking distance to the Villas at Aspen Trails.

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

Recommended Motion (Preliminary Plan):

The Park Advisory Board recommends that the Planning Commission and the Board of County Commissioners include the following conditions when considering and/or approving The Villas at Aspen Trails Preliminary Plan: (1) recommend that the applicant include detailed open space descriptions in the Letter of Intent; (2) recommend that the applicant include a Landscape Plan in future Preliminary Plan submittals; (3) fees in lieu of land dedication for regional park purposes in the total amount of \$20,705 and urban park fees in the amount of \$12,423 will be required upon the recording of the forthcoming Final Plat.

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PARKS AND COMMUNITY SERVICES DEPARTMENT
Park Operations - Recreation and Cultural Services
Parks Planning - Environmental Services - CSU Extension Office

October 11, 2023

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

Name:	The Villas at Aspen Trails Preliminary Plan	Application Type:	Preliminary Plan
PCD Reference #:	SP-23-004	Total Acreage:	4.25
		Total # of Dwelling Units:	41
Applicant / Owner:	Owner's Representative:	Dwelling Units Per 2.5 Acres:	24.12
ROS Equity Holding-Independence LLC	Kimley-Horn and Associates	Regional Park Area:	4
Ray O'Sullivan	Jim Houk	Urban Park Area:	4
17 South Wahsatch Avenue	2 North Nevada Avenue, Suite 900	Existing Zoning Code:	RM-12
Colorado Springs, CO 80903	Colorado Springs, CO 80903	Proposed Zoning Code:	RM-12

REGIONAL AND URBAN PARK DEDICATION AND FEE REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents, while Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.	The EPC Land Development Code defines urban density as land development of higher density and intensity which is characteristically provided with services of an urban nature. This category of development includes residential uses with densities of more than one dwelling unit per 2.5 acres.
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LAND REQUIREMENTS		Urban Density (≥ 1 Dwelling Unit Per 2.5 Acres):		YES
Regional Park Area: 4		Urban Park Area: 4		
		Neighborhood:	0.00375 Acres x 41 Dwelling Units =	0.15
		Community:	0.00625 Acres x 41 Dwelling Units =	0.26
0.0194 Acres x 41 Dwelling Units =	0.795	Total Urban Park Acres:		0.41
Total Regional Park Acres:	0.795			

FEE REQUIREMENTS			
Regional Park Area: 4		Urban Park Area: 4	
		Neighborhood:	\$119 / Dwelling Unit x 41 Dwelling Units = \$4,879
\$505 / Dwelling Unit x 41 Dwelling Units =	\$20,705	Community:	\$184 / Dwelling Unit x 41 Dwelling Units = \$7,544
Total Regional Park Fees:	\$20,705	Total Urban Park Fees:	\$12,423

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 Villas at Aspen Trails Preliminary Plan: (1) recommend that the applicant include detailed open space descriptions in the Letter of Intent; (2) recommend that the applicant include a Landscape Plan in future Preliminary Plan submittals; (3) fees in lieu of land dedication for regional park purposes in the total amount of \$20,705 and urban park fees in the amount of \$12,423 will be required upon the recording of the forthcoming Final Plat.

Park Advisory Board Recommendation:

Letter of Intent
Ray O. 5.2 Preliminary Plan
07.07.23

Owners: ROS Equity Holding-Independence, LLC
17 S Wahsatch Ave.
Colorado Springs, Co 80903
(719) 491-1590
rayosulli@gmail.com

Applicant: CPR Entitlements, LLC
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 377-0224
hli.pak7@gmail.com

Consultant: Dakota Springs Engineering
31 North Tejon St., Suite 500
Colorado Springs, CO 80903
(719) 432-6889
charlescothern@springseng.com

Planning
Kimley-Horn and Associates
2 N. Nevada Ave, Suite 900
Colorado Springs, CO 80903
(719) 284-7280
Jim.houk@kimley-horn.com

Tax Schedule No.: 5509200003

Current Zoning: RM-12

Site History/Background

The Ray O. 5.2 development is a 4.25-acre single-family (Townhomes) attached residential subdivision located south of the Colorado Springs Airport and southeast corner of the Bradley Road and Legacy Hill Drive intersection. This preliminary plan is part of the Waterview Sketch Plan; the Waterview Sketch Plan was recently amended (July 15, 2021) modifying the proposed land use in Ray O. 5.2 (Sketch Plan Parcel P-21) from Commercial use only, to Single-Family Attached Residential land use. This proposed Preliminary Plan implements the residential land uses approved under the 2021 Sketch Plan approval. Rezone of the site has been approved (February 2022) changing the zone in the preliminary plan from CS to RM-12.

Request and Justification:

Request for approval of a 4.25-acre single-family attached residential use Preliminary Plan which follows the densities proposed in a RM-12 zone. This letter serves as a request to receive El Paso County approval of the Preliminary Plan for this site.

The Preliminary Plan shows:

- **Filing No. 1:** 41 single-family attached lots with private road access and configured in seven attached (townhome) 3-plex unit (21 lots) and five attached (townhome) 4-plex units (20 lots) all within the RM-12 zone.
- Tracts for buffering, landscaping, open spaces, private roads, utilities, stormwater drainage and treatment.

Final Subdivision of the 41 townhome 3-plex/4-plex lots in Filing 1 will be platted under a separate application and schedule through the townhome plat processes and the proposed RM-12 zone standards.

This letter serves as a request to receive El Paso County approval of the Preliminary Plan for this site along with a request to conduct preliminary-subdivision site grading, wet/dry utilities, and roadway cuts in connection with improvements specific to this preliminary plan. The applicant also recognizes that findings of sufficiency of water quality and water capacity may not be issued until Final Platting.

Zoning District Compliance

Single-family attached townhomes proposed in Filing No.1 in the RM-12 zone will meet the respective bulk, density, and dimensional standards of the zone.

Zoning District	Max Density (DU/AC)	Minimum Lot Size		Minimum Setbacks Principal(Accessory)14,3			Maximum Lot Coverage	Maximum Height
		Area	Width	Front	Rear	Side		
Residential Multifamily Zoning Districts								
RM-12	12	3,500 sq ft **	35 ft	15 ft	20 ft	10 ft **	70%**	40 ft
**10 The minimum distance between buildings shall be 10 feet.								
**13 If the building is established as or converted to condominium or townhome units in accordance with Chapter 7 of this Code, the building and lot shall meet the minimum lot area and setbacks requirements, but the individual units are not required to meet the minimum lot area, maximum lot coverage, or setback requirements. A 25-foot perimeter boundary setback shall be maintained around the entire development, but a zero foot setback is allowed along any internal lot line within the development.								

The proposed 3- and 4-unit dwellings are not intended as multi-family dwellings, but as individual attached dwelling (townhome) units per definitions of single-family attached dwellings and townhouse.

Dwelling, Single-Family Attached — A structure containing ***more than 1 dwelling unit***, each of which has primary ground floor access to the outside and are attached to each other by party walls without openings, where each dwelling unit is generally located on its own lot. The common or abutting wall shall be shared for at least 50% of the length of the side of the dwelling units. A single-family attached dwelling does not share common floor/ceilings with other dwelling units. A single-family attached dwelling is also sometimes called a townhouse or row house.

Townhouse — A single-family attached dwelling situated on its own lot but ***attached to 1 or more similar dwelling units*** by a common wall and each unit has its own front and rear access to the outside and no unit is located over another unit.

A single-family attached dwelling situated on its own lot but attached to 1 or more similar dwelling units by a common wall and each unit has its own front and rear access to the outside and no unit is located over another unit. Townhome buildings/lots (3 and 4-unit dwellings) are being established as townhome units regardless of number of units in the townhome building. The single-family attached lots and townhome configurations meet the criteria for single family attached dwellings in the RM-12 zone as cited below:

5.2.23. Dwelling, Single-Family Attached(B) Standards that Apply in the RM-12 Districts.

(1) Limited Number of Contiguous Units. ***No more than 8 dwelling units may be attached.*** Structures containing 9 or more attached dwelling units are prohibited in the RM-12 zoning district. (The proposed configurations do not exceed 4 attached units)

(2) Density and Lot Size. The density and lot size (area and width) requirements of the zoning district apply. Commonly-owned areas, including commonly-owned open space, driveway, or parking areas apply toward the overall density standard.

Filing 1 consists of 3 and 4-unit dwellings in the RM-12 zone with:

- Primary ground floor access to the outside and are attached to each other by party walls without openings
- At least 50% shared common or abutting wall along the length of the side of the dwelling units
- The units will not share common floors/ceilings with other dwelling units
- Each unit will have its own front and rear access to the outside
- No unit is located over another unit.
- No structure (townhome cluster unit) will have more than 4-units.

Waiver and Deviation Requests and Justifications

1. The applicants are requesting a waiver to Sections 8.4.4.C. and 8.4.4.E.3 of the Code to allow for private roads that are not proposed to be built to public road standards.
 - Section 8.4.4.C, *Public Roads Required*, of the Code states: “Divisions of land, lots and tracts shall be served by public roads.”

• Section 8.4.4.E.3, *Private Road Allowances*, of the Code states:
“Generally, private roads shall be constructed and maintained to ECM standards except as may be otherwise determined in the waiver.

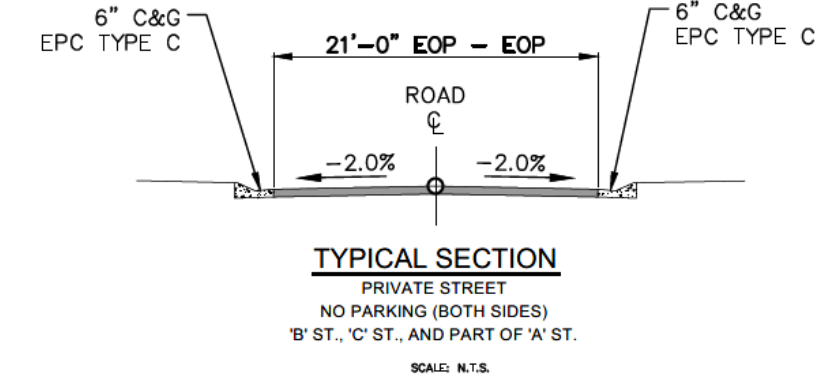
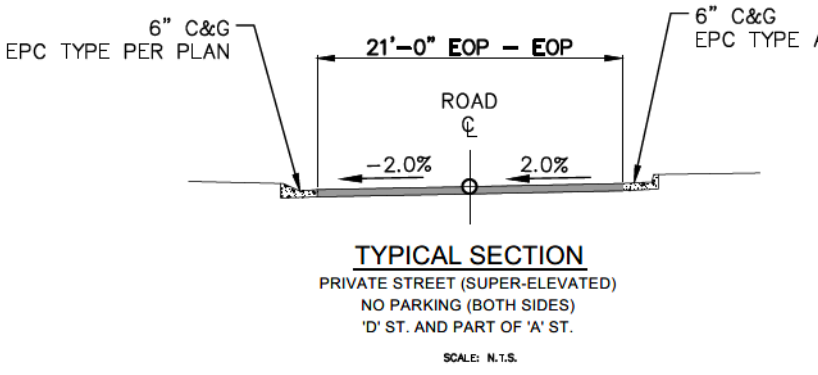
The applicant is requesting the following deviations(s) from the Engineering Criteria Manual (ECM):

1. The applicant is requesting a deviation of Section 2.2.4.B.5 and Table 2-7 of the ECM to allow a modified roadway cross section and roadway design standards for the private local roadways. The reason for the request is to maximize land for the higher and better residential use. This also is supported with attached housing units (A, B, C, and D Streets)

Waiver Request and Justification:

- *The waiver will not nullify the intent and purpose of this Code;*
- *No additional waivers will be needed.* Deviations from the DCM standard drawing (residential/low volume cross section to include 1.) design speed travel lane width, shoulder width, pavement mat; and, 2.) the non-standard placement of: sidewalks landscape lawns, utilities, public improvement easements. A copy of the deviation is attached to this report for reference.
- *The granting of the waiver will not be detrimental to the public safety, health, or welfare or injurious to other property;* promotion of pedestrian oriented street realm/residential roadscape; narrower roadways and enhanced streetscape promote lower vehicular speeds. The private road section was also reviewed with the fire department to assure meeting the required access.
- *The conditions for the waiver are unique based on private road design standards typical for higher density townhome (Attached Residential) housing*
- *Non-economical hardship* is balancing townhome community multimodal circulation/access needs, community amenities, while maximizing efficiency of square footage devoted to “roads”. The goal is to minimize roadway and to maximize planned open space and pedestrian networks. Efforts to achieve an attainable housing footprints (achieve desired/target market densities and provide livable outdoor spaces.
- *The waiver will not in any manner vary the zoning provisions of this Code; and,* will not impact use, density, or dimensional provisions of the RM-12 zone district. All zoning district and attached single-family residential standards will be met.
- *The proposed waiver is not contrary to any provision of the Master Plan; the subdivision and proposed densities are generally consistent with the Master Plan.*

Private Road Cross Sections – (See attached deviation request for additional details)

 <p>6" C&G EPC TYPE C</p> <p>21'-0" EOP - EOP</p> <p>ROAD CL</p> <p>-2.0% -2.0%</p> <p>TYPICAL SECTION PRIVATE STREET NO PARKING (BOTH SIDES) 'B' ST., 'C' ST., AND PART OF 'A' ST. SCALE: N.T.S.</p>	<p>B, C, & PART OF A STREET</p> <p>21'-0" pavement width</p> <p>20'-0" attached drives</p> <p>10'-6" travel lanes</p> <p>No Parking (both sides)</p>
 <p>6" C&G EPC TYPE PER PLAN</p> <p>21'-0" EOP - EOP</p> <p>ROAD CL</p> <p>-2.0% 2.0%</p> <p>TYPICAL SECTION PRIVATE STREET (SUPER-ELEVATED) NO PARKING (BOTH SIDES) 'D' ST. AND PART OF 'A' ST. SCALE: N.T.S.</p>	<p>D & PART OF A STREET</p> <p>21'-0" pavement width</p> <p>20'-0" attached drives</p> <p>10'-6" travel lanes</p> <p>No Parking (both sides)</p>

(see attached Deviation Form for additional Private Roadway details and deviation justification/approval criteria)

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Preliminary Plan Criteria:

This request meets the criteria for approval outlined in Section 7.2.1 of the El Paso County Land Development Code by the following:

- The application for Preliminary Plan is in substantial conformance with the County Water Master Plan and Your El Paso Master Plan.
- The subdivision is in conformance with the accompanying Zoning application and the amended Sketch Plan.
- The proposed subdivision is consistent with the adjacent subdivision design in other portions of the Waterview Master Plan Development.
- The proposed water supply is adequate and will be provided by the Widefield Water and Sanitation District. A letter of service commitment has been provided by the District.
- The proposed sewage disposal is to be provided by the Widefield Water and Sanitation District. A letter of service commitment has been provided by the District.
- Adequate drainage solutions are provided and follow MDDP and DBPS recommendations the drainage report, drainage plan, and grading and erosion control plan will conform to the MDDP, DBPS, and El Paso County ECM and DCM criteria.
- Necessary services (fire protection, police, recreation, utilities) have been provided and will continue to be provided by the Widefield Water and Sanitation District, Security Fire Protection District, El Paso County, the City of Colorado Springs (gas) and Mountain View Electric (electric). Required service commitments have been provided by the respective fire, water/wastewater, electric and gas service districts.
- Fire Protection will be provided by the Security Fire Protection District.
- Offsite impacts are minimal and will be mitigated as part of construction.
- Adequate public facilities and infrastructure are provided.
- The subdivision meets all other El Paso County criteria or waivers have been requested in this document.
- No mineral extraction is planned for this site.

Master Plan Conformance**Your El Paso Master Plan:****Land Use Goals.**

The land uses and densities proposed and approved under the Amended Waterview Sketch Plan have been reviewed by the County prior to development and adoption of the current El Paso County Master Plan. The concurrent residential rezone applications (County File Nos. P 21-4, P 21-5, & P-21-6), this residential preliminary plan, and future final plat(s) will implement the residential land uses authorized by the Amended Waterview Sketch Plan. The preliminary plan is consistent with the newly adopted El Paso County Master Plan Land Use framework and typology recommendations.

Chapter 14, Implementation states in the Land Use Applications and Master Plan Consistency narrative:

...Approval of a land use application does not necessarily require a finding that the application is fully consistent with each and every applicable component of the Master Plan. [The Planning Commission and BOCC] have the discretion to give greater weight to individual components of the Master Plan compared to other components when taking a formal action to either approve, approve with conditions, or deny an application.

Land Use:

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

The Preliminary Plan is compatible, in terms of land use and density, with the approved 23.1 acres of commercial (west) adjacent to the site, the (east/southeast) ±167-acre urban residential (Trails at Aspen Ridge), and the (north) ±116 acres of mixed residential and commercial (Villages at Waterview North) located along the northern border of Bradley Road opposite of the site and within the approved Sketch Plan Area.

Plan access is focused on Bradley Road per the approved access points.

Public water and wastewater services are being provided by Widefield Water and Sanitation District through connection to proposed services lines running through Frontside Drive. Said service lines are extensions of existing service lines located to the northwest underneath Integration Loop. The service line extensions are currently under review through CSU and Norwood Development Group. CSU Gas has recently increased service to this area (costs being shared by this development) and existing Mountain View electrical facilities are being extended underground through the development as construction commences. The area has been annexed into the Security Fire Protection District for taxing and service purposes. See associated commitment letters.

Goal 1.2 - Continue to encourage policies that ensure “development pays for itself”.

Development in the proposed Ray O. 5.2 area will be developer and district funded including:

- Developer funded site and infrastructure improvements (roads, site preparation, and wet/dry utilities)
- Applicable drainage/bridge, park, and school fees payable at plat recordation
- Applicable County Road Impact Fees will be paid

- Individual Utility Service Design, Construction, and/or Service Connection (Tap) Fees

Community service costs are addressed effectively by using Widefield Water and Sanitation District, Mountain View Electric and CSU Gas all of which have recently updated facilities in the area for service. Again, the site has been annexed into the Security Fire Protection District taxing area.

The County Master Plan locates the development within in the “2-mile Notification Zone” which is part of the Military Installation Key Area on the **Key Area Map**. On the **Areas of Change Map** the project falls within an area anticipating “New Development”. On the **Place types Map** the project area is projected as an “Employment Center”. The Master Plan recommends prioritization of nonresidential growth in this area to help expand Employment Center land uses and densities in this area.

Approval of the neighboring 23.1 acres commercial development (P-17) and the Villages at Waterview North Commercial and Industrial preliminary plans (submitted and approved separately from this application) will reflect the prioritization of supporting commercial/light industrial land uses. Approval of the Ray O. 5.2 preliminary plan is supportive of the local economic consumer base needed to sustain the future land uses in the commercial and industrial zones shown on the amended Waterview Sketch Plan Sketch Plan. The proposal also supports the surrounding development by providing additional residential options.

Key Area: Military Installations - 2 mile Notification Zone

Colorado state law requires local governments to notify military installations of development applications taking place nearby, as per Colorado Revised Statute § 29-20-105.6. El Paso County has five military installations: Cheyenne Mountain Air Force Station, Fort Carson Army Base, Peterson Airforce Base, Schriever Air Force Base, and the U.S Air Force Academy.

The project area falls within the 2 – mile notification zone of the Peterson Airforce Base. The associated JLUS (Joint Land Use Study) recommendations are as follows:

- Manage encroachment issues from nearby development that could impact utility infrastructure, transportation routes, and that may generate vertical obstructions beneath airspace utilized by flight operations.
- Implement consistent and compatible zoning regulations for land areas within Accident Potential Zones (APZs).
- Facilitate Public outreach and communication from Peterson AFB regarding PFOAs and water quality issues.
- Support national defense goals to improve the resilience and sustainability of local installation plans through maintenance and future infrastructure development.
- Pursue conversation partnering opportunities for compatible land use buffering under flight training areas and other critical areas as needed.

- Identify specific needed improvements to safety and capacity of State Highway 94 pursuant of CDOT studies.

Areas of Change: New Development

The plan assumes undeveloped areas 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***”. *[Emphasis Supplied]*

The preliminary plan in support of the proposed zoning, land uses, and densities is compatible with the adjacent commercial, the approved urban residential (Trails at Aspen Ridge), and mixed residential and commercial (Villages at Waterview North) located along Bradley Road within the approved Sketch Plan boundaries. The proposed development areas and zones have been planned to mutually support each other and upon development will create the positive and productive land use scenario with employment hub/business park uses.

Place type: Employment Center

The Ray O. 5.2 Sketch Plan area has been identified on the Place type Map as an Employment Center. The Plan characterizes this place type with Light Industrial/Business Park, Heavy Industrial, and Office uses as the primary or dominant land uses. Supporting land uses include Commercial Retail, Commercial Service, and Restaurant land uses. These supporting uses are comparable to the supporting uses identified within the Urban Residential Place type identified as Mixed Use, Restaurant, Commercial Retail, Commercial Service, Institutional, Parks, and Office. While the employment center and urban residential Place Types have differing primary uses, both Place Types share common supporting land uses goal demonstrating an interdependence among the differing yet complementary land uses.

The proposed townhome land use and zone within the preliminary plan is consistent and compatible with the existing land use mixes within the Waterview Sketch Plan Area and approved zoning and subdivision applications located on the north and south side of Bradley Road. Basic principles of healthy neighborhood and community planning include providing a stable and varied residential mix.

Residential Conformance with Employment Center Place type

Approval of the adjacent 23.1 acres of commercial preliminary plan and the neighboring Waterview North Commercial and Industrial preliminary plan reflects the prioritization of supporting commercial land uses. Approval of the townhome residential Ray O. 5.2 preliminary plan is supportive of the local economic consumer base needed to sustain the future land uses in the neighboring commercial zones. The proposed residential land uses and preliminary plan are a response to market demand for a residential land use mix

needed to support and complement the existing commercial and industrial land uses depicted on the current Waterview Sketch Plan in the development area.

The proposed residential areas are being planned to provide transition from existing and planned Commercial areas to residential areas through use of Lot density transitions and mixed-use buffering. This residential development will also provide employees of the Peak Innovation Park nearby affordable and alternative housing opportunities.

Neighboring proposed commercial developments are located within or near the APZ area and are focused on the Bradley Road and Powers Boulevard intersection with direct access to Bradley Road at an existing intersection. These commercial developments will provide both local and regional services and may provide support business opportunities near to Schriever AFB.

Housing & Community Goals: The preliminary plan request is consistent with the following Housing & Community Goals of the Master Plan:

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

Residential land uses in this portion of the Amended Waterview Sketch Plan area include a mix of single-family attached and detached land uses and densities. These land uses and densities have been planned to be complementary and supportive of planned commercial uses within the development area and to offer housing mixes that support stable neighborhood options.

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

The range of housing densities proposed in the Amended Waterview Sketch Plan are located within close proximity to commercial areas within the Amended Waterview Sketch Plan. The commercial and residential land uses have been arranged to be supportive and complementary land uses. The Commercial uses have been oriented toward the primary development access for vehicular convenience and accessibility to residents. The residential areas will have pedestrian access to the commercial land uses via an internal streets and pedestrian sidewalks

Water Master Plan:

The proposed subdivision 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 service area of the Widefield Water and Sanitation District (WWSD). Service will be provided based on a recently approved inclusion agreement with this District. Water and Sewer service will be provided by extending water and sewer lines from south of Bradley Road. A Will Serve Letter is provided noting the District's ability to the serve the proposed development in an

efficient manor with the current infrastructure provided with extension as noted above.

Policy 5.5.1: Discourage individual wells for new subdivisions with 2.5 acre or smaller average lot sizes, especially in the near-surface aquifers, when there is a reasonable opportunity to connect to an existing central system, alternatively, or construct a new central water supply system when economies of scale to do so can be achieved.

The proposed subdivision is located within the service area of the Widefield Water and Sanitation District (WWSD) and within the planned infrastructure development.

Policy 6.0.1: Continue to require documentation of the adequacy or sufficiency of water, as appropriate for proposed development.

An appropriate Will Serve Letter is provided noting the WWSD's ability to serve the proposed development in an efficient manor with the current infrastructure and noting their current capacity to serve.

The project is located within Region 7, Fountain Area, and is projected to be the largest growth area in El Paso County. Specifically, the Water Master Plan states:

Region 7 could experience the largest demand growth in the County by 2060. Areas projected to develop by 2040 are located south of Fountain on the north and south sides of Link Road. Areas northwest of Fountain along the east and west sides of Marksheffel Road are also expected to grow by then, as well as the area south of Fountain on the west side of I-25. Directly west of Fountain, areas north and south of Squirrel Creek Road are expected to grow by 2060. One large development is expected south of Fountain by 2060, along the west side of I-25. Another is expected in the northeast corner of Region 7, along both sides of Bradley Road.

Full Build out of the Widefield Water and Sanitation District is expected in the 2040 to 2060 time frame. The Water Resources Report indicates that the District has sufficient water supply to meet the expected need to full build out. Region 7 has a current water supply of 15,376 acre-feet per year and a current demand of 10,141 acre-feet per year. The 2040 water supply is project to be 25,241 acre-feet per year and the demand is projected to be 15,846 acre-feet. As stated in the water resources report, this development is projected to need 16.26 acre-feet of water per year.

The District currently incorporates a 15% reserve into future planning. Based on the needs, current supply and reserve the District has sufficient water to meet the needs expected now and into the future for the locally proposed and planned residential in the Sketch Plan Area.

A Will Serve letter has been provided by WWSD, the water system that serves Waterview North and all of WWSD is classified as a Public Water System and meets all CDPHE applicable requirements.

The water system uses a combination of groundwater and renewable sources and is part of the southern delivery system. There are multiple pressure zones within the WWSD system served by both gravity and pumped systems. Waterview North is in the highest pumped pressure zone.

Existing and Proposed Facilities:

The site currently is vacant. Proposed services in the development include the following:

- Water-Widefield Water and Sanitation District
- Sewer- Widefield Water and Sanitation District
- Electric Service – Mountain View Electric
- Natural Gas Service – City of Colorado Springs
- Telephone Service – CenturyLink
- Fire Protection – Security Fire Protection District

Offsite Improvements (previously constructed)

- Widefield Water and Sanitation District sewer and water extensions from Fontaine Boulevard north across the State Land Board property to Waterview East.
- Construction of a Potable Water Pump Station in the northerly portion of the property to provide adequate pressure for the northern portion of the site and additional Waterview Sketch Plan property to the north.

Traffic Impact Fees:

The applicant requests that platted lots within Ray O. 5.2 be included in the county wide Public Improvements District (PID 2).

The calculated Traffic Impact Fee for the Ray O. 5.2 development is estimated to be \$50,061 (41 lots x \$1,221.00 per lot) based on the inclusion in the PID 2 and current fees.

Impact Identification:

Wildlife

A Wildlife Impact Report for was submitted for this area with the previously approved Sketch Plan amendment. This report indicates a potential for minor wildlife impact to the black-tailed prairie dog and recommended mitigation. Development will include following the mitigation guidelines identified in this report.

Site Geology:

Entech Engineering, Inc. has provided a Soils, Geology and Geologic Hazard report to accompany this application. This report has identified several potential Geologic Hazards on site related to development of the property along with proposed mitigation of the hazards. The applicant will incorporate the recommended mitigation during final design and construction on site.

Traffic Impact Study Summary

A Traffic Impact Study (TIS) has been submitted for the preliminary plan titled as follows:

Springs at Waterview East
Preliminary Plan
Traffic Impact and Access Analysis
PCD File No: SP-17-010
(LSC #184360)
June 22, 2018

Prepared by
LSC Transportation Consultants, Inc.

According to the TIS, access to Bradley Road is proposed at two locations. The primary access will be the north leg of the Bradley Road/Legacy Hill Drive intersection. Secondary access will be via a right-in/right-out-only access (Blackmere Street). The location will be 1,317 feet east of Legacy Hill Drive.

There are currently no schools located within two miles of the proposed development. There are no existing sidewalks on Bradley Road or Powers Boulevard. Sidewalks should be provided on all of the internal streets within Springs at Waterview East including along Legacy Hill Drive. Sidewalks are also planned on Legacy Hill Drive North of Bradley Road.

The Study provides sight distance analysis for the proposed access points to Legacy Hill Drive. Based on a design speed of 40 miles per hour (mph) and the criteria contained in Table 2-21 of the ECM, the required intersection sight distance at these intersections is 445 feet. The required stopping sight distance from ECM Table 2-17 is 305 feet. The Study determined the intersection sight distance and stopping sight distance requirements can be met at all of the currently-proposed access points.

Any additional access points to Legacy Hill Drive for the future commercial uses should be evaluated for sight distance.

All roadway improvements will be guided by this TIS document and subsequent TIS updates with future submittals. All construction of improvements will be completed in accordance with El Paso County and CDOT standards.

Respectfully,

P.A.Koscielski
CPR Entitlements, LLC

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VILLAS AT ASPEN TRAILS PRELIMINARY PLAN

LOCATED IN PORTION OF SECTION 9,
TOWNSHIP 15 S, RANGE 65 W, OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



LOCATION MAP



VICINITY MAP

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1612.07 FEET TO A POINT ON THE SOUTHERLY R.O.W. LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING 3 COURSES ARE ALONG THE SAID SOUTHERLY R.O.W. LINE OF BRADLEY ROAD.

- THENCE S89°30'29"W A DISTANCE OF 3.78 FEET TO A POINT OF CURVE TO THE LEFT;
 - THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 730.29 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 728.16 FEET;
 - THENCE S74°20'48"W A DISTANCE OF 385.14 FEET TO THE POINT OF BEGINNING;
- THENCE S15°39'12"E DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 449.99 FEET;
- THENCE S74°20'48"W A DISTANCE OF 160.21 FEET;
- THENCE N15°39'12"W A DISTANCE OF 20.00 FEET;
- THENCE S74°20'48"W A DISTANCE OF 199.80 FEET TO A POINT OF CURVE TO THE RIGHT;
- THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 78.64 FEET, A DELTA ANGLE OF 60°04'25", WHOSE LONG CHORD BEARS N75°37'00"W A DISTANCE OF 75.08 FEET;
- THENCE N15°39'12"W A DISTANCE OF 392.40 FEET, RETURNING TO SAID SOUTHERLY R.O.W. LINE OF BRADLEY ROAD;
- THENCE S74°20'48"W, ALONG SAID SOUTHERLY R.O.W. LINE OF BRADLEY ROAD, A DISTANCE OF 425.01 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,852.42 SQUARE FEET OR 4.25 ACRES MORE OR LESS

GENERAL NOTES

- UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES SHALL HEREBY BE PLATTED WITH A (5') AND (10') WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT RESPECTIVELY.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER WHO IS CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- BEFORE CONSTRUCTION REFER TO THE GEOLOGIC HAZARD STUDY PREPARED BY ENTECH ENGINEERING INC. COMMON HAZARDS WILL BE MITIGATED THROUGH SITE GRADING TECHNIQUES.
- PUBLIC IMPROVEMENTS TO BE GUARANTEED BY METHODS DESCRIBED BY THE ENGINEERING CRITERIA MANUAL AND SHALL BE GUARANTEED WITH A LETTER OF CREDIT IF APPLICABLE.
- NO PART OF THIS PROPERTY FALLS IN THE 500 YEAR FLOOD PLAIN (EST. BY FEMA).
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTIN RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE.
- BUILDERS ARE STRONGLY ENCOURAGED TO PROVIDE INDUSTRY STANDARD SOUND PROOFING MATERIALS FOR HOMES BUILT IN AREAS IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATIONS.
- THE DEVELOPER, HOME BUILDERS AND HOA SHALL TRY TO THE BEST OF THEIR ABILITIES TO INCORPORATE THE COLORADO DIVISION OF WILDLIFE RECOMMENDATIONS FOR GARBAGE CONTAINMENT, WEED CONTROL AND RIPARIAN/WETLAND PROTECTION/BUFFER ZONES (CONTACT NUMBER: 303-2097-1192).
- THE WIDEFIELD WATER AND SANITATION DISTRICT HAS APPROVED 42 LOTS FOR THE VILLAS AT ASPEN TRAILS DEVELOPMENT. THE DEVELOPER SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE WATER DISTRICT AND SANITATION DISTRICT PRIOR TO PLATTING OVER 42 LOTS.

COLORADO SPRINGS AIRPORT STANDARD NOTES

- THE APPLICANT SHALL VOLUNTARILY MAKE A 30-DB REDUCTION IN EXTERIOR NOISE PENETRATION BY SOUNDPROOFING (UTILIZING FAA-RECOMMENDATIONS) CONSTRUCTION TECHNIQUES AND PREFORMED BY A CERTIFIED ACOUSTICAL ENGINEER.

DEDICATION & TRACT MAINTENANCE

TRACTS NOTED BELOW ARE TO BE OWNED AND MAINTAINED BY ROS EQUITY HOLDINGS-INDEPENDENCE, LLC:

TRACTS A, B, C, D, AND E: OPEN SPACE, DRAINAGE, ACCESS & UTILITIES (MAY INCLUDE: RECREATIONAL EQUIPMENT, LIGHTS, SIGNAGE, MAIL BOXES AND UTILITIES/DRAINAGE).

NOTE: ALL TRACTS CAN BE USED FOR PUBLIC UTILITY IMPROVEMENTS WITH RECORDED EASEMENT.

LAND OWNER

ROS EQUITY HOLDINGS-INDEPENDENCE, LLC
17 S WAHSATCH AVE
COLORADO SPRINGS, CO 80903
719-491-1590

PETITIONER/SUBDIVIDER

DAKOTA SPRINGS ENGINEERING, LLC
31 N TEJON ST., SUITE 518
COLORADO SPRINGS, CO 80903
719-227-7388

PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC
31 N TEJON ST., SUITE 518
COLORADO SPRINGS, CO 80903
719-227-7388

SITE DATA

NAME OF SUBDIVISION: VILLAS AT ASPEN TRAILS
EXISTING ZONING: RM-12
PROPOSED ZONING: RM-12
PROPOSED USE: MULTI FAMILY ATTACHED RESIDENTIAL DWELLINGS AND OPEN SPACE
AREA: 4.23AC.
STREET PAVEMENT TYPE: BITUMINOUS PAVEMENT (TYPICAL RESIDENTIAL)
SETBACKS:
FRONT: 25' ON OVERALL SUBDIVISION
SIDE: 25' ON OVERALL SUBDIVISION
REAR: 25' OVERALL SUBDIVISION
BUILDING HEIGHT: 30' MAX.
USES: ALL RM-12 ZONE USES ARE PERMITTED.

SHEET LIST

- | NO. | TITLE |
|-----|------------------------------|
| 1 | COVER |
| 2 | LOT & TRACT MAP |
| 3 | SITE PLAN |
| 4 | GRADING PLAN |
| 5 | UTILITY PLAN |
| 6 | ELEVATIONS (3-UNIT BUILDING) |
| 7 | ELEVATIONS (4-UNIT BUILDING) |

VILLAS AT ASPEN TRAILS

PRELIMINARY PLAN
COVER



Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

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719-377-0002

SCALE:
FEET:
STATION:
EARTH:
TO:

DESIGNED BY: JUM DATE: 10.22.22

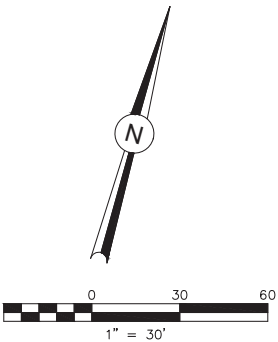
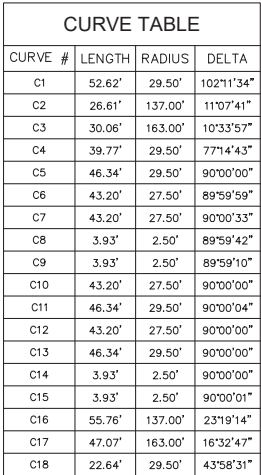
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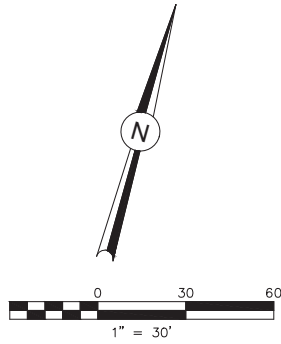
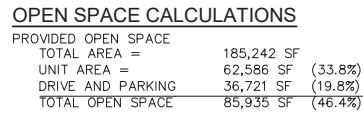
CHECKED BY: DATE:

REVISIONS:	NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-06

SHEET 1 OF 7



[illegible]

VILLAS AT ASPEN TRAILS

PRELIMINARY PLAN
SITE PLAN

DESIGNED BY:	JUM	DATE:	10.22.22
DRAWN BY:	JUM	DATE:	10.25.22
CHECKED BY:	.	DATE:	.

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SCALE: 1"=30'

VERT:

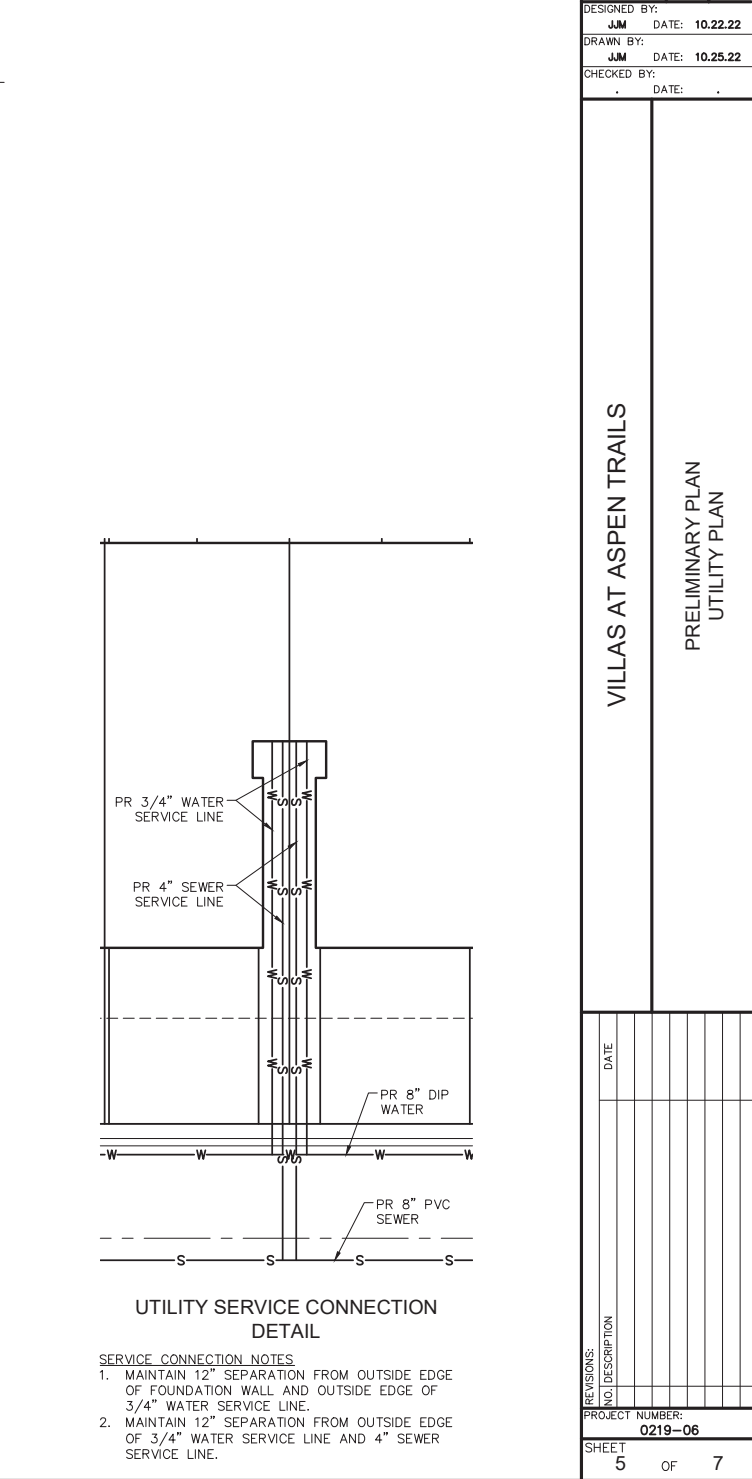
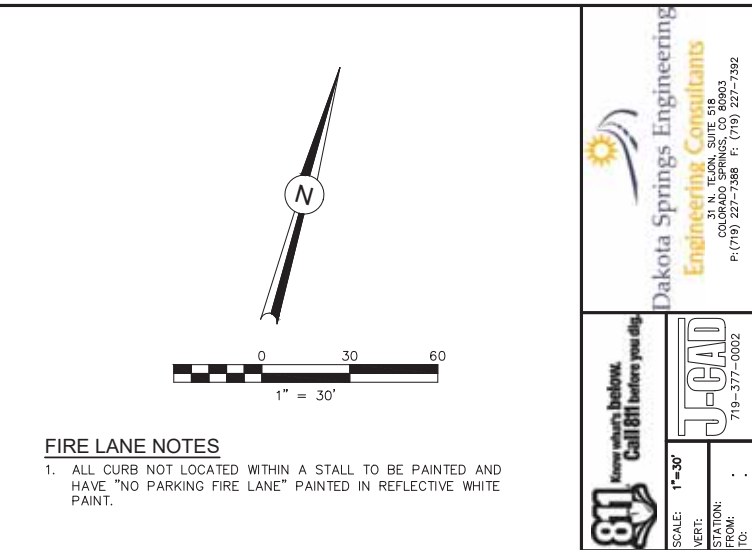
STATION:

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TO:

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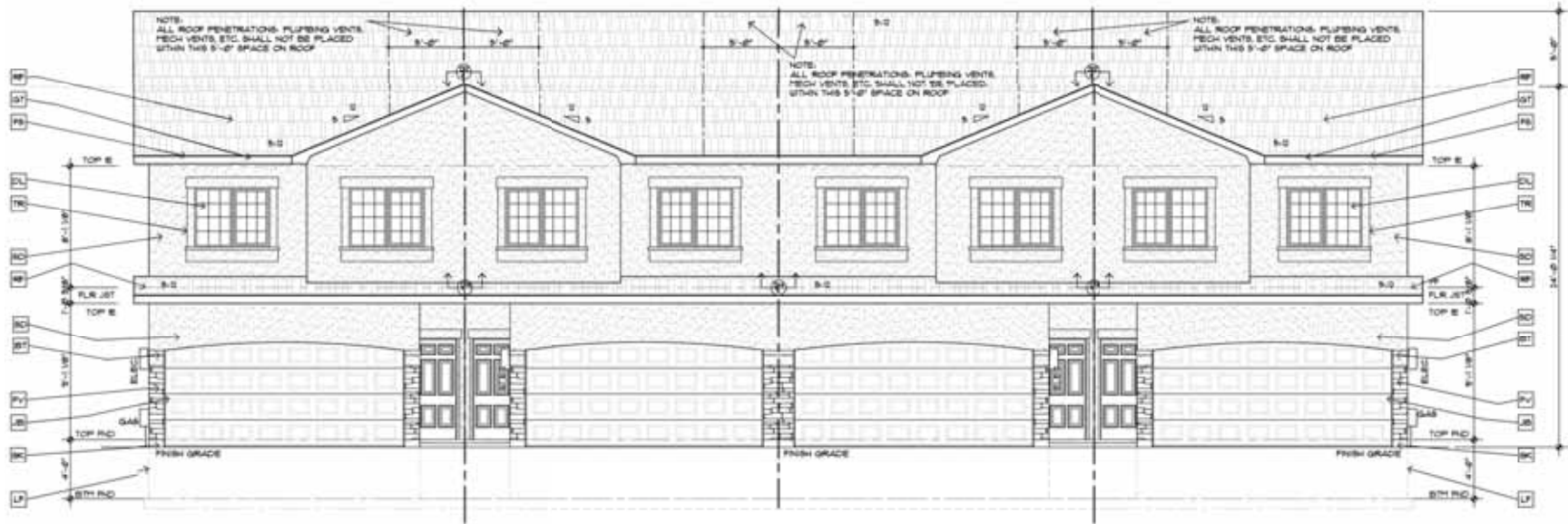
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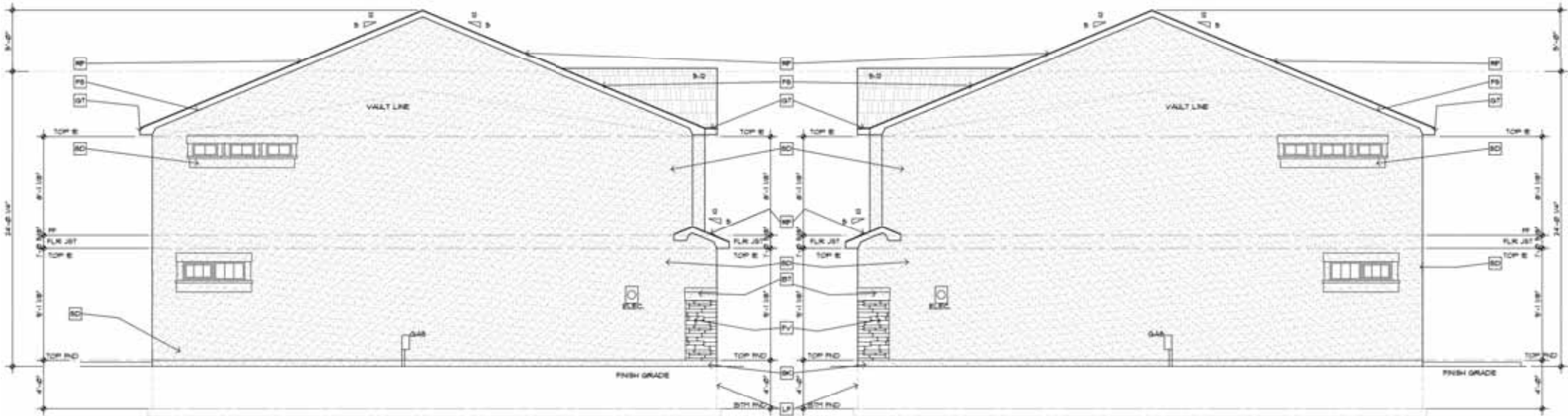
- GENERAL NOTES TO EXTERIOR:
- 1. OVERHANGS SHALL BE 24" EAVES, 12" GABLE ENDS, PROVIDE 4" MIN GUTTERS.
 - 2. ALL OVERHANGS AND DOWNSPOUTS AT ALL CORNERS OR 30' INTERVALS WITH FLAT ROOFS.
 - 3. ROOF VENTILATION SHALL COMPLY WITH USC B553.1, 15% SQ FT. UPPER ROOF AND OR 3% SQ FT. UPPER ROOF TOTAL EQUIVALENT FOR ROOF AREAS.
 - 4. ALL NOTES ON SECTIONS AND ELEVATIONS SHALL APPLY TO ALL OTHER SECTIONS AND/OR ELEVATIONS OF LIKE OR SIMILAR APPLICATIONS.

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FRONT ELEVATION

SCALE 3/8"=1'-0"

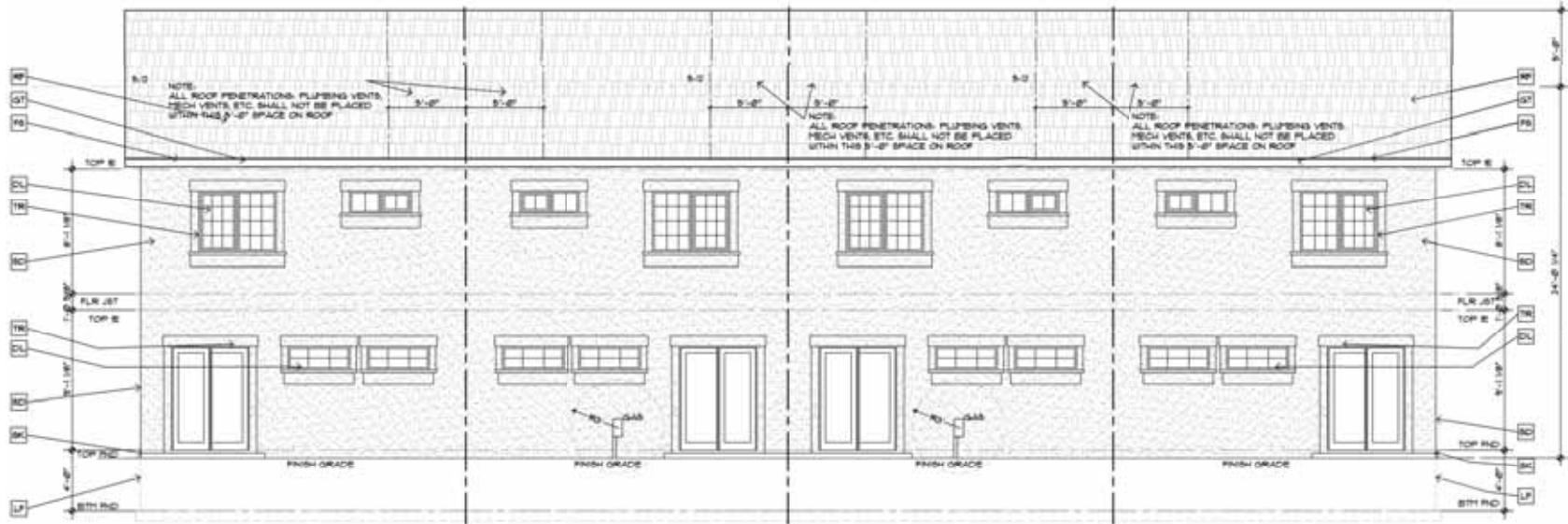


LEFT SIDE ELEVATION

SCALE 3/8"=1'-0"

RIGHT SIDE ELEVATION

SCALE 3/8"=1'-0"



REAR ELEVATION

SCALE 3/8"=1'-0"

ELEVATION KEY NOTES:

- RF ASPH SHINGLE ROOFING (CLASS A) OVER 3/8" BUILDING FELT OVER 1/4" APA RATED ROOF SHTG. OVER FACTORY BUILT ROOF TRUSSES OR RAFTERS.
- FS 1x8 SMOOTH CEDAR FASCIA OVER 2x4 SUB-FASCIA w/1/4" SMOOTH ACX FLYWOOD BORRIT
- GT 6" GUTTER OVER FASCIA w/DOWN SPOUTS. FIELD LOCATED. (MAX. ROOF AREA TO DRAIN = SPOUTS SHALL BE 100 S.F.)
- FV FALSE STONE VENEER
- TR 1x6 SIDE # 2x8 TOP # BTH BUILT-UP STUCCO BOARD
- SC 3-COAT 1/2" COLOR STUCCO OVER 1/4" OSB SHTG w/8" BUILDING FELT
- BT BUILT-UP STUCCO TRIM
- BL 2x6 BALLOON WALL BUILD PER STUD SPACING CHART TO BTH CHORD OF FRG. TRUSS OR RAFTER
- JB 2x6 FIR JAMB MATERIAL
- SK STUCCO SKM COAT FINISH OVER EXPOSED RND
- DL DIVIDED LITES PER OWNER/CONTRACTOR
- CL STUCCO WRAP COLUMN
- FT PROVIDE FOOTING AS NECESSARY PER ENGINEER ALSO PROVIDE FOUNDATION DRAIN
- LF LINE OF FOUNDATION WALL
- CF CONC. PIER PER ENGINEER

GENERAL NOTES TO EXTERIOR:
1) OVERHANGS SHALL BE 24" EAVES, 1" GABLE ENDS, PROVIDE 4" MIN. GUTTERS.
2) ALL OVERHANGS AND DOWNSPOUTS AT ALL CORNERS OR 30' INTERVALS WITH TYPICAL FAST BACKFILL AREAS.
3) ROOF VENTILATION SHALL COMPLY WITH USC B553.175 SQ FT. UPPER ROOF AND OR 15 SQ FT. UPPER ROOF TOTAL EQUAL SPACED FOR ROOF AREAS.
4) ALL NOTES ON SECTIONS AND ELEVATIONS SHALL APPLY TO ALL OTHER SECTIONS AND/OR ELEVATIONS OF LIKE OR SIMILAR APPLICATIONS.



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DATE: 10.22.22

DRAWN BY:
JUM
DATE: 10.22.22

CHECKED BY:
DATE:

VILLAS AT ASPEN TRAILS

PRELIMINARY PLAN
ELEVATIONS (4-UNIT BUILDING)

NO.	DESCRIPTION	DATE

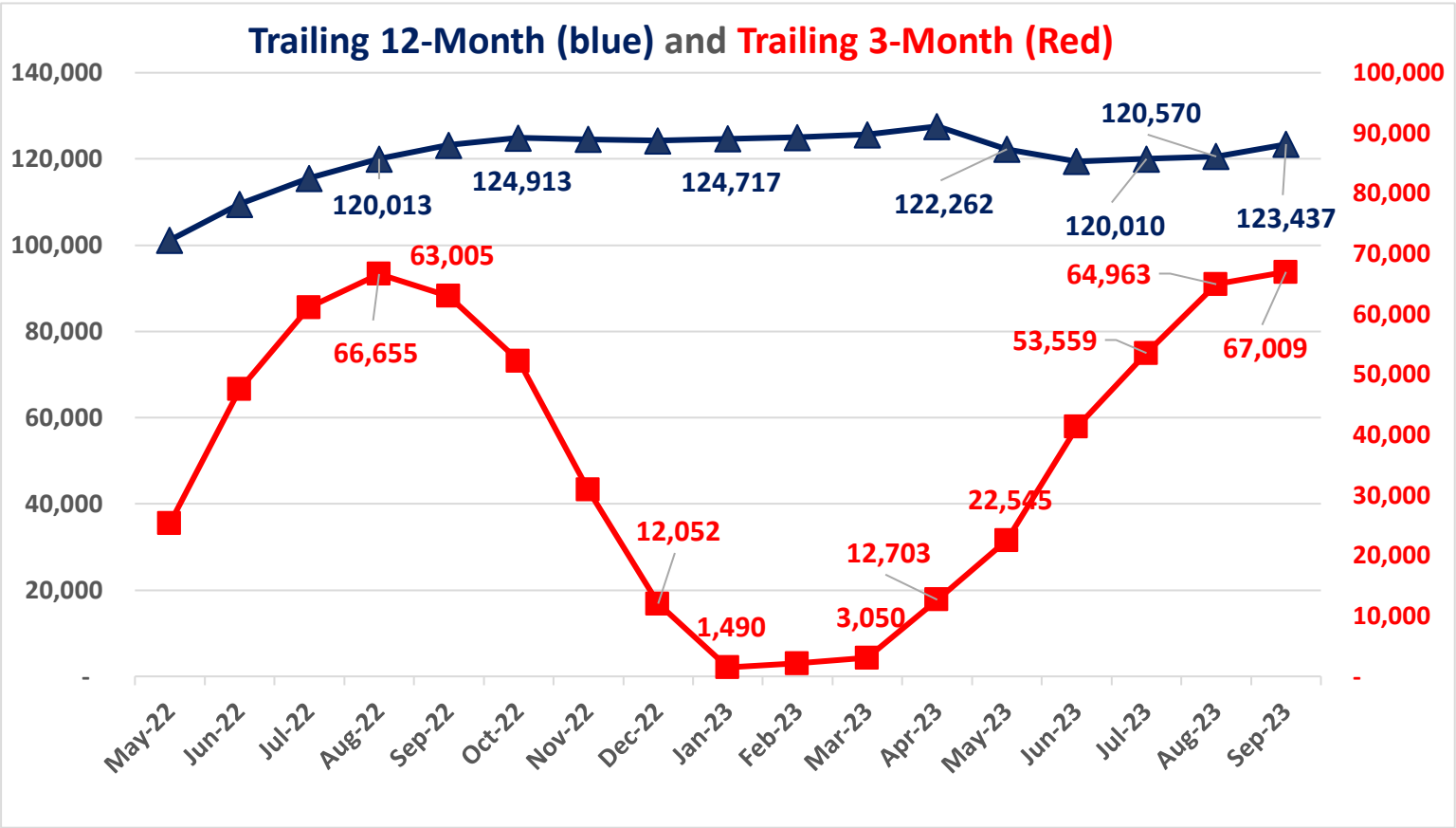
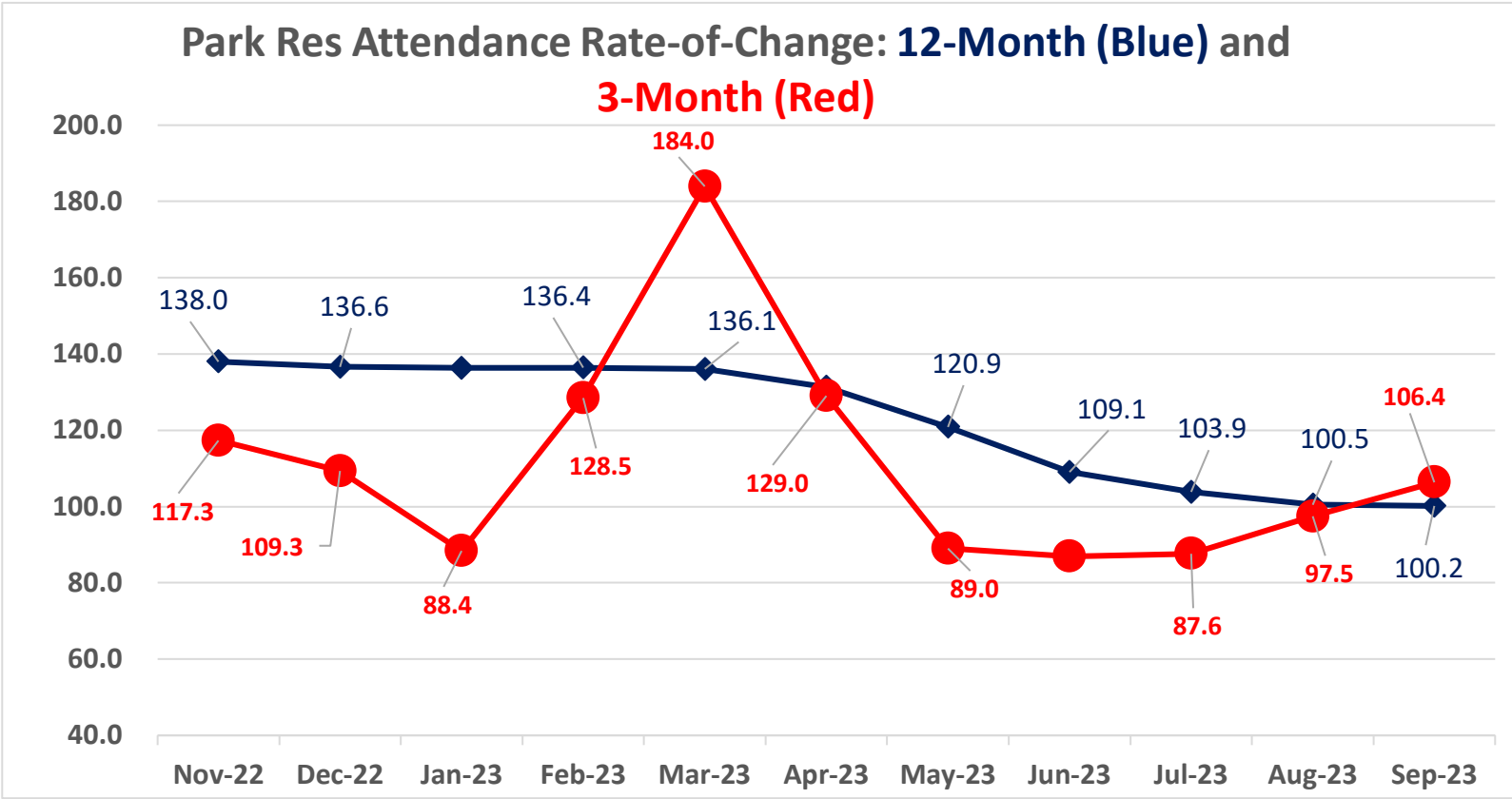
REVISIONS:
PROJECT NUMBER:
0219-06
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7

**El Paso County Parks
2023 Action Plan**

Recreation / Cultural Services	Project Manager	Priority	Status
Fox Run Nature Center Fundraising	Theresa Odello / Dana Nordstrom	High	In Progress
Cubs Corner Updates	Mary Jo Lewis		Completed
Trailability Program Volunteers	Mary Jo Lewis / Jessica Miller		Completed
Ute Education Kit	Mary Jo Lewis		Completed
Field Trip Rainy Day Programming	Mary Jo Lewis	High	75%
Wildlife Observation Blind	Jessica Miller	High	Panels complete
Audible Trail Stops	Jessica Miller		Completed
Art Exhibit	Victoria Dinkel		Completed
Monarch Butterfly Exhibit	Andy Talley		Completed
Paint Mines Field Trip	Ryan Dorough	High	In Progress
County Fair Vendors	Andschana Aljets		Completed
County Fair Programming	Andschana Aljets		Completed
County Fair Marketing	Andschana Aljets		Completed
Non-Fair Programming	Andschana Aljets	High	In Progress
Park Operations and Park Planning Divisions	Project Manager	Priority	Status
Update Park Maintenance Standards	Brian Bobeck		2024
New Capital Improvement Program	Brian Bobeck / Jason Meyer		Completed
Ute Pass Regional Trail	Jason Meyer	High	Design
County Fairgrounds Barn Replacement	Brian Bobeck		Completed
Fox Run Regional Park Improvements (Restroom)	Greg Stachon	High	Design Complete
Black Forest Regional Park Improvements	Brian Bobeck		Completed
Homestead Ranch Regional Park Improvements	Greg Stachon	High	BoCC Award
Fountain Creek Regional Park Parking & ADA	Greg Stachon	2024	2024 CDBG Project
Fox Run Nature Center Design	Jason Meyer	High	Design
Widefield Park / Crews Gulch Trail Improvements	Ross Williams		Completed
Paint Mines Interpretive Park Master Plan	Ross Williams	High	Procurement

Community Services Department							
Parks / Recreation & Cultural Services Divisions							
September 2023 Monthly Report							
<u>Facility Revenue Totals To Date</u>		2023				2022	2021
		Budget	Current	Balance		Totals to Date	Totals to Date
Parks Facility Reservation Revenue		\$ 180,000	\$ 258,765	\$ (78,765)		\$ 225,360	\$ 199,762
County Fair / Fairgrounds		\$ 301,000	\$ 418,803	\$ (117,803)		\$ 355,122	\$ 355,532
Total		\$ 481,000	\$ 677,568	\$ (196,568)		\$ 580,482	\$ 555,294
<u>Fundraising Revenue</u>		2023	2023				
	Purpose	Goal	Amount	Balance		Totals to Date	Totals to Date
County Fair Sponsorships	Fair Operations	\$ 80,000	\$ 102,500	\$ (22,500)		\$ 105,000	\$ 92,500
Partners in the Park Program	Park Operations	\$ 45,000	\$ 75,000	\$ (30,000)		\$ 62,500	\$ 65,500
Trust for County Parks	Park Operations	\$ 10,000	\$ 25,687	\$ (15,687)		\$ 141,819	\$ 59,297
Nature Center Fundraising	Nature Center Support	\$ 25,000	\$ 20,056	\$ 4,944		\$ 21,271	\$ 29,123
County Fairgrounds Support (Fairgrounds Corp)	Programming/Facility Support	\$ 40,000	\$ 70,000	\$ (30,000)		\$ 40,000	\$ 15,000
Total		\$ 200,000	\$ 293,243	\$ (93,243)		\$ 370,590	\$ 261,420
<u>Grant / 3rd Party Funding</u>		Awarded					
<u>Parks Division Reservations</u>		2023	2023	2022	2022	2021	2021
<u>Year to Date</u>	Rentals	Attendance	Evaluation	Rentals	Attendance	Rental	Attendance
January	11	966	N/A	3	510	3	22
February	15	778	N/A	5	446	5	233
March	51	1306	N/A	29	702	4	31
April	299	10619	4.6	271	8698	157	3892
May	448	16919	4.4	419	15932	423	11907
June	552	20087	4.4	489	22916	506	14571
July	594	22852	4.15	515	22275	466	16225
August	445	22024	4.4	391	21464	493	17007
September	442	22133	4.3	363	19266	398	16048
October							
November							
December							
Total	2857	117684	4.6	2485	112209	2455	79936

EPC Parks Reservantion Attence	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23
Current																					
3/12																					
36%																					
1-Month and 3-Month Rate-of-Change = Park Reservantion Attendance by Month	510	446	702	8,698	15,932	22,916	22,275	21,464	19,266	11,528	129	395	966	778	1,306	10,619	10,620	20,087	22,852	22,024	22,133
Park Reservation - Trailing Data	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23
Attendance - Trailing Twelve Month	91,446	91,659	92,330	97,136	101,161	109,506	115,556	120,013	123,231	124,913	124,575	124,261	124,717	125,049	125,653	127,574	122,262	119,433	120,010	120,570	123,437
Attendance - Trailing Three Month	1,686	1,665	1,658	9,846	25,332	47,546	61,123	66,655	63,005	52,258	30,923	12,052	1,490	2,139	3,050	12,703	22,545	41,326	53,559	64,963	67,009
Attendance Rate of Change	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23
12 Month Rate of Change (12/12)	279.4	285.7	287.9	270.1	212.5	184.7	166.6	151.6	145.0	138.8	138.0	136.6	136.4	136.4	136.1	131.3	120.9	109.1	103.9	100.5	100.2
3 Month Rate of Change (3/12)	671.7	584.2	579.7	236.9	160.0	156.6	143.1	139.4	127.9	121.8	117.3	109.3	88.4	128.5	184.0	129.0	89.0	86.9	87.6	97.5	106.4
1 Month Rate of Change (1/12)	2,318.2	191.4	2,264.5	223.5	133.8	157.3	137.3	126.2	120.1	117.1	27.6	55.7	189.4	174.4	186.0	122.1	66.7	87.7	102.6	102.6	114.9



<u>Parks Facility Reservations</u>		2023	2023	2022	2022	2021	2021	
September		Rentals	Attendance	Rentals	Attendance	Rentals	Attendance	
<u>Bear Creek Regional Park</u>								
Archery Lanes				1	10			
Athletic Fields		49	2370	37	2360	28	1750	
Pavilions		91	4232	79	4254	88	4151	
Trails		6	4110	4	2720	7	1400	
Vendor		8	26	5	20	4	16	
Tennis Courts								
Pickleball Courts		5	48			36	144	
Vita Course								
Meeting Room		7	75	11	54	4	50	
<u>Black Forest Regional Park</u>								
Athletic Fields		7	210	13	410	9	540	
Pavilions		21	741	16	660	18	711	
Vendor								
Tennis/ Pickleball Courts		16	58	9	36	2	4	
<u>Falcon Regional Park</u>								
Baseball Fields		18	555	9	225	6	150	
Athletic Field								
Vendor		1	2					
<u>Fountain Creek Regional Park</u>								
Athletic Fields		1	50	4	210	8	390	
Pavilions		33	1719	29	1290	41	1721	
Trails						1	100	
Disc Golf Course				6	680	1	72	
Vendor		1	4	1	4	1	4	
<u>Fox Run Regional Park</u>								
Athletic Fields		47	1835	39	1620	37	1240	
Gazebo		18	1222	11	740	15	645	
Warming Hut		11	87	4	55	11	130	
Pavilions		66	3038	61	2832	51	1860	
Vendor		3	10	1	4	2	8	
Trails		2	62	1	50	3	166	
<u>Homestead Ranch Regional Park</u>								
Pavilions		8	267	10	366	10	264	
Athletic Fields		12	520					
Trails								
<u>Palmer Lake Recreational Area</u>								
Palmer Lake Santa Fe Trail		2	700	1	600	1	400	
<u>New Santa Fe Trail</u>								
Monument Trail Head New Santa Fe Trail								
Baptist Road Santa Fe Trail								
AFA Santa Fe Trail								
Vendor - Santa Fe Trailheads						3	12	
<u>Paint Mines Trail</u>		9	192	11	66	11	120	
<u>Rock Island Trail</u>								
<u>Black Forest Section 16</u>								
<u>Rainbow Falls Historic Site</u>								
<u>Pineries Open Space</u>								
Total Park Facility Reservations		442	22133	363	19266	398	16048	

<u>Fairgrounds Facility Reservations</u>		2023	2023	2023	2022	2022	2021	2021
<u>Year to Date</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>
January		8	173	N/A	7	150	0	0
February		14	735	N/A	19	726	6	178
March		12	1160	N/A	13	471	8	459
April		18	7161	N/A	50	2781	20	1608
May		23	4150	N/A	30	3791	16	1496
June		17	4490	N/A	12	391	12	1921
July		13	280	N/A	9	261	1	80
August		12	3869	N/A	38	3496	26	3221
September		40	4,232	N/A	42	5523	54	4247
October								
November								
December								
Total		157	26,250	N/A	220	17,590	143	13,210
<u>Fairgrounds Facility Reservations</u>		2023	2023	2022	2022			
<u>September</u>		<u>Rentals</u>	<u>Attendance</u>	<u>Rentals</u>	<u>Attendance</u>			
<u>Swink Hall - Fairgrounds</u>								
Lions Club Meeting		1	30	1	30			
Fair Corp Meeting		1	10	1	20			
Calhan Posse Mtg		1	20	1	20			
Fair Advisory Board Meeting		1	25	1	15			
Hitch N' Post 4-H Meeting		1	20	1	200			
Jr. Livestock Sale Committee		1	15	1	50			
Life Line Screening		1	45	1	200			
4-H Club Meeting		1	20					
<u>Grand Stands Building</u>				4	20			
Kitchens		25	142	16	80			
<u>Track</u>				3	300			
BST Auto Race		2	3,000	2	2588			
<u>Barns</u>								
<u>Livestock Arena</u>								
FFA Ag Day		1	350	1	600			
PPAC Scent Training		1	80					
<u>Whittemore - Fairgrounds</u>				1	600			
Dog Show		1	175	2	200			
Wedding Reception		1	200	3	300			
4-H State Dog Agility Show		1	100	3	300			
Month Total Fair Facility Reservations		40	4,232	42	5,523			

Vandalism Report								
Incident	Date	Location	Area	Cost				
Graffiti removal	1/26/2023	Widefield, 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	Stratmoor Valley	South	\$50				
Graffiti removal (Exterior of restroom)	3/20, 3/30	Widefield Community Park	South	\$200				
Homeless camp clean-up / illegal dumping	5/4/2023	Stratmoor Valley	South	\$90				
Homeless camp clean-up	5/4/2023	Hanson Bridge	South	\$90				
Graffiti removal (Fountain tunnel)	5/4, 5/8, 5/16	Widefield Community Park	South	\$270				
Graffiti removal	5/8, 5/16	Crew Gulch	South	\$180				
Turf damage from vehicle	5/26/2023	Bear Creek Terrace	Central	\$200				
Graffiti removal (boulders, backflow box, wall)	6/28/2023	Stratmoor Valley	South	\$175				
Graffiti removal (playground)	6/29/2023	Stratmoor Hills	South	\$130				
Illegal dumping / Graffiti removal	7/11/2023	Stratmoor Valley	South	\$180				
Illegal dumping / Homeless camp removal	7/17/2023	Academy bridge	South	\$45				
Restroom door kicked in, urinal destroyed	8/21/2023	Fox Run Regional Park	North	\$900				
Graffiti removal	10/3/2023	Stratmoor Valley, Stratmoor Hills	South	\$3,000				
			Total	\$7,235				

<u>Volunteerism</u>		<u>2023</u>		<u>2022</u>		<u>2021</u>		
<u>Total for Year</u>	<u>Goal</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	<u>Volunteers</u>	<u>Total Hours</u>	
January		138	728	180	609	106	372	
February		292	1,302	60	327	100	468	
March		229	932	118	682	159	713	
April		413	1,701	407	1,830	365	1556	
May		501	2,225	491	2,021	425	1579	
June		658	2,263	225	1,606	299	1,421	
July		444	5,200	650	6,517	680	5,444	
August		470	2,296	303	1,676	283	1584	
September		476	1,640	501	1,986	411	1,808	
October								
November								
December								
Totals		3621	18,287	2,935	17,254	2,828	14,945	
		<u>2023</u>						
<u>September</u>		<u>Volunteers</u>	<u>Total Hours</u>					
Park Advisory Board		9	35					
Fair Advisory Board		15	50					
Fairgrounds Corporation		10	20					
Fair and Events Center		6	18					
Friends of the Nature Centers/Rec. Services		41	318					
Adopt-A-Park / Trail / Volunteer Projects		395	1,199					
Total		476	1,640					
<u>Programming</u>		<u>2023</u>	<u>2023</u>	<u>2023</u>	<u>2022</u>	<u>2022</u>	<u>2021</u>	<u>2021</u>
<u>Totals for Year</u>		<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>	<u>Programs</u>	<u>Attendance</u>	<u>Programs</u>	<u>Attendance</u>
January		45	1152	4.99	29	452	25	218
February		43	2032	4.95	37	952	27	230
March		89	2376	4.99	48	986	50	753
April		161	5139	4.92	109	3003	58	1006
May		162	4216	4.94	148	5401	84	1377
June		89	2647	4.95	76	1595	68	1361
July		105	36715	4.98	106	28545	71	3601
August		54	5058	5.00	63	4195	58	3598
September		116	5245	5.00	102	2585	84	2074
October								
November								
December								
Totals	800 / 21,000	864	64580	4.97	718	47714	525	14218
		<u>2023</u>	<u>2023</u>	<u>2023</u>				
<u>September</u>	<u>Facility</u>	<u>Programs</u>	<u>Attendance</u>	<u>Evaluation</u>				
Discover Bear Creek	BCNC	5	83	5.00				
Habitat	BCNC	19	266	5.00				
Colorado Wildlife Detectives	BCNC	5	57	5.00				
In-Class: UTE	BCNC	1	10					
Trailability & VIP Trail	BCNC	4	9					
Trainings: Mental Health First Aid & Bear Creek Rocks	BCNC	2	45					
Moth Lighting with Mile High Bug Club	BCNC	1	20					
Little Wonders: Under a Log	BCNC	3	53	5.00				
Adults: American Park Planning Conference & Forest Bat	BCNC	2	19					
Outreach: WestFest	BCNC	1	200					
Outreach: Pawtoberfest	BCNC	1	900					
Birthday Party: Bugs & Beasts	BCNC	1	24	5.00				
Little Wonders & Kids Night Out	BCNC	3	51	5.00				

Lego Habitats	BCNC	3	90					
Walk the Wetlands	FCNC	6	80	5.00				
Discover the Wetlands	FCNC	18	403	5.00				
Nature Adventures: Migration Masters	FCNC	2	22	5.00				
Fall Bird Count	FCNC	1	20	5.00				
2's & 3's Outdoors:	FCNC	2	45	5.00				
Adults: Bird Club Classroom & Field Trip & Equinox Hike	FCNC	3	40	5.00				
What Lives in Fountain Creek?	FCNC	1	15	5.00				
Outreach: Cool Science Festival	FCNC	1	800					
Group Visit: UCCS Mammology Class Hike	FCNC	2	30					
Group Visit: Aiken Audubon Fall Migration Hike	FCNC	2	21					
Birthday Party: Big Bugs	FCNC	1	25	5.00				
Trailability Program	FCNC	4	8	5.00				
Group Visits: Colorado College & Adult Care	FCNC	2	26					
Volunteer groups: Friends Board Meeting & FFC8 student	FCNC	3	15					
Homeschool Fridays: Awesome Arthropods	FCNC	2	41	5.00				
Program Room Rental: Wedding	FCNC	1	60	5.00				
Creek Week Kickoff Cleanup	FCNC	1	30					
Concert in the Park-Wirewood Station	FRRP	1	600					
Concert in the Park-Peak Big Band	FCRP	1	115					
Paint Mines Interpretive Hikes	PMIP	2	22	5.00				
September Lights Festival	FRRP	1	660					
Cornhole League	FEC	4	260					
Calhan Cheerleading Practice	FEC	4	80					
TOTALS		116	5245	5.00				
Visitor Contacts <i>(does not include programs)</i>	Bear Creek Nature Center	Fountain Creek Nature Center	Paint Mines Interpretive Park	Rainbow Falls Historic Site				
January	662	731	0	0				
February	811	809	0	0				
March	917	1187	0	0				
April	904	943	3853	0				
May	1222	1175	3434	0				
June	1937	733	2254	0				
July	1698	0	1968	0				
August	1260	127	2357	0				
September	1201	1042	1660	0				
October								
November								
December								
Totals	10612	6747	15526	0				

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

September 2023

General Updates:

1. Facility rentals have generated \$258,765 which exceeds our \$180,000 annual revenue goal by 43%.

Special Events:

1. The Colorado Springs Down Syndrome Association held their 24th annual 'Buddy Walk' on the east trails system of Bear Creek Regional Park. Over 2,000 people attended this fundraiser.



"Buddy Walk" September 9, 2023

2. The Humane Society of the Pikes Peak Region held their annual 'Pawtoberfest' at Bear Creek Regional Park. This year's event featured craft brews and spirits tasting with over 30 beverage partners, a 2-mile dog walk, more than 75 sponsors and vendors, music, agility demonstrations, pet contests, activities for the whole family and plenty of food from local food trucks. The Pawtoberfest is one of Colorado's only dog-friendly festivals.

3. The Colorado Springs Sport Corp organized the 'Pikes Peak APEX' which is a 3-day mountain bike challenge drawing local and international athletes. This year's event also included a 5K and 10K running component which was held on the east trail system of Bear Creek Regional Park.
4. 'Fountain Valley - Community That Cares' held a community event at Fountain Creek Regional Park introducing the community to local resources. 'Community That Cares' is a statewide effort that seeks to promote healthy youth development. This event included information booths and several food trucks.
5. The Landsharks Runing Club started their Fall youth running season at Bear Creek Regional Park. Approximately 300 kids are honing their running skills on the fields of the park.
6. Staff issued several permits to local businesses and organizations requesting to include bounce houses in their events. Several food trucks also applied for vendor permits to sell at events at County Parks.
7. Eight 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 – September 2023

Dana Nordstrom, Community Outreach Coordinator

1. **Creek Week Kick Off:** Staff participated in Creek Week Crew Leader Training this month. El Paso County Parks is the **only** designated supply pick up location for our Crew Leaders. The Bear Creek maintenance shop also houses the Fountain Creek Watershed District's materials year-round. Thank you, County Parks staff, for your support and dedication to this important event that involves thousands of volunteers completing litter cleanups so trash/debris in our parks and trails don't end up in our waterways.
2. **Partner Naming Rights:** El Paso County Parks established The Facilities Naming Rights Program in 2020 to facilitate partnerships within the community and supplement ground improvements. El Paso County Parks staff has solicited proposals for naming rights at the El Paso County Fair & Events Center for the small new barn. If you or someone you know would like to have the barn named after them, please contact dananordstrom@elpasoco.com.
3. **El Paso County Fair:** Staff are beginning conversations with our core sponsors for the 2024 County Fair. We are excited to welcome new Board members and looking forward to another great Fair!
4. **Fox Run Nature Center:** We will host an Open House, at Pikes Peak Brewing Co in Monument with updates about the Fox Run Nature Center, Wednesday, November 8 from 6:00 to 8:00 pm. Free appetizers provided by Bird Dog BBQ. To learn more and stay up to date, please visit our project website at www.tdg-frnc.com



PARKS & COMMUNITY SERVICES DEPARTMENT

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

Recreation & Cultural Services Division

Monthly Report – September 2023

Submitted by Theresa Odello, Recreation & Cultural Services Division Manager

Programs & Special Events:

- Fountain Creek Nature Center was the place for celebrating fall migration all month long. A tradition over 30 years old, the **Fall Bird Count** attracted birders of all levels to work together to take a census of all the birds in the park. Aiken Audubon hosted two fall migration evening bird walks. The Adult Bird Club ventured to Clear Spring Ranch to observe more birds headed south, and even got to watch bird banders studying and banding birds up close. The Parks along Fountain Creek are the place to be in September!
- Fountain Creek Nature Center lent its calming beauty to the **Active Adults: Autumn Equinox Hike**. Victoria led a slow, mindful walk in the cool fall air and the peaceful evening light. The participants practiced gratitude and engaged their senses while embracing the changes of the seasons. Everyone made their own candle, pouring wax and choosing custom scent mixes using fall-themes essential oils.
- “It’s great to see such out of the box thinking” was one attendee’s comment about our presentations on the Nature Centers’ Trailability Program and Bear Creek’s Visually Impaired Persons (VIP) Trail. 13 people came to Bear Creek Nature Center as part of the **American Park Planning Conference** on September 28 to learn about these two programs. They went away with lots of ideas for how they might implement something similar in their own parks and trails to improve accessibility for all. The hands-on interaction with the VIP Trail and the Trailability vehicle created excitement and definite interest in the how-to’s of setting up similar programs. Kylee and Brenda were proud to share the Nature Centers’ innovative ways to increase access to our beautiful trails!
- Everything is awesome when you’re at Bear Creek! And when there are Legos involved. On Saturday, September 30, representatives from the Bricks & Minifigs store arrived at Bear Creek with buckets of Lego pieces for the **Lego Habitats Program**. Ninety-one attendees learned about Lego’s work toward more sustainable practices and how stores like Bricks & Minifigs help us reduce our carbon footprint and reuse bricks! Participants were then able to dig through the buckets and let their imagination run wild as they built plants, animals, and habitats from pre-planned instructions or from their own mind. Some unique builds included a hermit crab, squirrel, and a re-creation of the nature center. Following each session, participants received a custom Bear Creek Nature Center minifig they were able to personalize! This exciting new partnership brought in newbies and regulars alike to Bear Creek Nature Center and we can’t wait to see the amazing adventures their minifigures go on!
- We wrapped up our **Summer Concerts in the Park** this month with two concerts, and the final one at Fox Run with Wirewood Station drew in an amazing 600 people. One concert was held at Fountain Creek this September, and it drew in around 115 people. In total, 3,860 people made it out to our Regional Parks for free park concerts this year, an increase of about 500 people compared to last



year's concerts. In addition to music and people, six different food trucks and vendors attended, compared to only one last year.

- On September 22 around 600 people gathered at the Fox Run Ponds to celebrate the **September Lights Fest**. 220 lanterns with colorful LED lights were released this year, creating a completely different atmosphere when compared to last year's Water Lantern Festival. Provided activities at this event included creation stories, roasting marshmallows, hot chocolate drinking, and a dog costume contest. In addition to the activities, two food trucks also attended the event, a BBQ truck, and a crepes truck. Given that there were two other lantern-related events at other venues during that weekend, this event remained the most affordable for families, and it still was amazingly successful.
- Milder temperatures and beautiful weather brought many activities to the **Fair & Events Center** this September. Dog Shows, Scent Training, and 4H State Dog Agility filled our grounds most weekends, with the remaining Auto Races held on the other weekends. Celebrations abounded as well with Weddings, Quinceaneras, Senior Pictures, and Homecoming Parade Float Building. Calhan School returned for their annual Ag Day, bringing in more than 400 kids ages Kindergarten to 12th grade to learn more about their Ag Community. Cornhole & Cheerleading also continued strong as we entered fall and saw a renewed increase in attendance.



Outreach Events and Other Items:

- On Friday, September 8, folks from across El Paso County gathered at Bear Creek Nature Center to invest time into understanding **Youth Mental Health and First Aid**. Many attendees work directly with youth, day in and day out. Participants learned about the signs and symptoms of mental illnesses and how to address suicidal thoughts in youth. Working with youth forms special relationships and bonds that put participants in a unique position as trusted adults and it is our responsibility to make sure the youth of El Paso County know they are valued and noticed.
- At the **Paint Mines Interpretive Park**, guided hikes have continued through September. This month two guided hikes were coordinated, and a total of 22 people attended. There are two more guided hikes and a few more independently organized tours to close out the interpreter's season, which comes to an end on October 29.
- There was hardly time for Bear Creek Nature Center staff and volunteers to *paws* during **Pawtoberfest**, as approximately 900 attendees visit the nature center's table throughout the day to play an educational black bear game, learn about El Paso County Nature Centers, and to get more information about Bear Creeks upcoming Bear Run Fundraiser. This annual fundraising event for the Humane Society of the Pikes Peak Region, held in Bear Creek Regional Park, is an ideal opportunity for the nature center to connect with other local organizations and businesses, members of the community, and their canine family members!
- Fountain Creek Nature Center hosted its first **wedding** beneath the super harvest moon. Sixty guests celebrated the happy couple during a ceremony at "Rabbit Gulch" followed by a lively reception in the nature center's Program Room. A food truck catered pasta for dinner, a DJ kept the tunes going all night, and the guests enjoyed the nature center. Much of the party was military and/or Hawaiian, making this celebration a unique and special nature center memory.





Special Events and Program Calendar

October 11 - November 8, 2023

Date	Day of Week	Program	Location	Target Audience	Notes*
Oct 11	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person
Oct 12, 13	Thursday, Friday	25 & 35 Outdoors: Oh my Gourd!	Fountain Creek Nature Center	Children age 2-3 with an adult	9-10:15am, \$3 per person
Oct 13	Friday	Art in Nature	Bear Creek Nature Center	Suggested ages 8-12	4:30 pm, \$5 per person
Oct 14	Saturday	Rainbow Falls Tour	RF	all ages	\$5 per person A.M and P.M.
Oct 14	Saturday	Archeology Day Celebration	Fountain Creek Nature Center	Ages 10+	10am-12pm, \$5
Oct 14	Saturday	BST Auto Races	Fair & Events Center	All Ages	6pm-10pm / \$20 entry
Oct 18	Wednesday	Little Wonders: Let's Get Squirrely	Bear Creek Nature Centers	Ages 2&3 with guardians	9:00-10:15 a.m. and 1:00-2:15 p.m., \$3/person
Oct 20	Friday	Bunco at Fountain Creek	Fountain Creek Nature Center	13+	Starts at 5:00 \$8 per person
Oct 20	Friday	Boo at Bear Creek	Bear Creek Nature Centers	Ages 7+	Various times between 6-9pm/ \$8 per person
Oct 21	Saturday	Rainbow Falls Tour	RF	all ages	\$5 per person A.M and P.M.
Oct 21	Saturday	Lil Pumpkins Boo Bash	Bear Creek Nature Centers	Ages 3+ with caregiver	10:00-11:15am & 11:30am-12:45pm/ \$5 per person
Oct 21	Saturday	Nature Haiku Class for Kids	Fountain Creek Nature Center	Ages 11-13	Drop-off Program! \$30
Oct 24	Tuesday	Nature's Classroom: Foothills Habitats	Bear Creek Nature Centers	Grades 1-2	1:00-3:00 p.m.\$4/person
Oct 25	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person
Oct 25	Wednesday	Nature Explorers: Pumpkin Math	Bear Creek Nature Centers	Ages 4&5 with guardians	9:00-10:30 a.m. and 1:00-2:30 p.m., \$3/person
Oct 27	Friday	Homeschool Fridays: Discover Wetlands	Fountain Creek Nature Center	Grade 3-6 and their families	\$4 per person, 2-4pm
Oct 28	Saturday	Guided Interpretive Hike	Paint Mines Interp. Park	all ages	\$3 suggested donations 9:30-11:30am
Oct 28	Saturday	Pumpkin Carving Party	Fountain Creek Nature Center	All!	\$5 per pumpkin, receive a free ticket to Jack-o-Lantern Event, 9am-12pm
Oct 28	Saturday	Jack-o-Lantern Trail	Fountain Creek Nature Center	All!	\$5, 5:30-7:30pm. Costumes encouraged!
Oct 28	Saturday	Ghouls & Stools Day	Bear Creek Dog Park	All!	9am-11am, Free
Oct 28	Saturday	Fall Fest	Fair & Events Center	All Ages	12pm-5pm, \$5 admission
Nov 1	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person
Nov 1	Wednesday	Bear Run Costume Pick Up and Fundraiser for BCNC	Black Bear Diner, Garden of the Gods Road	All ages	20% of all day's sales donated to Bear Creek Nature Center
Nov 2, 3	Thursday, Friday	Nature Adventures: Tale Tails	Fountain Creek Nature Center	Ages 3-6 and their families	\$3, 9-10:30am
Nov 3	Friday	Homeschool Fridays: Walk the Wetlands	Fountain Creek Nature Center	Grades Pre-k - 2nd and their families	\$4, 2-4pm
Nov 4	Saturday	Bear Creek's 9th Annual Bear Run	Bear Creek Regional Park East	All ages	10am/ various prices per category of runner
Nov 8	Wednesday	Rock Island Cornhole League	Fair & Events Center	Teens & Adults to Play; All ages are welcome	6pm-10pm, \$10 per person

* Nature Center Members may receive an additional discount

PARKS & COMMUNITY SERVICES DEPARTMENT

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

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

Parks Planning

Capital Project Management / Planning:

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

Black Forest Regional Park Tennis Courts – The two existing tennis courts in Black Forest Regional Park were in need of replacement due to age, playability, and safety concerns. County Parks contracted with FieldTurf, LLC (Renner Sports) to remove the two existing tennis courts and replace with two new post-tension concrete tennis courts which will be lined for both tennis and pickleball. The project began with court demolition September 2022. Due to contractor schedule, winter weather and abnormally wet weather in 2023, the project has been completed and the courts were opened August 25, 2023.

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

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

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

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

Fountain Creek Nature Center Sidewalks– The main sidewalk leading from the parking lot to the main entrance does not meet ADA compliance. Additionally, the current storm drains are not adequately sized to convey stormwater. A design contract with Baseline Engineering was completed in 2022. A separate contract for construction will be advertised with Baseline providing construction support services. County Parks submitted a CDBG grant application in February 2023 for project funding. El Paso County Parks was awarded a Community Development Block Grant (CDBG) for this project in July 2023. Construction will likely occur in early 2024.

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. 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 started in May 2023 to inform design of the building, exhibits, and surrounding site. Public meeting one was held on May 17 with over 50 in attendance. Public feedback will be collected via interviews, community events (15+), and through the project website. Design work will continue throughout 2023. 20% concept plans were delivered in July along with concept pricing and narrative. 30% plans are due in fall, with final design by end of 2023.

Fox Run Regional Park Oak and Pine Meadow Restrooms – This project consists of renovating the Oak and Pine Meadow restrooms from a pit vault composting system to a flush system. The current pit vault composting waste systems will be removed, and a new on-site wastewater treatment system will be installed with new internal plumbing and fixtures. The project will be completed in two phases, design first with a construction project to follow. A design contract was awarded to Design Edge in April 2023. Design is underway with anticipated completion by end of Summer 2023.

Homestead Ranch Regional Park Improvements –This project implements 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. Fencing repairs are complete. Signage is on hand. Parking lot and trail improvements will occur in Fall 2023.

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. The Master Plan will be completed by professional consultants in 2024.

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

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

Other:

June 2023 Flooding Response – El Paso County was notified in August that a presidential declaration was made for the June storm events. The FEMA public assistance process has launched, and teams will be visiting sites this fall. A team from NRCS visited two sites in September for funding consideration under an emergency watershed protection program.

Development Permit Application Reviews - Staff reviewed three development applications for endorsement at the October 2023 meeting and provided internal administrative comments for an additional ten applications during September 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. Staff has received training in the new ArcGIS Pro mapping software program and is migrating existing maps to the new format.

Grants – El Paso County Parks was awarded a \$145,000 Community Development Block Grant for the paving the Crews Gulch Trail through Widefield Community Park. This work was completed in July. A grant application was submitted to Great Outdoors Colorado to fund seven weeks of work by the Mile High Youth Corps and Rocky Mountain Field Institute at Pineries Open Space in 2024.

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

Park Operations

Central District:

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

Monthly Summary – Central staff continued their daily efforts to keep all properties clean and safe during the month of September. Parking lot and trail maintenance, landscape bed maintenance, irrigated and native turf mowing operations, fall fertilization and aeration, daily illegal camping checks, and playground inspections were priorities during the reporting period.

The Humane Society of the Pikes Peak Region hosted their annual Pawtoberfest event at Bear Creek Regional Park on September 16th. Attendance for this large fundraising event reached nearly 1,500 and a significant amount of funds were raised for HSPPR during the outing. Inclement weather prior to the event required additional collaboration and assistance between EPC Parks and HSPPR to ensure the outing was successful.

Multiple families of beaver have inhabited the creek along the eastern portion of Bear Creek Regional Park. A large dam is creating a pond that is nearly encroaching the Penrose stables and adjacent trail, and after a few different methods of beaver management were unsuccessful, staff decided additional action was required. The Central team fabricated and installed a pond leveler through the dam, creating our desired level for the pond, while still allowing for beaver activity in the area.

The Downtown team completed their landscape project at the El Paso County Courthouse entrance. The team installed large boulders, new drip irrigation, multiple varieties of plants and shrubs, and 35 tons of rock mulch to the two beds. This improvement creates a more inviting and cleaner look to the area. Great work, team!

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 – The race season wrapped up this month and there is one remaining fall motor sports event scheduled in October. The fairgrounds team is focused on our fall maintenance list and has begun winterizing some of our above ground wash racks around the fairgrounds. The team assisted with several events this month such as an Ag Day for the Calhan FFA group and a Dog Scent Trials Competition.

The parks team focused on aeration, seeding and fertilization of active use areas this month. With all of the moisture received this year, we have started mowing some of our overgrown native areas in preparation for the fall season.

Our district was able to reopen the Palmer Divide Trail at Wood Lake this month. The area is not back to what it was pre-washout, but it is at least passable by trail users. We will continue to improve these areas moving forward. We are now focused on trail work along the 9 miles of Rock Island Trail.

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 – Preparing for the changing seasons has been the top priority for the North District this month. All irrigated parks were aerated and fertilized for the fall. In addition, several trail corridors were trimmed and mowed for the end of the growing season.

Fox Run Regional Park hosted the Lantern Festival at the lakes again this year. There was a lot of positive feedback from the community. Two water taps were also installed near Fox Run from the new water line project on Roller Coaster Road.

The new pickleball courts are being utilized at Black Forest Regional Park daily. The area surrounding the court was re-graded and seeded to prevent erosion. A new split rail fence was also installed to encourage players from tracking debris onto the new courts. A large hazard tree was removed from the active use area and several small trees near the fields as well.

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 – The main focus for the current reporting period was turf aeration, fertilization, and efforts to control unwanted weeds in active use areas. The team also completed a variety of maintenance tasks that include tree trimming, mulch augmentation, trail restoration, and graffiti removal.

Staff completed wood mulch installation at multiple properties to include Fountain Creek Nature Center and Widefield Community Park. Landscape beds were cleaned out and mulch was added to improve aesthetics and to help with weed control.

Colorado Springs Airport volunteers assisted staff with a clean-up event at the United Flight Memorial in Widefield Community Park. The group of volunteers power washed the memorial pavilion, added mulch to landscape beds, cleaned sidewalks, and raked up debris in the surrounding area. The event was a success, and the memorial looks much cleaner.

The South District Maintenance team assisted Rocky Mountain Playground Solutions with closing down the large playground in Fountain Creek Regional Park. The area was closed as we are replacing all playground safety surfacing with a composite pour-in-place material. The new surface will provide a high level of protection and improve the overall appearance of the playground.